

# PLANNING AND ZONING CASE CHECKLIST

City of Rockwall

Planning and Zoning Department

385 S. Goliad Street

Rockwall, Texas 75087

P&Z CASE # P2022-019 P&Z DATE \_\_\_\_\_

CC DATE \_\_\_\_\_

APPROVED/DENIED \_\_\_\_\_

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_

HPAB DATE \_\_\_\_\_

PARK BOARD DATE \_\_\_\_\_

### ZONING APPLICATION

- SPECIFIC USE PERMIT
- ZONING CHANGE
- PD CONCEPT PLAN
- PD DEVELOPMENT PLAN

### SITE PLAN 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.

2022-019

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **NE corner of SH66 and North John King Boulevard**

SUBDIVISION **Ladera Rockwall**

LOT **1** BLOCK **A**

GENERAL LOCATION **NE corner of SH66 and North John King Boulevard**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-85**

CURRENT USE **SINGLE FAMILY RESIDENTIAL**

PROPOSED ZONING **PD-85**

PROPOSED USE **SINGLE FAMILY RESIDENTIAL**

ACREAGE **37.800**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **2**

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 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 **RW Ladera, LLC**

APPLICANT **McAdams**

CONTACT PERSON **John Delin**

CONTACT PERSON **Alec Bidwell**

ADDRESS **361 W. BYRON NELSON BLVD.**

ADDRESS **201 COUNTRY VIEW DR.**

**STE. 104**

CITY, STATE & ZIP **ROANOKE, TX 76262**

CITY, STATE & ZIP **ROANOKE, TX 76262**

PHONE **817-430-3318**

PHONE **972-804-5762**

E-MAIL **JOHN@INTEGRITYGROUPS.COM**

E-MAIL **ABIDWELL@MCADAMSCO.COM**

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Delin [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

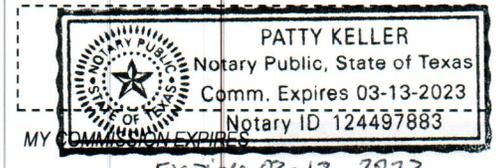
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 4th DAY OF April, 2022

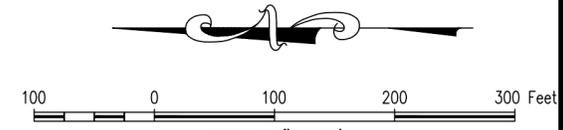
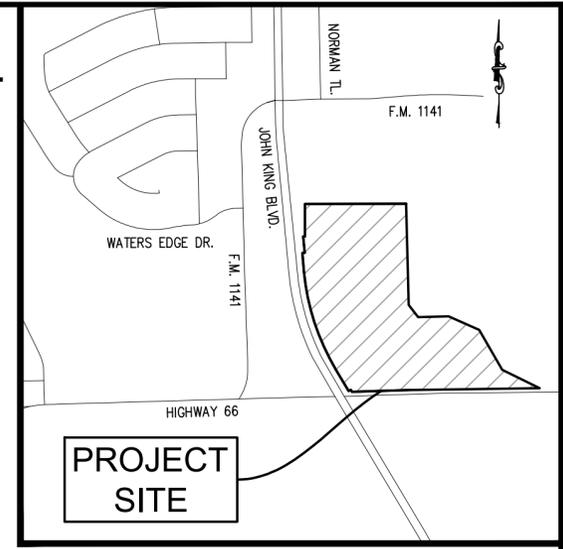
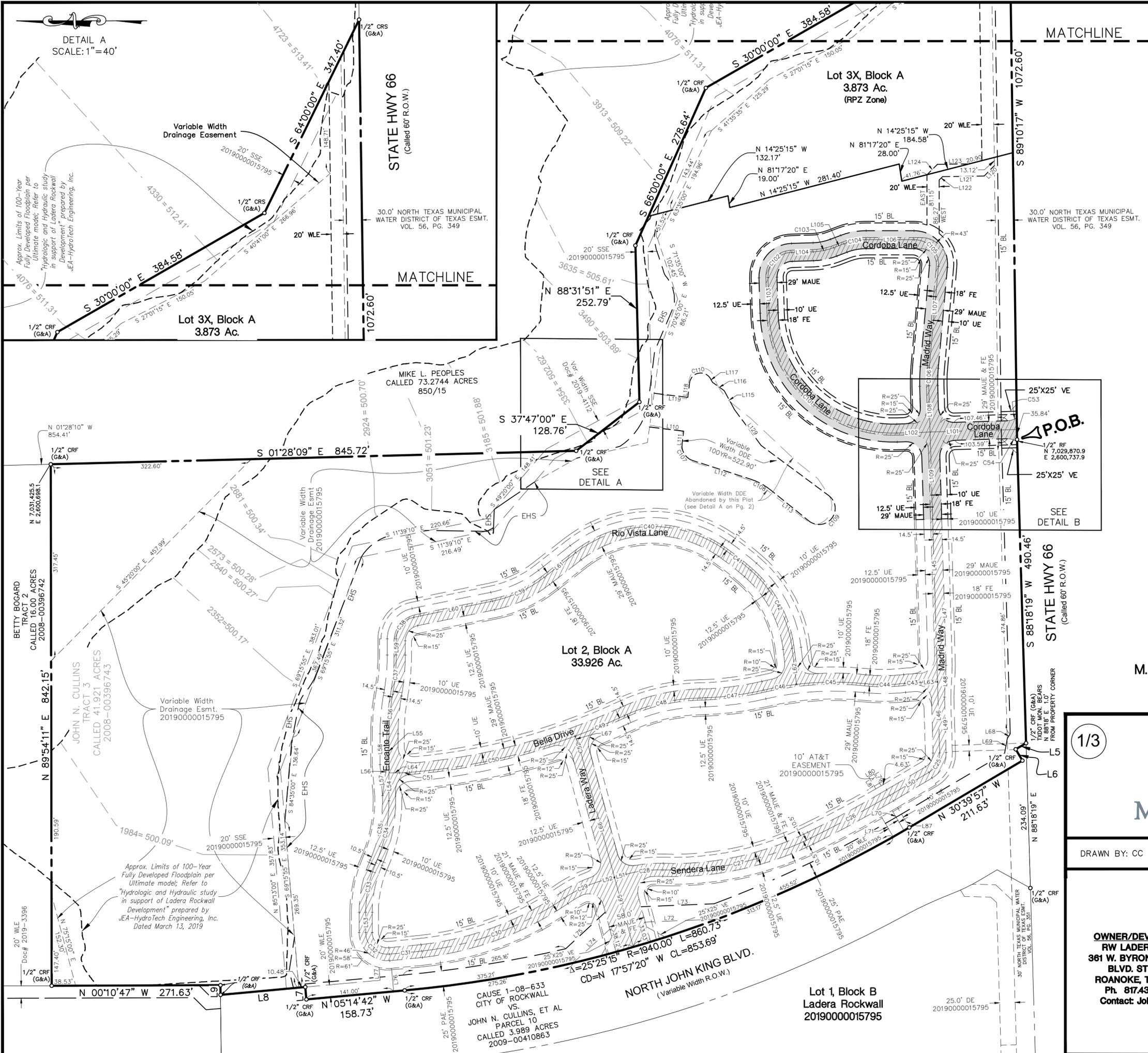
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*John Delin*  
*Patty Keller*



Expires 03-13-2023



**LEGEND**

- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- CRF = CAPPED REBAR FOUND
- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- MAE = MUTUAL ACCESS EASEMENT
- MAUE = MUTUAL ACCESS & UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- LS = LANDSCAPE
- DDE = DRAINAGE & DETENTION EASEMENT
- EHS = EROSION HAZARDOUS SETBACK
- VE = VISIBILITY EASEMENT
- FE = FIRELANE EASEMENT
- PAE = PEDESTRIAN ACCESS EASEMENT

**FINAL PLAT**  
**Lot 2 & 3X, Block A**  
**LADERA ROCKWALL**  
 being a Replat of  
 Lot 1, Block A  
**LADERA ROCKWALL**  
 Zoned: PD-85  
 in the  
 M. JONES SURVEY, ABSTRACT NO. 122  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

1/3

**McADAMS**

The John R. McAdams Company, Inc.  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972.436.9712

201 Country View Drive  
 Roanoke, Texas 76262  
 940.240.1012

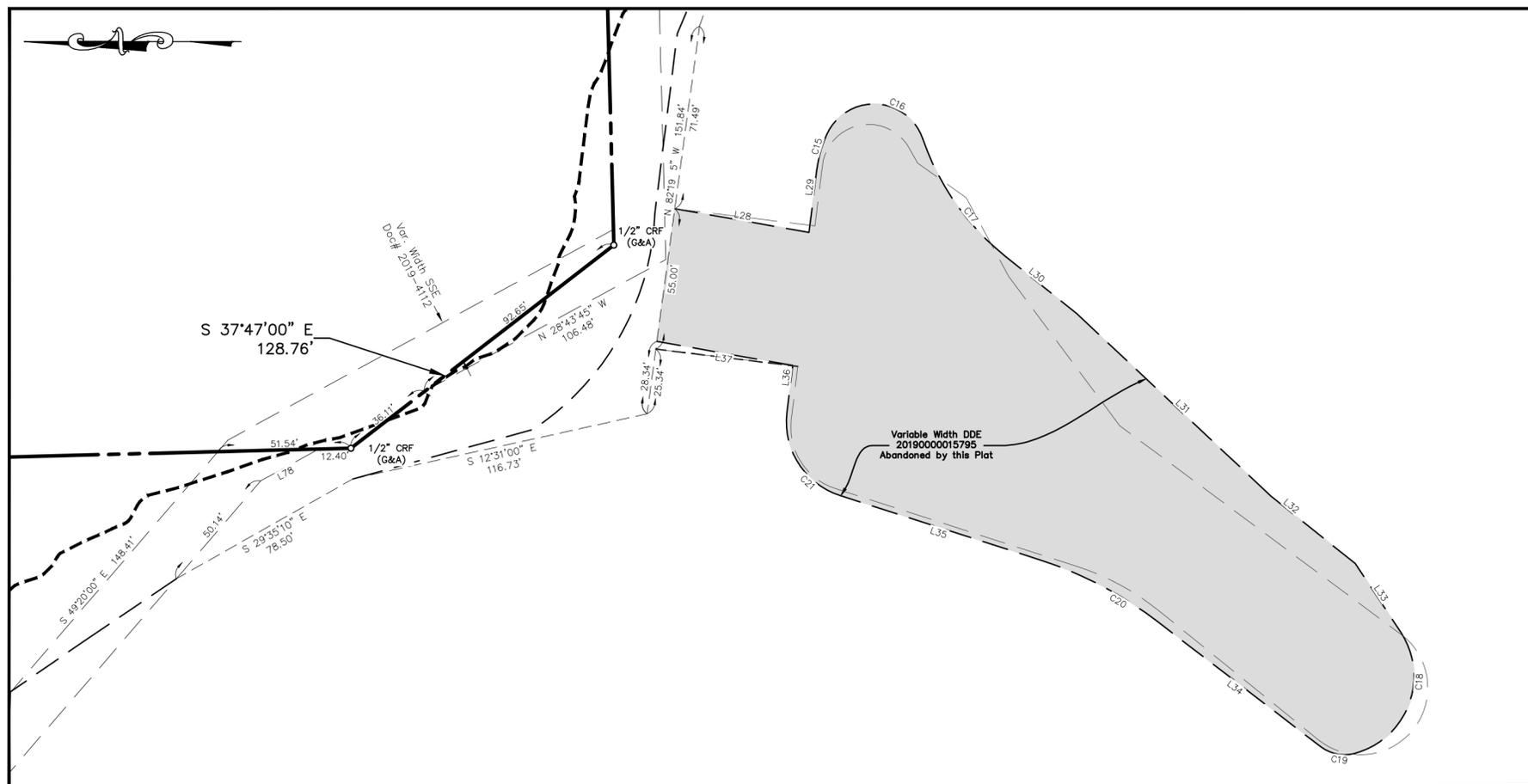
TBPE: 19762 TBPLS: 10194440  
 www.gacon.com  
 www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

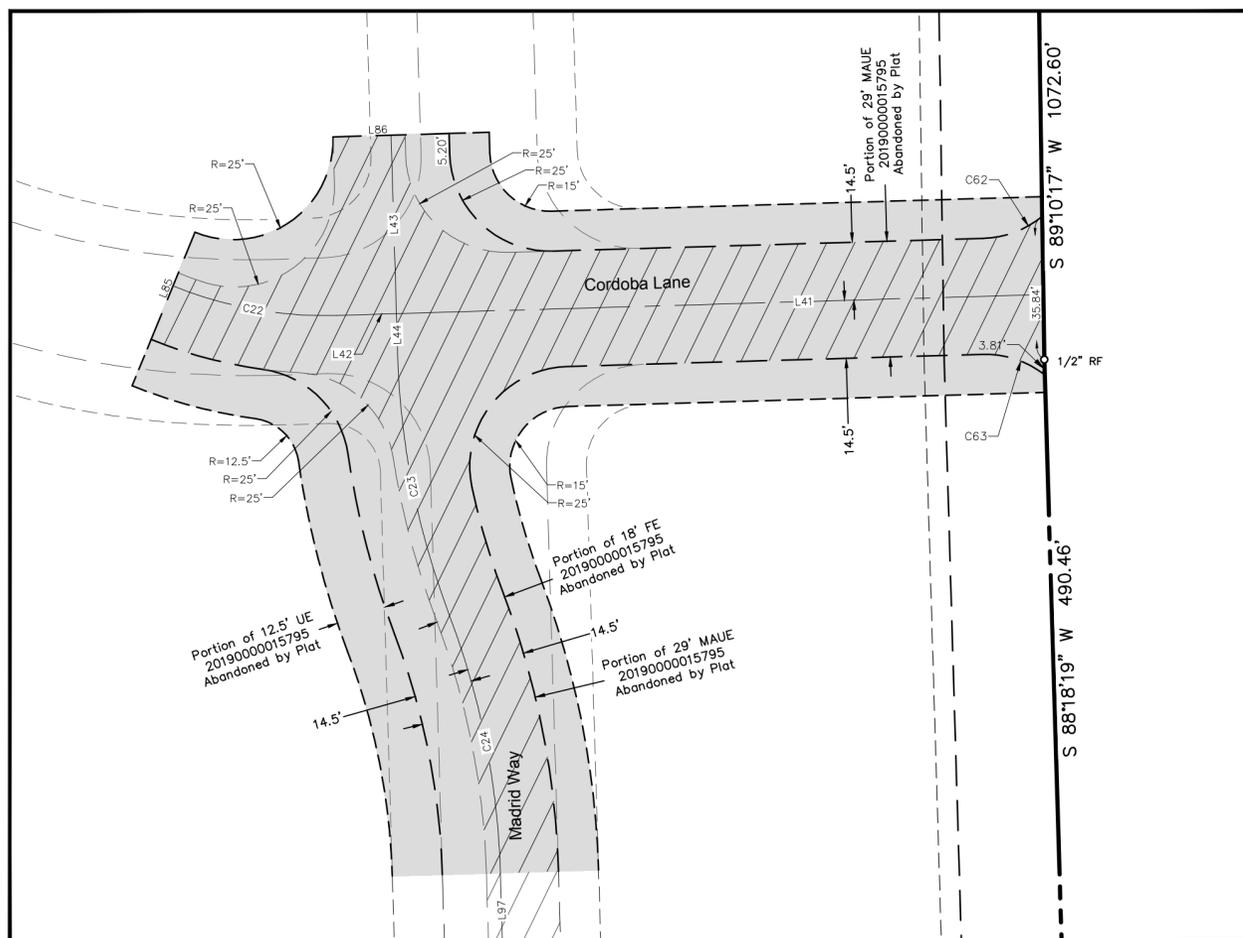
**OWNER/DEVELOPER**  
**RW LADERA, LLC.**  
 361 W. BYRON NELSON BLVD. STE 104  
 ROANOKE, TX 76262  
 Ph. 817.430.3318  
 Contact: John Dellin

Case No. P2021-###

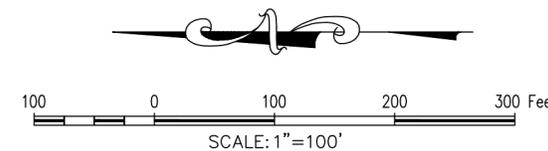
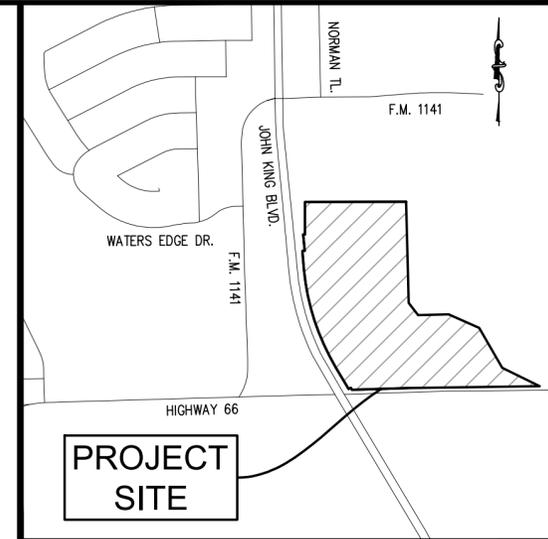
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 Plotter: 4/14/2022 8:22 AM, by Alec Blawie, Sheet: 3/21/2022 3:47 PM, by adwell



DETAIL A  
SCALE: 1"=40'



DETAIL B  
Phase 1 Easement Abandonments  
SCALE: 1"=30'



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2/3



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DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

**OWNER/DEVELOPER**  
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Case No. P2021-###

File: Z:\2017\17191\Drawings\fp & const\plata\17191 FP Ph.2 BASE  
 Plotted: 4/14/2022 8:22 AM, by Alec Blawie, Sheet: 3/31/2022 3:47 PM, by adwell

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1R, BLOCK A

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Ladera Rockwall, an addition to the City of Rockwall, recorded in Document Number 20190000016594 of the Plat Records, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the south line of said Lot 1 the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19" W, with the south line of said Lot 1 and the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the most southerly southwest corner of said Lot 1 and being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwestery with the east line of said Lot 1, the 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said Lot 1 and the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northwest corner of said Lot 1 and being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the north line of said Lot 1 and the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northerly northeast corner of said Lot 1, being the southeast corner of said 16.000 acre tract and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said Lot 1, and the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract and with the east line of said Lot 1 the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said Lot 1, the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

STATE OF TEXAS :

COUNTY OF Rockwall : We the undersigned owner(s) of the land shown on this plat, and designated herein as the Ladera Rockwall subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Ladera Rockwall subdivision have been notified and signed this plat. I (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 (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

I (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.

WITNESS OUR HAND this \_\_\_\_ day of \_\_\_\_\_, 2022.

John Delin, Authorized Representative

STATE OF TEXAS : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public

My commission expires the \_\_\_\_ day of \_\_\_\_\_, 2022.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 15 rows of phase 1 line table data.

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Table with 3 columns: LINE, BEARING, DISTANCE. Contains 15 rows of phase 1 line table data.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 15 rows of phase 2 line table data.

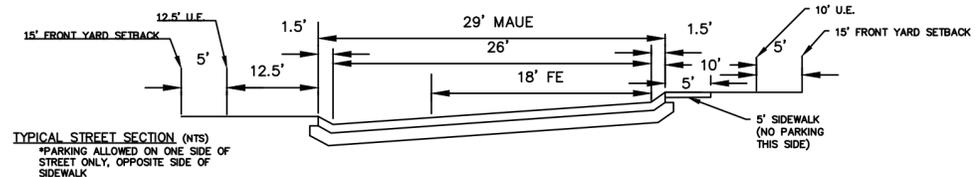
Table with 5 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Contains 15 rows of phase 1 curve table data.

Table with 5 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Contains 15 rows of phase 1 curve table data.

Table with 5 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Contains 15 rows of phase 2 curve table data.

NOTES:

- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83..
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property by The John R. McAdams Company.
5. All property corners are 1/2" rebar set with cap stamped "MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. COA is to maintain open space, flood plain/ drainage easements.
9. Lot 3X, Block A is located in the Ralph M. Hall Rockwall Municipal Airport, Runway Protection Zone, no building permits shall be issued for this lot.
10. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
11. The Approximate limits of the 100 year fully developed flood plain, as shown hereon, and the associated flood elevations are based on the hydrologic study, performed by JEA-Hydro Tech Engineering, Inc. dated March 13, 2019.



RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this \_\_\_\_ day of \_\_\_\_\_, 2022.

