



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-010 P&Z DATE 3/26/19 CC DATE 4/1/2019 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"/> RECEIPT
<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. P2019-010

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

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

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 _____

Subdivision Ladera Rockwall Lot 1 Block A

General Location John King Blvd. & State Hwy 66

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-85 Current Use Vacant

Proposed Zoning N/A Proposed Use Single Family Detached

Acreage 47.694 Lots [Current] 0 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]

<input type="checkbox"/> Owner	<u>RW Ladera, LLC</u>	<input type="checkbox"/> Applicant	<u>G&A McAdams</u>
Contact Person	<u>John Delin</u>	Contact Person	<u>Michael Duval</u>
Address	<u>361 W. Byron Nelson Blvd. Ste. 104</u>	Address	<u>111 Hillside Drive</u>
City, State & Zip	<u>Roanoke Tx, 76262</u>	City, State & Zip	<u>Louisville, Tx 75057</u>
Phone	<u>817-430-3318</u>	Phone	<u>972-436-9712</u>
E-Mail	<u>john@integritygroups.com</u>	E-Mail	<u>mduval@mcadamsco.com</u>

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Michael Duval [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 \$ 1253.88, to cover the cost of this application, has been paid to the City of Rockwall on this the 12th day of March, 20 19. 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 12 day of March, 20 19.

Owner's/Applicant's Signature

[Signature]

Notary Public in and for the State of Texas

[Signature]





**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: 3/18/2019

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, 03/22/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 3/26/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 3/26/2019 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: P2019-010
Project Name: Lot 1, Block A, & Lot 1, Block B, Ladera Rockwall
Project Type: PLAT
Applicant Name: G&AI MCADAMS
Owner Name: RW LADERA, LLC
Project Description:



RECEIPT

Project Number: P2019-010
Job Address: 900 N JOHN KING BLVD
ROCKWALL, TX 75087

Receipt Number: B84425

Printed: 3/18/2019 11:57 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 1,253.88

Total Fees Paid:

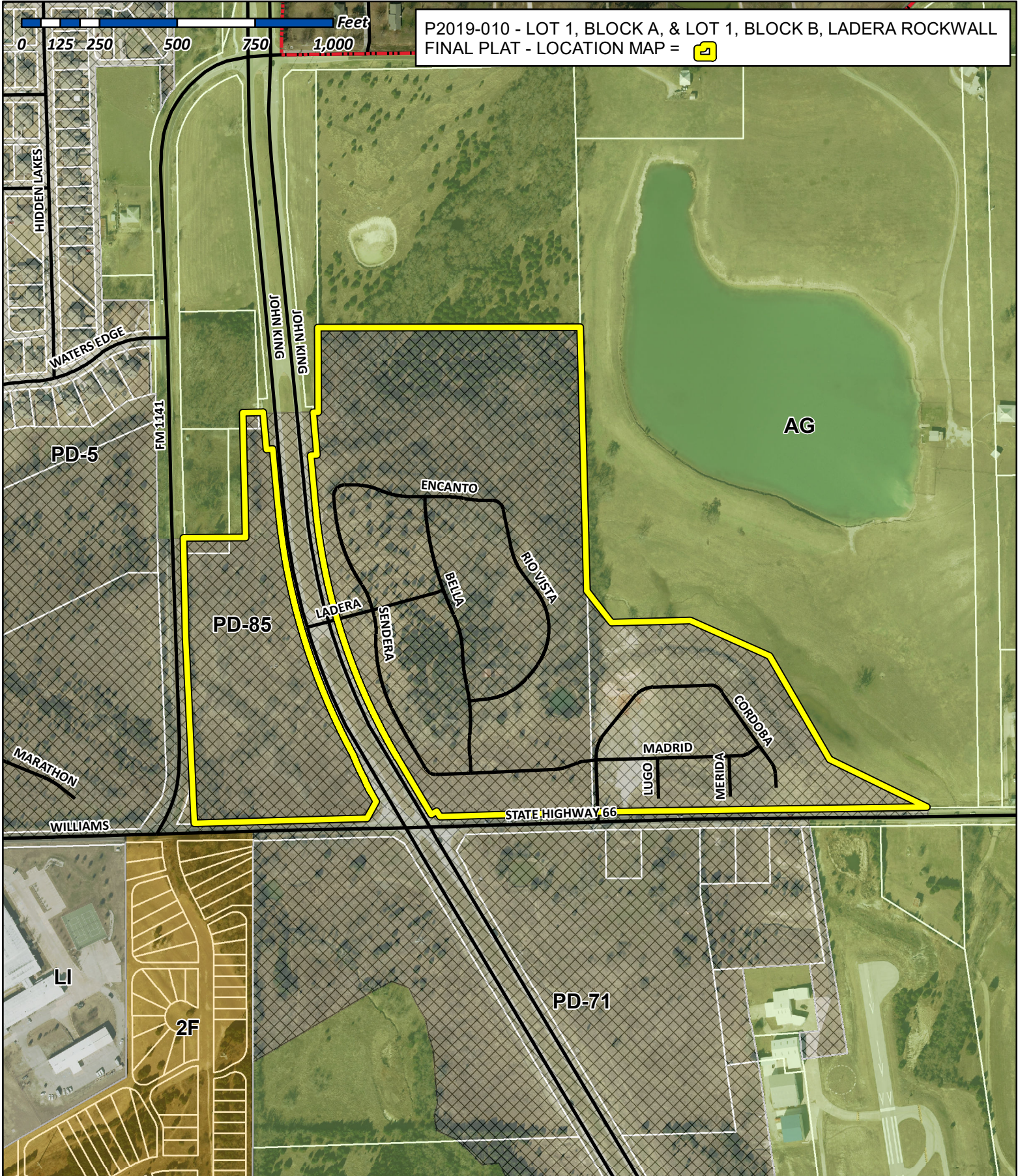
\$ 1,253.88

Date Paid: 3/18/2019 12:00:00AM

Paid By: The John R. McAdams

Pay Method: CHECK 10220

Received By: LM



P2019-010 - LOT 1, BLOCK A, & LOT 1, BLOCK B, LADERA ROCKWALL
 FINAL PLAT - LOCATION MAP = [icon]

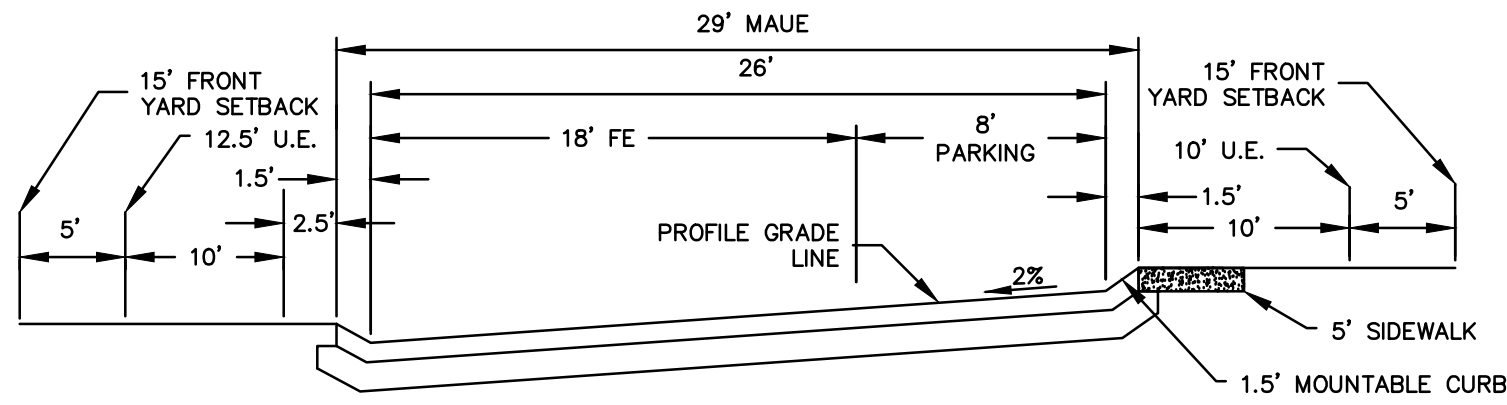


City of Rockwall

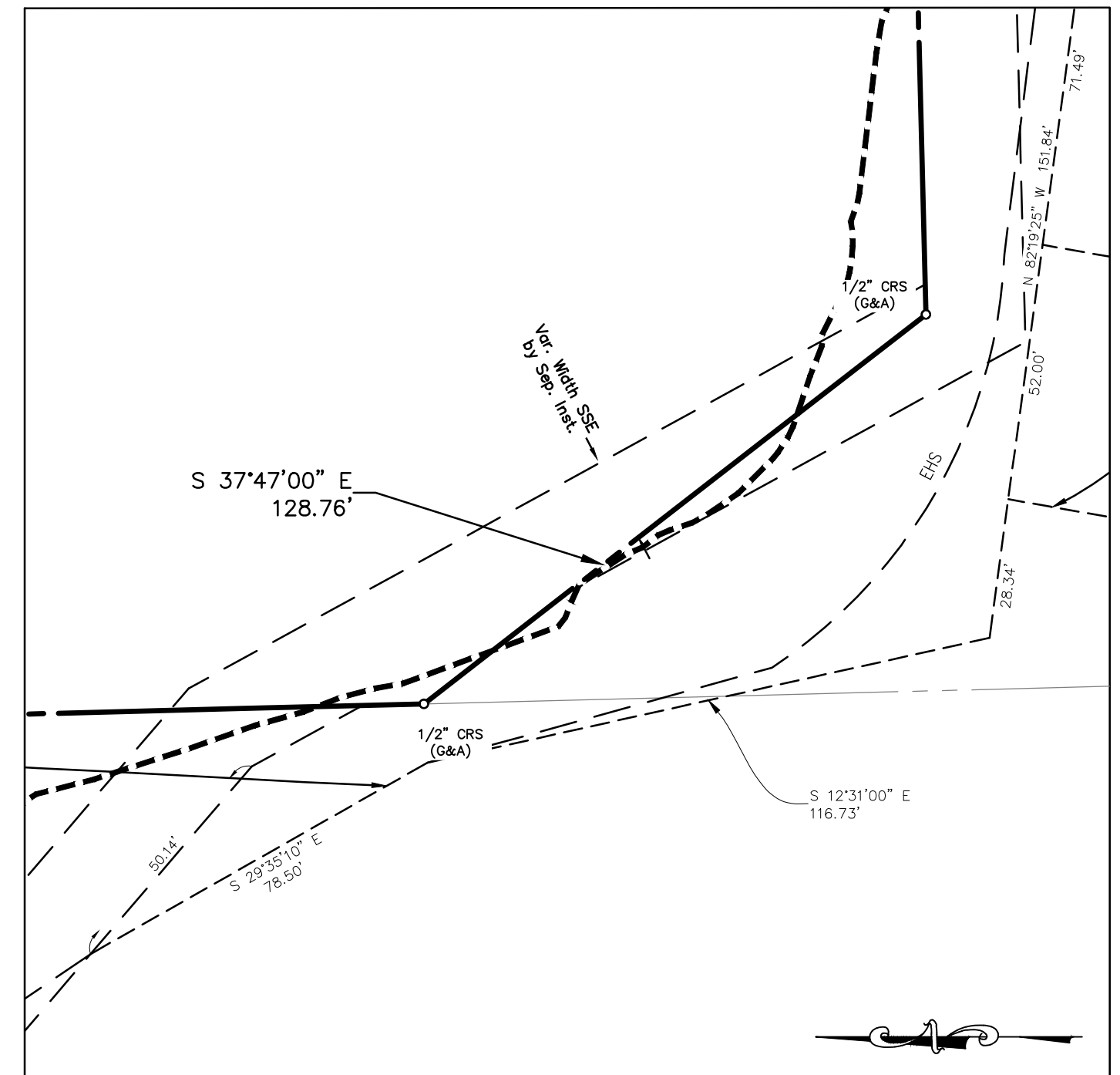
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

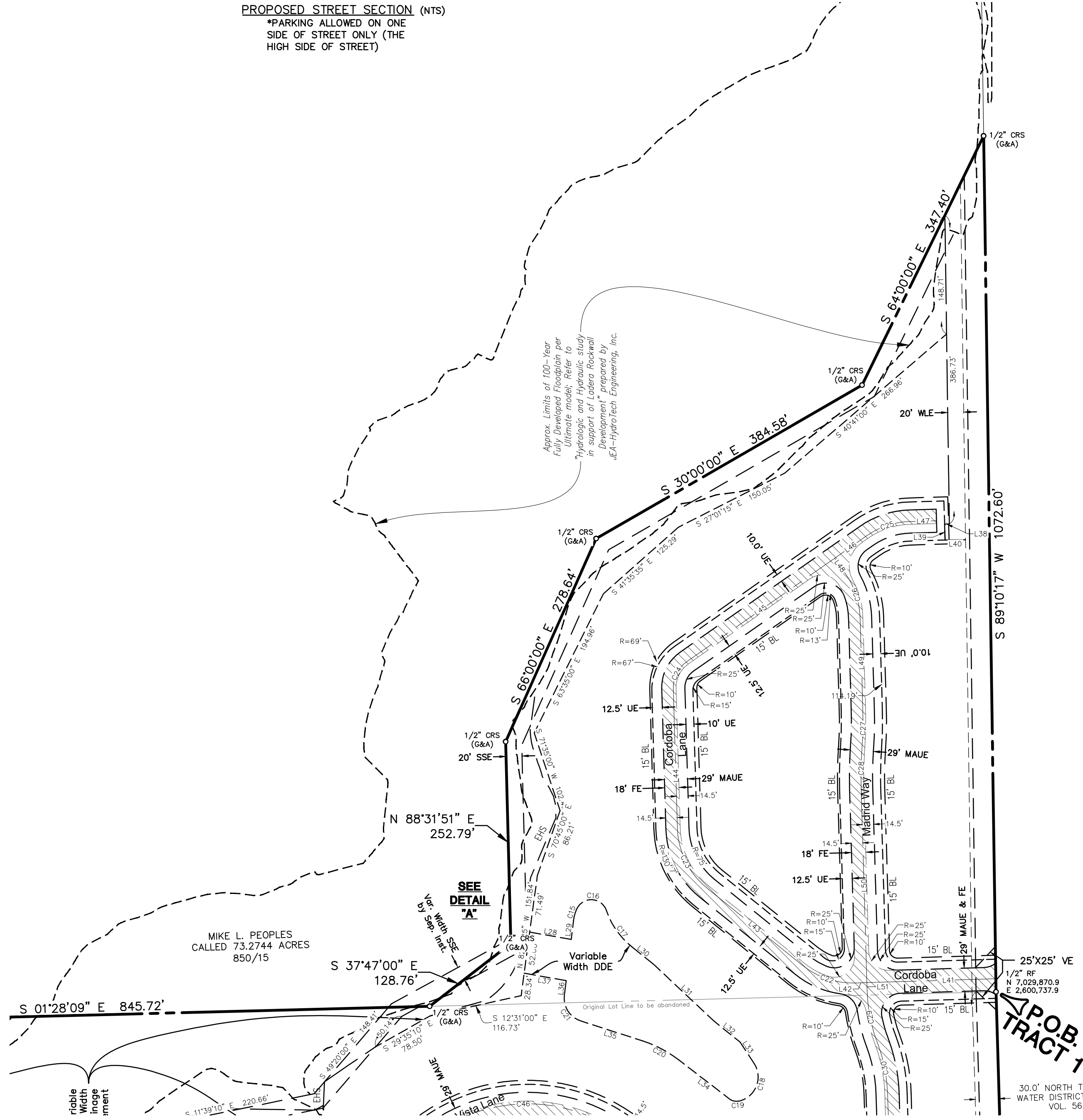




PROPOSED STREET SECTION (NTS)
 *PARKING ALLOWED ON ONE SIDE OF STREET ONLY (THE HIGH SIDE OF STREET)



DETAIL "A"
 Scale: 1"=30'



FINAL PLAT
 Lot 1, Block A &
 Lot 1, Block B
LADERA ROCKWALL
 47.694 Acres
 Zoned: PD-85
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

