



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-037 P&Z DATE 11/13/2018 CC DATE 11/19/2018 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"/> NEWSPAPTER 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. P2018-037
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 2600 Summer Lee Drive

Subdivision HARBOR VILLAGE ADDITION Lot 3 Block A

General Location On the Southeast side of Summer Lee Dr. approximately 400 South of Horizon Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	<u>PD-32</u>	Current Use	<u>NONE</u>
Proposed Zoning	<u>PD-32</u>	Proposed Use	<u>HOTEL</u>
Acreage	<u>2.12</u>	Lots [Current]	<u>1</u>
		Lots [Proposed]	<u>1</u>

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]

<input type="checkbox"/> Owner	<u>MHC ROCKWALL, LLC.</u>	<input checked="" type="checkbox"/> Applicant	<u>FC CUNY CORPORATION</u>
Contact Person	<u>PHILLIP McNEILL</u>	Contact Person	<u>CAMERON SLOWN</u>
Address	<u>1468 KIMBROUGH ROAD</u>	Address	<u>2 HORIZON COURT</u>
	<u>SUITE 103</u>		
City, State & Zip	<u>GERMANTOWN, TN 38138</u>	City, State & Zip	<u>HEATH, TX 75032</u>
Phone		Phone	<u>4694027700</u>
E-Mail	<u>PMCNEILL@MCNEILLHOTELS.COM</u>	E-Mail	<u>CSLOWN@FCCUNY.COM</u>

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared CAMERON SLOWN [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 \$ 342.40, to cover the cost of this application, has been paid to the City of Rockwall on this the 26 day of OCTOBER, 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."

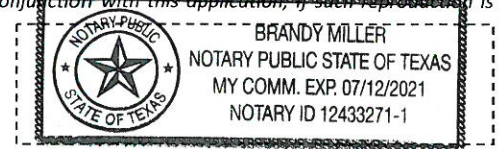
Given under my hand and seal of office on this the 26 day of OCTOBER, 20 18.

Owner's/Applicant's Signature

[Signature]

Notary Public in and for the State of Texas

[Signature]



My Commission Expires

7-12-2021



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: 10/30/2018

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, . Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on 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: P2018-037
Project Name: Lot 3, Block A, Harbor Village Addition
Project Type: PLAT
Applicant Name: FC CUNY CORPORATION
Owner Name: MHC ROCKWALL, LLC
Project Description:



RECEIPT

Project Number: P2018-037
Job Address: SUMMER LEE
ROCKWALL, TX 75032

Receipt Number: B82752
Printed: 10/30/2018 9:24 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 342.40

Total Fees Paid: \$ 342.40
Date Paid: 10/30/2018 12:00:00AM
Paid By: FC CUNY CORPORATION
Pay Method: CHECK 6825
Received By: LM

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/13/2018

APPLICANT: Cameron Slown; *F. C. Cuny Corporation*

AGENDA ITEM: **P2018-037**; *Lots 3 & 4, Block A, Harbor Village Addition*

SUMMARY:

Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lots 3 & 4, Block A, Harbor Village Addition, being a 6.196-acre tract of land currently identified as Lot 2A of the Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat a 6.196-acre tract of land (*i.e. Lot 2A of the Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition*) into two (2) parcels of land (*i.e. Lots 3 & 4, Block A, Harbor Village Addition*) for the purpose of conveying land for the development of the subject property.
- On February 19, 2018, the City Council approved PD Development Plan [Z2018-001] for the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats 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*.

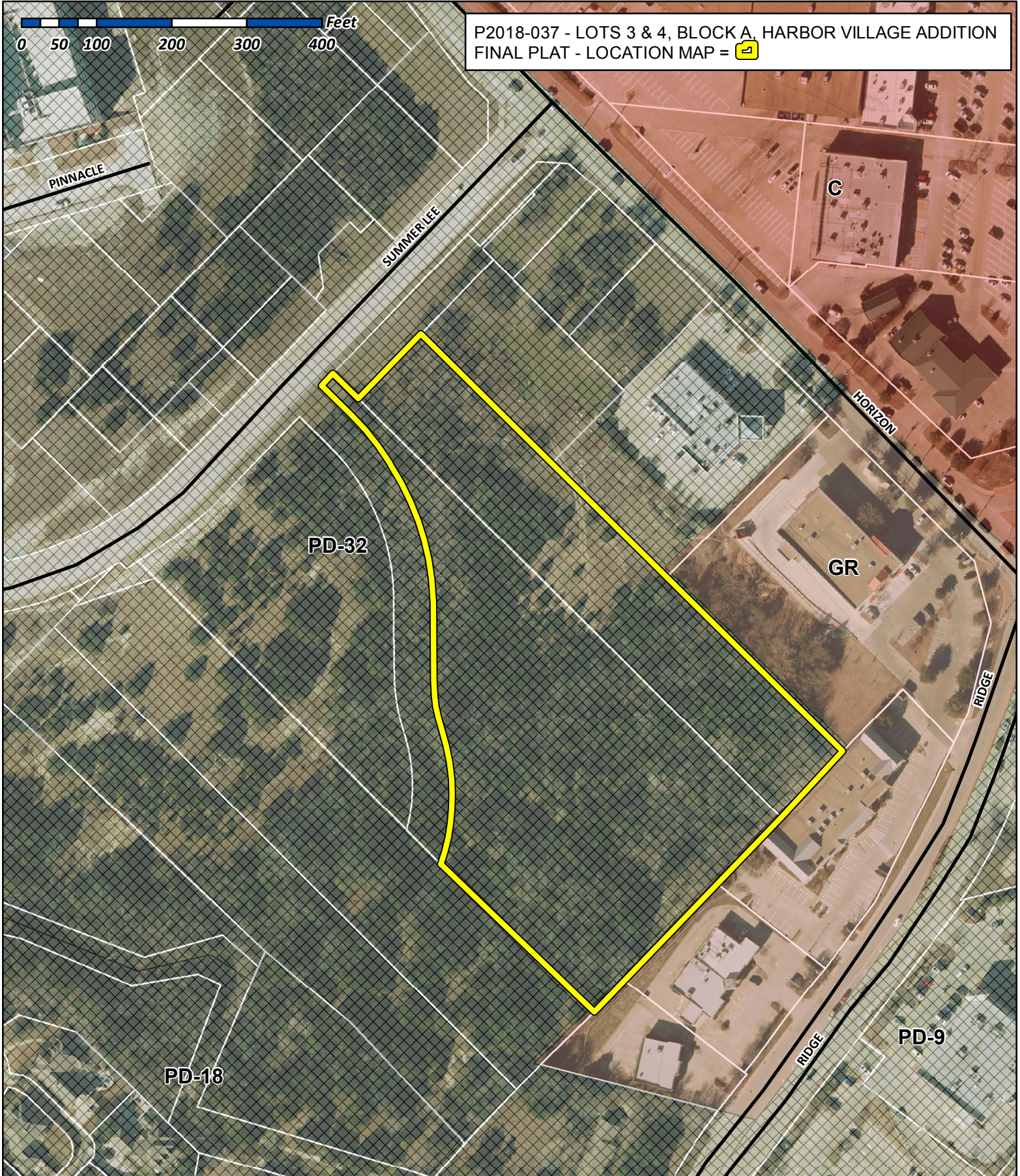
RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to recommend approval of the *replat* for *Lots 3 & 4, Block A, Harbor Village 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) Any construction resulting from the approval of this *replat* 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.



