



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # M150018-005 P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_

APPROVED/DENIED ARB DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____

**From:** [John Delin](#)  
**To:** [Miller, Ryan](#)  
**Subject:** Ladera Rockwall Hwy 66 Landscape  
**Date:** Tuesday, February 06, 2018 1:33:09 PM  
**Attachments:** [image001.jpg](#)  
[17191SUR \(08-15-17\).pdf](#)  
[17191SUR \(01-26-18\).pdf](#)  
[2018.02.06 SOUTH BERM SCREENING COLOR.PDF](#)  
**Importance:** High

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Ryan,

Last week it was brought to our attention the Title Co in our purchase transaction left off the Easement for North Texas Municipal Water District. This is a 30' easement (see attached before and after surveys) which runs parallel to Hwy 66 from the property line North towards our homes. This is a major miss by the Title Abstract and is causing major issues and also conflicts with the Landscape requirements for Hwy 66.

Also Attached you will find a proposed alternate to the landscape requirement. It features removing the trees and instead berming 3-4' in height, the 30' easement along with the planting of shrubs and other "grass plants" to create what we believe will be a viable alternate. NTMWD will not allow ANY trees in their easement, however they will allow plants. Additionally you will note that the wrought iron fence we proposed with Stone Columns cannot be allowed in the easement. We believe (waiting for their approval) they will allow wrought iron fence without stone columns. So we are proposing 2 fence items. The first and best choice would be to allow the fence without columns in the easement. The 2<sup>nd</sup> and worse choice would be to move the fence to the North Easement line with Stone Columns. We believe this would be visually VERY unappealing due to the fences proximity to the homes.

Thank you for getting these on the calendars for P&Z and Council that we discussed and let me know if you need any additional information.

Best,

**John Delin**

817.252.4281 D

817.919.8111 C

[john@integritygroups.com](mailto:john@integritygroups.com)

[IntegrityGroups.com](#) | [LaderaTexas.com](#)

**361 W Byron Nelson Blvd Ste. 104, Roanoke, TX 76262**

Main Office (817) 430-3318

Integrity-Group-Logo-EMAIL



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# CITY OF ROCKWALL, TEXAS

## MEMORANDUM

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**TO:** Planning and Zoning Commission

**FROM:** Ryan Miller, *Director of Planning and Zoning*

**DATE:** February 13, 2018

**SUBJECT:** *Variance Request for PD-85*

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On October 16, 2017, the City Council approved Planned Development District 85 (PD-85) establishing zoning for a 37.932-acre tract of land composed of two (2) separate tracts of land that are situated at the northeast and northwest corners of the intersection of John King Boulevard and SH-66. On the northwest side of the intersection is a 9.894-acre tract of land (*i.e. Tract 1*) and on the northeast side of the intersection is a 28.011-acre tract of land (*i.e. Tract 2*). Upon approval of the zoning *Tract 1* was designated for General Retail (GR) District land uses and *Tract 2* was designated for an age restricted senior living community -- *setup in a condominium regime (i.e. all single family homes will be constructed on a single condominium lot)* -- subject to Single Family 7 (SF-7) District land uses. The proposed age restricted, senior living community was planned to consist of 84-89 single-family homes. On January 16, 2018, the City Council approved a preliminary plat for the condominium lot on *Tract 2*.

On February 6, 2018, the applicant of these cases (*i.e. John Delin of Integrity Groups*) contacted staff to notify them that the title company had missed locating a 30' North Texas Municipal Water District (NTMWD) easement on the survey that runs parallel to SH-66. This easement conflicts with the landscape and hardscape requirements approved with PD-85 [Section F(2)(a), Exhibit 'C'; Ordinance No. 17-55], which state, "(a) minimum of a 20-foot landscape buffer shall be provided along the frontage of SH-66 ... and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination there of ... (i)n addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet." Specifically, the NTMWD has told the applicant that no trees are to be planted within the easement. In addition, PD-85 [Section E, Exhibit 'C'; Ordinance No. 17-55] requires that the applicant construct a six (6) foot wrought iron fence with masonry columns a maximum of 45-feet on center. The NTMWD has stated that the masonry columns would not be permitted to be constructed within the easement; however the six (6) wrought iron fence maybe permitted to be constructed within the easement pending approval of the proposed location of the fence by the NTMWD. As of the date of this memorandum, the NTMWD has not granted approval of the fence location. Staff should also note that the easement may reduce the number of units that the applicant can provide on the property.

In response to these developments, the applicant is requesting that the City Council grant variances to the landscape, hardscape and fencing requirements in accordance with the variance procedures outlined in PD-85. These requirements state, "(t)he variance procedures and standards for approval that are set forth in the Unified Development Code [Ordinance No. 04-38] shall apply to any application for variances to this ordinance." [Section N, Exhibit 'C'; Ordinance No. 17-55] This would translate to the following:

- 1) *Landscape and Hardscape Requirements.* The landscape and hardscape requirements were inserted into the ordinance in accordance with the SH-66 Overlay (SH-66 OV) District.

The variance procedures for this district require that any variance to the overlay district requirements be subject to a three-quarter ( $\frac{3}{4}$ ) majority vote of all City Council members present for approval of the request, with a minimum of four (4) affirmative votes.

- 2) *Fencing Requirements.* The fencing requirements were inserted in accordance with the typical *Planned Development District* standards contained in Article X, *Planned Development Regulations*, of the Unified Development Code. This section states that all variances shall be subject to the *Criteria for Granting Special Exceptions* contained in Section 8.5 of Article II, *Authority and Administrative Procedures*, of the Unified Development Code. This means that the variance to the fence requirements will require a simple majority vote of all City Council members present.

In lieu of conforming to the landscaping requirements in PD-85, the applicant has submitted an alternative landscape plan showing a three (3) foot berm and increased shrub and ground cover planting. In addition, the applicant has indicated two (2) possible alternatives for the fence location and construction: (1) the fence be located within the easement without the masonry columns (*i.e. not in conformance with PD-85*), and (2) the fence be located outside of the easement with the masonry columns (*i.e. in conformance with PD-85*). The applicant's letter (*contained in the attached packet*) states a preference for *Option 1* due to the separation of the fence from the back of the proposed homes (*see attached alternative landscape plan for a depiction of the two [2] proposed fence locations*).

In evaluating variance requests, the City Council is asked to review the request to establish if there is a unique or extraordinary condition that would constitute a hardship or that would prohibit an applicant from conforming to the requirements of the zoning. In this case, the applicant was not aware of the easement until after the zoning and preliminary plat were approved, and had the intent of complying with the ordinance at the time of adoption. The applicant's situation may constitute a hardship; however, variance requests are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions staff will be available at the February 13, 2018 meeting.



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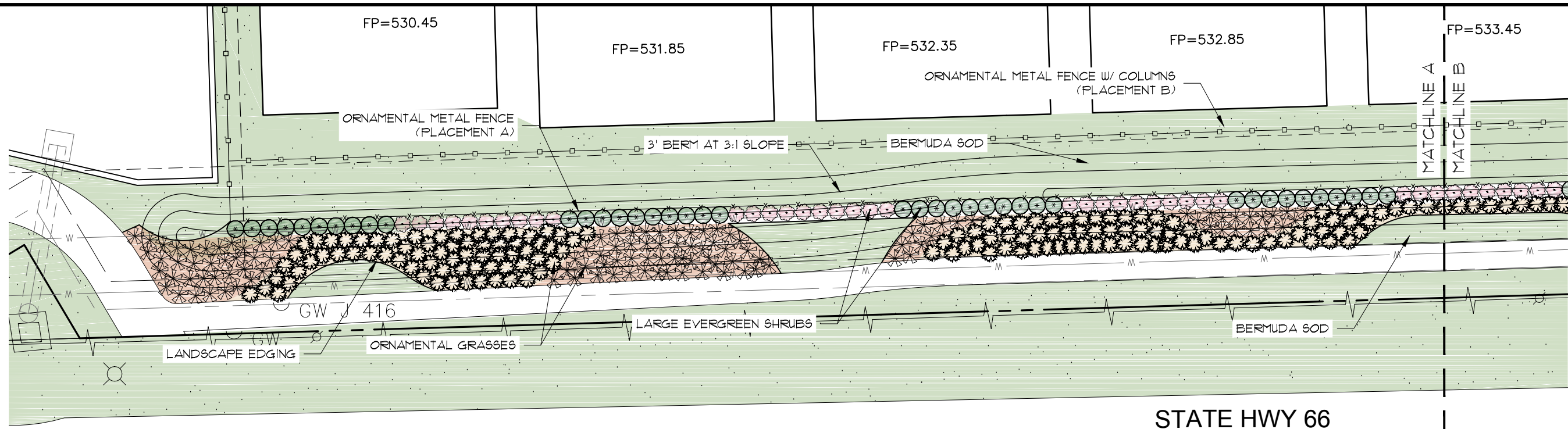
Main Office (817) 430-3318

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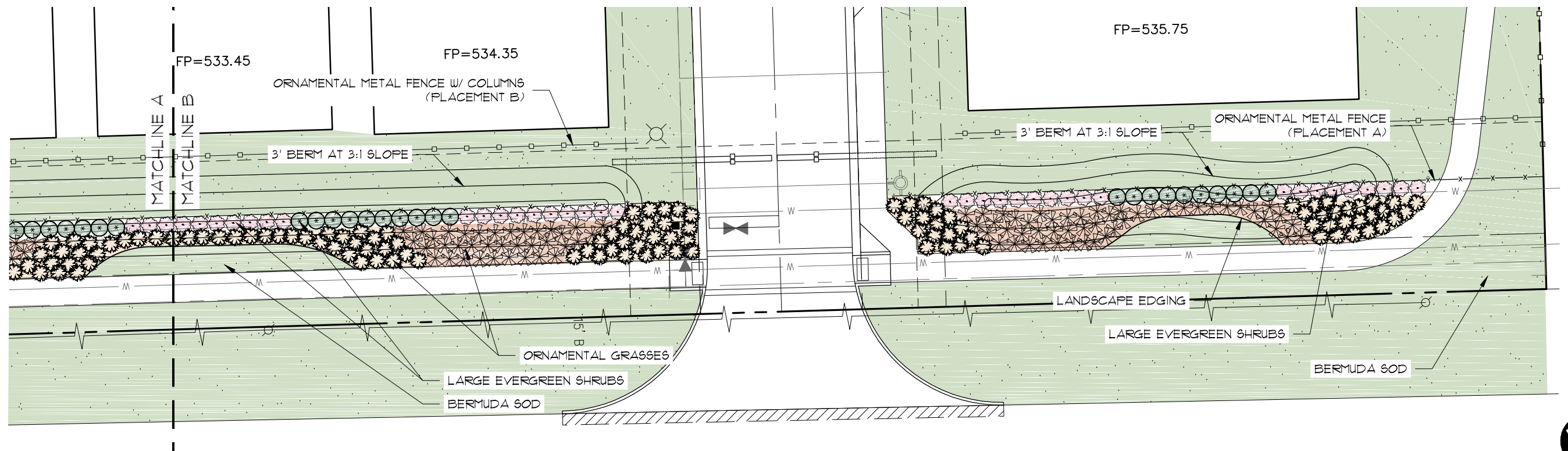


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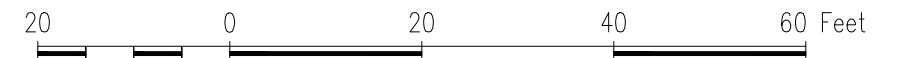


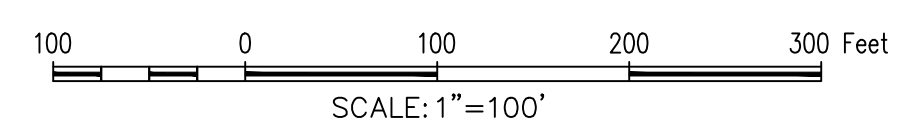
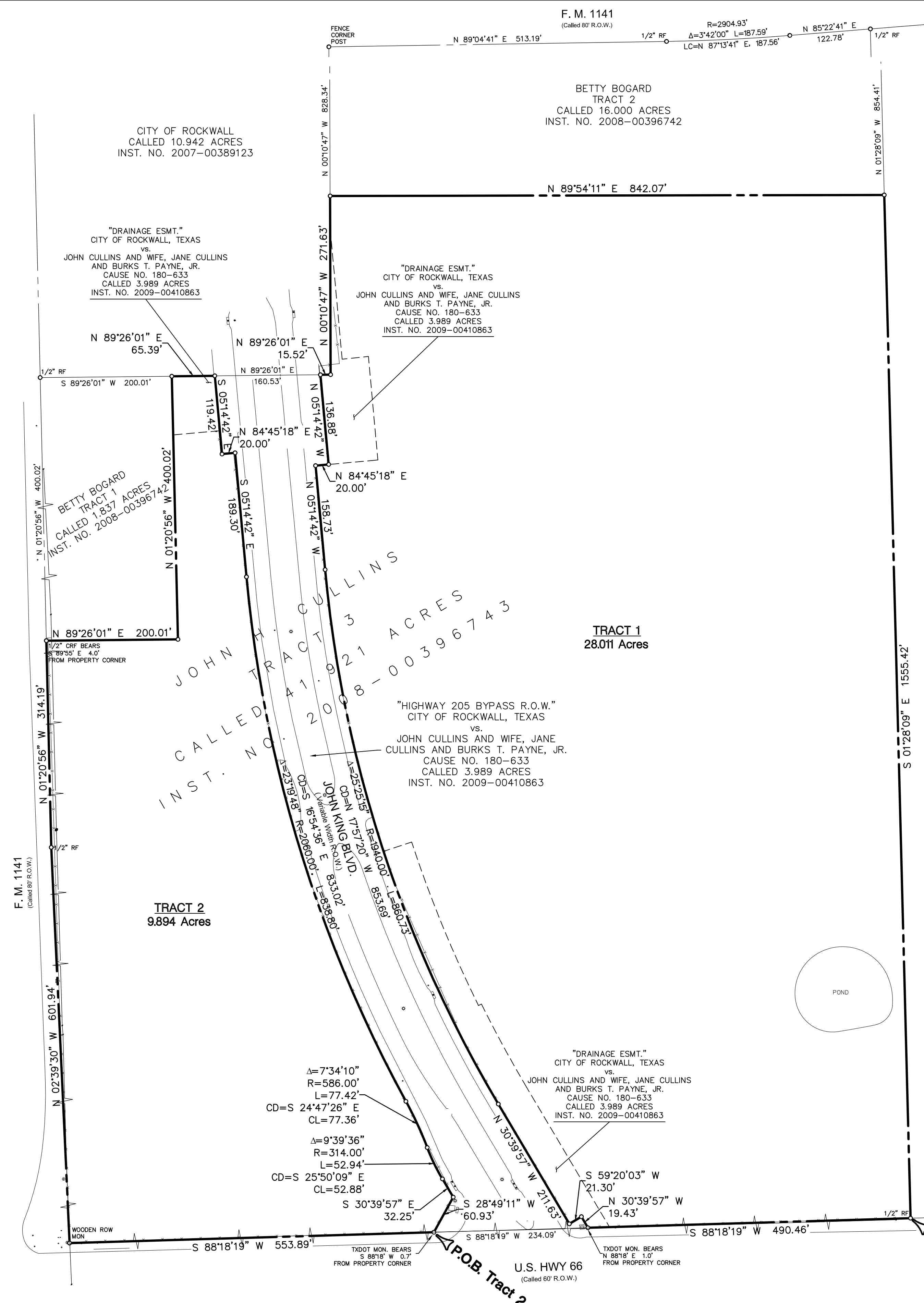
**STATE HWY 66**  
(Called 60' R.O.W.)



**South Property Screening  
Ladera Rockwall**

City of Rockwall  
Denton County, Texas





LEGAL DESCRIPTION  
 Tract 1  
 28.011 acres  
 M. B. Jones Survey, Abstract No. 122  
 City of Rockwall  
 Rockwall County, Texas

LEGAL DESCRIPTION  
 Tract 2  
 9.894 acres  
 M. B. Jones Survey, Abstract No. 122  
 City of Rockwall  
 Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the north line of U. S. Highway 66;

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet;

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

THENCE S 88°18'19" W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

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

THENCE N 02°39'30" W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar found;

N 30°39'57" W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE N 01°20'56" W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

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

THENCE N 89°26'01" E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

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

THENCE N 01°20'56" W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

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

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

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

THENCE Southeastery with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

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

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

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

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

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

S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.07 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

Southeasterly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE S 01°28'09" W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.

Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36", and an arc length of 52.94 feet, whose chord bears S 25°50'09" E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 30°39'57" E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 28°49'11" W, a distance of 32.25 feet to the POINT OF BEGINNING and containing approximately 9.894 acres of land.