2/4



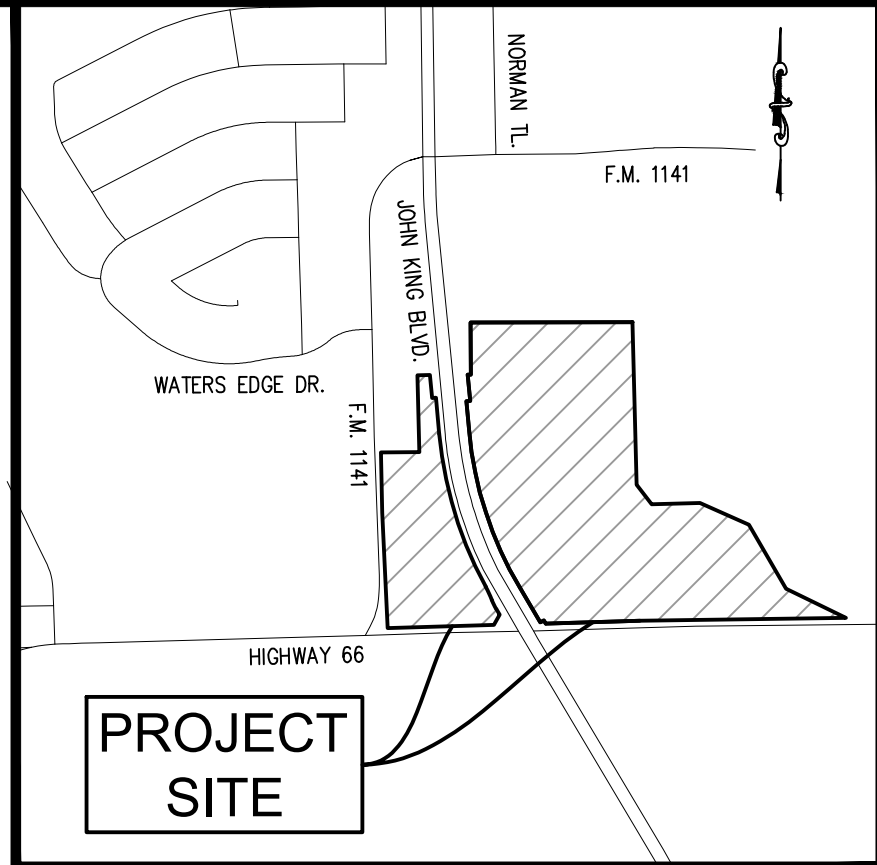
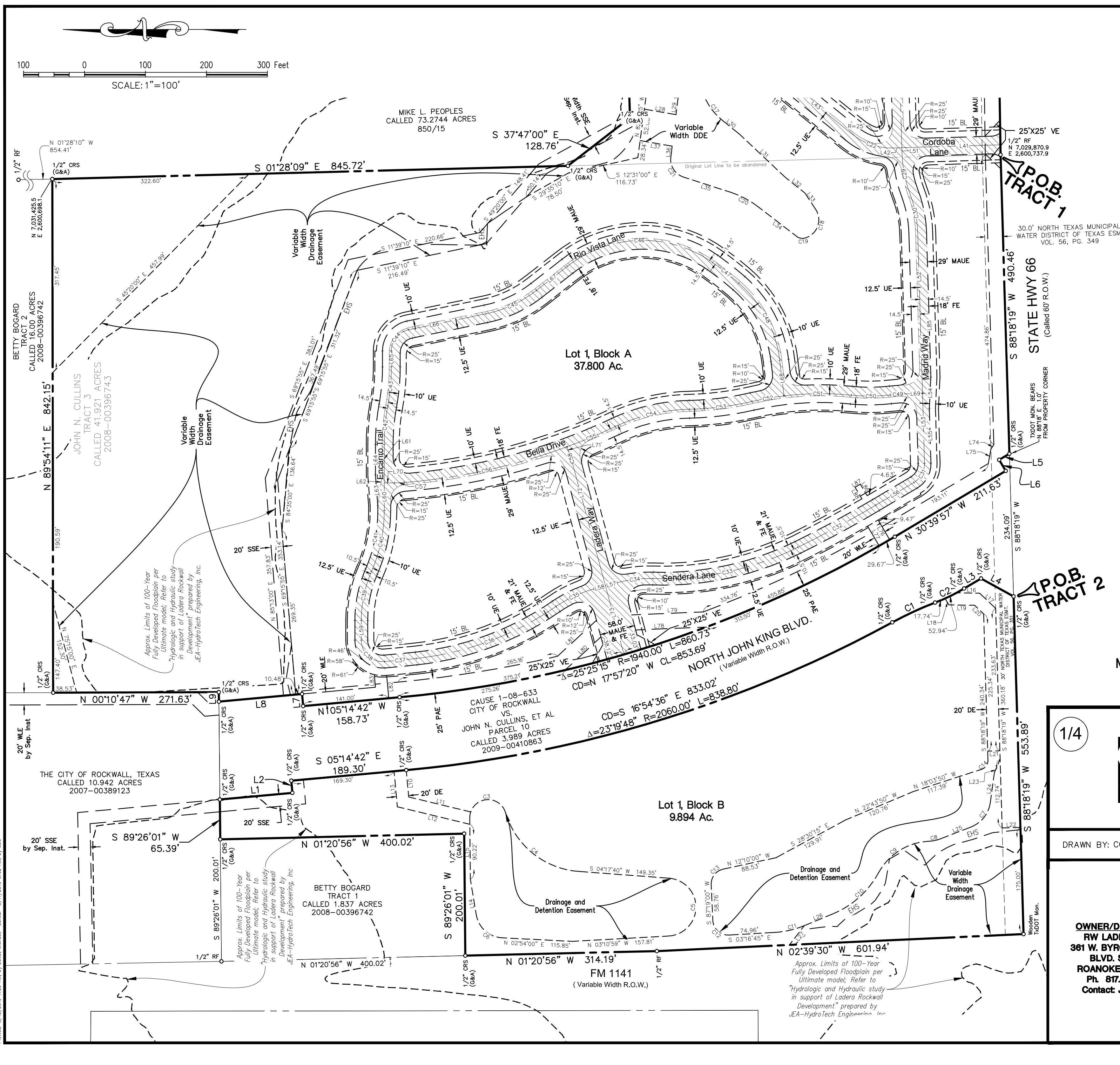
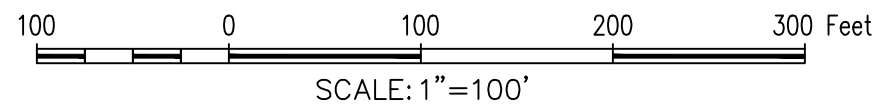

The John R. McAdams Company, Inc.
 (DBA, G&A | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

DRAWN BY: CC DATE: 3/6/2019 SCALE: 1"=100' JOB. No. 17191

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

Case No. P2017-068

File: Z:\2017\17191\Drawings\FP & Const Plans\17191_FP_BASE
 Plotted: 3/12/2019 7:23 AM by David, Michael; Saved: 3/11/2019 9:02 AM by cde



PROJECT SITE

LEGEND

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

FINAL PLAT
Lot 1, Block A &
Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1/4



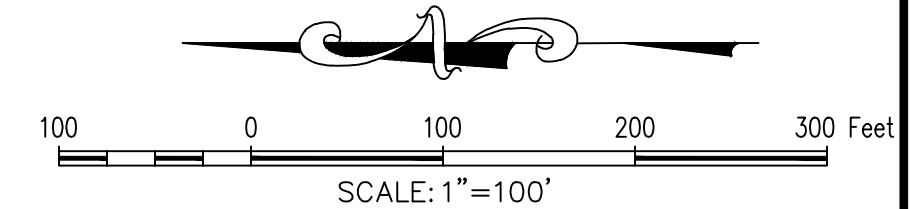
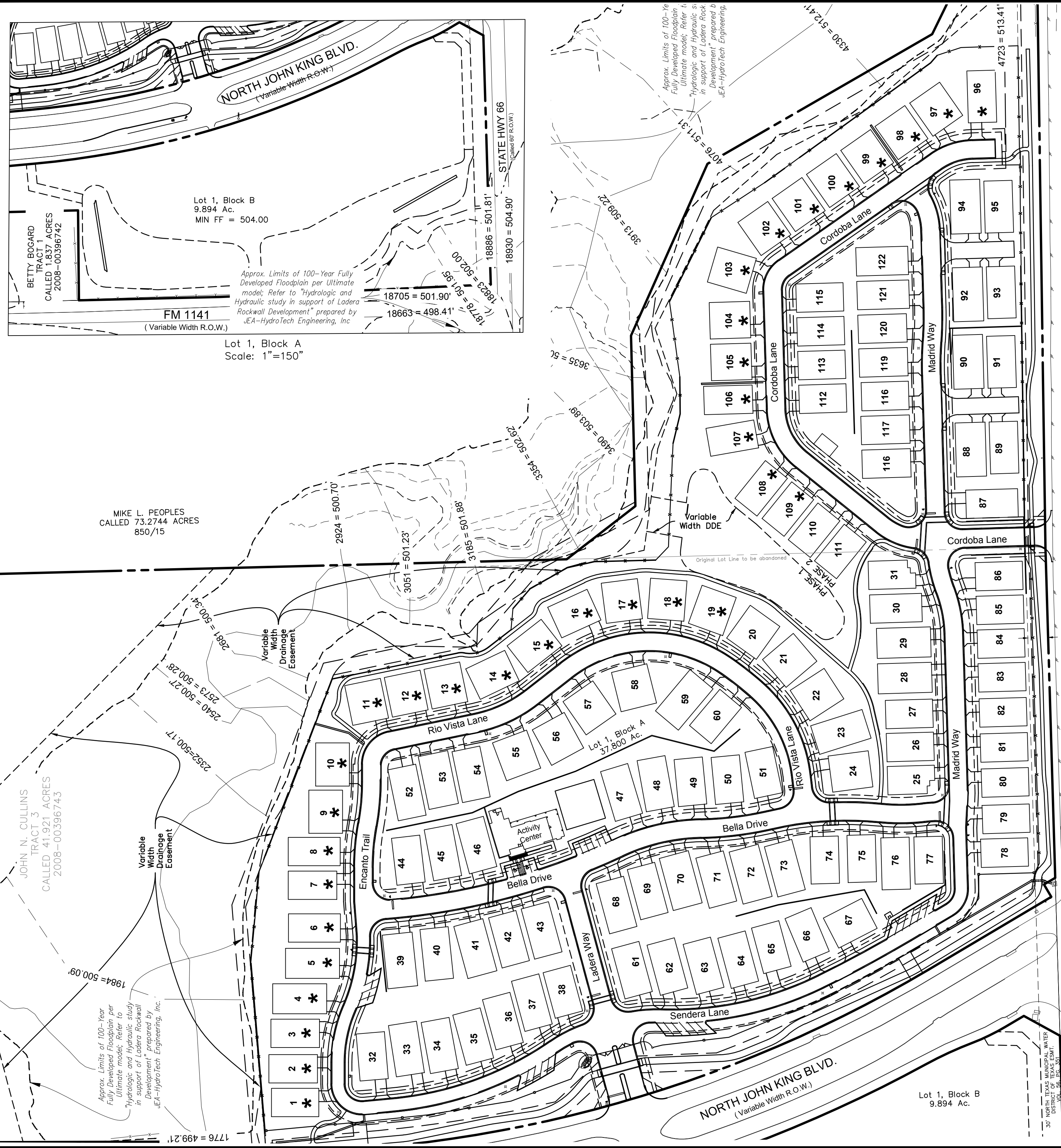
The John R. McAdams Company, Inc.
 (DBA, G&A | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

DRAWN BY: CC DATE: 3/6/2019 SCALE: 1"=100' JOB. No. 17191

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

Case No. P2017-068

File: Z:\2017\17191\Drawings\FP & Const Plans\17191_FP_BA5E
 Plotset: 3/12/2019 7:23 AM by David, Michael; Saved: 3/11/2019 9:02 AM by cde



GENERAL NOTE:

- FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.

* UNIT #	BFE	MIN FF	UNIT #	BFE	MIN FF
1	499.21	501.21	96	513.41	515.41
2	499.75	501.75	97	513.00	515.00
3	500.00	502.00	98	512.41	514.41
4	500.09	502.09	99	512.20	514.20
5	500.12	502.12	100	511.80	513.80
6	500.14	502.14	101	511.50	513.50
7	500.16	502.16	102	511.31	513.31
8	500.17	502.17	103	510.50	512.50
9	500.23	502.23	104	509.22	511.22
10	500.27	502.27	105	507.00	509.00
11	500.70	502.70	106	505.61	507.61
12	501.23	503.23	107	503.89	505.89
13	501.40	503.40	108	503.89	505.89
14	501.88	503.88	109	503.89	505.89
15	502.25	504.25	Lot 1, B	502.00	504.00
16	502.62	504.62			
17	503.00	505.00			
18	503.00	505.00			
19	503.00	505.00			

UNIT EXHIBIT
Lot 1, Block A &
Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

4/4



The John R. McAdams Company, Inc.
 (DBA, G&A | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

DRAWN BY: MD DATE: 02/20/2019 SCALE: 1"=100' JOB. No. 17191

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

Case No. P2017-068

File: Z:\2017\17191\Drawings\PP & Const Plans\Sheets\17191 UNIT
 Plotted: 3/12/2019 7:24 AM by David, Michael; Saved: 2/20/2019 8:43 AM by mduval

LEGAL DESCRIPTION
LOT 1, BLOCK A
TRACT 1

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

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

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

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

- N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

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

- N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

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

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

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

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

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

THENCE over, across, and through said 73.2744 acre tract the following five (5) courses and distances:

- S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

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

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

LEGAL DESCRIPTION
LOT 1, BLOCK B
TRACT 2

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

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

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

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

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

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

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

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

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

- S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

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

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

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

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

S 28°49'11" W, a distance of 60.93 feet to the POINT OF BEGINNING and containing approximately 9.894 acres of land.

STATE OF TEXAS :

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

WITNESS OUR HAND this _____ day of _____, 2019.

John Delin, Authorized Representative

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public

My CURVE TABLE describes the			_____ day _____ LINE TABLE			_____ LINE TABLE			_____ LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 05°14'42" E	119.42'	L23	S 66°45'40" E	23.94'	L45	N 35°00'00" W	226.11'	L67	S 37°59'40" E	64.63'
L2	N 84°45'18" E	20.00'	L24	S 82°22'00" E	49.46'	L46	S 35°00'00" E	48.77'	L68	S 83°05'06" W	58.72'
L3	S 30°39'57" E	32.25'	L25	S 21°12'10" E	55.37'	L47	N 01°41'40" W	33.34'	L69	S 01°41'40" E	32.68'
L4	S 28°49'11" W	60.93'	L26	S 22°26'45" E	50.94'	L48	N 55°00'00" E	24.21'	L70	S 00°00'00" E	16.98'
L5	N 30°39'57" W	19.44'	L27	N 52°16'25" W	40.00'	L49	S 88°18'20" W	114.19'	L71	N 69°46'00" E	10.99'
L6	S 59°20'03" W	21.30'	L28	N 10°00'00" E	52.75'	L50	S 88°18'20" W	243.58'	L72	N 74°55'30" E	207.70'
L7	N 84°45'18" E	20.00'	L29	N 83°02'15" W	23.90'	L51	S 88°18'20" W	10.39'	L73	N 74°55'30" E	116.59'
L8	N 05°14'42" W	136.88'	L30	N 38°50'30" E	35.47'	L52	S 88°18'20" W	262.85'	L74	S 57°15'50" E	8.84'
L9	N 89°26'01" E	15.52'	L31	N 43°17'40" E	103.29'	L53	S 88°18'20" W	114.67'	L75	N 79°45'20" W	24.17'
L10	S 84°45'30" W	44.16'	L32	N 38°46'42" E	41.90'	L54	S 87°14'00" E	51.43'	L76	N 59°37'10" E	37.50'
L11	S 13°33'50" W	104.66'	L33	N 56°35'00" E	32.01'	L55	S 88°18'20" W	89.61'	L77	N 59°37'10" E	37.50'
L12	S 13°33'50" W	122.24'	L34	S 37°33'50" W	80.00'	L56	N 30°39'55" W	72.41'	L78	N 02°20'15" W	115.92'
L13	S 84°45'30" W	58.48'	L35	S 17°53'30" W	81.24'	L57	N 15°04'30" W	20.00'	L79	N 02°20'15" W	117.56'
L14	N 80°32'08" E	59.21'	L36	N 83°02'15" W	18.50'	L58	N 15°04'30" W	20.00'	L80	S 42°49'10" E	80.16'
L15	N 89°26'01" E	100.40'	L37	S 10°00'00" W	53.40'	L59	N 90°00'00" E	32.61'	L81	S 42°49'10" E	86.72'
L16	S 00°57'10" W	37.69'	L38	S 00°49'43" E	5.95'	L60	N 90°00'00" E	45.27'	L82	S 84°45'18" W	37.58'
L17	S 43°18'20" W	36.30'	L39	N 88°18'20" E	20.00'	L61	N 90°00'00" E	62.99'	L83	N 84°45'18" E	20.70'
L18	S 59°37'10" W	12.24'	L40	S 00°49'43" E	25.65'	L62	N 81°52'00" W	50.52'	L84	N 28°43'46" W	25.65'
L19	S 00°57'10" W	42.23'	L41	N 01°41'40" W	161.58'	L63	N 85°35'40" E	50.16'	L85	S 88°18'20" W	236.64'
L20	S 43°18'20" W	20.27'	L42	S 01°41'40" E	14.97'	L64	N 90°00'00" E	49.86'	L8		
L21	S 01°41'41" E	20.00'	L43	S 38°56'48" W	153.58'	L65	N 90°00'00" E	26.24'	L8		
L22	S 01°41'41" E	30.00'	L44	S 88°18'20" W	175.59'	L66	S 11°39'10" E	129.43'	L8		

CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	586.00'	7°34'10"	77.42'	N 24°47'26" W, 77.36'	C31	35.50'	61°01'45"	37.81'	S 61°10'48" E, 36.05'
C2	314.00'	9°39'36"	52.94'	S 25°50'09" E, 52.88'	C32	1879.50'	4°26'24"	145.64'	S 28°26'43" E, 145.61'
C3	30.00'	164°03'56"	85.90'	S 08°32'01" E, 59.42'	C33	500.00'	28°07'41"	245.46'	S 12°09'41" E, 243.01'
C4	135.00'	69°12'17"	163.06'	S 38°53'48" W, 153.33'	C34	200.00'	16°58'40"	59.26'	S 06°35'10" E, 59.05'
C5	47.50'	172°31'21"	143.03'	N 89°26'40" W, 94.80'	C35	200.00'	19°31'14"	68.14'	N 24°50'07" W, 67.81'
C6	45.00'	77°38'09"	60.97'	N 41°43'04" E, 56.42'	C36	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'
C7	50.00'	61°09'50"	53.38'	S 51°47'05" E, 50.88'	C37	1879.50'	1°36'03"	52.51'	S 05°27'15" E, 52.51'
C8	50.00'	19°05'33"	16.66'	S 11°39'24" E, 16.58'	C38	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.47'
C9	100.00'	59°20'39"	103.58'	N 31°46'57" W, 99.01'	C39	200.00'	23°36'06"	82.38'	N 78°11'57" W, 81.80'
C10	150.00'	39°00'32"	102.12'	S 41°57'01" E, 100.16'	C40	250.00'	23°36'06"	102.98'	S 78°11'57" E, 102.25'
C11	150.00'	19°09'59"	50.18'	S 12°51'45" E, 49.94'	C41	239.50'	25°36'32"	107.05'	S 79°12'10" E, 106.16'
C12	25.00'	90°35'45"	39.53'	S 42°01'07" W, 35.54'	C42	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.82'
C13	25.00'	80°31'00"	35.13'	N 52°25'30" W, 32.31'	C43	350.00'	10°27'46"	63.91'	S 84°46'07" E, 63.82'
C14	15.00'	73°37'51"	19.28'	N 54°52'45" W, 17.98'	C44	35.50'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C15	50.00'	17°02'00"	14.86'	N 74°31'15" W, 14.81'	C45	200.00'	26°20'30"	91.95'	S 24°49'25" E, 91.14'
C16	20.00'	137°10'12"	47.88'	N 02°34'51" E, 37.24'	C46	200.00'	73°03'00"	254.99'	N 01°28'10" W, 238.07'
C17	100.00'	32°19'27"	56.42'	S 55°00'14" W, 55.67'	C47	514.50'	6°07'37"	55.02'	N 38°07'09" E, 54.99'
C18	31.00'	108°46'23"	58.85'	S 69°01'49" E, 50.40'	C48	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'
C19	15.00'	52°12'27"	13.67'	S 11°27'36" W, 13.20'	C49	300.00'	4°45'57"	24.95'	N 04°04'39" W, 24.95'
C20	150.00'	19°40'20"	51.50'	N 27°43'40" E, 51.25'	C50	300.00'	12°13'03"	63.97'	S 00°21'06" E, 63.85'
C21	30.00'	79°04'15"	41.40'	S 57°25'37" W, 38.19'	C51	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C22	100.00'	40°38'28"	70.93'	S 18°37'34" W, 69.45'	C52	500.00'	6°06'27"	53.30'	N 09°58'07" W, 53.27'
C23	100.00'	49°21'32"	86.15'	S 63°37'34" W, 83.51'	C53	500.00'	11°53'17"	103.74'	S 07°04'43" E, 103.56'
C24	39.50'	56°41'40"	39.09'	N 63°20'50" W, 37.51'	C54	300.00'	24°01'25"	125.79'	N 13°08'47" W, 124.87'
C25	100.00'	33°18'20"	58.13'	N 18°20'50" W, 57.31'	C55	1000.00'	4°55'30"	85.96'	S 22°41'45" E, 85.93'
C26	100.00'	33°18'20"	58.13'	N 71°39'10" E, 57.31'	C56	1000.00'	15°41'26"	273.85'	S 12°23'17" E, 273.00'
C27	500.00'	5°43'55"	50.02'	S 88°49'42" E, 50.00'	C57	200.00'	4°32'34"	15.86'	S 02°16'17" E, 15.85'
C28	500.00'	5°43'55"	50.02'	N 88°49'42" W, 50.00'	C58	200.00'	5°09'30"	18.01'	N 72°20'45" E, 18.00'
C29	200.00'	19°01'01"	66.38'	S 78°47'50" W, 66.08'					
C30	200.00'	19°01'01"	66.38'	N 78°47'50" E, 66.08'					

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- The coordinates shown at the Northeast and Southeast corners are expressed in NAD83 North Central Zone 4202.
- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed on the subject property G&A Consultants.
- All property corners are 1/2" rebar set with cap stamped "G&A | MCADAMS", unless otherwise noted.
- Refer to Typical Street Section for fire lane information.
- HOA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
- HOA is to maintain flood plain/ drainage easement.

Recommended for Preliminary Approval

Chairman, Planning & Zoning Commission

Inverse With Area

Tue Mar 12 08:46:10 2019

PntNo	Bearing	Distance	Northing	Easting	Description
			7028173.31	2605199.51	
	S 88°18'19" W	490.46			
			7028158.80	2604709.26	
	N 30°39'57" W	19.44			
			7028175.52	2604699.35	
	S 59°20'03" W	21.30			
			7028164.66	2604681.03	
	N 30°39'57" W	211.63			
			7028346.69	2604573.09	
	Radius: 1940.00	Chord: 853.69	Degree: 2°57'12"		Dir: Right
	Length: 860.73	Delta: 25°25'15"	Tangent: 437.57		
	Chord BRG: N 17°57'20" W Rad-In: N 59°20'03" E Rad-Out: N 84°45'18" E				
	Radius PntNo: N: 7029336.15 E: 2606241.79				
			7029158.81	2604309.91	
	N 05°14'42" W	158.73			
			7029316.87	2604295.40	
	N 84°45'18" E	20.00			
			7029318.70	2604315.32	
	N 05°14'42" W	136.88			
			7029455.01	2604302.81	
	N 89°26'01" E	15.52			
			7029455.16	2604318.33	
	N 00°10'47" W	271.63			
			7029726.79	2604317.47	
	N 89°54'11" E	842.15			
			7029728.21	2605159.63	
	S 01°28'09" E	845.72			
			7028882.77	2605181.31	
	S 37°47'00" E	128.76			
			7028781.01	2605260.20	
	N 88°31'51" E	252.79			
			7028787.49	2605512.91	
	S 66°00'00" E	278.64			
			7028674.16	2605767.46	
	S 30°00'00" E	384.58			
			7028341.11	2605959.75	
	S 64°00'00" E	347.40			
			7028188.82	2606271.99	
	S 89°10'17" W	1072.60			
			7028173.31	2605199.51	

Closure Error Distance> 0.0000

Total Distance Inversed> 6358.96

Area: 1646534, 38

Inverse With Area

Tue Mar 12 08:50:14 2019

PntNo	Bearing	Distance	Northing	Easting	Description
			7029023.02	2603172.54	
	S 88°18'19" W	553.89			
			7029006.64	2602618.89	
	N 02°39'30" W	601.94			
			7029607.94	2602590.97	
	N 01°20'56" W	314.19			
			7029922.04	2602583.57	
	N 89°26'01" E	200.01			
			7029924.01	2602783.57	
	N 01°20'56" W	400.02			
			7030323.92	2602774.16	
	N 89°26'01" E	65.39			
			7030324.57	2602839.54	
	S 05°14'42" E	119.42			
			7030205.65	2602850.46	
	N 84°45'18" E	20.00			
			7030207.48	2602870.37	
	S 05°14'42" E	189.30			
			7030018.97	2602887.68	
Radius:	2060.00	Chord: 833.02	Degree: 2°46'53"		Dir: Left
Length:	838.80	Delta: 23°19'48"	Tangent: 425.29		
Chord BRG:	S 16°54'36" E Rad-In: N 84°45'18" E Rad-Out: N 61°25'30" E				
Radius PntNo:	N: 7030207.29 E: 2604939.05				
			7029221.97	2603129.98	
Radius:	586.00	Chord: 77.36	Degree: 9°46'39"		Dir: Right
Length:	77.42	Delta: 7°34'10"	Tangent: 38.77		
Chord BRG:	S 24°47'26" E Rad-In: S 61°25'29" W Rad-Out: S 68°59'39" W				
Radius PntNo:	N: 7028941.68 E: 2602615.36				
			7029151.74	2603162.41	
Radius:	314.00	Chord: 52.88	Degree: 18°14'49"		Dir: Left
Length:	52.94	Delta: 9°39'36"	Tangent: 26.53		
Chord BRG:	S 25°50'09" E Rad-In: N 68°59'39" E Rad-Out: N 59°20'03" E				
Radius PntNo:	N: 7029264.30 E: 2603455.55				
			7029104.15	2603185.46	
	S 30°39'57" E	32.25			
			7029076.41	2603201.91	
	S 28°49'11" W	60.93			
			7029023.02	2603172.54	

Closure Error Distance> 0.0000

Total Distance Inversed> 3526.48

Area: 430981, 10

City of Rockwall Project Plan Review History



Project Number P2019-010	Owner RW LADERA, LLC	Applied 3/14/2019	LM
Project Name Lot 1, Block A, & Lot 1, Block B, Ladera	Applicant G&AI MCADAMS	Approved	
Type Rockwall		Closed	
Subtype FINAL		Expired	
Status Staff Review		Status	
 Site Address 900 N JOHN KING BLVD		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision LADERA ROCKWALL	Tract 5	Block	Lot No 5
			Parcel No 0122-0000-0005-00-OR
			General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/14/2019	3/21/2019	3/19/2019	5	APPROVED	
ENGINEERING	Sarah Hager	3/14/2019	3/21/2019	3/22/2019	8	COMMENTS	(3/22/2019 1:46 PM SH) - Remove all easements for Phase 2. Phase 2 has not been approved through engineering. - Must show and label all of the cross sections delineated by the approved flood study. - Need document numbers now. Stating easements are by separate easements is not sufficient. - Make the EHS easier to see along the entire property border. - Must include the trees that will be removed with the offsite utility work.
FIRE	Ariana Hargrove	3/14/2019	3/21/2019				
GIS	Lance Singleton	3/14/2019	3/21/2019	3/21/2019	7	COMMENTS	See comments (3/21/2019 4:49 PM LS) Needs the short street segments off of Madrid Way (Lugo Ct and Merida Ct) names called out. We cannot address homes without street frontage.
PLANNING	David Gonzales	3/14/2019	3/21/2019	3/22/2019	8	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
------------------------	---------	------	-----	----------	----------------	---------

Discuss and consider a request by Michael Duval of G&A/McAdams on behalf of John Delin of RW Ladera, LLC for the approval of a final plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition being a 47.694-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for General Retail (GR) and Single-Family 7 (SF-7) District land uses, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast and northwest corners of the intersection of SH-66 and John King Boulevard, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 03.21.2019

The following staff comments are to be addressed and resubmitted no later than Tuesday April 2, 2019. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent/final review by staff:

1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning Engineering, Building Inspection, and Fire Departments as indicated on the Project Plan Review document
2. Provide a label indicating "Case No. P2019-010" on the lower right corner on all pages of the revised final plat submittal
3. Delineate and label all open space area's. Also, provide a lable indicating "Open Space to be Maintained by COA" for each area.
4. The final plat shall conform to Park District 8 requirements and recommendations made by the Parks and Recreations Board See meeting date & time below.
5. Where are the streets Lugo Ct. and Meridia Ct.? These do not appear on page 2 of the plat.
6. Provide a label and information for SH-66 on page 2 of plat.
7. Page 3 Issues that need to be resolved:
 - a. Provide Owners Certificate (see standard plat language included in application packet)
 - b. Use Standard CitySignature Block (also included in application packet)
 - c. Adjust signature block for Ladera (John Delin - signator) so that this is not on two (2) sepaate columns.
 - d. Adjust Notary Certificate -- blended in with tables
 - e. Move Line and Curve Tables for legibility

Unit Exhibit:

1. Provide street name labels for Lugo Ct. & Meridia Ct.

Landscape/Treescape Plan:

1. To be approved by the Planning and Zoning Commission
2. Mitigation is considered to be satisfied per the plans submitted

Hardscape Plan:

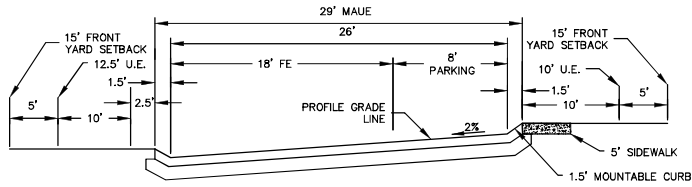
1. No additional comments provided.

**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 resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes **

Although this case is scheduled for consent, staff recommends that a representative be present for the meetings as listed below. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

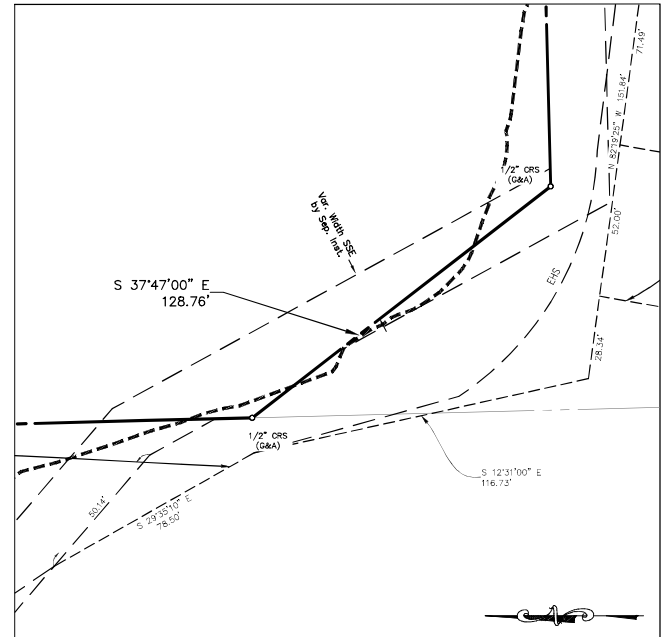
Scheduled Meeting Dates to Attend

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Planning - Work session: March 26, 2019 (Applicant to present case before P&Z -- Tuesday at 6:00 p.m.)						
Parks Board - Meeting: April 2, 2019 (Park Board recommendations & fees to be established)						
Planning - Regular meeting: April 9, 2019 (Tuesday at 6:00 p.m.)						
City Council - Consent Agenda: April 15, 2019 (Monday at 6:00 p.m.)						



PROPOSED STREET SECTION (NTS)
 *PARKING ALLOWED ON ONE SIDE OF STREET ONLY (THE HIGH SIDE OF STREET)

Show and label all floodplain cross sections per the approved flood study.



DETAIL "A"
 Scale: 1"=30'

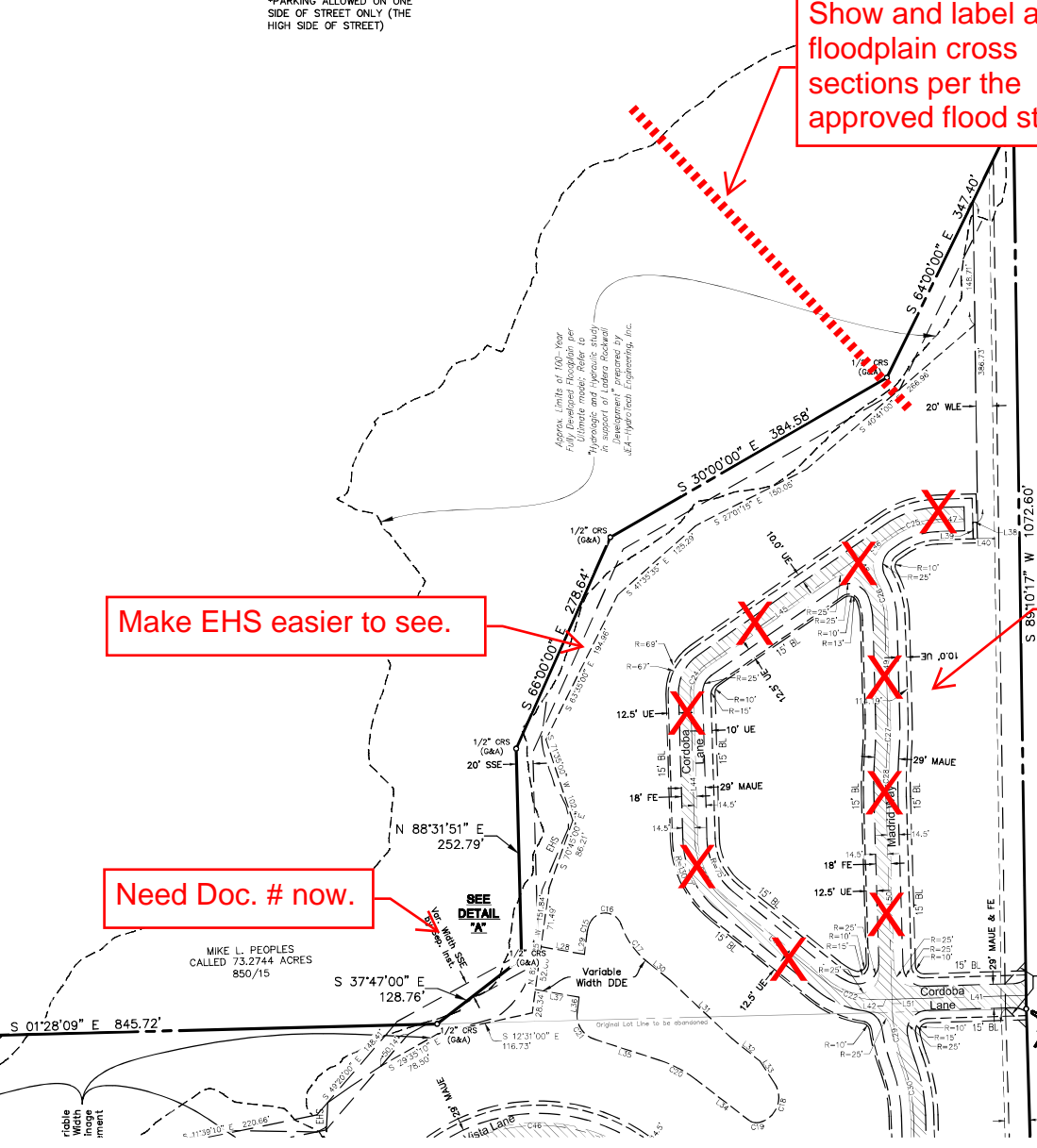
FINAL PLAT
 Lot 1, Block A &
 Lot 1, Block B
 LADERA ROCKWALL
 47.694 Acres
 Zoned: PD-85

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

Make EHS easier to see.