P2018-037 - LOTS 3 & 4, BLOCK A, HARBOR VILLAGE ADDITION
FINAL PLAT - LOCATION MAP =

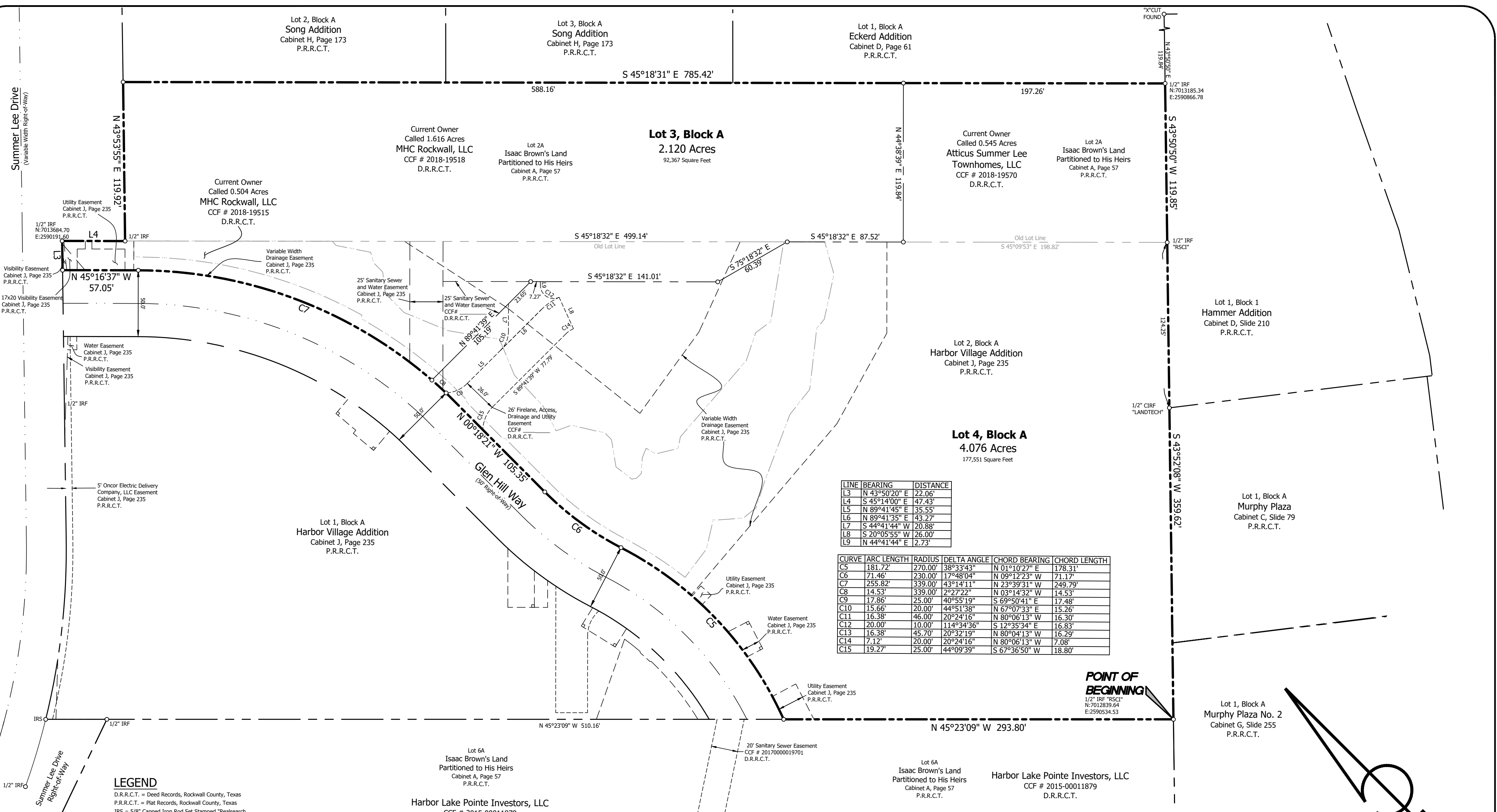


City of Rockwall

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

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





LINE	BEARING	DISTANCE
L3	N 43°50'20" E	22.06'
L4	S 45°14'00" E	47.43'
L5	N 89°41'45" E	35.55'
L6	N 89°41'35" E	43.27'
L7	S 44°41'44" W	20.88'
L8	S 20°05'55" W	26.00'
L9	N 44°41'44" E	2.73'