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 \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. W. THAD MURLEY III, RPLS 6802 4/14/22

W. Thad Murley III, RPLS Texas Registration No. 5802

FINAL PLAT Lot 2 & 3X, Block A LADERA ROCKWALL

being a Replat of Lot 1, Block A LADERA ROCKWALL

Zoned: PD-85 in the M. JONES SURVEY, ABSTRACT NO. 122 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

3/3



The John R. McAdams Company, Inc. 111 Hillside Drive Lewisville, Texas 75057 972.436.9712

201 Country View Drive Roanoke, Texas 76262 940.240.1012 TBPE: 19762 TBPLS: 10194440 www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER RW LADERA, LLC. 361 W. BYRON NELSON BLVD. STE. 104 ROANOKE, TX 76262 Ph. 817.430.3318 Contact: John Delin

Case No. P2021-###

LADERA ROCKWALL: McAdams Job # 17191

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

W. THAD MURLEY III, RPLS 5802 07/15/21

Inverse With Area

Thu Jul 15

07:54:28 2021

PntNo	Bearing	Distance	Northing	Easting	Description
	S 88°18'19" W	490.46	7030909.85	2601122.28	
	N 30°39'57" W	19.44	7030895.34	2600632.03	
	S 59°20'03" W	21.30	7030912.06	2600622.12	
	N 30°39'57" W	211.63	7030901.20	2600603.79	
			7031083.23	2600495.86	
Radius: 1940.00		Chord: 853.69	Degree: 2°57'12"		Dir: Right
Length: 860.73		Delta: 25°25'15"	Tangent: 437.57		
Chord BRG: N 17°57'20" W		Rad-In: N 59°20'03" E	Rad-Out: N 84°45'18" E		
Radius PntNo: N: 7032072.69		E: 2602164.56			
	N 05°14'42" W	158.73	7031895.35	2600232.68	
	N 84°45'18" E	20.00	7032053.41	2600218.17	
	N 05°14'42" W	136.88	7032055.24	2600238.09	
	N 89°26'01" E	15.52	7032191.55	2600225.58	
	N 00°10'47" W	271.63	7032191.70	2600241.10	
	N 89°54'11" E	842.15	7032463.33	2600240.24	
	S 01°28'09" E	845.72	7032464.75	2601082.40	
	S 37°47'00" E	128.76	7031619.31	2601104.08	
	N 88°31'51" E	252.79	7031517.55	2601182.97	
	S 66°00'00" E	278.64	7031524.03	2601435.68	
	S 30°00'00" E	384.58	7031410.70	2601690.23	
	S 64°00'00" E	347.40	7031077.65	2601882.52	
	S 89°10'17" W	1072.60	7030925.36	2602194.76	
			7030909.85	2601122.28	

Closure Error Distance> 0.0000

Total Distance Inversed> 6358.96



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2022-019

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **NE corner of SH66 and North John King Boulevard**

SUBDIVISION **Ladera Rockwall**

LOT **1**

BLOCK **A**

GENERAL LOCATION **NE corner of SH66 and North John King Boulevard**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-85**

CURRENT USE **SINGLE FAMILY RESIDENTIAL**

PROPOSED ZONING **PD-85**

PROPOSED USE **SINGLE FAMILY RESIDENTIAL**

ACREAGE **37.800**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **2**

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 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 **RW Ladera, LLC**

APPLICANT **McAdams**

CONTACT PERSON **John Delin**

CONTACT PERSON **Alec Bidwell**

ADDRESS **361 W. BYRON NELSON BLVD.**

ADDRESS **201 COUNTRY VIEW DR.**

**STE. 104**

CITY, STATE & ZIP **ROANOKE, TX 76262**

CITY, STATE & ZIP **ROANOKE, TX 76262**

PHONE **817-430-3318**

PHONE **972-804-5762**

E-MAIL **JOHN@INTEGRITYGROUPS.COM**

E-MAIL **ABIDWELL@MCADAMSCO.COM**

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Delin [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

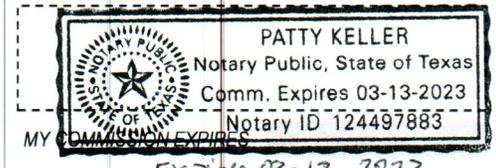
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 4<sup>th</sup> DAY OF April, 2022

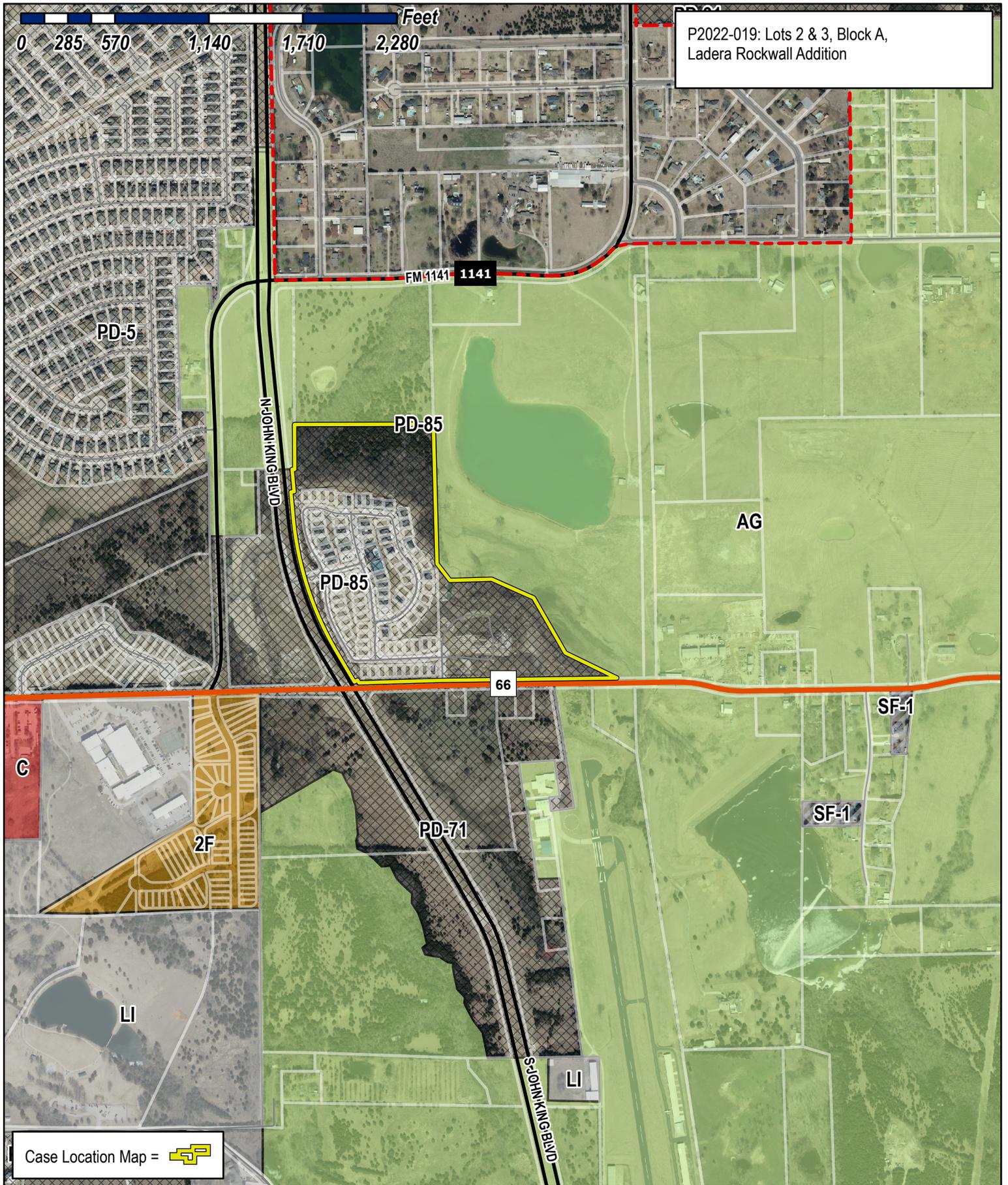
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*John Delin*  
*Patty Keller*



Expires 03-13-2023



P2022-019: Lots 2 & 3, Block A,  
Ladera Rockwall Addition

Case Location Map = 

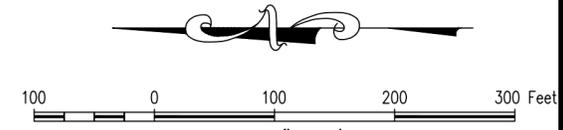
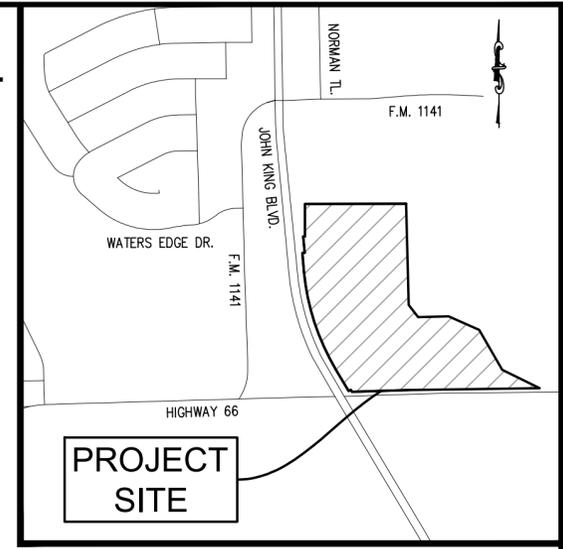
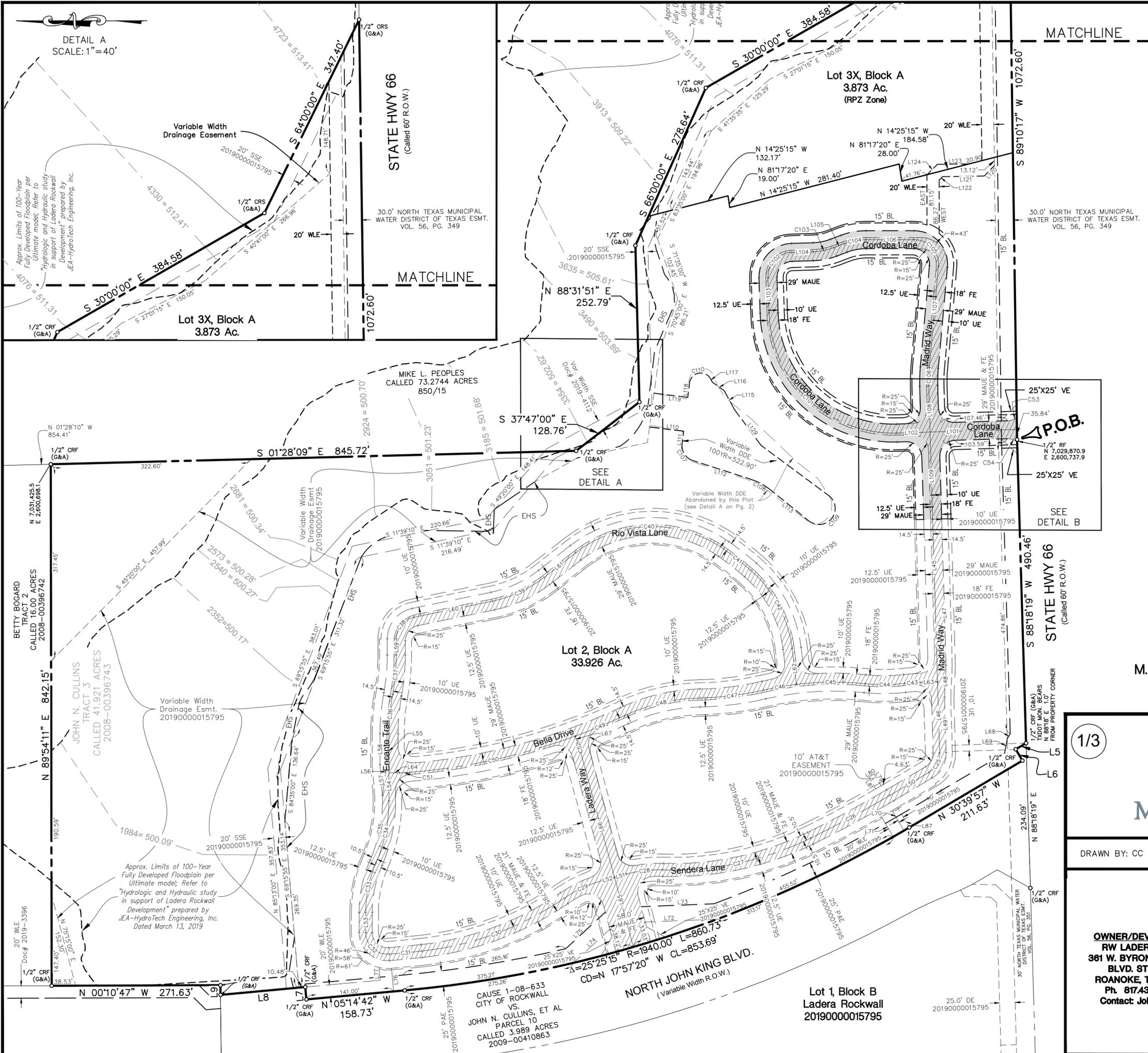


# City of Rockwall

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.





**LEGEND**

- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- CRF = CAPPED REBAR FOUND
- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- MAE = MUTUAL ACCESS EASEMENT
- MAUE = MUTUAL ACCESS & UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- LS = LANDSCAPE
- DDE = DRAINAGE & DETENTION EASEMENT
- EHS = EROSION HAZARDOUS SETBACK
- VE = VISIBILITY EASEMENT
- FE = FIRELANE EASEMENT
- PAE = PEDESTRIAN ACCESS EASEMENT

**FINAL PLAT**  
**Lot 2 & 3X, Block A**  
**LADERA ROCKWALL**  
 being a Replat of  
 Lot 1, Block A  
**LADERA ROCKWALL**  
 Zoned: PD-85  
 in the  
 M. JONES SURVEY, ABSTRACT NO. 122  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

1/3



**McADAMS**

The John R. McAdams Company, Inc.  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972.436.9712

201 Country View Drive  
 Roanoke, Texas 76262  
 940.240.1012

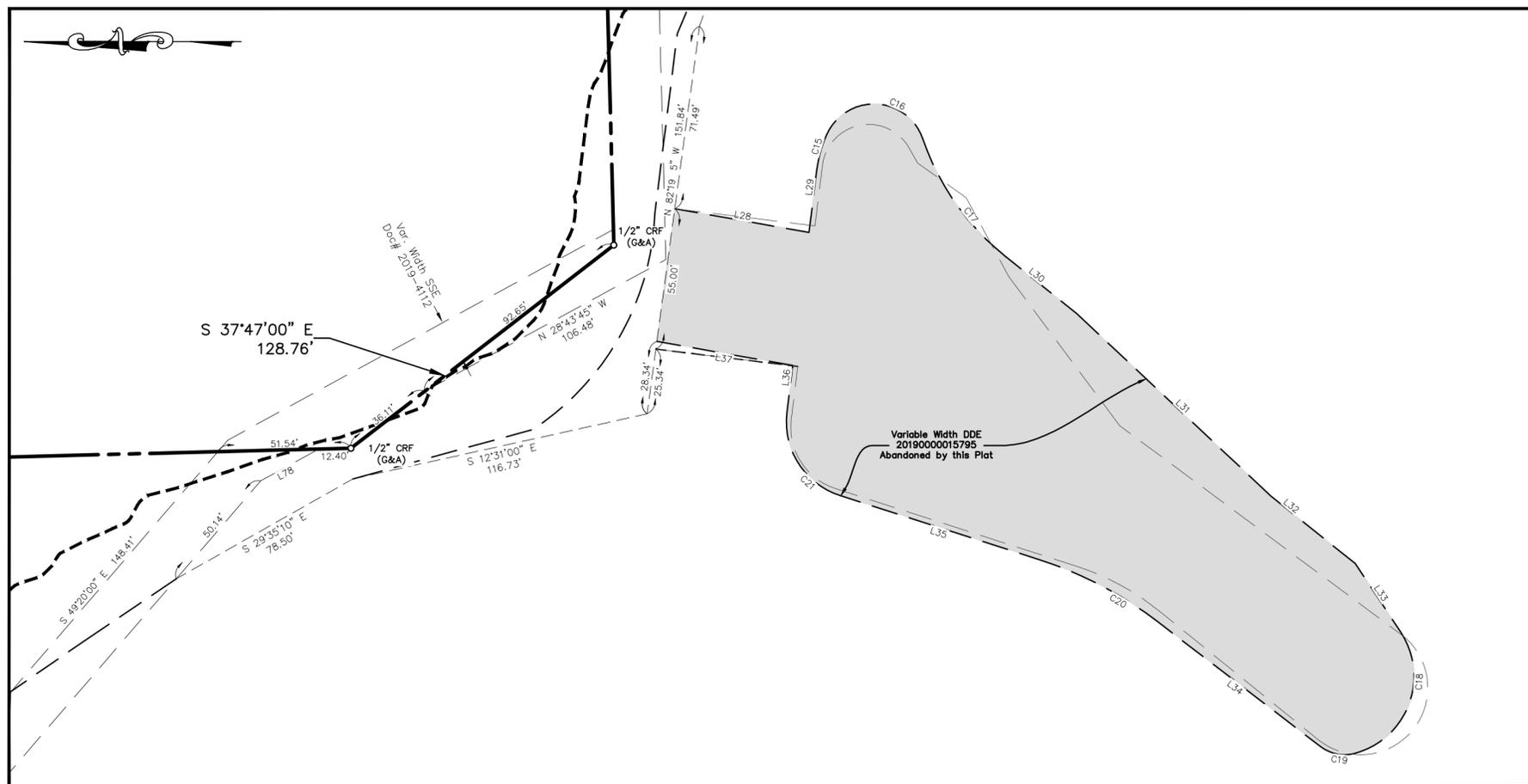
TBPE: 19762 TBPLS: 10194440  
 www.gacon.com  
 www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

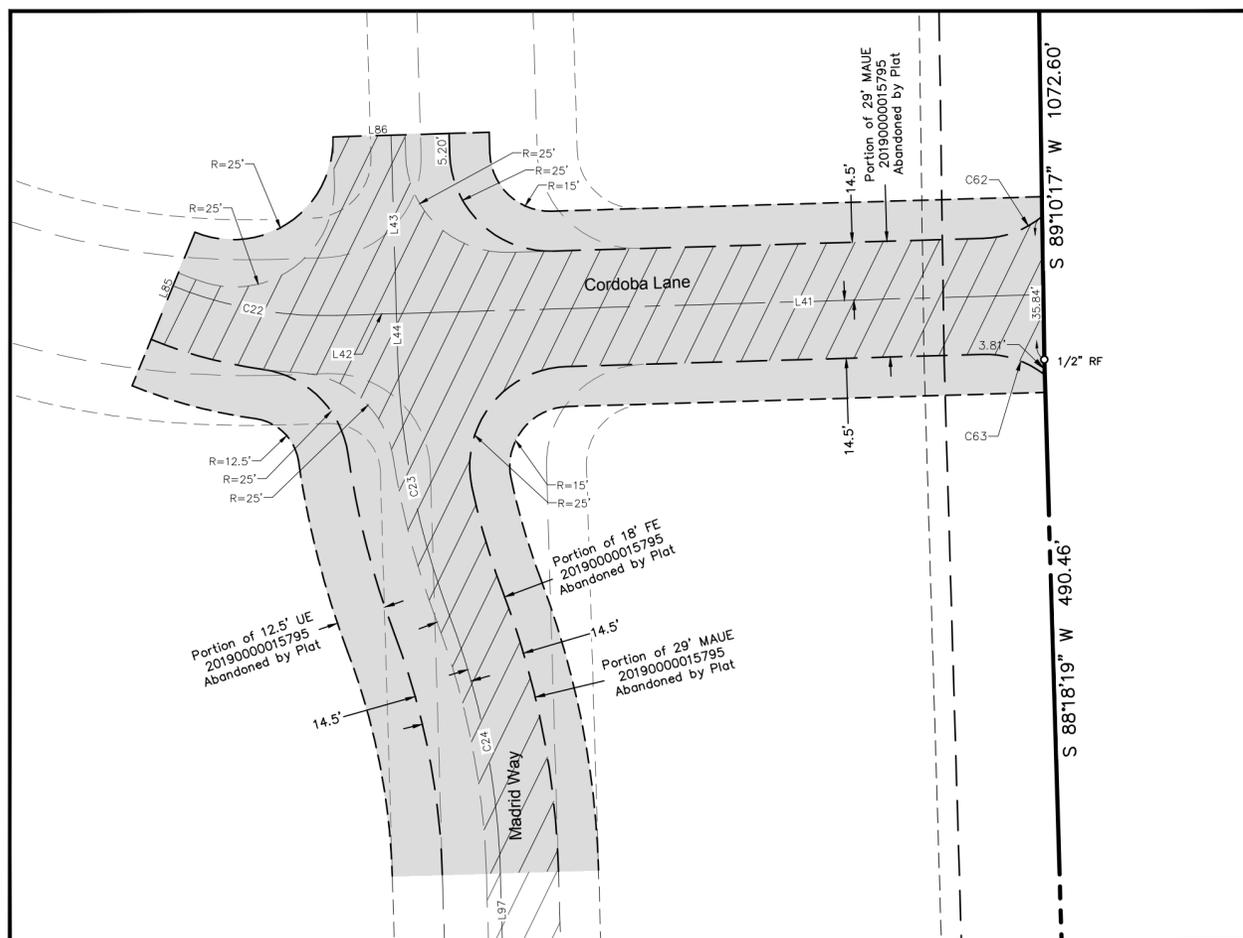
**OWNER/DEVELOPER**  
**RW LADERA, LLC.**  
 361 W. BYRON NELSON BLVD. STE 104  
 ROANOKE, TX 76262  
 Ph. 817.430.3318  
 Contact: John Dellin

Case No. P2021-###

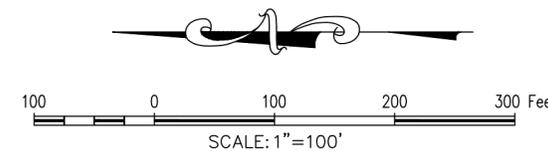
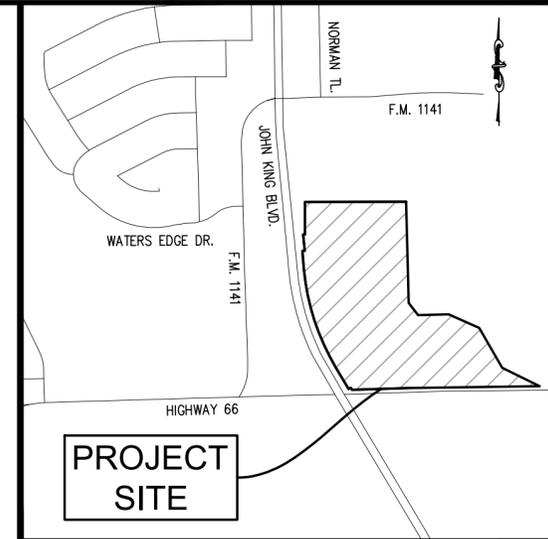
File: Z:\2021\17191\Drawings\1p & const\17191 FP PL2 BAKE  
 Plotter: 4/14/2022 8:22 AM, by Alec Blawie, Sheet: 3/21/2022 3:47 PM, by adwell



DETAIL A  
SCALE: 1"=40'



DETAIL B  
Phase 1 Easement Abandonments  
SCALE: 1"=30'



LEGEND

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**M. JONES SURVEY, ABSTRACT NO. 122**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

2/3



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DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

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Case No. P2021-###

File: Z:\2017\17191\Drawings\fp & const\plata\17191 FP Ph.2 BASE  
 Plotted: 4/14/2022 8:22 AM, by Alec Blawie, Sheet: 3/31/2022 3:47 PM, by abdrwell

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1R, BLOCK A

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Ladera Rockwall, an addition to the City of Rockwall, recorded in Document Number 20190000016594 of the Plat Records, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the south line of said Lot 1 the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19" W, with the south line of said Lot 1 and the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the most southerly southwest corner of said Lot 1 and being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwestwesterly with the east line of said Lot 1, the 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said Lot 1 and the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northwest corner of said Lot 1 and being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the north line of said Lot 1 and the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northerly northeast corner of said Lot 1, being the southeast corner of said 16.000 acre tract and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said Lot 1, and the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract and with the east line of said Lot 1 the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said Lot 1, the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

STATE OF TEXAS :

COUNTY OF Rockwall : We the undersigned owner(s) of the land shown on this plat, and designated herein as the Ladera Rockwall subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Ladera Rockwall subdivision have been notified and signed this plat. I (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 (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

I (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.