Remove all of the easements for Phase 2.

Need Doc. # now.

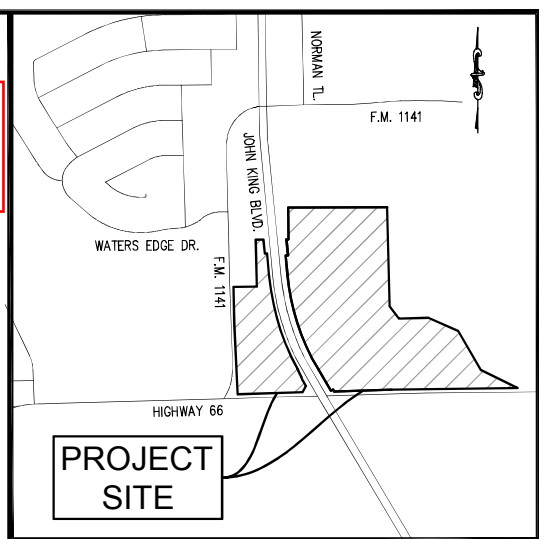
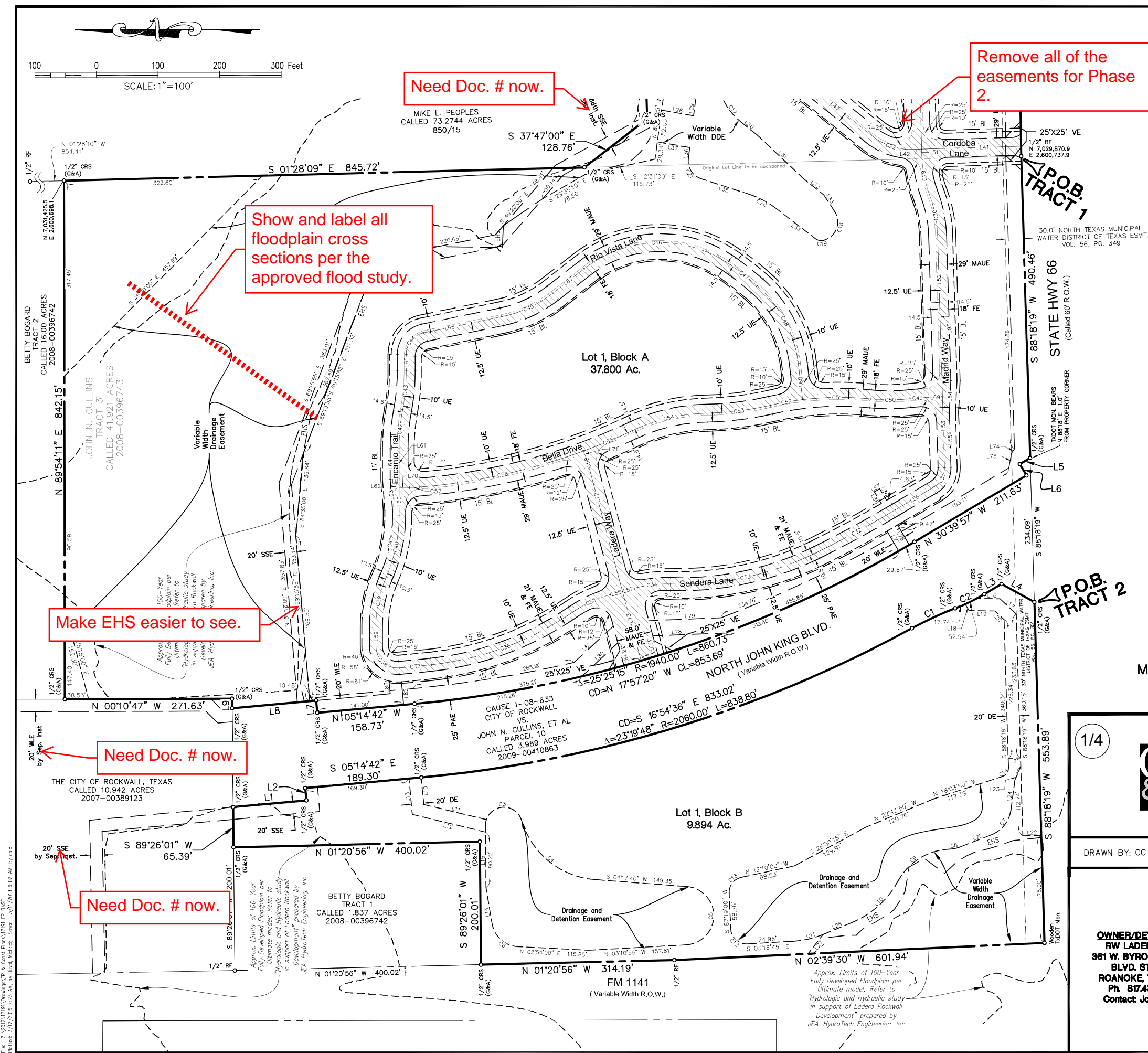
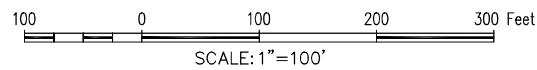


2/4

The John R. McAdams Company, Inc.
 (DBA, G&A | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

DRAWN BY: CC DATE: 3/6/2019 SCALE: 1"=100' JOB. No. 17191

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



LEGEND

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

FINAL PLAT
Lot 1, Block A &
Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1/4




The John R. McAdams Company, Inc.
 (DBA, G&A | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

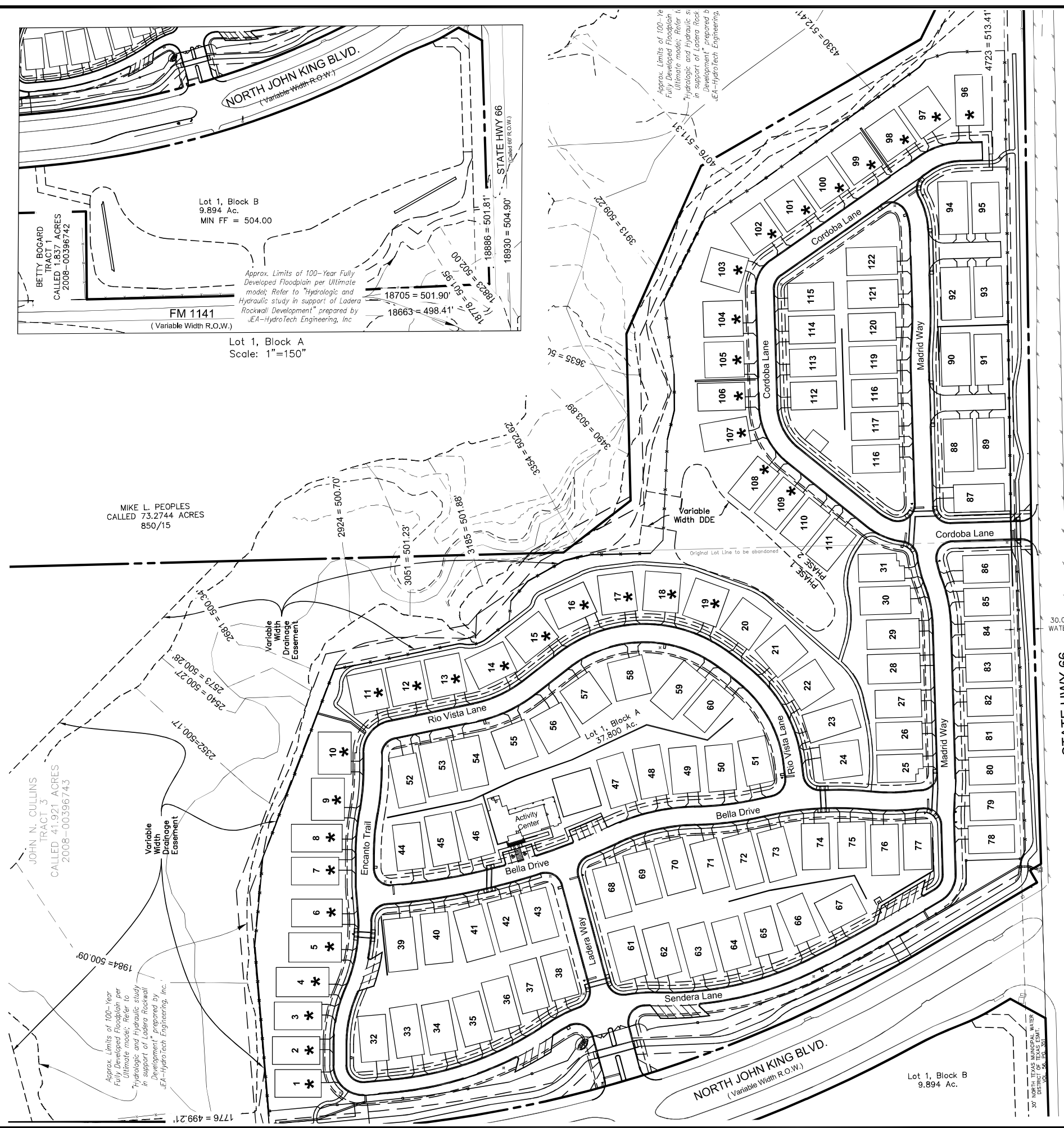
DRAWN BY: CC DATE: 3/6/2019 SCALE: 1"=100' JOB. No. 17191

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

Case No. P2017-068

File: Z:\2017\17191\Drawings\FP & Cert\Plats\17191 FP BLSE.dwg
 Plot Date: 3/12/2019 2:23 AM by David, Michael; Saved: 3/7/2019 9:02 AM, by cdc

File: Z:\2017\1719\Drawings\FP & Cert Plans\Drawings\1719 UNIT
 Plotfile: 3/12/2019 3:24 AM by David, Michael; Saved: 2/20/2019 8:43 AM by mda\al



GENERAL NOTE:

- FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.

*

UNIT EXHIBIT
Lot 1, Block A &
Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

4/4



The John R. McAdams Company, Inc.
 (DBA, G&A | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

DRAWN BY: MD DATE: 02/20/2019 SCALE: 1"=100' JOB. No. 17191

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

Case No. P2017-068

LEGAL DESCRIPTION
LOT 1, BLOCK A
TRACT 1

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

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

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

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

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

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

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

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

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

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

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10,942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

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

THENCE N 00°10'47" W, with the east line of said 10,942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16,000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

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

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

THENCE over, across, and through said 73.2744 acre tract the following five (5) courses and distances:

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

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

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

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

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

THENCE S 89°18'14" W, with the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37,800 acres of land.

LEGAL DESCRIPTION
LOT 1, BLOCK B
TRACT 2

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

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

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

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

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

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

THENCE N 01°20'56" W, a distance of 400.02 feet with the east line of said 1.837 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10,942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, a distance of 65.39 feet with the south line of said 10,942 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

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

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

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

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

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

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

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

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

S 28°49'11" W, a distance of 60.93 feet to the POINT OF BEGINNING and containing approximately 9.894 acres of land.

STATE OF TEXAS :

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

WITNESS OUR HAND this _____ day of _____, 2019.

John Delin, Authorized Representative

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public

Table with 4 columns: My course bears the, day, LINE TABLE, and 2, LINE TABLE. Each table has 12 columns: LINE, BEARING, DISTANCE, LINE, BEARING, DISTANCE, LINE, BEARING, DISTANCE, LINE, BEARING, DISTANCE.

Table with 2 columns: CURVE TABLE. Each table has 5 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. The first table has 20 rows (C1-C20) and the second table has 38 rows (C31-C58).

NOTES:

- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are expressed in NAD83 North Central Tx 4202.
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A Consultants.
5. All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. HOA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. HOA is to maintain flood plain/ drainage easement.

Recommended for Preliminary Approval

Chairman, Planning & Zoning Commission Date

Approved for preparation of Final Plat

Mayor, City of Rockwall, Texas Date

SURVEYOR'S STATEMENT

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

W. Thad Murley III
Texas Registration No. 5802

FINAL PLAT
Lot 1, Block A &
Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

3/4



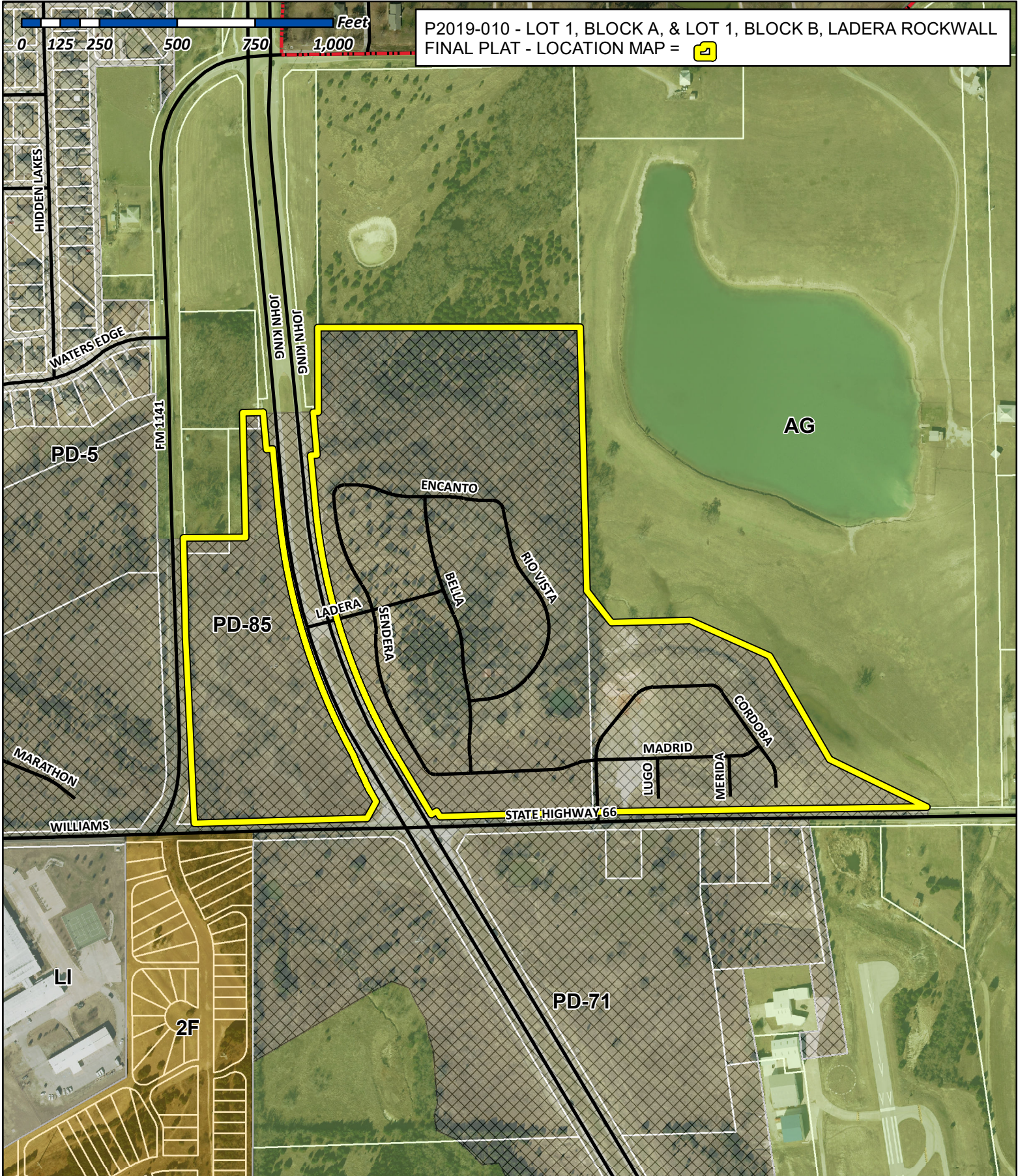
The John R. McAdams Company, Inc. (DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 3/6/2019 SCALE: N.T.S. JOB. No. 17191