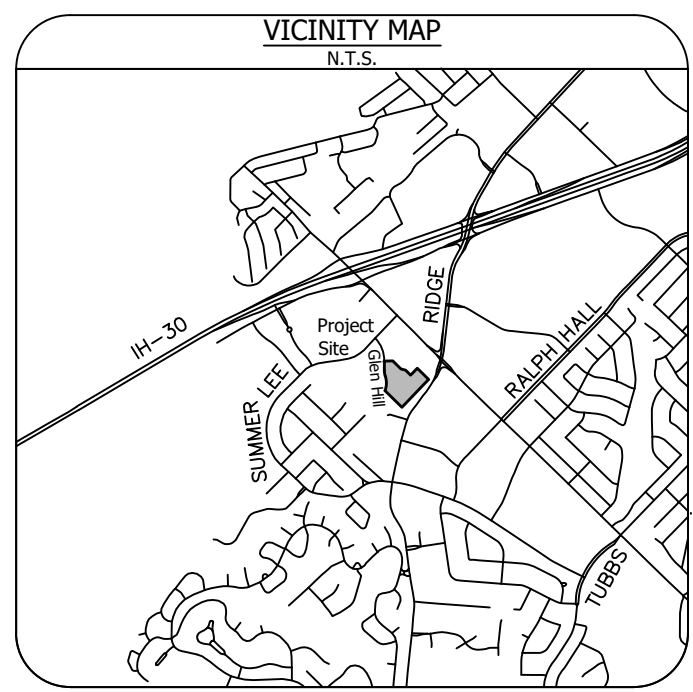
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	181.72'	270.00'	38°33'43"	N 01°10'27" E	178.31'
C6	71.46'	230.00'	17°48'04"	N 09°12'23" W	71.17'
C7	255.82'	339.00'	43°14'11"	N 23°39'31" W	249.79'
C8	14.53'	339.00'	2°27'22"	N 03°14'32" W	14.53'
C9	17.86'	25.00'	40°55'19"	S 69°50'41" E	17.48'
C10	15.66'	20.00'	44°51'38"	N 67°07'33" E	15.26'
C11	16.38'	46.00'	20°24'16"	N 80°06'13" W	16.30'
C12	20.00'	10.00'	114°34'36"	S 12°35'34" E	16.83'
C13	16.38'	45.70'	20°32'19"	N 80°04'13" W	16.29'
C14	7.12'	20.00'	20°24'16"	N 80°06'13" W	7.08'
C15	19.27'	25.00'	44°09'39"	S 67°36'50" W	18.80'

LEGEND
 D.R.R.C.T. = Deed Records, Rockwall County, Texas
 P.R.R.C.T. = Plat Records, Rockwall County, Texas
 IRS = 5/8" Capped Iron Rod Set Stamped "Realsearch
 CCF# = County Clerk's File Number

Surveyor's Certification

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 THAT I, JEREMY LUKE DEAL, 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.
 Executed this the ____ day of October, in the year of our Lord 2018.

 Jeremy Luke Deal
 Registered Professional Land Surveyor
 Texas Registration No. 5696



Owner:
 Atticus Summer Lee Townhomes, LLC
 5339 Alpha Road Suite 300
 Dallas, Texas 75240
 Contact: Mark Humphreys

Engineer:
 HPCivil Engineering
 5339 Alpha Road Suite 300
 Dallas, Texas 75240
 Contact: Brian Abbott

Owner:
 MHC Rockwall, LLC
 1468 Kimbrough Rd Suite 103
 Germantown, Tennessee 38138

Flood Statement

According to Community Panel Number 48397C0040L, dated September 26, 2008, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

Project Number: 160099 Date: November 7, 2018
 Revised Date:
 Revision Notes:

**CONVEYANCE PLAT OF
 HARBOR VILLAGE ADDITION
 LOTS 3 AND 4, BLOCK A**
*Being a Replat of
 Isaac Brown Addition
 Lot 2A
 and Lot 2, Block A, Harbor Village Addition and
 Lot 2A City of Rockwall, Rockwall County, Texas*
 Prepared: November 7, 2018
 Case # P2018-XXXX

REALSEARCH OF TEXAS, LLC
 P.O. Box 1006, Godley, Texas 76044
 Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
 "Thou shalt not remove thy neighbor's landmark" Deut. 19:14
 TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968



Owner's Certification

WHEREAS ATTICUS SUMMER LEE TOWNHOMES, LLC, and MHC ROCKWALL, LLC, being the owners of a 6.196 acre tract of land situated in the Edward Teal Survey, Abstract Number 207, Rockwall County, Texas, and being a portion of Lot 2A, Isaac Brown's Land Partitioned to His Heirs, an addition to the City of Rockwall, according to the plat recorded in Cabinet A, Slide 57, Plat Records, Rockwall County, Texas, and being a portion of Lot 2, Block A, Harbor Village Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet J, Page 235, Plat Records, Rockwall County, Texas, and being all of a called 1.616 acre tract of land described by deed to MHC Rockwall, LLC, recorded in County Clerk's File Number 2018-19518, Deed Records, Rockwall County, Texas, and being all of a called 0.545 acre tract of land described by deed to Atticus Summer Lee Townhomes, LLC, recorded in County Clerk's File Number 2018-19570, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped iron rod found stamped "RSCI" at the southernmost corner of said Lot 2, same being the easternmost corner of Lot 6A, said Isaac Brown's Land Partitioned to His Heirs, and being on the northwest line of Lot 1, Block 1, Murphy Plaza No. 2, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 255, Plat Records, Rockwall County, Texas;

THENCE North 45 Degrees 23 Minutes 09 Seconds West, along the southwest line of said Lot 2, being common with the northeast line of said Lot 6A, a distance of 293.80 feet, to a 5/8" capped iron rod found stamped "Realsearch" at the southwest corner of said Lot 2, being on the East right-of-way line of Glenn Hill Way, a 50' public right-of-way, and being at the beginning of a non-tangent curve to the left;

