



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-035 P&Z DATE 11/27/18 CC DATE 12/17/18 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD 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 checked="" 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 checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECIEPT
<input checked="" 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 # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2018-035

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address RCAD PROP I.D. 13118

Subdivision ALDERS AT ROCKWALL Lot 1 Block A

General Location N.W. QUADRANT OF TOWNSEND AND YELLOW JACKET

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD 17-62 Current Use _____

Proposed Zoning PD 17-62 Proposed Use _____

Acreage 10.3107 Lots [Current] 1 Lots [Proposed] 1

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner ALDERS AT ROCKWALL PROPERTY LLC Applicant SAME

Contact Person BART A TINSLEY Contact Person _____

Address 1625 CLARKE SPRINGS DR. Address _____

City, State & Zip ALLEN TX 75002 City, State & Zip _____

Phone 469 446-1276 Phone _____

E-Mail BART@ALDERDEVELOPMENT.COM E-Mail _____

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Bart Tinsley [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 506.21, to cover the cost of this application, has been paid to the City of Rockwall on this the 10 day of Oct., 20 18. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

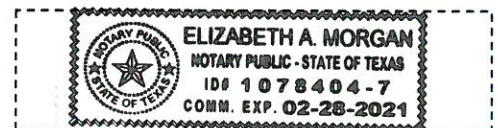
Given under my hand and seal of office on this the 10 day of Oct, 20 18.

Owner's/Applicant's Signature

Bart Tinsley

Notary Public in and for the State of Texas

Elizabeth A Morgan



My Commission Expires 02-28-2021



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

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 11/16/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 11/27/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 11/27/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 11/27/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2018-035
Project Name: Alders at Rockwall
Project Type: PLAT
Applicant Name: ALDERS AT ROCKWALL PROPERTY, LLC
Owner Name: ALDERS AT ROCKWALL PROPERTY, LLC
Project Description:



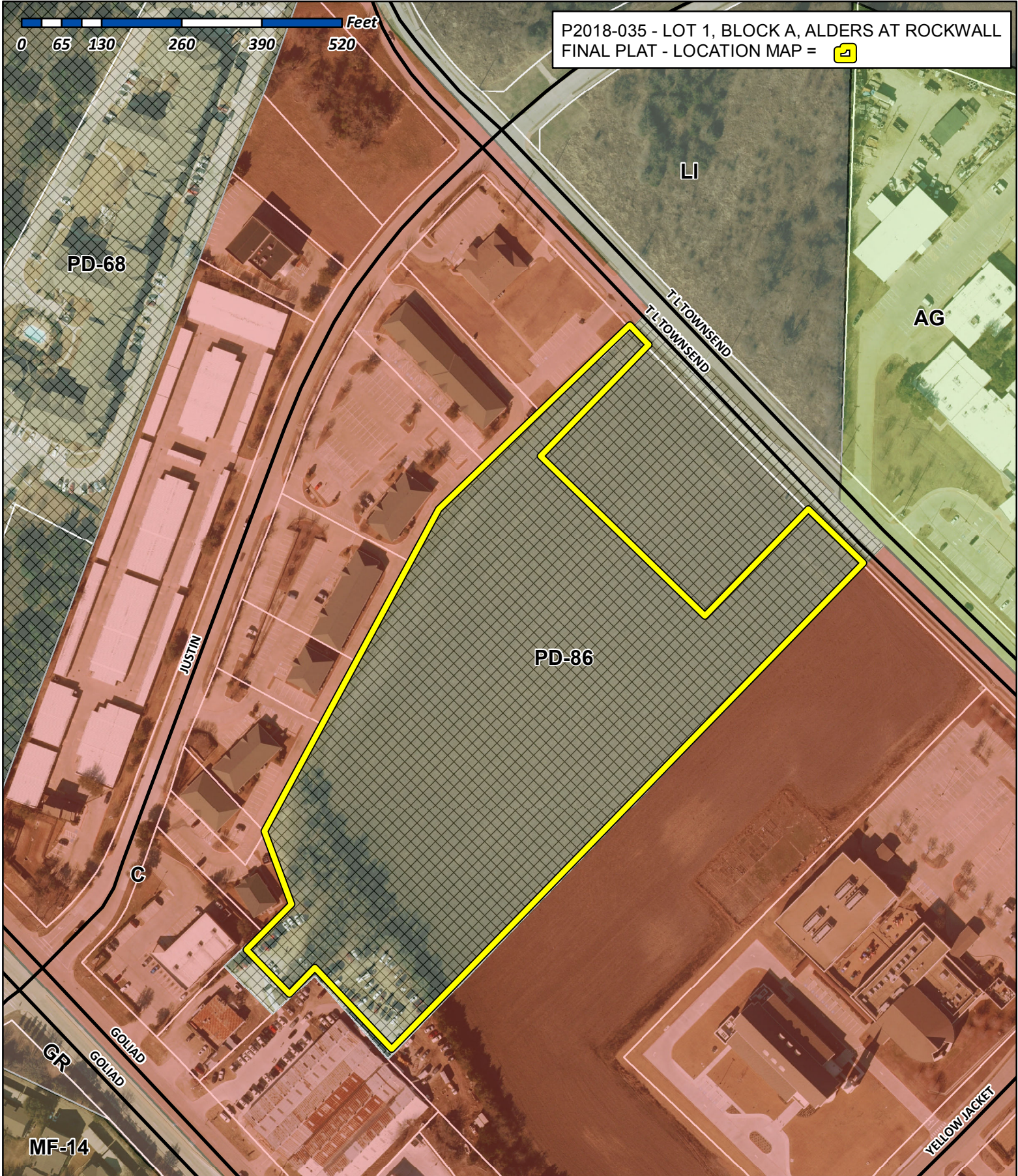
RECEIPT

Project Number: P2018-035
Job Address: 1196 N TL TOWNSEND DR
ROCKWALL, TX 75087

Receipt Number: B83043
Printed: 11/21/2018 11:03 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 506.21

Total Fees Paid: \$ 506.21
Date Paid: 11/21/2018 12:00:00AM
Paid By: Bart Tinsley
Pay Method: CHECK 3209
Received By: LM

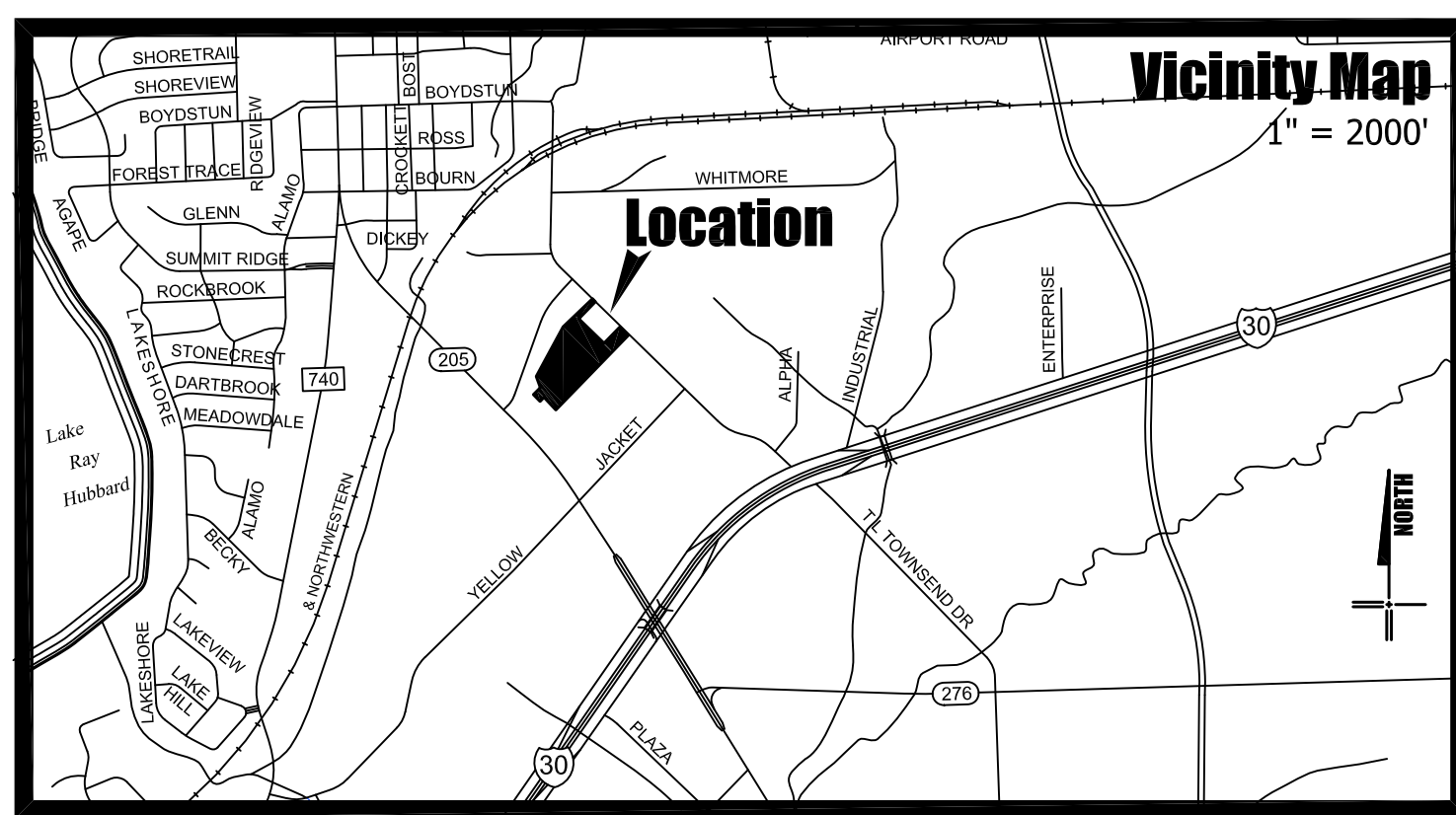


City of Rockwall

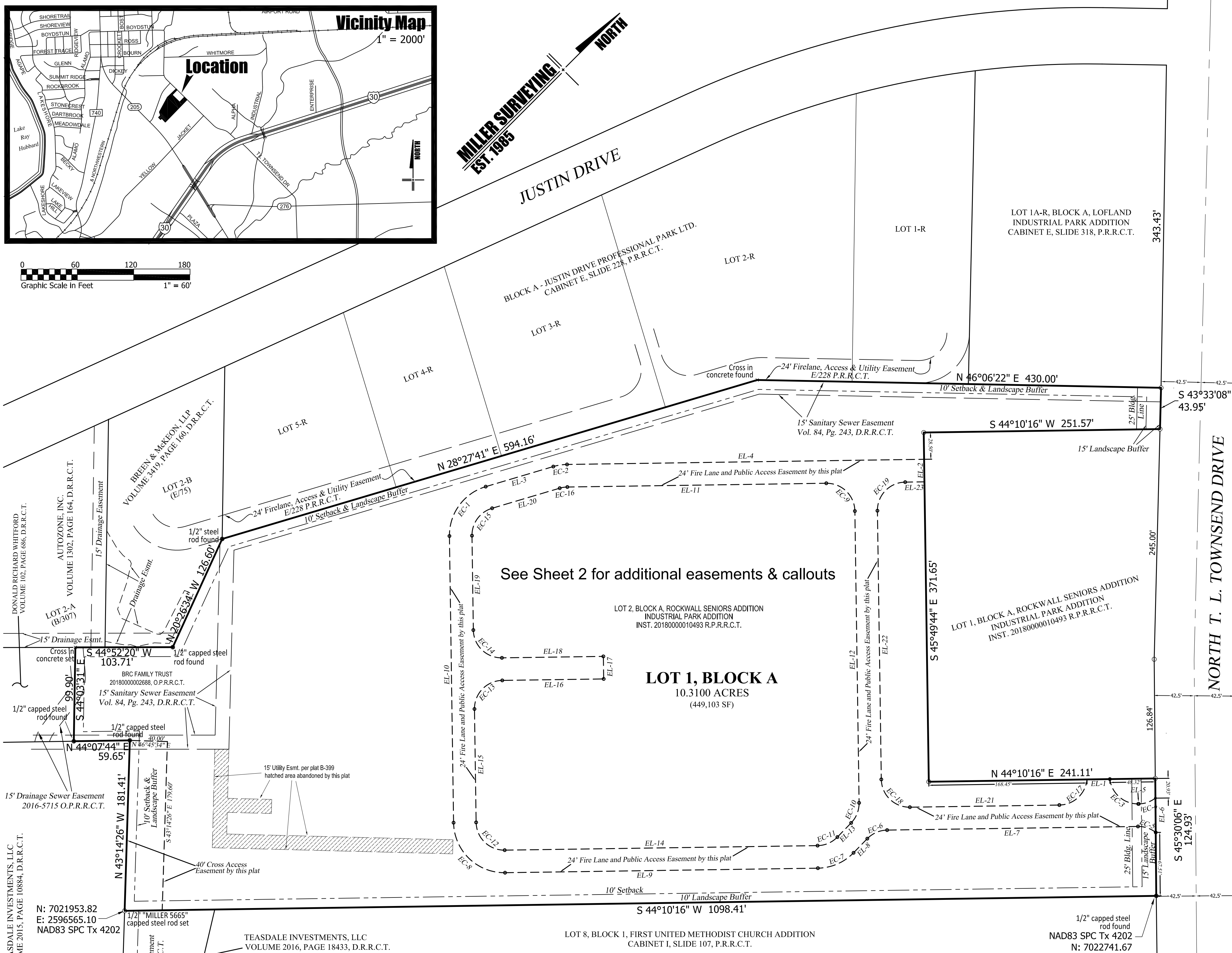
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





MILLER SURVEYING
EST. 1965



See Sheet 2 for additional easements & callouts

LOT 1, BLOCK A
10.3100 ACRES
(449,103 SF)

SURVEYOR'S CERTIFICATE
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Jason B. Rawlings
Texas Registered Professional Land Surveyor No. 5665



STATE OF TEXAS
COUNTY OF TARRANT

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

Given upon my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas
My Commission Expires: _____

MILLER
Surveying, Inc.

Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 TXLSF No. 10100400

millersurvey.net

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Alders Rockwall Property, LLC is the current sole owner of Lot 2, Block A, Rockwall Seniors Addition, an Addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded as Instrument No. 2018000010493 of the Real Property Records of Rockwall County, Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as Lot 1, Block A, Alders at Rockwall, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

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

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

Bart Tinsley
"Alders Rockwall Property, LLC"

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Bart Tinsley, of Alders Rockwall Property, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas
My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

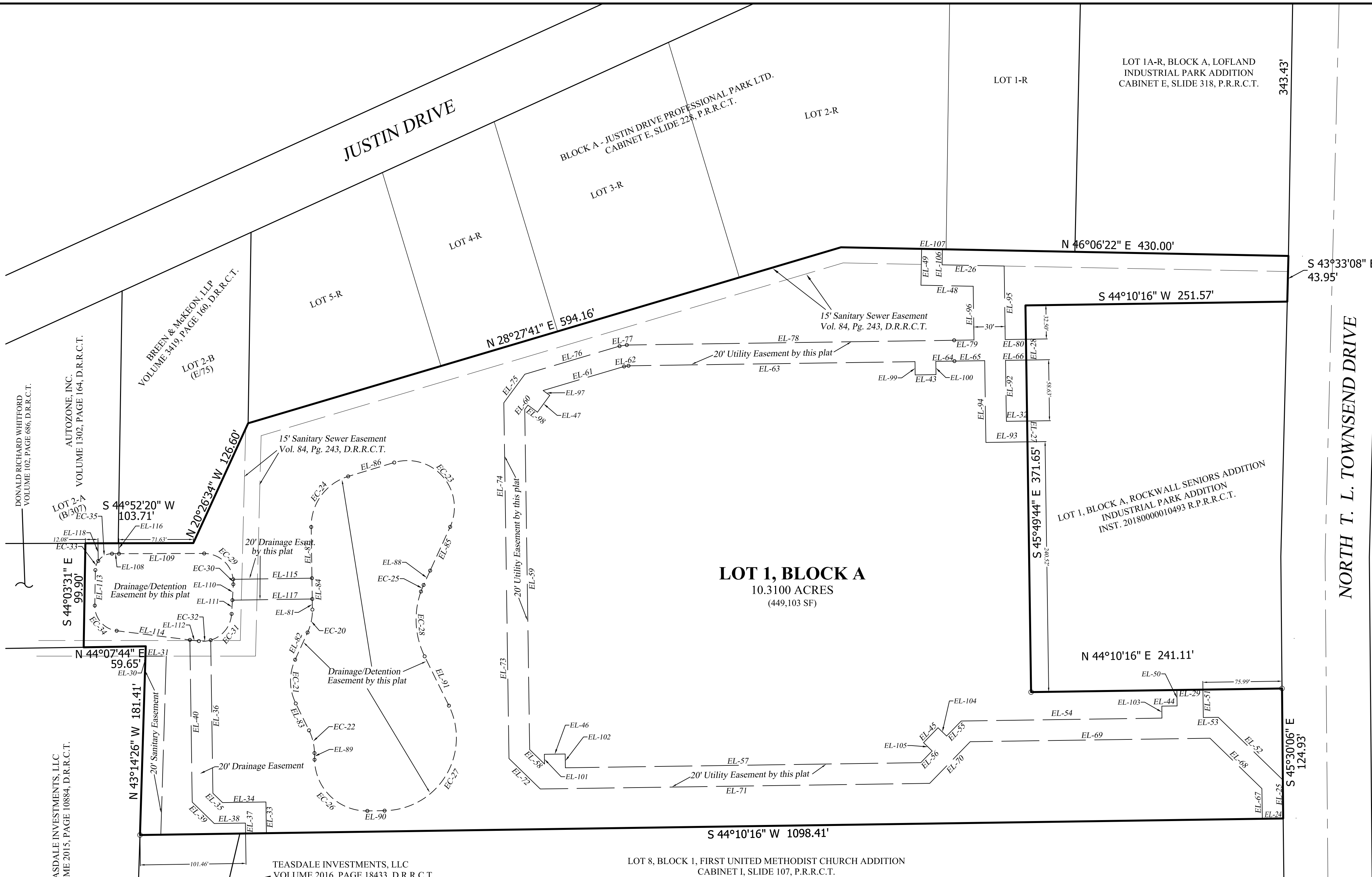
Owner/Applicant:
Alders at Rockwall Property, LLC
1625 Clarke Springs Drive
Allen, Texas 75002
Bart Tinsley
469-446-1276
Email: bart@alder-group.com

Engineer:
Burgess & Niple
Joseph T. Reue, P.E.
10701 Corporate Drive, Suite 118
Stafford, Texas 77477
281-980-7705 x6301
Email: joseph.reue@burgessniple.com

FINAL PLAT
Being a replat
ALDERS AT ROCKWALL
LOT 1, BLOCK A

An addition to the City of Rockwall, Rockwall County, Texas
Being a replat of Lot 2, Block A, Rockwall Seniors Addition
An addition to the City of Rockwall, Texas according to the plat thereof
recorded as Instrument No. 2018000010493 of the Real Property Records
Rockwall County, Texas

Being 10.3100 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325
Prepared October 2018



Curve Table

Curve	Arc	Radius	Central Angle	Chord	Distance
EC-1	70.02'	54.00'	74°17'26"	S 08°41'01" E 65.21'	65.21'
EC-2	14.81'	54.00'	15°42'34"	S 36°18'58" W 14.76'	14.76'
EC-3	43.93'	30.00'	83°54'07"	N 86°07'19" E 40.11'	40.11'
EC-4	19.11'	30.00'	36°30'01"	N 23°55'13" E 18.79'	18.79'
EC-5	20.29'	30.00'	38°54'24"	S 63°32'57" W 19.91'	19.91'
EC-6	23.56'	30.00'	45°00'00"	S 21°40'15" W 22.96'	22.96'
EC-7	42.41'	54.00'	45°00'00"	N 21°40'15" E 41.33'	41.33'
EC-8	84.82'	54.00'	90°00'00"	N 89°10'16" E 76.37'	76.37'
EC-9	47.12'	30.00'	90°00'00"	S 89°10'15" W 42.43'	42.43'
EC-10	23.56'	30.00'	45°00'00"	N 23°19'45" W 22.96'	22.96'
EC-11	23.56'	30.00'	45°00'00"	N 21°40'15" E 22.96'	22.96'
EC-12	47.12'	30.00'	90°00'00"	N 89°10'16" E 42.43'	42.43'
EC-13	47.12'	30.00'	90°00'00"	S 00°49'44" E 42.43'	42.43'
EC-14	47.12'	30.00'	90°00'00"	N 89°10'16" E 42.43'	42.43'
EC-15	38.90'	30.00'	74°17'26"	S 08°41'01" E 36.23'	36.23'
EC-16	8.23'	30.00'	15°42'34"	S 36°18'58" W 8.20'	8.20'
EC-17	43.93'	30.00'	83°54'08"	N 02°13'11" E 40.11'	40.11'
EC-18	47.12'	30.00'	90°00'00"	N 89°10'15" E 42.43'	42.43'
EC-19	47.12'	30.00'	90°00'00"	S 00°49'44" E 42.43'	42.43'
EC-20	22.60'	51.00'	25°23'14"	S 33°08'11" E 22.41'	22.41'
EC-21	43.42'	49.00'	50°46'27"	S 45°49'48" E 42.02'	42.02'
EC-22	22.60'	51.00'	25°23'14"	S 58°31'25" E 22.41'	22.41'
EC-23	102.96'	45.00'	131°05'45"	N 85°59'27" W 81.93'	81.93'
EC-24	64.59'	50.00'	74°00'59"	S 08°49'19" E 60.19'	60.19'
EC-25	6.81'	80.00'	4°52'49"	N 22°52'59" W 6.81'	6.81'
EC-26	78.54'	50.00'	89°59'56"	N 89°10'14" E 70.71'	70.71'
EC-27	140.97'	70.00'	115°23'17"	N 13°31'23" W 118.33'	118.33'
EC-28	64.08'	80.00'	45°53'38"	N 48°16'13" W 62.38'	62.38'
EC-29	40.87'	28.00'	83°38'16"	S 86°41'28" W 37.34'	37.34'
EC-30	4.78'	28.00'	9°47'03"	N 46°35'52" W 4.78'	4.78'
EC-31	34.42'	28.00'	70°25'54"	N 06°29'24" W 32.29'	32.29'
EC-32	11.46'	28.00'	23°26'45"	N 40°25'55" E 11.38'	11.38'
EC-33	9.26'	16.00'	83°08'50"	S 22°29'06" E 9.13'	9.13'
EC-34	35.09'	24.00'	83°46'10"	S 85°56'36" E 32.05'	32.05'
EC-35	15.58'	16.00'	55°47'01"	S 16°58'50" W 14.97'	14.97'

Line Table

Line	Bearing	Distance
EL-1	N 44°01'16" E	24.34'
EL-2	S 45°49'44" E	24.00'
EL-3	S 28°27'41" W	75.07'
EL-4	S 44°10'16" W	380.20'
EL-5	S 44°10'15" W	0.53'
EL-6	N 45°30'06" W	36.49'
EL-7	N 44°10'15" E	267.11'
EL-8	N 00°49'45" W	21.00'
EL-9	N 44°10'16" E	333.12'
EL-10	S 45°49'44" E	305.09'
EL-11	S 44°10'16" W	275.70'
EL-12	N 45°49'44" W	310.57'
EL-13	N 00°49'45" W	21.00'
EL-14	N 44°10'16" E	333.12'
EL-15	S 45°49'44" E	120.65'
EL-16	S 44°10'16" W	108.00'
EL-17	S 45°49'44" E	24.00'
EL-18	N 44°10'16" E	108.00'
EL-19	S 45°49'44" E	100.44'
EL-20	S 28°27'41" W	75.07'
EL-21	N 44°10'15" E	159.12'
EL-22	S 45°49'44" E	285.96'
EL-23	S 44°10'16" W	20.50'
EL-24	S 44°10'16" W	20.00'
EL-25	S 45°30'06" W	0.05'
EL-26	N 46°06'22" E	79.58'
EL-27	S 45°49'44" E	20.00'
EL-28	S 45°49'44" E	20.00'
EL-29	N 44°10'16" E	25.00'
EL-30	N 00°49'45" W	20.00'
EL-31	S 45°00'00" W	15.02'
EL-32	S 44°10'16" W	19.94'
EL-33	S 45°49'44" E	30.00'
EL-34	N 44°10'16" E	41.67'
EL-35	N 89°10'16" E	12.93'
EL-36	S 45°49'44" E	147.12'
EL-37	S 45°49'44" E	10.00'
EL-38	N 44°10'16" E	29.96'
EL-39	N 89°10'16" E	29.50'
EL-40	S 45°49'44" E	155.88'
EL-41	S 44°10'16" W	20.00'
EL-42	S 44°10'15" W	14.72'
EL-43	S 00°49'45" E	20.00'
EL-44	S 44°10'15" W	14.72'
EL-45	S 45°49'44" E	20.00'
EL-46	S 44°10'16" W	20.00'
EL-47	S 08°41'01" E	20.00'
EL-48	S 46°06'22" W	50.20'
EL-49	N 43°59'58" W	35.00'
EL-50	S 45°49'45" E	15.31'
EL-51	S 45°49'45" E	26.81'
EL-52	N 89°10'15" E	86.37'
EL-53	N 44°10'15" E	14.42'
EL-54	N 44°10'15" E	192.87'
EL-55	N 00°49'45" W	20.18'
EL-56	N 00°49'45" W	15.62'
EL-57	N 44°10'16" E	341.48'
EL-58	N 89°10'16" E	19.89'
EL-59	S 45°49'44" E	326.90'
EL-60	S 08°41'01" E	5.15'
EL-61	S 28°27'41" W	81.16'
EL-62	S 36°18'58" W	4.30'
EL-63	S 44°10'16" W	275.26'
EL-64	S 44°10'16" W	17.90'
EL-65	S 44°10'16" W	29.06'
EL-66	S 44°10'16" W	19.94'
EL-67	S 45°49'44" E	28.98'
EL-68	N 89°10'15" E	69.50'
EL-69	N 44°10'15" E	230.45'
EL-70	N 00°49'45" W	55.79'
EL-71	N 44°10'16" E	374.14'
EL-72	N 89°10'16" E	41.98'
EL-73	S 45°49'44" E	161.69'
EL-74	S 45°49'44" E	160.22'
EL-75	S 08°41'01" E	34.07'
EL-76	S 28°27'41" W	94.92'
EL-77	S 36°18'58" W	7.04'
EL-78	S 44°10'16" W	314.54'
EL-79	S 44°10'16" W	19.06'
EL-80	S 44°10'16" W	19.94'
EL-81	S 45°49'48" E	10.21'
EL-82	S 20°26'34" E	28.85'
EL-83	S 71°13'02" W	28.85'
EL-84	S 45°49'48" E	20.00'
EL-85	N 20°26'34" W	46.22'
EL-86	S 28°11'11" W	46.21'
EL-87	S 45°49'48" E	49.22'
EL-88	N 20°26'34" W	15.19'
EL-89	S 45°49'48" E	18.33'
EL-90	N 44°10'16" E	16.57'
EL-91	N 71°13'02" W	52.81'
EL-92	S 45°49'44" E	58.63'
EL-93	N 44°10'16" E	39.94'
EL-94	S 45°49'44" E	78.63'
EL-95	S 45°49'44" E	70.64'
EL-96	S 45°49'44" E	51.64'
EL-97	S 81°18'59" W	7.92'
EL-98	S 81°18'59" W	11.34'
EL-99	N 45°49'44" W	12.76'
EL-100	N 45°49'44" W	12.76'
EL-101	S 45°49'44" E	9.35'
EL-102	S 45°49'44" E	13.26'
EL-103	S 45°49'45" E	11.50'
EL-104	N 89°10'15" E	11.50'
EL-105	N 89°10'15" E	11.50'
EL-106	N 43°59'58" W	15.04'
EL-107	N 46°00'02" E	20.00'
EL-108	S 44°52'20" W	6.69'
EL-109	S 44°52'20" W	81.88'
EL-110	N 41°42'20" W	15.26'
EL-111	N 41°42'20" W	13.20'
EL-112	N 52°10'19" E	6.73'
EL-113	S 44°03'31" E	34.12'
EL-114	N 52°10'19" E	70.91'
EL-115	N 44°10'16" E	75.67'
EL-116	S 45°49'44" E	10.00'
EL-117	N 44°10'16" E	76.70'
EL-118	S 45°49'44" E	17.00'