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

Case No. P2017-068

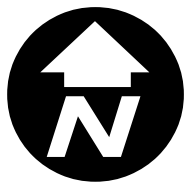
File: Z:\2017\17191\Drawings\FP & Cert\Plat\17191 FP BLSE
Printed: 3/12/2019 12:24 AM by Duane, Michael. Saved: 3/7/2019 9:02 AM by cc

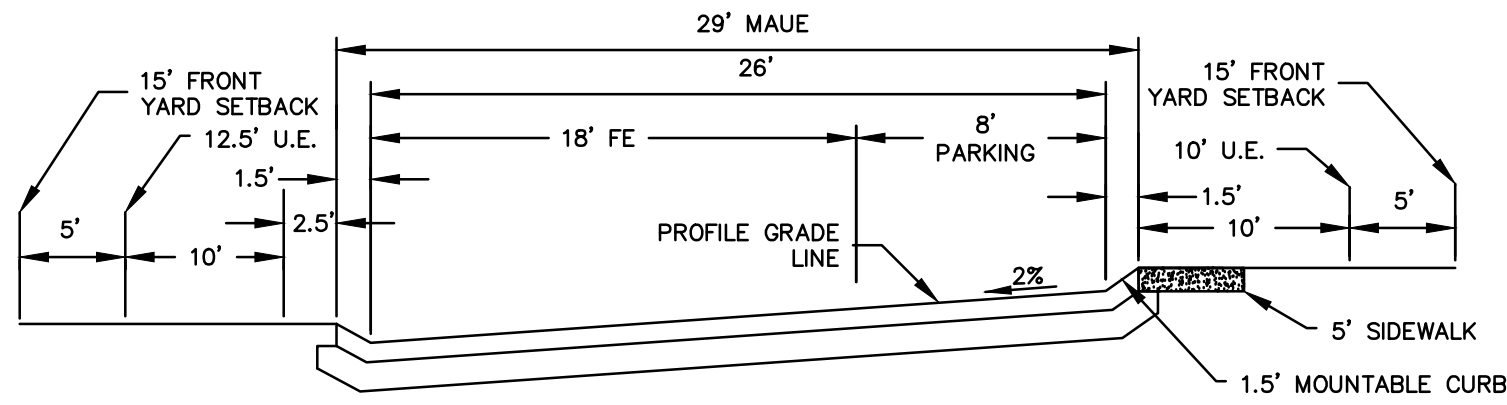


City of Rockwall

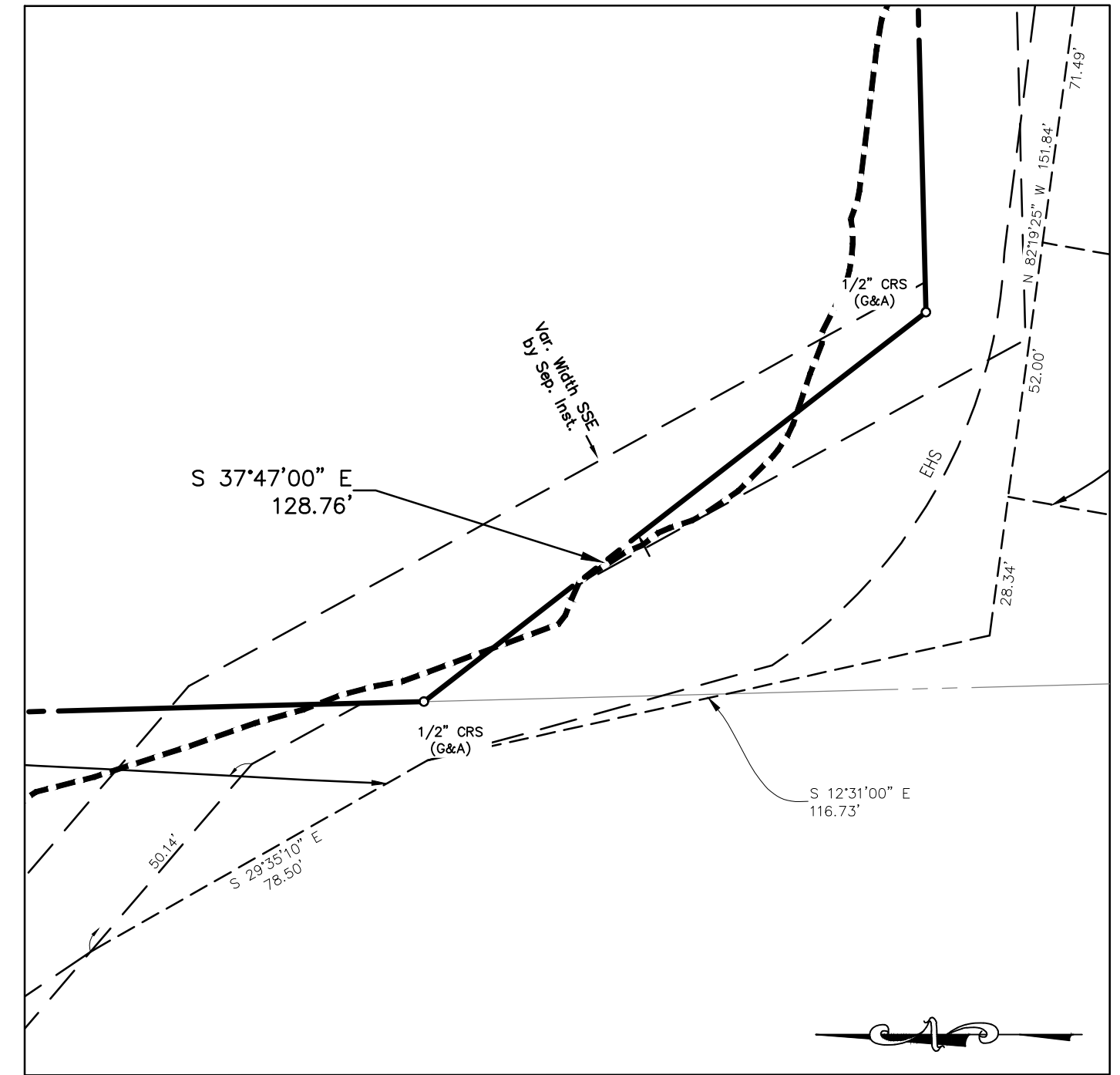
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

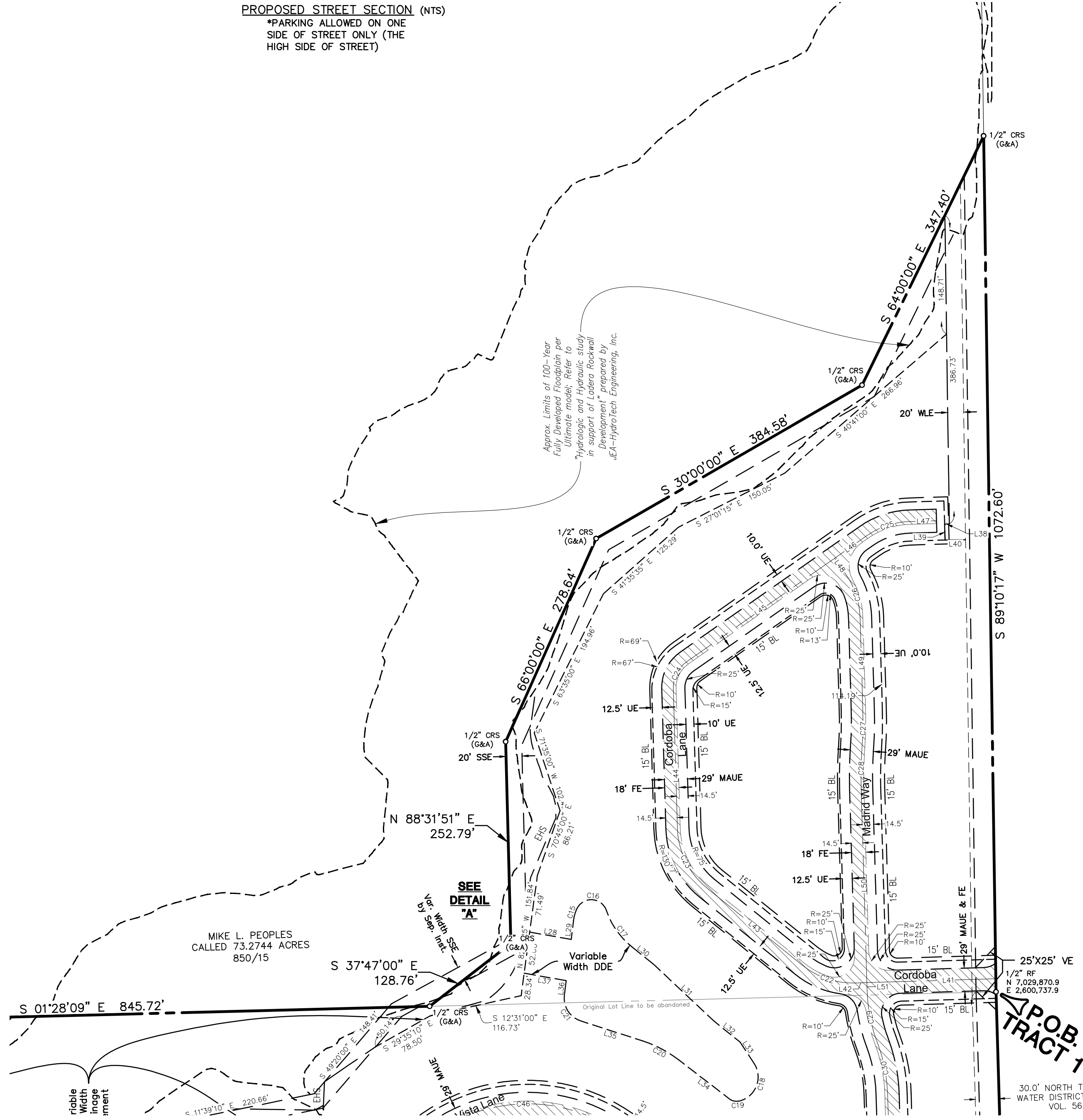




PROPOSED STREET SECTION (NTS)
 *PARKING ALLOWED ON ONE SIDE OF STREET ONLY (THE HIGH SIDE OF STREET)



DETAIL "A"
 Scale: 1"=30'



FINAL PLAT
 Lot 1, Block A &
 Lot 1, Block B
LADERA ROCKWALL
 47.694 Acres
 Zoned: PD-85
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

2/4



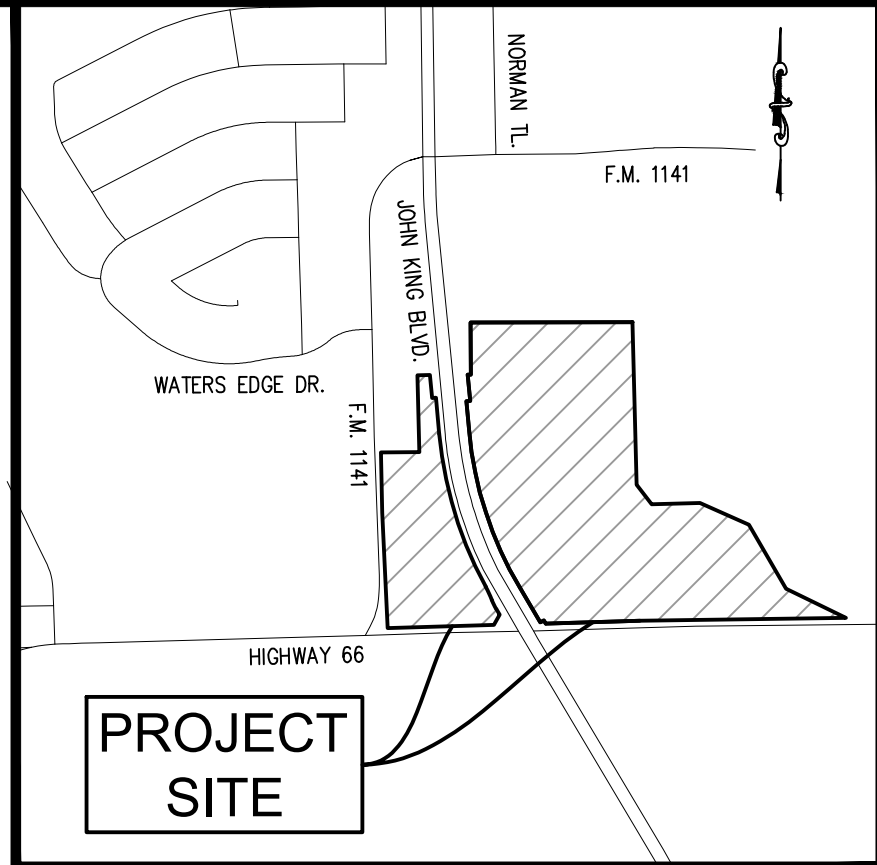
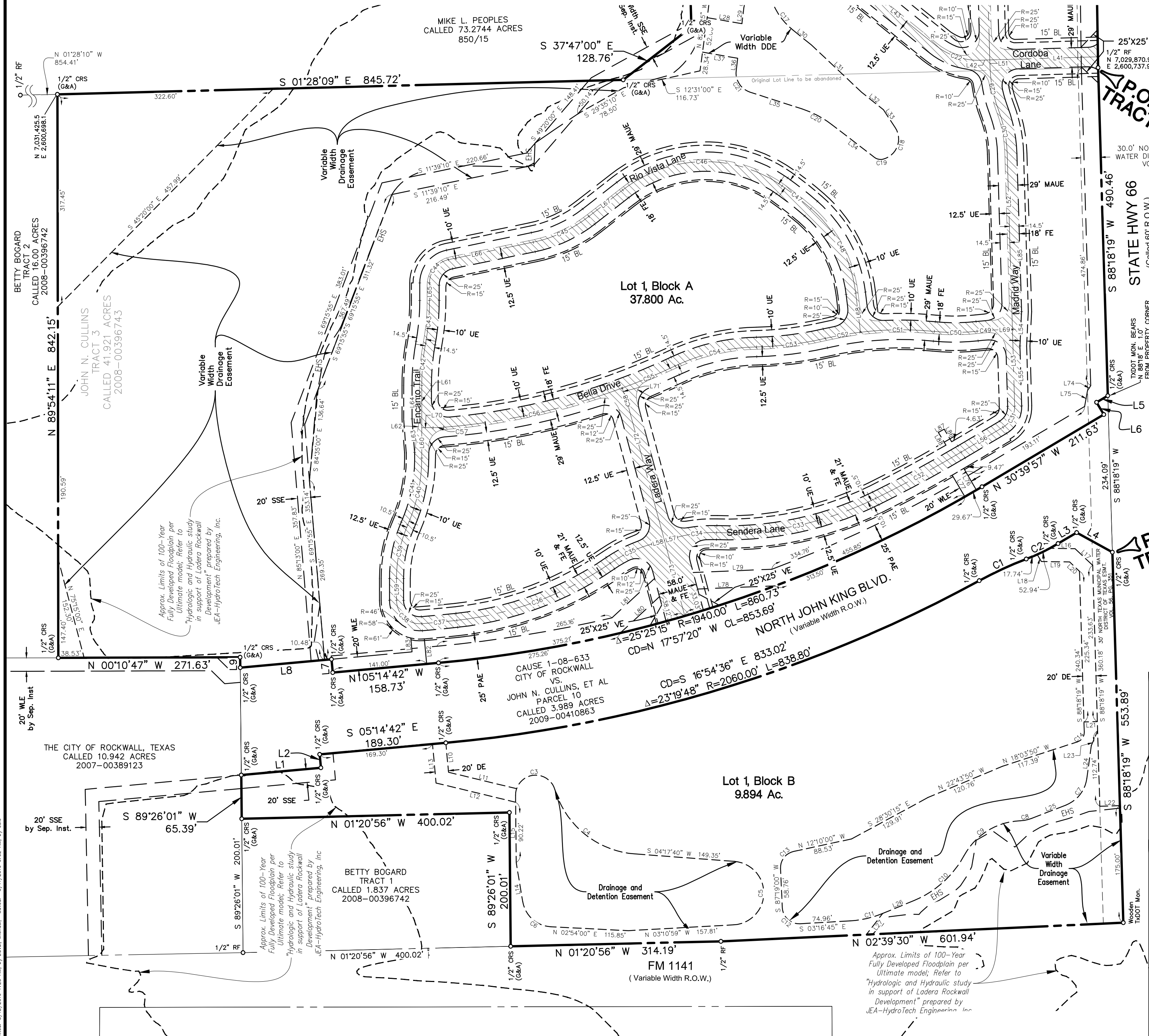
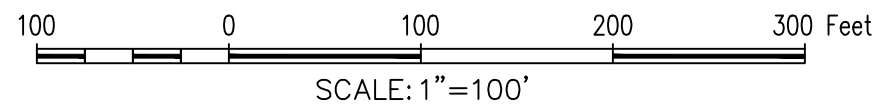

The John R. McAdams Company, Inc.
 (DBA, G&A | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

DRAWN BY: CC DATE: 3/6/2019 SCALE: 1"=100' JOB. No. 17191

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

Case No. P2017-068

File: Z:\2017\17191\Drawings\FP & Const Plans\17191_FP_BASE
 Plotted: 3/12/2019 7:23 AM by Duval, Michael; Sowed: 3/11/2019 9:02 AM by cde



PROJECT SITE

LEGEND

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

FINAL PLAT
Lot 1, Block A &
Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1/4

McADAMS

The John R. McAdams Company, Inc.
 (DBA, G&A | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

DRAWN BY: CC DATE: 3/6/2019 SCALE: 1"=100' JOB. No. 17191

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

Case No. P2017-068

File: Z:\2017\17191\Drawings\FP & Const Plans\17191_FP_BA5E
 Plotset: 3/12/2019 7:23 AM by David, Michael; Saved: 3/11/2019 9:02 AM by cole

LEGAL DESCRIPTION
LOT 1, BLOCK A
TRACT 1

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

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

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

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

- N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

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

- N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

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

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

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

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

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

THENCE over, across, and through said 73.2744 acre tract the following five (5) courses and distances:

- S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

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

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

LEGAL DESCRIPTION
LOT 1, BLOCK B
TRACT 2

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

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

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

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

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

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

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

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

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

- S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";
- S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

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

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

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

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

S 28°49'11" W, a distance of 60.93 feet to the POINT OF BEGINNING and containing approximately 9.894 acres of land.