THENCE Northerly, departing said common line and along the East right-of-way line of said Glenn Hill Way, the following calls:

181.72 feet, with said curve to the left, having a radius of 270.00 feet, through a central angle of 38 Degrees 33 Minutes 43 Seconds, whose long chord bears North 01 Degrees 10 Minutes 27 Seconds East, a chord length of 178.31 feet, to a 5/8" capped iron rod found stamped "Realsearch", being at the beginning of a reverse curve to the right;

71.46 feet, with said curve to the right, having a radius of 230.00 feet, through a central angle of 17 Degrees 48 Minutes 04 Seconds, whose long chord bears North 09 Degrees 12 Minutes 23 Seconds West, a chord length of 71.17 feet, to a 5/8" capped iron rod found stamped "Realsearch";

North 00 Degrees 18 Minutes 21 Seconds West, a distance of 105.35 feet, to a 5/8" capped iron rod found stamped "Realsearch", being at the beginning of a curve to the left;

255.82 feet, with said curve to the left, having a radius of 339.00 feet, through a central angle of 43 Degrees 14 Minutes 11 Seconds, whose long chord bears North 23 Degrees 39 Minutes 31 Seconds West, a chord length of 249.79 feet, to a 5/8" capped iron rod set stamped "Realsearch";

North 45 Degrees 16 Minutes 37 Seconds West, a distance of 57.05 feet, to a 5/8" capped iron rod set stamped "Realsearch", being on the East right-of-way line of Summer Lee Drive, a variable width right-of-way;

THENCE North 43 Degrees 50 Minutes 20 Seconds East, along said East right-of-way line, a distance of 22.06 feet, to a 1/2" iron rod found at the northwest corner of said Lot 2;

THENCE South 45 Degrees 14 Minutes 00 Seconds East, continuing along said right-of-way line, same being the northeast line of said Lot 2, a distance of 47.43 feet, to a 1/2" iron rod found at the westernmost corner of said called 1.616 acre tract;

THENCE North 43 Degrees 53 Minutes 55 Seconds East, continuing along said southeast right-of-way line, same being the northwest line of said called 1.616 acre tract, a distance of 119.92 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the northernmost corner of said called 1.616 acre tract, same being the westernmost corner of Lot 2, Block A, Song Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet H, Page 173, Plat Records, Rockwall County, Texas;

THENCE South 45 Degrees 18 Minutes 31 Seconds East, departing said southeast right-of-way line and along the North line of said called 1.616 acre tract and the North line of said called 0.545 acre tract, being common with the southwest lines of said Lot 2, Block A, Lot 3, Block A, said Song Addition, and Lot 1, Block A, Eckerd Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet D, Page 61, Plat Records, Rockwall County, Texas, at a distance of 588.16 feet, passing the southeast corner of said called 1.616 acre tract, and continuing in all 785.42 feet, to a 1/2" iron rod found at the southeast corner of said called 0.545 acre tract, same being the southeast corner of said Lot 2A, Isaac Brown's Land, and being the southernmost corner of said Lot 1, Block A, Eckerd Addition, and being on the northwest line of Lot 1, Block 1, Hammer Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet D, Page 210, Plat Records, Rockwall County, Texas, from which an "X" CUT found at the northernmost corner of said Hammer Addition bears North 43 Degrees 50 Minutes 50 Seconds East, a distance of 119.84 feet;

THENCE South 43 Degrees 50 Minutes 50 Seconds West, departing said common line and along the southeast line of said called 0.545 acre tract, being common with the northwest line of said Hammer Addition, a distance of 119.85 feet, to a 1/2" capped iron rod found stamped "RSCI" at the southwest corner of said called 0.545 acre tract, same being the southwest corner of said Lot 2A, said Isaac Brown's Land, and being the easternmost corner of said Lot 2, Block A, Harbor Village Addition;

THENCE South 43 Degrees 52 Minutes 08 Seconds West, departing said common line and along the southeast line of said Lot 2, Block A, said Harbor Village Addition, being common with the northwest line of said Hammer Addition, the northwest line Lot 1, Block A, Murphy Plaza, an addition to the City of Rockwall, according to the plat recorded in Cabinet C, Page 79, Plat Records, Rockwall County, Texas, and the northwest line of said Lot 1, Block A, said Murphy Plaza No. 2, a distance of 359.62 feet, to the POINT OF BEGINNING, and containing 6.196 acres or 269,918 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as LOT 3, BLOCK A, HARBOR VILLAGE ADDITION 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, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ATTICUS HARBOR VILLAGE, LLC subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

Owner's Certification Continued

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

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

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

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

By: ATTICUS SUMMER LEE TOWNHOMES, LLC

Name: Mark Humphreys
Title: Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2018.

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

By: MHC ROCKWALL, LLC
a Texas limited liability company

By: _____
Name: Phillip H. McNeill, Sr.
Its: Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2018.

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

Notes

- 1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
2. 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.
3. All drainageways and drainage improvements not in the right-of-way to be maintained, repaired and replaced by property owner.

Standard City Signature Block

Planning & Zoning Commission, Chairman Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2018.