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

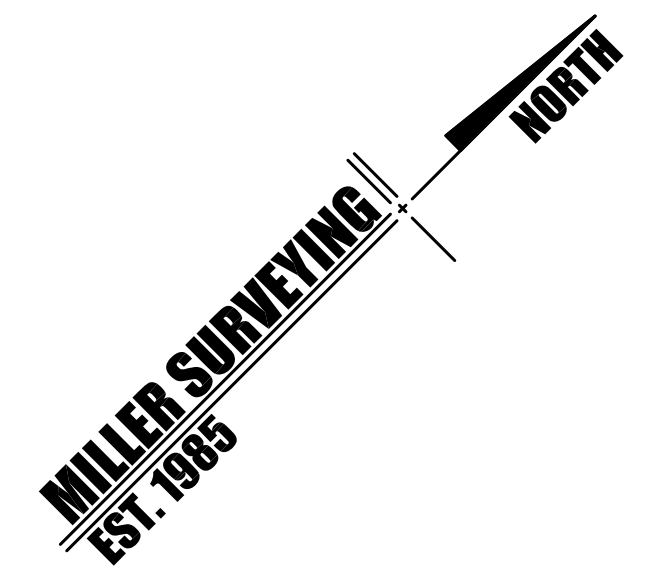
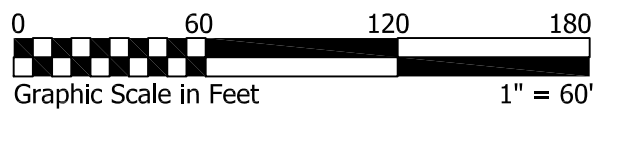
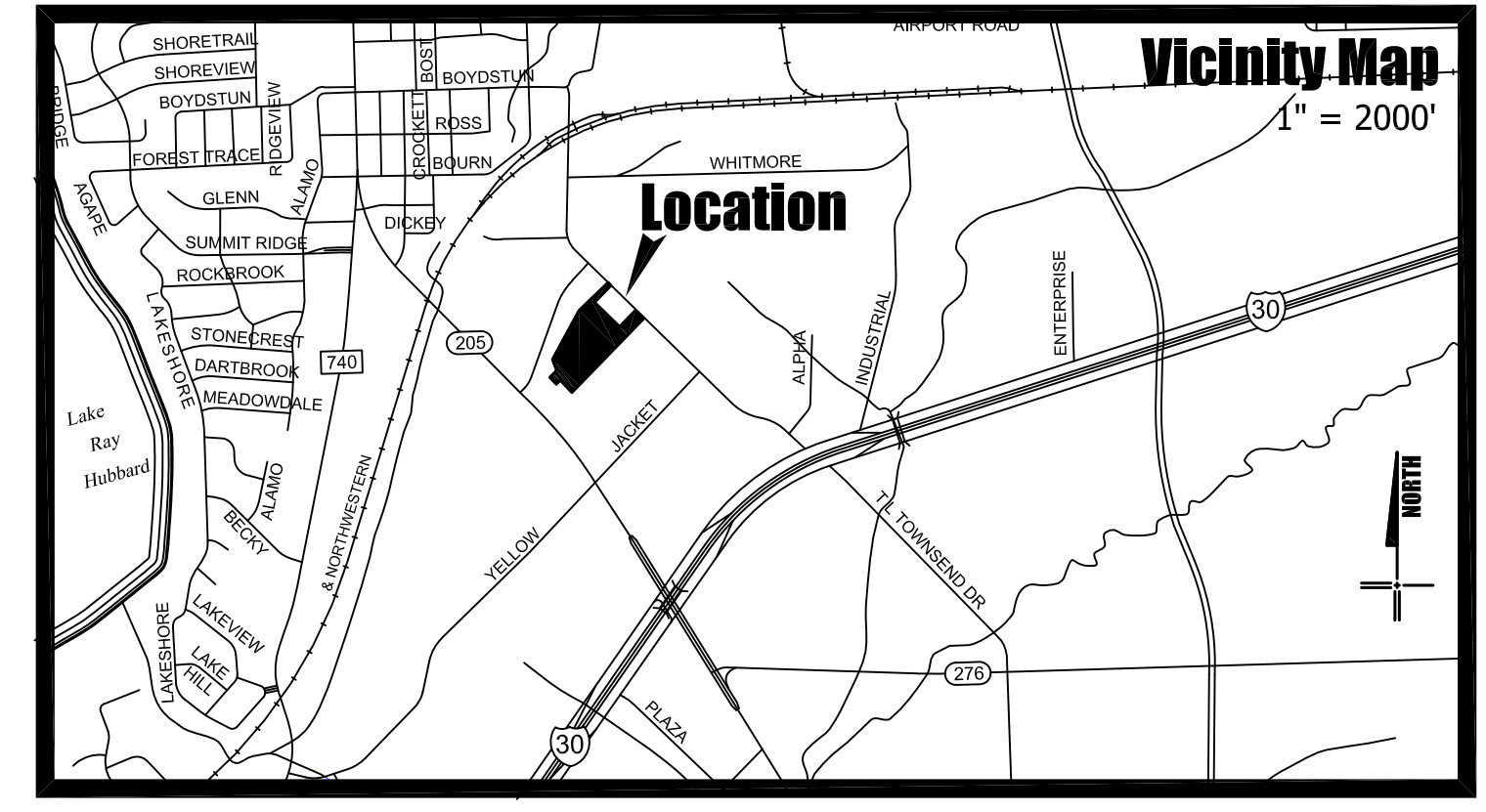
APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20____.

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

WITNESS OUR HANDS, this _____ day of _____, 20____.

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



MILLER
Surveying, Inc.
Commercial • Residential • Municipal
430 Mid Cities Blvd. Hurst, Texas 76054
817-577-1052
T.xLSF No. 10100400
millersurvey.net

FINAL PLAT
Being a replat
ALDERS AT ROCKWALL
LOT 1, BLOCK A
An addition to the City of Rockwall, Rockwall County, Texas
Being a replat of Lot 2, Block A, Rockwall Seniors Addition
An addition to the City of Rockwall, Texas according to the plat thereof
recorded as Instrument No. 2018000010493 of the Real Property Records
Rockwall County, Texas
Being 10.3100 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325
Prepared September 2018

CLOSURE REPORT FOR ALDERS AT ROCKWALL

Deed Report
10:36:55 2018

Wed Nov 14

Deed Name: Alders

Starting Coordinates: Northing 7022741.67, Easting 2597330.47

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent
Description						
S 44°10'16" W	1098.41	LINE				
N 43°14'26" W	181.41	LINE				
S 44°07'44" W	59.65	LINE				
N 44°03'31" W	99.90	LINE				
N 44°52'20" E	103.71	LINE				
N 20°26'34" W	126.60	LINE				
N 28°27'41" E	594.16	LINE				
N 46°06'22" E	430.00	LINE				
S 43°33'08" E	43.95	LINE				
S 44°10'16" W	251.57	LINE				
S 45°49'44" E	371.65	LINE				
N 44°10'16" E	241.11	LINE				
S 45°30'06" E	124.93	LINE				

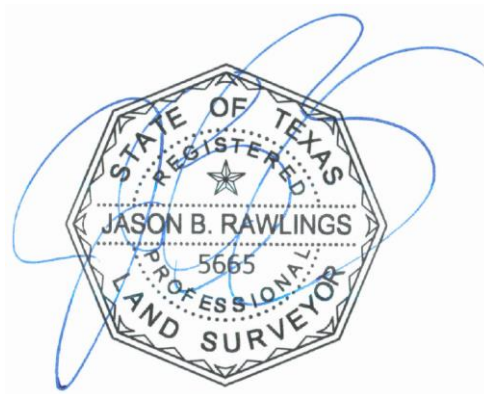
Ending Coordinates: Northing 7022741.67, Easting 2597330.47

Area: 449103.29 S.F., 10.3100 Acres

Total Perimeter Distance> 3727.06

Closure Error Distance> 0.0033 Error Bearing> S 36°40'32" W

Closure Precision> 1 in 1133888.7



CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/11/2018

APPLICANT: Bart A. Tinsley; *Alders at Rockwall Property, LLC*

AGENDA ITEM: **P2018-035**; *Lot 1, Block A, Alders at Rockwall Addition*

SUMMARY:

Discuss and consider a request by Bart A. Tinsley of Alders at Rockwall Property, LLC for the approval of a final plat for Lot 1, Block A, Alders at Rockwall Addition, being a 10.310-acre portion of a larger 12.40-acre tract of land currently identified as Lot 1 and Lot 2, Block A, Rockwall Seniors Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat a 10.310-acre parcel of land [*i.e. Lot 2, Block A, Rockwall Seniors Addition*] to create *Lot 1, Block A, Alders at Rockwall Addition* and establish the necessary firelane, public access, and utility easements for the purpose of constructing a 144-unit multi-family apartment complex. The development will be constructed simultaneously with a 28-unit memory care facility [*i.e. Village Green Residence Addition*] on the adjacent parcel of land [*i.e. Lot 1, Block A, Village Green Residence Addition*].
- On December 4, 2017, the City Council approved Planned Development District 86 (PD-86) [*i.e. Case No. 2017-0051; Ordinance No. 17-62*], to allow a senior independent living facility and a 30-unit memory care facility on the *subject property*.
- On June 12, 2018, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2018-013*] for a 144-unit multi-family apartment complex on the 10.310-acre tract of land.
- On December 4, 2018, the Parks and Recreation Board reviewed the proposed *final plat* and made the following recommendations:
 1. The developer is to pay the cash-in-lieu of land fees required in the amount of \$160,416 [*i.e. 144 units @ \$114.00 per dwelling unit*] and are due at the time of final plat.
 2. The developer is to pay the pro-rata equipment fees required in the amount of \$130,464 [*i.e. 144 units @ \$906.00 per dwelling unit*] and are due at the time of final plat.
 3. In accordance with the Mandatory Parkland Dedication Ordinance the cash-in-lieu of land and pro-rata equipment fees totaling \$290,880 are estimated and assumed to be collected in the year 2018; however, these fees are subject to change in the year 2019 or thereafter.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the *final plat* for *Lot 1, Block A, Alders at Rockwall Addition* staff would recommend the following conditions:

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

City of Rockwall



Project Plan Review History

Revised Comments Highlighted

Project Number P2018-035
Project Name Alders at Rockwall
Type PLAT
Subtype FINAL
Status P&Z HEARING