WITNESS OUR HAND this \_\_\_\_ day of \_\_\_\_\_, 2022.

John Delin, Authorized Representative

STATE OF TEXAS : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public

My commission expires the \_\_\_\_ day of \_\_\_\_\_, 2022.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 15 rows of phase 1 line table data.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 15 rows of phase 1 line table data.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 15 rows of phase 1 line table data.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 15 rows of phase 1 line table data.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 15 rows of phase 2 line table data.

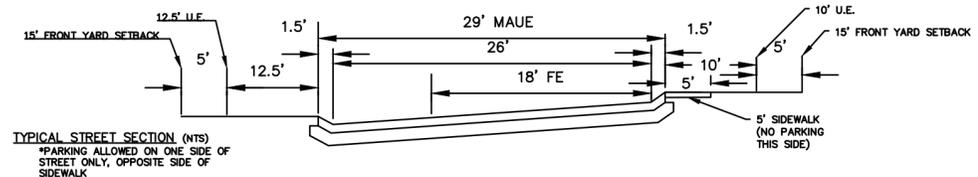
Table with 5 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Contains 15 rows of phase 1 curve table data.

Table with 5 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Contains 15 rows of phase 1 curve table data.

Table with 5 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Contains 15 rows of phase 2 curve table data.

NOTES:

- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83.
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property by The John R. McAdams Company.
5. All property corners are 1/2" rebar set with cap stamped "MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. COA is to maintain open space, flood plain/ drainage easements.
9. Lot 3X, Block A is located in the Ralph M. Hall Rockwall Municipal Airport, Runway Protection Zone, no building permits shall be issued for this lot.
10. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
11. The Approximate limits of the 100 year fully developed flood plain, as shown hereon, and the associated flood elevations are based on the hydrologic study, performed by JEA-Hydro Tech Engineering, Inc. dated March 13, 2019.



RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this \_\_\_\_ day of \_\_\_\_\_, 2022.

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 \_\_\_\_\_, \_\_\_\_\_

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. W. THAD MURLEY III, RPLS 6802 4/14/22

W. Thad Murley III, RPLS Texas Registration No. 5802

FINAL PLAT Lot 2 & 3X, Block A LADERA ROCKWALL being a Replat of Lot 1, Block A LADERA ROCKWALL Zoned: PD-85 in the

M. JONES SURVEY, ABSTRACT NO. 122 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

3/3



The John R. McAdams Company, Inc. 111 Hillside Drive Lewisville, Texas 75057 972.436.9712

201 Country View Drive Roanoke, Texas 76262 940.240.1012 TBPE: 19762 TBPLS: 10194440 www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER RW LADERA, LLC. 361 W. BYRON NELSON BLVD. STE. 104 ROANOKE, TX 76262 Ph. 817.430.3318 Contact: John Delin

Case No. P2021-###

LADERA ROCKWALL: McAdams Job # 17191

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

W. THAD MURLEY III, RPLS 5802 07/15/21

Inverse With Area

Thu Jul 15

07:54:28 2021

PntNo	Bearing	Distance	Northing	Easting	Description
	S 88°18'19" W	490.46	7030909.85	2601122.28	
	N 30°39'57" W	19.44	7030895.34	2600632.03	
	S 59°20'03" W	21.30	7030912.06	2600622.12	
	N 30°39'57" W	211.63	7030901.20	2600603.79	
			7031083.23	2600495.86	
Radius: 1940.00		Chord: 853.69	Degree: 2°57'12"		Dir: Right
Length: 860.73		Delta: 25°25'15"	Tangent: 437.57		
Chord BRG: N 17°57'20" W		Rad-In: N 59°20'03" E	Rad-Out: N 84°45'18" E		
Radius PntNo: N: 7032072.69		E: 2602164.56			
	N 05°14'42" W	158.73	7031895.35	2600232.68	
	N 84°45'18" E	20.00	7032053.41	2600218.17	
	N 05°14'42" W	136.88	7032055.24	2600238.09	
	N 89°26'01" E	15.52	7032191.55	2600225.58	
	N 00°10'47" W	271.63	7032191.70	2600241.10	
	N 89°54'11" E	842.15	7032463.33	2600240.24	
	S 01°28'09" E	845.72	7032464.75	2601082.40	
	S 37°47'00" E	128.76	7031619.31	2601104.08	
	N 88°31'51" E	252.79	7031517.55	2601182.97	
	S 66°00'00" E	278.64	7031524.03	2601435.68	
	S 30°00'00" E	384.58	7031410.70	2601690.23	
	S 64°00'00" E	347.40	7031077.65	2601882.52	
	S 89°10'17" W	1072.60	7030925.36	2602194.76	
			7030909.85	2601122.28	

Closure Error Distance> 0.0000

Total Distance Inversed> 6358.96



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION WORK SESSION 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:** April 26, 2022  
**APPLICANT:** Justin Lansdowne; *McAdams Co.*  
**CASE NUMBER:** P2022-019; *Replat for Lots 2 & 3, Block A, Ladera Rockwall*

---

### SUMMARY

Consider a request by Justin Lansdowne of McAdams Co. on behalf of John Delin of RW Ladera, LLC for the approval of a Replat for Lots 2 & 3, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a Replat of a 37.8-acre tract of land (*i.e. Lot 1, Block A, Ladera Rockwall Addition*) for the purpose of creating two (2) lots (*i.e. Lots 2 & 3, Block A, Ladera Rockwall Addition*) to facilitate the construction of Phase 2 of the Ladera at Rockwall Subdivision. This subdivision will consist of 117 single-family residential units on one (1) lot (*i.e. Lot 2, Block A, Ladera Rockwall Addition*). The remaining lot (*i.e. Lot 3, Block A, Ladera Rockwall Addition*) will delineate the Runway Protection Zone (RPZ) of the Ralph Hall Municipal Airport.
  
- The majority of the subject property was annexed into the City of Rockwall and zoned Agricultural (AG) District on March 16, 1998 by *Case No. A1998-001 (Ordinance No. 98-10)*. The remainder of the property was annexed on March 2, 1960 by *Case No. A1960-001 (Ordinance No. 60-01)*. In 2007-2008, the City of Rockwall acquired a portion of the property for the future right-of-way for John King Boulevard. This divided the property into two (2) tracts of land, a 9.894-acre tract of land on the west side of John King Boulevard (*i.e. Tract 1*) and a 28.011-acre tract of land on the east side of John King Boulevard (*i.e. Tract 2*). On October 16, 2017, the City Council approved Planned Development District 85 (PD-85) [*Ordinance No. 17-55*] establishing limited General Retail (GR) District land uses on *Tract 1*, and Single-Family 7 (SF-7) District land uses on *Tract 2*. As part of this approval, *Tract 2* was approved for an age restricted, senior living community that consisted of 84-89 single-family homes setup in a condominium regime (*i.e. the single-family homes were individually owned but were situated on a single lot owned and maintained by the homeowner's association*). This plan also laid out 12.80-acres of open space, and provided for a ten (10) foot hike/bike trail along John King Boulevard and an intersection enhancement at the corner of John King Boulevard and SH-66 in accordance with the *John King Boulevard Design Concept Plan*. After receiving approval for the Planned Development District, the applicant -- *John Delin of Integrity Group, LLC* -- contacted staff to notify them that the title company had missed locating a 30' North Texas Municipal Water District (NTMWD) easement on the survey that runs parallel to SH-66. This inhibited the applicant's ability to provide the required landscape and hardscape elements required by *Ordinance No. 17-55*. In response to this, the applicant filed an application requesting a variance to these requirements and proposing an alternative landscape plan. This was approved by the City Council on February 19, 2018. On June 15, 2018, the applicant submitted an application proposing to amend Planned Development District 85 (PD-85) for the purpose of incorporating an additional 9.789-acre tract of land into *Tract 2* and expanding the total single-family lot count to a maximum of 122 single-family homes. This was approved by the City Council on August 6, 2018 through the adoption of *Ordinance No. 18-32*. In November of 2021, staff contacted the applicant to inform him that a portion of the lots proposed for Phase 2 of the Ladera Subdivision were situated within the Runway Protection Zone of the Ralph Hall Municipal Airport. This was discovered by staff when working with Aviation Division of the Texas Department of Transportation (TXDOT) on a proposed project in the southern RPZ. To remedy this issue, staff and the applicant worked with the TXDOT Aviation Division to revise the concept plan to conform to the Federal Aviation Administration's (FAA's) guidelines. On February 7, 2022, the City Council approved *Ordinance No. 22-08 [Case No.*

Z2021-056] amending Planned Development District 85 (PD-85) to reduce the number of homes permitted in the subdivision from 122 to 117. This amendment was adopted to insure the protection of the Runway Protection Zone (RPZ) of the Ralph Hall Municipal Airport.

- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat 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 the Subdivision Ordinance in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of a Replat for Lots 2 & 3, Block A, Ladera Rockwall Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) Any construction resulting from the approval of this Replat 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.

# PROJECT COMMENTS



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

DATE: 4/22/2022

PROJECT NUMBER: P2022-019  
PROJECT NAME: Ladera Rockwall Phase III  
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Bethany Ross  
CASE MANAGER PHONE: (972) 772-6488  
CASE MANAGER EMAIL: [bross@rockwall.com](mailto:bross@rockwall.com)

CASE CAPTION: Consider a request by Justin Lansdowne of McAdams Co. on behalf of John Delin of RW Ladera, LLC for the approval of a Replat for Lots 2 & 3, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/21/2022	Approved w/ Comments

04/21/2022: P2022-019; Replat for Lots 2 & 3, Block A, Ladera Rockwall Addition  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Replat for lots 2 & 3, Block A, Ladera Rockwall Addition being a 37.8-acre parcel of land identified as Lot 1, Block A, Ladera Rockwall Addition, Rockwall County, Texas, zoned Planned Dvelopment 85 (PD-85) District, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard.
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).
- M.3 For reference, include the case number (P2022-019) in the lower right-hand corner of all pages on future submittals.
- I.4 The project is subject to all requirements stipulated by the Planned Development 85 (PD-85) District, the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.
- M.5 Please change the title block as follows:

Final Plat  
Lots 2 & 3, Block A  
Ladera Rockwall  
Being a Replat of  
Lot 1, Block A, Ladera Rockwall  
Creating 2 Lots  
On 37.8-Acres  
In the M. Jones Survey, Abstract No. 122  
City of Rockwall, Rockwall County, Texas

- M.6 Please change Lot 3X to Lot 3.
- M.7 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.8 This case will be on the Consent Agenda for both meetings. Please note that scheduled meetings for this case:

- (1) Planning and Zoning Meeting will be held on April 26, 2022.
- (2) City Council meeting will be held on May 10, 2022.

I.9 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 PM.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Needs Review

04/21/2022: - Need legend to show what the cross hatch and the shading indicates.

- Need to show only areas that are abandoned. May need to show with different hatch patterns to indicate abandonment compared to dedication.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

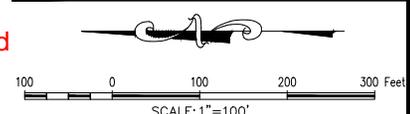
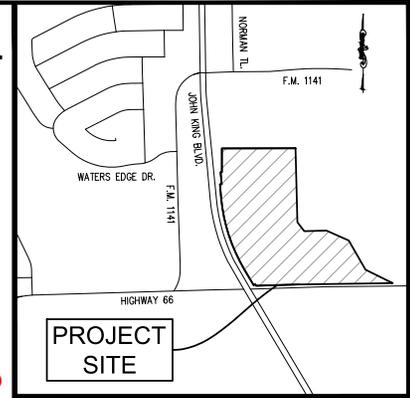
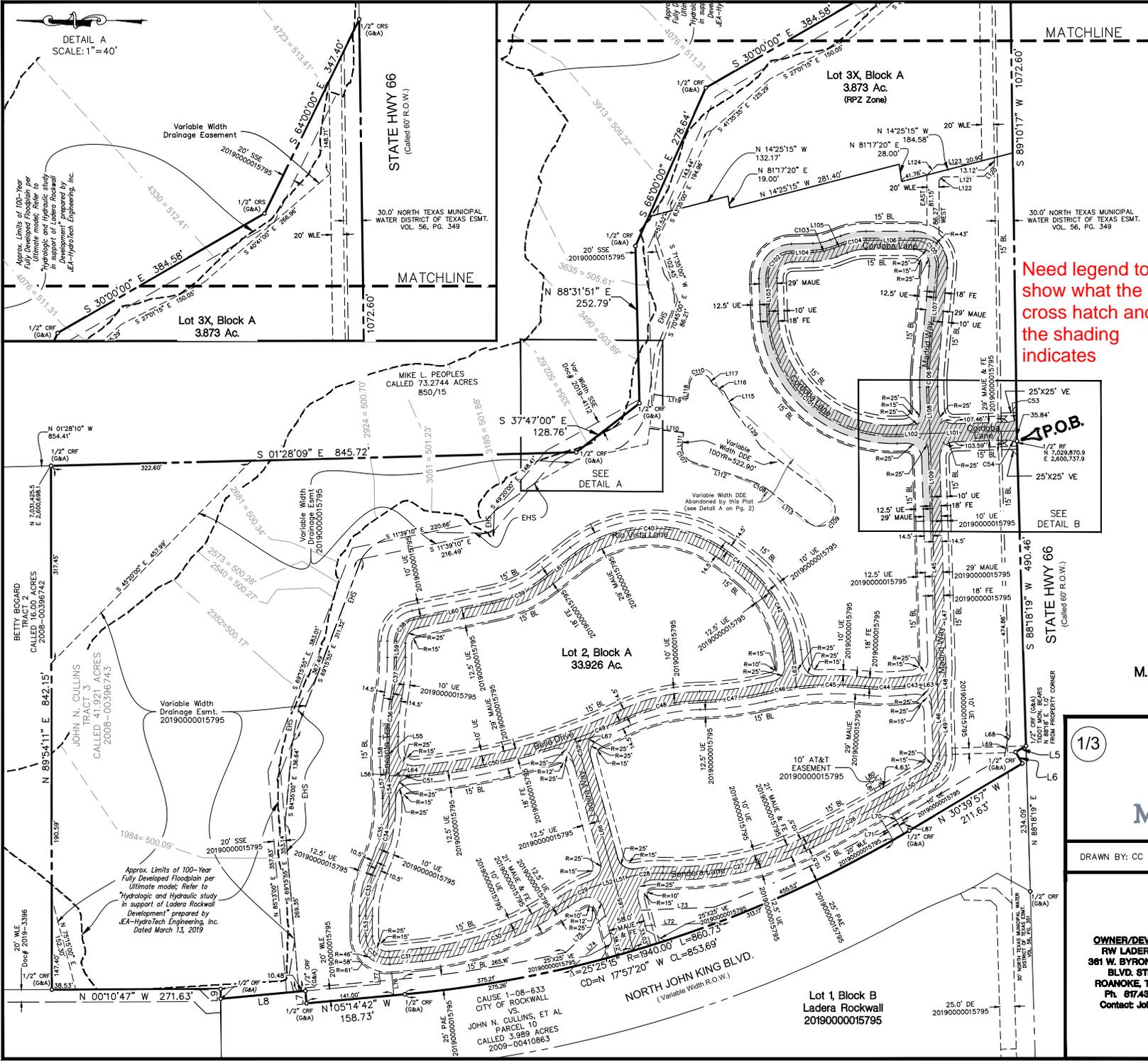
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved

No Comments



SCALE: 1"=100'

**LEGEND**

RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
CRF	= CAPPED REBAR FOUND
BL	= BUILDING LINE
UL	= UTILITY EASEMENT
P.O.B.	= POINT OF BEGINNING
MAE	= MUTUAL ACCESS EASEMENT
MAUE	= MUTUAL ACCESS & UTILITY EASEMENT
SSE	= SANITARY SEWER EASEMENT
LS	= LANDSCAPE
DDE	= DRAINAGE & DETENTION EASEMENT
EHS	= EROSION HAZARDOUS SETBACK
VE	= VISIBILITY EASEMENT
FE	= FIRELANE EASEMENT
PAE	= PEDESTRIAN ACCESS EASEMENT

Need legend to show what the cross hatch and the shading indicates

**FINAL PLAT**  
**Lot 2 & 3X, Block A**  
**LADERA ROCKWALL**  
 being a Replat of  
**Lot 1, Block A**  
**LADERA ROCKWALL**  
 Zoned: PD-85  
 in the  
**M. JONES SURVEY, ABSTRACT NO. 122**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

1/3

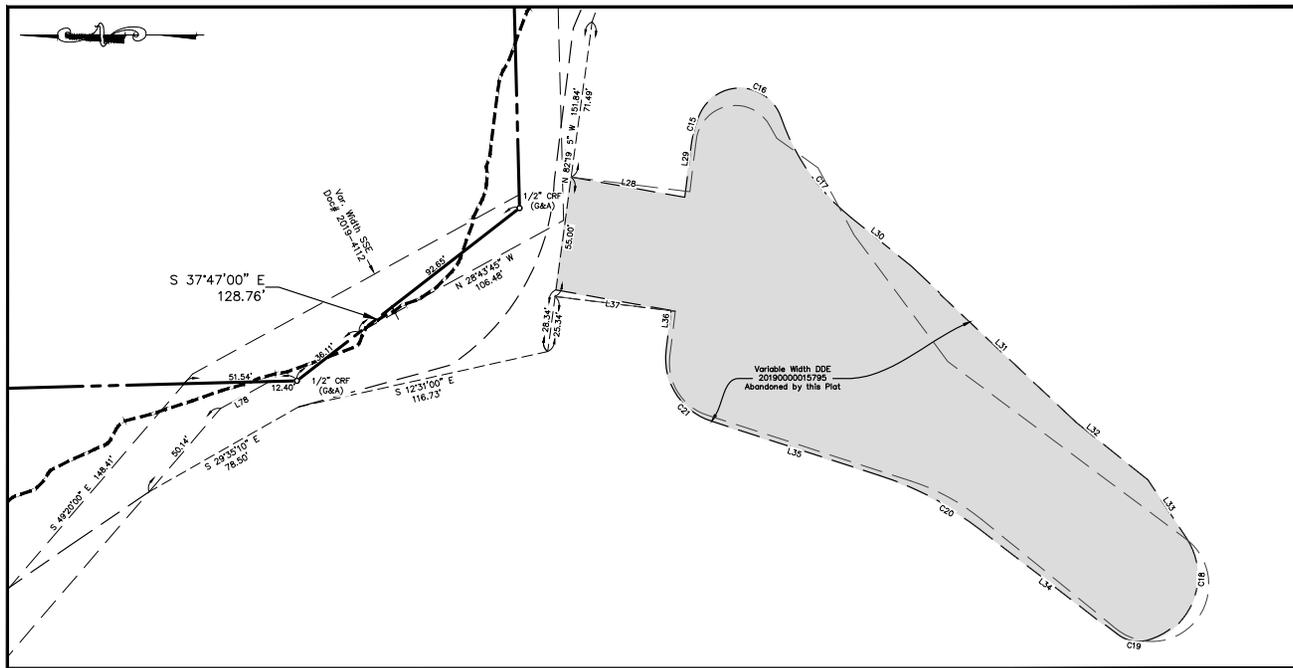
The John R. McAdams Company, Inc.  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972.438.9712  
 201 Country View Drive  
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DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB No. 17191