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 _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer

CONVEYANCE PLAT OF HARBOR VILLAGE ADDITION LOTS 3 AND 4, BLOCK A

Being a Replat of Isaac Brown Addition Lot 2A and Lot 2, Block A, Harbor Village Addition and Lot 2A City of Rockwall, Rockwall County, Texas Prepared: November 7, 2018 Case # P2018-XXXX

Project Number: 160099 Date: November 7, 2018 Revised Date: Revision Notes:



REALSEARCH OF TEXAS, LLC

P.O. Box 1006, Godley, Texas 76044 Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org "Thou shalt not remove thy neighbor's landmark" Deut. 19:14 TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

Lot Report
2018

Wed Nov 7 12:13:12

Lot File: Z:\Job\2016\160099\data\160099-Conveyance Plat-3-4.lot
CRD File: Z:\Job\2016\160099\data\160099.crd

Lot: BOUNDARY , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
152			7012839.640	2590534.530	0.000
	N 45°23'09" W	293.801			
102209			7013045.985	2590325.387	293.801
	Radius: 270.000	Length: 181.718	Chord: 178.308	Delta: 38°33'43"	
	Chord BRG: N 01°10'27" E	Rad-In: N 69°32'42" W	Rad-Out: S 71°53'35" W		
	Radius Pt: 102210	7013140.342,2590072.411	Tangent: 94.452	Dir: Left	
	Tangent-In: N 20°27'18" E	Tangent-Out: N 18°06'25" W	Non Tangential-In		
	Tangential-Out				
102211			7013224.255	2590329.041	475.519
	Radius: 230.000	Length: 71.458	Chord: 71.171	Delta: 17°48'04"	
	Chord BRG: N 09°12'23" W	Rad-In: N 71°53'35" E	Rad-Out: N 89°41'39" E		
	Radius Pt: 102212	7013295.737,2590547.651	Tangent: 36.019	Dir: Right	
	Tangent-In: N 18°06'25" W	Tangent-Out: N 00°18'21" W	Tangential-In		
	Tangential-Out				
102213			7013294.510	2590317.654	546.977
	N 00°18'21" W	105.346			
102214			7013399.855	2590317.092	652.324
	Radius: 339.000	Length: 255.815	Chord: 249.789	Delta: 43°14'11"	
	Chord BRG: N 23°39'31" W	Rad-In: S 87°57'34" W	Rad-Out: S 44°43'23" W		
	Radius Pt: 10005	7013387.784,2589978.306	Tangent: 134.344	Dir: Left	
	Tangent-In: N 02°02'26" W	Tangent-Out: N 45°16'37" W	Non Tangential-In		
	Tangential-Out				
10016			7013628.649	2590216.855	908.139
	N 45°16'37" W	57.050			
10017			7013668.795	2590176.320	965.190
	N 43°50'20" E	22.056			
9006			7013684.703	2590191.596	987.245
	S 45°14'00" E	47.430			
9007			7013651.302	2590225.270	1034.675
	N 43°53'55" E	119.918			
102202			7013737.711	2590308.419	1154.593
	S 45°18'31" E	785.417			
8101			7013185.337	2590866.777	1940.010
	S 43°50'50" W	119.853			
156			7013098.900	2590783.750	2059.863
	S 43°52'08" W	359.620			
152			7012839.640	2590534.530	2419.483

Closure Error Distance> 0.00000

Total Distance> 2419.483

Area: 269918 Sq. Feet, 6.196 Acres

Block 1 Total Area: 269918 Sq. Feet, 6.196 Acres

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 11/19/2018

APPLICANT: Cameron Slown; *F. C. Cuny Corporation*

AGENDA ITEM: **P2018-037**; *Lots 3 & 4, Block A, Harbor Village Addition*

SUMMARY:

Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lots 3 & 4, Block A, Harbor Village Addition, being a 6.196-acre tract of land currently identified as Lot 2A of the Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat a 6.196-acre tract of land (*i.e. Lot 2A of the Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition*) into two (2) parcels of land (*i.e. Lots 3 & 4, Block A, Harbor Village Addition*) for the purpose of conveying land for the development of the subject property.
- On February 19, 2018, the City Council approved PD Development Plan [Z2018-001] for the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats 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:

Should the City Council choose to approve of *replat* for *Lots 3 & 4, Block A, Harbor Village 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) Any construction resulting from the approval of this *replat* 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:

On November 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat passed by a vote of 6-0 with Vice-Chairman Chodun absent.



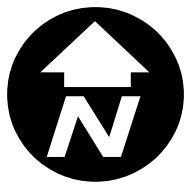
P2018-037 - LOTS 3 & 4, BLOCK A, HARBOR VILLAGE ADDITION
FINAL PLAT - LOCATION MAP =