Owner ALDERS AT ROCKWALL PROPERTY, LLC
Applicant ALDERS AT ROCKWALL PROPERTY, LLC

Applied 10/10/2018 LM
Approved
Closed
Expired
Status 12/4/2018 DG

Site Address 1196 N TL TOWNSEND DR
City, State Zip ROCKWALL, TX 75087

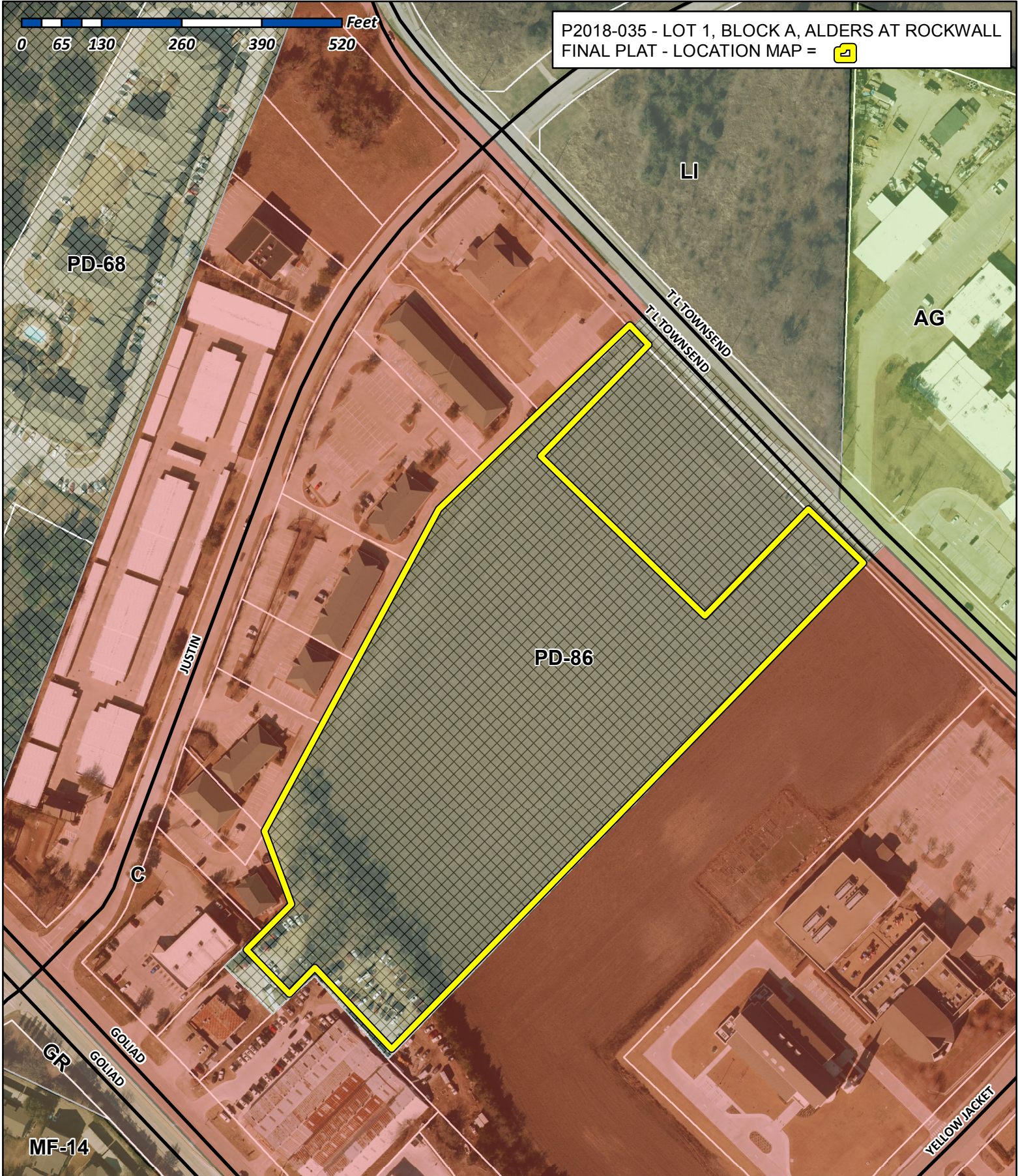
Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
JUSTIN DRIVE PROFESSIONAL PARK	8	NULL	8	0255-0000-0008-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	10/10/2018	10/17/2018	11/19/2018	40	APPROVED	
ENGINEERING (11/21/2018 8:41 AM SH) Need letters of release from the franchise utility companies before easement can be abandoned.	Sarah Hager	10/10/2018	10/17/2018	11/21/2018	42	COMMENTS	
ENGINEERING (12/5/2018 1:37 PM SH) Need letters of release from the franchise utility companies before easement can be abandoned.	Sarah Hager	12/5/2018	12/12/2018	12/5/2018		COMMENTS	
FIRE	Ariana Hargrove	10/10/2018	10/17/2018	11/21/2018	42	APPROVED	
GIS	Lance Singleton	10/10/2018	10/17/2018	11/20/2018	41	APPROVED	
Parks Department (12/5/2018 9:29 AM WY) Fees are to be collected at the time of filing the final plat. The following are the fee estimates for 2018 and are subject to change in 2019. Park District # 32 144 units Cash-in-lieu of land fees - \$906 per unit x 144 units = \$130,464 Pro-rata equipment fees - \$1114 per unit x 144 units = \$160,416	Andy Hesser	11/17/2018	11/24/2018	12/5/2018	18	APPROVED	See comments
PLANNING	David Gonzales	10/10/2018	10/17/2018	11/17/2018	38	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Discuss and consider a request by Bart A. Tinsley of the Alders at Rockwall Property, LLC for the approval of a final plat for Lot1, Block A, Alders at Rockwall Addition, being a 10.310-acre parcel of land identified as Lot 2, Block A, Rockwall Seniors Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of T. L. Townsend Drive and Justin Road and take any action necessary.</p> <p>PLANNING COMMENTS - DAVID GONZALES - 11.19.2018</p> <p>The following staff comments are to be addressed and resubmitted no later than Tuesday December 4, 2018. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent review by staff:</p> <ol style="list-style-type: none"> 1. The final plat shall conform to all standards and requirements of Planned Development No86 (PD-86) District, the Unified Development Code (UDC), and the staff comments provided by the Planning, Engineering, Building Inspection, Parks Department, and Fire Departments as indicated on the Project Plan Review document 2. Provide a label indicating "Case No. P2018-035" on the lower right corner on all pages of the revised final plat submittal 3. Must provide a metes and bounds description and owners statement(see plat language provided in planning developemt packet) Increase font size for legibility. 4. Enlarge signature block for signatures of Mayor, City Secretary, City Engineer, and Planning Commission. 5. Use a ligher gray scale for remainder 2.0-acre lot. 5. Provide a point of beginning (i.e. POB) on plat. 6. Correct Title Block - Remove "Being a replat" from under the Final Plat label. 7. Notary Certificate not necessary when stamped by surveyor. 8. Move Surveyor Certificate to last page of plat 9. On Page 2 - provide a label for the water & SS easements identified asEL93-EL96 (adjacent to 2.0-acre lot). 10. On page 2 - remove old case number at lower right and replace with new case number(i.e. P2018-035) 11. Adherence to Parks Board recomendations regarding land in lieu of cash and equipemnt fees from the December4, 2018 meeting. 12. Remove building set-back lines from plat. <p>**As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmittedand approved(by staff) prior to plat submittal on mylar for filing purposes **</p> <p>Staff recommends that a representative be present for the meetings as listed below If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>Scheduled Meeting Dates to Attend</p> <p>Planning - Work Session: November 27, 2018 (6:00p.m.) [Applicant to present case to P&Z for discussion].</p> <p>ParksBoard: December 4, 2018 (6:00 p.m.)</p> <p>Planning - Action/Consent Agenda: December 11, 2018 (6:00p.m.)</p> <p>City Council - Action/Consent : December 17, 2018 (6:00 p.m.)</p>						
PLANNING	David Gonzales	12/5/2018	12/12/2018	12/5/2018	APPROVED	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING COMMENTS - DAVID GONZALES - 11.19.2018						
The following staff comments are to be addressed and resubmitted no later than Tuesday December 20, 2018. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent review by staff:						
1. The final plat shall conform to all standards and requirements of Planned Development No86 (PD-86) District, the Unified Development Code (UDC), and the staff comments provided by the Planning, Engineering, Building Inspection, Parks Department, and Fire Departments as indicated on the Project Plan Review document.						
2. Adherence to Parks Board recommendations regarding land in lieu of cash and equipemnt fees from the December4, 2018 meeting.						
**As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmittedand approved(by staff) prior to plat submittal on mylar for filing purposes **						
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Planning - Work Session: November 27, 2018 (6:00p.m.) [Applicant to present case to P&Z for discussion].						
Planning - Action/Consent Agenda: December 11, 2018 (6:00p.m.)						
City Council - Action/Consent : December 17, 2018 (6:00 p.m.)						

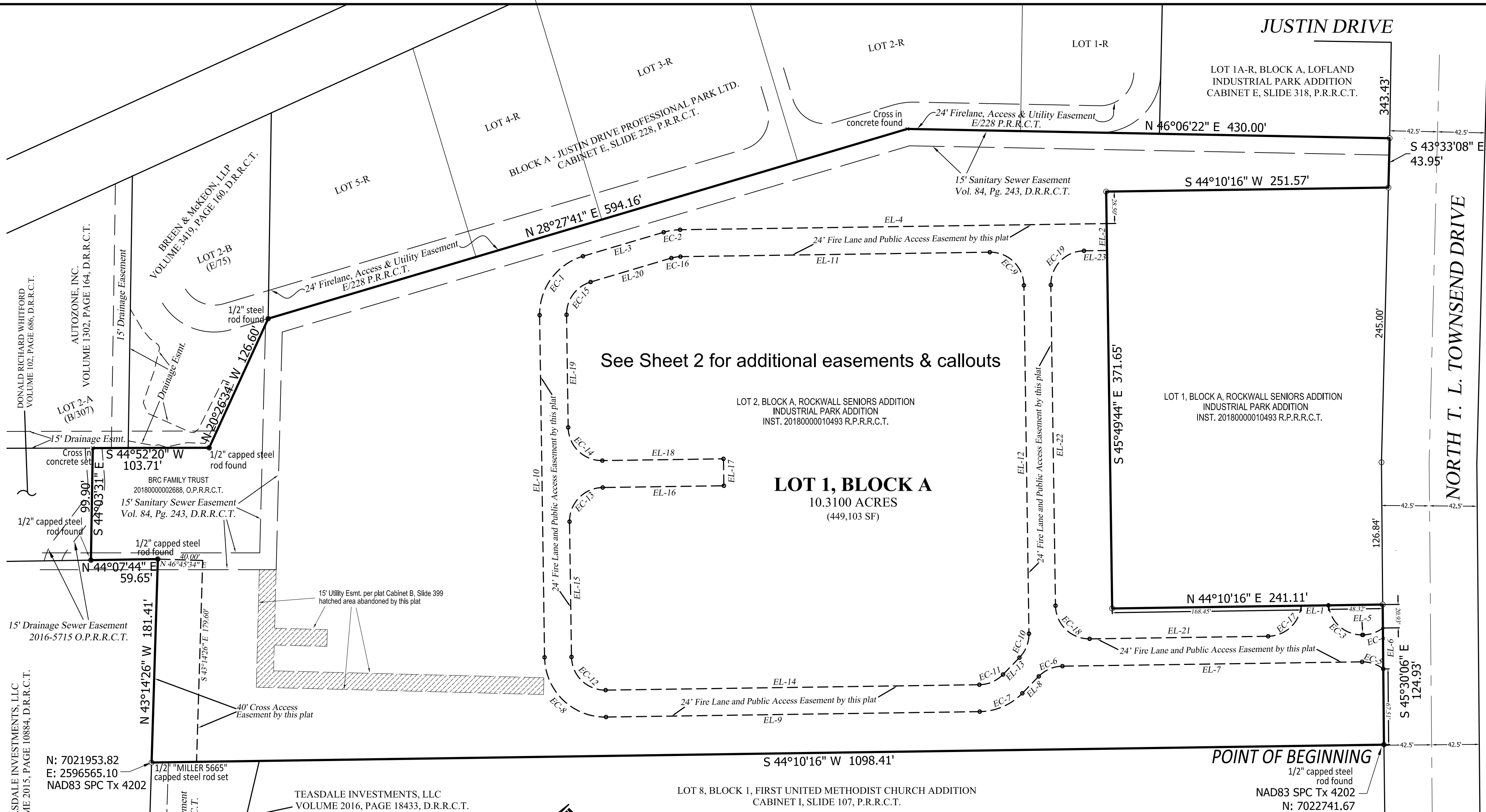


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

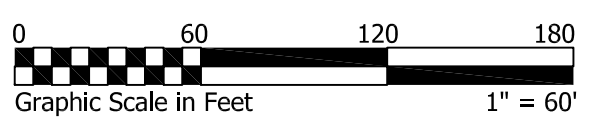
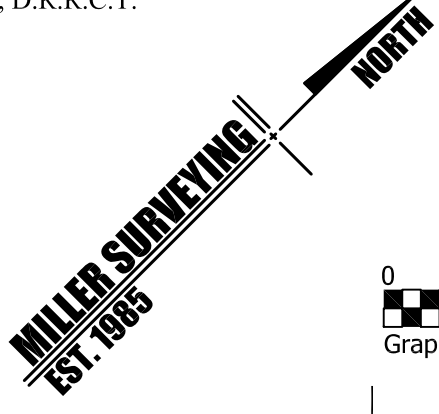
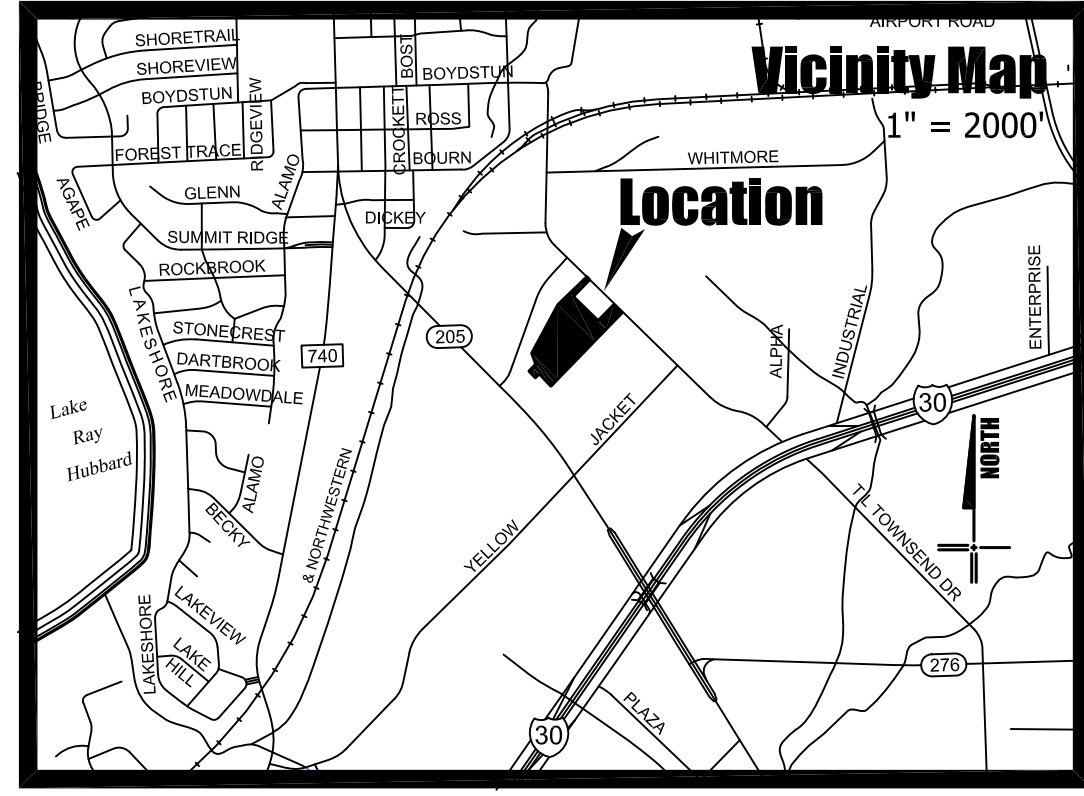




See Sheet 2 for additional easements & callouts

LOT 1, BLOCK A
10.3100 ACRES
(449,103 SF)

POINT OF BEGINNING
1/2" capped steel rod found
NAD83 SPC Tx 4202
N: 7022741.67
E: 2597330.47



MILLER
Surveying, Inc.
Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 TxLSF No. 10100400
millersurvey.net

Owner/Applicant: Alders at Rockwall Property, LLC
1625 Clarke Springs Drive
Allen, Texas 75002
Bart Tinsley
469-446-1276
Email: bart@alder-group.com

Engineer: Burgess & Niple
Joseph T. Reue, P.E.
10701 Corporate Drive, Suite 118
Stafford, Texas 77477
281-980-7705 x6301
Email: joseph.reue@burgessniple.com

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____

Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20____.