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

W. THAD MURLEY III, RPLS 6802 8/16/17

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

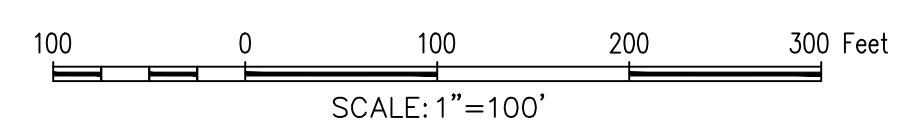
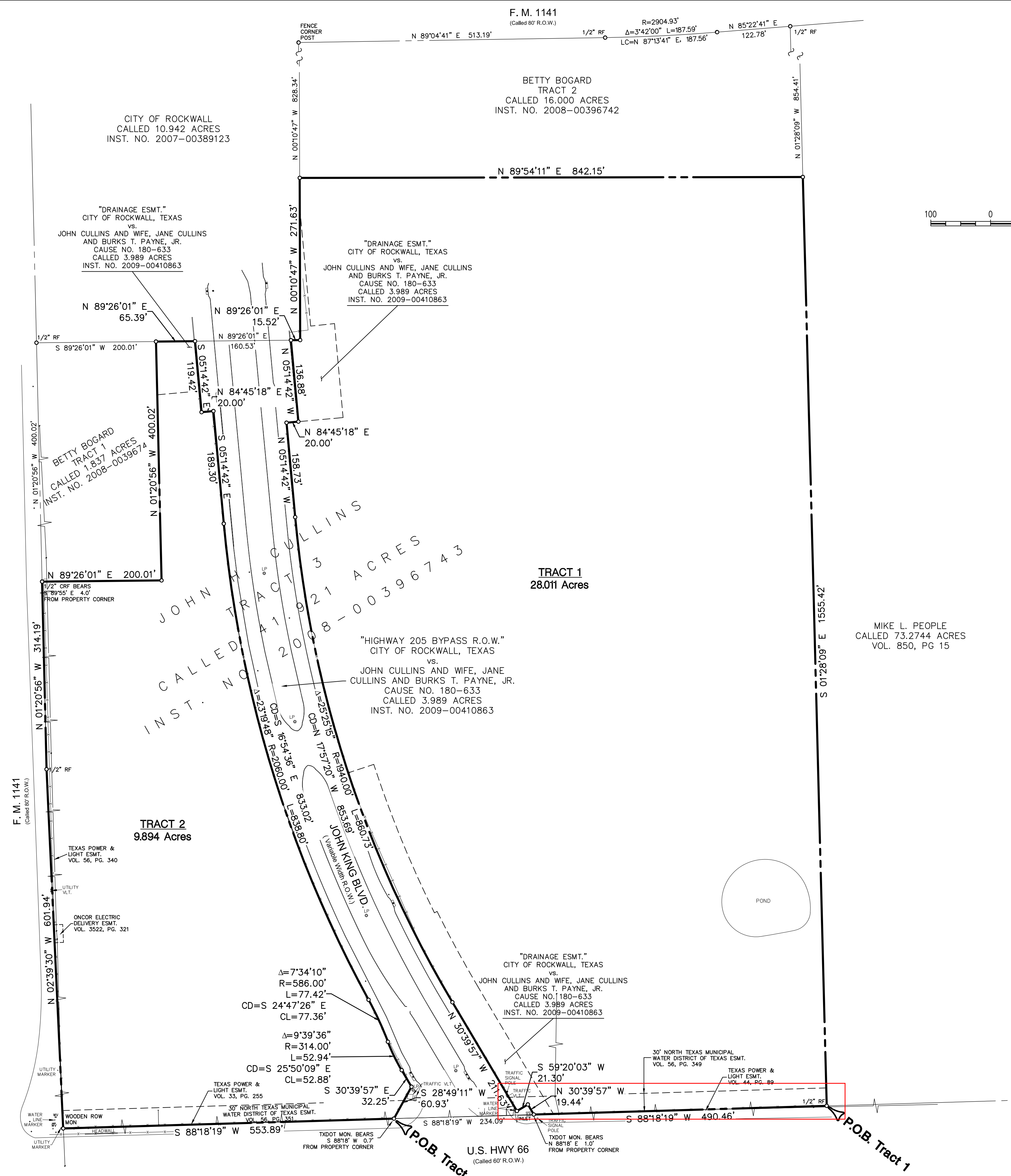
DRAWN BY: TM DATE: 07/20/17 SCALE: 1"=100' JOB No. 17191

- NOTES:
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
  - This survey was performed without the benefit of a current title policy.
  - Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
  - No flood zone area analysis has been performed on the subject property G&A Consultants.
  - All property corners are 1/2" rebar set with cap stamped "G&A CONSULTANTS", unless otherwise noted.
  - All improvements are not shown.

LEGEND	
RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
CRF	= CAPPED REBAR FOUND
P.O.B.	= POINT OF BEGINNING
G&A	= G&A CONSULTANTS, INC.
PRDCT	= PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	= REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	= MUTUAL ACCESS EASEMENT
SSE	= SANITARY SEWER EASEMENT
WLE	= WATER LINE EASEMENT

File: 2:1707317010.dwg (Scale: 1/1000) Plot Date: 8/15/2017 11:07 AM, by: thad murley, Senior





LEGAL DESCRIPTION  
 Tract 1  
 28.011 acres  
 B. Jones Survey, Abstract No. 122  
 City of Rockwall  
 Rockwall County, Texas

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

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

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
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Tract 2  
 9.894 acres  
 B. Jones Survey, Abstract No. 122  
 City of Rockwall  
 Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet;

THENCE S 88°18'19" W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, with the east line of F. M. 1141, a distance of 601.94 feet to a 1/2 inch rebar found;

THENCE N 01°20'56" W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Southeastly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 Southeastly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 Southeastly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 Southeastly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36", and an arc length of 52.94 feet, whose chord bears S 25°50'09" E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 S 30°39'57" E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 S 28°49'11" W, a distance of 60.93 feet to the POINT OF BEGINNING and containing approximately 9.894 acres of land.

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

W. THAD MURLEY III, RPLS 6802 1/26/18

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

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715  
 144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028  
 TBPE Firm No. 1798 TBPLS Firm No. 10047700

- NOTES:
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83..
  - This survey was prepared in connection with the real estate transaction related to Republic Title, G.F. No. 1002-225611-RTT, and G.F. No. 1002-225512-RTT effective October 25, 2017. Any other use thereof is prohibited.
  - Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
  - No flood zone area analysis has been performed on the subject property G&A Consultants.
  - All property corners are 1/2" rebar set with cap stamped "G&A CONSULTANTS", unless otherwise noted.
  - All improvements are not shown.

LEGEND	
RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
CRF	= CAPPED REBAR FOUND
P.O.B.	= POINT OF BEGINNING
G&A	= G&A CONSULTANTS, INC.
PRDCT	= PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	= REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	= MUTUAL ACCESS EASEMENT
SSE	= SANITARY SEWER EASEMENT
WLE	= WATER LINE EASEMENT

File: Z:\2017\17191\Survey\17191.dwg  
 Plotted: 1/26/2018 1:58 PM by: W. Thad Murley, Inc.  
 Scale: 1/26/2018 1:59 PM by: W. Thad Murley, Inc.





**LEGAL DESCRIPTION**  
 Tract 1 28.011 acres  
 M.B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122  
 City of Rockwall  
 Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the northline of U. S. Highway 66;

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

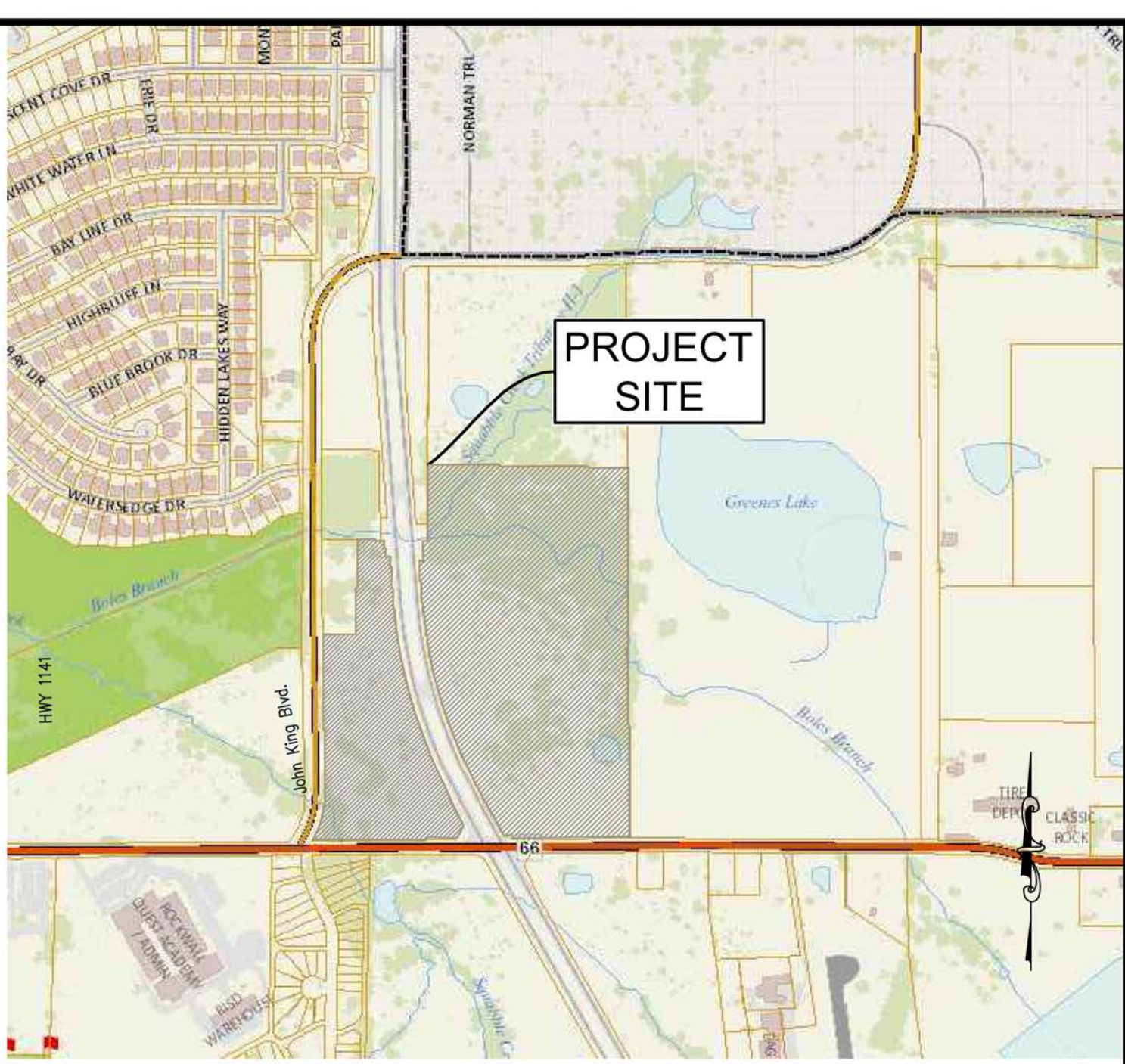
THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:  
 N 30°39'57" W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";  
 S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";  
 N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";  
 Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";  
 N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";  
 N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";  
 N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

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

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16,000 acre G&A CONSULTANTS", being the southwest corner of a 16,000 acre, being the southwest corner of a 16,000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16,000 acres, a distance of 842.07 feet to a 1/2 E, with the south line of said 16,000 acres, a distance of 842.07 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in G&A CONSULTANTS", being the southeast corner thereof and being in , being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.

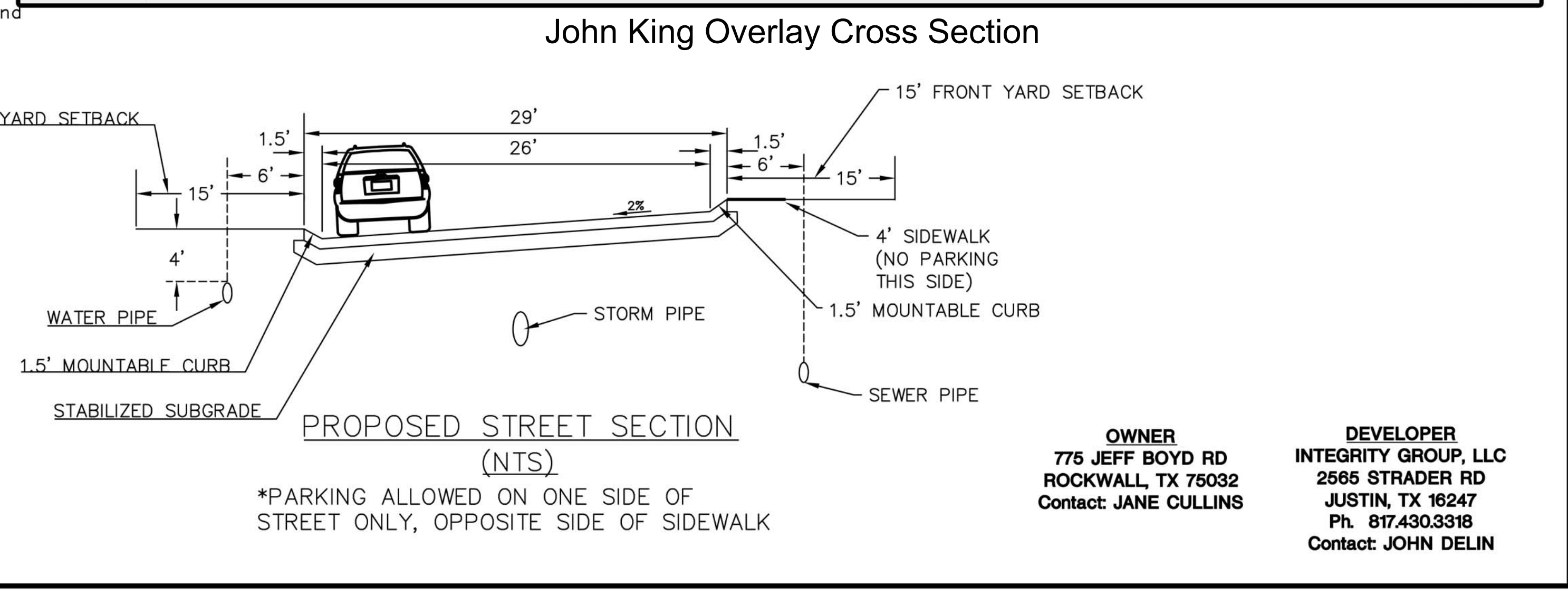
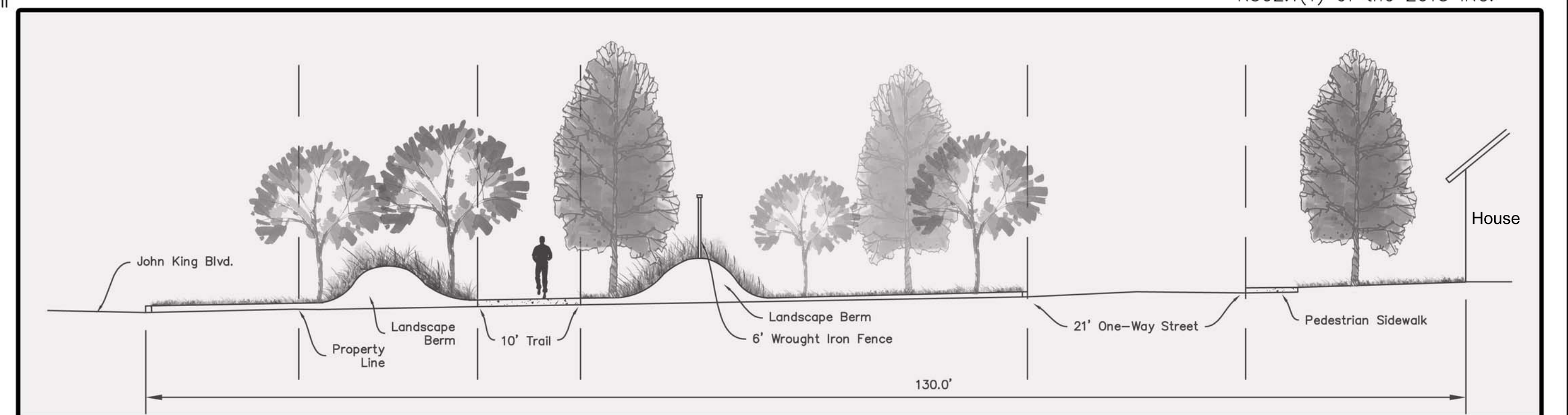


Site Data Summary

Item	Total	% of Total
Acres of Proposed Site	28.011 Acres	100%
Flood Plain Acreage	7.821 Acres	27.92%
Open Space Acreage	12.8 Acres*	45.80%
Total Number of Dwelling Units by Type**		
Unit 1: 44.5'x80'	13	
Unit 2: 42'x77'	33	
Unit 3: 42'x68'	17	
Unit 4: 54'x60'	14	
Unit 5: 64'x50'	7	
Total Units***:	84	
Minimum Dwelling Unit Size:	1,600 SF	
Minimum Open Space:	38%	
Maximum Lot Density:	3.2 DU/Acre	
Maximum Height:	35'	
Setbacks:		
Front:	15'	
Side:	6' between units	
Rear:	20' between units	

\* Excludes 50% of the total Flood Plain Area  
 \*\* Unit breakdown subject to change based on homeowner preference  
 \*\*\* Total units may increase but not more than maximum density allows

- Ladera Rockwall shall be completed in one phase.
- The Ladera HOA shall be responsible for the maintenance of all yards, open space, and landscape.
- On-street parking shall be defined as parallel parking on one side of the street, as shown in the street section below. Off-street parking shall be defined as parking in residential driveways, garages or head-in parking spaces along the streets.
- Masonry columns at a minimum spacing of 45' are only required along John King and U.S. Hwy 66.
- UL #U356, 1-hour rated exterior wall assemblies used design complies with Table R302.1(1) of the 2015 IRC.