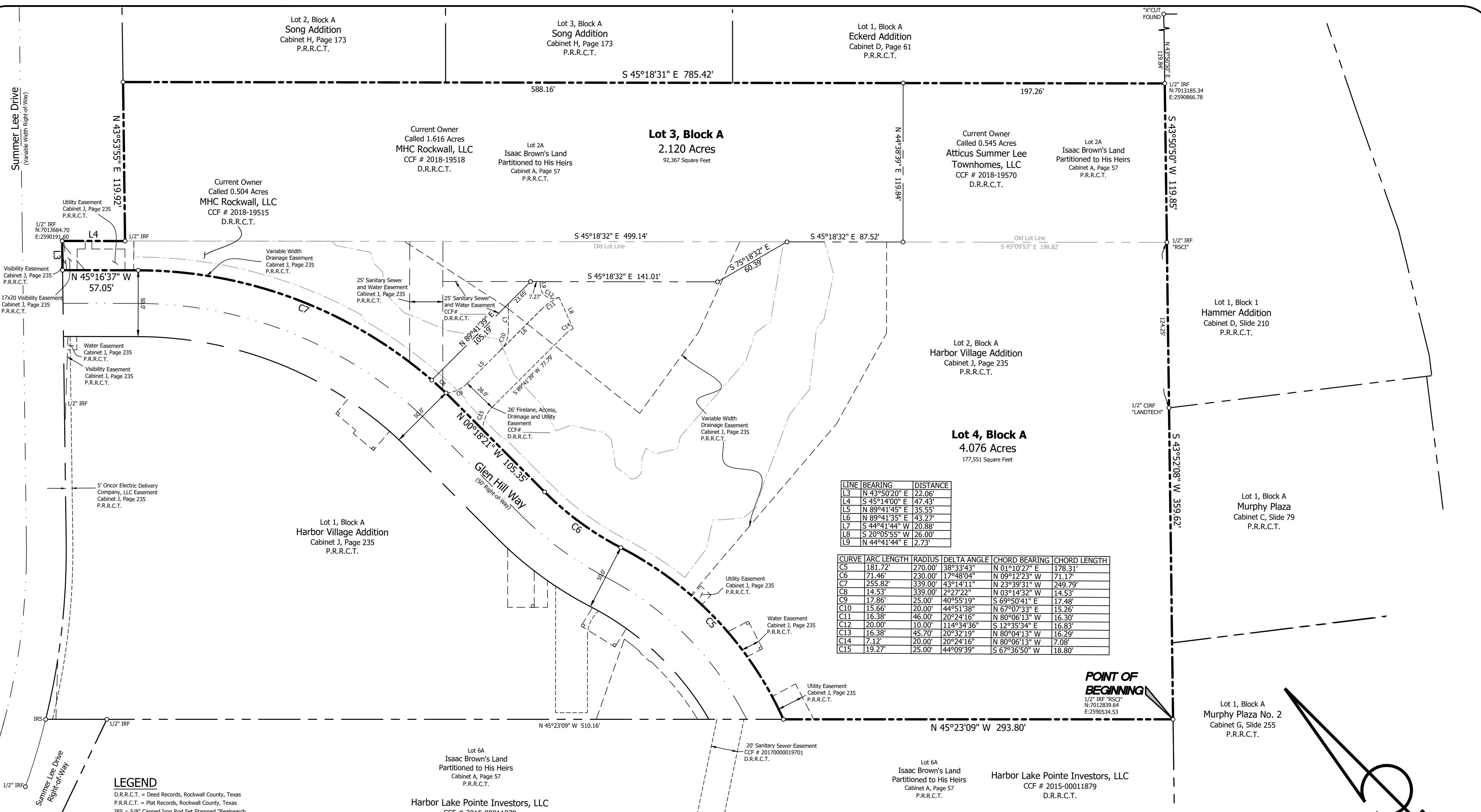


City of Rockwall

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

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





LINE	BEARING	DISTANCE
L3	N 43°50'20" E	22.06'
L4	S 45°14'00" E	47.43'
L5	N 89°41'45" E	35.55'
L6	N 89°41'35" E	43.27'
L7	S 44°41'44" W	20.88'
L8	S 20°05'55" W	26.00'
L9	N 44°41'44" E	2.73'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	181.72'	270.00'	38°33'43"	N 01°10'27" E	178.31'
C6	71.46'	230.00'	17°48'04"	N 09°12'23" W	71.17'
C7	255.82'	339.00'	43°14'11"	N 23°39'31" W	249.79'
C8	14.53'	339.00'	2°27'22"	N 03°14'32" W	14.53'
C9	17.86'	25.00'	40°55'19"	S 69°50'41" E	17.48'
C10	15.66'	20.00'	44°51'38"	N 67°07'33" E	15.26'
C11	16.38'	46.00'	20°24'16"	N 80°06'13" W	16.30'
C12	20.00'	10.00'	114°34'36"	S 12°35'34" E	16.83'
C13	16.38'	45.70'	20°32'19"	N 80°04'13" W	16.29'
C14	7.12'	20.00'	20°24'16"	N 80°06'13" W	7.08'
C15	19.27'	25.00'	44°09'39"	S 67°36'50" W	18.80'

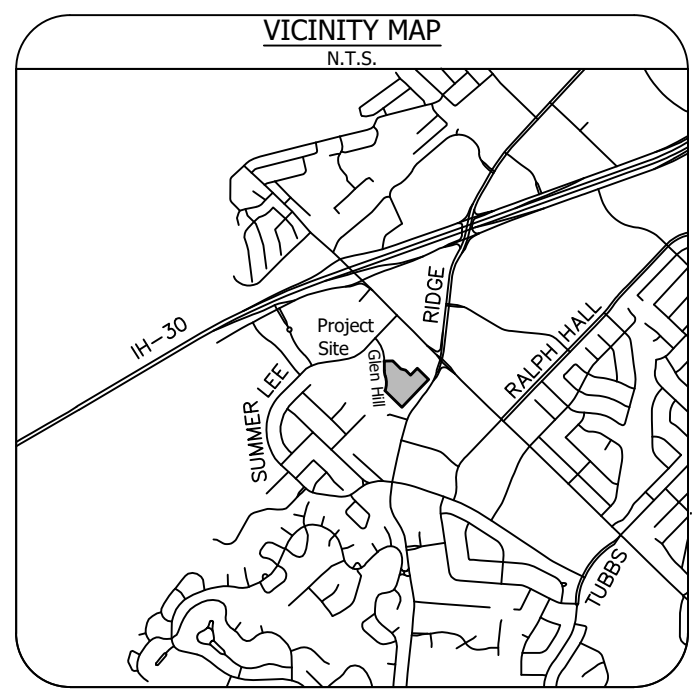
LEGEND
 D.R.R.C.T. = Deed Records, Rockwall County, Texas
 P.R.R.C.T. = Plat Records, Rockwall County, Texas
 IRS = 5/8" Capped Iron Rod Set Stamped "Realsearch
 CCF# = County Clerk's File Number

Surveyor's Certification

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 THAT I, JEREMY LUKE DEAL, 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.

Executed this the ____ day of October, in the year of our Lord 2018.