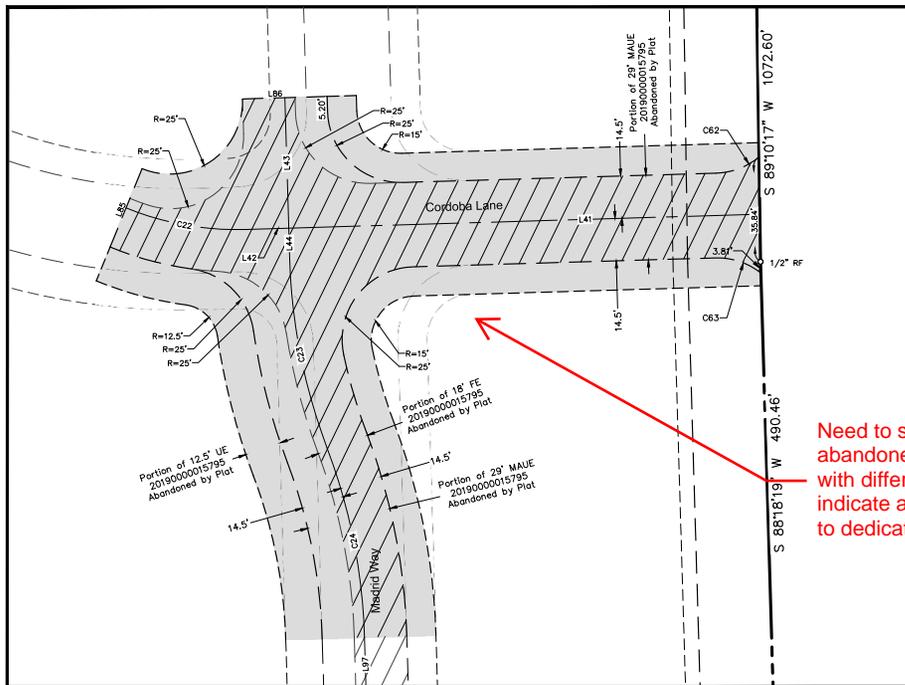
**OWNER/DEVELOPER**  
**RW LADERA, LLC.**  
**381 W. BYRON NELSON**  
**BLVD. STE. 104**  
**ROANOKE, TX 76262**  
**Ph. 817.430.3318**  
**Contact: John Dellin**

Case No. P2021-###

File: 21020112001.dwg & sheet (each) 1/17/21 Pl. 04/26/2021  
 Plotfile: 1/11/2022 8:27 AM by Mac Bland; Source: 1/21/2022 3:47 PM by adobert



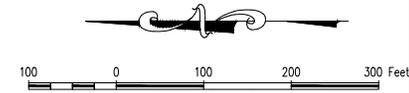
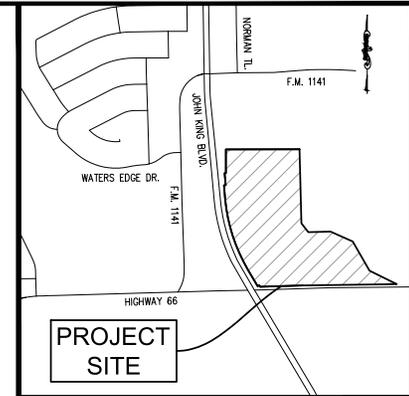
DETAIL A  
SCALE: 1"=40'



DETAIL B  
Phase 1 Easement Abandonments  
SCALE: 1"=30'

Need legend to show what the cross hatch and the shading indicates

Need to show only areas that are abandoned. May need to show with different hatch patterns to indicate abandonment compared to dedication.



SCALE: 1"=100'

LEGEND

RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
CRF	= CAPPED REBAR FOUND
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
P.O.B.	= POINT OF BEGINNING
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FE	= FIRELANE EASEMENT
PAE	= PEDESTRIAN ACCESS EASEMENT

**FINAL PLAT**  
**Lot 2 & 3X, Block A**  
**LADERA ROCKWALL**  
 being a Replat of  
**Lot 1, Block A**  
**LADERA ROCKWALL**  
**Zoned: PD-85**  
 in the  
**M. JONES SURVEY, ABSTRACT NO. 122**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

2/3



The John R. McAdams Company, Inc.  
 111 Hillside Drive  
 Lewisville, Texas 75067  
 972.436.9712  
 201 Country View Drive  
 Roanoke, Texas 76262  
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 www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

**OWNER/DEVELOPER**  
**RW LADERA, LLC.**  
**381 W. BYRON NELSON**  
**BLVD. STE. 104**  
**ROANOKE, TX 76262**  
**Ph. 817.430.3318**  
**Contact: John Dellin**

Case No. P2021-###

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1R, BLOCK A

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Ladera Rockwall, an addition to the City of Rockwall, recorded in Document Number 201800001694 of the Plat Records, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the south line of said Lot 1 the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19" W, with the south line of said Lot 1 and the north line of U. S. Highway 66, a distance of 490.46 feet, a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS"; being the most southerly southwest corner of said Lot 1 and being the most southerly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 150-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwestly with the east line of said Lot 1, the 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS"; being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said Lot 1 and the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS"; being the northwest corner of said Lot 1 and being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the north line of said Lot 1 and the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS"; being the northerly northeast corner of said Lot 1, being the southeast corner of said 16.000 acre tract and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said Lot 1, and the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract and with the east line of said Lot 1 the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS"; being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said Lot 1, the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

STATE OF TEXAS

COUNTY OF ROCKWALL : We the undersigned owner(s) of the land shown on this plat, and designated herein as the Ladera Rockwall subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Ladera Rockwall subdivision have been notified and signed this plat. I (we) understand and do hereby derive 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 (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system with 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 ditches, 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 such improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. 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.

WITNESS OUR HAND this \_\_\_ day of \_\_\_, 2022.

John Delin, Authorized Representative

STATE OF TEXAS : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_, 2022.

Notary Public

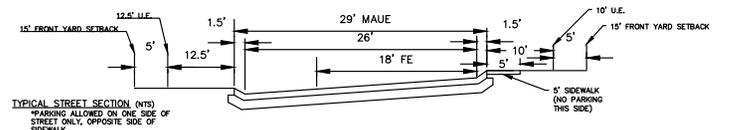
My commission expires the \_\_\_ day of \_\_\_, 2022.

Table with 5 columns: PHASE 1 LINE TABLE, PHASE 2 LINE TABLE, PHASE 3 LINE TABLE, PHASE 4 LINE TABLE, PHASE 2 CURVE TABLE. Each column contains detailed survey data including line bearings, distances, and curve parameters.

NOTES:

- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83.
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property by the John R. McAdams Company.
5. All property corners are 1/2" rebar set with cap stamped "MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. COA is to maintain open space, flood plain/drainage easements.
9. Lot 3X, Block A is located in the Ralph M. Hall Rockwall Municipal Airport, Runway Protection Zone, no building permits shall be issued for this lot.
10. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 53-5.
11. The Approximate limits of the 100 year fully developed flood plain, as shown hereon, and the associated flood elevations are based on the hydrologic study, performed by EA-Hydro Tech Engineering, Inc. dated March 13, 2019.

Table with 5 columns: PHASE 1 CURVE TABLE, PHASE 2 CURVE TABLE, PHASE 3 CURVE TABLE, PHASE 4 CURVE TABLE, PHASE 2 CURVE TABLE. Each column contains detailed curve data including curve radius, delta angle, arc length, and long chord.



RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this \_\_\_ day of \_\_\_, 2022.

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 \_\_\_, 2022.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. W. THAD MURLEY III, RPLS 8802 4/14/22

W. Thad Murley III, RPLS Texas Registration No. 5802

FINAL PLAT Lot 2 & 3X, Block A LADERA ROCKWALL being a Replat of Lot 1, Block A LADERA ROCKWALL Zoned: PD-85 in the M. JONES SURVEY, ABSTRACT NO. 122 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

3/3

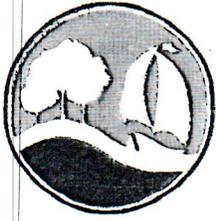


The John R. McAdams Company, Inc. 111 Hillside Drive Lewisville, Texas 75057 972.436.9712 201 Country View Drive Roanoke, Texas 76262 940.240.1012 TBPE: 19762 TBPLS: 1019440 www.gaacon.com www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB No. 17191

OWNER/DEVELOPER RW LADERA, LLC. 381 W. BYRON NELSON BLVD. STE. 104 ROANOK, TX 76262 Ph. 817.430.3318 Contact: John Delin

Case No. P2021-###



# PLANNING AND ZONING CASE CHECKLIST

City of Rockwall

Planning and Zoning Department

385 S. Goliad Street

Rockwall, Texas 75087

P&Z CASE # P2022-019 P&Z DATE \_\_\_\_\_

CC DATE \_\_\_\_\_

APPROVED/DENIED \_\_\_\_\_

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_

HPAB DATE \_\_\_\_\_

PARK BOARD DATE \_\_\_\_\_

### ZONING APPLICATION

- SPECIFIC USE PERMIT
- ZONING CHANGE
- PD CONCEPT PLAN
- PD DEVELOPMENT PLAN

### SITE PLAN 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.

2022-019

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **NE corner of SH66 and North John King Boulevard**

SUBDIVISION **Ladera Rockwall**

LOT **1** BLOCK **A**

GENERAL LOCATION **NE corner of SH66 and North John King Boulevard**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-85**

CURRENT USE **SINGLE FAMILY RESIDENTIAL**

PROPOSED ZONING **PD-85**

PROPOSED USE **SINGLE FAMILY RESIDENTIAL**

ACREAGE **37.800**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **2**

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 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 **RW Ladera, LLC**

APPLICANT **McAdams**

CONTACT PERSON **John Delin**

CONTACT PERSON **Alec Bidwell**

ADDRESS **361 W. BYRON NELSON BLVD.**

ADDRESS **201 COUNTRY VIEW DR.**

**STE. 104**

CITY, STATE & ZIP **ROANOKE, TX 76262**

CITY, STATE & ZIP **ROANOKE, TX 76262**

PHONE **817-430-3318**

PHONE **972-804-5762**

E-MAIL **JOHN@INTEGRITYGROUPS.COM**

E-MAIL **ABIDWELL@MCADAMSCO.COM**

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Delin [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

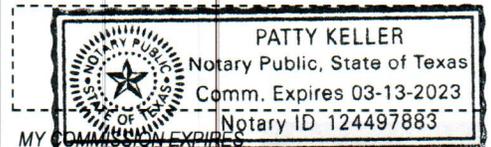
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 4th DAY OF April, 2022

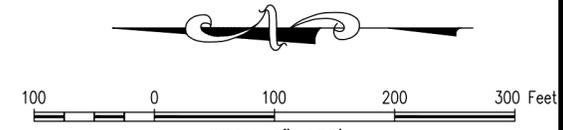
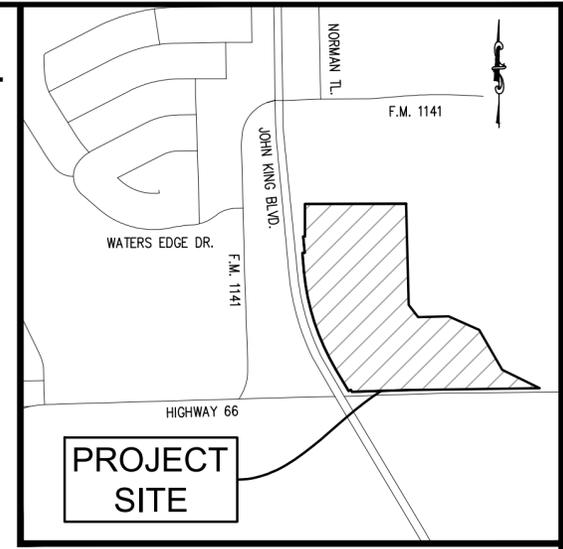
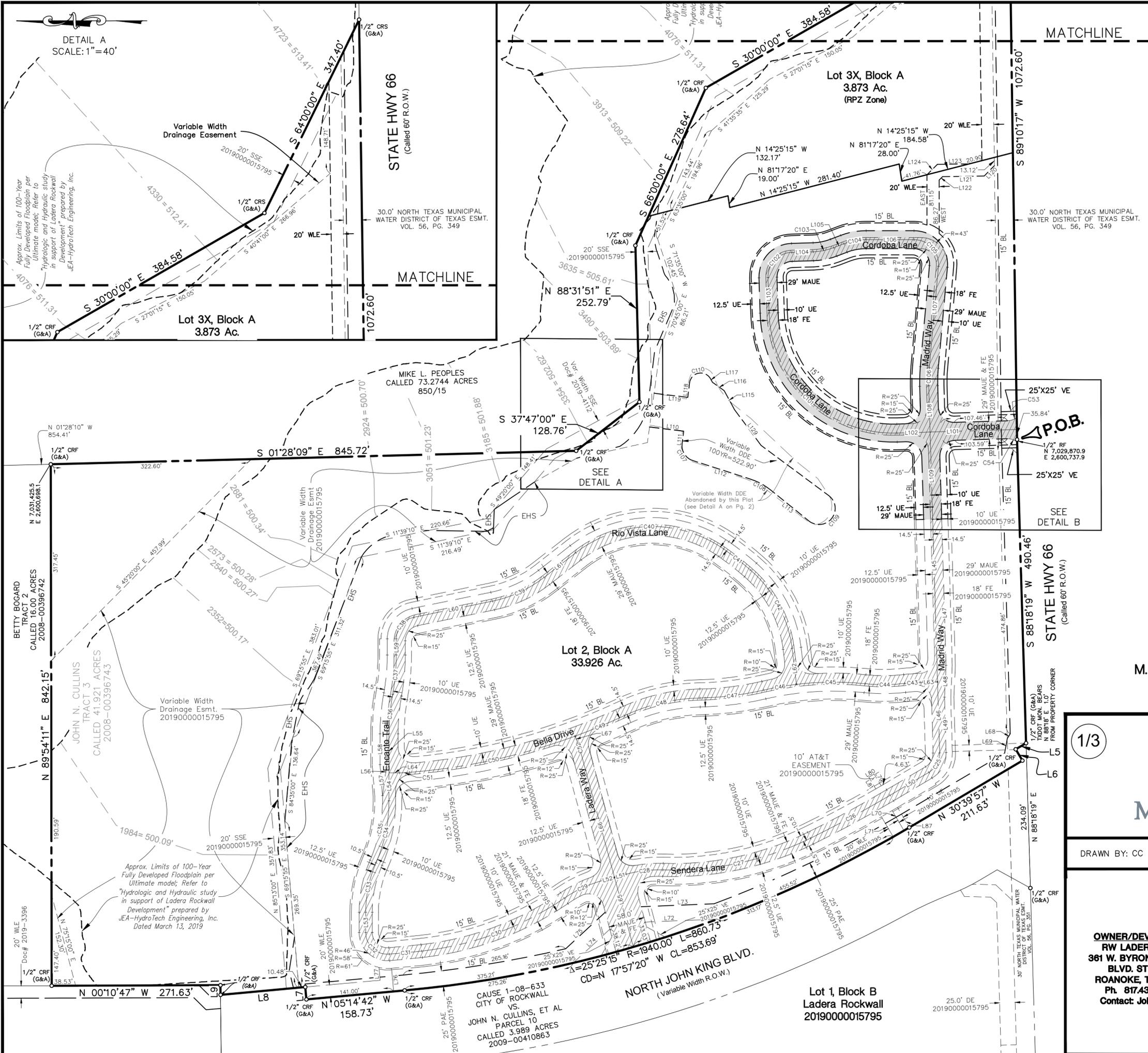
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*John Delin*  
*Patty Keller*



Expires 03-13-2023



**LEGEND**

- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- CRF = CAPPED REBAR FOUND
- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- MAE = MUTUAL ACCESS EASEMENT
- MAUE = MUTUAL ACCESS & UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- LS = LANDSCAPE
- DDE = DRAINAGE & DETENTION EASEMENT
- EHS = EROSION HAZARDOUS SETBACK
- VE = VISIBILITY EASEMENT
- FE = FIRELANE EASEMENT
- PAE = PEDESTRIAN ACCESS EASEMENT

**FINAL PLAT**  
**Lot 2 & 3X, Block A**  
**LADERA ROCKWALL**  
 being a Replat of  
 Lot 1, Block A  
**LADERA ROCKWALL**  
 Zoned: PD-85  
 in the  
 M. JONES SURVEY, ABSTRACT NO. 122  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

1/3



**McADAMS**

The John R. McAdams Company, Inc.  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972.436.9712

201 Country View Drive  
 Roanoke, Texas 76262  
 940.240.1012

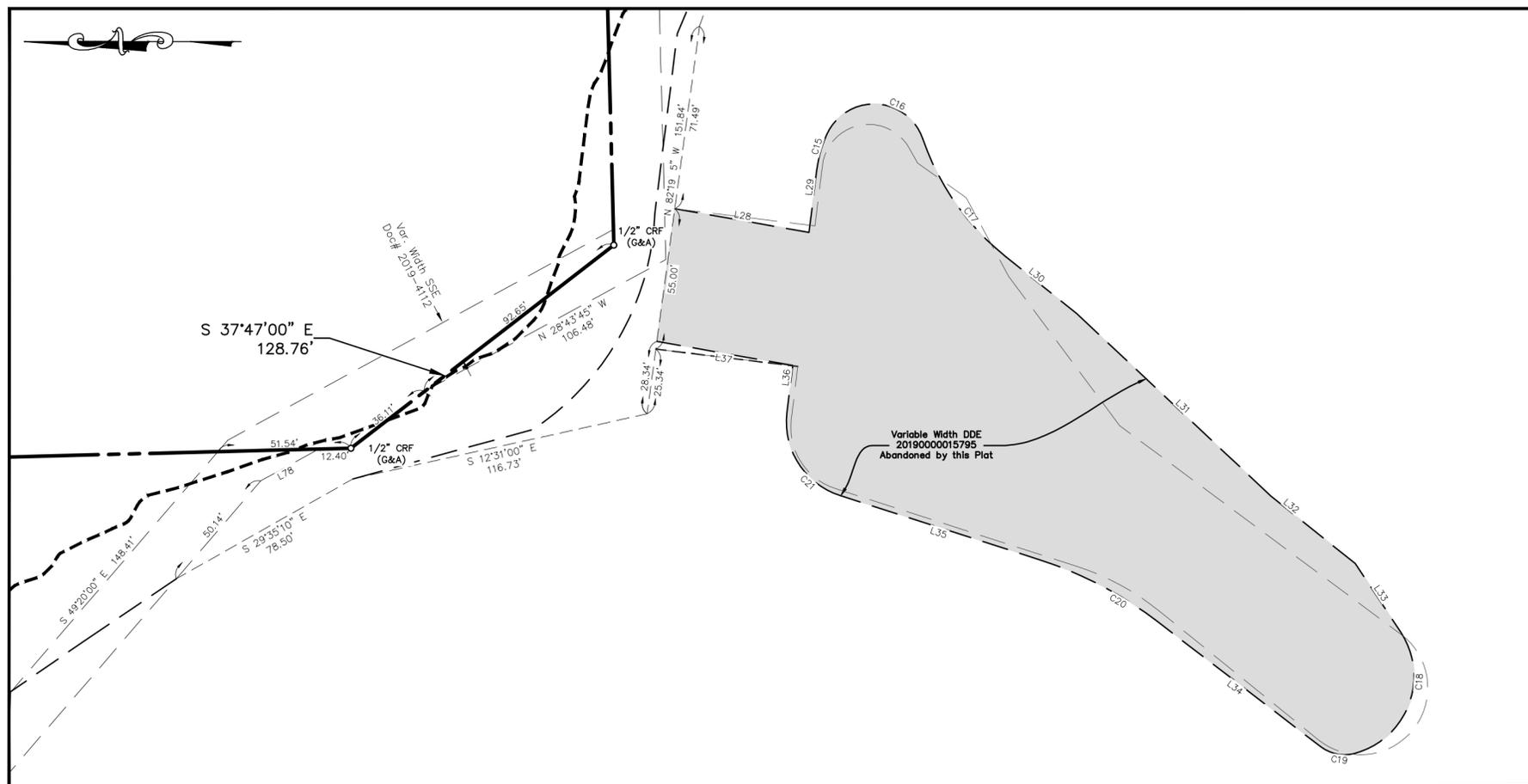
TBPE: 19762 TBPLS: 10194440  
 www.gacon.com  
 www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

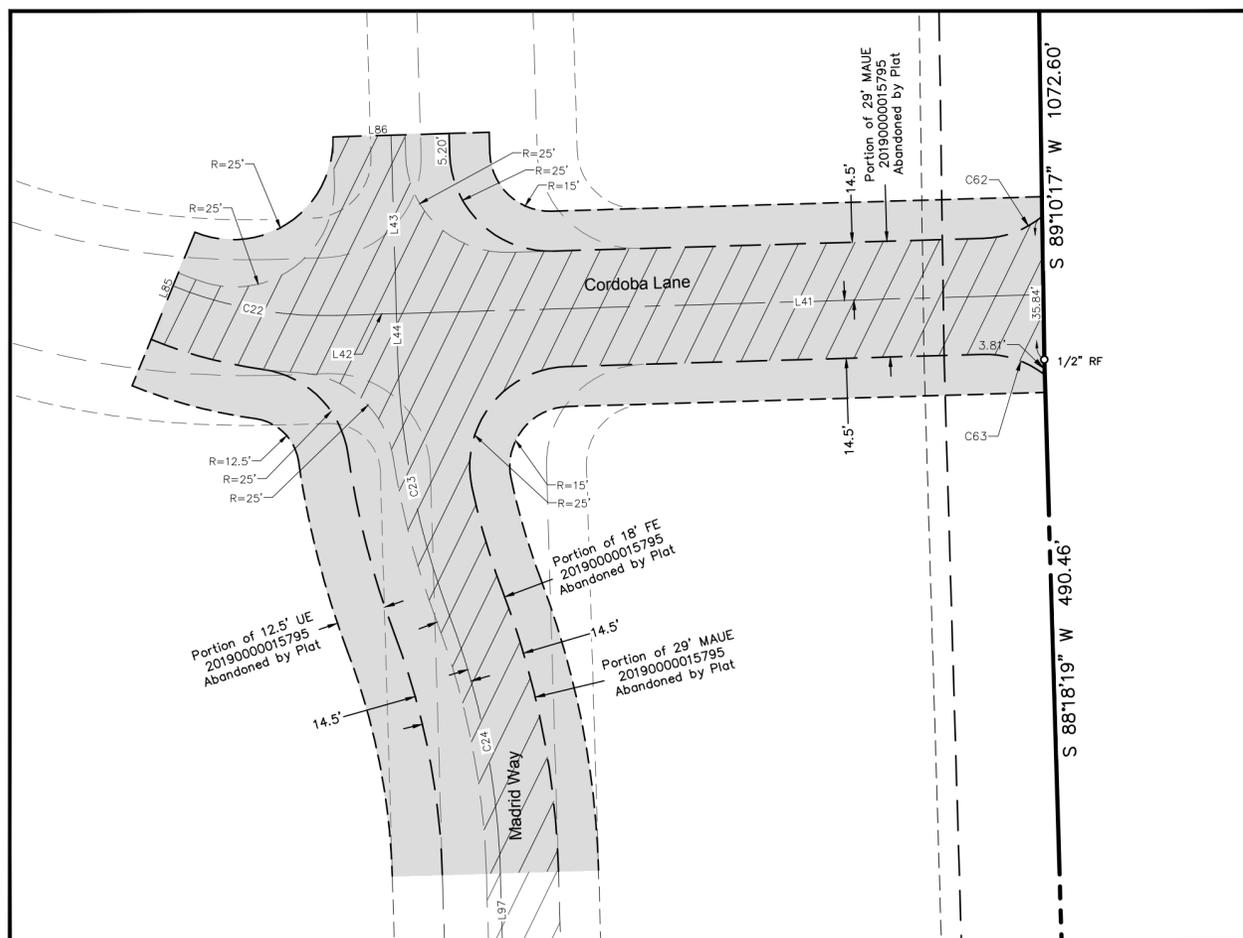
**OWNER/DEVELOPER**  
**RW LADERA, LLC.**  
 361 W. BYRON NELSON BLVD. STE 104  
 ROANOKE, TX 76262  
 Ph. 817.430.3318  
 Contact: John Dellin

Case No. P2021-###

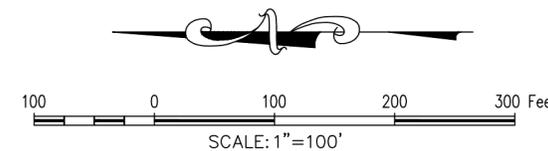
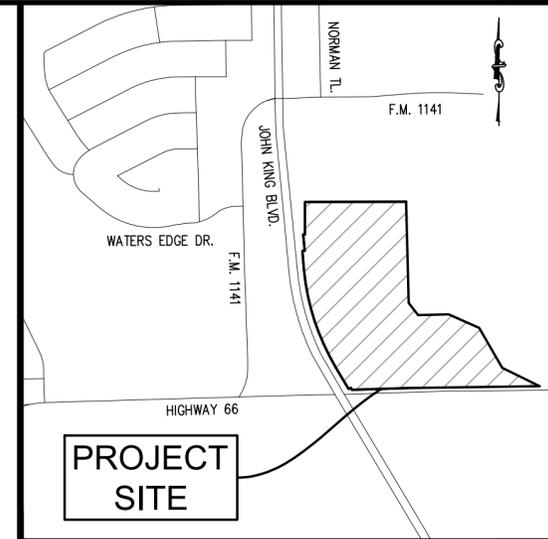
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 Plotter: 4/14/2022 8:22 AM, by Alec Blawie, Sheet: 3/21/2022 3:47 PM, by adwell



DETAIL A  
SCALE: 1"=40'



DETAIL B  
Phase 1 Easement Abandonments  
SCALE: 1"=30'



**LEGEND**

RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
CRF	= CAPPED REBAR FOUND
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 being a Replat of  
**Lot 1, Block A**  
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 Zoned: PD-85  
 in the  
**M. JONES SURVEY, ABSTRACT NO. 122**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

2/3



The John R. McAdams Company, Inc.  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972.436.9712

201 Country View Drive  
 Roanoke, Texas 76262  
 940.240.1012

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DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

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Case No. P2021-###

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 Plotted: 4/14/2022 8:22 AM, by Alec Blawie, Sheet: 3/31/2022 3:47 PM, by adwell

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1R, BLOCK A

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Ladera Rockwall, an addition to the City of Rockwall, recorded in Document Number 20190000016594 of the Plat Records, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the south line of said Lot 1 the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19" W, with the south line of said Lot 1 and the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the most southerly southwest corner of said Lot 1 and being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwestwesterly with the east line of said Lot 1, the 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said Lot 1 and the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northwest corner of said Lot 1 and being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the north line of said Lot 1 and the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northerly northeast corner of said Lot 1, being the southeast corner of said 16.000 acre tract and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said Lot 1, and the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract and with the east line of said Lot 1 the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said Lot 1, the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

STATE OF TEXAS :

COUNTY OF Rockwall : We the undersigned owner(s) of the land shown on this plat, and designated herein as the Ladera Rockwall subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Ladera Rockwall subdivision have been notified and signed this plat. I (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 (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

I (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.

WITNESS OUR HAND this \_\_\_\_ day of \_\_\_\_\_, 2022.

John Delin, Authorized Representative

STATE OF TEXAS : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public

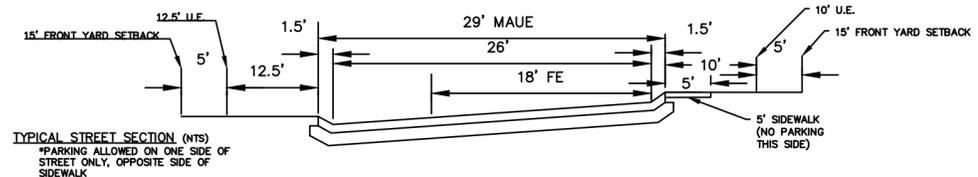
My commission expires the \_\_\_\_ day of \_\_\_\_\_, 2022.

Table with 5 columns: PHASE 1 LINE TABLE, PHASE 1 LINE TABLE, PHASE 1 LINE TABLE, PHASE 1 LINE TABLE, PHASE 2 LINE TABLE. Each column contains a grid of line, bearing, and distance data.

Table with 3 columns: PHASE 1 CURVE TABLE, PHASE 1 CURVE TABLE, PHASE 2 CURVE TABLE. Each column contains a grid of curve, radius, delta angle, arc length, and long chord data.

NOTES:

- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83..
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property by The John R. McAdams Company.
5. All property corners are 1/2" rebar set with cap stamped "MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. COA is to maintain open space, flood plain/ drainage easements.
9. Lot 3X, Block A is located in the Ralph M. Hall Rockwall Municipal Airport, Runway Protection Zone, no building permits shall be issued for this lot.
10. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
11. The Approximate limits of the 100 year fully developed flood plain, as shown hereon, and the associated flood elevations are based on the hydrologic study, performed by JEA-Hydro Tech Engineering, Inc. dated March 13, 2019.



RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this \_\_\_\_ day of \_\_\_\_\_, 2022.

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 \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. W. THAD MURLEY III, RPLS 6802 4/14/22

W. Thad Murley III, RPLS Texas Registration No. 5802

FINAL PLAT Lot 2 & 3X, Block A LADERA ROCKWALL

being a Replat of Lot 1, Block A LADERA ROCKWALL

Zoned: PD-85 in the M. JONES SURVEY, ABSTRACT NO. 122 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

3/3



The John R. McAdams Company, Inc. 111 Hillside Drive Lewisville, Texas 75057 972.436.9712

201 Country View Drive Roanoke, Texas 76262 940.240.1012 TBPE: 19762 TBPLS: 10194440 www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER RW LADERA, LLC. 361 W. BYRON NELSON BLVD. STE. 104 ROANOKE, TX 76262 Ph. 817.430.3318 Contact: John Delin

Case No. P2021-###

LADERA ROCKWALL: McAdams Job # 17191

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

W. THAD MURLEY III, RPLS 5802 07/15/21

Inverse With Area

Thu Jul 15

07:54:28 2021

PntNo	Bearing	Distance	Northing	Easting	Description
	S 88°18'19" W	490.46	7030909.85	2601122.28	
	N 30°39'57" W	19.44	7030895.34	2600632.03	
	S 59°20'03" W	21.30	7030912.06	2600622.12	
	N 30°39'57" W	211.63	7030901.20	2600603.79	
			7031083.23	2600495.86	
Radius: 1940.00 Chord: 853.69 Degree: 2°57'12" Dir: Right					
Length: 860.73 Delta: 25°25'15" Tangent: 437.57					
Chord BRG: N 17°57'20" W Rad-In: N 59°20'03" E Rad-Out: N 84°45'18" E					
Radius PntNo: N: 7032072.69 E: 2602164.56					
	N 05°14'42" W	158.73	7031895.35	2600232.68	
	N 84°45'18" E	20.00	7032053.41	2600218.17	
	N 05°14'42" W	136.88	7032055.24	2600238.09	
	N 89°26'01" E	15.52	7032191.55	2600225.58	
	N 00°10'47" W	271.63	7032191.70	2600241.10	
	N 89°54'11" E	842.15	7032463.33	2600240.24	
	S 01°28'09" E	845.72	7032464.75	2601082.40	
	S 37°47'00" E	128.76	7031619.31	2601104.08	
	N 88°31'51" E	252.79	7031517.55	2601182.97	
	S 66°00'00" E	278.64	7031524.03	2601435.68	
	S 30°00'00" E	384.58	7031410.70	2601690.23	
	S 64°00'00" E	347.40	7031077.65	2601882.52	
	S 89°10'17" W	1072.60	7030925.36	2602194.76	
			7030909.85	2601122.28	

Closure Error Distance> 0.0000

Total Distance Inversed> 6358.96



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2022-019

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **NE corner of SH66 and North John King Boulevard**

SUBDIVISION **Ladera Rockwall**

LOT **1** BLOCK **A**

GENERAL LOCATION **NE corner of SH66 and North John King Boulevard**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-85**

CURRENT USE **SINGLE FAMILY RESIDENTIAL**

PROPOSED ZONING **PD-85**

PROPOSED USE **SINGLE FAMILY RESIDENTIAL**

ACREAGE **37.800**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **2**

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 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 **RW Ladera, LLC**

APPLICANT **McAdams**

CONTACT PERSON **John Delin**

CONTACT PERSON **Alec Bidwell**

ADDRESS **361 W. BYRON NELSON BLVD.**

ADDRESS **201 COUNTRY VIEW DR.**

**STE. 104**

CITY, STATE & ZIP **ROANOKE, TX 76262**

CITY, STATE & ZIP **ROANOKE, TX 76262**

PHONE **817-430-3318**

PHONE **972-804-5762**

E-MAIL **JOHN@INTEGRITYGROUPS.COM**

E-MAIL **ABIDWELL@MCADAMSCO.COM**

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Delin [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

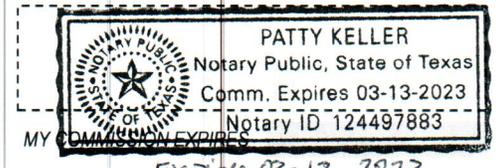
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 4<sup>th</sup> DAY OF April, 2022

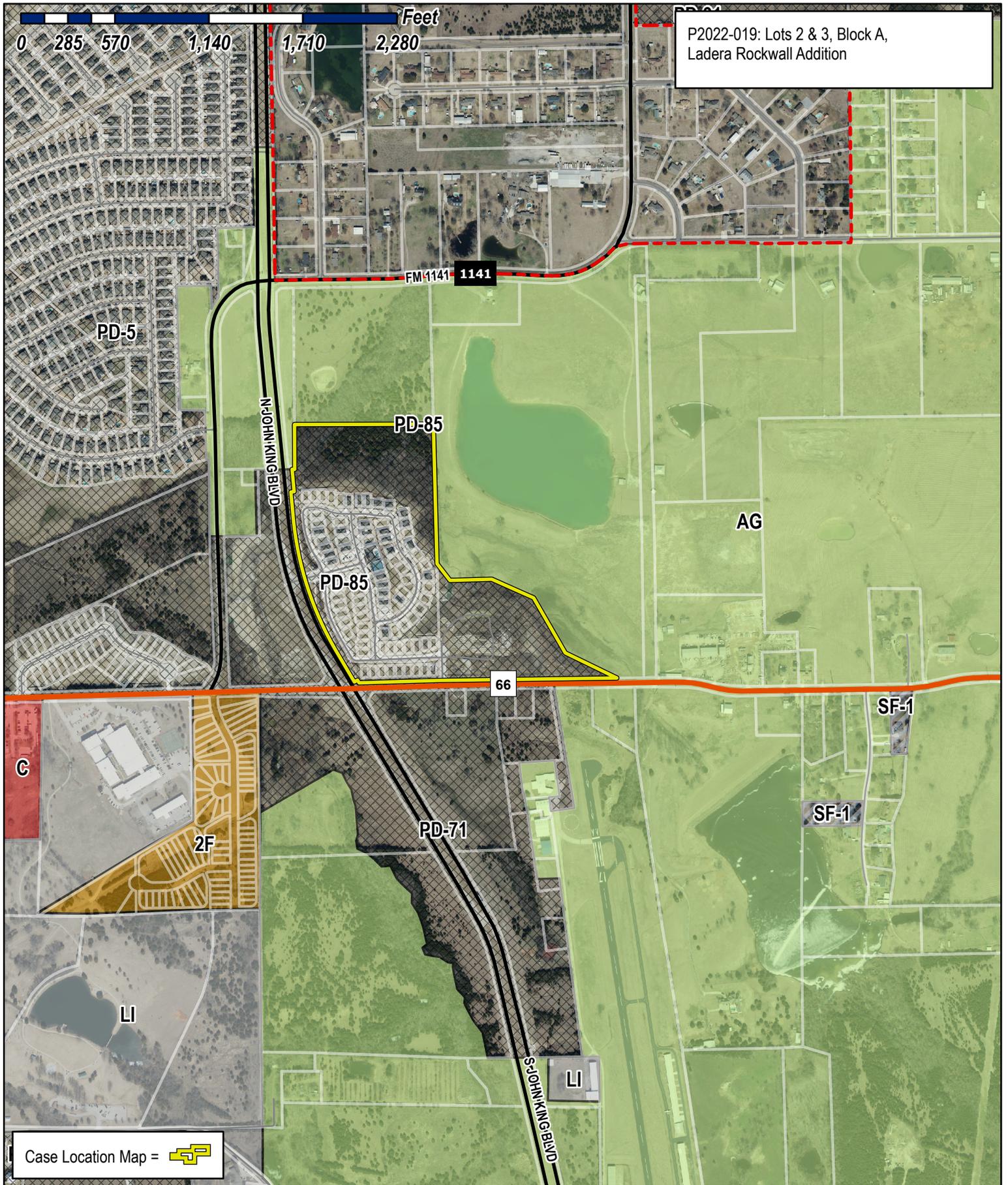
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*John Delin*  
*Patty Keller*



Expires 03-13-2023



P2022-019: Lots 2 & 3, Block A,  
Ladera Rockwall Addition

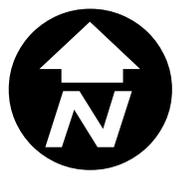
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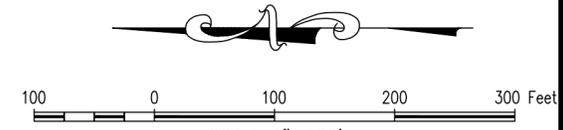
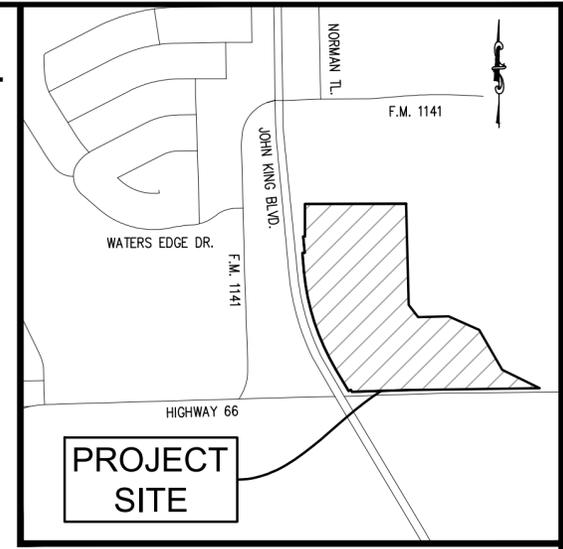
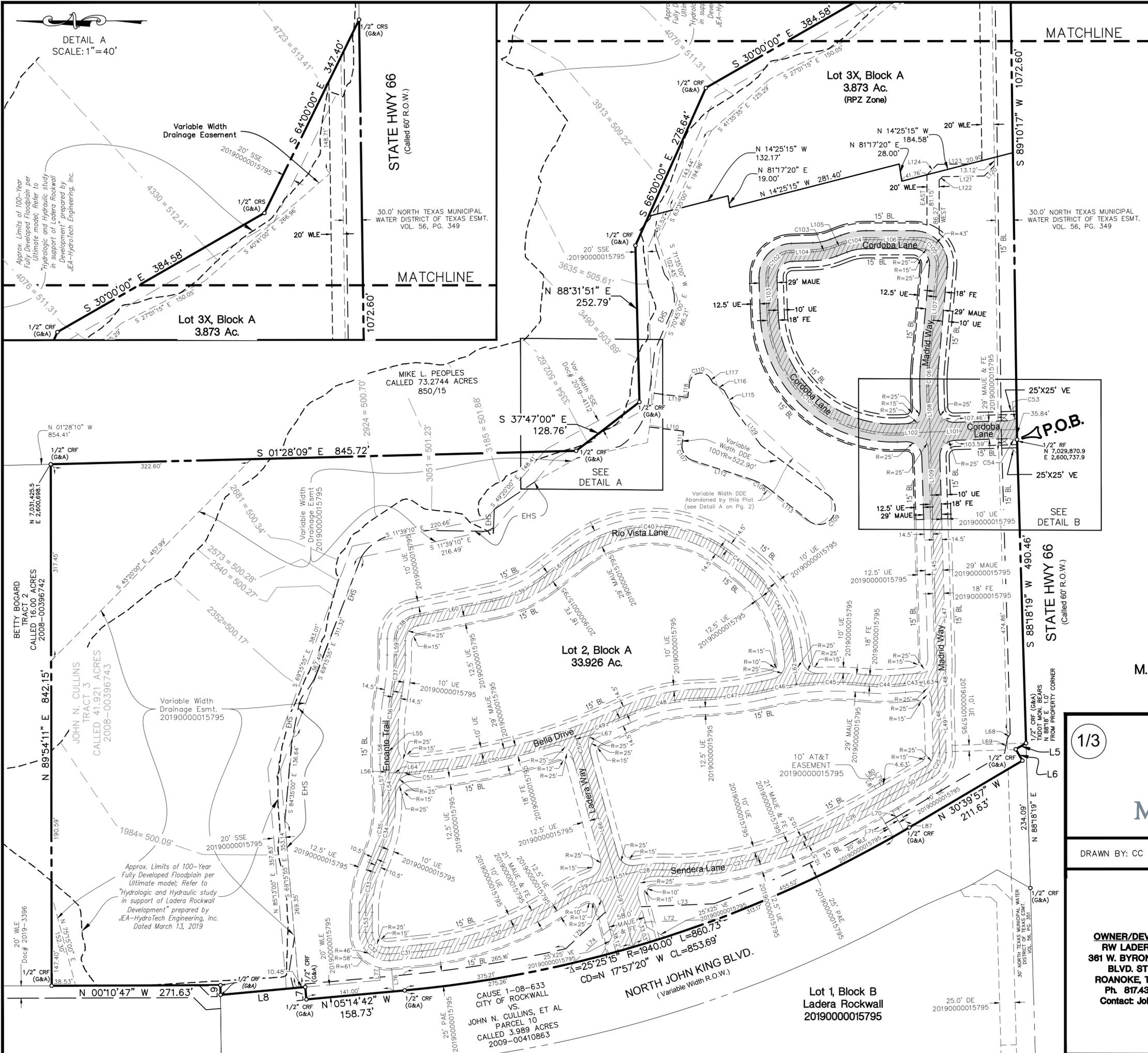


# City of Rockwall

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.





**LEGEND**

- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- CRF = CAPPED REBAR FOUND
- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- MAE = MUTUAL ACCESS EASEMENT
- MAUE = MUTUAL ACCESS & UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- LS = LANDSCAPE
- DDE = DRAINAGE & DETENTION EASEMENT
- EHS = EROSION HAZARDOUS SETBACK
- VE = VISIBILITY EASEMENT
- FE = FIRELANE EASEMENT
- PAE = PEDESTRIAN ACCESS EASEMENT

**FINAL PLAT**  
**Lot 2 & 3X, Block A**  
**LADERA ROCKWALL**  
 being a Replat of  
 Lot 1, Block A  
**LADERA ROCKWALL**  
 Zoned: PD-85  
 in the  
 M. JONES SURVEY, ABSTRACT NO. 122  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

1/3

**McADAMS**

The John R. McAdams Company, Inc.  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972.436.9712

201 Country View Drive  
 Roanoke, Texas 76262  
 940.240.1012

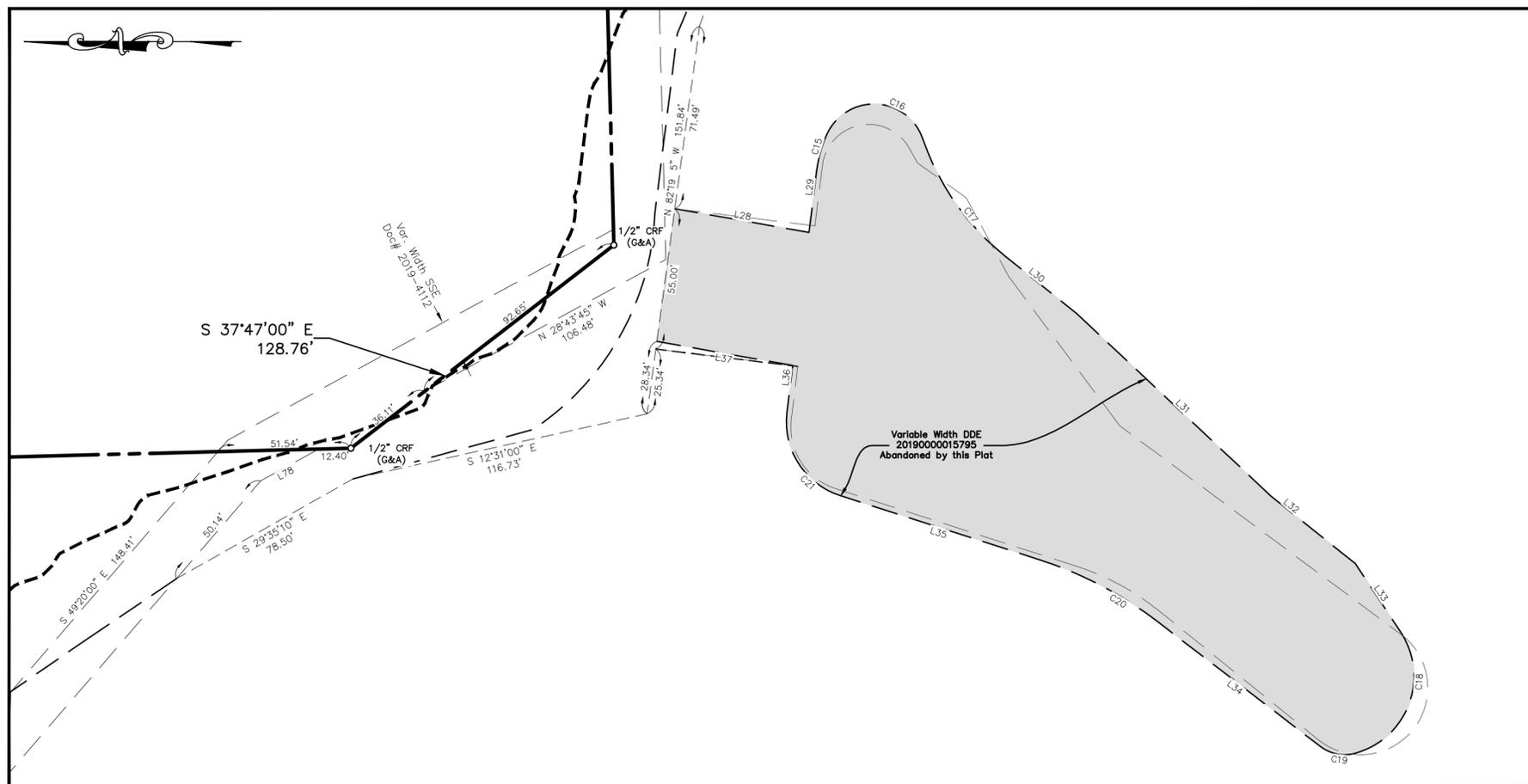
TBPE: 19762 TBPLS: 10194440  
 www.gacon.com  
 www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

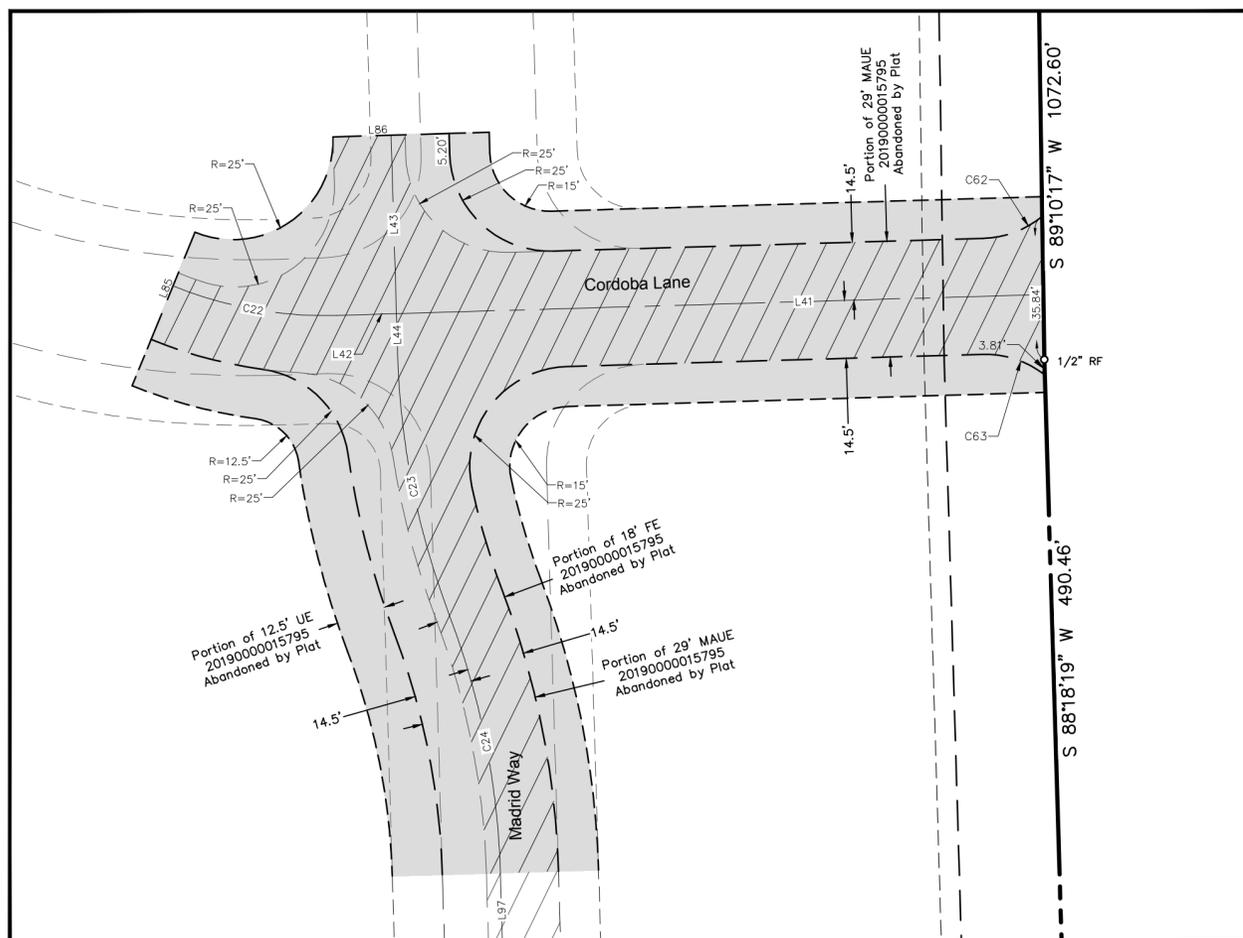
**OWNER/DEVELOPER**  
**RW LADERA, LLC.**  
 361 W. BYRON NELSON BLVD. STE 104  
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 Ph. 817.430.3318  
 Contact: John Dellin

Case No. P2021-###

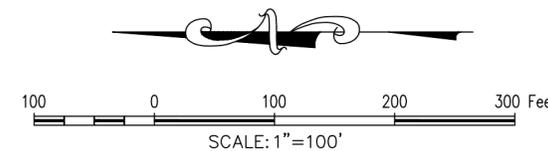
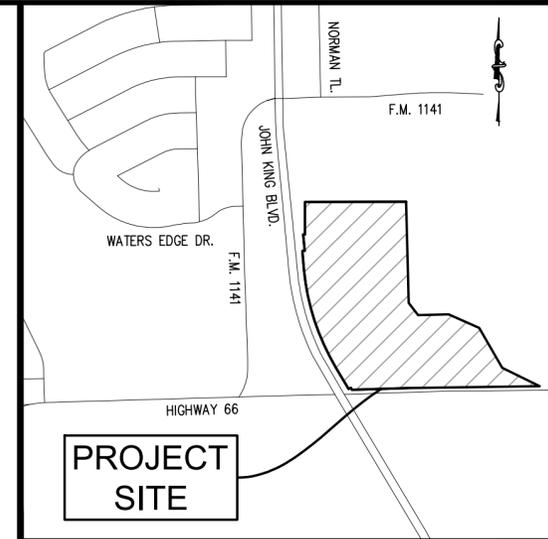
File: Z:\2021\17191\Drawings\1p & const\17191 FP PL2 B.ACE  
 Plotter: 4/14/2022 8:22 AM, by Alec Blawie, Sheet: 3/21/2022 3:47 PM, by adwell



DETAIL A  
SCALE: 1"=40'



DETAIL B  
Phase 1 Easement Abandonments  
SCALE: 1"=30'



LEGEND

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 in the  
**M. JONES SURVEY, ABSTRACT NO. 122**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

2/3



**McADAMS**

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111 Hillside Drive  
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DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

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Case No. P2021-###

File: Z:\2017\17191\Drawings\fp & const\plata\17191 FP Ph.2 BASE  
 Plotted: 4/14/2022 8:22 AM, by Alec Blawie, Sheet: 3/31/2022 3:47 PM, by adowell

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1R, BLOCK A

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Ladera Rockwall, an addition to the City of Rockwall, recorded in Document Number 20190000016594 of the Plat Records, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the south line of said Lot 1 the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19" W, with the south line of said Lot 1 and the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the most southerly southwest corner of said Lot 1 and being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwestwesterly with the east line of said Lot 1, the 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said Lot 1 and the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northwest corner of said Lot 1 and being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the north line of said Lot 1 and the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northerly northeast corner of said Lot 1, being the southeast corner of said 16.000 acre tract and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said Lot 1, and the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract and with the east line of said Lot 1 the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said Lot 1, the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

STATE OF TEXAS :

COUNTY OF Rockwall : We the undersigned owner(s) of the land shown on this plat, and designated herein as the Ladera Rockwall subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Ladera Rockwall subdivision have been notified and signed this plat. I (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 (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

I (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.

WITNESS OUR HAND this \_\_\_\_ day of \_\_\_\_\_, 2022.

John Delin, Authorized Representative

STATE OF TEXAS : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2022.

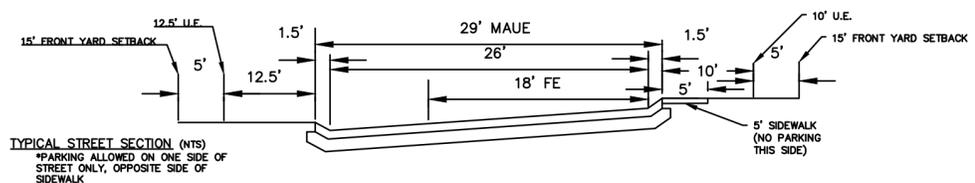
Notary Public

My commission expires the \_\_\_\_ day of \_\_\_\_\_, 2022.

Table with 5 columns: PHASE 1 LINE TABLE, PHASE 1 LINE TABLE, PHASE 1 LINE TABLE, PHASE 1 LINE TABLE, PHASE 2 LINE TABLE. Each column contains a grid of line, bearing, and distance data.

NOTES:

- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83.
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property by The John R. McAdams Company.
5. All property corners are 1/2" rebar set with cap stamped "MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. COA is to maintain open space, flood plain/ drainage easements.
9. Lot 3X, Block A is located in the Ralph M. Hall Rockwall Municipal Airport, Runway Protection Zone, no building permits shall be issued for this lot.
10. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
11. The Approximate limits of the 100 year fully developed flood plain, as shown hereon, and the associated flood elevations are based on the hydrologic study, performed by JEA-Hydro Tech Engineering, Inc. dated March 13, 2019.



RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this \_\_\_\_ day of \_\_\_\_\_, 2022.

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 \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. W. THAD MURLEY III, RPLS 6802 4/14/22

W. Thad Murley III, RPLS Texas Registration No. 5802

FINAL PLAT Lot 2 & 3X, Block A LADERA ROCKWALL being a Replat of Lot 1, Block A LADERA ROCKWALL Zoned: PD-85 in the M. JONES SURVEY, ABSTRACT NO. 122 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

3/3



The John R. McAdams Company, Inc. 111 Hillside Drive Lewisville, Texas 75057 972.436.9712 201 Country View Drive Roanoke, Texas 76262 940.240.1012 TBPE: 19762 TBPLS: 10194440 www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER RW LADERA, LLC. 361 W. BYRON NELSON BLVD. STE. 104 ROANOKE, TX 76262 Ph. 817.430.3318 Contact: John Delin

Case No. P2021-###

File: Z:\2017\17191\Drawings\1p & const\plata\17191 FP Ph.2 B.ASE Plotter: 4/14/2022 8:22 AM, by: Alec Blawie, Sheet: 3/31/2022, 3:47 PM, by: adwell

LADERA ROCKWALL: McAdams Job # 17191

PRELIMINARY DOCUMENT:

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W. THAD MURLEY III, RPLS 5802 07/15/21

Inverse With Area

Thu Jul 15

07:54:28 2021

PntNo	Bearing	Distance	Northing	Easting	Description
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	N 30°39'57" W	19.44	7030895.34	2600632.03	
	S 59°20'03" W	21.30	7030912.06	2600622.12	
	N 30°39'57" W	211.63	7030901.20	2600603.79	
			7031083.23	2600495.86	
Radius:	1940.00	Chord: 853.69	Degree: 2°57'12"	Dir: Right	
Length:	860.73	Delta: 25°25'15"	Tangent: 437.57		
Chord BRG:	N 17°57'20" W	Rad-In: N 59°20'03" E	Rad-Out: N 84°45'18" E		
Radius PntNo:	N: 7032072.69	E: 2602164.56			
	N 05°14'42" W	158.73	7031895.35	2600232.68	
	N 84°45'18" E	20.00	7032053.41	2600218.17	
	N 05°14'42" W	136.88	7032055.24	2600238.09	
	N 89°26'01" E	15.52	7032191.55	2600225.58	
	N 00°10'47" W	271.63	7032191.70	2600241.10	
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Closure Error Distance> 0.0000

Total Distance Inversed> 6358.96



# 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:** May 2, 2022  
**APPLICANT:** Justin Lansdowne; *McAdams Co.*  
**CASE NUMBER:** P2022-019; *Replat for Lots 2 & 3, Block A, Ladera Rockwall*

---

### SUMMARY

Consider a request by Justin Lansdowne of McAdams Co. on behalf of John Delin of RW Ladera, LLC for the approval of a Replat for Lots 2 & 3, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a Replat of a 37.8-acre tract of land (*i.e. Lot 1, Block A, Ladera Rockwall Addition*) for the purpose of creating two (2) lots (*i.e. Lots 2 & 3, Block A, Ladera Rockwall Addition*) to facilitate the construction of Phase 2 of the Ladera at Rockwall Subdivision. This subdivision will consist of 117 single-family residential units on one (1) lot (*i.e. Lot 2, Block A, Ladera Rockwall Addition*). The remaining lot (*i.e. Lot 3, Block A, Ladera Rockwall Addition*) will delineate the Runway Protection Zone (RPZ) of the Ralph Hall Municipal Airport.
  
- The majority of the subject property was annexed into the City of Rockwall and zoned Agricultural (AG) District on March 16, 1998 by *Case No. A1998-001 (Ordinance No. 98-10)*. The remainder of the property was annexed on March 2, 1960 by *Case No. A1960-001 (Ordinance No. 60-01)*. In 2007-2008, the City of Rockwall acquired a portion of the property for the future right-of-way for John King Boulevard. This divided the property into two (2) tracts of land, a 9.894-acre tract of land on the west side of John King Boulevard (*i.e. Tract 1*) and a 28.011-acre tract of land on the east side of John King Boulevard (*i.e. Tract 2*). On October 16, 2017, the City Council approved Planned Development District 85 (PD-85) [*Ordinance No. 17-55*] establishing limited General Retail (GR) District land uses on *Tract 1*, and Single-Family 7 (SF-7) District land uses on *Tract 2*. As part of this approval, *Tract 2* was approved for an age restricted, senior living community that consisted of 84-89 single-family homes setup in a condominium regime (*i.e. the single-family homes were individually owned but were situated on a single lot owned and maintained by the homeowner's association*). This plan also laid out 12.80-acres of open space, and provided for a ten (10) foot hike/bike trail along John King Boulevard and an intersection enhancement at the corner of John King Boulevard and SH-66 in accordance with the *John King Boulevard Design Concept Plan*. After receiving approval for the Planned Development District, the applicant -- *John Delin of Integrity Group, LLC* -- contacted staff to notify them that the title company had missed locating a 30' North Texas Municipal Water District (NTMWD) easement on the survey that runs parallel to SH-66. This inhibited the applicant's ability to provide the required landscape and hardscape elements required by *Ordinance No. 17-55*. In response to this, the applicant filed an application requesting a variance to these requirements and proposing an alternative landscape plan. This was approved by the City Council on February 19, 2018. On June 15, 2018, the applicant submitted an application proposing to amend Planned Development District 85 (PD-85) for the purpose of incorporating an additional 9.789-acre tract of land into *Tract 2* and expanding the total single-family lot count to a maximum of 122 single-family homes. This was approved by the City Council on August 6, 2018 through the adoption of *Ordinance No. 18-32*. In November of 2021, staff contacted the applicant to inform him that a portion of the lots proposed for Phase 2 of the Ladera Subdivision were situated within the Runway Protection Zone of the Ralph Hall Municipal Airport. This was discovered by staff when working with Aviation Division of the Texas Department of Transportation (TXDOT) on a proposed project in the southern RPZ. To remedy this issue, staff and the applicant worked with the TXDOT Aviation Division to revise the concept plan to conform to the Federal Aviation Administration's (FAA's) guidelines. On February 7, 2022, the City Council approved *Ordinance No. 22-08 [Case No.*

Z2021-056] amending Planned Development District 85 (PD-85) to reduce the number of homes permitted in the subdivision from 122 to 117. This amendment was adopted to insure the protection of the Runway Protection Zone (RPZ) of the Ralph Hall Municipal Airport.

- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat 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 the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve a Replat for Lots 2 & 3, Block A, Ladera Rockwall Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On April 26, 2022, the Planning and Zoning Commission approved a motion to approve the replat with the conditions of approval by a vote of 6-0, with Commissioner Womble absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2022-019

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **NE corner of SH66 and North John King Boulevard**

SUBDIVISION **Ladera Rockwall**

LOT **1** BLOCK **A**

GENERAL LOCATION **NE corner of SH66 and North John King Boulevard**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-85**

CURRENT USE **SINGLE FAMILY RESIDENTIAL**

PROPOSED ZONING **PD-85**

PROPOSED USE **SINGLE FAMILY RESIDENTIAL**

ACREAGE **37.800**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **2**

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 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 **RW Ladera, LLC**

APPLICANT **McAdams**

CONTACT PERSON **John Delin**

CONTACT PERSON **Alec Bidwell**

ADDRESS **361 W. BYRON NELSON BLVD.**

ADDRESS **201 COUNTRY VIEW DR.**

**STE. 104**

CITY, STATE & ZIP **ROANOKE, TX 76262**

CITY, STATE & ZIP **ROANOKE, TX 76262**

PHONE **817-430-3318**

PHONE **972-804-5762**

E-MAIL **JOHN@INTEGRITYGROUPS.COM**

E-MAIL **ABIDWELL@MCADAMSCO.COM**

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Delin [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

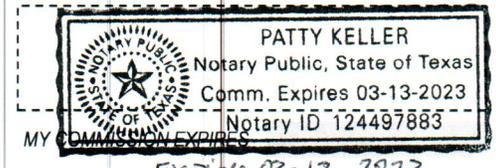
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 4<sup>th</sup> DAY OF April, 2022

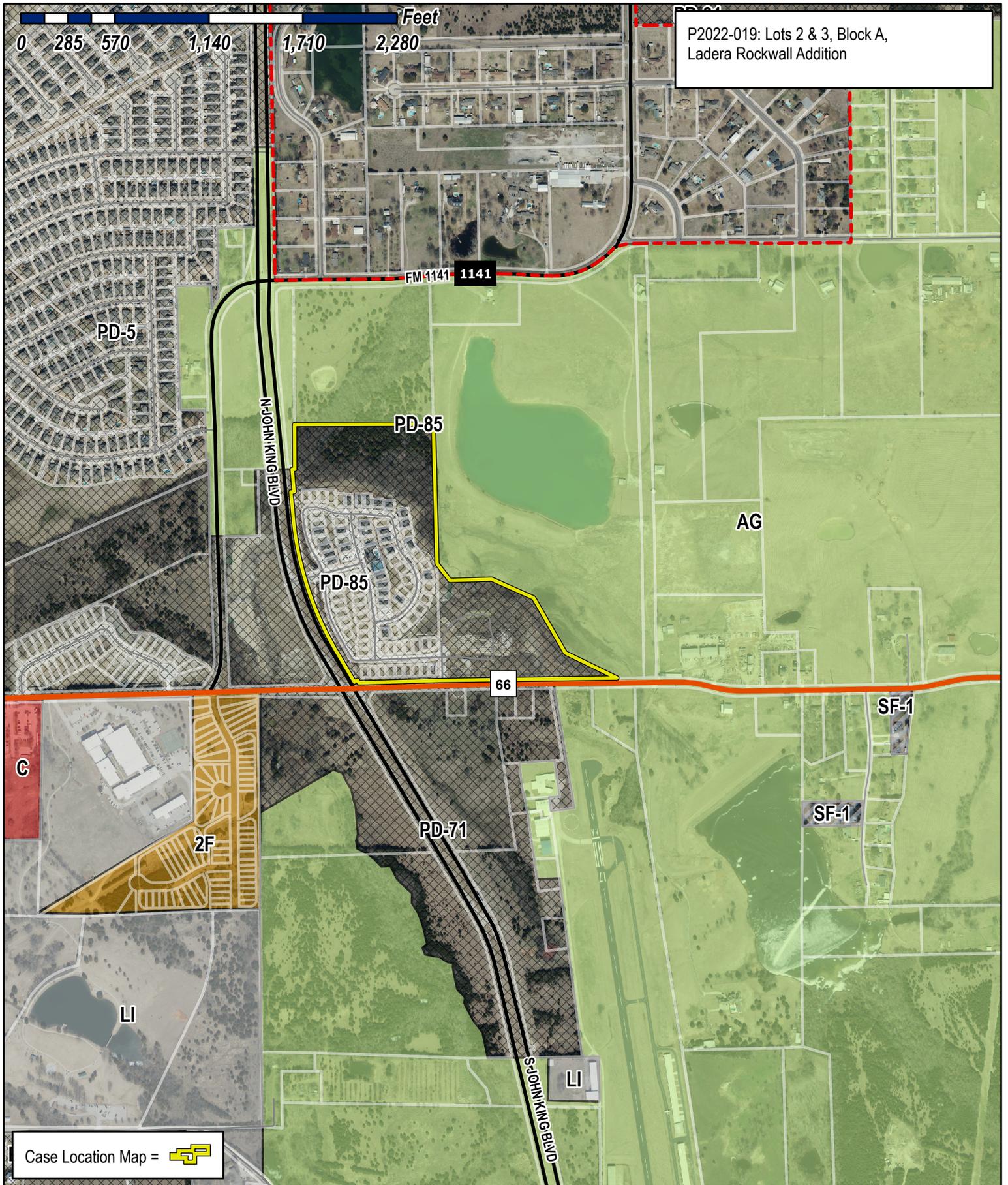
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*John Delin*  
*Patty Keller*



Expires 03-13-2023



P2022-019: Lots 2 & 3, Block A,  
Ladera Rockwall Addition

Case Location Map = 



# 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.



LADERA ROCKWALL: McAdams Job # 17191

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W. THAD MURLEY III, RPLS 5802 07/15/21

Inverse With Area

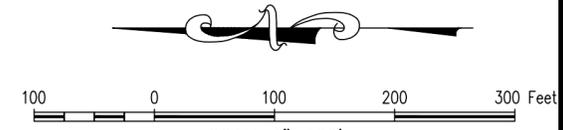
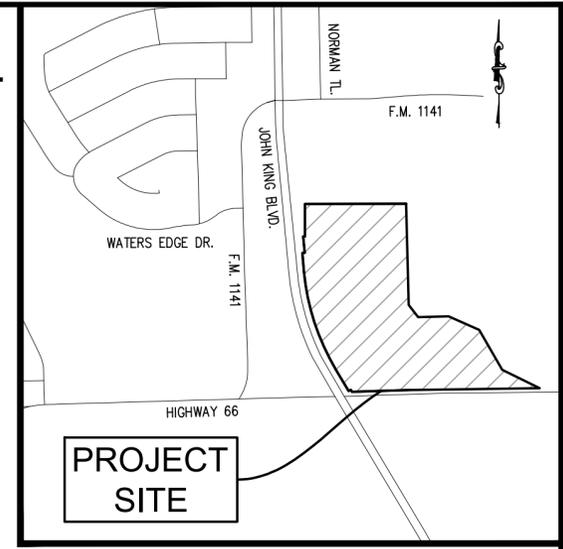
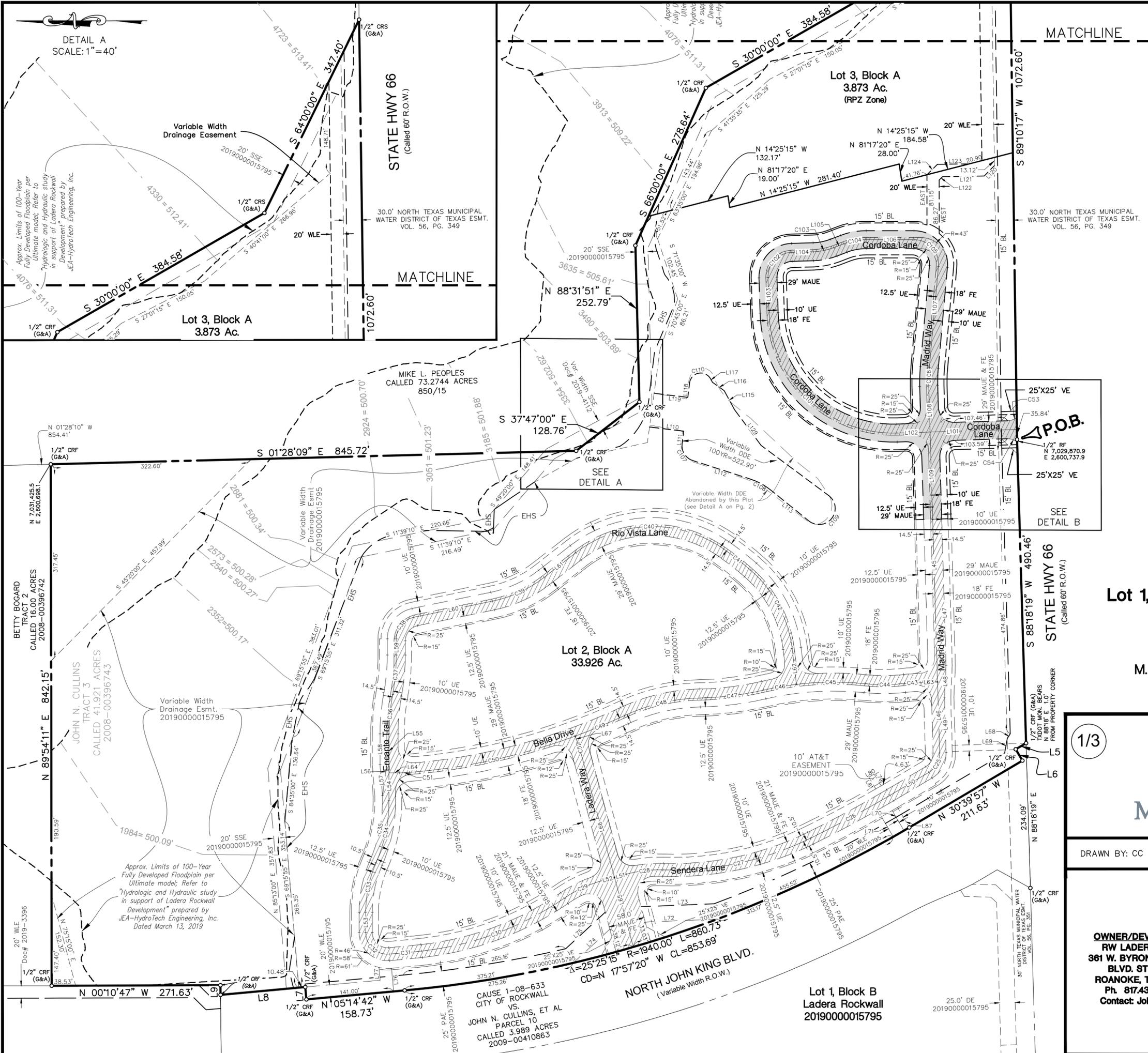
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Closure Error Distance> 0.0000

Total Distance Inversed> 6358.96



**LEGEND**

RF	REBAR FOUND
CRS	CAPPED REBAR SET
CRF	CAPPED REBAR FOUND
BL	BUILDING LINE
UE	UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
PAE	PEDESTRIAN ACCESS EASEMENT
MAUE	MUTUAL ACCESS & UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
LS	LANDSCAPE
DDE	DRAINAGE & DETENTION EASEMENT
EHS	EROSION HAZARDOUS SETBACK
VE	VISIBILITY EASEMENT
FE	FIRELANE EASEMENT
MAE	MUTUAL ACCESS EASEMENT

**FINAL PLAT**  
**Lot 2 & 3, Block A**  
**LADERA ROCKWALL**  
 Being a Replat of  
**Lot 1, Block A, LADERA ROCKWALL**  
 Creating 2 Lots  
 on 37.800 Acres  
 in the  
**M. JONES SURVEY, ABSTRACT NO. 122**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

1/3

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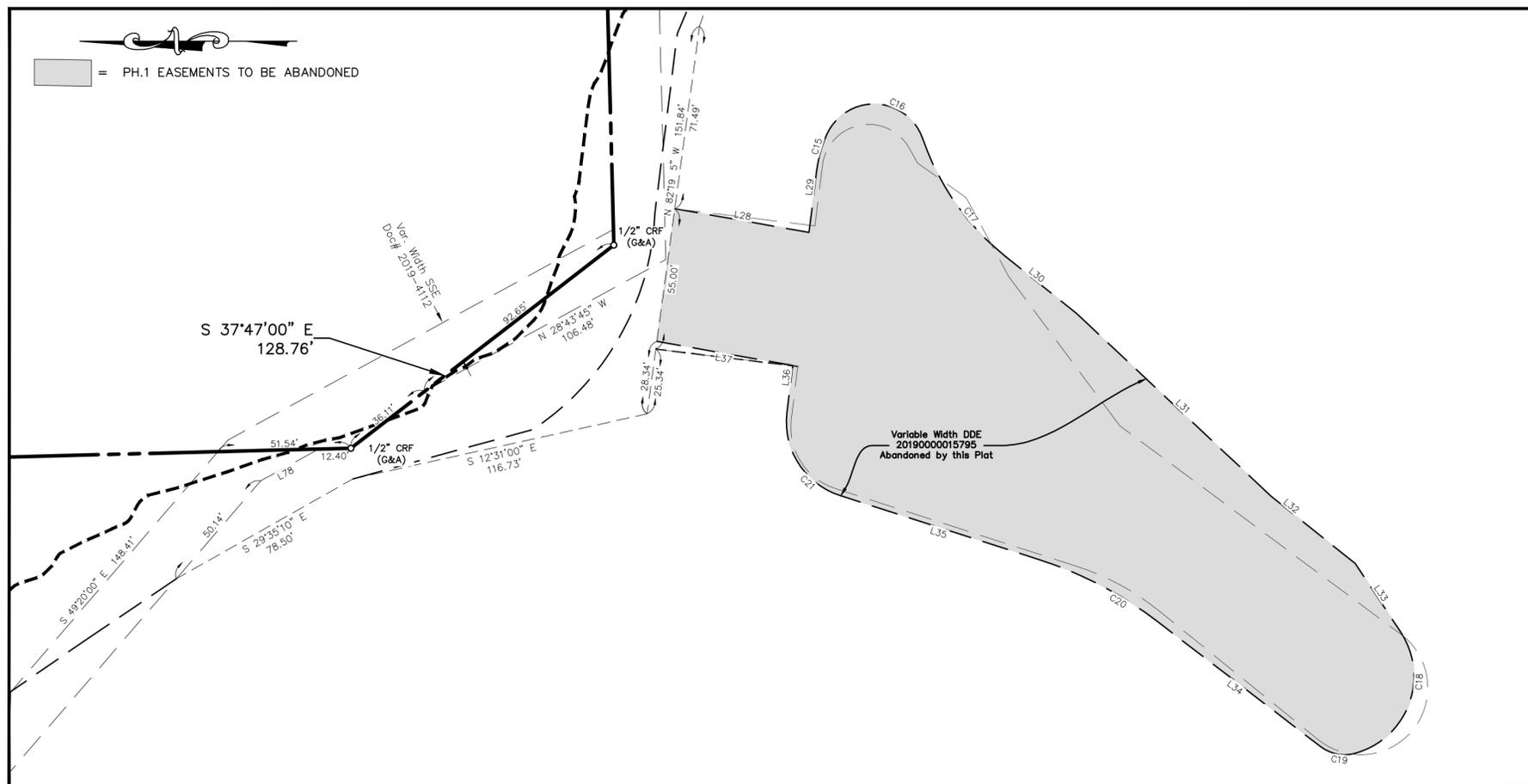
TBPE: 19762 TBPLS: 10194440  
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DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

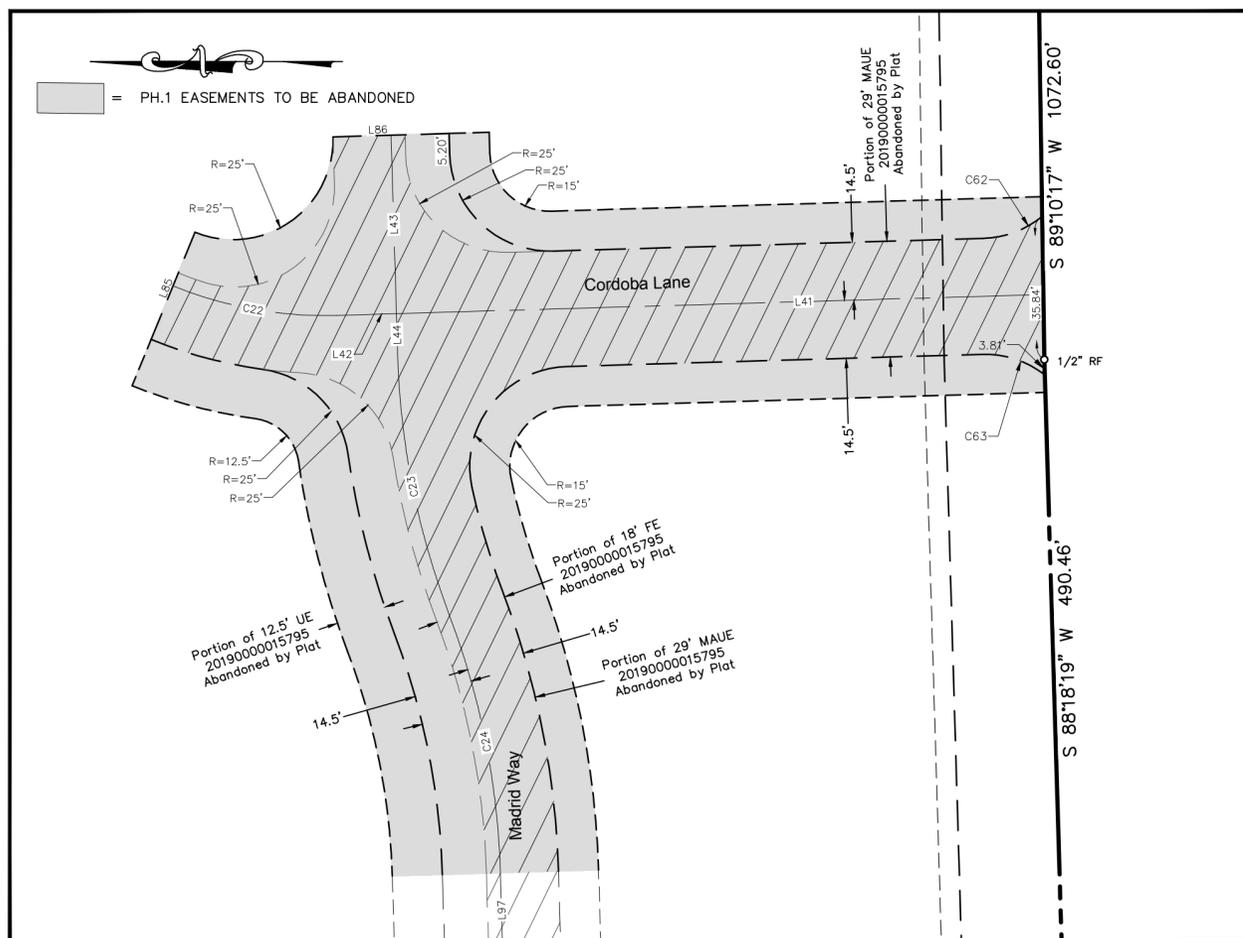
**OWNER/DEVELOPER**  
**RW LADERA, LLC.**  
 361 W. BYRON NELSON  
 BLVD. STE 104  
 ROANOKE, TX 76262  
 Ph. 817.430.3318  
 Contact: John Dellin

Case No. P2022-019

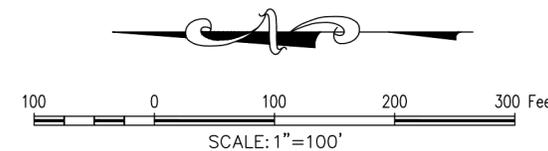
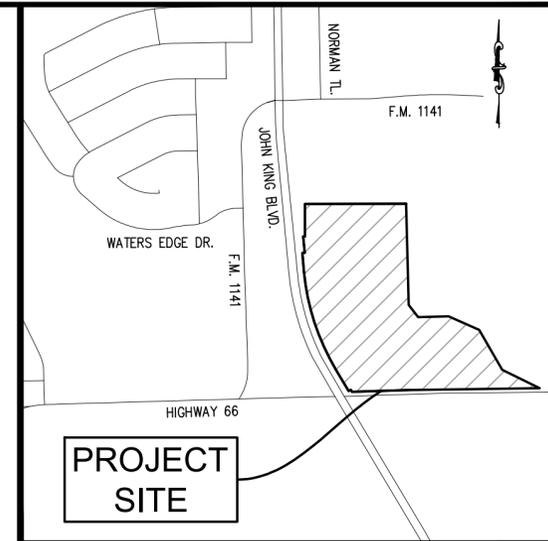
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DETAIL A  
SCALE: 1"=40'



DETAIL B  
Phase 1 Easement Abandonments  
SCALE: 1"=30'



**LEGEND**

RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
CRF	= CAPPED REBAR FOUND
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
P.O.B.	= POINT OF BEGINNING
PAE	= PEDESTRIAN ACCESS EASEMENT
MAUE	= MUTUAL ACCESS & UTILITY EASEMENT
SSE	= SANITARY SEWER EASEMENT
LS	= LANDSCAPE
DDE	= DRAINAGE & DETENTION EASEMENT
EHS	= EROSION HAZARDOUS SETBACK
VE	= VISIBILITY EASEMENT
FE	= FIRELANE EASEMENT
MAE	= MUTUAL ACCESS EASEMENT

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2/3



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Case No. P2022-019

File: Z:\2017\1719\Drawings\fp & const\plata\17191 FP PH.2 BASE  
 Plotted: 4/29/2022 12:30 PM by Alec Bickel; Saved: 4/26/2022 10:19 AM by coopernter

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1R, BLOCK A

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Ladera Rockwall, an addition to the City of Rockwall, recorded in Document Number 20190000016594 of the Plat Records, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the south line of said Lot 1 the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19" W, with the south line of said Lot 1 and the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the most southerly southwest corner of said Lot 1 and being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwestwesterly with the east line of said Lot 1, the 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

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Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

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N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said Lot 1 and the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northwest corner of said Lot 1 and being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the north line of said Lot 1 and the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northerly northeast corner of said Lot 1, being the southeast corner of said 16.000 acre tract and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said Lot 1, and the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract and with the east line of said Lot 1 the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

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THENCE S 89°18'14" W, with the south line of said Lot 1, the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

STATE OF TEXAS :

COUNTY OF Rockwall : We the undersigned owner(s) of the land shown on this plat, and designated herein as the Ladera Rockwall subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Ladera Rockwall subdivision have been notified and signed this plat. I (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 (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

I (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.

WITNESS OUR HAND this \_\_\_\_ day of \_\_\_\_\_, 2022.

John Delin, Authorized Representative

STATE OF TEXAS : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public

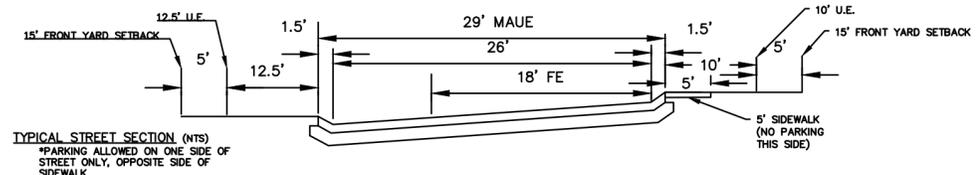
My commission expires the \_\_\_\_ day of \_\_\_\_\_, 2022.

Table with 5 columns: PHASE 1 LINE TABLE, PHASE 1 LINE TABLE, PHASE 1 LINE TABLE, PHASE 1 LINE TABLE, PHASE 2 LINE TABLE. Each column contains a list of line bearings and distances.

Table with 3 columns: PHASE 1 CURVE TABLE, PHASE 1 CURVE TABLE, PHASE 2 CURVE TABLE. Each column contains curve data including radius, delta angle, arc length, and long chord.

NOTES:

- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83.
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property by The John R. McAdams Company.
5. All property corners are 1/2" rebar set with cap stamped "MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. COA is to maintain open space, flood plain/ drainage easements.
9. Lot 3, Block A is located in the Ralph M. Hall Rockwall Municipal Airport, Runway Protection Zone, no building permits shall be issued for this lot.
10. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
11. The Approximate limits of the 100 year fully developed flood plain, as shown hereon, and the associated flood elevations are based on the hydrologic study, performed by JEA-Hydro Tech Engineering, Inc. dated March 13, 2019.



RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this \_\_\_\_ day of \_\_\_\_\_, 2022.

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 \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. W. THAD MURLEY III, RPLS 6802 4/29/22

W. Thad Murley III, RPLS Texas Registration No. 5802

FINAL PLAT Lot 2 & 3, Block A LADERA ROCKWALL Being a Replat of Lot 1, Block A, LADERA ROCKWALL Creating 2 Lots on 37.800 Acres in the M. JONES SURVEY, ABSTRACT NO. 122 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

3/3



The John R. McAdams Company, Inc. 111 Hillside Drive Lewisville, Texas 75057 972.436.9712

201 Country View Drive Roanoke, Texas 76262 940.240.1012 TBPE: 19762 TBPLS: 10194440 www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER RW LADERA, LLC. 361 W. BYRON NELSON BLVD. STE. 104 ROANOKE, TX 76262 Ph. 817.430.3318 Contact: John Delin

Case No. P2022-019



May 5, 2022

TO: Alec Bidwell  
201 Country View Drive  
Roanoke, Tx 76262

COPY: John Delin  
361 W. Byron Nelson Blvd  
Suite 104  
Roanoke, Tx 76262

FROM: Bethany Ross  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2022-019; *Replat for Lots 2 & 3, Block A, Ladera Rockwall*

Mr. Bidwell:

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 May 2, 2022.

Planning and Zoning Commission

On April 26, 2022, the Planning and Zoning Commission approved a motion to approve the replat with the conditions of approval by a vote of 6-0, with Commissioner Womble absent.

City Council

On May 2, 2022, the City Council approved a motion to approve the replat with the conditions of approval by a vote of 7-0.

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:

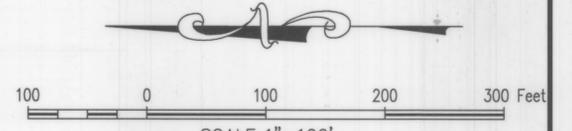
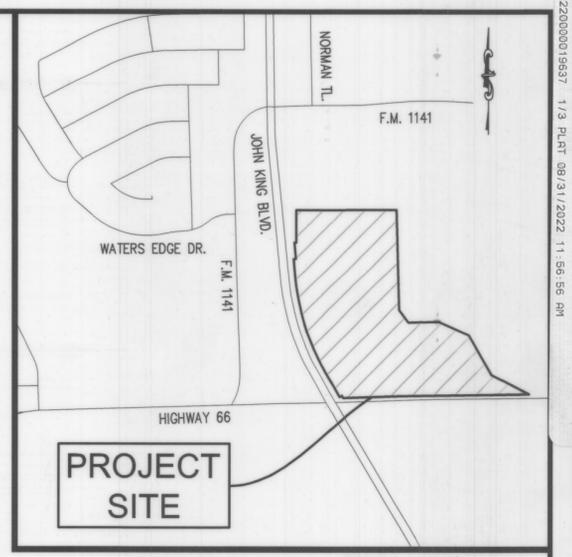
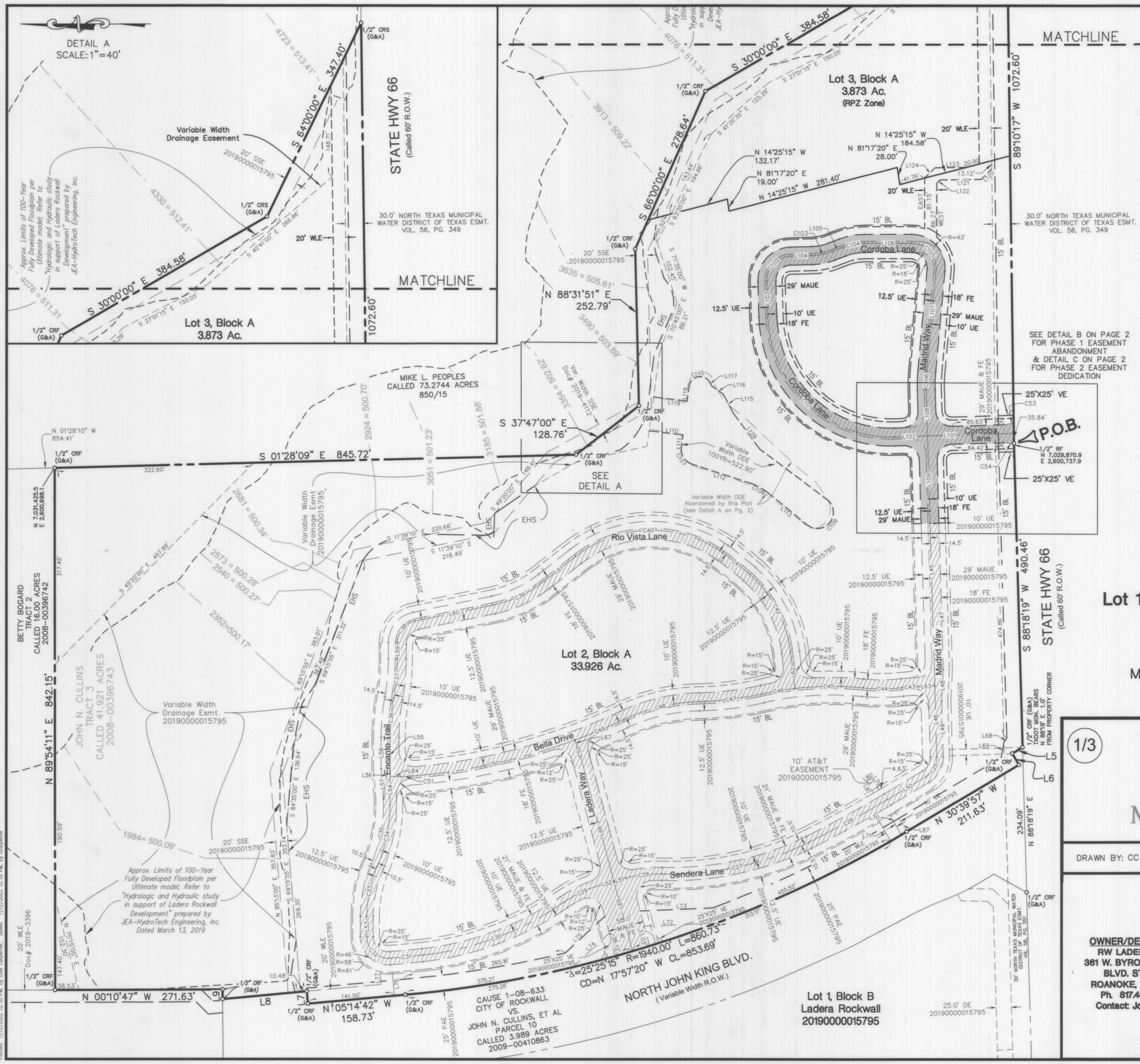
- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (confirm fees with staff) made out to the *Rockwall County Clerk's Office*.

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) 772-6488.

Sincerely,

Bethany Ross  
Planner



**LEGEND**

- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- BL = CAPPED REBAR FOUND
- UE = UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- PAE = PEDESTRIAN ACCESS EASEMENT
- MAUE = MUTUAL ACCESS & UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- LS = LANDSCAPE
- DDE = DRAINAGE & DETENTION EASEMENT
- EHS = EROSION HAZARDOUS SETBACK
- VE = VISIBILITY EASEMENT
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**FINAL PLAT**  
**Lot 2 & 3, Block A**  
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 Being a Replat of  
**Lot 1, Block A, LADERA ROCKWALL**  
 Creating 2 Lots  
 on 37.800 Acres  
 in the  
**M. JONES SURVEY, ABSTRACT NO. 122**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

**1/3**



The John R. McAdams Company, Inc.  
 111 Hillside Drive  
 Lewisville, Texas 75057  
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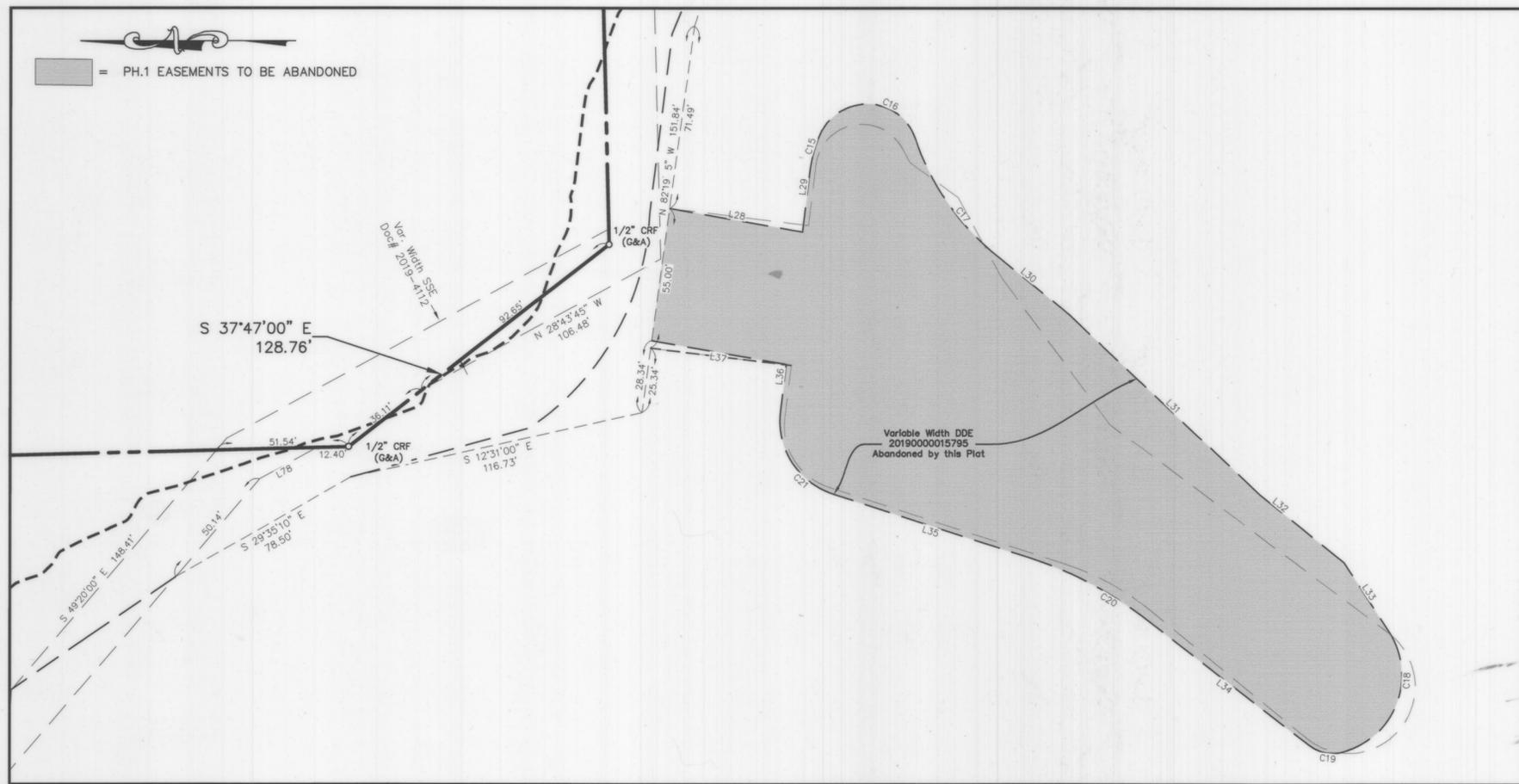
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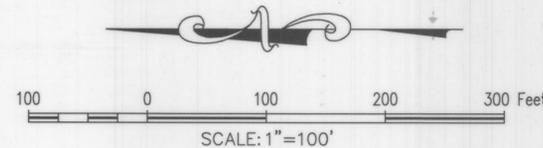
DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. **17191**

**OWNER/DEVELOPER**  
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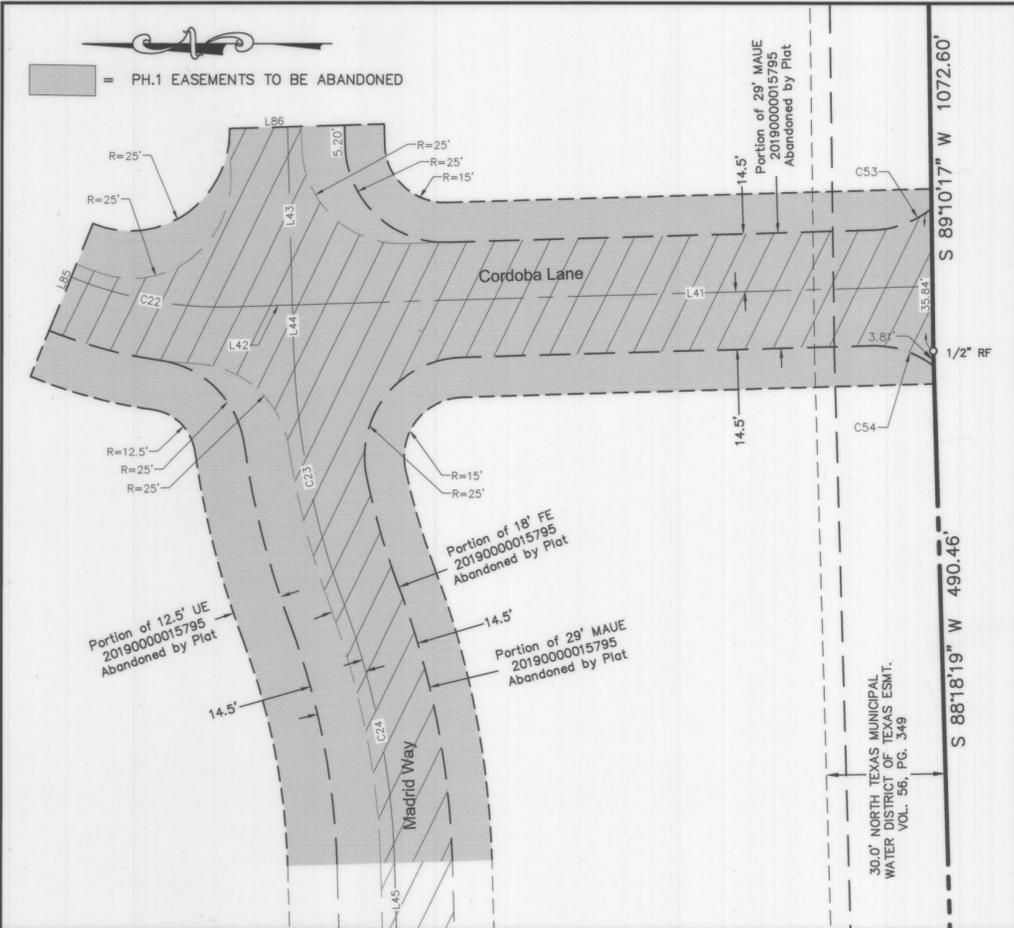
DETAIL A  
SCALE: 1"=40'



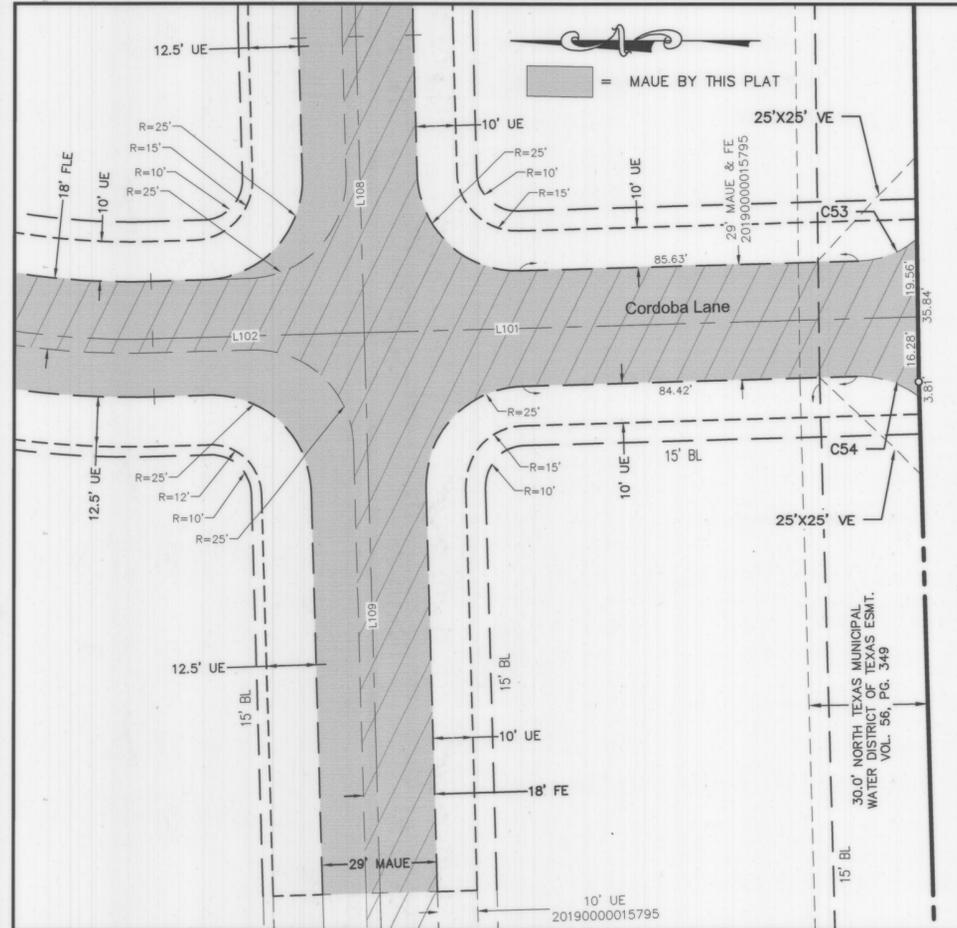
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 CITY OF ROCKWALL  
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DETAIL B  
Phase 1 Easement Abandoned by this Plat  
SCALE: 1"=30'



DETAIL C  
Easement Dedication by this Plat  
See Page 1  
SCALE: 1"=30'

2/3



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File: Z:\2021\17191\Drawings\17191\_P1\_P142.dwg  
 Plotted: 7/12/2022, 12:10 PM, by Cole Carpenter, Sheet: 1/12/2022, 12:10 PM, by colecarpenter

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COUNTY OF Rockwall : We the undersigned owner(s) of the land shown on this plat, and designated herein as the Ladera Rockwall subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Ladera Rockwall subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

I (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.

WITNESS OUR HAND this 20th day of July, 2022.

John Delin, Authorized Representative

STATE OF TEXAS : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of July, 2022.

Elena Lucia Parker, Notary Public

My commission expires the 15th day of September, 2022.



PHASE 1 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C15 to C34.

PHASE 1 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C35 to C54.

PHASE 2 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C101 to C110.

NOTES:

- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83.
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property by The John R. McAdams Company.
5. All property corners are 1/2" rebar set with cap stamped "MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. COA is to maintain open space, flood plain/ drainage easements.
9. Lot 3, Block A is located in the Ralph M. Hall Rockwall Municipal Airport, Runway Protection Zone, no building permits shall be issued for this lot.
10. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plot shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plot, as required under Ordinance 83-54.
11. The Approximate limits of the 100 year fully developed flood plain, as shown hereon, and the associated flood elevations are based on the hydrologic study, performed by JEA-Hydro Tech Engineering, Inc. dated March 13, 2019.

PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L5 to L45.

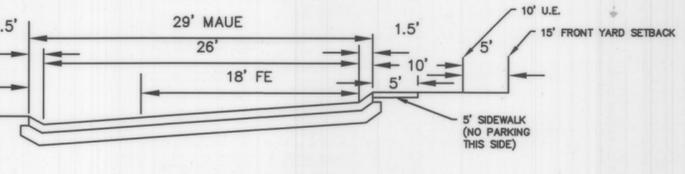
PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L46 to L85.

PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L66 to L87.

PHASE 2 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L101 to L121.

PHASE 2 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L122 to L124.

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191



RECOMMENDED FOR FINAL APPROVAL Planning & Zoning Commission, Chairman Date 8/30/22

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this 2 day of May, 2022.

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

WITNESS OUR HANDS, this 30th day of August, 2022

Mayor, City of Rockwall; Kristy Seague, City Secretary; Amy Williams, P.E., City Engineer



SURVEYOR'S STATEMENT: I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

W. Thad Murley III, RPLS, Texas Registration No. 5802



FINAL PLAT Lot 2 & 3, Block A LADERA ROCKWALL Being a Replat of Lot 1, Block A, LADERA ROCKWALL Creating 2 Lots on 37.800 Acres in the M. JONES SURVEY, ABSTRACT NO. 122 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

3/3 The John R. McAdams Company, Inc. 111 Hillside Drive Lewisville, Texas 75057 972.436.9712 201 Country View Drive Roanoke, Texas 76262 940.240.1012 TBPE: 19762 TBPLS: 10194440 www.gacon.com www.mcadamsco.com

OWNER/DEVELOPER RW LADERA, LLC. 361 W. BYRON NELSON BLVD. STE. 104 ROANOKE, TX 76262 Ph. 817.430.3318 Contact: John Delin

Filed and Recorded Official Public Records Jennifer Fogg, County Clerk Rockwall County, Texas 08/31/2022 11:56:56 AM \$150.00 20220000019637

Case No. P2022-019