STATE OF TEXAS :

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

WITNESS OUR HAND this _____ day of _____, 2019.

John Delin, Authorized Representative

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public

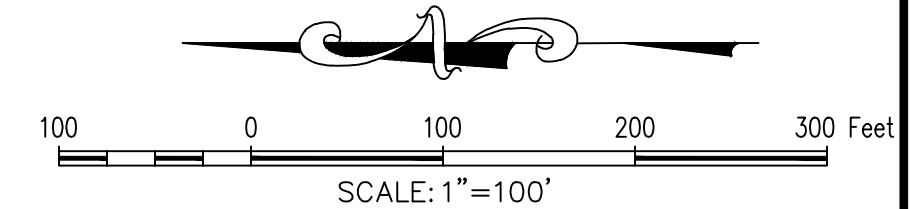
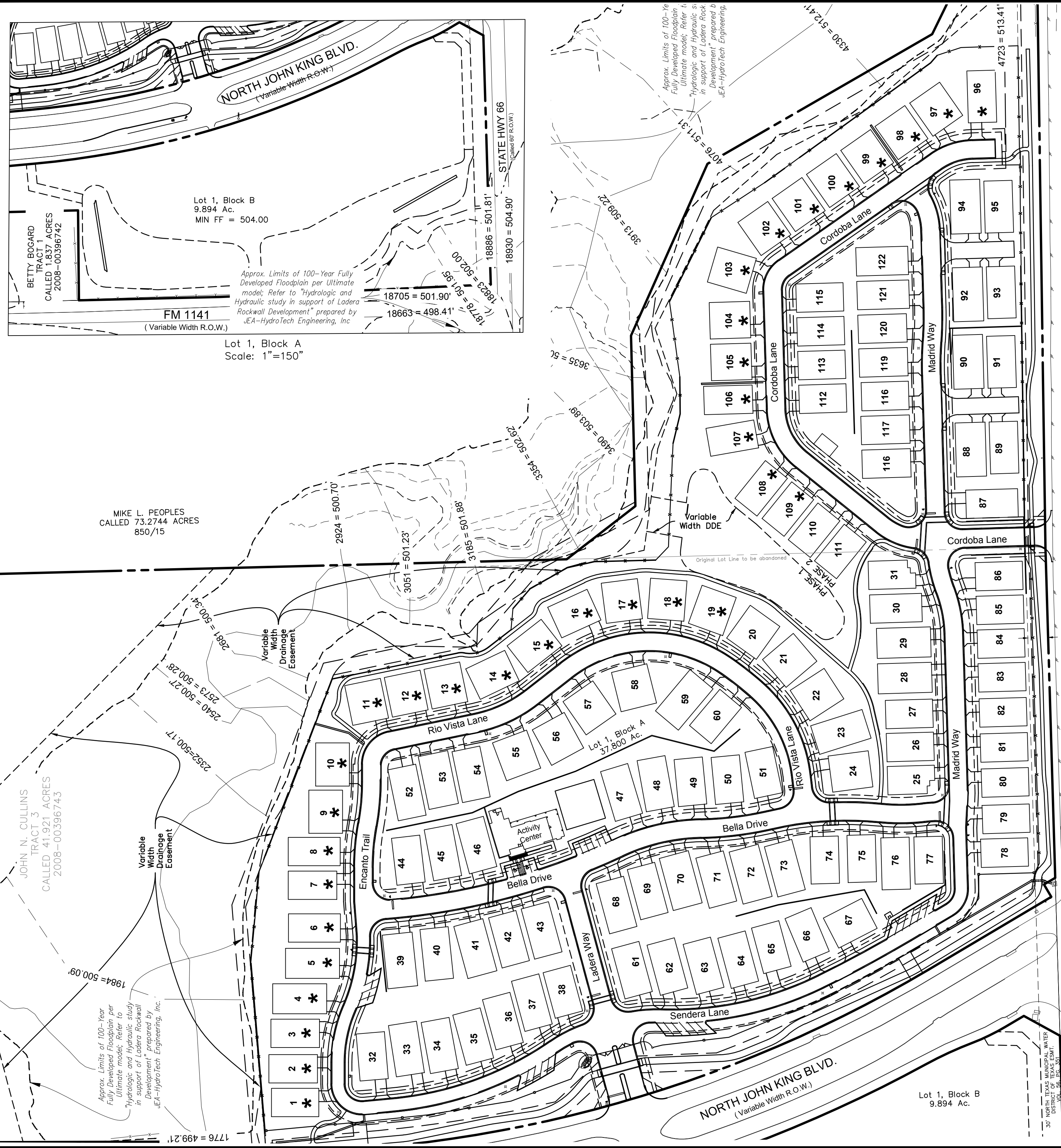
My CURVE TABLE describes the			_____ day _____, 2019			_____			_____		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 05°14'42" E	119.42'	L23	S 66°45'40" E	23.94'	L45	N 35°00'00" W	226.11'	L67	S 37°59'40" E	64.63'
L2	N 84°45'18" E	20.00'	L24	S 82°22'00" E	49.46'	L46	S 35°00'00" E	48.77'	L68	S 83°05'06" W	58.72'
L3	S 30°39'57" E	32.25'	L25	S 21°12'10" E	55.37'	L47	N 01°41'40" W	33.34'	L69	S 01°41'40" E	32.68'
L4	S 28°49'11" W	60.93'	L26	S 22°26'45" E	50.94'	L48	N 55°00'00" E	24.21'	L70	S 00°00'00" E	16.98'
L5	N 30°39'57" W	19.44'	L27	N 52°16'25" W	40.00'	L49	S 88°18'20" W	114.19'	L71	N 69°46'00" E	10.99'
L6	S 59°20'03" W	21.30'	L28	N 10°00'00" E	52.75'	L50	S 88°18'20" W	243.58'	L72	N 74°55'30" E	207.70'
L7	N 84°45'18" E	20.00'	L29	N 83°02'15" W	23.90'	L51	S 88°18'20" W	10.39'	L73	N 74°55'30" E	116.59'
L8	N 05°14'42" W	136.88'	L30	N 38°50'30" E	35.47'	L52	S 88°18'20" W	262.85'	L74	S 57°15'50" E	8.84'
L9	N 89°26'01" E	15.52'	L31	N 43°17'40" E	103.29'	L53	S 88°18'20" W	114.67'	L75	N 79°45'20" W	24.17'
L10	S 84°45'30" W	44.16'	L32	N 38°46'42" E	41.90'	L54	S 87°14'00" E	51.43'	L76	N 59°37'10" E	37.50'
L11	S 13°33'50" W	104.66'	L33	N 56°35'00" E	32.01'	L55	S 88°18'20" W	89.61'	L77	N 59°37'10" E	37.50'
L12	S 13°33'50" W	122.24'	L34	S 37°33'50" W	80.00'	L56	N 30°39'55" W	72.41'	L78	N 02°20'15" W	115.92'
L13	S 84°45'30" W	58.48'	L35	S 17°53'30" W	81.24'	L57	N 15°04'30" W	20.00'	L79	N 02°20'15" W	117.56'
L14	N 80°32'08" E	59.21'	L36	N 83°02'15" W	18.50'	L58	N 15°04'30" W	20.00'	L80	S 42°49'10" E	80.16'
L15	N 89°26'01" E	100.40'	L37	S 10°00'00" W	53.40'	L59	N 90°00'00" E	32.61'	L81	S 42°49'10" E	86.72'
L16	S 00°57'10" W	37.69'	L38	S 00°49'43" E	5.95'	L60	N 90°00'00" E	45.27'	L82	S 84°45'18" W	37.58'
L17	S 43°18'20" W	36.30'	L39	N 88°18'20" E	20.00'	L61	N 90°00'00" E	62.99'	L83	N 84°45'18" E	20.70'
L18	S 59°37'10" W	12.24'	L40	S 00°49'43" E	25.65'	L62	N 81°52'00" W	50.52'	L84	N 28°43'46" W	25.65'
L19	S 00°57'10" W	42.23'	L41	N 01°41'40" W	161.58'	L63	N 85°35'40" E	50.16'	L85	S 88°18'20" W	236.64'
L20	S 43°18'20" W	20.27'	L42	S 01°41'40" E	14.97'	L64	N 90°00'00" E	49.86'	L8		
L21	S 01°41'41" E	20.00'	L43	S 38°56'48" W	153.58'	L65	N 90°00'00" E	26.24'	L8		
L22	S 01°41'41" E	30.00'	L44	S 88°18'20" W	175.59'	L66	S 11°39'10" E	129.43'	L8		

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	586.00'	7°34'10"	77.42'	N 24°47'26" W, 77.36'
C2	314.00'	9°39'36"	52.94'	S 25°50'09" E, 52.88'
C3	30.00'	164°03'56"	85.90'	S 08°32'01" E, 59.42'
C4	135.00'	69°12'17"	163.06'	S 38°53'48" W, 153.33'
C5	47.50'	172°31'21"	143.03'	N 89°26'40" W, 94.80'
C6	45.00'	77°38'09"	60.97'	N 41°43'04" E, 56.42'
C7	50.00'	61°09'50"	53.38'	S 51°47'05" E, 50.88'
C8	50.00'	19°05'33"	16.66'	S 11°39'24" E, 16.58'
C9	100.00'	59°20'39"	103.58'	N 31°46'57" W, 99.01'
C10	150.00'	39°00'32"	102.12'	S 41°57'01" E, 100.16'
C11	150.00'	19°09'59"	50.18'	S 12°51'45" E, 49.94'
C12	25.00'	90°35'45"	39.53'	S 42°01'07" W, 35.54'
C13	25.00'	80°31'00"	35.13'	N 52°25'30" W, 32.31'
C14	15.00'	73°37'51"	19.28'	N 54°52'45" W, 17.98'
C15	50.00'	17°02'00"	14.86'	N 74°31'15" W, 14.81'
C16	20.00'	137°10'12"	47.88'	N 02°34'51" E, 37.24'
C17	100.00'	32°19'27"	56.42'	S 55°00'14" W, 55.67'
C18	31.00'	108°46'23"	58.85'	S 69°01'49" E, 50.40'
C19	15.00'	52°12'27"	13.67'	S 11°27'36" W, 13.20'
C20	150.00'	19°40'20"	51.50'	N 27°43'40" E, 51.25'
C21	30.00'	79°04'15"	41.40'	S 57°25'37" W, 38.19'
C22	100.00'	40°38'28"	70.93'	S 18°37'34" W, 69.45'
C23	100.00'	49°21'32"	86.15'	S 63°37'34" W, 83.51'
C24	39.50'	56°41'40"	39.09'	N 63°20'50" W, 37.51'
C25	100.00'	33°18'20"	58.13'	N 18°20'50" W, 57.31'
C26	100.00'	33°18'20"	58.13'	N 71°39'10" E, 57.31'
C27	500.00'	5°43'55"	50.02'	S 88°49'42" E, 50.00'
C28	500.00'	5°43'55"	50.02'	S 88°49'42" W, 50.00'
C29	200.00'	19°01'01"	66.38'	S 78°47'50" W, 66.08'
C30	200.00'	19°01'01"	66.38'	N 78°47'50" E, 66.08'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C31	35.50'	61°01'45"	37.81'	S 61°10'48" E, 36.05'
C32	1879.50'	4°26'24"	145.64'	S 28°26'43" E, 145.61'
C33	500.00'	28°07'41"	245.46'	S 12°09'41" E, 243.01'
C34	200.00'	16°58'40"	59.26'	S 06°35'10" E, 59.05'
C35	200.00'	19°31'14"	68.14'	N 24°50'07" W, 67.81'
C36	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'
C37	1879.50'	1°36'03"	52.51'	S 05°27'15" E, 52.51'
C38	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.47'
C39	200.00'	23°36'06"	82.38'	N 78°11'57" W, 81.80'
C40	250.00'	23°36'06"	102.98'	S 78°11'57" E, 102.25'
C41	239.50'	25°36'32"	107.05'	S 79°12'10" E, 106.16'
C42	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.82'
C43	350.00'	10°27'46"	63.91'	S 84°46'07" E, 63.82'
C44	35.50'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C45	200.00'	26°20'30"	91.95'	S 24°49'25" E, 91.14'
C46	200.00'	73°03'00"	254.99'	N 01°28'10" W, 238.07'
C47	514.50'	6°07'37"	55.02'	N 38°07'09" E, 54.99'
C48	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'
C49	300.00'	4°45'57"	24.95'	N 04°04'39" W, 24.95'
C50	300.00'	12°13'03"	63.97'	S 00°21'06" E, 63.85'
C51	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C52	500.00'	6°06'27"	53.30'	N 09°58'07" W, 53.27'
C53	500.00'	11°53'17"	103.74'	S 07°04'43" E, 103.56'
C54	300.00'	24°01'25"	125.79'	N 13°08'47" W, 124.87'
C55	1000.00'	4°55'30"	85.96'	S 22°41'45" E, 85.93'
C56	1000.00'	15°41'26"	273.85'	S 12°23'17" E, 273.00'
C57	200.00'	4°32'34"	15.86'	S 02°16'17" E, 15.85'
C58	200.00'	5°09'30"	18.01'	N 72°20'45" E, 18.00'

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- The coordinates shown at the Northeast and Southeast corners are expressed in NAD83 North Central Zone 4202.
- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed on the subject property G&A Consultants.
- All property corners are 1/2" rebar set with cap stamped "G&A | MCADAMS", unless otherwise noted.
- Refer to Typical Street Section for fire lane



GENERAL NOTE:

- FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.

* UNIT #	BFE	MIN FF	UNIT #	BFE	MIN FF
1	499.21	501.21	96	513.41	515.41
2	499.75	501.75	97	513.00	515.00
3	500.00	502.00	98	512.41	514.41
4	500.09	502.09	99	512.20	514.20
5	500.12	502.12	100	511.80	513.80
6	500.14	502.14	101	511.50	513.50
7	500.16	502.16	102	511.31	513.31
8	500.17	502.17	103	510.50	512.50
9	500.23	502.23	104	509.22	511.22
10	500.27	502.27	105	507.00	509.00
11	500.70	502.70	106	505.61	507.61
12	501.23	503.23	107	503.89	505.89
13	501.40	503.40	108	503.89	505.89
14	501.88	503.88	109	503.89	505.89
15	502.25	504.25	Lot 1, B	502.00	504.00
16	502.62	504.62			
17	503.00	505.00			
18	503.00	505.00			
19	503.00	505.00			

UNIT EXHIBIT
Lot 1, Block A &
Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

4/4



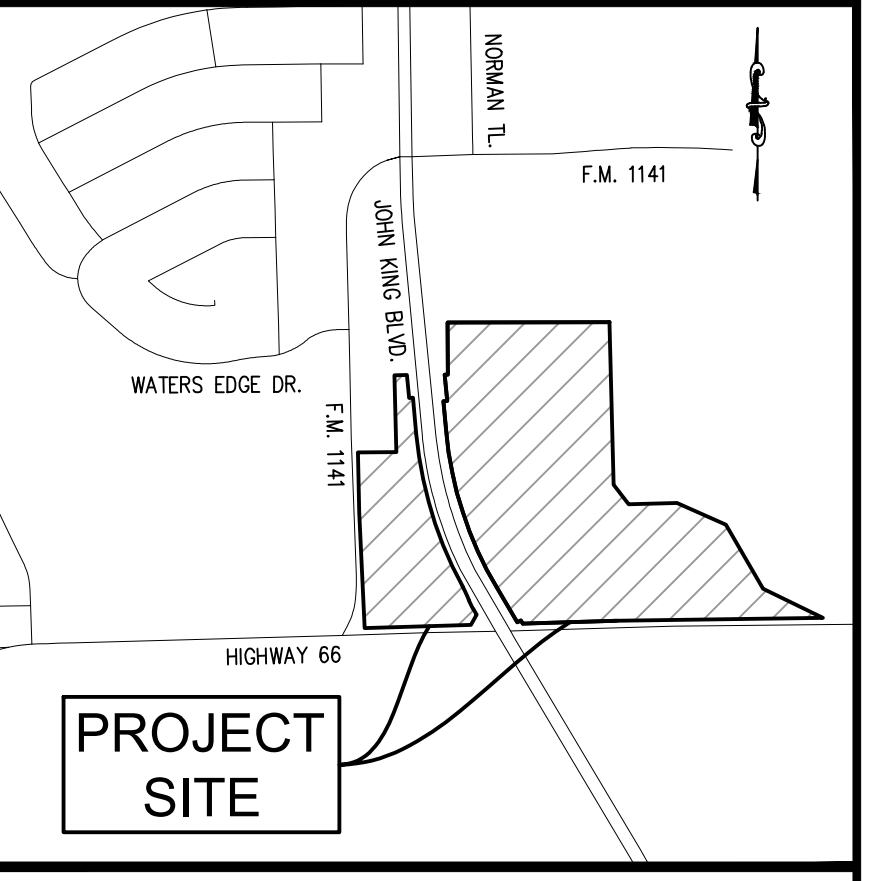
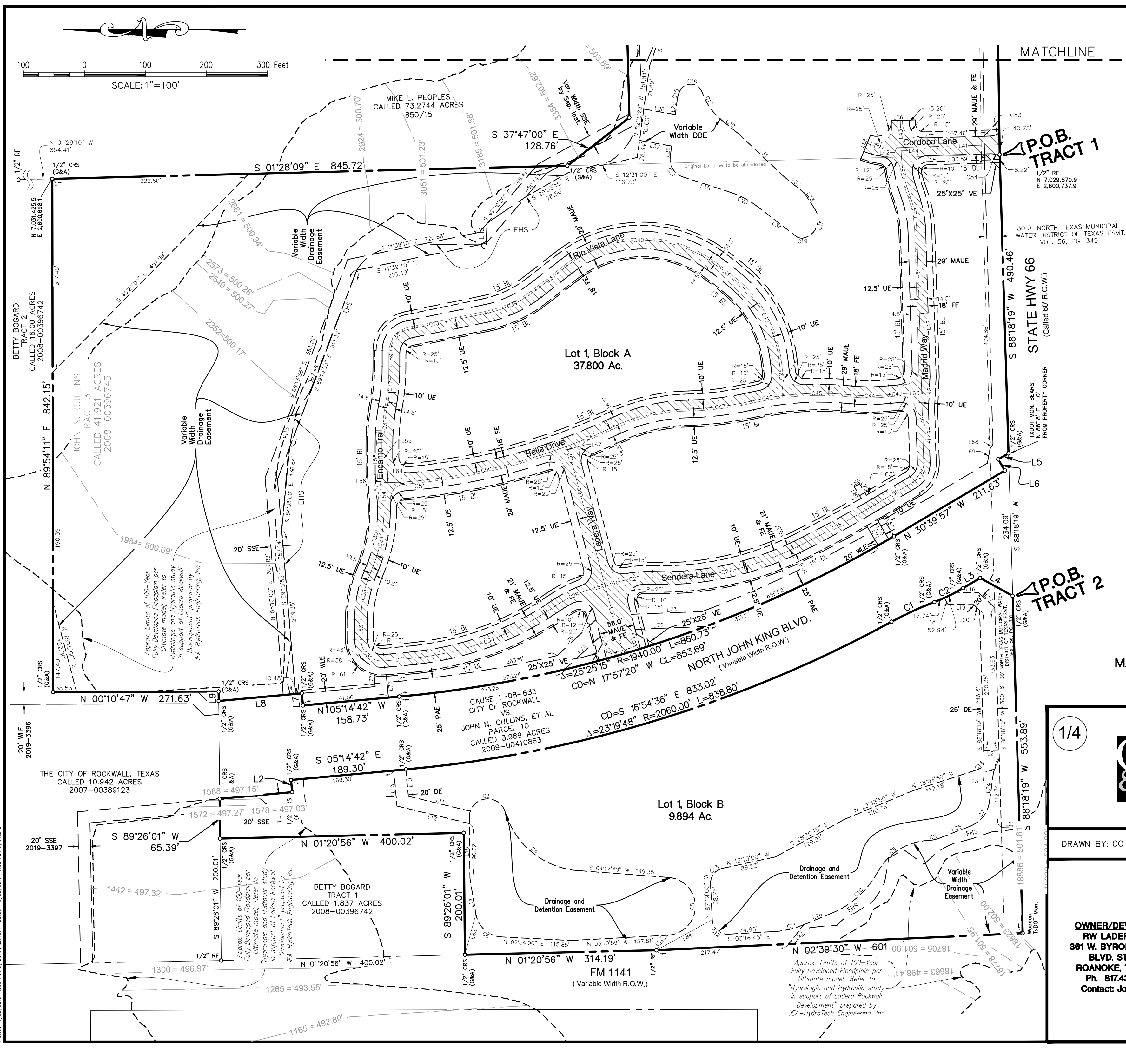
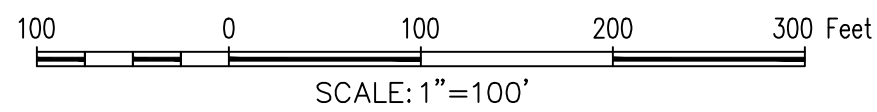
The John R. McAdams Company, Inc.
 (DBA, G&A | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

DRAWN BY: MD DATE: 02/20/2019 SCALE: 1"=100' JOB. No. 17191

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

Case No. P2017-068

File: Z:\2017\1719\Drawings\FP & Const Plans\Sheets\17191 UNIT Plotset: 3/12/2019 7:24 AM, by David, Michael; Saved: 2/20/2019 8:43 AM, by mduval



PROJECT SITE

LEGEND

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

FINAL PLAT
Lot 1, Block A &
Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1/4

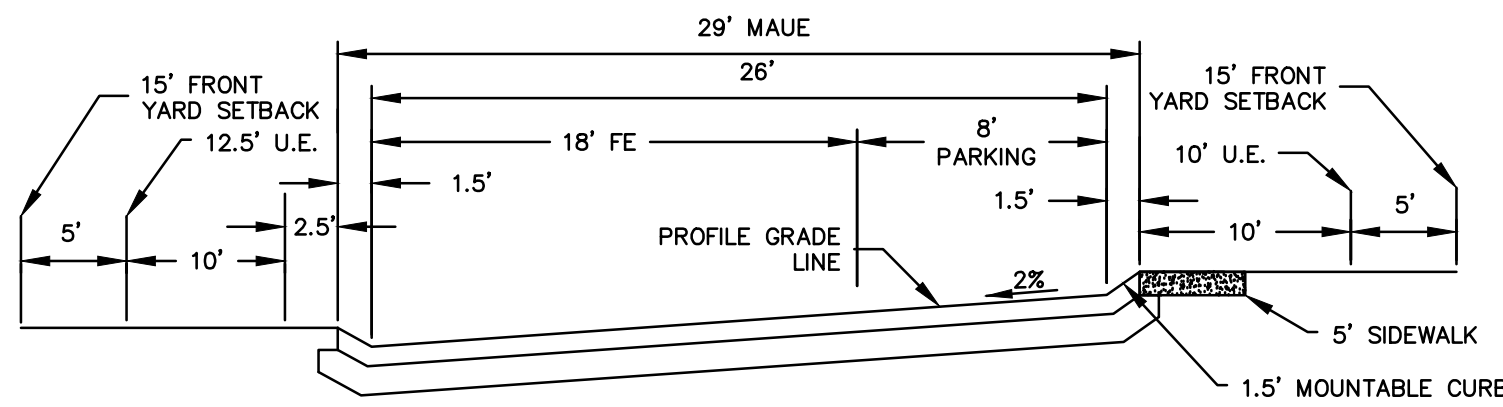
The John R. McAdams Company, Inc.
 (DBA, G&A | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

DRAWN BY: CC DATE: 3/6/2019 SCALE: 1"=100' JOB. No. 17191

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

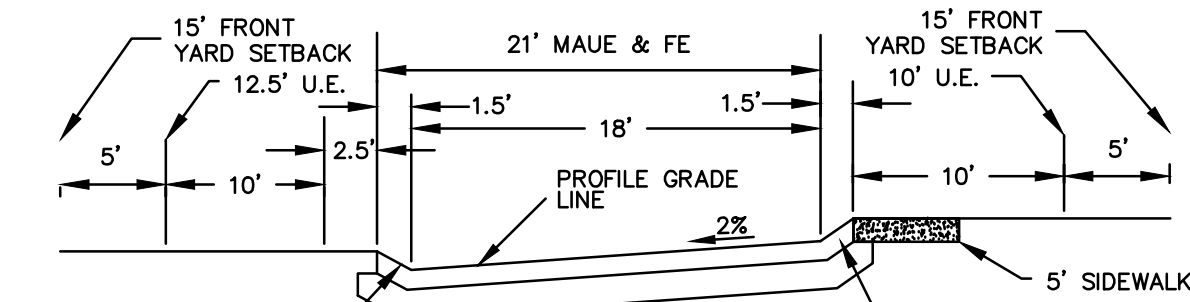
Case No. P2019-010

File: Z:\2017\17191\Drawings\19. & const.plans\17191 FP BASE Plotset: 3/28/2019 10:36 AM, by David, Michael, Saved: 3/28/2019 10:33 AM, by mcausa



PROPOSED STREET SECTION (NTS)

*PARKING ALLOWED ON ONE SIDE OF STREET ONLY (THE HIGH SIDE OF STREET)

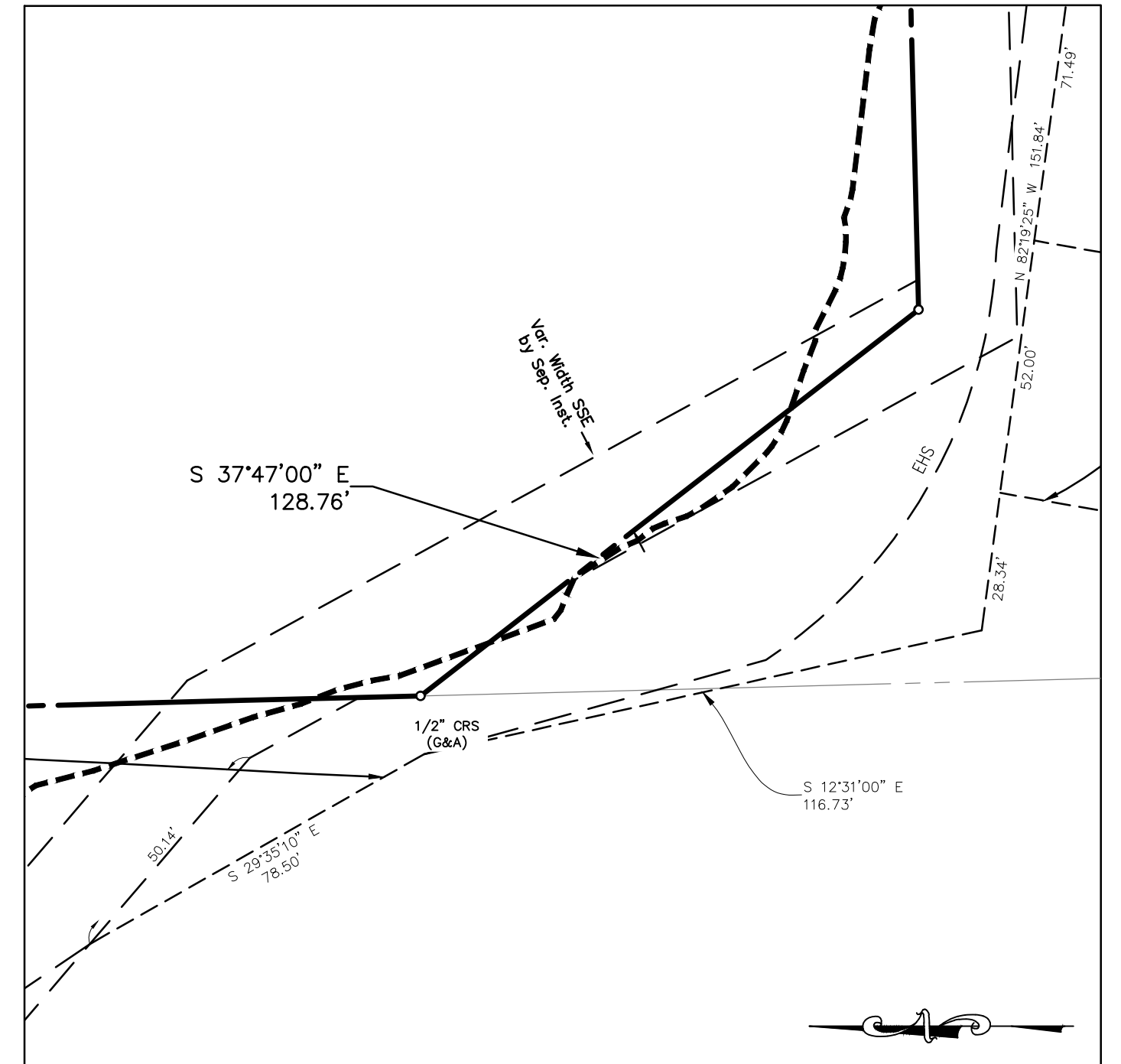


ONE WAY STREET SECTION (NTS)

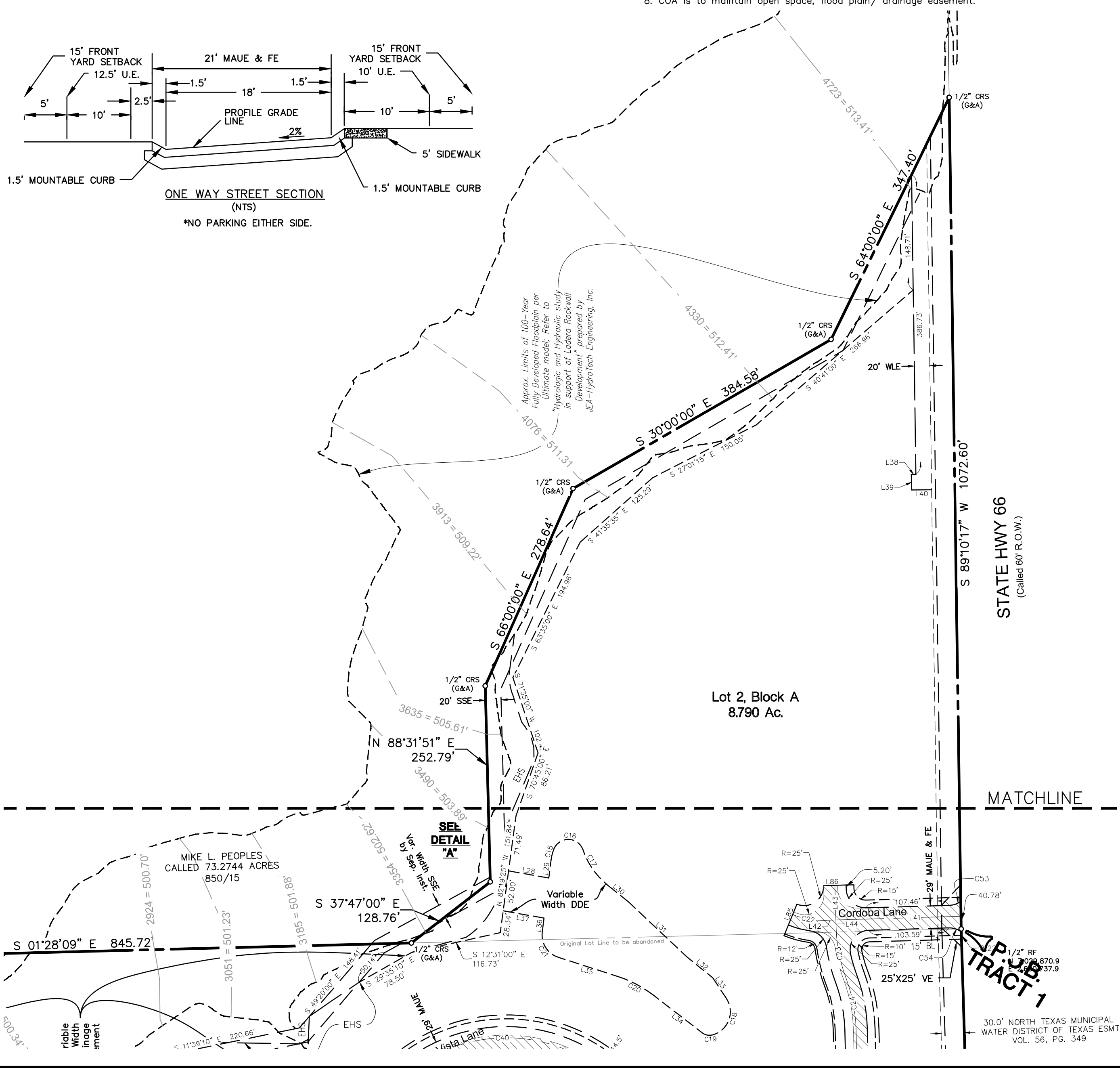
*NO PARKING EITHER SIDE.