Jeremy Luke Deal
 Registered Professional Land Surveyor
 Texas Registration No. 5696



Owner:
 Atticus Summer Lee Townhomes, LLC
 5339 Alpha Road Suite 300
 Dallas, Texas 75240
 Contact: Mark Humphreys

Engineer:
 HPCivil Engineering
 5339 Alpha Road Suite 300
 Dallas, Texas 75240
 Contact: Brian Abbott

Owner:
 MHC Rockwall, LLC
 1468 Kimbrough Rd Suite 103
 Germantown, Tennessee 38138

Flood Statement

According to Community Panel Number 48397C0040L, dated September 26, 2008, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

Project Number: 160099 Date: November 7, 2018
 Revised Date:
 Revision Notes:

**CONVEYANCE PLAT OF
 HARBOR VILLAGE ADDITION
 LOTS 3 AND 4, BLOCK A**
*Being a Replat of
 Isaac Brown Addition
 Lot 2A
 and Lot 2, Block A, Harbor Village Addition and
 Lot 2A City of Rockwall, Rockwall County, Texas*
 Prepared: November 7, 2018
 Case # P2018-XXXX

REALSEARCH OF TEXAS, LLC

P.O. Box 1006, Godley, Texas 76044
 Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
 "Thou shalt not remove thy neighbor's landmark" Deut. 19:14
 TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968



Owner's Certification

WHEREAS ATTICUS SUMMER LEE TOWNHOMES, LLC, and MHC ROCKWALL, LLC, being the owners of a 6.196 acre tract of land situated in the Edward Teal Survey, Abstract Number 207, Rockwall County, Texas, and being a portion of Lot 2A, Isaac Brown's Land Partitioned to His Heirs, an addition to the City of Rockwall, according to the plat recorded in Cabinet A, Slide 57, Plat Records, Rockwall County, Texas, and being a portion of Lot 2, Block A, Harbor Village Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet J, Page 235, Plat Records, Rockwall County, Texas, and being all of a called 1.616 acre tract of land described by deed to MHC Rockwall, LLC, recorded in County Clerk's File Number 2018-19518, Deed Records, Rockwall County, Texas, and being all of a called 0.545 acre tract of land described by deed to Atticus Summer Lee Townhomes, LLC, recorded in County Clerk's File Number 2018-19570, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped iron rod found stamped "RSCI" at the southernmost corner of said Lot 2, same being the easternmost corner of Lot 6A, said Isaac Brown's Land Partitioned to His Heirs, and being on the northwest line of Lot 1, Block 1, Murphy Plaza No. 2, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 255, Plat Records, Rockwall County, Texas;

THENCE North 45 Degrees 23 Minutes 09 Seconds West, along the southwest line of said Lot 2, being common with the northeast line of said Lot 6A, a distance of 293.80 feet, to a 5/8" capped iron rod found stamped "Realsearch" at the southwest corner of said Lot 2, being on the East right-of-way line of Glenn Hill Way, a 50' public right-of-way, and being at the beginning of a non-tangent curve to the left;

THENCE Northerly, departing said common line and along the East right-of-way line of said Glenn Hill Way, the following calls:

181.72 feet, with said curve to the left, having a radius of 270.00 feet, through a central angle of 38 Degrees 33 Minutes 43 Seconds, whose long chord bears North 01 Degrees 10 Minutes 27 Seconds East, a chord length of 178.31 feet, to a 5/8" capped iron rod found stamped "Realsearch", being at the beginning of a reverse curve to the right;

71.46 feet, with said curve to the right, having a radius of 230.00 feet, through a central angle of 17 Degrees 48 Minutes 04 Seconds, whose long chord bears North 09 Degrees 12 Minutes 23 Seconds West, a chord length of 71.17 feet, to a 5/8" capped iron rod found stamped "Realsearch";

North 00 Degrees 18 Minutes 21 Seconds West, a distance of 105.35 feet, to a 5/8" capped iron rod found stamped "Realsearch", being at the beginning of a curve to the left;

255.82 feet, with said curve to the left, having a radius of 339.00 feet, through a central angle of 43 Degrees 14 Minutes 11 Seconds, whose long chord bears North 23 Degrees 39 Minutes 31 Seconds West, a chord length of 249.79 feet, to a 5/8" capped iron rod set stamped "Realsearch";

North 45 Degrees 16 Minutes 37 Seconds West, a distance of 57.05 feet, to a 5/8" capped iron rod set stamped "Realsearch", being on the East right-of-way line of Summer Lee Drive, a variable width right-of-way;

THENCE North 43 Degrees 50 Minutes 20 Seconds East, along said East right-of-way line, a distance of 22.06 feet, to a 1/2" iron rod found at the northwest corner of said Lot 2;

THENCE South 45 Degrees 14 Minutes 00 Seconds East, continuing along said right-of-way line, same being the northeast line of said Lot 2, a distance of 47.43 feet, to a 1/2" iron rod found at the westernmost corner of said called 1.616 acre tract;

THENCE North 43 Degrees 53 Minutes 55 Seconds East, continuing along said southeast right-of-way line, same being the northwest line of said called 1.616 acre tract, a distance of 119.92 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the northernmost corner of said called 1.616 acre tract, same being the westernmost corner of Lot 2, Block A, Song Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet H, Page 173, Plat Records, Rockwall County, Texas;

THENCE South 45 Degrees 18 Minutes 31 Seconds East, departing said southeast right-of-way line and along the North line of said called 1.616 acre tract and the North line of said called 0.545 acre tract, being common with the southwest lines of said Lot 2, Block A, Lot 3, Block A, said Song Addition, and Lot 1, Block A, Eckerd Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet D, Page 61, Plat Records, Rockwall County, Texas, at a distance of 588.16 feet, passing the southeast corner of said called 1.616 acre tract, and continuing in all 785.42 feet, to a 1/2" iron rod found at the southeast corner of said called 0.545 acre tract, same being the southeast corner of said Lot 2A, Isaac Brown's Land, and being the southernmost corner of said Lot 1, Block A, Eckerd Addition, and being on the northwest line of Lot 1, Block 1, Hammer Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet D, Page 210, Plat Records, Rockwall County, Texas, from which an "X" CUT found at the northernmost corner of said Hammer Addition bears North 43 Degrees 50 Minutes 50 Seconds East, a distance of 119.84 feet;