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

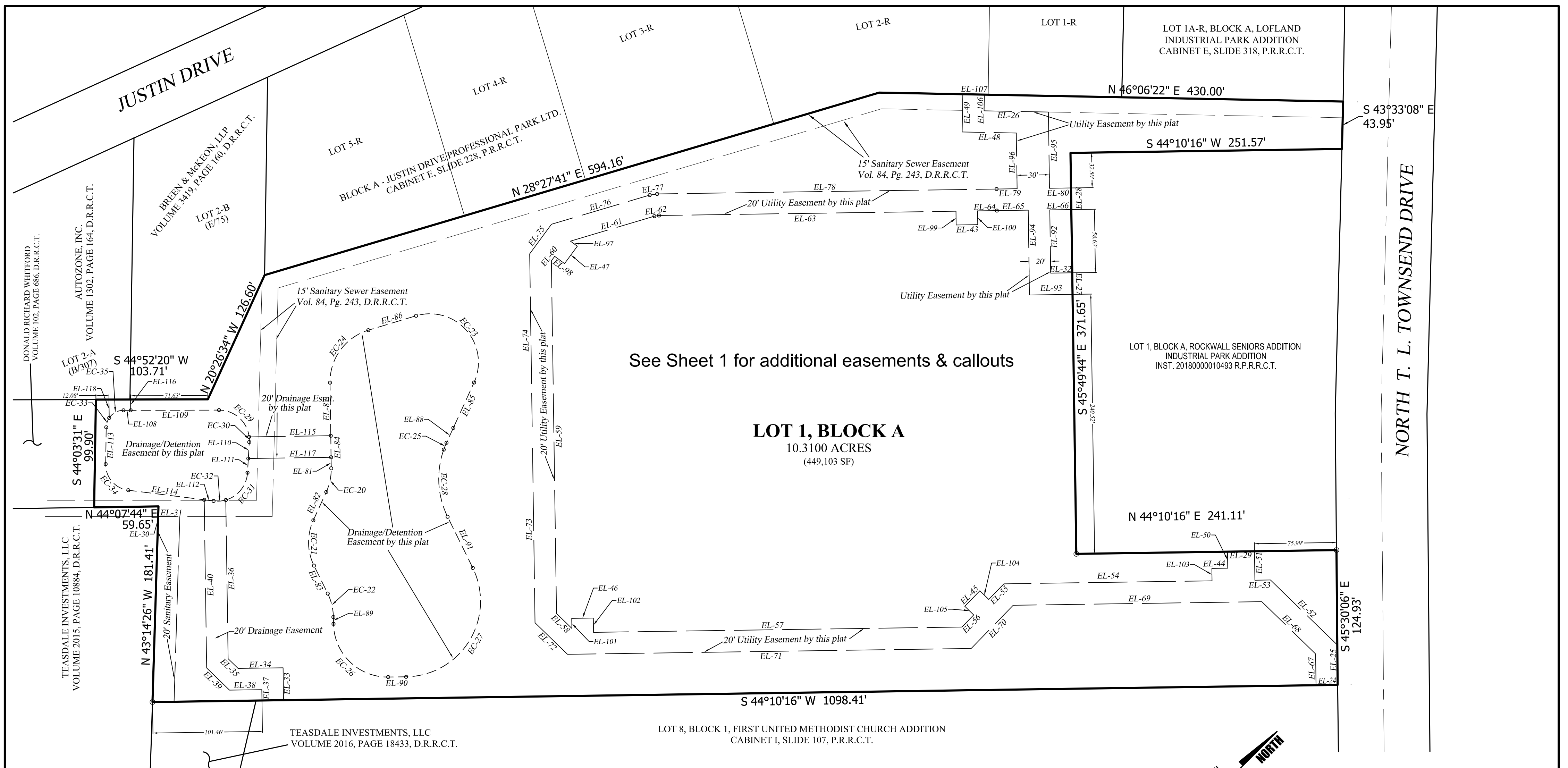
WITNESS OUR HANDS, this _____ day of _____, 20____.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
ALDERS AT ROCKWALL
LOT 1, BLOCK A
An addition to the City of Rockwall, Rockwall County, Texas
Being Lot 2, Block A, Rockwall Seniors Addition
An addition to the City of Rockwall, Texas according to the plat thereof recorded as Instrument No. 2018000010493 of the Real Property Records Rockwall County, Texas
And being 10.3100 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325
Prepared September 2018



See Sheet 1 for additional easements & callouts

LOT 1, BLOCK A
10.3100 ACRES
(449,103 SF)

FINAL PLAT
ALDERS AT ROCKWALL
LOT 1, BLOCK A

An addition to the City of Rockwall, Rockwall County, Texas
Being Lot 2, Block A, Rockwall Seniors Addition
An addition to the City of Rockwall, Texas according to the plat thereof
recorded as Instrument No. 20180000010493 of the Real Property Records
Rockwall County, Texas

And being 10.3100 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325
Prepared September 2018

SHEET 2 OF 3
City Case No. P2018-035

Job No. 17062 • Plot File 17062 Alders 18x24

Curve Table

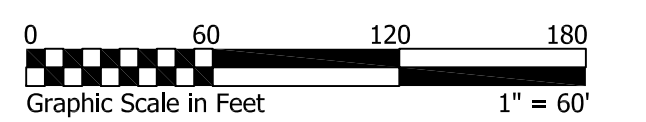
Curve	Arc	Radius	Central Angle	Chord	Distance
EC-1	70.02'	54.00'	74°17'26"	S 08°41'01" E	65.21'
EC-2	14.81'	54.00'	15°42'34"	S 36°18'58" W	14.76'
EC-3	43.93'	30.00'	83°54'07"	N 86°07'19" E	40.11'
EC-4	19.11'	30.00'	36°30'01"	N 25°55'13" E	18.79'
EC-5	20.29'	30.00'	38°45'24"	S 63°32'57" W	19.91'
EC-6	23.56'	30.00'	45°00'00"	S 21°40'15" W	22.96'
EC-7	42.41'	54.00'	45°00'00"	N 21°40'15" E	41.33'
EC-8	84.82'	54.00'	90°00'00"	N 89°10'16" E	76.37'
EC-9	47.12'	30.00'	90°00'03"	S 89°10'15" W	42.43'
EC-10	23.56'	30.00'	45°00'00"	N 23°19'45" W	22.96'
EC-11	23.56'	30.00'	45°00'00"	N 21°40'15" E	22.96'
EC-12	47.12'	30.00'	90°00'00"	N 89°10'16" E	42.43'
EC-13	47.12'	30.00'	90°00'00"	S 00°49'44" E	42.43'
EC-14	47.12'	30.00'	90°00'00"	N 89°10'16" E	42.43'
EC-15	38.90'	30.00'	74°17'26"	S 08°41'01" E	36.23'
EC-16	8.23'	30.00'	15°42'34"	S 36°18'58" W	8.20'
EC-17	43.93'	30.00'	83°54'08"	N 02°13'11" E	40.11'
EC-18	47.12'	30.00'	90°00'00"	N 89°10'15" E	42.43'
EC-19	47.12'	30.00'	90°00'03"	S 00°49'44" E	42.43'
EC-20	22.60'	51.00'	25°23'14"	S 33°08'11" E	22.41'
EC-21	43.42'	49.00'	50°46'27"	S 45°49'48" E	42.02'
EC-22	22.60'	51.00'	25°23'14"	S 58°31'25" E	22.41'
EC-23	102.96'	45.00'	131°05'45"	N 85°59'27" W	81.93'
EC-24	64.59'	50.00'	74°00'59"	S 08°49'19" E	60.19'
EC-25	6.81'	80.00'	4°52'49"	N 22°52'59" W	6.81'
EC-26	78.54'	50.00'	89°59'56"	N 89°10'14" E	70.71'
EC-27	140.97'	70.00'	115°23'17"	N 13°31'23" W	118.33'
EC-28	64.08'	80.00'	45°53'38"	N 48°16'13" W	62.38'
EC-29	40.87'	28.00'	83°38'16"	S 86°41'28" W	37.34'
EC-30	4.78'	28.00'	9°47'03"	N 46°35'52" W	4.78'
EC-31	34.42'	28.00'	70°25'54"	N 06°29'24" W	32.29'
EC-32	11.46'	28.00'	23°26'45"	N 40°26'56" W	11.38'
EC-33	9.26'	16.00'	33°08'50"	S 27°29'06" E	9.13'
EC-34	35.09'	24.00'	83°46'10"	S 85°56'36" E	32.05'
EC-35	15.58'	16.00'	55°47'01"	S 16°58'50" W	14.97'

Line Table

Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance
EL-1	N 44°10'16" E	24.34'	EL-36	S 45°49'44" E	147.12'	EL-72	N 89°10'16" E	41.98'	EL-108	S 44°52'20" W	6.69'
EL-2	S 45°49'44" E	24.00'	EL-37	S 45°49'44" E	10.00'	EL-73	S 45°49'44" E	161.69'	EL-109	S 44°52'20" W	81.88'
EL-3	S 28°27'41" W	75.07'	EL-38	N 44°10'16" E	29.96'	EL-74	S 45°49'44" E	160.22'	EL-110	N 41°42'20" W	15.26'
EL-4	S 44°10'16" W	380.20'	EL-39	N 89°10'16" E	29.50'	EL-75	S 08°41'01" E	34.07'	EL-111	N 41°42'20" W	13.20'
EL-5	S 44°10'15" W	0.53'	EL-40	S 45°49'44" E	155.88'	EL-76	S 28°27'41" W	94.92'	EL-112	N 52°10'19" E	8.73'
EL-6	N 45°30'06" W	36.49'	EL-41	S 44°10'16" W	20.00'	EL-77	S 36°18'58" W	7.04'	EL-113	S 44°03'31" E	34.12'
EL-7	N 44°10'15" E	267.11'	EL-42	S 44°10'15" W	14.72'	EL-78	S 44°10'16" W	314.54'	EL-114	N 52°10'19" E	70.91'
EL-8	N 00°49'45" W	21.00'	EL-43	S 44°10'15" W	20.00'	EL-79	S 44°10'16" W	19.06'	EL-115	N 44°10'16" E	75.67'
EL-9	N 44°10'16" E	333.12'	EL-44	S 44°10'16" W	20.00'	EL-80	S 44°10'16" W	19.94'	EL-116	S 45°49'44" E	10.00'
EL-10	S 45°49'44" E	305.09'	EL-45	S 00°49'45" E	20.00'	EL-81	S 45°49'48" E	10.21'	EL-117	N 44°10'16" E	76.70'
EL-11	S 44°10'16" W	275.70'	EL-46	S 44°10'16" W	20.00'	EL-82	S 20°26'34" E	28.85'	EL-118	S 45°49'44" E	17.00'
EL-12	N 45°49'44" W	310.57'	EL-47	S 08°41'01" E	20.00'	EL-83	S 71°13'02" E	28.85'			
EL-13	N 00°49'45" W	21.00'	EL-48	S 46°06'22" W	50.20'	EL-84	S 45°49'48" E	20.00'			
EL-14	N 44°10'16" E	333.12'	EL-49	N 43°59'58" W	35.00'	EL-85	N 20°26'34" W	46.22'			
EL-15	S 45°49'44" E	120.65'	EL-50	S 45°49'45" E	15.31'	EL-86	S 28°11'11" W	46.21'			
EL-16	S 44°10'16" W	108.00'	EL-51	S 45°49'45" E	26.81'	EL-87	S 45°49'48" E	49.22'			
EL-17	S 45°49'44" E	24.00'	EL-52	N 89°10'15" E	86.37'	EL-88	N 20°26'34" W	15.19'			
EL-18	N 44°10'16" E	108.00'	EL-53	N 44°10'15" E	14.42'	EL-89	N 45°49'48" E	6.33'			
EL-19	S 45°49'44" E	100.44'	EL-54	N 44°10'15" E	192.87'	EL-90	N 44°10'16" W	16.57'			
EL-20	S 28°27'41" W	75.07'	EL-55	N 00°49'45" W	20.18'	EL-91	N 71°13'02" W	52.81'			
EL-21	N 44°10'15" E	159.12'	EL-56	N 00°49'45" W	15.62'	EL-92	S 45°49'44" E	58.63'			
EL-22	S 45°49'44" E	285.96'	EL-57	N 44°10'16" E	341.48'	EL-93	N 44°10'16" E	39.94'			
EL-23	S 44°10'16" W	20.50'	EL-58	N 89°10'16" E	19.89'	EL-94	S 45°49'44" E	78.63'			
EL-24	S 44°10'16" W	20.00'	EL-59	S 45°49'44" E	326.90'	EL-95	S 45°49'44" E	70.64'			
EL-25	S 45°30'06" W	37.05'	EL-60	S 08°41'01" E	5.15'	EL-96	S 45°49'44" E	51.64'			
EL-26	N 46°06'22" E	79.58'	EL-61	S 28°27'41" W	81.16'	EL-97	S 81°18'59" W	7.92'			
EL-27	S 45°49'44" E	20.00'	EL-62	S 36°18'58" W	4.30'	EL-98	S 81°18'59" W	11.34'			
EL-28	S 45°49'44" E	20.00'	EL-63	S 44°10'16" W	275.26'	EL-99	N 45°49'44" W	12.76'			
EL-29	N 44°10'16" E	25.00'	EL-64	S 44°10'16" W	17.90'	EL-100	N 45°49'44" W	12.76'			
EL-30	S 45°00'00" W	1.47'	EL-65	S 44°10'16" W	29.06'	EL-101	S 45°49'44" E	9.35'			
EL-31	S 45°00'00" W	15.02'	EL-66	S 44°10'16" W	19.94'	EL-102	S 45°49'44" E	13.26'			
EL-32	S 44°10'16" W	19.94'	EL-67	S 45°49'44" E	28.98'	EL-103	S 45°49'45" E	11.50'			
EL-33	S 45°49'44" E	30.00'	EL-68	N 89°10'15" E	69.50'	EL-104	N 89°10'15" W	11.50'			
EL-34	N 44°10'16" E	41.67'	EL-69	N 44°10'15" E	230.45'	EL-105	N 89°10'15" E	11.50'			
EL-35	N 89°10'16" E	12.93'	EL-70	N 00°49'45" W	55.79'	EL-106	N 43°59'58" W	15.04'			
			EL-71	N 44°10'16" E	374.14'	EL-107	N 46°00'02" E	20.00'			



MILLER
Surveying, Inc.
Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 TxLSF No. 10100400
millersurveying.net



STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS Alders Rockwall Property, LLC is the current sole owner of a tract of land out of the B. J. Lewis Survey, Abstract No. 225 and situated in the City of Rockwall, Rockwall County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas, in September of 2018, said tract being a portion of the same tract of land described in the deed to BRC Family Land Trust recorded in Document No. 2012-00480248, of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch capped steel rod found for the most easterly corner of said BRC tract, said rod being in the southwesterly right-of-way line of North T. L. Townsend Drive, and being the most northerly corner of Lot 8, Block 1, First United Methodist Church Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet I, Slide 107, of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 10 minutes 16 seconds West with the northwesterly boundary line of said Lot 8 a distance of 1098.41 feet to a 1/2 inch capped "MILLER 5665" steel rod set for the most westerly corner thereof, and also being in the northeasterly boundary line of the same tract of land described in the deed to Teasdale Investments, LLC., recorded in Volume 2015, Page 10884, of the Deed Records of Rockwall County, Texas;

THENCE North 43 degrees 14 minutes 26 seconds West with the northeasterly boundary line of said Teasdale tract a distance of 181.41 feet to a 1/2 inch capped steel rod found for the most northerly corner of the said Teasdale tract;

THENCE South 44 degrees 07 minutes 44 seconds West a distance of 59.65 feet to a 1/2 inch capped steel rod found;

THENCE North 44 degrees 03 minutes 31 seconds West a distance of 99.90 feet to a cross in concrete set;

THENCE North 44 degrees 52 minutes 20 seconds East a distance of 103.71 feet to a 1/2 inch capped steel rod found;

THENCE North 20 degrees 26 minutes 34 seconds West a distance of 126.60 feet to a 1/2 inch capped steel rod found for the most southerly corner of Lot 5-R, Block A, Justin Drive Professional Park, LTD, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 228 of the Plat Records of Rockwall County, Texas;

THENCE North 28 degrees 27 minutes 41 seconds East with the southeasterly boundary line of said Block A a distance of 594.16 feet to a cross in concrete found for an angle point therein;

THENCE North 46 degrees 06 minutes 22 seconds East continuing with said southeasterly boundary line a distance of 430.00 feet to a 1/2 inch capped "MILLER 5665" steel rod set for the most easterly corner of Lot 1A-R, Block A, Lofton Industrial Park Addition, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 318 of the Plat Records of Rockwall County, Texas, said rod being in the said southwesterly right-of-way line of North T. L. Townsend Drive;

THENCE South 43 degrees 33 minutes 08 seconds East with said southwesterly right-of-way line a distance of 43.95 feet to a 1/2 inch capped "MILLER 5665" steel rod set;

THENCE South 44 degrees 10 minutes 16 seconds West a distance of 51.57 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

THENCE South 45 degrees 49 minutes 44 seconds East a distance of 371.65 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

THENCE North 44 degrees 10 minutes 16 seconds East a distance of 51.57 feet to a 1/2 inch "MILLER 5665" capped steel rod set in said southwesterly right-of-way line;

THENCE South 45 degrees 30 minutes 06 seconds East with said southwesterly right-of-way line a distance of 124.93 feet to the point of beginning and containing 10.3100 acres of land more or less.

Owner/Applicant:

Alders at Rockwall Property, LLC
1625 Clarke Springs Drive
Allen, Texas 75002
Bart Tinsley
469-446-1276
Email: bart@alder-group.com

Engineer:

Burgess & Niple
Joseph T. Reue, P.E.
10701 Corporate Drive, Suite 118
Stafford, Texas 77477
281-980-7705 x6301
Email: joseph.reue@burgessniple.com

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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



Jason B. Rawlings
Texas Registered Professional Land Surveyor No. 5665

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as Lot 1, Block A, Alders at Rockwall, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

Bart Tinsley
"Alders Rockwall Property, LLC"

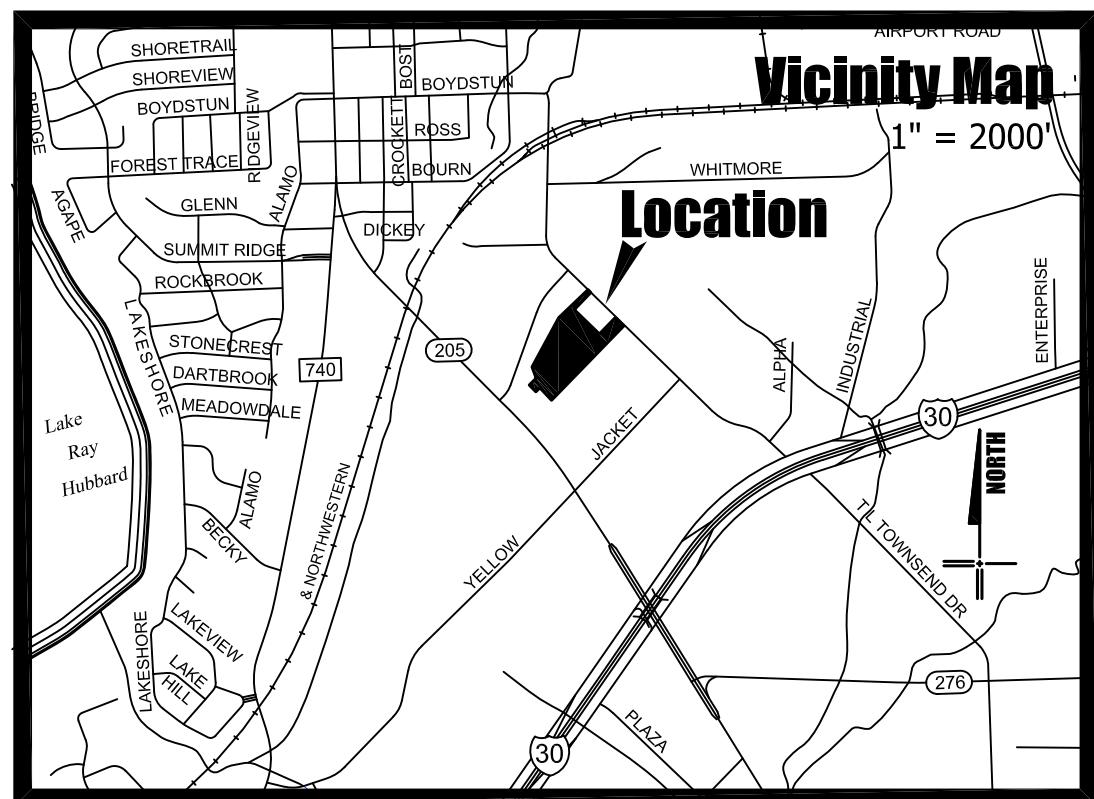
STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Bart Tinsley, of Alders Rockwall Property, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20 _____.

Notary Public in and for the State of Texas
My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.



FINAL PLAT ALDERS AT ROCKWALL LOT 1, BLOCK A

An addition to the City of Rockwall, Rockwall County, Texas

Being Lot 2, Block A, Rockwall Seniors Addition

An addition to the City of Rockwall, Texas according to the plat thereof recorded as Instrument No. 2018000010493 of the Real Property Records Rockwall County, Texas

And being 10.3100 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325

Prepared September 2018

SHEET 3 OF 3

City Case No. P2018-035

Job No. 17062 • Plot File 17062 Alders 18x24

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 12/17/2018

APPLICANT: Bart A. Tinsley; *Alders at Rockwall Property, LLC*

AGENDA ITEM: **P2018-035**; *Lot 1, Block A, Alders at Rockwall Addition*

SUMMARY:

Discuss and consider a request by Bart A. Tinsley of Alders at Rockwall Property, LLC for the approval of a final plat for Lot 1, Block A, Alders at Rockwall Addition, being a 10.310-acre portion of a larger 12.40-acre tract of land currently identified as Lot 1 and Lot 2, Block A, Rockwall Seniors Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat a 10.310-acre parcel of land [*i.e. Lot 2, Block A, Rockwall Seniors Addition*] to create *Lot 1, Block A, Alders at Rockwall Addition* and establish the necessary firelane, public access, and utility easements for the purpose of constructing a 144-unit multi-family apartment complex. The development will be constructed simultaneously with a 28-unit memory care facility [*i.e. Village Green Residence Addition*] on the adjacent parcel of land [*i.e. Lot 1, Block A, Village Green Residence Addition*].
- On December 4, 2017, the City Council approved Planned Development District 86 (PD-86) [*i.e. Case No. 2017-0051; Ordinance No. 17-62*], to allow a senior independent living facility and a 30-unit memory care facility on the *subject property*.
- On June 12, 2018, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2018-013*] for a 144-unit multi-family apartment complex on the 10.310-acre tract of land.
- On December 4, 2018, the Parks and Recreation Board reviewed the proposed *final plat* and made the following recommendations:
 1. The developer is to pay the cash-in-lieu of land fees required in the amount of \$160,416 [*i.e. 144 units @ \$114.00 per dwelling unit*] and are due at the time of final plat.
 2. The developer is to pay the pro-rata equipment fees required in the amount of \$130,464 [*i.e. 144 units @ \$906.00 per dwelling unit*] and are due at the time of final plat.
 3. In accordance with the Mandatory Parkland Dedication Ordinance the cash-in-lieu of land and pro-rata equipment fees totaling \$290,880 are estimated and assumed to be collected in the year 2018; however, these fees are subject to change in the year 2019 or thereafter.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the *Municipal Code of Ordinances*.

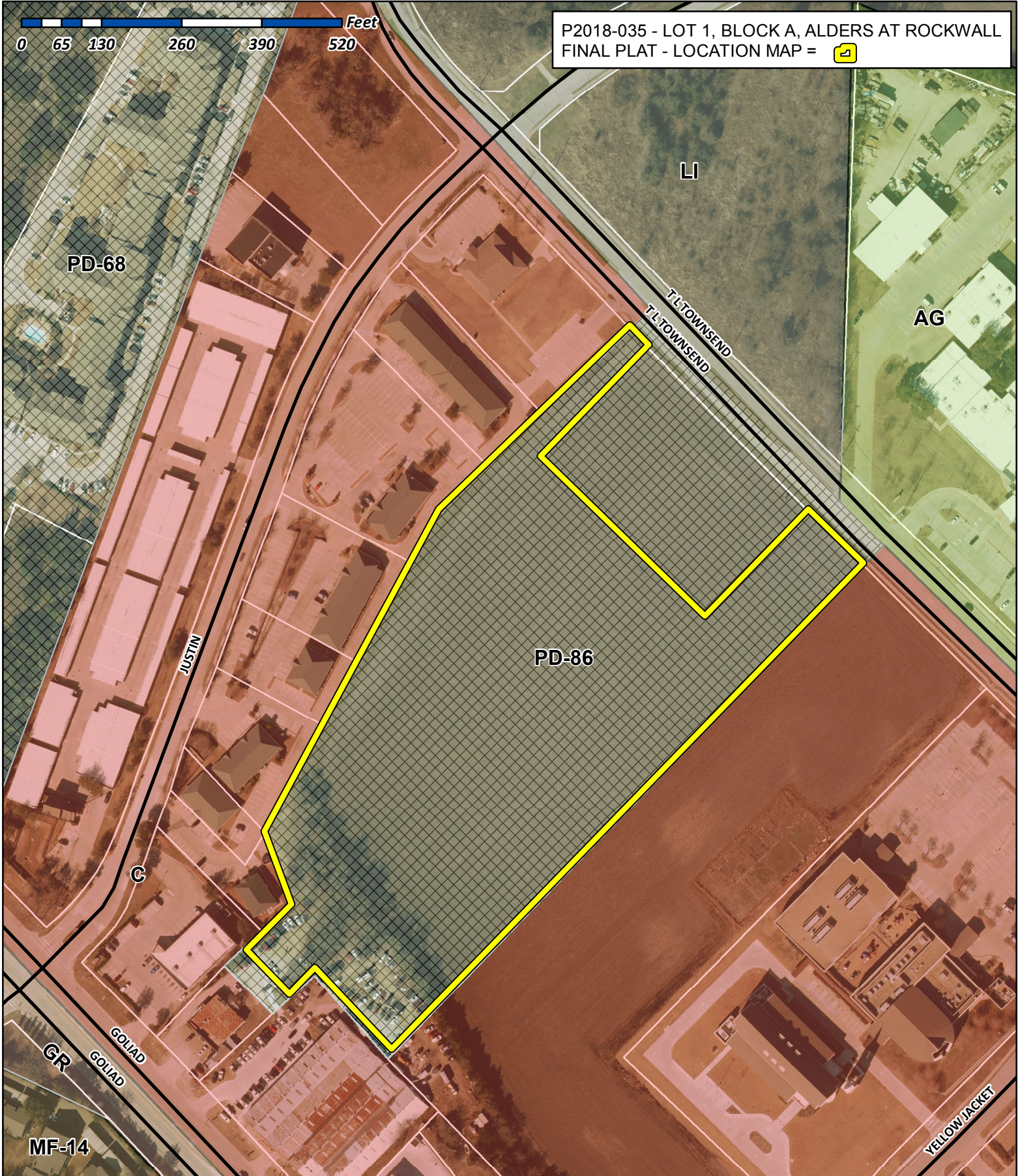
RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the *final plat* for Lot 1, Block A, Alders at Rockwall Addition staff would recommend the following conditions:

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On December 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions and the Parks and Recreation Board recommendation passed by a vote of 6 to 0 with Commissioner Moeller absent.

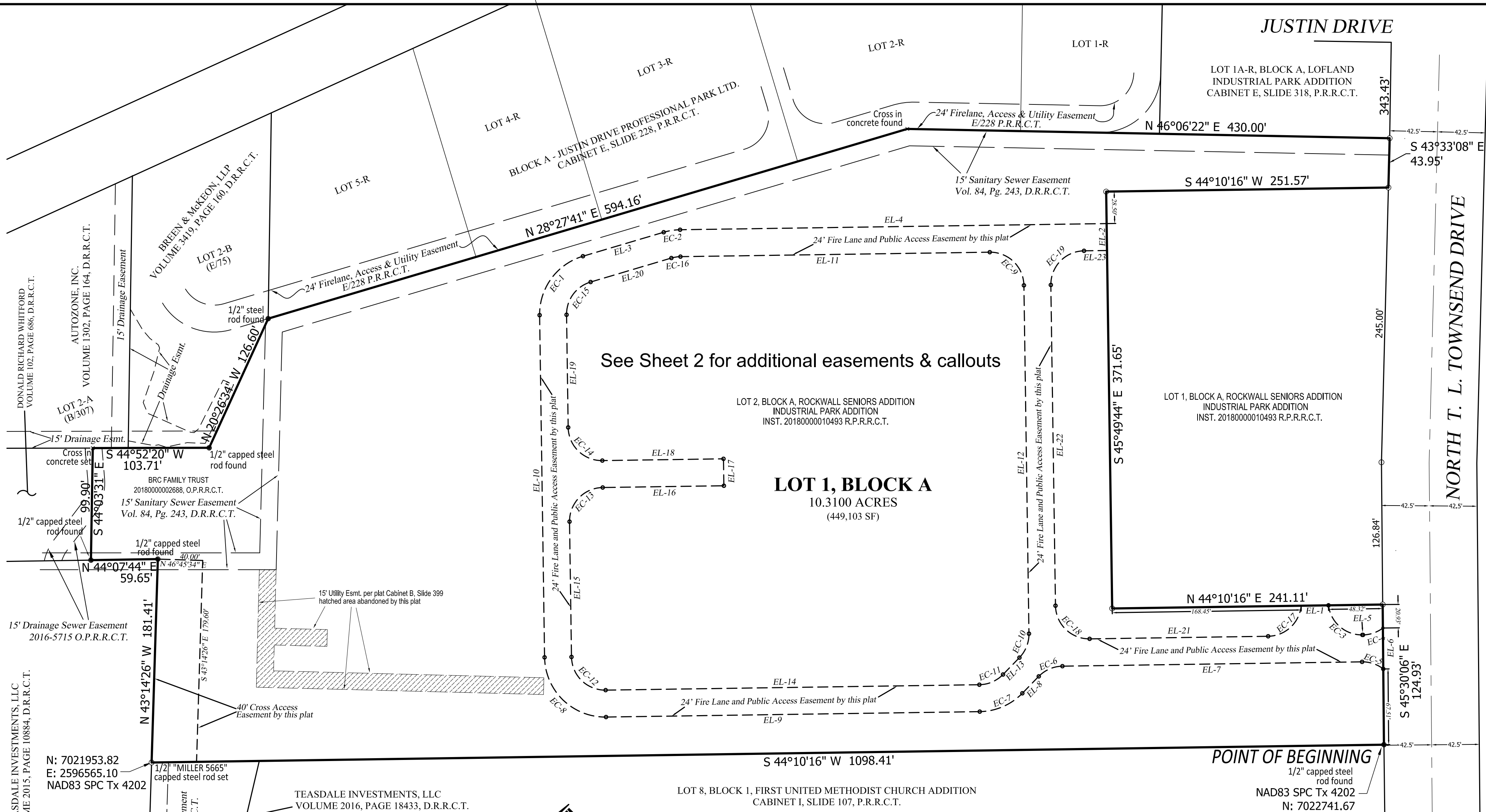


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

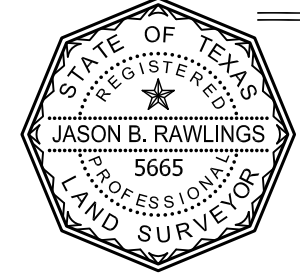
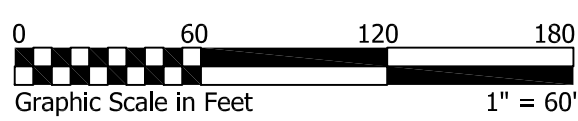
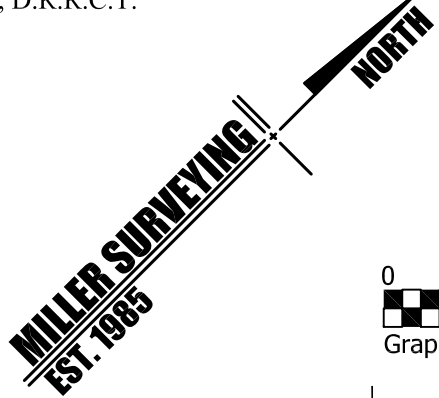
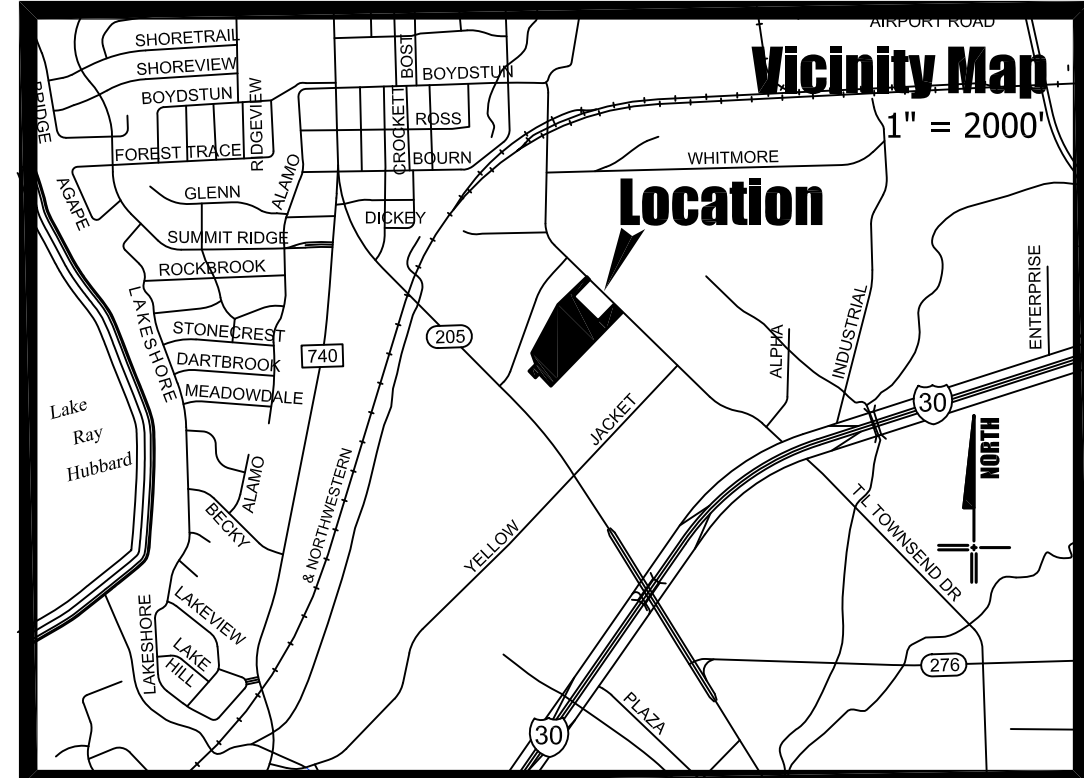




See Sheet 2 for additional easements & callouts

LOT 1, BLOCK A
10.3100 ACRES
(449,103 SF)

POINT OF BEGINNING
1/2" capped steel rod found
NAD83 SPC Tx 4202
N: 7022741.67
E: 2597330.47



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Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 TxLSF No. 10100400
millersurvey.net

Owner/Applicant: Alders at Rockwall Property, LLC
1625 Clarke Springs Drive
Allen, Texas 75002
Bart Tinsley
469-446-1276
Email: bart@alder-group.com

Engineer: Burgess & Niple
Joseph T. Reue, P.E.
10701 Corporate Drive, Suite 118
Stafford, Texas 77477
281-980-7705 x6301
Email: joseph.reue@burgessniple.com

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____
Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20____.

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

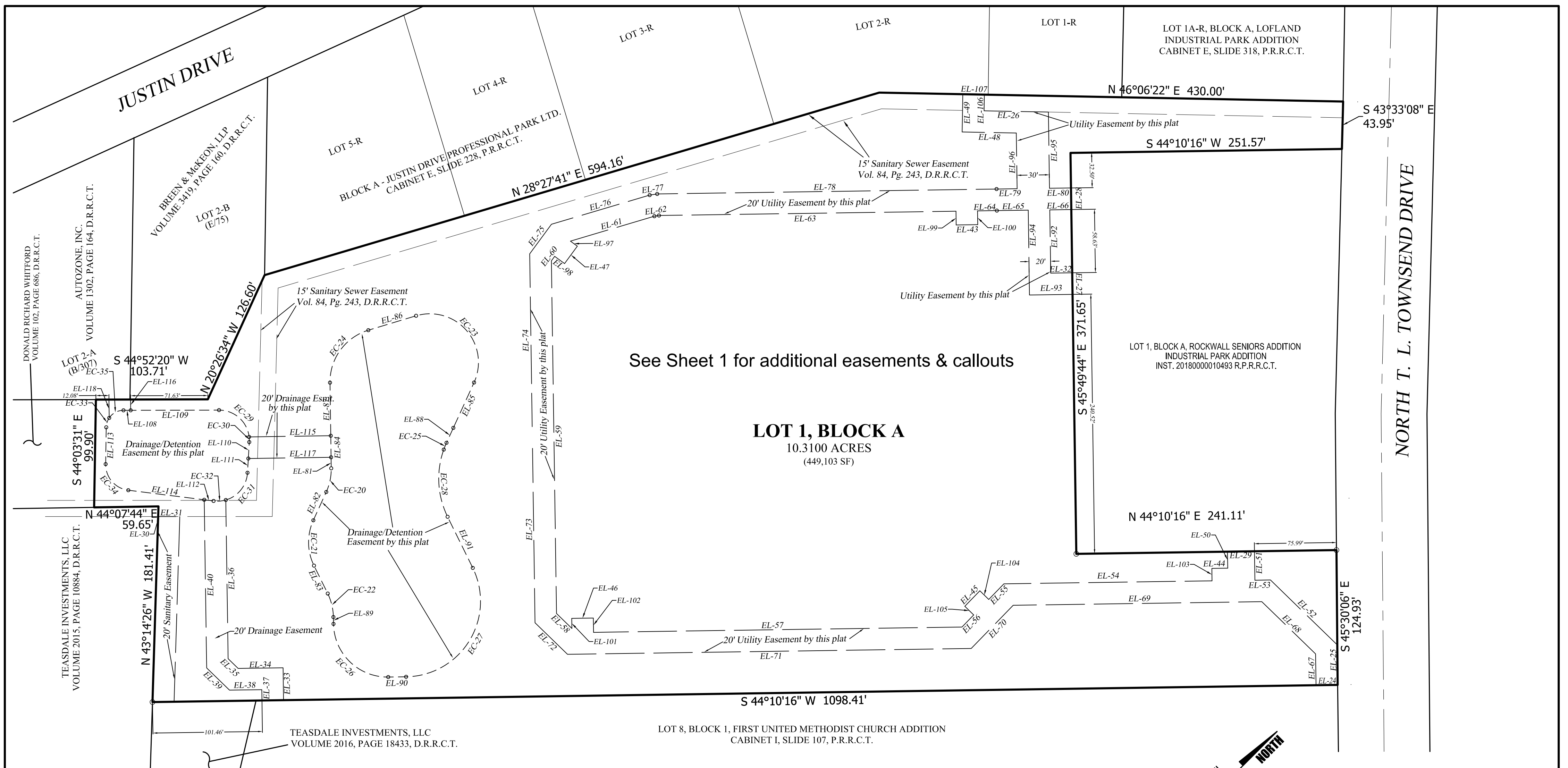
WITNESS OUR HANDS, this _____ day of _____, 20____.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
ALDERS AT ROCKWALL
LOT 1, BLOCK A
An addition to the City of Rockwall, Rockwall County, Texas
Being Lot 2, Block A, Rockwall Seniors Addition
An addition to the City of Rockwall, Texas according to the plat thereof
recorded as Instrument No. 2018000010493 of the Real Property Records
Rockwall County, Texas
And being 10.3100 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325
Prepared September 2018



See Sheet 1 for additional easements & callouts

LOT 1, BLOCK A
10.3100 ACRES
(449,103 SF)

Curve Table

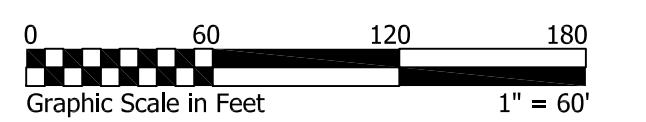
Curve	Arc	Radius	Central Angle	Chord	Distance
EC-1	70.02'	54.00'	74°17'26"	S 08°41'01" E	65.21'
EC-2	14.81'	54.00'	15°42'34"	S 36°18'58" W	14.76'
EC-3	43.93'	30.00'	83°54'07"	N 86°07'19" E	40.11'
EC-4	19.11'	30.00'	36°30'01"	N 25°55'13" E	18.79'
EC-5	20.29'	30.00'	38°45'24"	S 63°32'57" W	19.91'
EC-6	23.56'	30.00'	45°00'00"	S 21°40'15" W	22.96'
EC-7	42.41'	54.00'	45°00'00"	N 21°40'15" E	41.33'
EC-8	84.82'	54.00'	90°00'00"	N 89°10'16" E	76.37'
EC-9	47.12'	30.00'	90°00'03"	S 89°10'15" W	42.43'
EC-10	23.56'	30.00'	45°00'00"	N 23°19'45" W	22.96'
EC-11	23.56'	30.00'	45°00'00"	N 21°40'15" E	22.96'
EC-12	47.12'	30.00'	90°00'00"	N 89°10'16" E	42.43'
EC-13	47.12'	30.00'	90°00'00"	S 00°49'44" E	42.43'
EC-14	47.12'	30.00'	90°00'00"	N 89°10'16" E	42.43'
EC-15	38.90'	30.00'	74°17'26"	S 08°41'01" E	36.23'
EC-16	8.23'	30.00'	15°42'34"	S 36°18'58" W	8.20'
EC-17	43.93'	30.00'	83°54'08"	N 02°13'11" E	40.11'
EC-18	47.12'	30.00'	90°00'00"	N 89°10'15" E	42.43'
EC-19	47.12'	30.00'	90°00'03"	S 00°49'44" E	42.43'
EC-20	22.60'	51.00'	25°23'14"	S 33°08'11" E	22.41'
EC-21	43.42'	49.00'	50°46'27"	S 45°49'48" E	42.02'
EC-22	22.60'	51.00'	25°23'14"	S 58°31'25" E	22.41'
EC-23	102.96'	45.00'	131°05'45"	N 85°59'27" W	81.93'
EC-24	64.59'	50.00'	74°00'59"	S 08°49'19" E	60.19'
EC-25	6.81'	80.00'	4°52'49"	N 22°52'59" W	6.81'
EC-26	78.54'	50.00'	89°59'56"	N 89°10'14" E	70.71'
EC-27	140.97'	70.00'	115°23'17"	N 13°31'23" W	118.33'
EC-28	64.08'	80.00'	45°53'38"	N 48°16'13" W	62.38'
EC-29	40.87'	28.00'	83°38'16"	S 86°41'28" W	37.34'
EC-30	4.78'	28.00'	9°47'03"	N 46°35'52" W	4.78'
EC-31	34.42'	28.00'	70°25'54"	N 06°29'24" W	32.29'
EC-32	11.46'	28.00'	23°26'45"	N 40°26'56" W	11.38'
EC-33	9.26'	16.00'	33°08'50"	S 27°29'06" E	9.13'
EC-34	35.09'	24.00'	83°46'10"	S 85°56'36" E	32.05'
EC-35	15.58'	16.00'	55°47'01"	S 16°58'50" W	14.97'

Line Table

Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance
EL-1	N 44°10'16" E	24.34'	EL-36	S 45°49'44" E	147.12'	EL-72	N 89°10'16" E	41.98'	EL-108	S 44°52'20" W	6.69'
EL-2	S 45°49'44" E	24.00'	EL-37	S 45°49'44" E	10.00'	EL-73	S 45°49'44" E	161.69'	EL-109	S 44°52'20" W	81.88'
EL-3	S 28°27'41" W	75.07'	EL-38	N 44°10'16" E	29.96'	EL-74	S 45°49'44" E	160.22'	EL-110	N 41°42'20" W	15.26'
EL-4	S 44°10'16" W	380.20'	EL-39	N 89°10'16" E	29.50'	EL-75	S 08°41'01" E	34.07'	EL-111	N 41°42'20" W	13.20'
EL-5	S 44°10'15" W	0.53'	EL-40	S 45°49'44" E	155.88'	EL-76	S 28°27'41" W	94.92'	EL-112	N 52°10'19" E	8.73'
EL-6	N 45°30'06" W	36.49'	EL-41	S 44°10'16" W	20.00'	EL-77	S 36°18'58" W	7.04'	EL-113	S 44°03'31" E	34.12'
EL-7	N 44°10'15" E	267.11'	EL-42	S 44°10'15" W	14.72'	EL-78	S 44°10'16" W	314.54'	EL-114	N 52°10'19" E	70.91'
EL-8	N 00°49'45" W	21.00'	EL-43	S 44°10'15" W	20.00'	EL-79	S 44°10'16" W	19.06'	EL-115	N 44°10'16" E	75.67'
EL-9	N 44°10'16" E	333.12'	EL-44	S 44°10'16" W	20.00'	EL-80	S 44°10'16" W	19.94'	EL-116	S 45°49'44" E	10.00'
EL-10	S 45°49'44" E	305.09'	EL-45	S 00°49'45" E	20.00'	EL-81	S 45°49'48" E	10.21'	EL-117	N 44°10'16" E	76.70'
EL-11	S 44°10'16" W	275.70'	EL-46	S 44°10'16" W	20.00'	EL-82	S 20°26'34" E	28.85'	EL-118	S 45°49'44" E	17.00'
EL-12	N 45°49'44" W	310.57'	EL-47	S 08°41'01" E	20.00'	EL-83	S 71°13'02" E	28.85'			
EL-13	N 00°49'45" W	21.00'	EL-48	S 46°06'22" W	50.20'	EL-84	S 45°49'48" E	20.00'			
EL-14	N 44°10'16" E	333.12'	EL-49	N 43°59'58" W	35.00'	EL-85	N 20°26'34" W	46.22'			
EL-15	S 45°49'44" E	120.65'	EL-50	S 45°49'45" E	15.31'	EL-86	S 28°11'11" W	46.21'			
EL-16	S 44°10'16" W	108.00'	EL-51	S 45°49'45" E	26.81'	EL-87	S 45°49'48" E	49.22'			
EL-17	S 45°49'44" E	24.00'	EL-52	N 89°10'15" E	86.37'	EL-88	N 20°26'34" W	15.19'			
EL-18	N 44°10'16" E	108.00'	EL-53	N 44°10'15" E	14.42'	EL-89	N 45°49'48" E	6.33'			
EL-19	S 45°49'44" E	100.44'	EL-54	N 44°10'15" E	192.87'	EL-90	N 44°10'16" W	16.57'			
EL-20	S 28°27'41" W	75.07'	EL-55	N 00°49'45" W	20.18'	EL-91	N 71°13'02" W	52.81'			
EL-21	N 44°10'15" E	159.12'	EL-56	N 00°49'45" W	15.62'	EL-92	S 45°49'44" E	58.63'			
EL-22	S 45°49'44" E	285.96'	EL-57	N 44°10'16" E	341.48'	EL-93	N 44°10'16" E	39.94'			
EL-23	S 44°10'16" W	20.50'	EL-58	N 89°10'16" E	19.89'	EL-94	S 45°49'44" E	78.63'			
EL-24	S 44°10'16" W	20.00'	EL-59	S 45°49'44" E	326.90'	EL-95	S 45°49'44" E	70.64'			
EL-25	S 45°30'06" W	37.05'	EL-60	S 08°41'01" E	5.15'	EL-96	S 45°49'44" E	51.64'			
EL-26	N 46°06'22" E	79.58'	EL-61	S 28°27'41" W	81.16'	EL-97	S 81°18'59" W	7.92'			
EL-27	S 45°49'44" E	20.00'	EL-62	S 36°18'58" W	4.30'	EL-98	S 81°18'59" W	11.34'			
EL-28	S 45°49'44" E	20.00'	EL-63	S 44°10'16" W	275.26'	EL-99	N 45°49'44" W	12.76'			
EL-29	N 44°10'16" E	25.00'	EL-64	S 44°10'16" W	17.90'	EL-100	N 45°49'44" W	12.76'			
EL-30	S 45°00'00" W	1.47'	EL-65	S 44°10'16" W	29.06'	EL-101	S 45°49'44" E	9.35'			
EL-31	S 45°00'00" W	15.02'	EL-66	S 44°10'16" W	19.94'	EL-102	S 45°49'44" E	13.26'			
EL-32	S 44°10'16" W	19.94'	EL-67	S 45°49'44" E	28.98'	EL-103	S 45°49'45" E	11.50'			
EL-33	S 45°49'44" E	30.00'	EL-68	N 89°10'15" E	69.50'	EL-104	N 89°10'15" W	11.50'			
EL-34	N 44°10'16" E	41.67'	EL-69	N 44°10'15" E	230.45'	EL-105	N 89°10'15" E	11.50'			
EL-35	N 89°10'16" E	12.93'	EL-70	N 00°49'45" W	55.79'	EL-106	N 43°59'58" W	15.04'			
			EL-71	N 44°10'16" E	374.14'	EL-107	N 46°00'02" E	20.00'			



MILLER
Surveying, Inc.
Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 TxLSF No. 10100400
millersurvey.net



FINAL PLAT
ALDERS AT ROCKWALL
LOT 1, BLOCK A
An addition to the City of Rockwall, Rockwall County, Texas
Being Lot 2, Block A, Rockwall Seniors Addition
An addition to the City of Rockwall, Texas according to the plat thereof
recorded as Instrument No. 20180000010493 of the Real Property Records
Rockwall County, Texas
And being 10.3100 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325
Prepared September 2018

SHEET 2 OF 3
City Case No. P2018-035

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS Alders Rockwall Property, LLC is the current sole owner of a tract of land out of the B. J. Lewis Survey, Abstract No. 225 and situated in the City of Rockwall, Rockwall County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas, in September of 2018, said tract being a portion of the same tract of land described in the deed to BRC Family Land Trust recorded in Document No. 2012-00480248, of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch capped steel rod found for the most easterly corner of said BRC tract, said rod being in the southwesterly right-of-way line of North T. L. Townsend Drive, and being the most northerly corner of Lot 8, Block 1, First United Methodist Church Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet I, Slide 107, of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 10 minutes 16 seconds West with the northwesterly boundary line of said Lot 8 a distance of 1098.41 feet to a 1/2 inch capped "MILLER 5665" steel rod set for the most westerly corner thereof, and also being in the northeasterly boundary line of the same tract of land described in the deed to Teasdale Investments, LLC., recorded in Volume 2015, Page 10884, of the Deed Records of Rockwall County, Texas;

THENCE North 43 degrees 14 minutes 26 seconds West with the northeasterly boundary line of said Teasdale tract a distance of 181.41 feet to a 1/2 inch capped steel rod found for the most northerly corner of the said Teasdale tract;

THENCE South 44 degrees 07 minutes 44 seconds West a distance of 59.65 feet to a 1/2 inch capped steel rod found;

THENCE North 44 degrees 03 minutes 31 seconds West a distance of 99.90 feet to a cross in concrete set;

THENCE North 44 degrees 52 minutes 20 seconds East a distance of 103.71 feet to a 1/2 inch capped steel rod found;

THENCE North 20 degrees 26 minutes 34 seconds West a distance of 126.60 feet to a 1/2 inch capped steel rod found for the most southerly corner of Lot 5-R, Block A, Justin Drive Professional Park, LTD, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 228 of the Plat Records of Rockwall County, Texas;

THENCE North 28 degrees 27 minutes 41 seconds East with the southeasterly boundary line of said Block A a distance of 594.16 feet to a cross in concrete found for an angle point therein;

THENCE North 46 degrees 06 minutes 22 seconds East continuing with said southeasterly boundary line a distance of 430.00 feet to a 1/2 inch capped "MILLER 5665" steel rod set for the most easterly corner of Lot 1A-R, Block A, Lofton Industrial Park Addition, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 318 of the Plat Records of Rockwall County, Texas, said rod being in the said southwesterly right-of-way line of North T. L. Townsend Drive;

THENCE South 43 degrees 33 minutes 08 seconds East with said southwesterly right-of-way line a distance of 43.95 feet to a 1/2 inch capped "MILLER 5665" steel rod set;

THENCE South 44 degrees 10 minutes 16 seconds West a distance of 51.57 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

THENCE South 45 degrees 49 minutes 44 seconds East a distance of 371.65 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

THENCE North 44 degrees 10 minutes 16 seconds East a distance of 51.57 feet to a 1/2 inch "MILLER 5665" capped steel rod set in said southwesterly right-of-way line;

THENCE South 45 degrees 30 minutes 06 seconds East with said southwesterly right-of-way line a distance of 124.93 feet to the point of beginning and containing 10.3100 acres of land more or less.

Owner/Applicant:

Alders at Rockwall Property, LLC
1625 Clarke Springs Drive
Allen, Texas 75002
Bart Tinsley
469-446-1276
Email: bart@alder-group.com

Engineer:

Burgess & Niple
Joseph T. Reue, P.E.
10701 Corporate Drive, Suite 118
Stafford, Texas 77477
281-980-7705 x6301
Email: joseph.reue@burgessniple.com

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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



Jason B. Rawlings
Texas Registered Professional Land Surveyor No. 5665

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as Lot 1, Block A, Alders at Rockwall, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

Bart Tinsley
"Alders Rockwall Property, LLC"

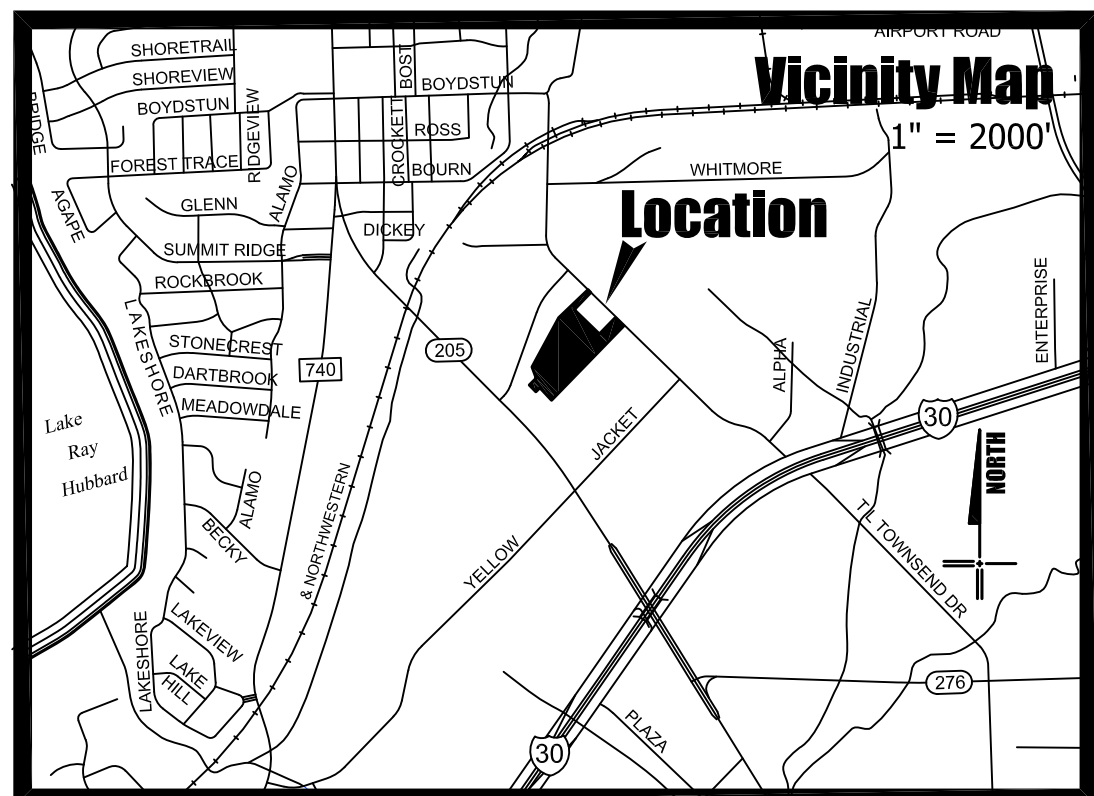
STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Bart Tinsley, of Alders Rockwall Property, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20 _____.

Notary Public in and for the State of Texas
My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.



FINAL PLAT ALDERS AT ROCKWALL LOT 1, BLOCK A

An addition to the City of Rockwall, Rockwall County, Texas
Being Lot 2, Block A, Rockwall Seniors Addition
An addition to the City of Rockwall, Texas according to the plat thereof
recorded as Instrument No. 2018000010493 of the Real Property Records
Rockwall County, Texas

And being 10.3100 acres of land out of the
B. J. LEWIS SURVEY, ABSTRACT NO. 325
Prepared September 2018

SHEET 3 OF 3
City Case No. P2018-035



December 18, 2018

ATTN: BART TINSLEY
ALDERS AT ROCKWALL PROPERTY, LLC
1625 CLARKE SPRINGS DRIVE,
ALLEN, TX 75002

RE: FINAL PLAT (P2018-035), Alders at Rockwall

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 12/17/2018. The following is a record of all recommendations, voting records and conditions of approval:

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the final plat for Lot 1, Block A, Alders at Rockwall Addition staff would recommend the following conditions:

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On December 11, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions and the Parks and Recreation Board recommendation passed by a vote of 6 to 0 with Commissioner Moeller absent.

CITY COUNCIL:

On December 17, 2018, the City Council's motion to approve the final plat with staff conditions passed by a vote of 7 to 0.

Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of one (1) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

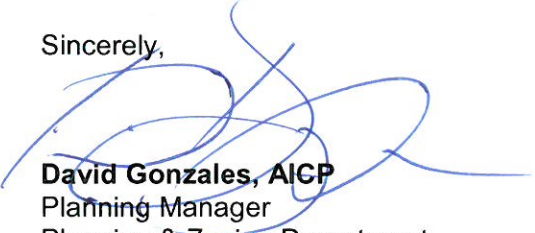
See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100)
Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+\$4= \$34. Total filing fees for a 2 page plat with tax certificates = \$134.00. **Please note if submitting mylars between September 1st thru December 31st, tax receipts must also be filed with the plat that will incur a fee of \$4.00 per tax receipt.**



Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,



David Gonzales, AICP
Planning Manager
Planning & Zoning Department
City of Rockwall, TX