**SITE PLANNING CIVIL ENGINEERING PLANNING**  
**G&A CONSULTANTS, LLC**  
 LAND SURVEYING LANDSCAPE ARCHITECTURE  
 111 Hillside Drive • Lewisville, TX 75057  
 P: 972.436.9712 • F: 972.436.9715  
 144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226  
 P: 940.240.1012 • F: 940.240.1028  
 TBPE Firm No. 1798 TBPLS Firm No. 10047700

**LADERA ROCKWALL**  
 in the  
 28.011 Acres  
 M.B. JONES SURVEY, ABSTRACT NO. 122  
 ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**EXHIBIT B**  
**CONCEPT PLAN**

**PRELIMINARY PLANS**  
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.  
 G&A CONSULTANTS, F-1798  
 ROBERT JOHN DOLLAH, JR.,  
 P.E. #66898  
 DATE 9/20/2017

Drawn By: PF  
 Date: 8/18/2017  
 Scale: 1"=80'  
 Revisions:  
 09/05/17  
 09/15/17  
 09/20/17

**17191**

**CP**

**OWNER**  
 775 JEFF BOYD RD  
 ROCKWALL, TX 75032  
 Contact: JANE CULLINS

**DEVELOPER**  
 INTEGRITY GROUP, LLC  
 2565 STRADER RD  
 JUSTIN, TX 16247  
 Ph. 817.430.3318  
 Contact: JOHN DELIN









# CITY OF ROCKWALL, TEXAS

## MEMORANDUM

---

**TO:** Mayor and City Council

**CC:** Rick Crowley, *City Manager*  
Brad Griggs, *Assistant City Manager*

**FROM:** Ryan Miller, *Director of Planning and Zoning*

**DATE:** February 19, 2018

**SUBJECT:** *Variance Request for PD-85*

---

On October 16, 2017, the City Council approved Planned Development District 85 (PD-85) establishing zoning for a 37.932-acre tract of land composed of two (2) separate tracts of land that are situated at the northeast and northwest corners of the intersection of John King Boulevard and SH-66. On the northwest side of the intersection is a 9.894-acre tract of land (*i.e. Tract 1*) and on the northeast side of the intersection is a 28.011-acre tract of land (*i.e. Tract 2*). Upon approval of the zoning *Tract 1* was designated for General Retail (GR) District land uses and *Tract 2* was designated for an age restricted senior living community -- *setup in a condominium regime (i.e. all single family homes will be constructed on a single condominium lot)* -- subject to Single Family 7 (SF-7) District land uses. The proposed age restricted, senior living community was planned to consist of 84-89 single-family homes. On January 16, 2018, the City Council approved a preliminary plat for the condominium lot on *Tract 2*.

On February 6, 2018, the applicant of these cases (*i.e. John Delin of Integrity Groups*) contacted staff to notify them that the title company had missed locating a 30' North Texas Municipal Water District (NTMWD) easement on the survey that runs parallel to SH-66. This easement conflicts with the landscape and hardscape requirements approved with PD-85 [Section F(2)(a), Exhibit 'C'; Ordinance No. 17-55], which state, "(a) minimum of a 20-foot landscape buffer shall be provided along the frontage of SH-66 ... and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination there of ... (i)n addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet." Specifically, the NTMWD has told the applicant that no trees are to be planted within the easement. In addition, PD-85 [Section E, Exhibit 'C'; Ordinance No. 17-55] requires that the applicant construct a six (6) foot wrought iron fence with masonry columns a maximum of 45-feet on center. The NTMWD has stated that the masonry columns would not be permitted to be constructed within the easement; however the six (6) wrought iron fence maybe permitted to be constructed within the easement pending approval of the proposed location of the fence by the NTMWD. As of the date of this memorandum, the NTMWD has not granted approval of the fence location. Staff should also note that the easement may reduce the number of units that the applicant can provide on the property.

In response to these developments, the applicant is requesting that the City Council grant variances to the landscape, hardscape and fencing requirements in accordance with the variance procedures outlined in PD-85. These requirements state, "(t)he variance procedures and standards for approval that are set forth in the Unified Development Code [Ordinance No. 04-38] shall apply to any application for variances to this ordinance." [Section N, Exhibit 'C'; Ordinance No. 17-55] This would translate to the following:

- 1) *Landscape and Hardscape Requirements.* The landscape and hardscape requirements were inserted into the ordinance in accordance with the SH-66 Overlay (SH-66 OV) District. The variance procedures for this district require that any variance to the overlay district requirements be subject to a three-quarter ( $\frac{3}{4}$ ) majority vote of all City Council members present for approval of the request, with a minimum of four (4) affirmative votes.
- 2) *Fencing Requirements.* The fencing requirements were inserted in accordance with the typical *Planned Development District* standards contained in Article X, *Planned Development Regulations*, of the Unified Development Code. This section states that all variances shall be subject to the *Criteria for Granting Special Exceptions* contained in Section 8.5 of Article II, *Authority and Administrative Procedures*, of the Unified Development Code. This means that the variance to the fence requirements will require a simple majority vote of all City Council members present.

In lieu of conforming to the landscaping requirements in PD-85, the applicant has submitted an alternative landscape plan showing a three (3) foot berm and increased shrub and ground cover planting. In addition, the applicant has indicated two (2) possible alternatives for the fence location and construction: (1) the fence be located within the easement without the masonry columns (*i.e. not in conformance with PD-85*), and (2) the fence be located outside of the easement with the masonry columns (*i.e. in conformance with PD-85*). The applicant's letter (*contained in the attached packet*) states a preference for *Option 1* due to the separation of the fence from the back of the proposed homes (*see attached alternative landscape plan for a depiction of the two [2] proposed fence locations*).

In evaluating variance requests, the City Council is asked to review the request to establish if there is a unique or extraordinary condition that would constitute a hardship or that would prohibit an applicant from conforming to the requirements of the zoning. In this case, the applicant was not aware of the easement until after the zoning and preliminary plat were approved, and had the intent of complying with the ordinance at the time of adoption. The applicant's situation may constitute a hardship; however, variance requests are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission. On February 13, 2018, the Planning and Zoning Commission reviewed the applicant's request and approved a motion to recommend approval of the variances by a vote of 5-0, with Commissioners Fishman and Chodun absent. Should the City Council have any questions concerning the request the applicant and staff will be available at the February 19, 2018 City Council meeting.

**From:** [John Delin](#)  
**To:** [Miller, Ryan](#)  
**Subject:** Ladera Rockwall Hwy 66 Landscape  
**Date:** Tuesday, February 06, 2018 1:33:09 PM  
**Attachments:** [image001.jpg](#)  
[17191SUR \(08-15-17\).pdf](#)  
[17191SUR \(01-26-18\).pdf](#)  
[2018.02.06 SOUTH BERM SCREENING COLOR.PDF](#)  
**Importance:** High

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Ryan,

Last week it was brought to our attention the Title Co in our purchase transaction left off the Easement for North Texas Municipal Water District. This is a 30' easement (see attached before and after surveys) which runs parallel to Hwy 66 from the property line North towards our homes. This is a major miss by the Title Abstract and is causing major issues and also conflicts with the Landscape requirements for Hwy 66.

Also Attached you will find a proposed alternate to the landscape requirement. It features removing the trees and instead berming 3-4' in height, the 30' easement along with the planting of shrubs and other "grass plants" to create what we believe will be a viable alternate. NTMWD will not allow ANY trees in their easement, however they will allow plants. Additionally you will note that the wrought iron fence we proposed with Stone Columns cannot be allowed in the easement. We believe (waiting for their approval) they will allow wrought iron fence without stone columns. So we are proposing 2 fence items. The first and best choice would be to allow the fence without columns in the easement. The 2<sup>nd</sup> and worse choice would be to move the fence to the North Easement line with Stone Columns. We believe this would be visually VERY unappealing due to the fences proximity to the homes.

Thank you for getting these on the calendars for P&Z and Council that we discussed and let me know if you need any additional information.

Best,

**John Delin**

817.252.4281 D

817.919.8111 C

[john@integritygroups.com](mailto:john@integritygroups.com)

[IntegrityGroups.com](#) | [LaderaTexas.com](#)

[361 W Byron Nelson Blvd Ste. 104, Roanoke, TX 76262](#)

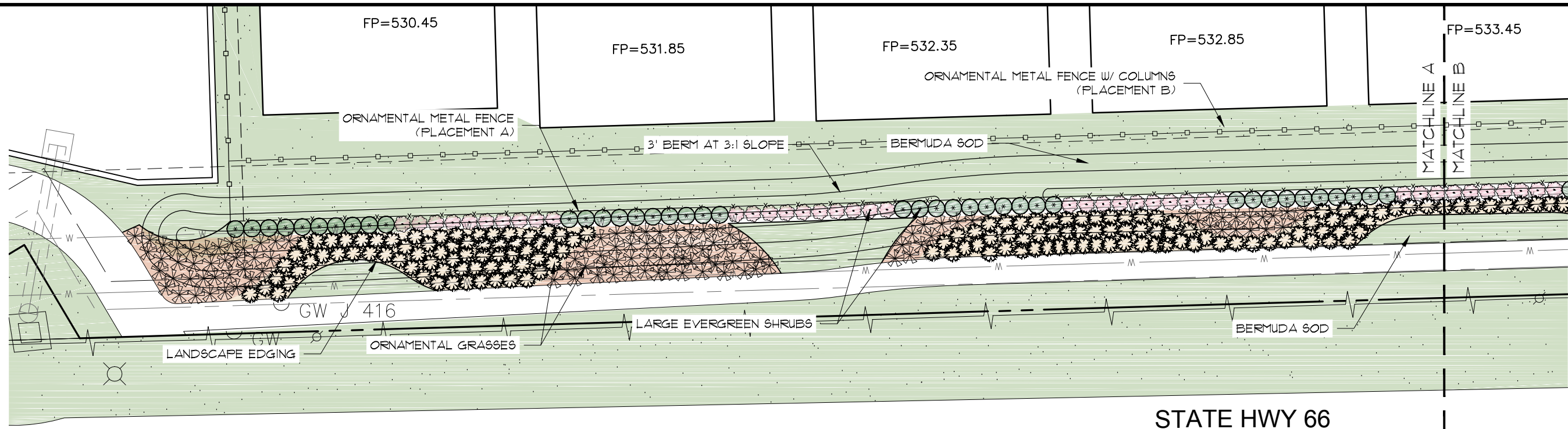
Main Office (817) 430-3318

Integrity-Group-Logo-EMAIL

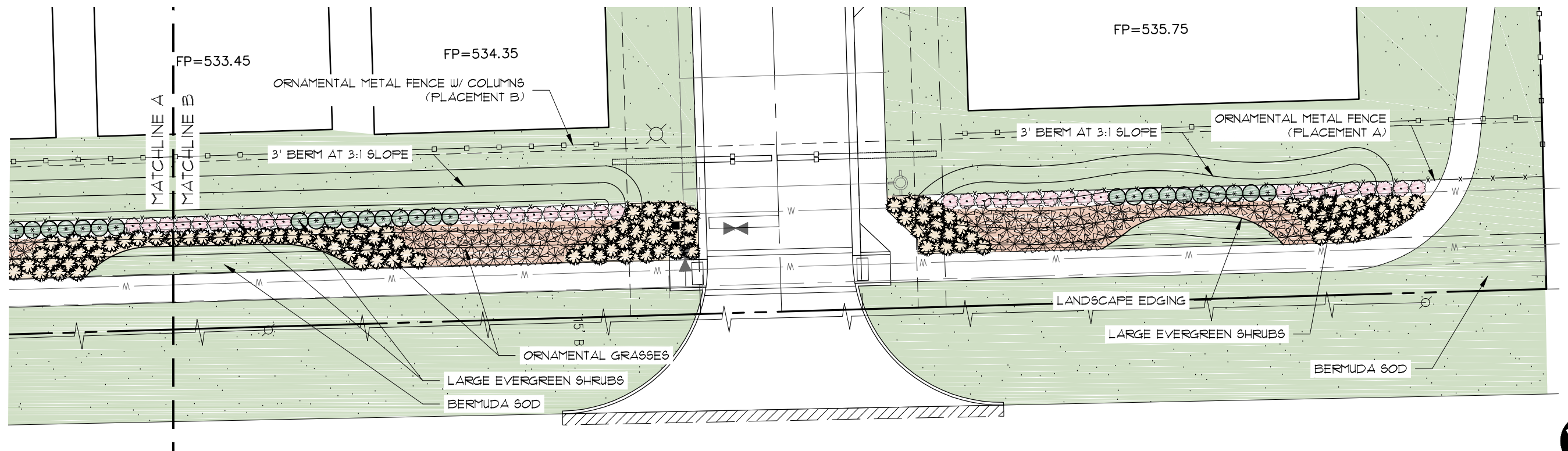


**Confidentiality Notice:**

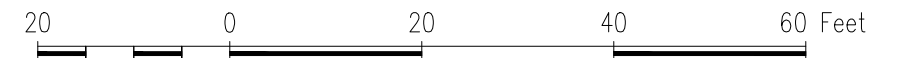
*This e-mail and any attachments may contain confidential and/or copyright protected information and is intended for the sole use of recipient and may not be used, altered, distributed or changed without expressed written permission from sender. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination, use, reproduction or forwarding of this information by a person other than the intended recipient is unauthorized and may be illegal. Unless otherwise stated, opinions expressed in this e-mail are those of the author and may not reflect the view or opinions of Integrity Group, LLC, or any party it is representing. This email and any attachments is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510 et seq.*



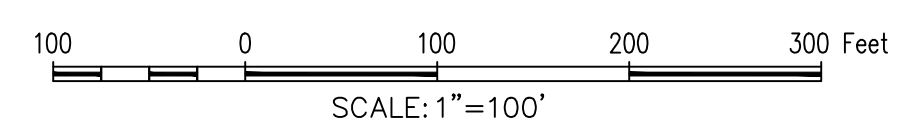
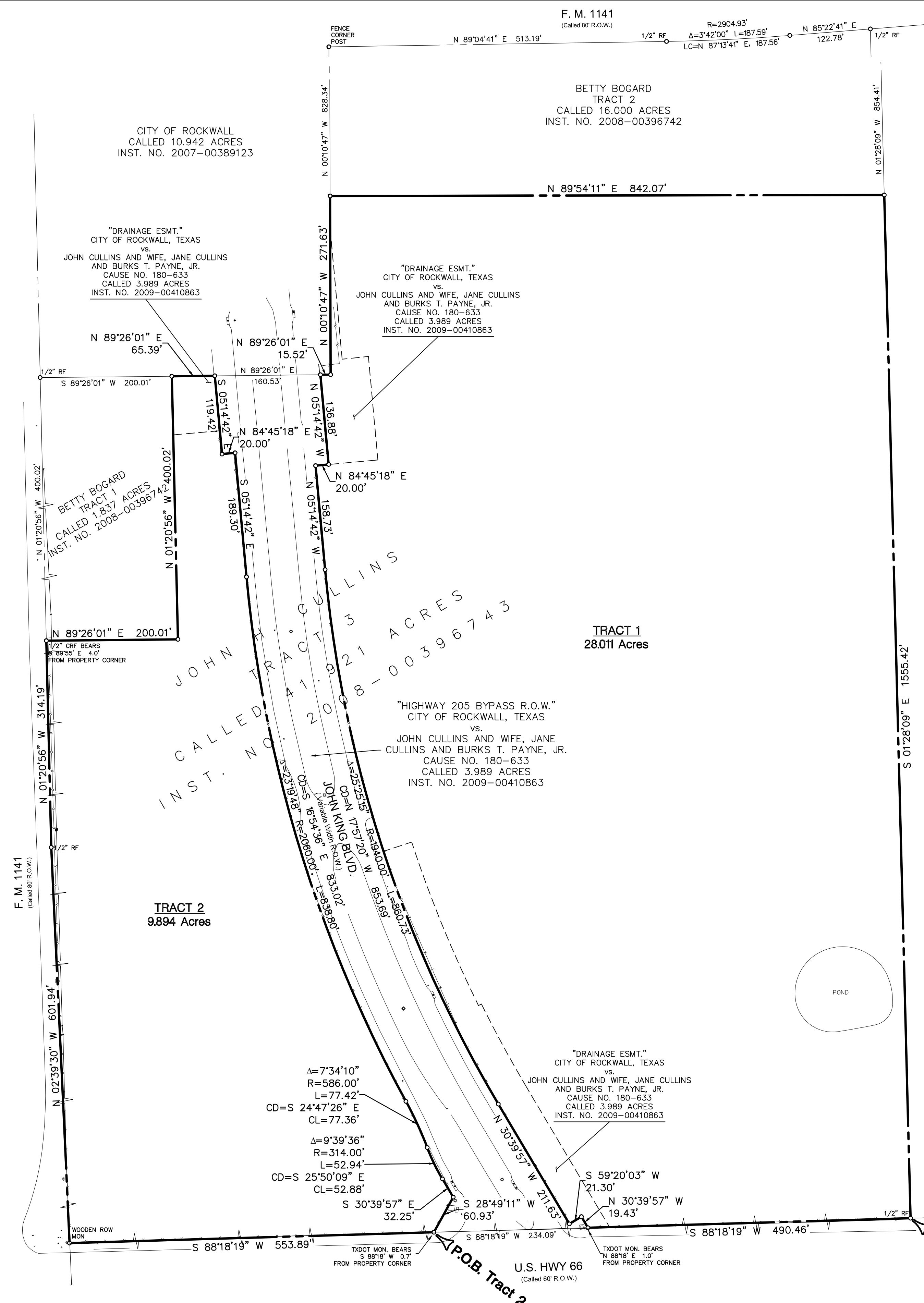
**STATE HWY 66**  
(Called 60' R.O.W.)



**South Property Screening**  
**Ladera Rockwall**  
City of Rockwall  
Denton County, Texas







LEGAL DESCRIPTION	LEGAL DESCRIPTION
Tract 1 28.011 acres M. B. Jones Survey, Abstract No. 122 City of Rockwall Rockwall County, Texas	Tract 2 9.894 acres M. B. Jones Survey, Abstract No. 122 City of Rockwall Rockwall County, Texas
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THENCE Northwestery with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:	THENCE N 02°39'30" W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar found;
N 30°39'57" W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";	THENCE N 01°20'56" W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;
S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";	THENCE N 89°26'01" E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;
N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";	THENCE N 01°20'56" W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;
Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";	THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;
N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";	THENCE Southeastery with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:
N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";	S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;	N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;	S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
THENCE N 01°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;	Southeasterly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.07 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;	Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
THENCE S 01°28'09" W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.	Southeasterly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36", and an arc length of 52.94 feet, whose chord bears S 25°50'09" E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
	S 30°39'57" E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
	S 28°49'11" W, a distance of 32.25 feet to the POINT OF BEGINNING and containing approximately 9.894 acres of land.

- NOTES:
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
  - This survey was performed without the benefit of a current title policy.
  - Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
  - No flood zone area analysis has been performed on the subject property G&A Consultants.
  - All property corners are 1/2" rebar set with cap stamped "G&A CONSULTANTS", unless otherwise noted.
  - All improvements are not shown.

LEGEND	
RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
CRF	= CAPPED REBAR FOUND
P.O.B.	= POINT OF BEGINNING
G&A	= G&A CONSULTANTS, INC.
PRDCT	= PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	= REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	= MUTUAL ACCESS EASEMENT
SSE	= SANITARY SEWER EASEMENT
WLE	= WATER LINE EASEMENT

**PRELIMINARY DOCUMENT:**  
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
 W. THAD MURLEY III, RPLS 6802 8/16/17

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

	<b>SITE PLANNING CIVIL ENGINEERING PLATTING</b> <b>CONSULTANTS, LLC</b> LAND SURVEYING LANDSCAPE ARCHITECTURE
	111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715 144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028 TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: TM DATE: 07/20/17 SCALE: 1"=100' JOB No. 17191

File: 2:1707317010.dwg (Scale: 1/1600) Date: 8/15/2017 11:07 AM, by: Road  
 Plotted: 8/15/2017 12:18 PM, by: Road Murley









**LEGAL DESCRIPTION**  
 Tract 1 28.011 acres  
 M.B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122  
 City of Rockwall  
 Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the northline of U. S. Highway 66;

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

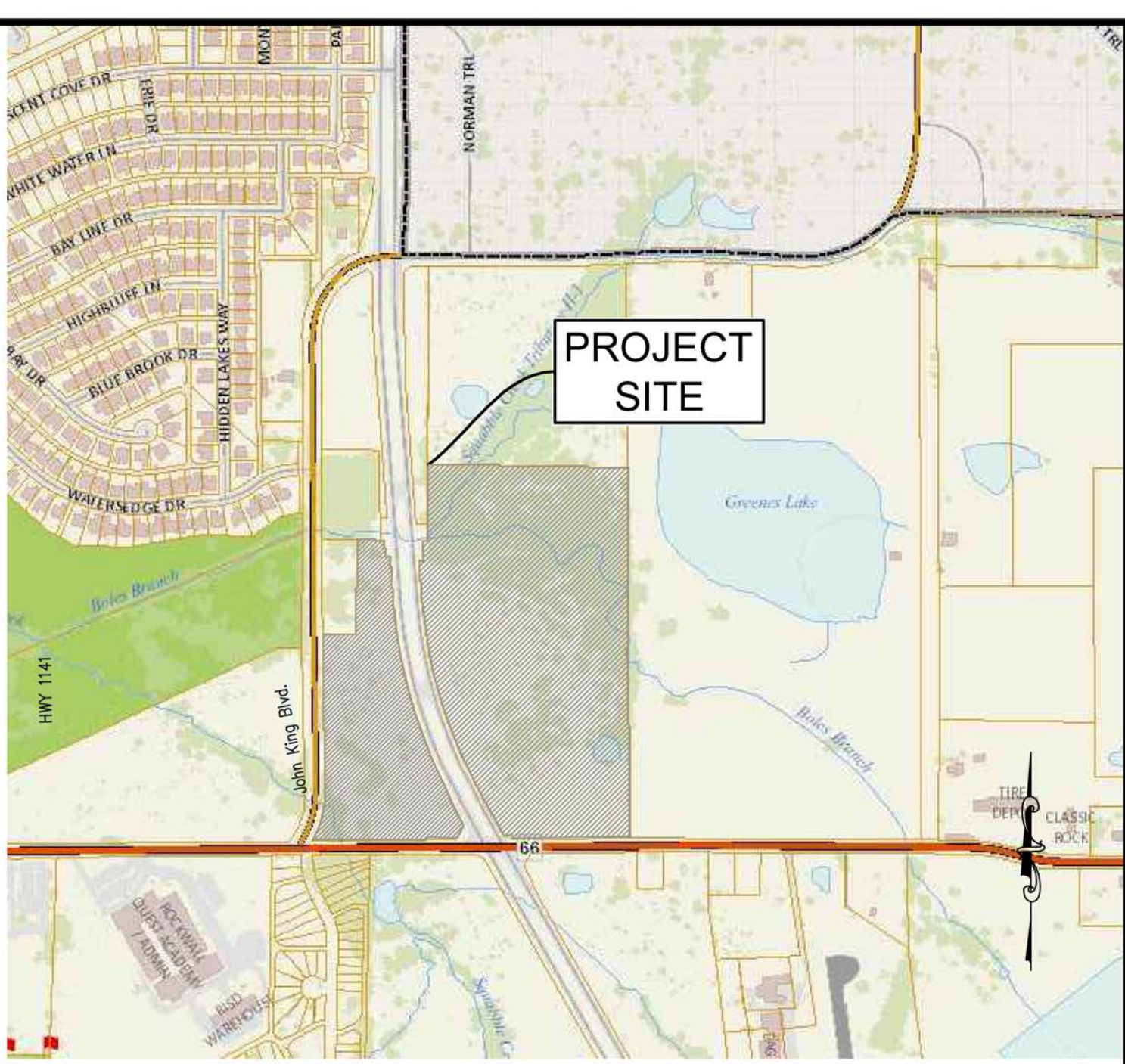
THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:  
 N 30°39'57" W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";  
 S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";  
 N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";  
 Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";  
 N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";  
 N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";  
 N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

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

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16,000 acre G&A CONSULTANTS", being the southwest corner of a 16,000 acre, being the southwest corner of a 16,000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16,000 acres, a distance of 842.07 feet to a 1/2 E, with the south line of said 16,000 acres, a distance of 842.07 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in G&A CONSULTANTS", being the southeast corner thereof and being in , being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.

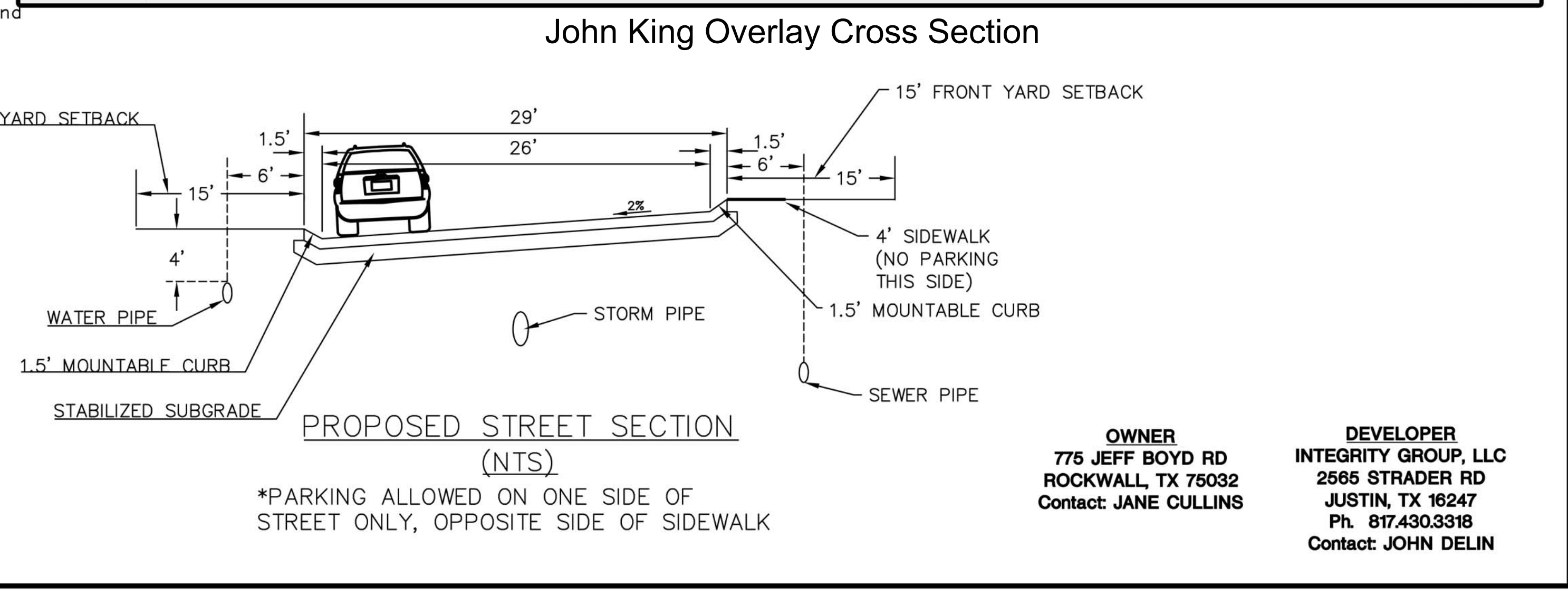
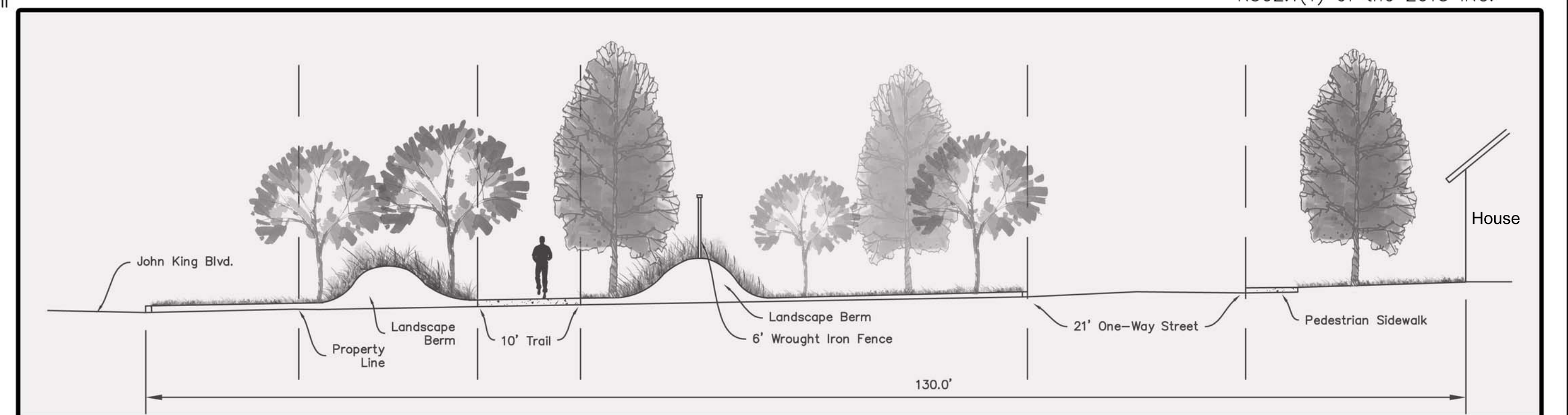


**Site Data Summary**

Item	Total	% of Total
Acres of Proposed Site	28.011 Acres	100%
Flood Plain Acreage	7.821 Acres	27.92%
Open Space Acreage	12.8 Acres*	45.80%
Total Number of Dwelling Units by Type**		
Unit 1: 44.5x80'	13	
Unit 2: 42x77'	33	
Unit 3: 42x68'	17	
Unit 4: 54x60'	14	
Unit 5: 64x50'	7	
Total Units***:	84	
Minimum Dwelling Unit Size:	1,600 SF	
Minimum Open Space:	38%	
Maximum Lot Density:	3.2 DU/Acre	
Maximum Height:	35'	
Setbacks:		
Front:	15'	
Side:	6' between units	
Rear:	20' between units	

\* Excludes 50% of the total Flood Plain Area  
 \*\* Unit breakdown subject to change based on homeowner preference  
 \*\*\* Total units may increase but not more than maximum density allows

- Ladera Rockwall shall be completed in one phase.
- The Ladera HOA shall be responsible for the maintenance of all yards, open space, and landscape.
- On-street parking shall be defined as parallel parking on one side of the street, as shown in the street section below. Off-street parking shall be defined as parking in residential driveways, garages or head-in parking spaces along the streets.
- Masonry columns at a minimum spacing of 45' are only required along John King and U.S. Hwy 66.
- UL #U356, 1-hour rated exterior wall assemblies used design complies with Table R302.1(1) of the 2015 IRC.



**SITE PLANNING CIVIL ENGINEERING PLANNING**  
**G&A CONSULTANTS, LLC**  
 LAND SURVEYING LANDSCAPE ARCHITECTURE  
 111 Hillside Drive • Lewisville, TX 75057  
 P: 972.436.9712 • F: 972.436.9715  
 144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226  
 P: 940.240.1012 • F: 940.240.1028  
 TBPES Firm No. 1798 TBPES Firm No. 10047700

**LADERA ROCKWALL**  
 in the  
 28.011 Acres  
 M.B. JONES SURVEY, ABSTRACT NO. 122  
 ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**EXHIBIT B**  
**CONCEPT PLAN**

**PRELIMINARY PLANS**  
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.  
 G&A CONSULTANTS, F-1798  
 ROBERT JOHN DOLLAH, JR.,  
 P.E. #66898  
 DATE 9/20/2017

Drawn By: PF  
 Date: 8/18/2017  
 Scale: 1"=80'  
 Revisions:  
 09/05/17  
 09/15/17  
 09/20/17

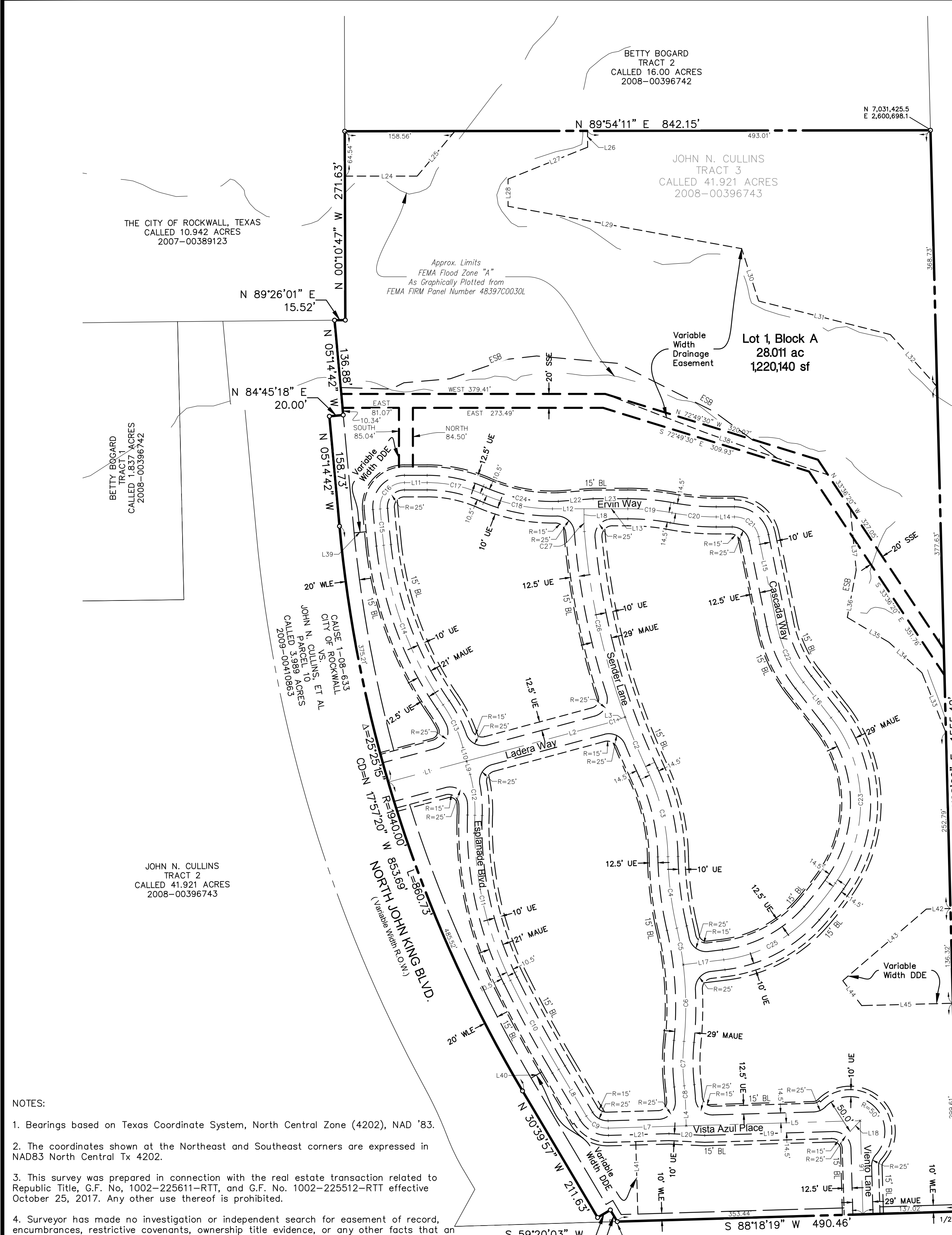
**17191**

**CP**

**OWNER**  
 775 JEFF BOYD RD  
 ROCKWALL, TX 75032  
 Contact: JANE CULLINS

**DEVELOPER**  
 INTEGRITY GROUP, LLC  
 2565 STRADER RD  
 JUSTIN, TX 16247  
 Ph. 817.430.3318  
 Contact: JOHN DELIN





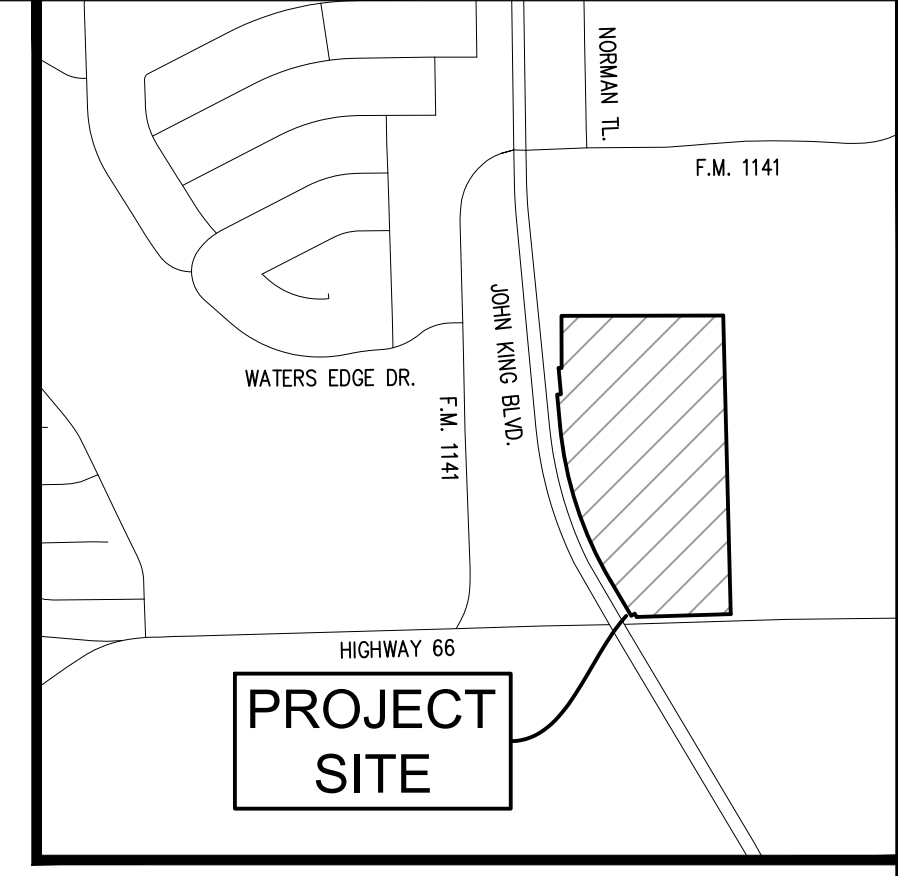
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°55'30" E	116.59'
L2	N 74°55'30" E	207.70'
L3	N 69°46'00" E	10.99'
L4	S 01°41'40" E	32.68'
L5	S 88°18'20" W	250.28'
L6	N 01°41'40" W	134.74'
L7	S 88°18'20" W	112.03'
L8	N 30°39'55" W	77.85'
L9	N 15°04'30" W	20.00'
L10	N 15°04'30" W	20.00'
L11	N 90°00'00" E	32.61'
L12	N 90°00'00" E	45.27'
L13	N 90°00'00" E	62.99'
L14	N 90°00'00" E	26.24'
L15	S 11°39'10" E	129.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	S 37°59'40" E	64.63'
L17	S 83°05'06" W	58.72'
L18	S 43°18'20" W	21.21'
L19	S 88°18'20" W	184.57'
L20	S 87°14'00" E	51.43'
L21	S 88°18'20" W	86.98'
L22	N 85°35'40" E	50.16'
L23	N 80°00'00" E	49.86'
L24	N 90°00'00" E	103.94'
L25	N 40°11'10" E	84.62'
L26	S 00°05'49" E	23.54'
L27	S 68°09'25" W	123.26'
L28	S 00°00'00" E	39.04'
L29	S 79°42'45" E	341.31'
L30	S 17°59'40" E	79.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	S 75°15'50" E	195.47'
L32	S 41°54'50" E	100.50'
L33	N 21°48'55" W	92.83'
L34	N 47°10'42" W	64.65'
L35	N 59°12'12" W	69.77'
L36	N 10°39'48" E	69.16'
L37	N 05°25'14" W	89.11'
L38	N 70°23'23" W	111.15'
L39	N 84°24'45" E	17.50'
L40	N 59°37'10" E	17.50'
L41	N 01°41'40" W	104.24'
L42	S 88°31'51" W	34.63'
L43	S 49°26'00" W	158.25'
L44	S 37°10'45" E	44.97'
L45	N 88°31'51" E	131.19'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	200.00'	5°09'30"	18.01'	N 72°20'45" E, 18.00'
C2	1000.00'	4°58'30"	85.96'	S 22°41'45" E, 85.93'
C3	300.00'	24°01'25"	125.79'	N 13°08'47" W, 124.87'
C4	500.00'	11°53'17"	103.74'	S 07°04'43" E, 103.56'
C5	500.00'	6°06'27"	53.30'	N 09°58'07" W, 53.27'
C6	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C7	300.00'	12°13'03"	63.97'	S 00°21'06" E, 63.85'
C8	300.00'	4°45'57"	24.95'	N 04°04'39" W, 24.95'
C9	35.50'	61°01'45"	37.81'	S 61°10'47" E, 36.05'
C10	1879.50'	4°28'24"	145.64'	S 28°28'43" E, 145.61'
C11	500.00'	28°07'41"	245.46'	S 12°09'41" E, 243.01'
C12	200.00'	16°58'40"	59.26'	S 06°35'10" E, 59.05'
C13	200.00'	19°31'14"	68.14'	N 24°50'07" W, 67.81'
C14	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'
C15	1879.50'	1°36'03"	52.51'	S 05°27'15" E, 52.51'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C16	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.47'
C17	200.00'	23°36'06"	82.38'	N 78°11'57" W, 81.80'
C18	250.00'	23°36'06"	102.98'	S 78°11'57" E, 102.25'
C19	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.82'
C20	350.00'	10°27'46"	63.91'	S 84°46'07" E, 63.82'
C21	35.50'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C22	200.00'	26°20'30"	91.95'	S 24°49'25" E, 91.14'
C23	200.00'	7°03'00"	254.99'	N 01°28'10" W, 238.07'
C24	239.50'	25°36'32"	107.05'	S 79°12'10" E, 106.16'
C25	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'
C26	1000.00'	15°41'26"	273.85'	S 12°23'17" E, 273.00'



LINE TABLE		
LINE	BEARING	DISTANCE
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L28	S 00°00'00" E	39.04'
L29	S 79°42'45" E	341.31'
L30	S 17°59'40" E	79.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	S 75°15'50" E	195.47'
L32	S 41°54'50" E	100.50'
L33	N 21°48'55" W	92.83'
L34	N 47°10'42" W	64.65'
L35	N 59°12'12" W	69.77'
L36	N 10°39'48" E	69.16'
L37	N 05°25'14" W	89.11'
L38	N 70°23'23" W	111.15'
L39	N 84°24'45" E	17.50'
L40	N 59°37'10" E	17.50'
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LEGAL DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. Peoples, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the north line of U. S. Highway 66;

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

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

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

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

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

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

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

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

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

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

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

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

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.

Recommended for Preliminary Approval

Chairman, Planning & Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

Approved for preparation of Final Plat

Mayor, City of Rockwall, Texas \_\_\_\_\_ Date \_\_\_\_\_

SURVEYOR'S STATEMENT

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

**PRELIMINARY DOCUMENT:**  
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
 W. THAD MURLEY III, RPLS 8802 1/3/16

W. Thad Murley III  
 Texas Registration No. 5802

**PRELIMINARY PLAT**  
 Lot 1, Block A  
 LADERA ROCKWALL  
 28.01 Acres  
 Zoned: PD-85  
 in the  
 M. JONES SURVEY, ABSTRACT NO. 122  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**G&A CONSULTANTS, LLC**  
 LAND SURVEYING CIVIL ENGINEERING PLATTING  
 LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715  
 144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028  
 TBPE Firm No. 1798 TBPLS Firm No. 10047700

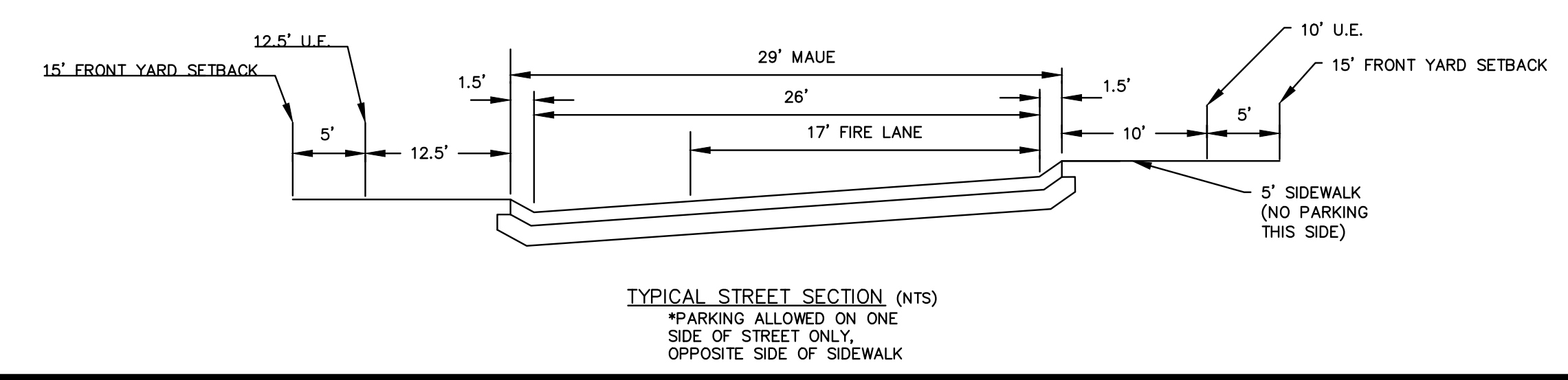
DRAWN BY: CC DATE: 12/14/2017 SCALE: 1"=100' JOB No. 17191

**OWNER/DEVELOPER**  
 RW LADERA, LLC.  
 361 W. BYRON NELSON  
 BLVD., STE. 104  
 ROANOKE, TX 76262  
 Ph. 817.430.5318  
 Contact: John Delin

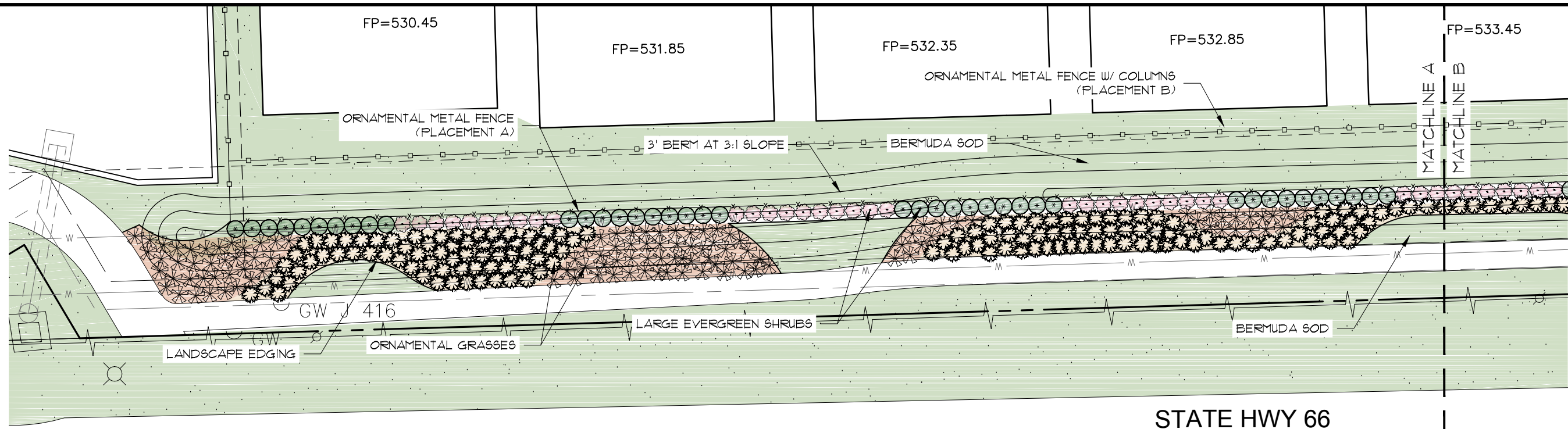
- NOTES:
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD 83.
  - The coordinates shown at the Northeast and Southeast corners are expressed in NAD83 North Central Tx 4202.
  - This survey was prepared in connection with the real estate transaction related to Republic Title, G.F. No. 1002-225611-RTT, and G.F. No. 1002-225512-RTT effective October 25, 2017. Any other use thereof is prohibited.
  - Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
  - No flood zone area analysis has been performed on the subject property G&A Consultants.
  - All property corners are 1/2" rebar set with cap stamped "G&A CONSULTANTS", unless otherwise noted.
  - Refer to Typical Street Section for fire lane information.
  - HOA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
  - HOA is to maintain flood plain/ drainage easement.

**LEGEND**

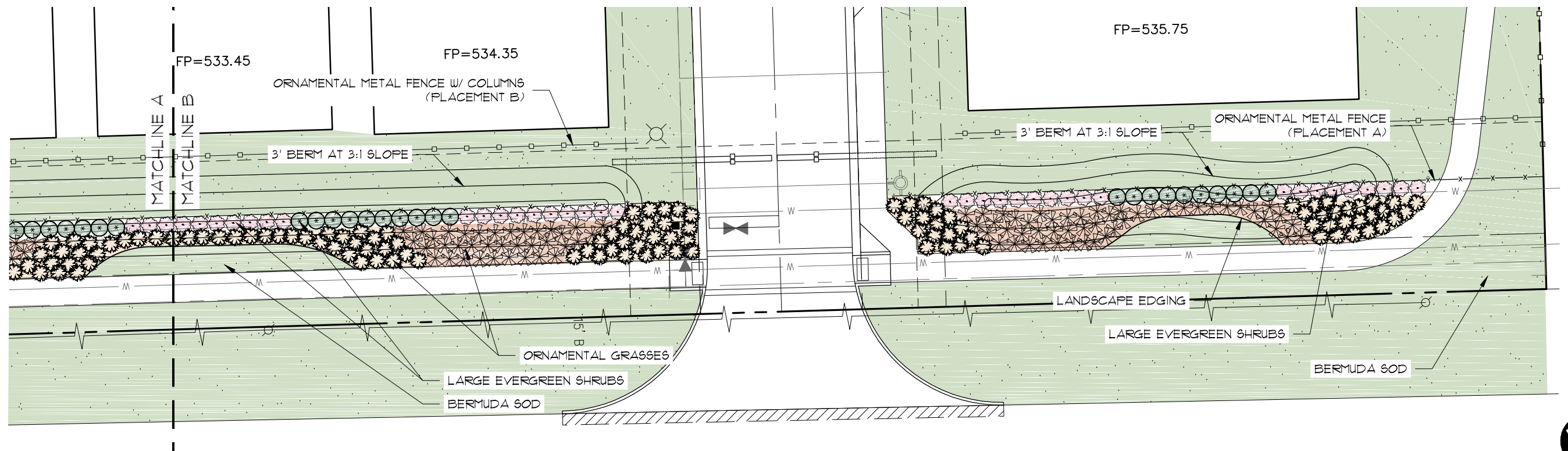
RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
MAE	=	MUTUAL ACCESS EASEMENT
MAUE	=	MUTUAL ACCESS & UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PE	=	PIPELINE EASEMENT
LS	=	LANDSCAPE
DDE	=	DRAINAGE & DETENTION EASEMENT
ESB	=	EROSION HAZARDOUS SETBACK



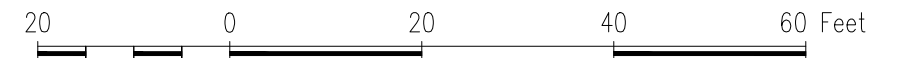
File: Z:\2017\17191\17191.dwg (PLOT) Date: 12/14/2017 10:17 AM, by: Michael D. Smith  
 Plot: 1/2/2018 10:17 AM, by: Michael D. Smith, Size: 7.1/2018 8:53 AM, by: Michael



**STATE HWY 66**  
(Called 60' R.O.W.)



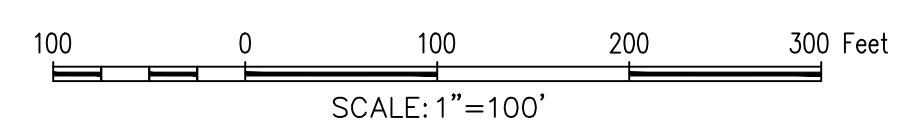
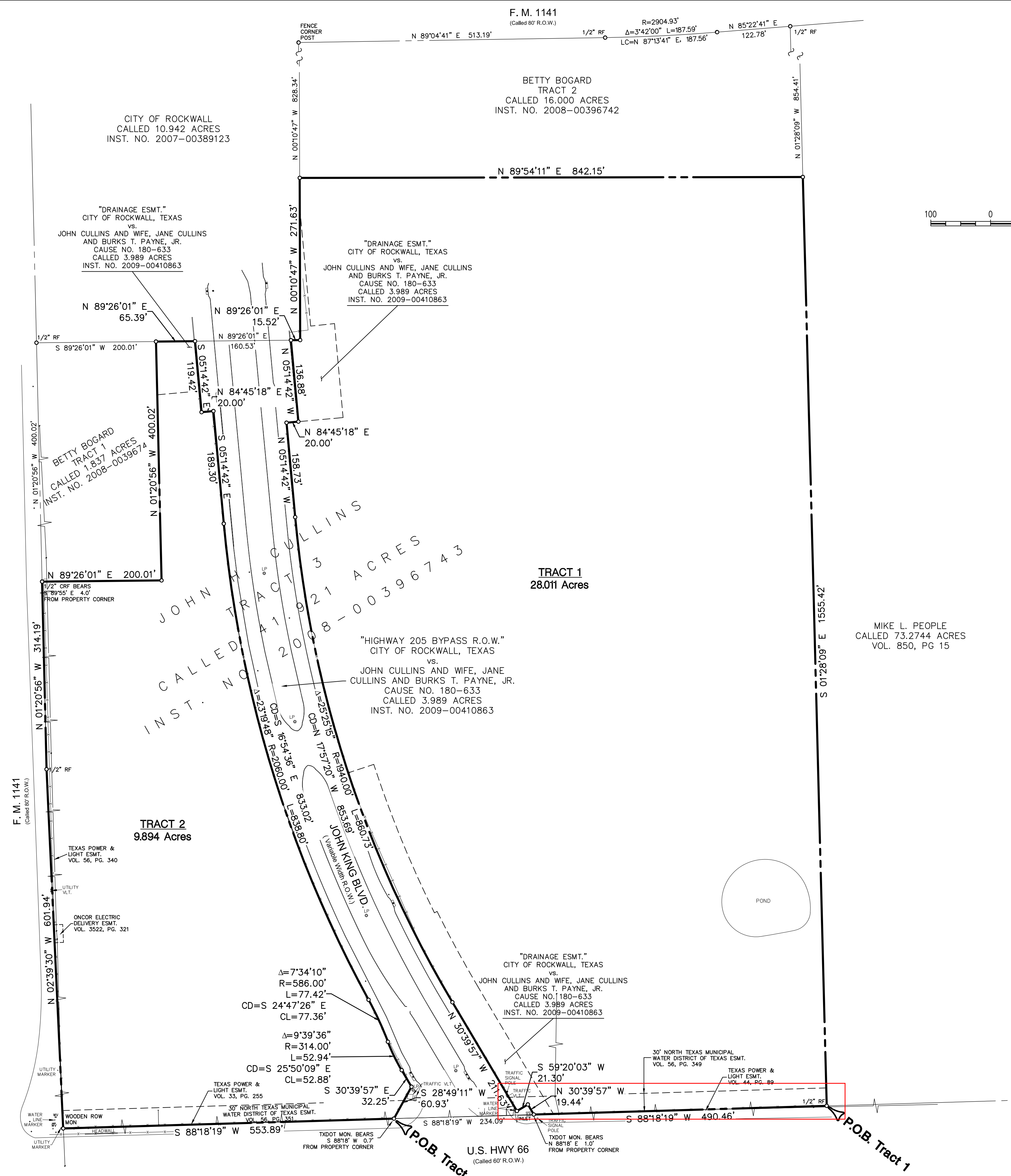
**South Property Screening**  
**Ladera Rockwall**  
City of Rockwall  
Denton County, Texas











LEGAL DESCRIPTION  
 Tract 1  
 28.011 acres  
 B. Jones Survey, Abstract No. 122  
 City of Rockwall  
 Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the north line of U. S. Highway 66;

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

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

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

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

THENCE N 01°20'56" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16,000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16,000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.

Tract 2  
 9.894 acres  
 B. Jones Survey, Abstract No. 122  
 City of Rockwall  
 Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet;

THENCE S 88°18'19" W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, with the east line of F. M. 1141, a distance of 601.94 feet to a 1/2 inch rebar found;

THENCE N 01°20'56" W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Southeasterly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 Southeastly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 Southeastly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 Southeastly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36", and an arc length of 52.94 feet, whose chord bears S 25°50'09" E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 S 30°39'57" E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 S 28°49'11" W, a distance of 60.93 feet to the POINT OF BEGINNING and containing approximately 9.894 acres of land.

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

W. THAD MURLEY III, RPLS 6802 1/26/18

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

**G&A** SITE PLANNING CIVIL ENGINEERING PLATTING  
**CONSULTANTS, LLC**  
 LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715  
 144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028  
 TBPE Firm No. 1798 TBPLS Firm No. 10047700

- NOTES:
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83..
  - This survey was prepared in connection with the real estate transaction related to Republic Title, G.F. No. 1002-225611-RTT, and G.F. No. 1002-225512-RTT effective October 25, 2017. Any other use thereof is prohibited.
  - Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
  - No flood zone area analysis has been performed on the subject property G&A Consultants.
  - All property corners are 1/2" rebar set with cap stamped "G&A CONSULTANTS", unless otherwise noted.
  - All improvements are not shown.

**LEGEND**

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
G&A	=	G&A CONSULTANTS, INC.
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT

File: Z:\2017\17191\Survey\17191.dwg  
 Plotted: 1/26/2018 1:58 PM by: W. Thad Murley, Inc.  
 Scale: 1/26/2018 1:59 PM by: W. Thad Murley, Inc.





**LEGAL DESCRIPTION**  
 Tract 1 28.011 acres  
 M.B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122  
 City of Rockwall  
 Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the northline of U. S. Highway 66;

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

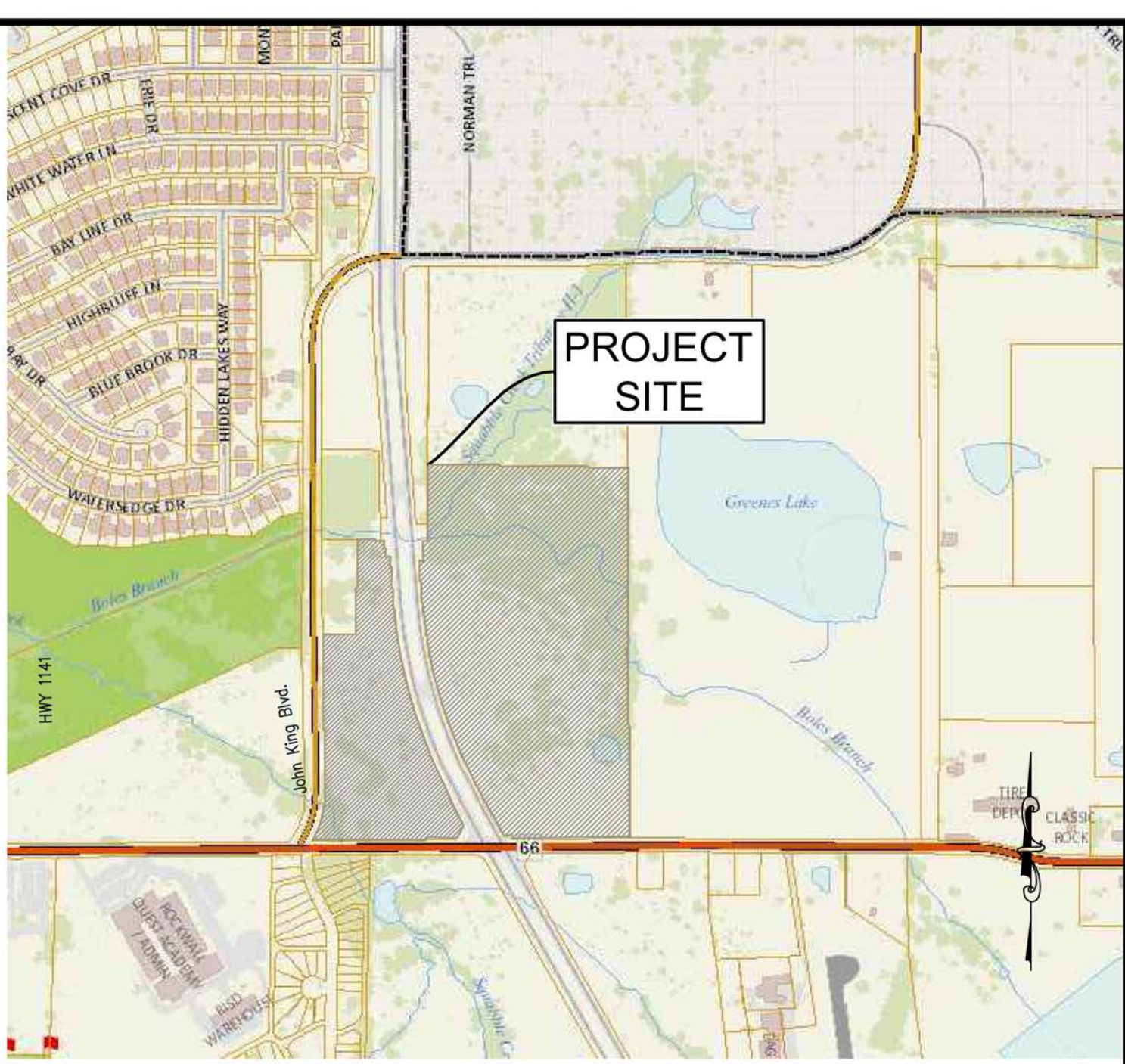
THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:  
 N 30°39'57" W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";  
 S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";  
 N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";  
 Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";  
 N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";  
 N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";  
 N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

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

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16,000 acre G&A CONSULTANTS", being the southwest corner of a 16,000 acre, being the southwest corner of a 16,000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16,000 acres, a distance of 842.07 feet to a 1/2 E, with the south line of said 16,000 acres, a distance of 842.07 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in G&A CONSULTANTS", being the southeast corner thereof and being in , being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.

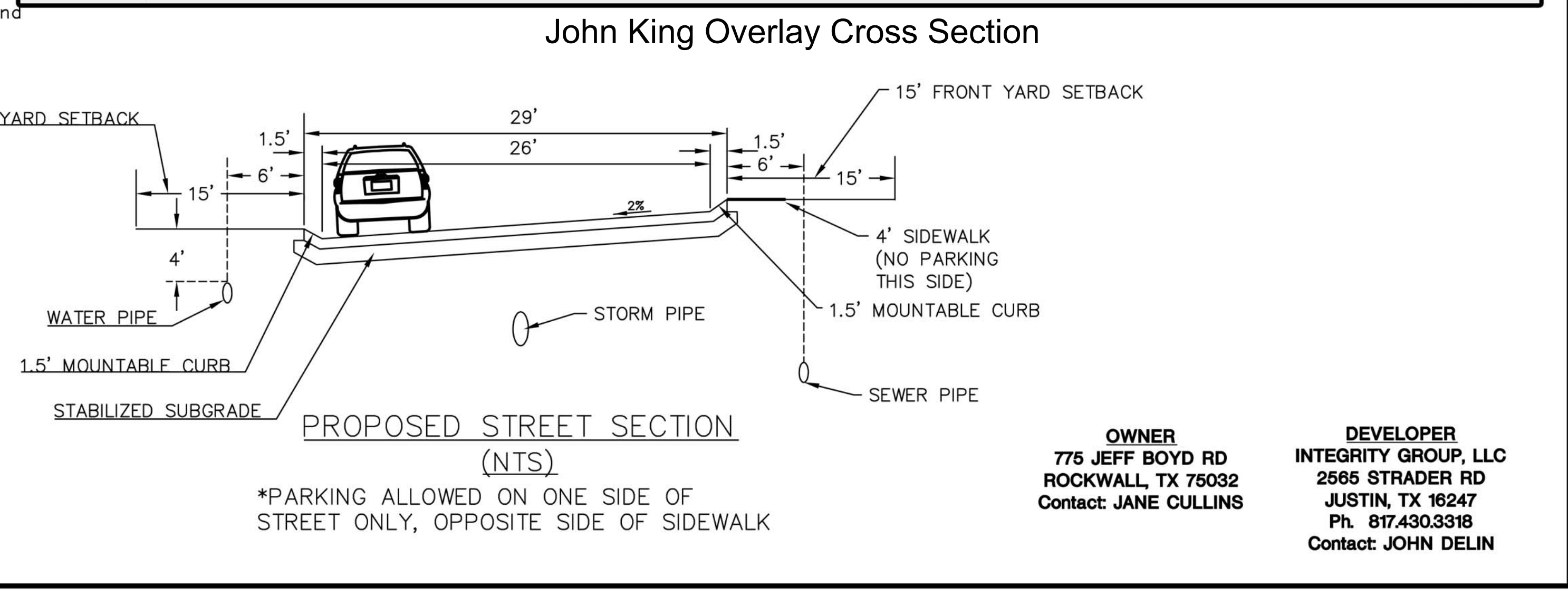
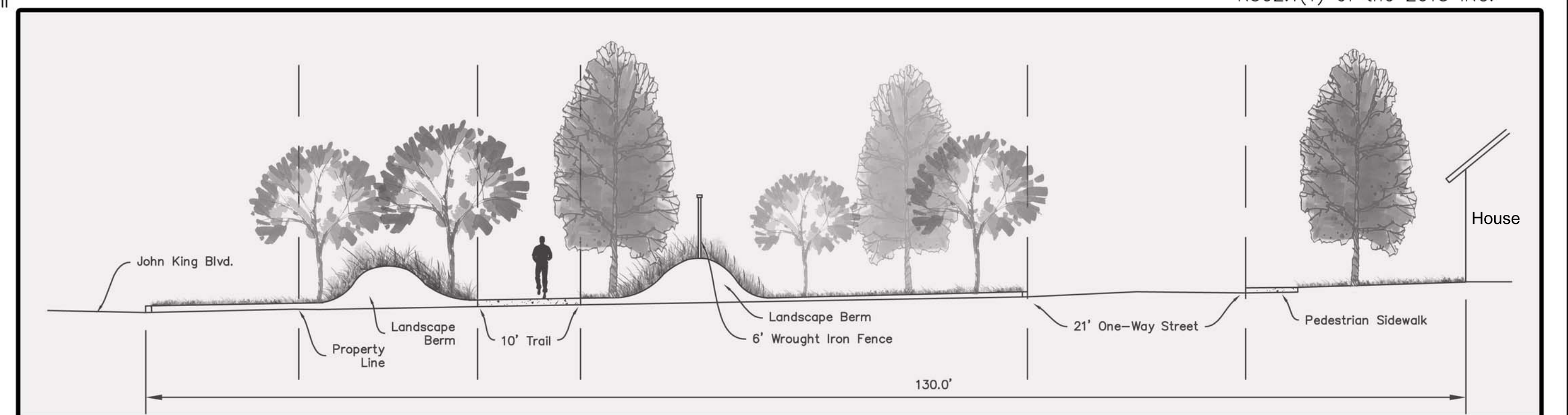


Site Data Summary

Item	Total	% of Total
Acres of Proposed Site	28.011 Acres	100%
Flood Plain Acreage	7.821 Acres	27.92%
Open Space Acreage	12.8 Acres*	45.80%
Total Number of Dwelling Units by Type**		
Unit 1: 44.5'x80'	13	
Unit 2: 42'x77'	33	
Unit 3: 42'x68'	17	
Unit 4: 54'x60'	14	
Unit 5: 64'x50'	7	
Total Units***:	84	
Minimum Dwelling Unit Size:	1,600 SF	
Minimum Open Space:	38%	
Maximum Lot Density:	3.2 DU/Acre	
Maximum Height:	35'	
Setbacks:		
Front:	15'	
Side:	6' between units	
Rear:	20' between units	

\* Excludes 50% of the total Flood Plain Area  
 \*\* Unit breakdown subject to change based on homeowner preference  
 \*\*\* Total units may increase but not more than maximum density allows

- Ladera Rockwall shall be completed in one phase.
- The Ladera HOA shall be responsible for the maintenance of all yards, open space, and landscape.
- On-street parking shall be defined as parallel parking on one side of the street, as shown in the street section below. Off-street parking shall be defined as parking in residential driveways, garages or head-in parking spaces along the streets.
- Masonry columns at a minimum spacing of 45' are only required along John King and U.S. Hwy 66.
- UL #U356, 1-hour rated exterior wall assemblies used design complies with Table R302.1(1) of the 2015 IRC.



**SITE PLANNING CIVIL ENGINEERING PLANNING CONSULTANTS, LLC**  
 LAND SURVEYING LANDSCAPE ARCHITECTURE  
 111 Hillside Drive • Lewisville, TX 75057  
 P: 972.436.9712 • F: 972.436.9715  
 144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226  
 P: 940.240.1012 • F: 940.240.1028  
 TBPES Firm No. 1798 TBPES Firm No. 10047700

**LADERA ROCKWALL**  
 in the City of  
 28.011 Acres  
 M.B. JONES SURVEY, ABSTRACT NO. 122  
 ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**EXHIBIT B**  
**CONCEPT PLAN**

**PRELIMINARY PLANS**  
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.  
 G&A CONSULTANTS, F-1798  
 ROBERT JOHN DOLLAH, JR.,  
 P.E. #66898  
 DATE 9/20/2017

Drawn By: PF  
 Date: 8/18/2017  
 Scale: 1"=80'  
 Revisions:  
 09/05/17  
 09/15/17  
 09/20/17

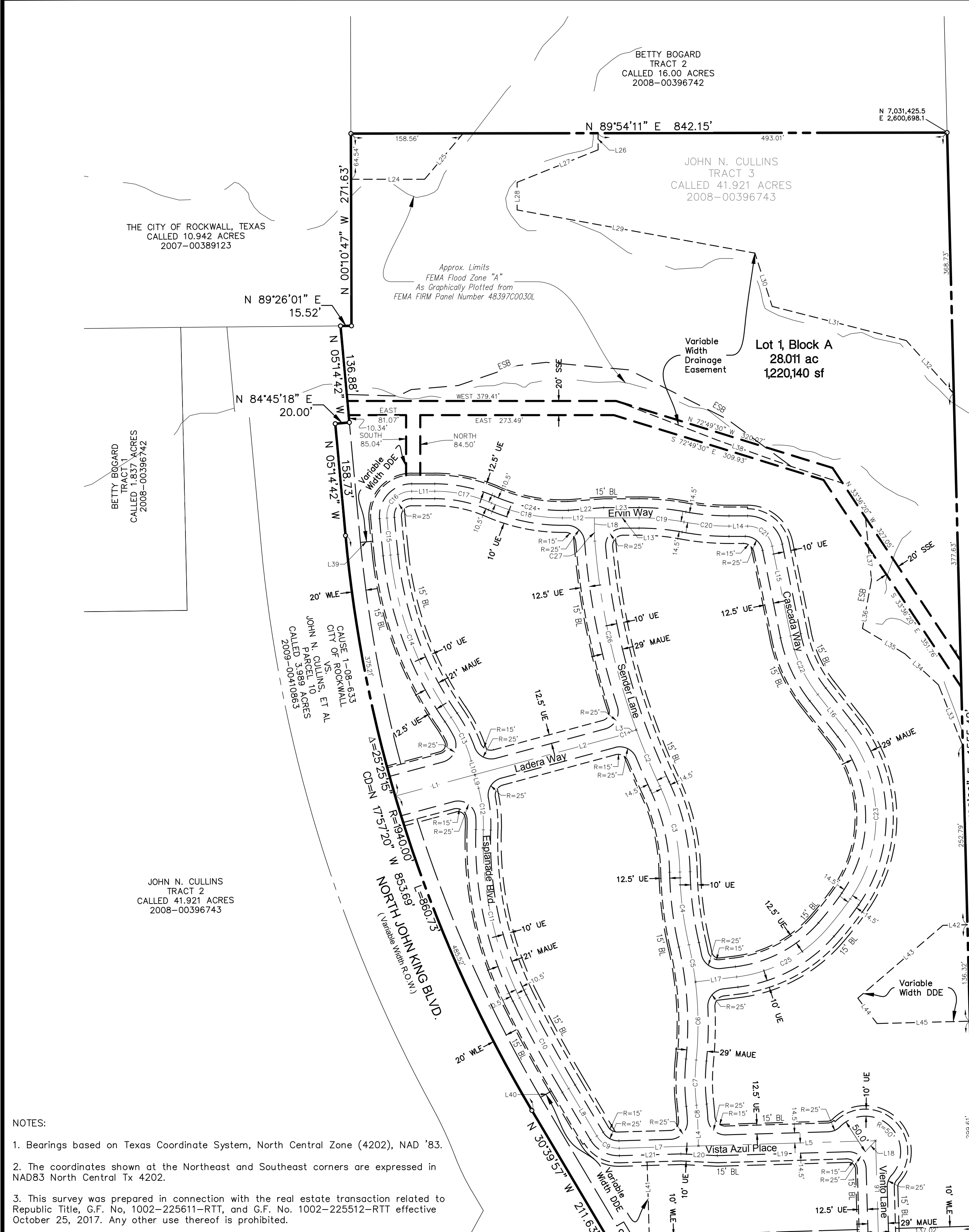
**OWNER**  
 775 JEFF BOYD RD  
 ROCKWALL, TX 75032  
 Contact: JANE CULLINS

**DEVELOPER**  
 INTEGRITY GROUP, LLC  
 2565 STRADER RD  
 JUSTIN, TX 16247  
 Ph. 817.430.3318  
 Contact: JOHN DELIN

**17191**

CP





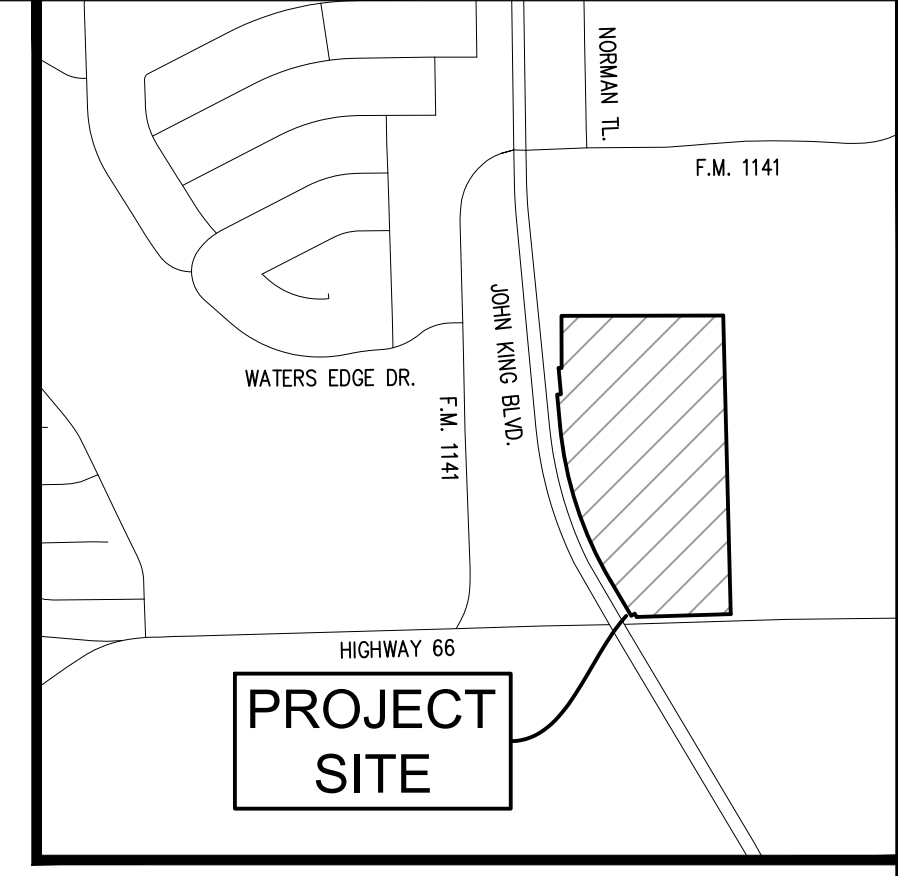
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°55'30" E	116.59'
L2	N 74°55'30" E	207.70'
L3	N 69°46'00" E	10.99'
L4	S 01°41'40" E	32.68'
L5	S 88°18'20" W	250.28'
L6	N 01°41'40" W	134.74'
L7	S 88°18'20" W	112.03'
L8	N 30°39'55" W	77.85'
L9	N 15°04'30" W	20.00'
L10	N 15°04'30" W	20.00'
L11	N 90°00'00" E	32.61'
L12	N 90°00'00" E	45.27'
L13	N 90°00'00" E	62.99'
L14	N 90°00'00" E	26.24'
L15	S 11°39'10" E	129.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	S 37°59'40" E	64.63'
L17	S 83°05'06" W	58.72'
L18	S 43°18'20" W	21.21'
L19	S 88°18'20" W	184.57'
L20	S 87°14'00" E	51.43'
L21	S 88°18'20" W	86.98'
L22	N 85°35'40" E	50.16'
L23	N 80°00'00" E	49.86'
L24	N 90°00'00" E	103.94'
L25	N 40°11'10" E	84.62'
L26	S 00°05'49" E	23.54'
L27	S 68°09'25" W	123.26'
L28	S 00°00'00" E	39.04'
L29	S 79°42'45" E	341.31'
L30	S 17°59'40" E	79.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	S 75°15'50" E	195.47'
L32	S 41°54'50" E	100.50'
L33	N 21°48'55" W	92.83'
L34	N 47°10'42" W	64.65'
L35	N 59°12'12" W	69.77'
L36	N 10°39'48" E	69.16'
L37	N 05°25'14" W	89.11'
L38	N 70°23'23" W	111.15'
L39	N 84°24'45" E	17.50'
L40	N 59°37'10" E	17.50'
L41	N 01°41'40" W	104.24'
L42	S 88°31'51" W	34.63'
L43	S 49°26'00" W	158.25'
L44	S 37°10'45" E	44.97'
L45	N 88°31'51" E	131.19'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	200.00'	5°09'30"	18.01'	N 72°20'45" E, 18.00'
C2	1000.00'	4°58'30"	85.96'	S 22°41'45" E, 85.93'
C3	300.00'	24°01'25"	125.79'	N 13°08'47" W, 124.87'
C4	500.00'	11°53'17"	103.74'	S 07°04'43" E, 103.56'
C5	500.00'	6°06'27"	53.30'	N 09°58'07" W, 53.27'
C6	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C7	300.00'	12°13'03"	63.97'	S 00°21'06" E, 63.85'
C8	300.00'	4°45'57"	24.95'	N 04°04'39" W, 24.95'
C9	35.50'	61°01'45"	37.81'	S 61°10'47" E, 36.05'
C10	1879.50'	4°28'24"	145.64'	S 28°28'43" E, 145.61'
C11	500.00'	28°07'41"	245.46'	S 12°09'41" E, 243.01'
C12	200.00'	16°58'40"	59.26'	S 06°35'10" E, 59.05'
C13	200.00'	19°31'14"	68.14'	N 24°50'07" W, 67.81'
C14	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'
C15	1879.50'	1°36'03"	52.51'	S 05°27'15" E, 52.51'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C16	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.47'
C17	200.00'	23°36'06"	82.38'	N 78°11'57" W, 81.80'
C18	250.00'	23°36'06"	102.98'	S 78°11'57" E, 102.25'
C19	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.82'
C20	350.00'	10°27'46"	63.91'	S 84°46'07" E, 63.82'
C21	35.00'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C22	200.00'	26°20'30"	91.95'	S 24°49'25" E, 91.14'
C23	200.00'	7°03'00"	254.99'	N 01°28'10" W, 238.07'
C24	239.50'	25°36'32"	107.05'	S 79°12'10" E, 106.16'
C25	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'
C26	1000.00'	15°41'26"	273.85'	S 12°23'17" E, 273.00'



LINE TABLE		
LINE	BEARING	DISTANCE
L16	S 37°59'40" E	64.63'
L17	S 83°05'06" W	58.72'
L18	S 43°18'20" W	21.21'
L19	S 88°18'20" W	184.57'
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L36	N 10°39'48" E	69.16'
L37	N 05°25'14" W	89.11'
L38	N 70°23'23" W	111.15'
L39	N 84°24'45" E	17.50'
L40	N 59°37'10" E	17.50'
L41	N 01°41'40" W	104.24'
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C3	300.00'	24°01'25"	125.79'	N 13°08'47" W, 124.87'
C4	500.00'	11°53'17"	103.74'	S 07°04'43" E, 103.56'
C5	500.00'	6°06'27"	53.30'	N 09°58'07" W, 53.27'
C6	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C7	300.00'	12°13'03"	63.97'	S 00°21'06" E, 63.85'
C8	300.00'	4°45'57"	24.95'	N 04°04'39" W, 24.95'
C9	35.50'	61°01'45"	37.81'	S 61°10'47" E, 36.05'
C10	1879.50'	4°28'24"	145.64'	S 28°28'43" E, 145.61'
C11	500.00'	28°07'41"	245.46'	S 12°09'41" E, 243.01'
C12	200.00'	16°58'40"	59.26'	S 06°35'10" E, 59.05'
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C18	250.00'	23°36'06"	102.98'	S 78°11'57" E, 102.25'
C19	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.82'
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C21	35.00'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C22	200.00'	26°20'30"	91.95'	S 24°49'25" E, 91.14'
C23	200.00'	7°03'00"	254.99'	N 01°28'10" W, 238.07'
C24	239.50'	25°36'32"	107.05'	S 79°12'10" E, 106.16'
C25	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'
C26	1000.00'	15°41'26"	273.85'	S 12°23'17" E, 273.00'

LEGAL DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. Peoples, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the north line of U. S. Highway 66;

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

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

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

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

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

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

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

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

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

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

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

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

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.

STATE OF TEXAS :  
 COUNTY OF DENTON : WHEREAS We, RW Ladera, LLC, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Preliminary Plat designating the same as Ladera Rockwall, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

John Dein, Authorized Representative

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

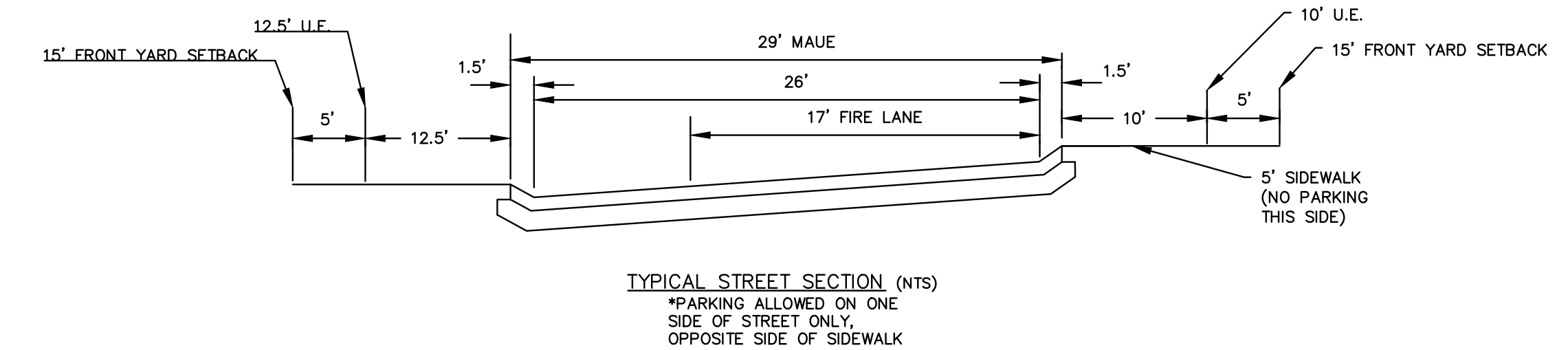
Notary Public

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

- NOTES:
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
  - The coordinates shown at the Northeast and Southeast corners are expressed in NAD83 North Central Tx 4202.
  - This survey was prepared in connection with the real estate transaction related to Republic Title, G.F. No. 1002-225611-RTT, and G.F. No. 1002-225512-RTT effective October 25, 2017. Any other use thereof is prohibited.
  - Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
  - No flood zone area analysis has been performed on the subject property G&A Consultants.
  - All property corners are 1/2" rebar set with cap stamped "G&A CONSULTANTS", unless otherwise noted.
  - Refer to Typical Street Section for fire lane information.
  - HOA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
  - HOA is to maintain flood plain/ drainage easement.

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
MAE	=	MUTUAL ACCESS EASEMENT
MAUE	=	MUTUAL ACCESS & UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PE	=	PIPELINE EASEMENT
LS	=	LANDSCAPE
DDE	=	DRAINAGE & DETENTION EASEMENT
ESB	=	EROSION HAZARDOUS SETBACK



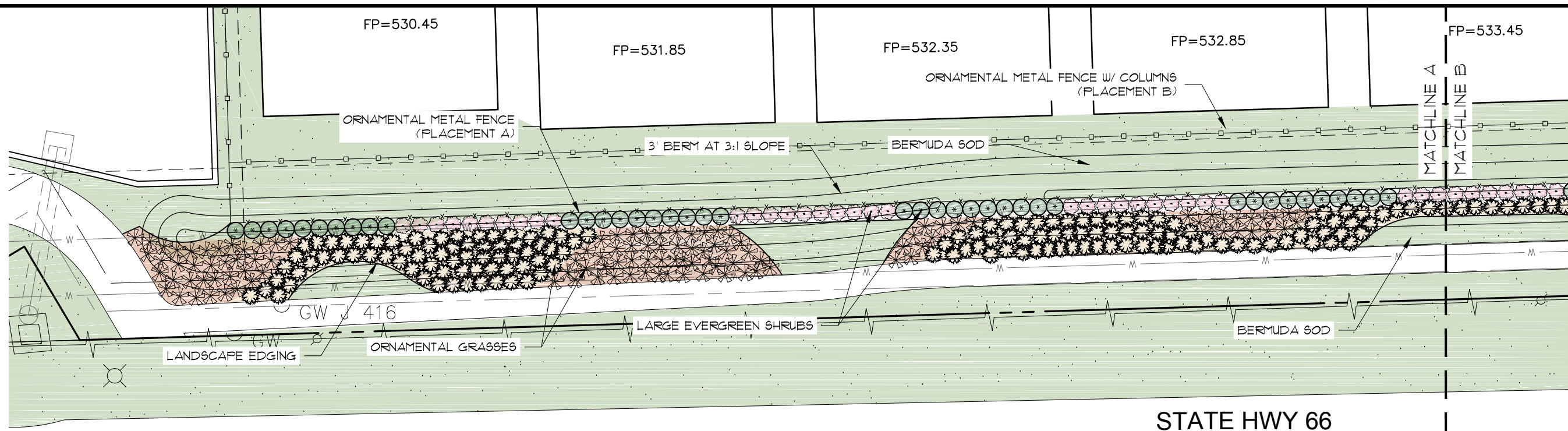
**PRELIMINARY PLAT**  
 Lot 1, Block A  
 LADERA ROCKWALL  
 28.01 Acres  
 Zoned: PD-85  
 in the  
 M. JONES SURVEY, ABSTRACT NO. 122  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**G&A CONSULTANTS, LLC**  
 LAND SURVEYING CIVIL ENGINEERING PLATTING  
 LANDSCAPE ARCHITECTURE

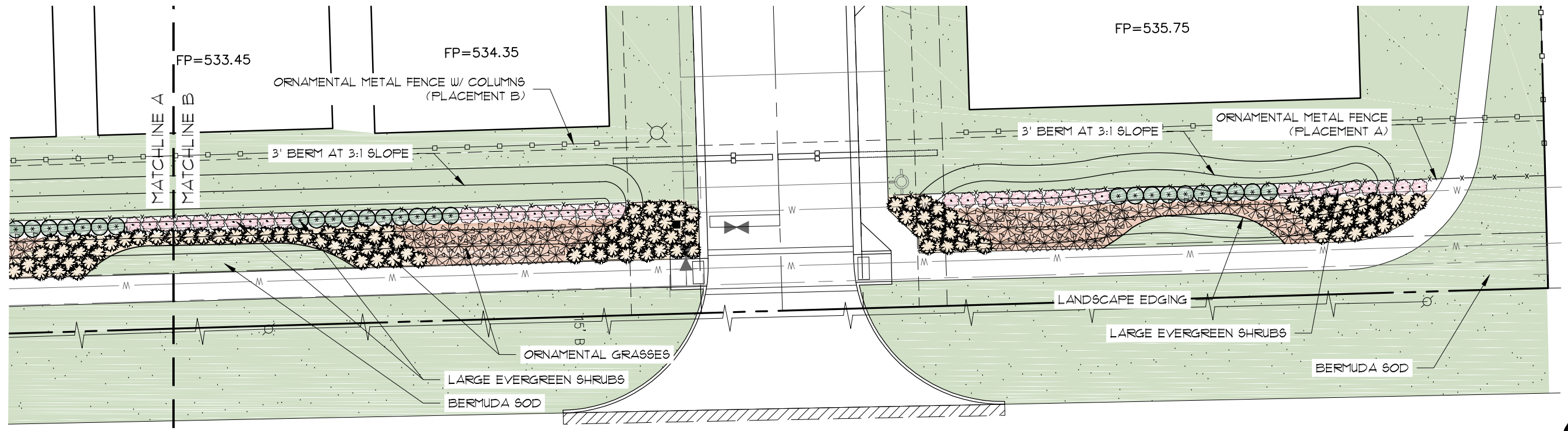
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715  
 144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028  
 TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: CC DATE: 12/14/2017 SCALE: 1"=100' JOB. No. 17191

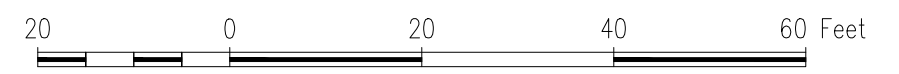
**OWNER/DEVELOPER**  
 RW LADERA, LLC.  
 361 W. BYRON NELSON  
 BLVD., STE. 104  
 ROANOKE, TX 76262  
 Ph. 817.430.5318  
 Contact: John Dein



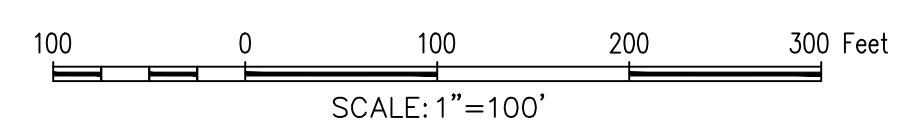
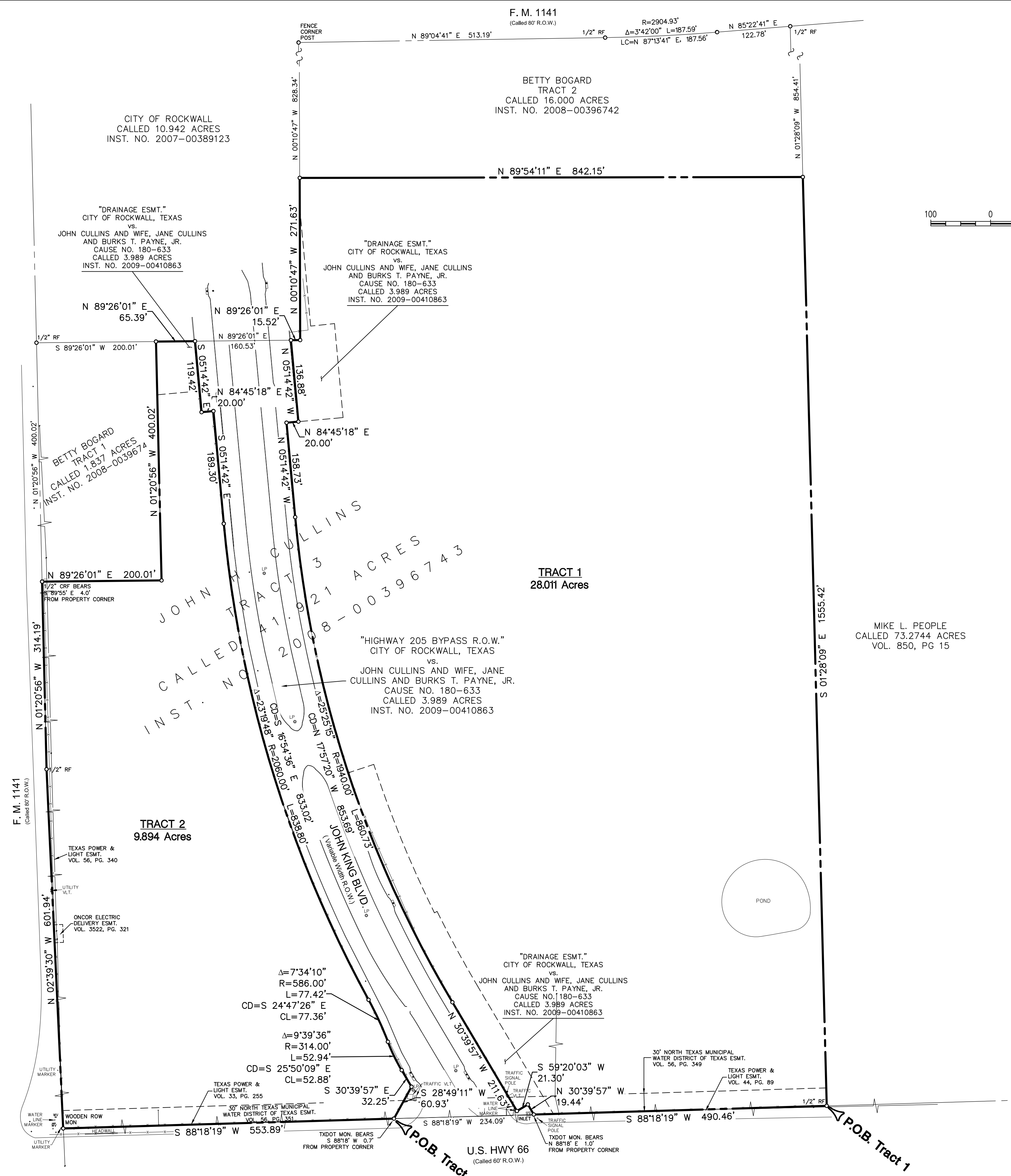
**STATE HWY 66**  
(Called 60' R.O.W.)



**South Property Screening**  
**Ladera Rockwall**  
City of Rockwall  
Denton County, Texas







LEGAL DESCRIPTION  
 Tract 1  
 28.011 acres  
 B. Jones Survey, Abstract No. 122  
 City of Rockwall  
 Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the north line of U. S. Highway 66;

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

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

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 Northwestly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

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

THENCE N 01°20'56" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16,000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16,000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.

Tract 2  
 9.894 acres  
 B. Jones Survey, Abstract No. 122  
 City of Rockwall  
 Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet;

THENCE S 88°18'19" W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar found;

THENCE N 01°20'56" W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Southeastly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 Southeastly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 Southeastly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 Southeastly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36", and an arc length of 52.94 feet, whose chord bears S 25°50'09" E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 S 30°39'57" E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";  
 S 28°49'11" W, a distance of 60.93 feet to the POINT OF BEGINNING and containing approximately 9.894 acres of land.

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

W. THAD MURLEY III, RPLS 6802 1/26/18

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

**SITE PLANNING CIVIL ENGINEERING PLATTING**  
**CONSULTANTS, LLC**  
 LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715  
 144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028  
 TBPE Firm No. 1798 TBPLS Firm No. 10047700

Revisions:  
 01/26/18 - ADD ESMT

DRAWN BY: TM DATE: 07/20/17 SCALE: 1"=100' JOB No. 17191

- NOTES:
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83..
  - This survey was prepared in connection with the real estate transaction related to Republic Title, G.F. No. 1002-225611-RTT, and G.F. No. 1002-225512-RTT effective October 25, 2017. Any other use thereof is prohibited.
  - Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
  - No flood zone area analysis has been performed on the subject property G&A Consultants.
  - All property corners are 1/2" rebar set with cap stamped "G&A CONSULTANTS", unless otherwise noted.
  - All improvements are not shown.

LEGEND	
RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
CRF	= CAPPED REBAR FOUND
P.O.B.	= POINT OF BEGINNING
G&A	= G&A CONSULTANTS, INC.
PRDCT	= PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	= REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	= MUTUAL ACCESS EASEMENT
SSE	= SANITARY SEWER EASEMENT
WLE	= WATER LINE EASEMENT

File: J:\2017\17191\Survey\17191.dwg  
 Plotted: 1/26/2018 1:58 PM by: W. Thad Murley, Inc.  
 Scale: 1/26/2018 1:58 PM by: W. Thad Murley, Inc.