THENCE South 43 Degrees 50 Minutes 50 Seconds West, departing said common line and along the southeast line of said called 0.545 acre tract, being common with the northwest line of said Hammer Addition, a distance of 119.85 feet, to a 1/2" capped iron rod found stamped "RSCI" at the southwest corner of said called 0.545 acre tract, same being the southwest corner of said Lot 2A, said Isaac Brown's Land, and being the easternmost corner of said Lot 2, Block A, Harbor Village Addition;

THENCE South 43 Degrees 52 Minutes 08 Seconds West, departing said common line and along the southeast line of said Lot 2, Block A, said Harbor Village Addition, being common with the northwest line of said Hammer Addition, the northwest line Lot 1, Block A, Murphy Plaza, an addition to the City of Rockwall, according to the plat recorded in Cabinet C, Page 79, Plat Records, Rockwall County, Texas, and the northwest line of said Lot 1, Block A, said Murphy Plaza No. 2, a distance of 359.62 feet, to the POINT OF BEGINNING, and containing 6.196 acres or 269,918 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as LOT 3, BLOCK A, HARBOR VILLAGE ADDITION 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, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ATTICUS HARBOR VILLAGE, LLC subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

Owner's Certification Continued

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

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

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

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

By: ATTICUS SUMMER LEE TOWNHOMES, LLC

Name: Mark Humphreys
Title: Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2018.

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

By: MHC ROCKWALL, LLC
a Texas limited liability company

By: _____
Name: Phillip H. McNeill, Sr.
Its: Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2018.

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

Notes

- 1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
- 2. 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.
- 3. All drainageways and drainage improvements not in the right-of-way to be maintained, repaired and replaced by property owner.

Standard City Signature Block

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2018.

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 _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer

*CONVEYANCE PLAT OF
HARBOR VILLAGE ADDITION
LOTS 3 AND 4, BLOCK A
Being a Replat of
Isaac Brown Addition
Lot 2A
and Lot 2, Block A, Harbor Village Addition and
Lot 2A City of Rockwall, Rockwall County, Texas
Prepared: November 7, 2018
Case # P2018-XXXX*

Project Number: 160099 Date: November 7, 2018
Revised Date:
Revision Notes:



REALSEARCH OF TEXAS, LLC

P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

Lot Report
2018

Wed Nov 7 12:13:12

Lot File: Z:\Job\2016\160099\data\160099-Conveyance Plat-3-4.lot
CRD File: Z:\Job\2016\160099\data\160099.crd

Lot: BOUNDARY , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
152			7012839.640	2590534.530	0.000
	N 45°23'09" W	293.801			
102209			7013045.985	2590325.387	293.801
	Radius: 270.000	Length: 181.718	Chord: 178.308	Delta: 38°33'43"	
	Chord BRG: N 01°10'27" E	Rad-In: N 69°32'42" W	Rad-Out: S 71°53'35" W		
	Radius Pt: 102210	7013140.342,2590072.411	Tangent: 94.452	Dir: Left	
	Tangent-In: N 20°27'18" E	Tangent-Out: N 18°06'25" W	Non Tangential-In		
	Tangential-Out				
102211			7013224.255	2590329.041	475.519
	Radius: 230.000	Length: 71.458	Chord: 71.171	Delta: 17°48'04"	
	Chord BRG: N 09°12'23" W	Rad-In: N 71°53'35" E	Rad-Out: N 89°41'39" E		
	Radius Pt: 102212	7013295.737,2590547.651	Tangent: 36.019	Dir: Right	
	Tangent-In: N 18°06'25" W	Tangent-Out: N 00°18'21" W	Tangential-In		
	Tangential-Out				
102213			7013294.510	2590317.654	546.977
	N 00°18'21" W	105.346			
102214			7013399.855	2590317.092	652.324
	Radius: 339.000	Length: 255.815	Chord: 249.789	Delta: 43°14'11"	
	Chord BRG: N 23°39'31" W	Rad-In: S 87°57'34" W	Rad-Out: S 44°43'23" W		
	Radius Pt: 10005	7013387.784,2589978.306	Tangent: 134.344	Dir: Left	
	Tangent-In: N 02°02'26" W	Tangent-Out: N 45°16'37" W	Non Tangential-In		
	Tangential-Out				
10016			7013628.649	2590216.855	908.139
	N 45°16'37" W	57.050			
10017			7013668.795	2590176.320	965.190
	N 43°50'20" E	22.056			
9006			7013684.703	2590191.596	987.245
	S 45°14'00" E	47.430			
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	N 43°53'55" E	119.918			
102202			7013737.711	2590308.419	1154.593
	S 45°18'31" E	785.417			
8101			7013185.337	2590866.777	1940.010
	S 43°50'50" W	119.853			
156			7013098.900	2590783.750	2059.863
	S 43°52'08" W	359.620			
152			7012839.640	2590534.530	2419.483

Closure Error Distance> 0.00000

Total Distance> 2419.483

Area: 269918 Sq. Feet, 6.196 Acres

Block 1 Total Area: 269918 Sq. Feet, 6.196 Acres



February 7, 2019

ATTN: CAMERON SLOWN
FC CUNY CORPORATION
2 HORIZON COURT,
HEATH, TX 75032

RE: FINAL PLAT (P2018-037), Lot 3, Block A, Harbor Village Addition

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 11/19/2018. The following is a record of all recommendations, voting records and conditions of approval:

STAFF RECOMMENDATIONS:

Should the City Council choose to approve of replat for Lots 3 & 4, Block A, Harbor Village 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) Any construction resulting from the approval of this replat 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:

On November 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the replat passed by a vote of 6-0 with Vice-Chairman Chodun absent.

CITY COUNCIL:

On November 19, 2018, the City Council's motion to approve the replat with staff conditions passed by a vote of 5 to 0 with Mayor Pruitt and Council Member Trowbridge absent.

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,

A handwritten signature in blue ink, appearing to read "Korey Brooks". The signature is fluid and cursive, written over a light blue circular stamp that is partially obscured by the ink.

Korey Brooks, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX