



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**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 Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and  
 SUBDIVISION the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the  
 GENERAL LOCATION southwest corner of the intersection of Horizon Road and Summer Lee Drive.

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

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	5.083 Acres	LOTS [CURRENT]	N/A
		LOTS [PROPOSED]	N/A

**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]

<input type="checkbox"/> Agent		<input checked="" type="checkbox"/> APPLICANT	RIV Rockwall LLC
CONTACT PERSON		CONTACT PERSON	Brad Boswell and Asher Hamilton
ADDRESS		ADDRESS	2040 Century Center Blvd Suite #10
CITY, STATE & ZIP		CITY, STATE & ZIP	Irving, TX 75062
PHONE		PHONE	(214) 493-3346
E-MAIL		E-MAIL	bboswell@realtyinvestments.com

### NOTARY VERIFICATION [REQUIRED]

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

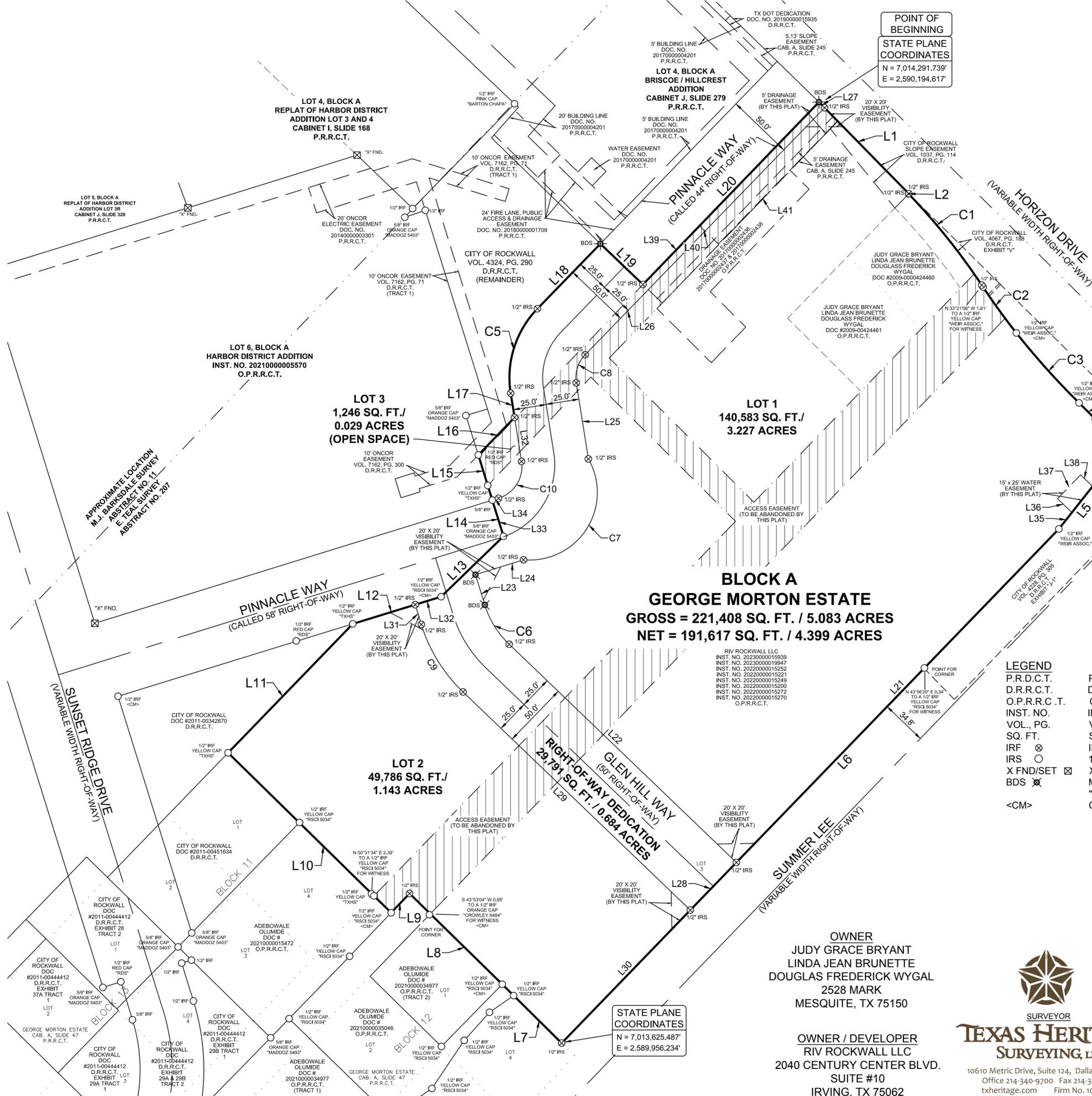
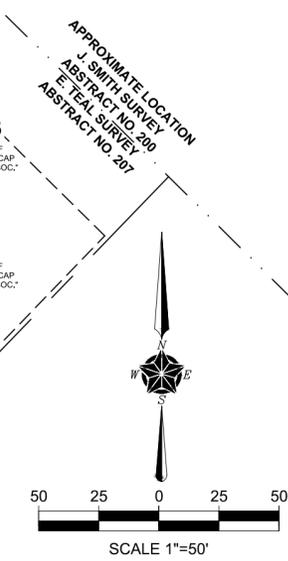
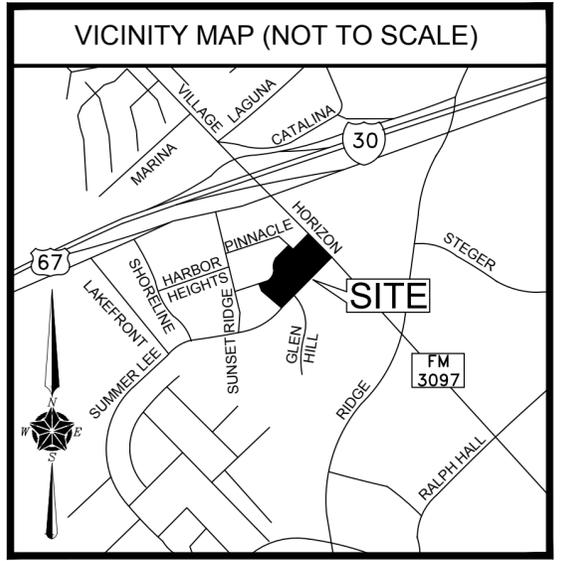
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.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

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



POINT OF BEGINNING  
STATE PLANE COORDINATES  
N = 7,014,291.739'  
E = 2,590,194.617'

**BLOCK A  
GEORGE MORTON ESTATE**  
GROSS = 221,408 SQ. FT. / 5.083 ACRES  
NET = 191,617 SQ. FT. / 4.399 ACRES

RIV ROCKWALL LLC  
INST. NO. 2023000015939  
INST. NO. 2023000015947  
INST. NO. 2022000015252  
INST. NO. 2022000015221  
INST. NO. 2022000015249  
INST. NO. 2022000015200  
INST. NO. 2022000015272  
INST. NO. 2022000015270  
O.P.R.R.C.T.

**LEGEND**

P.R.D.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IRS	1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
X FND/SET	X CUT FOUND/SET
BDS	MAG NAIL SET WITH 2 INCH BRASS WASHER STAMPED "TEXAS HERITAGE SURVEYING & RPLS 5382"
<CM>	CONTROL MONUMENT

**FINAL PLAT  
GEORGE MORTON ESTATE  
LOTS 1, 2 & 3, BLOCK A**  
221,408 SQUARE FEET OR  
5.083 ACRES OF LAND  
SITUATED IN THE  
E. TEAL SURVEY,  
ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

**OWNER**  
JUDY GRACE BRYANT  
LINDA JEAN BRUNETTE  
DOUGLAS FREDERICK WYGAL  
2528 MARK  
MESQUITE, TX 75150

**OWNER / DEVELOPER**  
RIV ROCKWALL LLC  
2040 CENTURY CENTER BLVD.  
SUITE #10  
IRVING, TX 75062

**TEXAS HERITAGE  
SURVEYING, LLC**  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

JOB # 2202266-8 / SCALE= 1" = 50' / DRAWN: KO / 01/31/2024  
PAGE 1 OF 3

**CASE # P2023-008**

STATE PLANE COORDINATES  
N = 7,013,625.487'  
E = 2,589,956.234'

OWNER'S CERTIFICATE  
(PUBLIC DEDICATION)

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being a portion of that tract of land described as George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47, Plat Records, Rockwall County, Texas, and being that same tract of land as shown on the Conveyance Plat of George Morton Estate, Lots 1, 2 & 3, Block A as recorded in Instrument Number 2023000009727, Official Public Records, Rockwall County, Texas, said tract being inclusive of those tracts of land contained in the following deeds:

that tract of land described in Deed Without Warranty to RIV ROCKWALL LLC as recorded in Instrument Number 20230000019947, Official Public Records, Rockwall County, Texas, along with that tract of land described in Special Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20230000015939, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015252, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015221, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015249, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015200, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015272, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015270, Official Public Records, Rockwall County, Texas,

also including that tract of land as described in Special Warranty Deed to Judy Grace Bryant, Linda Jean Brunette, Douglas Frederick Wygal as recorded in Instrument Number 2009-424461, Official Public Records, Rockwall County, Texas, and that tract of land as described in Special Warranty Deed to Judy Grace Bryant, Linda Jean Brunette, Douglas Frederick Wygal as recorded in Instrument Number 2009-424460, Official Public Records, Rockwall County, Texas, together being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail set with 2 inch brass washer stamped "TEXAS HERITAGE SURVEYING & RPLS 5382" for the intersection of the east corner of Pinnacle Way (called 44' right-of-way) and the southwest right-of-way line of Horizon Road (variable width right-of-way);

THENCE along the said southwest right-of-way line of Horizon Road the following bearings and distances;

THENCE South 44 degrees 18 minutes 46 seconds East, a distance of 96.72 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 44 degrees 47 minutes 34 seconds West, a distance of 0.17 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner, same being the start of a tangent curve to the right having a radius of 489.50 feet a delta angle of 10 degrees 20 minutes 09 seconds and a chord bearing and distance of South 38 degrees 37 minutes 33 seconds East 88.18 feet;

THENCE with the curve to the right, an arc distance of 88.30 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve, same being the start of a tangent curve to the left having a radius of 510.50 feet a delta angle of 05 degrees 00 minutes 25 seconds and a chord bearing and distance of South 35 degrees 45 minutes 12 seconds East 44.61 feet, from which a 1/2 inch iron rod found with yellow plastic cap stamped "WEIR ASSOC" bears North 33 degrees 21 minutes 06 seconds West 1.81 feet;

THENCE with the curve to the left, an arc distance of 44.61 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the end of said curve, same being the start of a tangent curve to the right having a radius of 576.50 feet a delta angle of 07 degrees 02 minutes 15 seconds and a chord bearing and distance of South 41 degrees 46 minutes 32 seconds East 70.77 feet;

THENCE with the curve to the right, an arc distance of 70.81 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the end of said curve;

THENCE South 45 degrees 02 minutes 23 seconds East, a distance of 17.32 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the north corner of a clip corner at the intersection of the present northwest right-of-way line of Summer Lee Drive (variable width right-of-way) and said southwest right-of-way line of Horizon Road;

THENCE South 00 degrees 21 minutes 42 seconds East, along the clip corner transition from said Horizon Road to Summer Lee Drive, a distance of 47.83 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for an angle point;

THENCE along the said present northwest right-of-way line of Summer Lee Drive the following bearings and distances;

THENCE South 38 degrees 15 minutes 42 seconds West, a distance of 44.82 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC. for an angle point"

THENCE South 43 degrees 56 minutes 20 seconds West, a distance of 539.17 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" ell corner;

THENCE North 45 degrees 10 minutes 59 seconds West, with said present northwest right-of-way line of Summer Lee Drive, passing at a distance of 50.90 feet a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the southeast corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000035046, Official Public Records, Rockwall County, Texas and continuing for a total distance of 63.07 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000034977, Official Public Records, Rockwall County, Texas;

THENCE North 45 degrees 30 minutes 04 seconds West, along the northeast line of said Olumide Adebowale tracts, a distance of 97.78 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 43 degrees 34 minutes 18 seconds West, along the northwest line of said Adebowale 2021-0000035046 tract, a distance of 20.05 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described in General Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000015472, Official Public Records, Rockwall County, Texas;

THENCE North 45 Degrees 27 minutes 27 seconds West, along the northeast line of said Adebowale 2021-0000015472 tract, passing at a distance of 96.96 feet the north corner of said Adebowale 2021-0000015472 tract, same being the east corner of that tract of land described in General Warranty Deed to City of Rockwall as recorded in Document No. 2011-0000451634, Official Public Records, Rockwall County, Texas, and continuing for a total distance of 172.17 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southeast line of that tract of land described in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 2011-0000342870, Official Public Records, Rockwall County, Texas;

THENCE North 43 degrees 56 minutes 50 seconds East, along the southeast line of RIV ROCKWALL LLC tract 2011-0000342870, a distance of 135.24 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southeast right-of-way line of Pinnacle Way (called 58' right-of-way);

THENCE North 72 degrees 48 minutes 50 seconds East, along the said southeast right-of-way line of Pinnacle Way, a distance of 69.59 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034";

THENCE North 45 degrees 47 minutes 44 seconds East, traversing said Pinnacle Way, a distance of 65.45 feet to a 5/8 inch iron rod found with orange plastic cap stamped "MADDOX 5403" for an angle corner;

THENCE North 17 degrees 11 minutes 07 seconds West, along the northeast end of said Pinnacle way, passing a 5/8 inch iron rod found at a distance of 28.53 feet for the northeast corner of said Pinnacle Way, same being the east corner of Lot 6, Block A, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Document No. 2021000005570, Plat Records, Rockwall County, Texas, and continuing along the south northeast line of said Lot 6, Block A for a total distance of 40.12 feet to a 1/2 inch iron rod found for the south corner of the remainder of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4324, Page 290, Deed Records, Rockwall, County, Texas;

THENCE North 17 degrees 03 minutes 53 seconds West, continuing along the south northeast line of said Lot 6, Block A, a distance of 24.13 feet to a 1/2 inch iron rod found with red plastic cap stamped "RDS";

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said City of Rockwall remainder tract, a distance of 39.31 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an angle point;

THENCE North 08 degrees 59 minutes 31 seconds West, traversing said City of Rockwall remainder tract, a distance of 18.52 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the start of a tangent curve to the right having a radius of 75.00 feet a delta angle of 52 degrees 59 minutes 15 seconds and a chord bearing and distance of North 17 degrees 30 minutes 06 seconds East 66.92 feet;

THENCE along said curve to the right, continuing to traverse said City of Rockwall remainder tract, an arc distance of 69.36 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve;

THENCE North 43 degrees 59 minutes 44 seconds East, continuing to traverse said City of Rockwall remainder tract, a distance of 68.22 feet to a Mag Nail set with 2 inch brass washer stamped "TEXAS HERITAGE SURVEYING & RPLS 5382" for the south corner of Lot 4, Block A, Briscoe / Hillcrest Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 279, Plat Records, Rockwall County, Texas;

THENCE South 46 degrees 06 minutes 56 seconds East along the northeast line of said City of Rockwall remainder tract, along the southwest end of Pinnacle Way, a distance of 44.37 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the south corner of said Pinnacle Way at the northwest line of the northwest 20' easement of the George Morton Estate plat;

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said Pinnacle Way, a distance of 191.14 feet to the POINT OF BEGINNING and containing 221,408 square feet of 5.083 acres of land more or less.

PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	96.72'	S44°18'46"E	L11	135.24'	N43°56'50"E	L21	349.69'	N43°56'20"E	L31	15.66'	N17°11'10"W
L2	0.17'	S44°47'34"W	L12	69.59'	N72°48'50"E	L22	237.45'	S46°03'40"E	L32	20.42'	S72°48'56"W
L3	17.32'	S45°02'23"E	L13	65.45'	N45°47'44"E	L23	23.92'	S17°11'10"E	L32	33.63'	S8°59'29"E
L4	47.83'	S0°21'42"E	L14	40.12'	N17°11'07"W	L24	37.91'	S72°48'50"W	L33	28.54'	S17°11'09"E
L5	44.82'	S38°15'42"W	L15	24.13'	N17°03'53"W	L25	58.21'	S8°59'31"E	L34	4.92'	N72°48'50"E
L6	539.17'	S43°56'20"W	L16	39.31'	N43°53'04"E	L26	68.31'	S43°59'44"W			
L7	63.07'	N45°10'59"W	L17	18.52'	N8°59'31"W	L27	5.63'	N46°06'56"W			
L8	97.78'	N45°30'04"W	L18	68.22'	N43°59'44"E	L28	50.00'	N43°56'17"E			
L9	20.05'	S43°34'18"W	L19	44.37'	S46°06'56"E	L29	237.45'	N46°03'40"W			
L10	172.17'	N45°27'27"W	L20	191.14'	N43°53'04"E	L30	139.50'	N43°56'20"E			

BOUNDARY CURVE TABLE					INSIDE CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	88.30'	489.50'	10°20'09"	S38°37'33"E 88.18'	C7	111.15'	51.00'	124°52'19"	S32°39'00"W 90.42'
C2	44.61'	510.50'	5°00'25"	S35°45'12"E 44.60'	C8	23.12'	25.00'	52°59'15"	S17°30'06"W 22.31'
C3	70.81'	576.50'	7°02'15"	S41°46'32"E 70.77'	C9	60.48'	120.00'	28°52'29"	N31°37'25"W 59.84'
C5	69.36'	75.00'	52°59'15"	N17°30'06"E 66.92'	C10	35.69'	25.00'	81°48'21"	S31°54'39"W 32.74'
C6	35.28'	70.00'	28°52'29"	S31°37'25"E 34.91'					

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L35	15.89'	N38°15'42"E
L36	15.00'	N46°03'40"W
L37	25.00'	N43°56'20"E
L38	12.51'	S46°03'40"E
L39	61.44'	N43°53'04"E
L40	19.75'	N46°00'16"W
L41	129.11'	S43°59'44"W

OWNER  
JUDY GRACE BRYANT  
LINDA JEAN BRUNETTE  
DOUGLAS FREDERICK WYGAL  
2528 MARK  
MESQUITE, TX 75150

OWNER / DEVELOPER  
RIV ROCKWALL LLC  
2040 CENTURY CENTER BLVD.  
SUITE #10  
IRVING, TX 75062



**TEXAS HERITAGE**  
SURVEYING, LLC  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

**FINAL PLAT**  
**GEORGE MORTON ESTATE**  
**LOTS 1, 2 & 3, BLOCK A**  
221,408 SQUARE FEET OR  
5.083 ACRES OF LAND  
SITUATED IN THE  
E. TEAL SURVEY,  
ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
JOB # 2202266-8 / SCALE= 1" = 50' / DRAWN: KO / 01/31/2024  
PAGE 2 OF 3

**CASE # P2023-008**

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

THAT THE CITY OF ROCKWALL, acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as **GEORGE MORTON ESTATE, LOTS 1, 2 & 3, BLOCK A**, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the GEORGE MORTON ESTATE, LOTS 1,2 & 3, BLOCK A 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 GEORGE MORTON ESTATE, LOTS 1,2 & 3, BLOCK A 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.

GENERAL NOTES

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

OWNER'S DEDICATION CONTINUED

CI (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.

RIV ROCKWALL LLC

\_\_\_\_\_  
ASHER HAMILTON - PARTNER

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ASHER HAMILTON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

\_\_\_\_\_  
JUDY GRACE BRYANT, INDIVIDUALLY

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JUDY GRACE BRYANT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

\_\_\_\_\_  
DOUGLASS FREDRICK WYGAL, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE

OF LINDA DOUGLASS BRUNETTE, DECEASED

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DOUGLASS FREDRICK WYGAL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, J.R. JANUARY, a Registered Professional Land Surveyor R.P.L.S. 5382, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

\_\_\_\_\_  
SURVEYOR

\_\_\_\_\_  
REGISTERED PUBLIC SURVEYOR NO.

CITY SIGNATURE BLOCK

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION 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 THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR, CITY OF ROCKWALL

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
CITY ENGINEER

**OWNER**  
JUDY GRACE BRYANT  
LINDA JEAN BRUNETTE  
DOUGLAS FREDERICK WYGAL  
2528 MARK  
MESQUITE, TX 75150

**OWNER / DEVELOPER**  
RIV ROCKWALL LLC  
2040 CENTURY CENTER BLVD.  
SUITE #10  
IRVING, TX 75062



**FINAL PLAT**  
**GEORGE MORTON ESTATE**  
**LOTS 1, 2 & 3, BLOCK A**  
221,408 SQUARE FEET OR  
5.083 ACRES OF LAND  
SITUATED IN THE  
E. TEAL SURVEY,  
ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
JOB # 2202266-8 / SCALE= 1" = 50' / DRAWN: KO / 01/31/2024  
PAGE 3 OF 3  
**CASE # P2023-008**



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**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 Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and  
 SUBDIVISION the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the  
 GENERAL LOCATION southwest corner of the intersection of Horizon Road and Summer Lee Drive.

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

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	5.083 Acres	LOTS [CURRENT]	N/A
		LOTS [PROPOSED]	N/A

**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]

<input type="checkbox"/> Agent		<input checked="" type="checkbox"/> APPLICANT	RIV Rockwall LLC
CONTACT PERSON		CONTACT PERSON	Brad Boswell and Asher Hamilton
ADDRESS		ADDRESS	2040 Century Center Blvd Suite #10
CITY, STATE & ZIP		CITY, STATE & ZIP	Irving, TX 75062
PHONE		PHONE	(214) 493-3346
E-MAIL		E-MAIL	bboswell@realtyinvestments.com

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

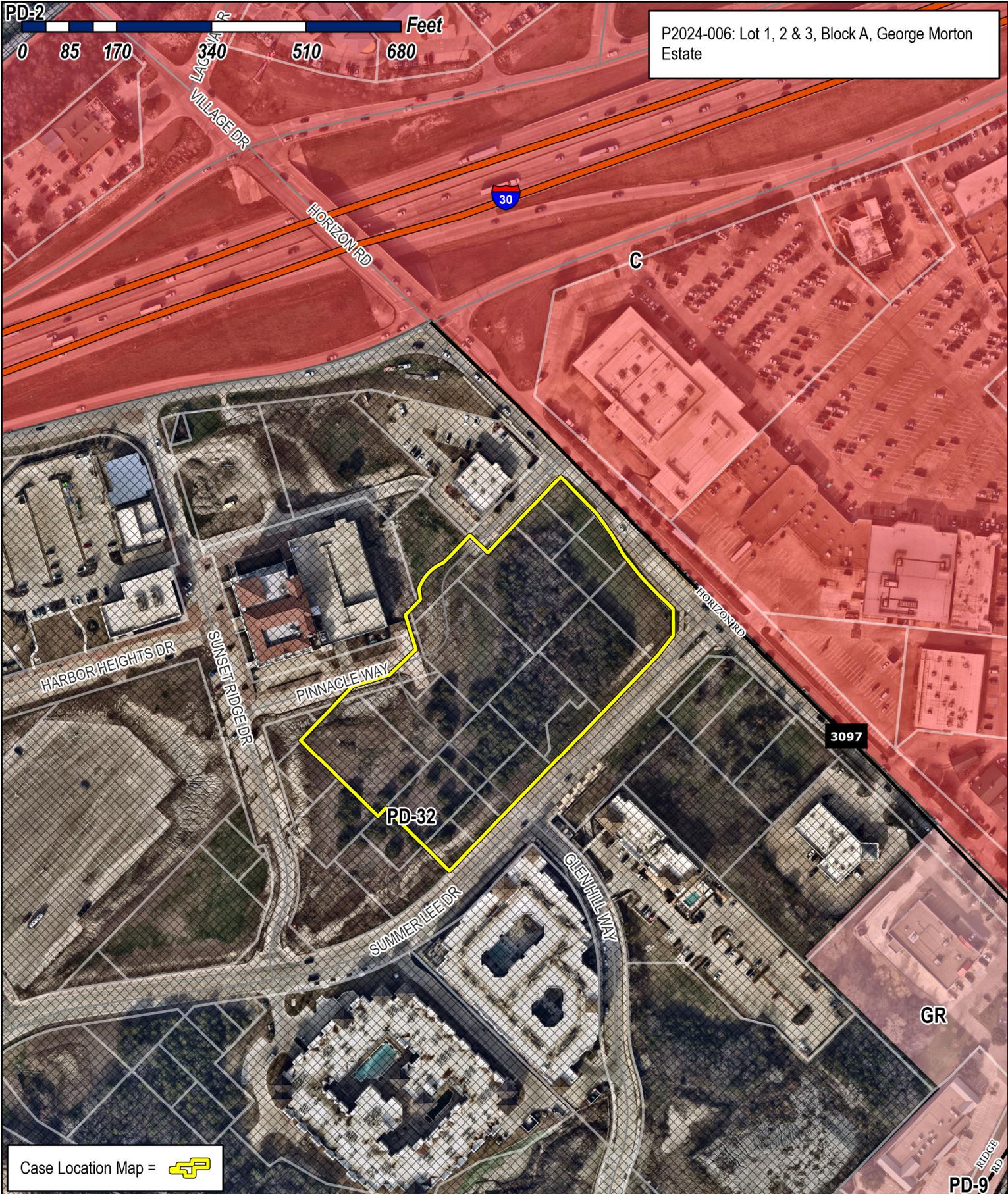
OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



P2024-006: Lot 1, 2 & 3, Block A, George Morton Estate



Case Location Map = 

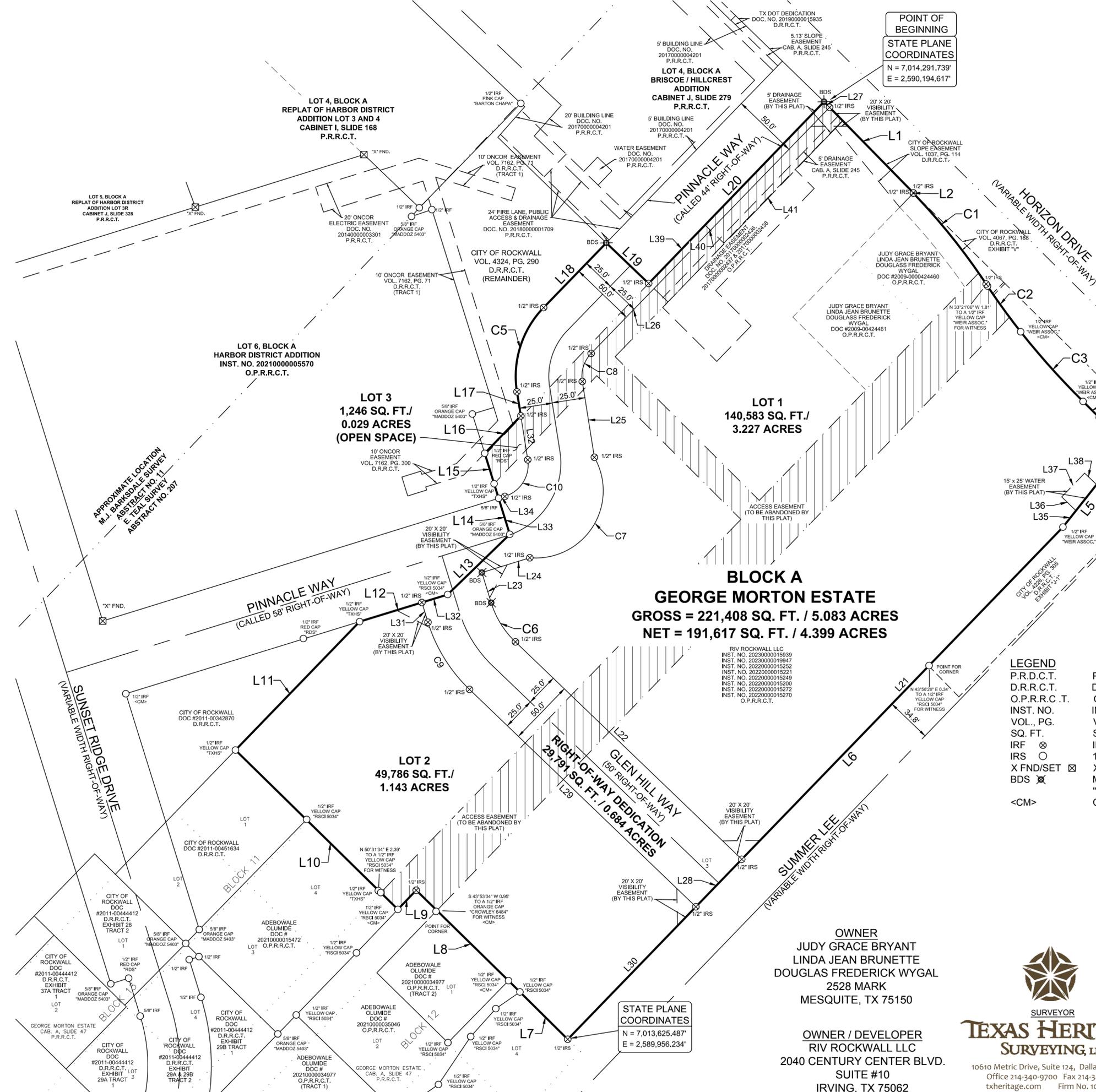
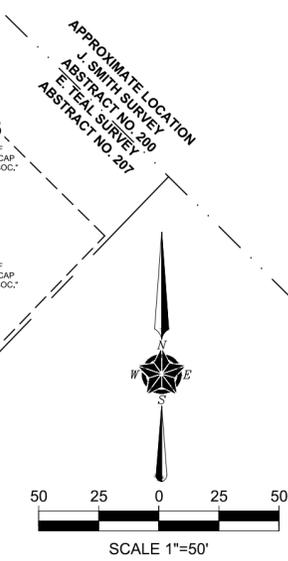
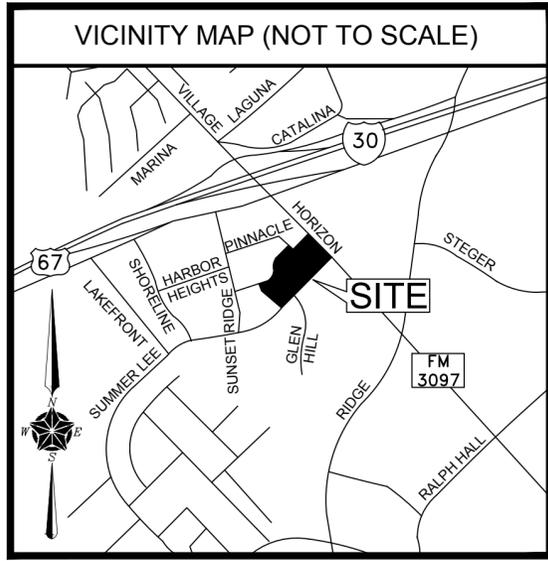


# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (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.





POINT OF BEGINNING  
STATE PLANE COORDINATES  
N = 7,014,291.739'  
E = 2,590,194.617'

**BLOCK A  
GEORGE MORTON ESTATE**  
GROSS = 221,408 SQ. FT. / 5.083 ACRES  
NET = 191,617 SQ. FT. / 4.399 ACRES

RIV ROCKWALL LLC  
INST. NO. 2023000015939  
INST. NO. 2023000015947  
INST. NO. 2022000015252  
INST. NO. 2022000015221  
INST. NO. 2022000015249  
INST. NO. 2022000015200  
INST. NO. 2022000015272  
INST. NO. 2022000015270  
O.P.R.R.C.T.

- LEGEND**
- P.R.D.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
  - D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
  - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
  - INST. NO. INSTRUMENT NUMBER
  - VOL., PG. VOLUME, PAGE
  - SQ. FT. SQUARE FEET
  - IRF IRON ROD FOUND
  - IRS 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
  - X FND/SET X CUT FOUND/SET
  - BDS MAG NAIL SET WITH 2 INCH BRASS WASHER STAMPED "TEXAS HERITAGE SURVEYING & RPLS 5382"
  - <CM> CONTROL MONUMENT

**FINAL PLAT  
GEORGE MORTON ESTATE  
LOTS 1, 2 & 3, BLOCK A**  
221,408 SQUARE FEET OR  
5.083 ACRES OF LAND  
SITUATED IN THE  
E. TEAL SURVEY,  
ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

**OWNER**  
JUDY GRACE BRYANT  
LINDA JEAN BRUNETTE  
DOUGLAS FREDERICK WYGAL  
2528 MARK  
MESQUITE, TX 75150

**OWNER / DEVELOPER**  
RIV ROCKWALL LLC  
2040 CENTURY CENTER BLVD.  
SUITE #10  
IRVING, TX 75062

**TEXAS HERITAGE  
SURVEYING, LLC**  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

JOB # 2202266-8 / SCALE= 1" = 50' / DRAWN: KO / 01/31/2024  
PAGE 1 OF 3

**CASE # P2023-008**

OWNER'S CERTIFICATE  
(PUBLIC DEDICATION)

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being a portion of that tract of land described as George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47, Plat Records, Rockwall County, Texas, and being that same tract of land as shown on the Conveyance Plat of George Morton Estate, Lots 1, 2 & 3, Block A as recorded in Instrument Number 2023000009727, Official Public Records, Rockwall County, Texas, said tract being inclusive of those tracts of land contained in the following deeds:

that tract of land described in Deed Without Warranty to RIV ROCKWALL LLC as recorded in Instrument Number 20230000019947, Official Public Records, Rockwall County, Texas, along with that tract of land described in Special Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20230000015939, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015252, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015221, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015249, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015200, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015272, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015270, Official Public Records, Rockwall County, Texas,

also including that tract of land as described in Special Warranty Deed to Judy Grace Bryant, Linda Jean Brunette, Douglas Frederick Wygal as recorded in Instrument Number 2009-424461, Official Public Records, Rockwall County, Texas, and that tract of land as described in Special Warranty Deed to Judy Grace Bryant, Linda Jean Brunette, Douglas Frederick Wygal as recorded in Instrument Number 2009-424460, Official Public Records, Rockwall County, Texas, together being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail set with 2 inch brass washer stamped "TEXAS HERITAGE SURVEYING & RPLS 5382" for the intersection of the east corner of Pinnacle Way (called 44' right-of-way) and the southwest right-of-way line of Horizon Road (variable width right-of-way);

THENCE along the said southwest right-of-way line of Horizon Road the following bearings and distances;

THENCE South 44 degrees 18 minutes 46 seconds East, a distance of 96.72 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 44 degrees 47 minutes 34 seconds West, a distance of 0.17 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner, same being the start of a tangent curve to the right having a radius of 489.50 feet a delta angle of 10 degrees 20 minutes 09 seconds and a chord bearing and distance of South 38 degrees 37 minutes 33 seconds East 88.18 feet;

THENCE with the curve to the right, an arc distance of 88.30 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve, same being the start of a tangent curve to the left having a radius of 510.50 feet a delta angle of 05 degrees 00 minutes 25 seconds and a chord bearing and distance of South 35 degrees 45 minutes 12 seconds East 44.61 feet, from which a 1/2 inch iron rod found with yellow plastic cap stamped "WEIR ASSOC" bears North 33 degrees 21 minutes 06 seconds West 1.81 feet;

THENCE with the curve to the left, an arc distance of 44.61 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the end of said curve, same being the start of a tangent curve to the right having a radius of 576.50 feet a delta angle of 07 degrees 02 minutes 15 seconds and a chord bearing and distance of South 41 degrees 46 minutes 32 seconds East 70.77 feet;

THENCE with the curve to the right, an arc distance of 70.81 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the end of said curve;

THENCE South 45 degrees 02 minutes 23 seconds East, a distance of 17.32 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the north corner of a clip corner at the intersection of the present northwest right-of-way line of Summer Lee Drive (variable width right-of-way) and said southwest right-of-way line of Horizon Road;

THENCE South 00 degrees 21 minutes 42 seconds East, along the clip corner transition from said Horizon Road to Summer Lee Drive, a distance of 47.83 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for an angle point;

THENCE along the said present northwest right-of-way line of Summer Lee Drive the following bearings and distances;

THENCE South 38 degrees 15 minutes 42 seconds West, a distance of 44.82 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC. for an angle point"

THENCE South 43 degrees 56 minutes 20 seconds West, a distance of 539.17 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" ell corner;

THENCE North 45 degrees 10 minutes 59 seconds West, with said present northwest right-of-way line of Summer Lee Drive, passing at a distance of 50.90 feet a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the southeast corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000035046, Official Public Records, Rockwall County, Texas and continuing for a total distance of 63.07 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000034977, Official Public Records, Rockwall County, Texas;

THENCE North 45 degrees 30 minutes 04 seconds West, along the northeast line of said Olumide Adebowale tracts, a distance of 97.78 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 43 degrees 34 minutes 18 seconds West, along the northwest line of said Adebowale 2021-0000035046 tract, a distance of 20.05 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described in General Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000015472, Official Public Records, Rockwall County, Texas;

THENCE North 45 Degrees 27 minutes 27 seconds West, along the northeast line of said Adebowale 2021-0000015472 tract, passing at a distance of 96.96 feet the north corner of said Adebowale 2021-0000015472 tract, same being the east corner of that tract of land described in General Warranty Deed to City of Rockwall as recorded in Document No. 2011-0000451634, Official Public Records, Rockwall County, Texas, and continuing for a total distance of 172.17 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southeast line of that tract of land described in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 2011-0000342870, Official Public Records, Rockwall County, Texas;

THENCE North 43 degrees 56 minutes 50 seconds East, along the southeast line of RIV ROCKWALL LLC tract 2011-0000342870, a distance of 135.24 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southeast right-of-way line of Pinnacle Way (called 58' right-of-way);

THENCE North 72 degrees 48 minutes 50 seconds East, along the said southeast right-of-way line of Pinnacle Way, a distance of 69.59 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034";

THENCE North 45 degrees 47 minutes 44 seconds East, traversing said Pinnacle Way, a distance of 65.45 feet to a 5/8 inch iron rod found with orange plastic cap stamped "MADDOX 5403" for an angle corner;

THENCE North 17 degrees 11 minutes 07 seconds West, along the northeast end of said Pinnacle way, passing a 5/8 inch iron rod found at a distance of 28.53 feet for the northeast corner of said Pinnacle Way, same being the east corner of Lot 6, Block A, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Document No. 2021000005570, Plat Records, Rockwall County, Texas, and continuing along the south northeast line of said Lot 6, Block A for a total distance of 40.12 feet to a 1/2 inch iron rod found for the south corner of the remainder of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4324, Page 290, Deed Records, Rockwall, County, Texas;

THENCE North 17 degrees 03 minutes 53 seconds West, continuing along the south northeast line of said Lot 6, Block A, a distance of 24.13 feet to a 1/2 inch iron rod found with red plastic cap stamped "RDS";

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said City of Rockwall remainder tract, a distance of 39.31 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an angle point;

THENCE North 08 degrees 59 minutes 31 seconds West, traversing said City of Rockwall remainder tract, a distance of 18.52 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the start of a tangent curve to the right having a radius of 75.00 feet a delta angle of 52 degrees 59 minutes 15 seconds and a chord bearing and distance of North 17 degrees 30 minutes 06 seconds East 66.92 feet;

THENCE along said curve to the right, continuing to traverse said City of Rockwall remainder tract, an arc distance of 69.36 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve;

THENCE North 43 degrees 59 minutes 44 seconds East, continuing to traverse said City of Rockwall remainder tract, a distance of 68.22 feet to a Mag Nail set with 2 inch brass washer stamped "TEXAS HERITAGE SURVEYING & RPLS 5382" for the south corner of Lot 4, Block A, Briscoe / Hillcrest Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 279, Plat Records, Rockwall County, Texas;

THENCE South 46 degrees 06 minutes 56 seconds East along the northeast line of said City of Rockwall remainder tract, along the southwest end of Pinnacle Way, a distance of 44.37 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the south corner of said Pinnacle Way at the northwest line of the northwest 20' easement of the George Morton Estate plat;

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said Pinnacle Way, a distance of 191.14 feet to the POINT OF BEGINNING and containing 221,408 square feet of 5.083 acres of land more or less.

PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	96.72'	S44°18'46"E	L11	135.24'	N43°56'50"E	L21	349.69'	N43°56'20"E	L31	15.66'	N17°11'10"W
L2	0.17'	S44°47'34"W	L12	69.59'	N72°48'50"E	L22	237.45'	S46°03'40"E	L32	20.42'	S72°48'56"W
L3	17.32'	S45°02'23"E	L13	65.45'	N45°47'44"E	L23	23.92'	S17°11'10"E	L32	33.63'	S8°59'29"E
L4	47.83'	S0°21'42"E	L14	40.12'	N17°11'07"W	L24	37.91'	S72°48'50"W	L33	28.54'	S17°11'09"E
L5	44.82'	S38°15'42"W	L15	24.13'	N17°03'53"W	L25	58.21'	S8°59'31"E	L34	4.92'	N72°48'50"E
L6	539.17'	S43°56'20"W	L16	39.31'	N43°53'04"E	L26	68.31'	S43°59'44"W			
L7	63.07'	N45°10'59"W	L17	18.52'	N8°59'31"W	L27	5.63'	N46°06'56"W			
L8	97.78'	N45°30'04"W	L18	68.22'	N43°59'44"E	L28	50.00'	N43°56'17"E			
L9	20.05'	S43°34'18"W	L19	44.37'	S46°06'56"E	L29	237.45'	N46°03'40"W			
L10	172.17'	N45°27'27"W	L20	191.14'	N43°53'04"E	L30	139.50'	N43°56'20"E			

BOUNDARY CURVE TABLE					INSIDE CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	88.30'	489.50'	10°20'09"	S38°37'33"E 88.18'	C7	111.15'	51.00'	124°52'19"	S32°39'00"W 90.42'
C2	44.61'	510.50'	5°00'25"	S35°45'12"E 44.60'	C8	23.12'	25.00'	52°59'15"	S17°30'06"W 22.31'
C3	70.81'	576.50'	7°02'15"	S41°46'32"E 70.77'	C9	60.48'	120.00'	28°52'29"	N31°37'25"W 59.84'
C5	69.36'	75.00'	52°59'15"	N17°30'06"E 66.92'	C10	35.69'	25.00'	81°48'21"	S31°54'39"W 32.74'
C6	35.28'	70.00'	28°52'29"	S31°37'25"E 34.91'					

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L35	15.89'	N38°15'42"E
L36	15.00'	N46°03'40"W
L37	25.00'	N43°56'20"E
L38	12.51'	S46°03'40"E
L39	61.44'	N43°53'04"E
L40	19.75'	N46°00'16"W
L41	129.11'	S43°59'44"W

OWNER  
JUDY GRACE BRYANT  
LINDA JEAN BRUNETTE  
DOUGLAS FREDERICK WYGAL  
2528 MARK  
MESQUITE, TX 75150

OWNER / DEVELOPER  
RIV ROCKWALL LLC  
2040 CENTURY CENTER BLVD.  
SUITE #10  
IRVING, TX 75062



**TEXAS HERITAGE**  
SURVEYING, LLC  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

**FINAL PLAT**  
**GEORGE MORTON ESTATE**  
**LOTS 1, 2 & 3, BLOCK A**  
221,408 SQUARE FEET OR  
5.083 ACRES OF LAND  
SITUATED IN THE  
E. TEAL SURVEY,  
ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
JOB # 2202266-8 / SCALE= 1" = 50' / DRAWN: KO / 01/31/2024  
PAGE 2 OF 3

**CASE # P2023-008**

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

THAT THE CITY OF ROCKWALL, acting herein by and through it's duly authorized officers, do hereby adopt this plat designating the herein above described property as **GEORGE MORTON ESTATE, LOTS 1, 2 & 3, BLOCK A**, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the GEORGE MORTON ESTATE, LOTS 1,2 & 3, BLOCK A 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 GEORGE MORTON ESTATE, LOTS 1,2 & 3, BLOCK A 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.

GENERAL NOTES

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

OWNER'S DEDICATION CONTINUED

CI (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.

RIV ROCKWALL LLC

\_\_\_\_\_  
ASHER HAMILTON - PARTNER

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ASHER HAMILTON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

\_\_\_\_\_  
JUDY GRACE BRYANT, INDIVIDUALLY

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JUDY GRACE BRYANT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

\_\_\_\_\_  
DOUGLASS FREDRICK WYGAL, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF LINDA DOUGLASS BRUNETTE, DECEASED

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DOUGLASS FREDRICK WYGAL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, J.R. JANUARY, a Registered Professional Land Surveyor R.P.L.S. 5382, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

\_\_\_\_\_  
SURVEYOR

\_\_\_\_\_  
REGISTERED PUBLIC SURVEYOR NO.

CITY SIGNATURE BLOCK

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION 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 THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR, CITY OF ROCKWALL

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
CITY ENGINEER

**OWNER**  
JUDY GRACE BRYANT  
LINDA JEAN BRUNETTE  
DOUGLAS FREDERICK WYGAL  
2528 MARK  
MESQUITE, TX 75150

**OWNER / DEVELOPER**  
RIV ROCKWALL LLC  
2040 CENTURY CENTER BLVD.  
SUITE #10  
IRVING, TX 75062



**FINAL PLAT**  
**GEORGE MORTON ESTATE**  
**LOTS 1, 2 & 3, BLOCK A**  
221,408 SQUARE FEET OR  
5.083 ACRES OF LAND  
SITUATED IN THE  
E. TEAL SURVEY,  
ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
JOB # 2202266-8 / SCALE= 1" = 50' / DRAWN: KO / 01/31/2024  
PAGE 3 OF 3  
**CASE # P2023-008**

# PROJECT COMMENTS



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

DATE: 2/23/2024

PROJECT NUMBER: P2024-006  
PROJECT NAME: Lot 1, 2 &3, Block A, George Morton Estate  
SITE ADDRESS/LOCATIONS:  
CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/23/2024	Approved w/ Comments

02/23/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1, 2 & 3, Block A, George Morton Estates Addition being a 3.59-acre tract of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2024-006) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

Final Plat  
Lots 4-6, Block A  
George Morton Estate Addition  
Being a Replat of  
Lots 1-3, Block A  
George Morton Estate Addition  
Being three (3) lots  
5.083-Acres Or 221,408 SF  
Situated within the  
E. Teal Survey, Abstract No. 207  
City of Rockwall, Rockwall County, Texas

M.5 Please label the right-of-way widths and street centerlines. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances). Please remove the

variable width right-of-way and provide dimensions of the right-of-way adjacent to the right-of-way at the property corners.

M.6 Please verify the legal description. In addition, please make sure the degree, feet, and second on the plat and in the legal description are two (2) digits (e.g. 00° 00' 00"). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please update the signature block and standard plat wording to be in conformance with the subdivision ordinance (i.e. Section 38-7(7)(D)(1)(a)(2), Section 38-7(7)(D)(3)). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.9 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

- Planning and Zoning Work Session: February 27, 2024
- Parks Board Meeting: March 5, 2024
- Planning and Zoning Meeting: March 12, 2024
- City Council Meeting: March 18, 2024

I.10 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/23/2024	Approved w/ Comments

- 02/23/2024: 1. Sight Visibility and sidewalk easement.
- 2. Portion on drainage will have to be abandoned. Building may not be within easement.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/20/2024	Approved

No Comments

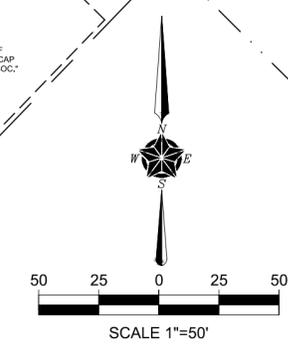
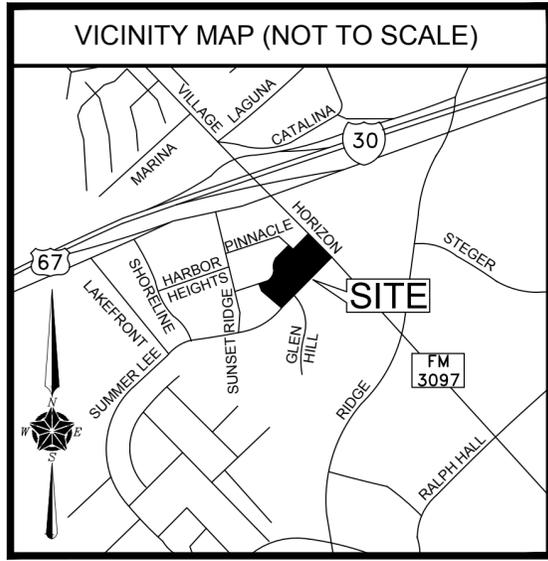
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/20/2024	Approved

- 02/20/2024: P2024-006 (Final Plat)
- Park District 17
- Cash In Lieu of Land: \$263.01 x 176 lots = \$46,289.76

Pro Rata Equipment Fee:  $\$246.84 \times 176 \text{ lots} = \$43,443.84$

Total per lot x lots:  $\$509.85 \times 176 \text{ lots} = \$89,733.60$

Tree mitigation and landscape plans will be required.



POINT OF BEGINNING  
STATE PLANE COORDINATES  
N = 7,014,291.739'  
E = 2,590,194.617'

STATE PLANE COORDINATES  
N = 7,013,625.487'  
E = 2,589,956.234'

**BLOCK A  
GEORGE MORTON ESTATE**  
GROSS = 221,408 SQ. FT. / 5.083 ACRES  
NET = 191,617 SQ. FT. / 4.399 ACRES

Portion on drainage will have to be abandoned. Building may not be within apartment.

Sight Visibility and sidewalk easement.

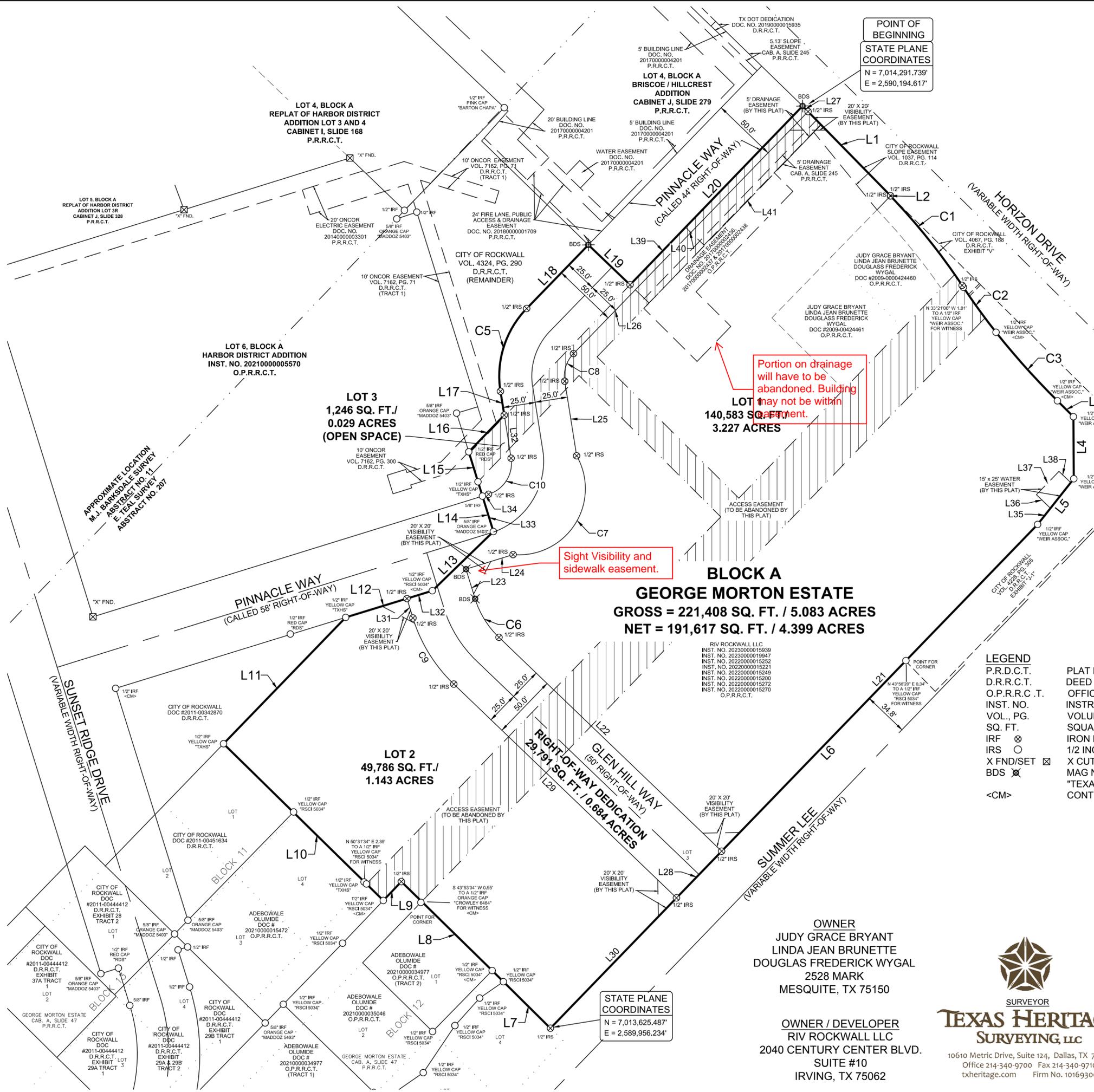
- LEGEND**
- P.R.D.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
  - D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
  - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
  - INST. NO. INSTRUMENT NUMBER
  - VOL., PG. VOLUME, PAGE
  - SQ. FT. SQUARE FEET
  - IRF IRON ROD FOUND
  - IRS 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
  - X FND/SET X CUT FOUND/SET
  - BDS MAG NAIL SET WITH 2 INCH BRASS WASHER STAMPED "TEXAS HERITAGE SURVEYING & RPLS 5382"
  - <CM> CONTROL MONUMENT

**FINAL PLAT  
GEORGE MORTON ESTATE  
LOTS 1, 2 & 3, BLOCK A**  
221,408 SQUARE FEET OR  
5.083 ACRES OF LAND  
SITUATED IN THE  
E. TEAL SURVEY,  
ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

**TEXAS HERITAGE SURVEYING, LLC**  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

**OWNER**  
JUDY GRACE BRYANT  
LINDA JEAN BRUNETTE  
DOUGLAS FREDERICK WYGAL  
2528 MARK  
MESQUITE, TX 75150

**OWNER / DEVELOPER**  
RIV ROCKWALL LLC  
2040 CENTURY CENTER BLVD.  
SUITE #10  
IRVING, TX 75062





# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**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 Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive.

SUBDIVISION \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	5.083 Acres	LOTS [CURRENT]	N/A
		LOTS [PROPOSED]	N/A

**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]

<input type="checkbox"/> Agent	_____	<input checked="" type="checkbox"/> APPLICANT	RIV Rockwall LLC
CONTACT PERSON	_____	CONTACT PERSON	Brad Boswell and Asher Hamilton
ADDRESS	_____	ADDRESS	2040 Century Center Blvd Suite #10
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	Irving, TX 75062
PHONE	_____	PHONE	(214) 493-3346
E-MAIL	_____	E-MAIL	bboswell@realtyinvestments.com

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

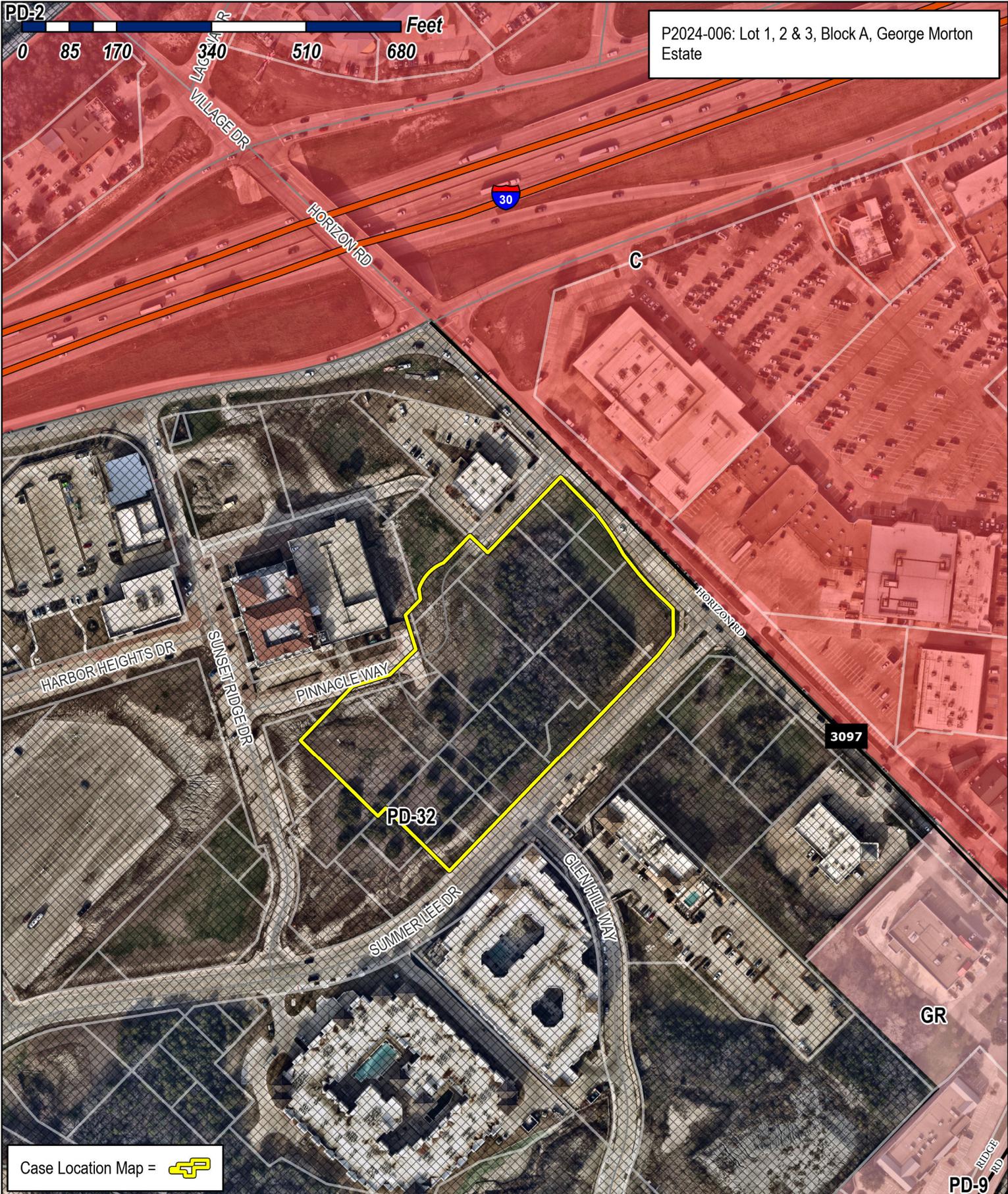
OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



P2024-006: Lot 1, 2 & 3, Block A, George Morton Estate



Case Location Map = 

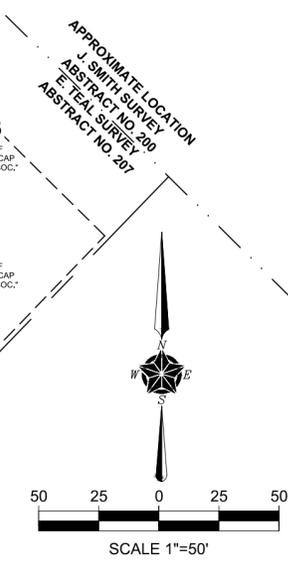
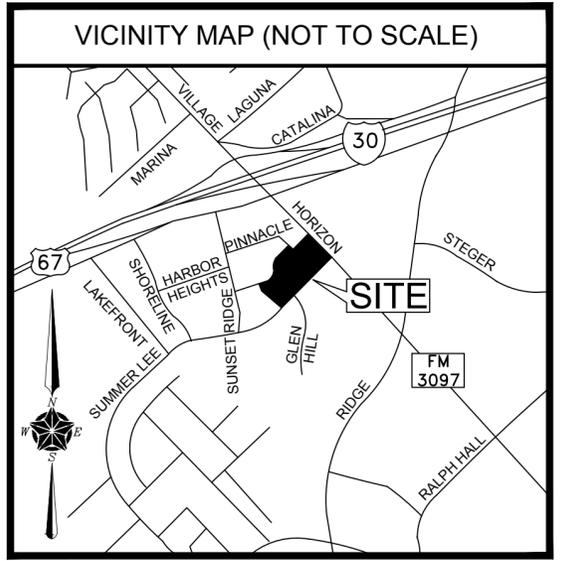


# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (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**

P.R.D.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IRS	1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
X FND/SET	X CUT FOUND/SET
BDS	MAG NAIL SET WITH 2 INCH BRASS WASHER STAMPED "TEXAS HERITAGE SURVEYING & RPLS 5382"
<CM>	CONTROL MONUMENT

**FINAL PLAT**  
**GEORGE MORTON ESTATE**  
**LOTS 1, 2 & 3, BLOCK A**  
 221,408 SQUARE FEET OR  
 5.083 ACRES OF LAND  
 SITUATED IN THE  
 E. TEAL SURVEY,  
 ABSTRACT NO. 207  
 CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS

**TEXAS HERITAGE**  
 SURVEYING, LLC  
 10610 Metric Drive, Suite 124, Dallas, TX 75243  
 Office 214-340-9700 Fax 214-340-9710  
 txheritage.com Firm No. 10169300

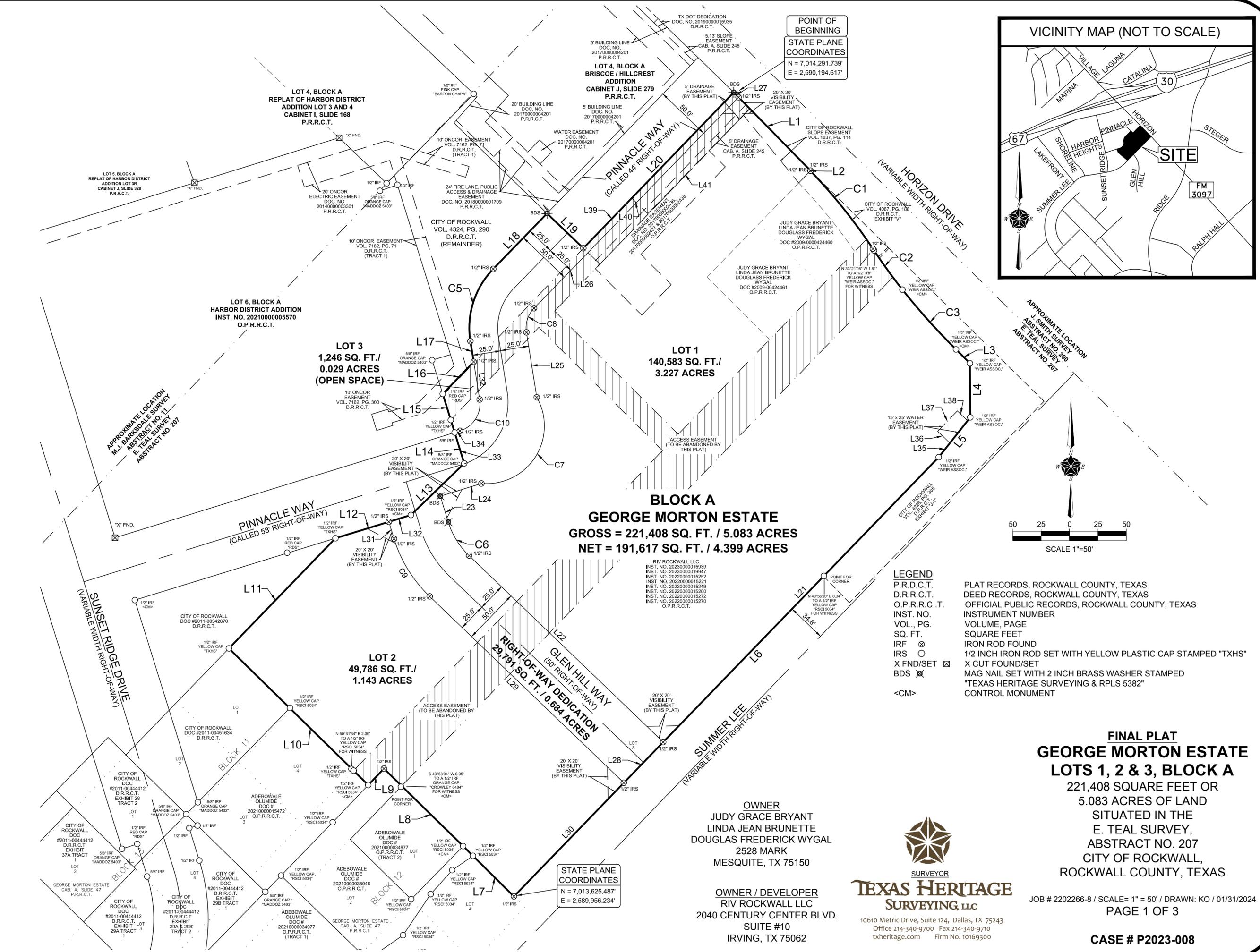
**OWNER**  
 JUDY GRACE BRYANT  
 LINDA JEAN BRUNETTE  
 DOUGLAS FREDERICK WYGAL  
 2528 MARK  
 MESQUITE, TX 75150

**OWNER / DEVELOPER**  
 RIV ROCKWALL LLC  
 2040 CENTURY CENTER BLVD.  
 SUITE #10  
 IRVING, TX 75062

**STATE PLANE COORDINATES**  
 N = 7,013,625.487'  
 E = 2,589,956.234'

**POINT OF BEGINNING**  
**STATE PLANE COORDINATES**  
 N = 7,014,291.739'  
 E = 2,590,194.617'

**BLOCK A**  
**GEORGE MORTON ESTATE**  
**GROSS = 221,408 SQ. FT. / 5.083 ACRES**  
**NET = 191,617 SQ. FT. / 4.399 ACRES**



OWNER'S CERTIFICATE  
(PUBLIC DEDICATION)

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being a portion of that tract of land described as George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47, Plat Records, Rockwall County, Texas, and being that same tract of land as shown on the Conveyance Plat of George Morton Estate, Lots 1, 2 & 3, Block A as recorded in Instrument Number 2023000009727, Official Public Records, Rockwall County, Texas, said tract being inclusive of those tracts of land contained in the following deeds:

that tract of land described in Deed Without Warranty to RIV ROCKWALL LLC as recorded in Instrument Number 20230000019947, Official Public Records, Rockwall County, Texas, along with that tract of land described in Special Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20230000015939, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015252, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015221, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015249, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015200, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015272, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015270, Official Public Records, Rockwall County, Texas,

also including that tract of land as described in Special Warranty Deed to Judy Grace Bryant, Linda Jean Brunette, Douglas Frederick Wygal as recorded in Instrument Number 2009-424461, Official Public Records, Rockwall County, Texas, and that tract of land as described in Special Warranty Deed to Judy Grace Bryant, Linda Jean Brunette, Douglas Frederick Wygal as recorded in Instrument Number 2009-424460, Official Public Records, Rockwall County, Texas, together being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail set with 2 inch brass washer stamped "TEXAS HERITAGE SURVEYING & RPLS 5382" for the intersection of the east corner of Pinnacle Way (called 44' right-of-way) and the southwest right-of-way line of Horizon Road (variable width right-of-way);

THENCE along the said southwest right-of-way line of Horizon Road the following bearings and distances;

THENCE South 44 degrees 18 minutes 46 seconds East, a distance of 96.72 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 44 degrees 47 minutes 34 seconds West, a distance of 0.17 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner, same being the start of a tangent curve to the right having a radius of 489.50 feet a delta angle of 10 degrees 20 minutes 09 seconds and a chord bearing and distance of South 38 degrees 37 minutes 33 seconds East 88.18 feet;

THENCE with the curve to the right, an arc distance of 88.30 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve, same being the start of a tangent curve to the left having a radius of 510.50 feet a delta angle of 05 degrees 00 minutes 25 seconds and a chord bearing and distance of South 35 degrees 45 minutes 12 seconds East 44.61 feet, from which a 1/2 inch iron rod found with yellow plastic cap stamped "WEIR ASSOC" bears North 33 degrees 21 minutes 06 seconds West 1.81 feet;

THENCE with the curve to the left, an arc distance of 44.61 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the end of said curve, same being the start of a tangent curve to the right having a radius of 576.50 feet a delta angle of 07 degrees 02 minutes 15 seconds and a chord bearing and distance of South 41 degrees 46 minutes 32 seconds East 70.77 feet;

THENCE with the curve to the right, an arc distance of 70.81 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the end of said curve;

THENCE South 45 degrees 02 minutes 23 seconds East, a distance of 17.32 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the north corner of a clip corner at the intersection of the present northwest right-of-way line of Summer Lee Drive (variable width right-of-way) and said southwest right-of-way line of Horizon Road;

THENCE South 00 degrees 21 minutes 42 seconds East, along the clip corner transition from said Horizon Road to Summer Lee Drive, a distance of 47.83 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for an angle point;

THENCE along the said present northwest right-of-way line of Summer Lee Drive the following bearings and distances;

THENCE South 38 degrees 15 minutes 42 seconds West, a distance of 44.82 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC. for an angle point"

THENCE South 43 degrees 56 minutes 20 seconds West, a distance of 539.17 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" ell corner;

THENCE North 45 degrees 10 minutes 59 seconds West, with said present northwest right-of-way line of Summer Lee Drive, passing at a distance of 50.90 feet a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the southeast corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000035046, Official Public Records, Rockwall County, Texas and continuing for a total distance of 63.07 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000034977, Official Public Records, Rockwall County, Texas;

THENCE North 45 degrees 30 minutes 04 seconds West, along the northeast line of said Olumide Adebowale tracts, a distance of 97.78 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 43 degrees 34 minutes 18 seconds West, along the northwest line of said Adebowale 2021-0000035046 tract, a distance of 20.05 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described in General Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000015472, Official Public Records, Rockwall County, Texas;

THENCE North 45 Degrees 27 minutes 27 seconds West, along the northeast line of said Adebowale 2021-0000015472 tract, passing at a distance of 96.96 feet the north corner of said Adebowale 2021-0000015472 tract, same being the east corner of that tract of land described in General Warranty Deed to City of Rockwall as recorded in Document No. 2011-0000451634, Official Public Records, Rockwall County, Texas, and continuing for a total distance of 172.17 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southeast line of that tract of land described in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 2011-0000342870, Official Public Records, Rockwall County, Texas;

THENCE North 43 degrees 56 minutes 50 seconds East, along the southeast line of RIV ROCKWALL LLC tract 2011-0000342870, a distance of 135.24 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southeast right-of-way line of Pinnacle Way (called 58' right-of-way);

THENCE North 72 degrees 48 minutes 50 seconds East, along the said southeast right-of-way line of Pinnacle Way, a distance of 69.59 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034";

THENCE North 45 degrees 47 minutes 44 seconds East, traversing said Pinnacle Way, a distance of 65.45 feet to a 5/8 inch iron rod found with orange plastic cap stamped "MADDOX 5403" for an angle corner;

THENCE North 17 degrees 11 minutes 07 seconds West, along the northeast end of said Pinnacle way, passing a 5/8 inch iron rod found at a distance of 28.53 feet for the northeast corner of said Pinnacle Way, same being the east corner of Lot 6, Block A, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Document No. 2021000005570, Plat Records, Rockwall County, Texas, and continuing along the south northeast line of said Lot 6, Block A for a total distance of 40.12 feet to a 1/2 inch iron rod found for the south corner of the remainder of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4324, Page 290, Deed Records, Rockwall, County, Texas;

THENCE North 17 degrees 03 minutes 53 seconds West, continuing along the south northeast line of said Lot 6, Block A, a distance of 24.13 feet to a 1/2 inch iron rod found with red plastic cap stamped "RDS";

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said City of Rockwall remainder tract, a distance of 39.31 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an angle point;

THENCE North 08 degrees 59 minutes 31 seconds West, traversing said City of Rockwall remainder tract, a distance of 18.52 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the start of a tangent curve to the right having a radius of 75.00 feet a delta angle of 52 degrees 59 minutes 15 seconds and a chord bearing and distance of North 17 degrees 30 minutes 06 seconds East 66.92 feet;

THENCE along said curve to the right, continuing to traverse said City of Rockwall remainder tract, an arc distance of 69.36 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve;

THENCE North 43 degrees 59 minutes 44 seconds East, continuing to traverse said City of Rockwall remainder tract, a distance of 68.22 feet to a Mag Nail set with 2 inch brass washer stamped "TEXAS HERITAGE SURVEYING & RPLS 5382" for the south corner of Lot 4, Block A, Briscoe / Hillcrest Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 279, Plat Records, Rockwall County, Texas;

THENCE South 46 degrees 06 minutes 56 seconds East along the northeast line of said City of Rockwall remainder tract, along the southwest end of Pinnacle Way, a distance of 44.37 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the south corner of said Pinnacle Way at the northwest line of the northwest 20' easement of the George Morton Estate plat;

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said Pinnacle Way, a distance of 191.14 feet to the POINT OF BEGINNING and containing 221,408 square feet of 5.083 acres of land more or less.

PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	96.72'	S44°18'46"E	L11	135.24'	N43°56'50"E	L21	349.69'	N43°56'20"E	L31	15.66'	N17°11'10"W
L2	0.17'	S44°47'34"W	L12	69.59'	N72°48'50"E	L22	237.45'	S46°03'40"E	L32	20.42'	S72°48'56"W
L3	17.32'	S45°02'23"E	L13	65.45'	N45°47'44"E	L23	23.92'	S17°11'10"E	L32	33.63'	S8°59'29"E
L4	47.83'	S0°21'42"E	L14	40.12'	N17°11'07"W	L24	37.91'	S72°48'50"W	L33	28.54'	S17°11'09"E
L5	44.82'	S38°15'42"W	L15	24.13'	N17°03'53"W	L25	58.21'	S8°59'31"E	L34	4.92'	N72°48'50"E
L6	539.17'	S43°56'20"W	L16	39.31'	N43°53'04"E	L26	68.31'	S43°59'44"W			
L7	63.07'	N45°10'59"W	L17	18.52'	N8°59'31"W	L27	5.63'	N46°06'56"W			
L8	97.78'	N45°30'04"W	L18	68.22'	N43°59'44"E	L28	50.00'	N43°56'17"E			
L9	20.05'	S43°34'18"W	L19	44.37'	S46°06'56"E	L29	237.45'	N46°03'40"W			
L10	172.17'	N45°27'27"W	L20	191.14'	N43°53'04"E	L30	139.50'	N43°56'20"E			

BOUNDARY CURVE TABLE					INSIDE CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	88.30'	489.50'	10°20'09"	S38°37'33"E 88.18'	C7	111.15'	51.00'	124°52'19"	S32°39'00"W 90.42'
C2	44.61'	510.50'	5°00'25"	S35°45'12"E 44.60'	C8	23.12'	25.00'	52°59'15"	S17°30'06"W 22.31'
C3	70.81'	576.50'	7°02'15"	S41°46'32"E 70.77'	C9	60.48'	120.00'	28°52'29"	N31°37'25"W 59.84'
C5	69.36'	75.00'	52°59'15"	N17°30'06"E 66.92'	C10	35.69'	25.00'	81°48'21"	S31°54'39"W 32.74'
C6	35.28'	70.00'	28°52'29"	S31°37'25"E 34.91'					

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L35	15.89'	N38°15'42"E
L36	15.00'	N46°03'40"W
L37	25.00'	N43°56'20"E
L38	12.51'	S46°03'40"E
L39	61.44'	N43°53'04"E
L40	19.75'	N46°00'16"W
L41	129.11'	S43°59'44"W

OWNER  
JUDY GRACE BRYANT  
LINDA JEAN BRUNETTE  
DOUGLAS FREDERICK WYGAL  
2528 MARK  
MESQUITE, TX 75150

OWNER / DEVELOPER  
RIV ROCKWALL LLC  
2040 CENTURY CENTER BLVD.  
SUITE #10  
IRVING, TX 75062



**TEXAS HERITAGE**  
SURVEYING, LLC  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

**FINAL PLAT**  
**GEORGE MORTON ESTATE**  
**LOTS 1, 2 & 3, BLOCK A**  
221,408 SQUARE FEET OR  
5.083 ACRES OF LAND  
SITUATED IN THE  
E. TEAL SURVEY,  
ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
JOB # 2202266-8 / SCALE= 1" = 50' / DRAWN: KO / 01/31/2024  
PAGE 2 OF 3

**CASE # P2023-008**

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

THAT THE CITY OF ROCKWALL, acting herein by and through it's duly authorized officers, do hereby adopt this plat designating the herein above described property as **GEORGE MORTON ESTATE, LOTS 1, 2 & 3, BLOCK A**, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the GEORGE MORTON ESTATE, LOTS 1,2 & 3, BLOCK A 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 GEORGE MORTON ESTATE, LOTS 1,2 & 3, BLOCK A 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.

GENERAL NOTES

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

OWNER'S DEDICATION CONTINUED

CI (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.

RIV ROCKWALL LLC

\_\_\_\_\_  
ASHER HAMILTON - PARTNER

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ASHER HAMILTON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

\_\_\_\_\_  
JUDY GRACE BRYANT, INDIVIDUALLY

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JUDY GRACE BRYANT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

\_\_\_\_\_  
DOUGLASS FREDRICK WYGAL, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF LINDA DOUGLASS BRUNETTE, DECEASED

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DOUGLASS FREDRICK WYGAL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, J.R. JANUARY, a Registered Professional Land Surveyor R.P.L.S. 5382, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

\_\_\_\_\_  
SURVEYOR

\_\_\_\_\_  
REGISTERED PUBLIC SURVEYOR NO.

CITY SIGNATURE BLOCK

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION 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 THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR, CITY OF ROCKWALL

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
CITY ENGINEER

**OWNER**  
JUDY GRACE BRYANT  
LINDA JEAN BRUNETTE  
DOUGLAS FREDERICK WYGAL  
2528 MARK  
MESQUITE, TX 75150

**OWNER / DEVELOPER**  
RIV ROCKWALL LLC  
2040 CENTURY CENTER BLVD.  
SUITE #10  
IRVING, TX 75062



**FINAL PLAT**  
**GEORGE MORTON ESTATE**  
**LOTS 1, 2 & 3, BLOCK A**  
221,408 SQUARE FEET OR  
5.083 ACRES OF LAND  
SITUATED IN THE  
E. TEAL SURVEY,  
ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

JOB # 2202266-8 / SCALE= 1" = 50' / DRAWN: KO / 01/31/2024  
PAGE 3 OF 3

**CASE # P2023-008**



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** March 12, 2024  
**APPLICANT:** Brad Boswell; *RIV Properties LLC*  
**CASE NUMBER:** P2024-006; *Replat for Lots 4-6, Block A, George Morton Estate Addition*

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### SUMMARY

Consider a request by Brad Boswell and Asher Hamilton of RIV Properties for the approval of a Final Plat of Lots 4-6, Block A, George Morton Estates Addition being a 3.59-acre tract of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 3.59-acre tract of land (*i.e. Lots 1-3, Block A, George Morton Estate Addition*) for the purpose of creating three (3) parcels of land (*i.e. Lots 4-6, Block A, George Morton Estate Addition*). The purpose of the Replat is to abandon existing easements, and dedicate new easements and right-of-way in order to facilitate the development of a 176-unit *Condominium Building* on the subject property.
- Background. The City Council annexed the subject property into the City of Rockwall on November 7, 1960 through the adoption of *Ordinance No. 60-03*. Upon annexation, the subject property was zoned Agricultural (AG) District. On December 7, 1966, the subject property was platted into its current configuration as part of the George Morton Estate Addition. Based on the May 16, 1983 and December 7, 1993 *Historic Zoning Maps*, at some point between these dates portions of the subject property adjacent to Horizon Road [*FM-3097*] were rezoned to General Retail (GR) District. On June 19, 1989, portions of the subject property were also rezoned to Planned Development District 32 (PD-32) [*Ordinance No. 89-20*]. The PD-32 ordinance was amended four (4) times by *Ordinance No.'s 89-20, 02-55, 08-11, & 10-21*. On March 7, 2022, the City Council approved a *PD Development Plan* [*Ordinance No. 22-10*] for the subject property. The *PD Development Plan* was amended twice by *Ordinance No.'s 22-36 & 23-05*. On March 14, the Planning and Zoning Commission approved a *Site Plan* [*Case No. SP2023-008*] to allow the construction of a 176-unit condominium building on the subject property. On May 1, 2023, the City Council approved a final plat [*Case No. P2023-008*] that allowed for the conveyance of the subject property (*i.e. Lots 1-3, Block A, George Morton Estate Addition*).
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lots 4-6, Block A, George Morton Estate Addition* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Replat; and,
- (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.



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**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 Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and  
 SUBDIVISION the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the  
 GENERAL LOCATION southwest corner of the intersection of Horizon Road and Summer Lee Drive.

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

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	5.083 Acres	LOTS [CURRENT]	N/A
		LOTS [PROPOSED]	N/A

**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]

<input type="checkbox"/> Agent		<input checked="" type="checkbox"/> APPLICANT	RIV Rockwall LLC
CONTACT PERSON		CONTACT PERSON	Brad Boswell and Asher Hamilton
ADDRESS		ADDRESS	2040 Century Center Blvd Suite #10
CITY, STATE & ZIP		CITY, STATE & ZIP	Irving, TX 75062
PHONE		PHONE	(214) 493-3346
E-MAIL		E-MAIL	bboswell@realtyinvestments.com

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

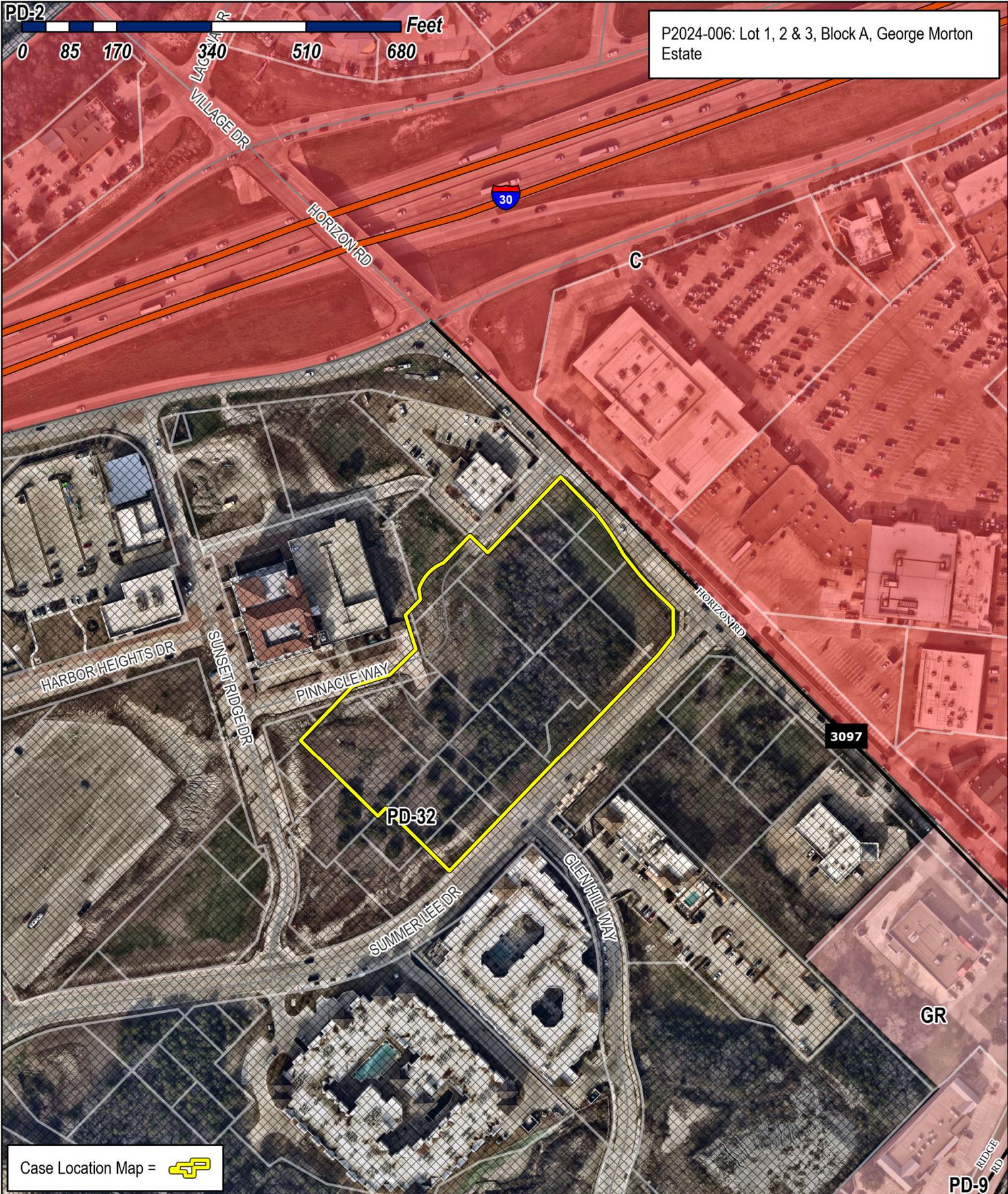
OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



P2024-006: Lot 1, 2 & 3, Block A, George Morton Estate



Case Location Map = 

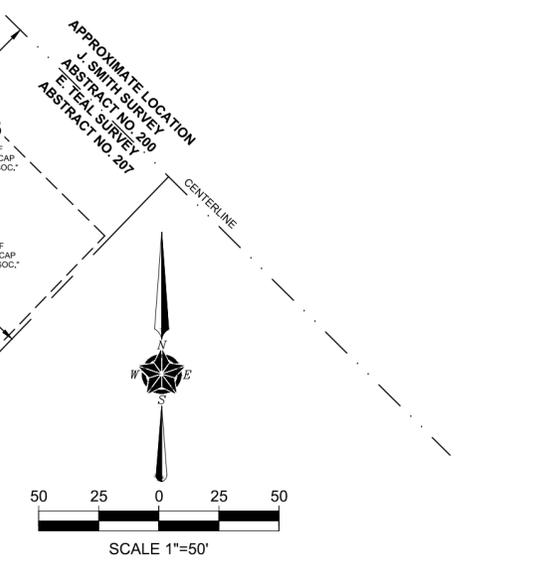
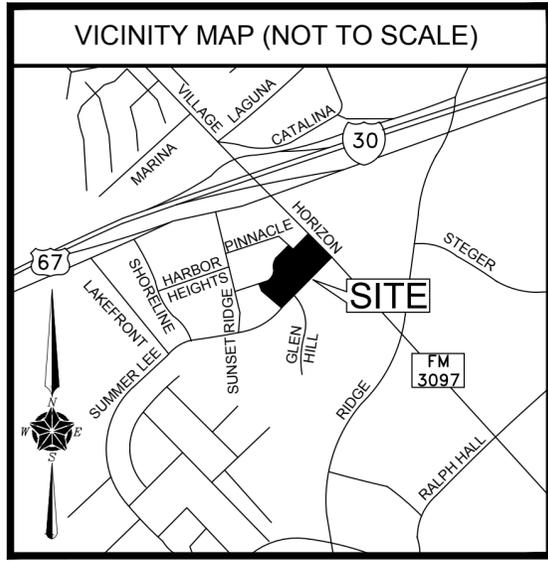


# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (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.





POINT OF BEGINNING  
STATE PLANE COORDINATES  
N = 7,014,291.739'  
E = 2,590,194.617'

**BLOCK A**  
**GEORGE MORTON ESTATE**  
GROSS = 221,408 SQ. FT. / 5.083 ACRES  
NET = 191,617 SQ. FT. / 4.399 ACRES

- LEGEND**
- P.R.D.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
  - D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
  - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
  - INST. NO. INSTRUMENT NUMBER
  - VOL., PG. VOLUME, PAGE
  - SQ. FT. SQUARE FEET
  - IRF IRON ROD FOUND
  - IRS 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
  - X FND/SET X CUT FOUND/SET
  - BDS MAG NAIL SET WITH 2 INCH BRASS WASHER STAMPED "TEXAS HERITAGE SURVEYING & RPLS 5382"
  - <CM> CONTROL MONUMENT

**OWNER**  
JUDY GRACE BRYANT  
LINDA JEAN BRUNETTE  
DOUGLAS FREDERICK WYGAL  
2528 MARK  
MESQUITE, TX 75150

**OWNER / DEVELOPER**  
RIV ROCKWALL LLC  
2040 CENTURY CENTER BLVD.  
SUITE #10  
IRVING, TX 75062

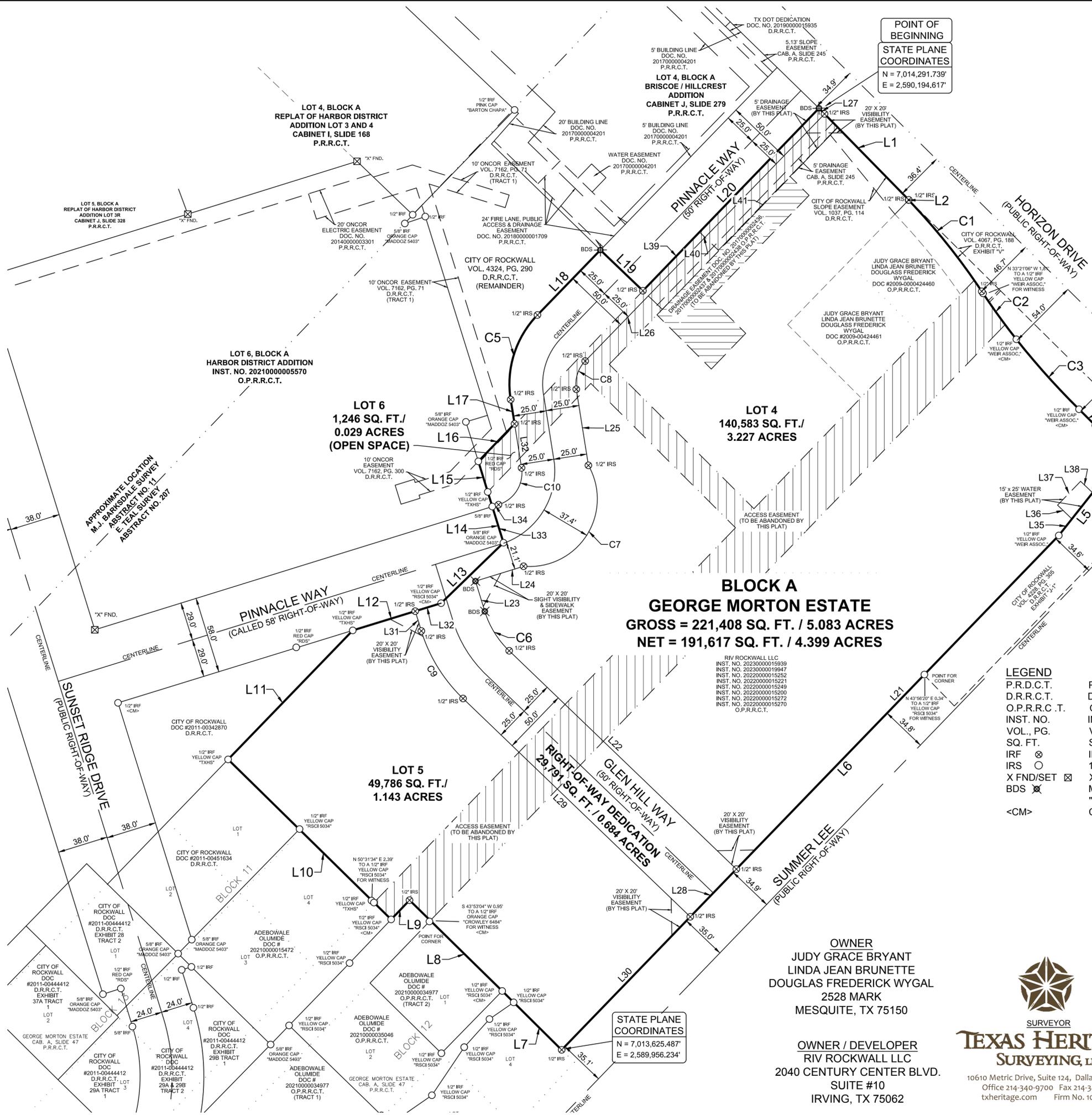
**SURVEYOR**  
**TEXAS HERITAGE SURVEYING, LLC**  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

**FINAL PLAT**  
**LOTS 4-6, BLOCK A**  
**GEORGE MORTON ESTATE ADDITION**  
BEING A REPLAT OF  
**LOTS 1, 2 & 3, BLOCK A**  
**GEORGE MORTON ESTATE ADDITION**  
BEING THREE (3) LOTS  
5.083-ACRES OR 221,408 SF  
SITUATED WITHIN THE  
E. TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

JOB # 2202266-8 / SCALE= 1" = 50' / DRAWN: KO / 01/31/2024  
PAGE 1 OF 3

CASE # P2024-006

STATE PLANE COORDINATES  
N = 7,013,625.487'  
E = 2,589,956.234'



OWNER'S CERTIFICATE OF DEDICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS RIV ROCKWALL LLC, Judy Grace Bryant, Linda Jean Brunette, Douglas Frederick Wygal, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being a portion of that tract of land described as George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47, Plat Records, Rockwall County, Texas, and being that same tract of land as shown on the Conveyance Plat of George Morton Estate, Lots 1, 2 & 3, Block A as recorded in Instrument Number 2023000009727, Official Public Records, Rockwall County, Texas, said tract being inclusive of those tracts of land contained in the following deeds:

that tract of land described in Deed Without Warranty to RIV ROCKWALL LLC as recorded in Instrument Number 20230000019947, Official Public Records, Rockwall County, Texas, along with that tract of land described in Special Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20230000015939, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015252, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015221, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015249, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015200, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015272, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015270, Official Public Records, Rockwall County, Texas, also including that tract of land as described in Special Warranty Deed to Judy Grace Bryant, Linda Jean Brunette, Douglas Frederick Wygal as recorded in Instrument Number 2009-424461, Official Public Records, Rockwall County, Texas, and that tract of land as described in Special Warranty Deed to Judy Grace Bryant, Linda Jean Brunette, Douglas Frederick Wygal as recorded in Instrument Number 2009-424460, Official Public Records, Rockwall County, Texas, together being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail set with 2 inch brass washer stamped "TEXAS HERITAGE SURVEYING & RPLS 5382" for the intersection of the east corner of Pinnacle Way (called 44' right-of-way) and the southwest right-of-way line of Horizon Road (variable width right-of-way);

THENCE along the said southwest right-of-way line of Horizon Road the following bearings and distances;

THENCE South 44 degrees 18 minutes 46 seconds East, a distance of 96.72 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 44 degrees 47 minutes 34 seconds West, a distance of 0.17 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner, same being the start of a tangent curve to the right having a radius of 489.50 feet a delta angle of 10 degrees 20 minutes 09 seconds and a chord bearing and distance of South 38 degrees 37 minutes 33 seconds East 88.18 feet;

THENCE with the curve to the right, an arc distance of 88.30 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve, same being the start of a tangent curve to the left having a radius of 510.50 feet a delta angle of 05 degrees 00

minutes 25 seconds and a chord bearing and distance of South 35 degrees 45 minutes 12 seconds East 44.61 feet, from which a 1/2 inch iron rod found with yellow plastic cap stamped "WEIR ASSOC" bears North 33 degrees 21 minutes 06 seconds West 1.81 feet;

THENCE with the curve to the left, an arc distance of 44.61 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the end of said curve, same being the start of a tangent curve to the right having a radius of 576.50 feet a delta angle of 07 degrees 02 minutes 15 seconds and a chord bearing and distance of South 41 degrees 46 minutes 32 seconds East 70.77 feet;

THENCE with the curve to the right, an arc distance of 70.81 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the end of said curve;

THENCE South 45 degrees 02 minutes 23 seconds East, a distance of 17.32 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the north corner of a clip corner at the intersection of the present northwest right-of-way line of Summer Lee Drive (variable width right-of-way) and said southwest right-of-way line of Horizon Road;

THENCE South 00 degrees 21 minutes 42 seconds East, along the clip corner transition from said Horizon Road to Summer Lee Drive, a distance of 47.83 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for an angle point;

THENCE along the said present northwest right-of-way line of Summer Lee Drive the following bearings and distances;

THENCE South 38 degrees 15 minutes 42 seconds West, a distance of 44.82 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC. for an angle point"

THENCE South 43 degrees 56 minutes 20 seconds West, a distance of 539.17 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" ell corner;

THENCE North 45 degrees 10 minutes 59 seconds West, with said present northwest right-of-way line of Summer Lee Drive, passing at a distance of 50.90 feet a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the southeast corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000035046, Official Public Records, Rockwall County, Texas and continuing for a total distance of 63.07 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000034977, Official Public Records, Rockwall County, Texas;

THENCE North 45 degrees 30 minutes 04 seconds West, along the northeast line of said Olumide Adebowale tracts, a distance of 97.78 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 43 degrees 34 minutes 18 seconds West, along the northwest line of said Adebowale 2021-0000035046 tract, a distance of 20.05 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described in General Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000015472, Official Public Records, Rockwall County, Texas;

THENCE North 45 Degrees 27 minutes 27 seconds West, along the northeast line of said Adebowale 2021-0000015472 tract, passing at a distance of 96.96 feet the north corner of said Adebowale 2021-0000015472 tract, same being the east corner of that tract of land described in General Warranty Deed to City of Rockwall as recorded in Document No. 2011-0000451634, Official Public Records, Rockwall County, Texas, and continuing for a total distance of 172.17 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southeast line of that tract of land described in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 2011-0000342870, Official Public Records, Rockwall County, Texas;

THENCE North 43 degrees 56 minutes 50 seconds East, along the southeast line of RIV ROCKWALL LLC tract 2011-0000342870, a distance of 135.24 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southeast right-of-way line of Pinnacle Way (called 58' right-of-way);

THENCE North 72 degrees 48 minutes 50 seconds East, along the said southeast right-of-way line of Pinnacle Way, a distance of 69.59 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034";

THENCE North 45 degrees 47 minutes 44 seconds East, traversing said Pinnacle Way, a distance of 65.45 feet to a 5/8 inch iron rod found with orange plastic cap stamped "MADDOX 5403" for an angle corner;

THENCE North 17 degrees 11 minutes 07 seconds West, along the northeast end of said Pinnacle way, passing a 5/8 inch iron rod found at a distance of 28.53 feet for the northeast corner of said Pinnacle Way, same being the east corner of Lot 6, Block A, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Document No. 20210000005570, Plat Records, Rockwall County, Texas, and continuing along the south northeast line of said Lot 6, Block A for a total distance of 40.12 feet to a 1/2 inch iron rod found for the south corner of the remainder of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4324, Page 290, Deed Records, Rockwall, County, Texas;

THENCE North 17 degrees 03 minutes 53 seconds West, continuing along the south northeast line of said Lot 6, Block A, a distance of 24.13 feet to a 1/2 inch iron rod found with red plastic cap stamped "RDS";

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said City of Rockwall remainder tract, a distance of 39.31 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an angle point;

THENCE North 08 degrees 59 minutes 31 seconds West, traversing said City of Rockwall remainder tract, a distance of 18.52 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the start of a tangent curve to the right having a radius of 75.00 feet a delta angle of 52 degrees 59 minutes 15 seconds and a chord bearing and distance of North 17 degrees 30 minutes 06 seconds East 66.92 feet;

THENCE along said curve to the right, continuing to traverse said City of Rockwall remainder tract, an arc distance of 69.36 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve;

THENCE North 43 degrees 59 minutes 44 seconds East, continuing to traverse said City of Rockwall remainder tract, a distance of 68.22 feet to a Mag Nail set with 2 inch brass washer stamped "TEXAS HERITAGE SURVEYING & RPLS 5382" for the south corner of Lot 4, Block A, Briscoe / Hillcrest Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 279, Plat Records, Rockwall County, Texas;

THENCE South 46 degrees 06 minutes 56 seconds East along the northeast line of said City of Rockwall remainder tract, along the southwest end of Pinnacle Way, a distance of 44.37 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the south corner of said Pinnacle Way at the northwest line of the northwest 20' easement of the George Morton Estate plat;

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said Pinnacle Way, a distance of 191.14 feet to the POINT OF BEGINNING and containing 221,408 square feet of 5.083 acres of land more or less.

PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	96.72'	S44°18'46"E	L11	135.24'	N43°56'50"E	L21	349.69'	N43°56'20"E	L31	15.66'	N17°11'10"W
L2	0.17'	S44°47'34"W	L12	69.59'	N72°48'50"E	L22	237.45'	S46°03'40"E	L32	20.42'	S72°48'56"W
L3	17.32'	S45°02'23"E	L13	65.45'	N45°47'44"E	L23	23.92'	S17°11'10"E	L32	33.63'	S8°59'29"E
L4	47.83'	S0°21'42"E	L14	40.12'	N17°11'07"W	L24	37.91'	S72°48'50"W	L33	28.54'	S17°11'09"E
L5	44.82'	S38°15'42"W	L15	24.13'	N17°03'53"W	L25	58.21'	S8°59'31"E	L34	4.92'	N72°48'50"E
L6	539.19'	S43°56'20"W	L16	39.31'	N43°53'04"E	L26	68.31'	S43°59'44"W			
L7	63.07'	N45°10'59"W	L17	18.52'	N8°59'31"W	L27	5.63'	N46°06'56"W			
L8	97.78'	N45°30'04"W	L18	68.19'	N43°59'44"E	L28	50.00'	N43°56'17"E			
L9	20.05'	S43°34'18"W	L19	44.37'	S46°06'56"E	L29	237.45'	N46°03'40"W			
L10	172.17'	N45°27'27"W	L20	191.14'	N43°53'04"E	L30	139.50'	N43°56'20"E			

BOUNDARY CURVE TABLE				INSIDE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	88.30'	489.50'	10°20'09"	S38°37'33"E 88.18'	C7	111.15'	51.00'	124°52'19"	S32°39'00"W 90.42'
C2	44.61'	510.50'	5°00'25"	S35°45'12"E 44.60'	C8	23.12'	25.00'	52°59'15"	S17°30'06"W 22.31'
C3	70.81'	576.50'	7°02'15"	S41°46'32"E 70.77'	C9	60.48'	120.00'	28°52'29"	N31°37'25"W 59.84'
C5	69.36'	75.00'	52°59'15"	N17°30'06"E 66.92'	C10	35.69'	25.00'	81°48'21"	S31°54'39"W 32.74'
C6	35.28'	70.00'	28°52'29"	S31°37'25"E 34.91'					

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L35	15.89'	N38°15'42"E
L36	15.00'	N46°03'40"W
L37	25.00'	N43°56'20"E
L38	12.51'	S46°03'40"E
L39	61.44'	N43°53'04"E
L40	19.75'	N46°00'16"W
L41	129.11'	S43°59'44"W

OWNER  
JUDY GRACE BRYANT  
LINDA JEAN BRUNETTE  
DOUGLAS FREDERICK WYGAL  
2528 MARK  
MESQUITE, TX 75150

OWNER / DEVELOPER  
RIV ROCKWALL LLC  
2040 CENTURY CENTER BLVD.  
SUITE #10  
IRVING, TX 75062



**TEXAS HERITAGE**  
SURVEYING, LLC  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

**FINAL PLAT**  
**LOTS 4-6, BLOCK A**  
**GEORGE MORTON ESTATE ADDITION**  
**BEING A REPLAT OF**  
**LOTS 1, 2 & 3, BLOCK A**  
**GEORGE MORTON ESTATE ADDITION**  
BEING THREE (3) LOTS  
5.083-ACRES OR 221,408 SF  
SITUATED WITHIN THE  
E. TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

JOB # 2202266-8 / SCALE= 1" = 50' / DRAWN: KO / 01/31/2024  
PAGE 2 OF 3

CASE # P2024-006

OWNER'S CERTIFICATE OF DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the GEORGE MORTON ESTATE, LOTS 4-6, BLOCK A 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 GEORGE MORTON ESTATE, LOTS 4-6, BLOCK A 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 off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- (5) The developer/property owner 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 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; 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.

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.

GENERAL NOTES

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

OWNER'S DEDICATION CONTINUED

CI (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.

RIV ROCKWALL LLC

\_\_\_\_\_  
ASHER HAMILTON - PARTNER

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ASHER HAMILTON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

\_\_\_\_\_  
JUDY GRACE BRYANT, INDIVIDUALLY

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JUDY GRACE BRYANT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

\_\_\_\_\_  
DOUGLASS FREDRICK WYGAL, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE

OF LINDA DOUGLASS BRUNETTE, DECEASED

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DOUGLASS FREDRICK WYGAL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, J.R. JANUARY, a Registered Professional Land Surveyor R.P.L.S. 5382, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

\_\_\_\_\_  
SURVEYOR

\_\_\_\_\_  
REGISTERED PUBLIC SURVEYOR NO.

CITY SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SUBDIVISION PLAT - BEING AN ADDITION TO THE CITY OF ROCKWALL, TEXAS - WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THE

\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

WITNESS OUR HANDS, THIS \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR, CITY OF ROCKWALL

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION CHAIRMAN

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
CITY ENGINEER



**Texas Heritage**  
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

**FINAL PLAT**  
**LOTS 4-6, BLOCK A**  
**GEORGE MORTON ESTATE ADDITION**  
**BEING A REPLAT OF**  
**LOTS 1, 2 & 3, BLOCK A**  
**GEORGE MORTON ESTATE ADDITION**  
BEING THREE (3) LOTS  
5.083-ACRES OR 221,408 SF  
SITUATED WITHIN THE  
E. TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

JOB # 2202266-8 / SCALE= 1" = 50' / DRAWN: KO / 01/31/2024  
PAGE 3 OF 3

**CASE # P2024-006**

**OWNER**  
**JUDY GRACE BRYANT**  
**LINDA JEAN BRUNETTE**  
**DOUGLAS FREDRICK WYGAL**  
**2528 MARK**  
**MESQUITE, TX 75150**

**OWNER / DEVELOPER**  
**RIV ROCKWALL LLC**  
**2040 CENTURY CENTER BLVD.**  
**SUITE #10**  
**IRVING, TX 75062**



# 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:** March 18, 2024  
**APPLICANT:** Brad Boswell; *RIV Properties LLC*  
**CASE NUMBER:** P2024-006; *Replat for Lots 4-6, Block A, George Morton Estate Addition*

---

### SUMMARY

Consider a request by Brad Boswell and Asher Hamilton of RIV Properties for the approval of a Final Plat of Lots 4-6, Block A, George Morton Estates Addition being a 3.59-acre tract of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 3.59-acre tract of land (*i.e. Lots 1-3, Block A, George Morton Estate Addition*) for the purpose of creating three (3) parcels of land (*i.e. Lots 4-6, Block A, George Morton Estate Addition*). The purpose of the Replat is to abandon existing easements, and dedicate new easements and right-of-way in order to facilitate the development of a 176-unit *Condominium Building* on the subject property.
- Background. The City Council annexed the subject property into the City of Rockwall on November 7, 1960 through the adoption of *Ordinance No. 60-03*. Upon annexation, the subject property was zoned Agricultural (AG) District. On December 7, 1966, the subject property was platted into its current configuration as part of the George Morton Estate Addition. Based on the May 16, 1983 and December 7, 1993 *Historic Zoning Maps*, at some point between these dates portions of the subject property adjacent to Horizon Road [*FM-3097*] were rezoned to General Retail (GR) District. On June 19, 1989, portions of the subject property were also rezoned to Planned Development District 32 (PD-32) [*Ordinance No. 89-20*]. The PD-32 ordinance was amended four (4) times by *Ordinance No.'s 89-20, 02-55, 08-11, & 10-21*. On March 7, 2022, the City Council approved a *PD Development Plan* [*Ordinance No. 22-10*] for the subject property. The *PD Development Plan* was amended twice by *Ordinance No.'s 22-36 & 23-05*. On March 14, the Planning and Zoning Commission approved a *Site Plan* [*Case No. SP2023-008*] to allow the construction of a 176-unit condominium building on the subject property. On May 1, 2023, the City Council approved a final plat [*Case No. P2023-008*] that allowed for the conveyance of the subject property (*i.e. Lots 1-3, Block A, George Morton Estate Addition*).
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lots 4-6, Block A, George Morton Estate Addition* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Replat; and,
- (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 March 12, 2024 the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 4-0, with Commissioners Deckard, Womble, and Hustings absent.



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**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 Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and  
 SUBDIVISION the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the  
 GENERAL LOCATION southwest corner of the intersection of Horizon Road and Summer Lee Drive.

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

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	5.083 Acres	LOTS [CURRENT]	N/A
		LOTS [PROPOSED]	N/A

**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]

<input type="checkbox"/> Agent		<input checked="" type="checkbox"/> APPLICANT	RIV Rockwall LLC
CONTACT PERSON		CONTACT PERSON	Brad Boswell and Asher Hamilton
ADDRESS		ADDRESS	2040 Century Center Blvd Suite #10
CITY, STATE & ZIP		CITY, STATE & ZIP	Irving, TX 75062
PHONE		PHONE	(214) 493-3346
E-MAIL		E-MAIL	bboswell@realtyinvestments.com

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

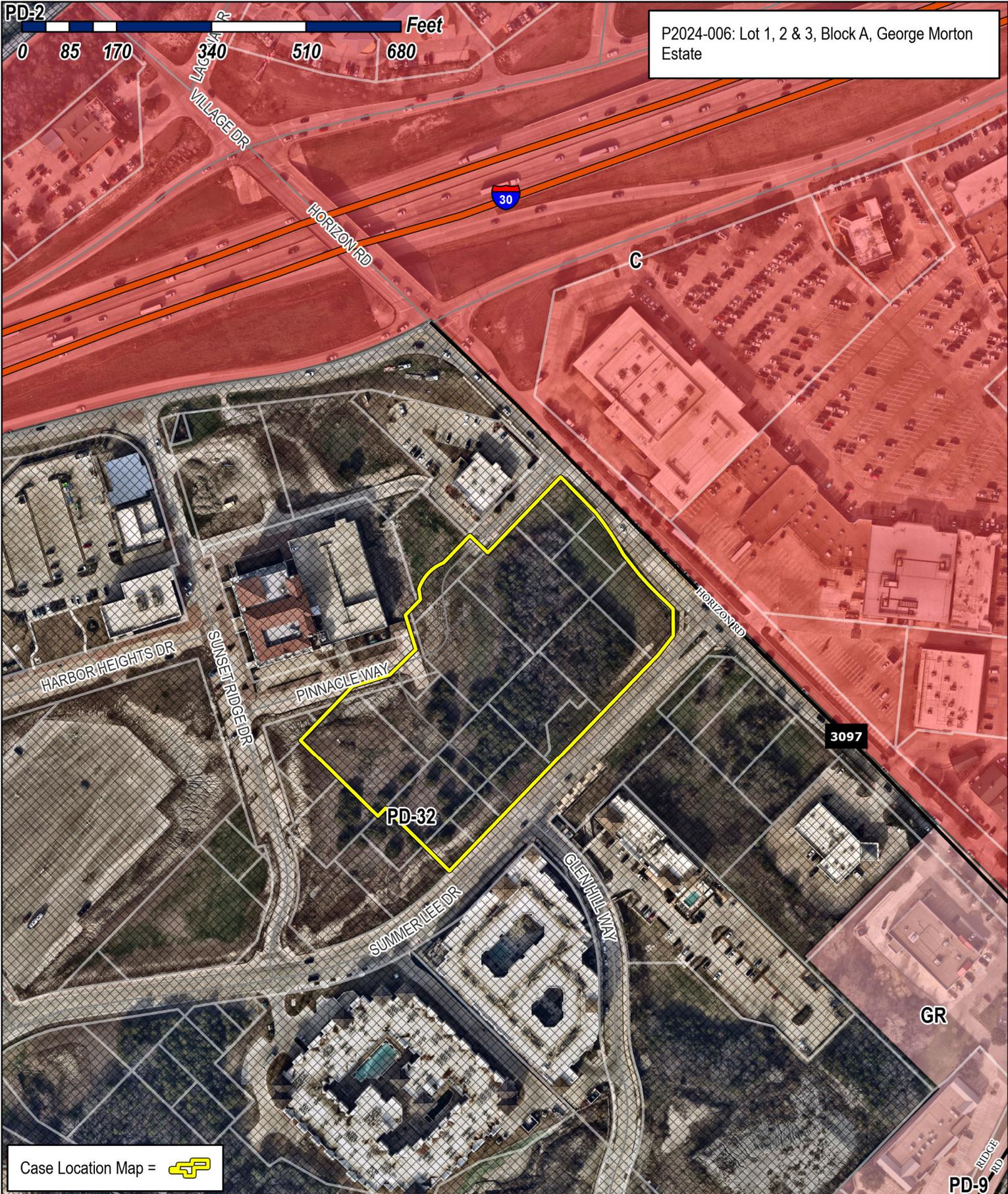
OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



P2024-006: Lot 1, 2 & 3, Block A, George Morton Estate



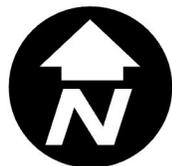
Case Location Map = 

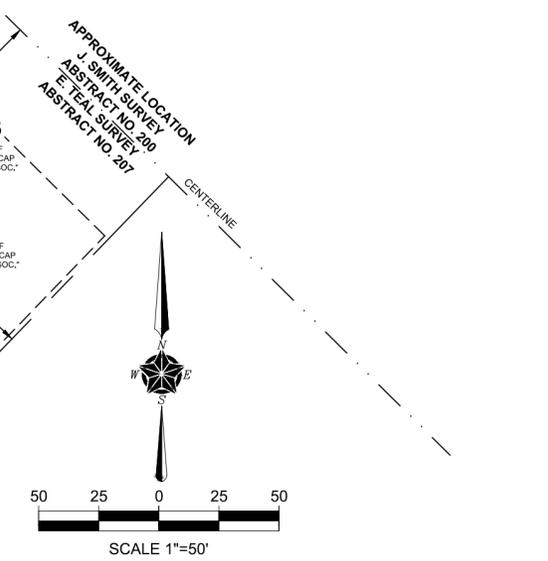
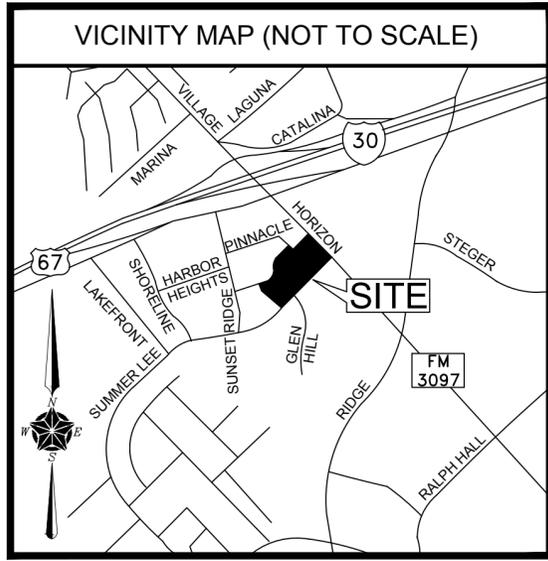


# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (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.





POINT OF BEGINNING  
STATE PLANE COORDINATES  
N = 7,014,291.739'  
E = 2,590,194.617'

**BLOCK A**  
**GEORGE MORTON ESTATE**  
GROSS = 221,408 SQ. FT. / 5.083 ACRES  
NET = 191,617 SQ. FT. / 4.399 ACRES

- LEGEND**
- P.R.D.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
  - D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
  - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
  - INST. NO. INSTRUMENT NUMBER
  - VOL., PG. VOLUME, PAGE
  - SQ. FT. SQUARE FEET
  - IRF IRON ROD FOUND
  - IRS 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
  - X FND/SET X CUT FOUND/SET
  - BDS MAG NAIL SET WITH 2 INCH BRASS WASHER STAMPED "TEXAS HERITAGE SURVEYING & RPLS 5382"
  - <CM> CONTROL MONUMENT

**OWNER**  
JUDY GRACE BRYANT  
LINDA JEAN BRUNETTE  
DOUGLAS FREDERICK WYGAL  
2528 MARK  
MESQUITE, TX 75150

**OWNER / DEVELOPER**  
RIV ROCKWALL LLC  
2040 CENTURY CENTER BLVD.  
SUITE #10  
IRVING, TX 75062

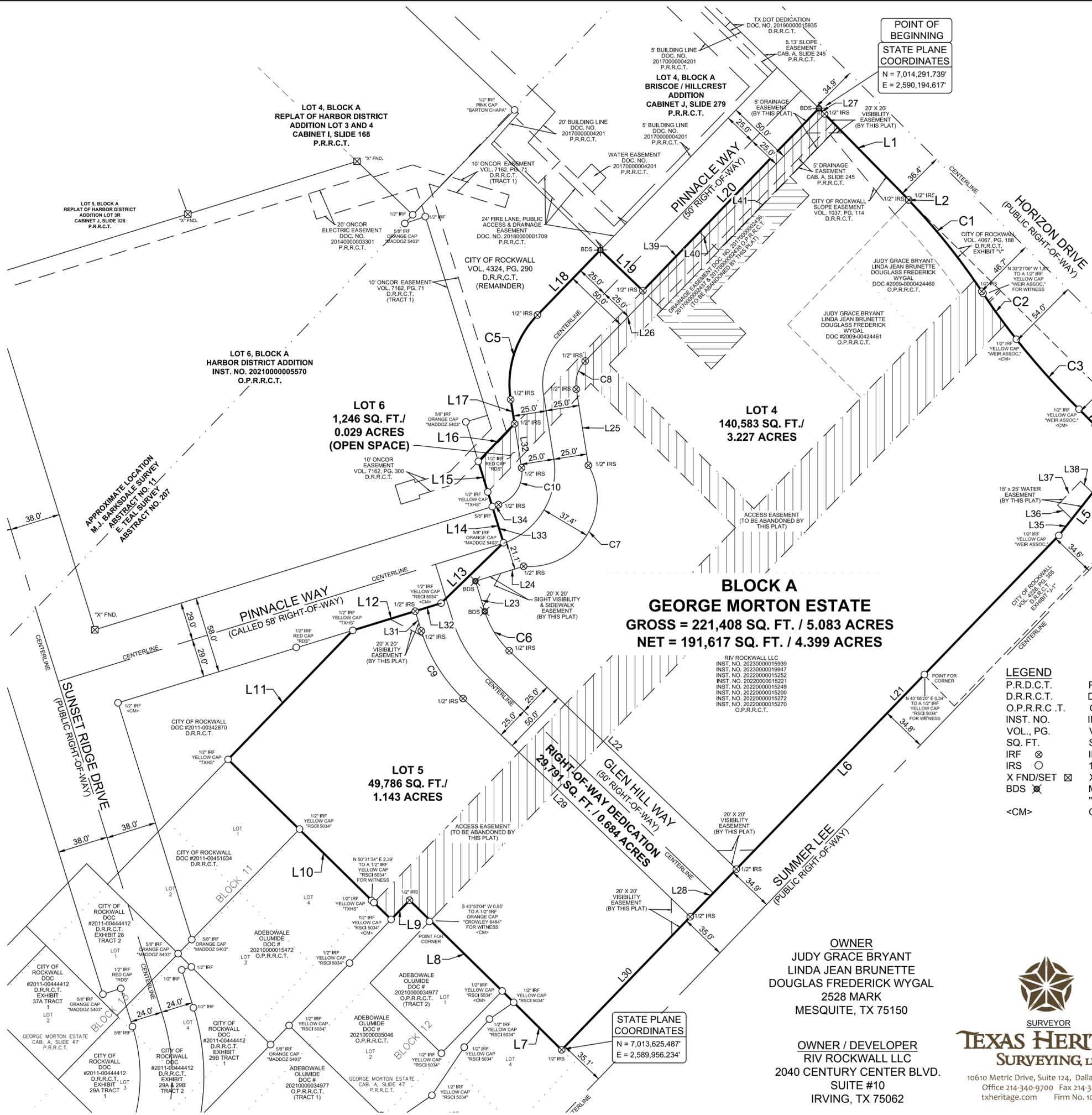
**SURVEYOR**  
**TEXAS HERITAGE SURVEYING, LLC**  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

**FINAL PLAT**  
**LOTS 4-6, BLOCK A**  
**GEORGE MORTON ESTATE ADDITION**  
BEING A REPLAT OF  
**LOTS 1, 2 & 3, BLOCK A**  
**GEORGE MORTON ESTATE ADDITION**  
BEING THREE (3) LOTS  
5.083-ACRES OR 221,408 SF  
SITUATED WITHIN THE  
E. TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

JOB # 2202266-8 / SCALE= 1" = 50' / DRAWN: KO / 01/31/2024  
PAGE 1 OF 3

CASE # P2024-006

STATE PLANE COORDINATES  
N = 7,013,625.487'  
E = 2,589,956.234'



OWNER'S CERTIFICATE OF DEDICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS RIV ROCKWALL LLC, Judy Grace Bryant, Linda Jean Brunette, Douglas Frederick Wygal, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being a portion of that tract of land described as George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47, Plat Records, Rockwall County, Texas, and being that same tract of land as shown on the Conveyance Plat of George Morton Estate, Lots 1, 2 & 3, Block A as recorded in Instrument Number 2023000009727, Official Public Records, Rockwall County, Texas, said tract being inclusive of those tracts of land contained in the following deeds:

that tract of land described in Deed Without Warranty to RIV ROCKWALL LLC as recorded in Instrument Number 20230000019947, Official Public Records, Rockwall County, Texas, along with that tract of land described in Special Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20230000015939, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015252, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015221, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015249, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015200, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015272, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015270, Official Public Records, Rockwall County, Texas, also including that tract of land as described in Special Warranty Deed to Judy Grace Bryant, Linda Jean Brunette, Douglas Frederick Wygal as recorded in Instrument Number 2009-424461, Official Public Records, Rockwall County, Texas, and that tract of land as described in Special Warranty Deed to Judy Grace Bryant, Linda Jean Brunette, Douglas Frederick Wygal as recorded in Instrument Number 2009-424460, Official Public Records, Rockwall County, Texas, together being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail set with 2 inch brass washer stamped "TEXAS HERITAGE SURVEYING & RPLS 5382" for the intersection of the east corner of Pinnacle Way (called 44' right-of-way) and the southwest right-of-way line of Horizon Road (variable width right-of-way);

THENCE along the said southwest right-of-way line of Horizon Road the following bearings and distances;

THENCE South 44 degrees 18 minutes 46 seconds East, a distance of 96.72 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 44 degrees 47 minutes 34 seconds West, a distance of 0.17 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner, same being the start of a tangent curve to the right having a radius of 489.50 feet a delta angle of 10 degrees 20 minutes 09 seconds and a chord bearing and distance of South 38 degrees 37 minutes 33 seconds East 88.18 feet;

THENCE with the curve to the right, an arc distance of 88.30 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve, same being the start of a tangent curve to the left having a radius of 510.50 feet a delta angle of 05 degrees 00

minutes 25 seconds and a chord bearing and distance of South 35 degrees 45 minutes 12 seconds East 44.61 feet, from which a 1/2 inch iron rod found with yellow plastic cap stamped "WEIR ASSOC" bears North 33 degrees 21 minutes 06 seconds West 1.81 feet;

THENCE with the curve to the left, an arc distance of 44.61 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the end of said curve, same being the start of a tangent curve to the right having a radius of 576.50 feet a delta angle of 07 degrees 02 minutes 15 seconds and a chord bearing and distance of South 41 degrees 46 minutes 32 seconds East 70.77 feet;

THENCE with the curve to the right, an arc distance of 70.81 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the end of said curve;

THENCE South 45 degrees 02 minutes 23 seconds East, a distance of 17.32 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the north corner of a clip corner at the intersection of the present northwest right-of-way line of Summer Lee Drive (variable width right-of-way) and said southwest right-of-way line of Horizon Road;

THENCE South 00 degrees 21 minutes 42 seconds East, along the clip corner transition from said Horizon Road to Summer Lee Drive, a distance of 47.83 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for an angle point;

THENCE along the said present northwest right-of-way line of Summer Lee Drive the following bearings and distances;

THENCE South 38 degrees 15 minutes 42 seconds West, a distance of 44.82 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC. for an angle point"

THENCE South 43 degrees 56 minutes 20 seconds West, a distance of 539.17 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" ell corner;

THENCE North 45 degrees 10 minutes 59 seconds West, with said present northwest right-of-way line of Summer Lee Drive, passing at a distance of 50.90 feet a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the southeast corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000035046, Official Public Records, Rockwall County, Texas and continuing for a total distance of 63.07 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000034977, Official Public Records, Rockwall County, Texas;

THENCE North 45 degrees 30 minutes 04 seconds West, along the northeast line of said Olumide Adebowale tracts, a distance of 97.78 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 43 degrees 34 minutes 18 seconds West, along the northwest line of said Adebowale 2021-0000035046 tract, a distance of 20.05 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described in General Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000015472, Official Public Records, Rockwall County, Texas;

THENCE North 45 Degrees 27 minutes 27 seconds West, along the northeast line of said Adebowale 2021-0000015472 tract, passing at a distance of 96.96 feet the north corner of said Adebowale 2021-0000015472 tract, same being the east corner of that tract of land described in General Warranty Deed to City of Rockwall as recorded in Document No. 2011-0000451634, Official Public Records, Rockwall County, Texas, and continuing for a total distance of 172.17 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southeast line of that tract of land described in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 2011-0000342870, Official Public Records, Rockwall County, Texas;

THENCE North 43 degrees 56 minutes 50 seconds East, along the southeast line of RIV ROCKWALL LLC tract 2011-0000342870, a distance of 135.24 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southeast right-of-way line of Pinnacle Way (called 58' right-of-way);

THENCE North 72 degrees 48 minutes 50 seconds East, along the said southeast right-of-way line of Pinnacle Way, a distance of 69.59 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034";

THENCE North 45 degrees 47 minutes 44 seconds East, traversing said Pinnacle Way, a distance of 65.45 feet to a 5/8 inch iron rod found with orange plastic cap stamped "MADDOX 5403" for an angle corner;

THENCE North 17 degrees 11 minutes 07 seconds West, along the northeast end of said Pinnacle way, passing a 5/8 inch iron rod found at a distance of 28.53 feet for the northeast corner of said Pinnacle Way, same being the east corner of Lot 6, Block A, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Document No. 20210000005570, Plat Records, Rockwall County, Texas, and continuing along the south northeast line of said Lot 6, Block A for a total distance of 40.12 feet to a 1/2 inch iron rod found for the south corner of the remainder of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4324, Page 290, Deed Records, Rockwall, County, Texas;

THENCE North 17 degrees 03 minutes 53 seconds West, continuing along the south northeast line of said Lot 6, Block A, a distance of 24.13 feet to a 1/2 inch iron rod found with red plastic cap stamped "RDS";

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said City of Rockwall remainder tract, a distance of 39.31 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an angle point;

THENCE North 08 degrees 59 minutes 31 seconds West, traversing said City of Rockwall remainder tract, a distance of 18.52 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the start of a tangent curve to the right having a radius of 75.00 feet a delta angle of 52 degrees 59 minutes 15 seconds and a chord bearing and distance of North 17 degrees 30 minutes 06 seconds East 66.92 feet;

THENCE along said curve to the right, continuing to traverse said City of Rockwall remainder tract, an arc distance of 69.36 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve;

THENCE North 43 degrees 59 minutes 44 seconds East, continuing to traverse said City of Rockwall remainder tract, a distance of 68.22 feet to a Mag Nail set with 2 inch brass washer stamped "TEXAS HERITAGE SURVEYING & RPLS 5382" for the south corner of Lot 4, Block A, Briscoe / Hillcrest Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 279, Plat Records, Rockwall County, Texas;

THENCE South 46 degrees 06 minutes 56 seconds East along the northeast line of said City of Rockwall remainder tract, along the southwest end of Pinnacle Way, a distance of 44.37 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the south corner of said Pinnacle Way at the northwest line of the northwest 20' easement of the George Morton Estate plat;

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said Pinnacle Way, a distance of 191.14 feet to the POINT OF BEGINNING and containing 221,408 square feet of 5.083 acres of land more or less.

PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	96.72'	S44°18'46"E	L11	135.24'	N43°56'50"E	L21	349.69'	N43°56'20"E	L31	15.66'	N17°11'10"W
L2	0.17'	S44°47'34"W	L12	69.59'	N72°48'50"E	L22	237.45'	S46°03'40"E	L32	20.42'	S72°48'56"W
L3	17.32'	S45°02'23"E	L13	65.45'	N45°47'44"E	L23	23.92'	S17°11'10"E	L32	33.63'	S8°59'29"E
L4	47.83'	S0°21'42"E	L14	40.12'	N17°11'07"W	L24	37.91'	S72°48'50"W	L33	28.54'	S17°11'09"E
L5	44.82'	S38°15'42"W	L15	24.13'	N17°03'53"W	L25	58.21'	S8°59'31"E	L34	4.92'	N72°48'50"E
L6	539.19'	S43°56'20"W	L16	39.31'	N43°53'04"E	L26	68.31'	S43°59'44"W			
L7	63.07'	N45°10'59"W	L17	18.52'	N8°59'31"W	L27	5.63'	N46°06'56"W			
L8	97.78'	N45°30'04"W	L18	68.19'	N43°59'44"E	L28	50.00'	N43°56'17"E			
L9	20.05'	S43°34'18"W	L19	44.37'	S46°06'56"E	L29	237.45'	N46°03'40"W			
L10	172.17'	N45°27'27"W	L20	191.14'	N43°53'04"E	L30	139.50'	N43°56'20"E			

BOUNDARY CURVE TABLE				INSIDE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	88.30'	489.50'	10°20'09"	S38°37'33"E 88.18'	C7	111.15'	51.00'	124°52'19"	S32°39'00"W 90.42'
C2	44.61'	510.50'	5°00'25"	S35°45'12"E 44.60'	C8	23.12'	25.00'	52°59'15"	S17°30'06"W 22.31'
C3	70.81'	576.50'	7°02'15"	S41°46'32"E 70.77'	C9	60.48'	120.00'	28°52'29"	N31°37'25"W 59.84'
C5	69.36'	75.00'	52°59'15"	N17°30'06"E 66.92'	C10	35.69'	25.00'	81°48'21"	S31°54'39"W 32.74'
C6	35.28'	70.00'	28°52'29"	S31°37'25"E 34.91'					

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L35	15.89'	N38°15'42"E
L36	15.00'	N46°03'40"W
L37	25.00'	N43°56'20"E
L38	12.51'	S46°03'40"E
L39	61.44'	N43°53'04"E
L40	19.75'	N46°00'16"W
L41	129.11'	S43°59'44"W

OWNER  
JUDY GRACE BRYANT  
LINDA JEAN BRUNETTE  
DOUGLAS FREDERICK WYGAL  
2528 MARK  
MESQUITE, TX 75150

OWNER / DEVELOPER  
RIV ROCKWALL LLC  
2040 CENTURY CENTER BLVD.  
SUITE #10  
IRVING, TX 75062



**TEXAS HERITAGE**  
SURVEYING, LLC  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

**FINAL PLAT**  
**LOTS 4-6, BLOCK A**  
**GEORGE MORTON ESTATE ADDITION**  
**BEING A REPLAT OF**  
**LOTS 1, 2 & 3, BLOCK A**  
**GEORGE MORTON ESTATE ADDITION**  
BEING THREE (3) LOTS  
5.083-ACRES OR 221,408 SF  
SITUATED WITHIN THE  
E. TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

JOB # 2202266-8 / SCALE= 1" = 50' / DRAWN: KO / 01/31/2024  
PAGE 2 OF 3

CASE # P2024-006

OWNER'S CERTIFICATE OF DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the GEORGE MORTON ESTATE, LOTS 4-6, BLOCK A 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 GEORGE MORTON ESTATE, LOTS 4-6, BLOCK A 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 off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- (5) The developer/property owner 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 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; 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.

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.

GENERAL NOTES

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

OWNER'S DEDICATION CONTINUED

CI (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.

RIV ROCKWALL LLC

\_\_\_\_\_  
ASHER HAMILTON - PARTNER

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ASHER HAMILTON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

\_\_\_\_\_  
JUDY GRACE BRYANT, INDIVIDUALLY

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JUDY GRACE BRYANT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

\_\_\_\_\_  
DOUGLASS FREDRICK WYGAL, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE

OF LINDA DOUGLASS BRUNETTE, DECEASED

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DOUGLASS FREDRICK WYGAL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, J.R. JANUARY, a Registered Professional Land Surveyor R.P.L.S. 5382, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

\_\_\_\_\_  
SURVEYOR

\_\_\_\_\_  
REGISTERED PUBLIC SURVEYOR NO.

CITY SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SUBDIVISION PLAT - BEING AN ADDITION TO THE CITY OF ROCKWALL, TEXAS - WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THE

\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

WITNESS OUR HANDS, THIS \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR, CITY OF ROCKWALL

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION CHAIRMAN

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
CITY ENGINEER



**Texas Heritage**  
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

**FINAL PLAT**  
**LOTS 4-6, BLOCK A**  
**GEORGE MORTON ESTATE ADDITION**  
**BEING A REPLAT OF**  
**LOTS 1, 2 & 3, BLOCK A**  
**GEORGE MORTON ESTATE ADDITION**  
BEING THREE (3) LOTS  
5.083-ACRES OR 221,408 SF  
SITUATED WITHIN THE  
E. TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

JOB # 2202266-8 / SCALE= 1" = 50' / DRAWN: KO / 01/31/2024  
PAGE 3 OF 3

**CASE # P2024-006**

**OWNER**  
**JUDY GRACE BRYANT**  
**LINDA JEAN BRUNETTE**  
**DOUGLAS FREDRICK WYGAL**  
**2528 MARK**  
**MESQUITE, TX 75150**

**OWNER / DEVELOPER**  
**RIV ROCKWALL LLC**  
**2040 CENTURY CENTER BLVD.**  
**SUITE #10**  
**IRVING, TX 75062**

**From:** [Lee, Henry](#)  
**To:** [Brad Boswell](#)  
**Subject:** Project Comments P2024-006  
**Date:** Friday, February 23, 2024 4:49:00 PM  
**Attachments:** [Engineering Comments \(02.23.2024\).pdf](#)  
[Project Comments \(02.23.2024\).pdf](#)  
[image003.jpg](#)

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Good Afternoon,

Attached are the project comments for your case. Revisions for this case are due March 5, 2024. The meeting schedule for this case is as follows:

Planning and Zoning Commission: February 27, 2024

Planning and Zoning Commission: March 12, 2024

Parks Board: March 2, 2024

City Council: March 18, 2024

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,

Email Signature



**From:** [Asher Hamilton](#)  
**To:** [Lee, Henry](#)  
**Cc:** [Brad Boswell](#); [Doug Stewart](#)  
**Subject:** Final Plat  
**Date:** Monday, March 4, 2024 3:29:01 PM  
**Attachments:** [image001.png](#)  
[Rockwall Final Plat Revised 3.4.24.pdf](#)

---

Hey Henry, thanks for talking with me. Attached you will find the revised Final Plat. Please let us know if you need anything else from us.

Thanks,

**Asher Hamilton**  
**CEO**

Realty Investments

1920 McKinney Ave. 7<sup>th</sup> Floor

Dallas, TX 75201

[ahamilton@realtyinvestments.com](mailto:ahamilton@realtyinvestments.com)

(214) 908-4684

[www.realtyinvestments.com](http://www.realtyinvestments.com)



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DATE: April 10, 2024

TO: Asher Hamilton  
RIV Rockwall, LLC  
2040 Century Center Boulevard, Suite 10  
Irving, Texas 75062

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

SUBJECT: P2024-006; *Replat for Lots 4-6, Block A, George Morton Estate Addition*

Asher:

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 March 18, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

On March 12, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 4-0, with Commissioners Deckard, Womble, and Hustings absent.

City Council

On March 18, 2024, the City Council approved a motion to approve the final plat by a vote of 5-2, with Council Members Jorif and McCallum dissenting.

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 (See below) made out to the *Rockwall County Clerk's Office*.

**FILING FEES:**

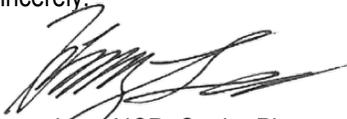
**Mylars:** \$50.00 per page for the 1<sup>st</sup> set only (*No charge for additional sets*).

**Tax Certificates:** \$30.00 for the 1<sup>st</sup> certificate and \$4.00 for each additional certificate.

Please note that the filling 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 1<sup>st</sup> and December 31<sup>st</sup>, 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 adhere to 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) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', written over a light blue horizontal line.

Henry Lee, AICP, *Senior Planner*  
City of Rockwall Planning and Zoning Department