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83.
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A | MCADAMS.
5. All property corners are 1/2" rebar set with cap stamped "G&A | MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. COA is to maintain open space, flood plain/ drainage easement.



DETAIL "A"
Scale: 1"=30'



FINAL PLAT
Lot 1 & 2, Block A &
Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

2/4

The John R. McAdams Company, Inc.
 (DBA, G&A | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

DRAWN BY: CC DATE: 3/6/2019 SCALE: 1"=100' JOB. No. 17191

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

Case No. P2019-010

File: Z:\2017\17191\Drawings\17191 FP BASE
 Plotted: 3/28/2019 10:39 AM by David, Michael; Sheet: 3/28/2019 10:33 AM by mcadav

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

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

LOT 1, BLOCK A
TRACT 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE over, across, and through said 73.2744 acre tract the following five (5) courses and distances:

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

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

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

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

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

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

LEGAL DESCRIPTION
LOT 1, BLOCK B
TRACT 2

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

S 28°49'11" W, a distance of 60.93 feet to the POINT OF BEGINNING and containing approximately 9.894 acres of land.

STATE OF TEXAS :

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

WITNESS OUR HAND this _____ day of _____, 2019.

John Delin, Authorized Representative

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public

Table with 12 columns: LINE, BEARING, DISTANCE, LINE, BEARING, DISTANCE, LINE, BEARING, DISTANCE, LINE, BEARING, DISTANCE. Contains 22 rows of survey data.

Table with 10 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD, CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Contains 28 rows of curve data.

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman

Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this _____ day of _____, 2019.

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

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

Mayor, City of Rockwall

City Secretary

City Engineer

SURVEYOR'S STATEMENT

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

W. Thad Murley III
Texas Registration No. 5802

FINAL PLAT
Lot 1, Block A &
Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

3/4

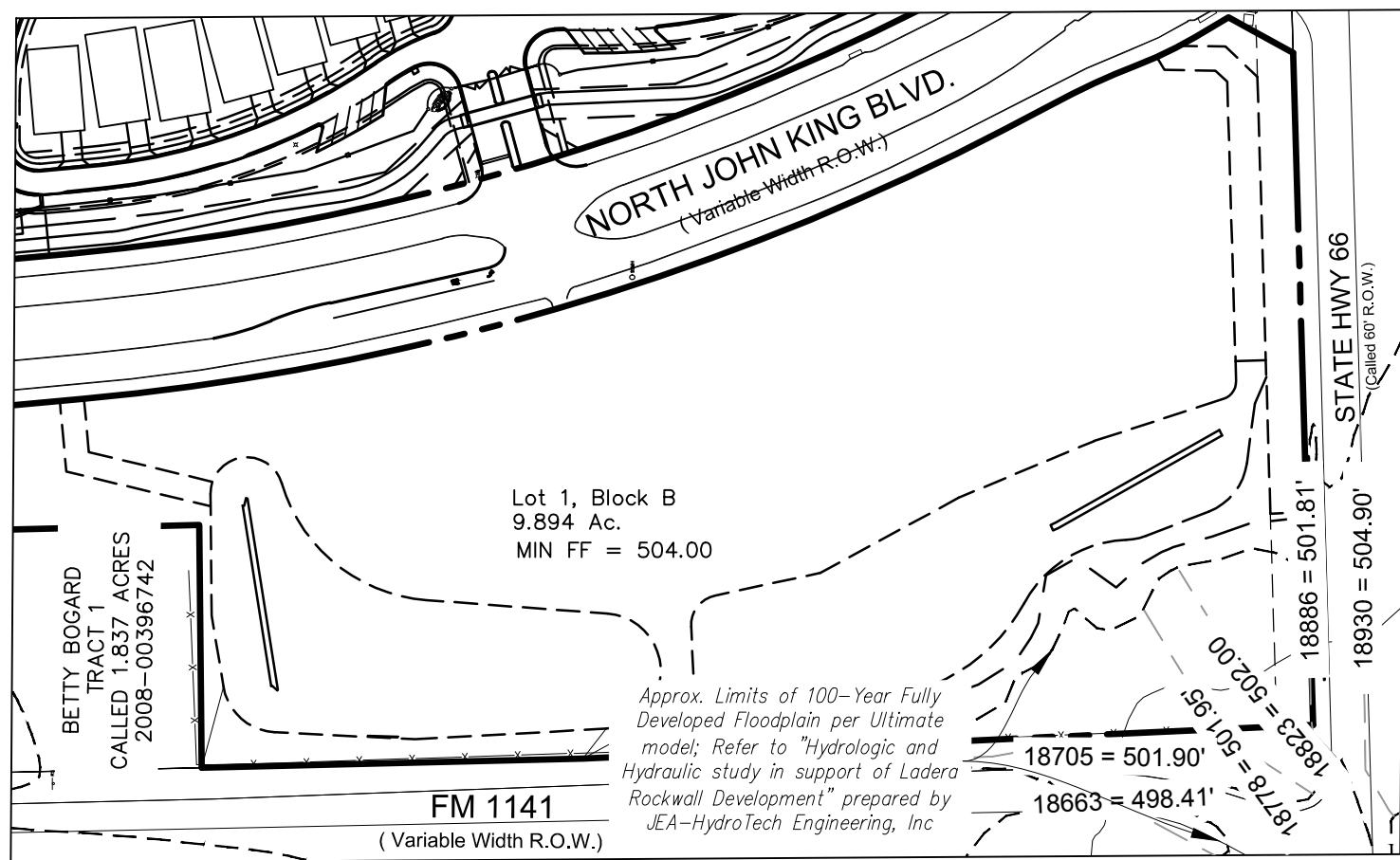


The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 3/6/2019 SCALE: N.T.S. JOB. No. 17191

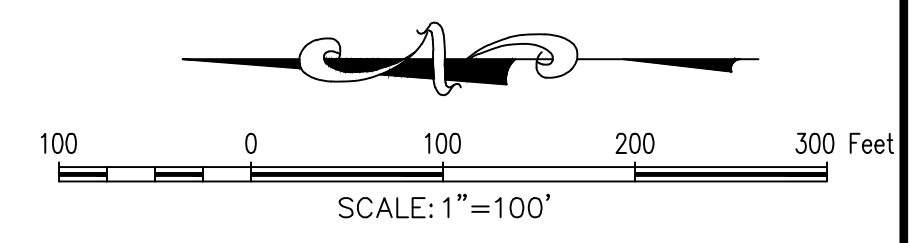
OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON
BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

Case No. P2019-010

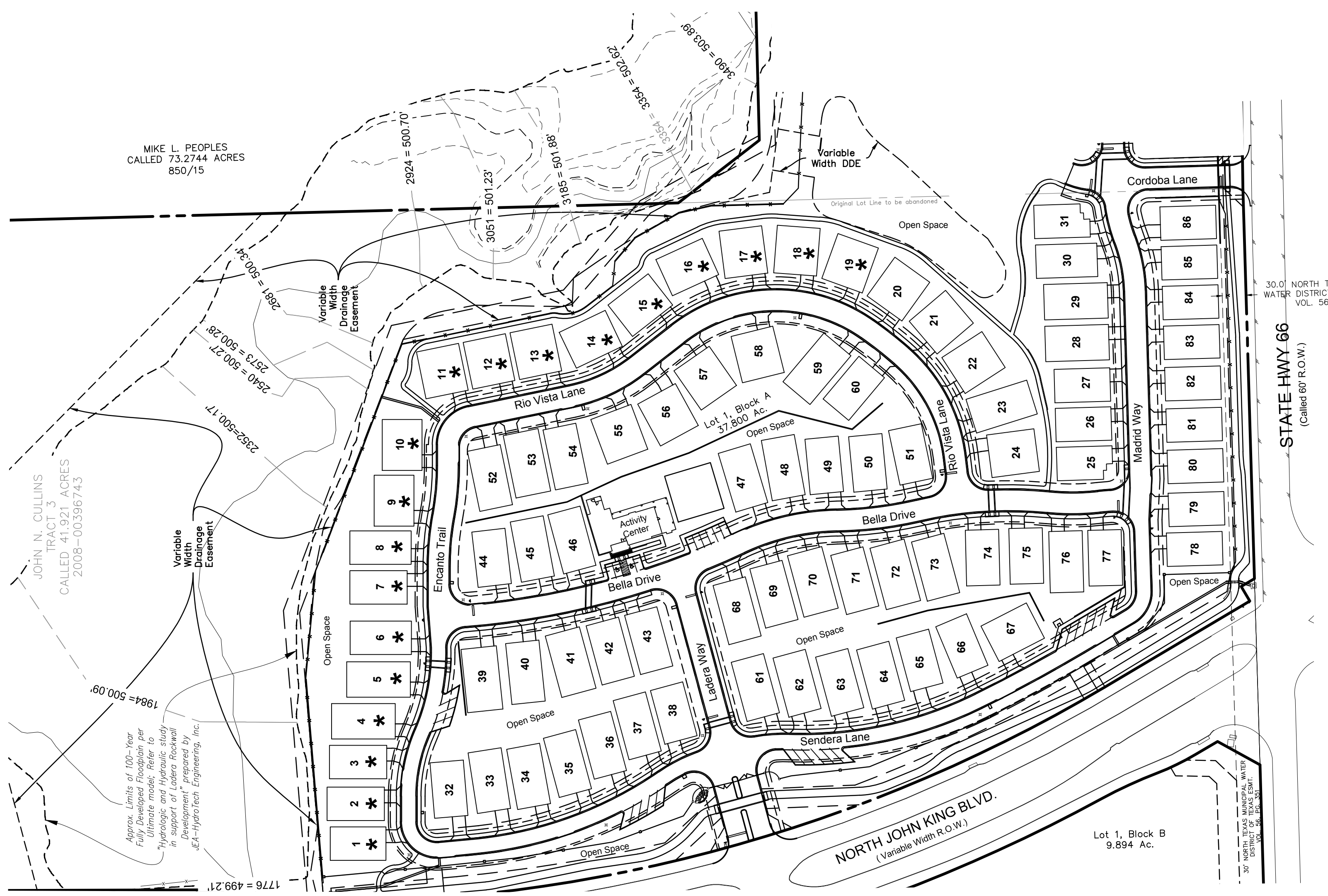


Lot 1, Block A
Scale: 1"=150"

UNIT #	BFE	MIN FF
1	499.21	501.21
2	499.75	501.75
3	500.00	502.00
4	500.09	502.09
5	500.12	502.12
6	500.14	502.14
7	500.16	502.16
8	500.17	502.17
9	500.23	502.23
10	500.27	502.27
11	500.70	502.70
12	501.23	503.23
13	501.40	503.40
14	501.88	503.88
15	502.25	504.25
16	502.62	504.62
17	503.00	505.00
18	503.00	505.00
19	503.00	505.00
Lot 1, B	502.00	504.00



- GENERAL NOTE:
- FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.
 - OPEN SPACES TO BE MAINTAINED BY COA.



UNIT EXHIBIT
Lot 1, Block A &
Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

4/4

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

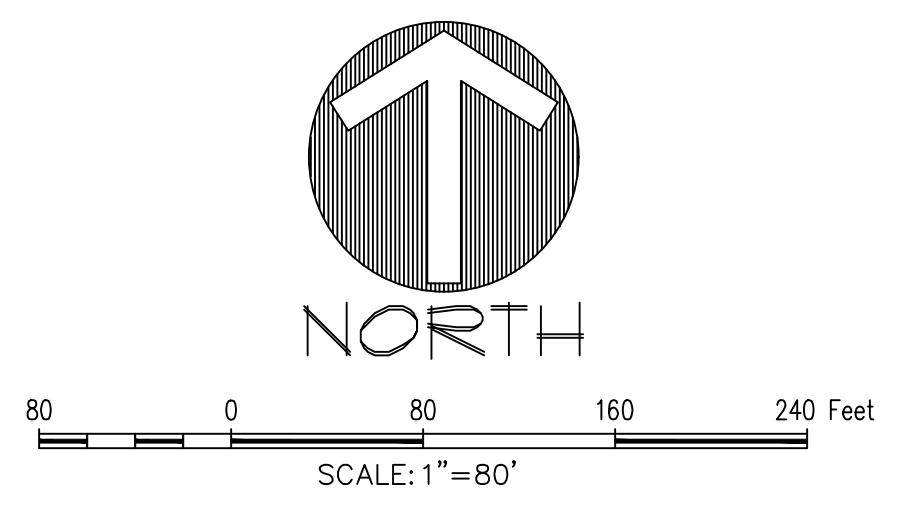
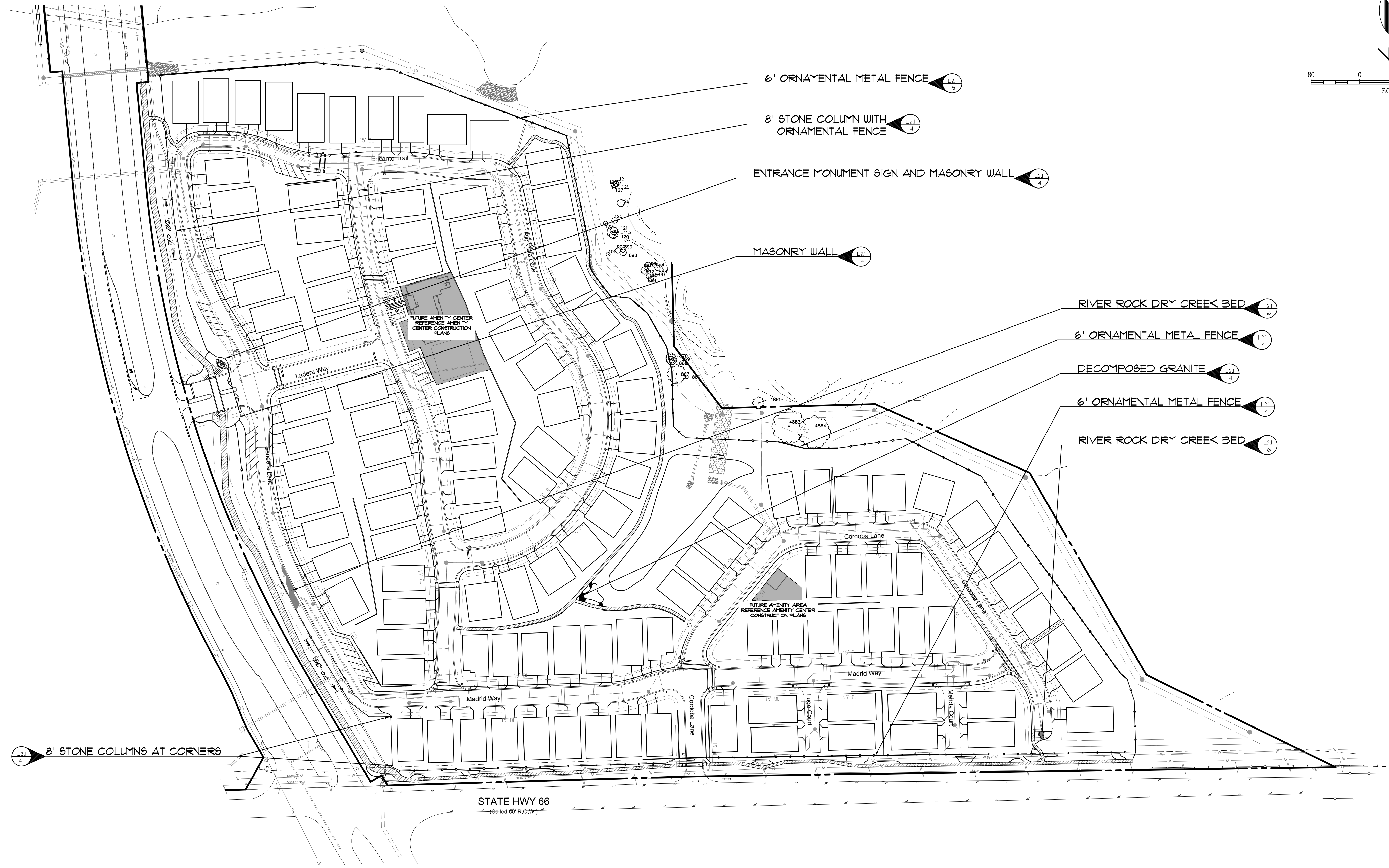
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: MD DATE: 02/20/2019 SCALE: 1"=100' JOB. No. 17191

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

Case No. P2019-010

File: Z:\2017\1719\Drawings\19 & const\plans\Sheets\17191 UNIT
 Plotted: 3/28/2019 10:39 AM by David, Michael; Sheet: 3/27/2019 2:24 PM by mdaval



The John R. McAdams Company, Inc.
 (DBA GSA | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.456.8775
 291 Commerce Center
 Roanoke, Texas 75282
 940.240.1012
 TBP#: 19762 TBP#: 10194440
 www.mcadamsco.com

LADERA ROCKWALL PHASE 1
LADERA ROCKWALL
 Lot 1, Block A
 47.694 Acres
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

HARDSCAPE PLAN

3/13/2019

Drawn By: VC
 Date: 02/23/2018
 Scale: 1"=80'

Revisions:
04/23/2018
07/16/2018
09/06/2018
01/28/2019
02/11/2019
03/11/2019 Signed

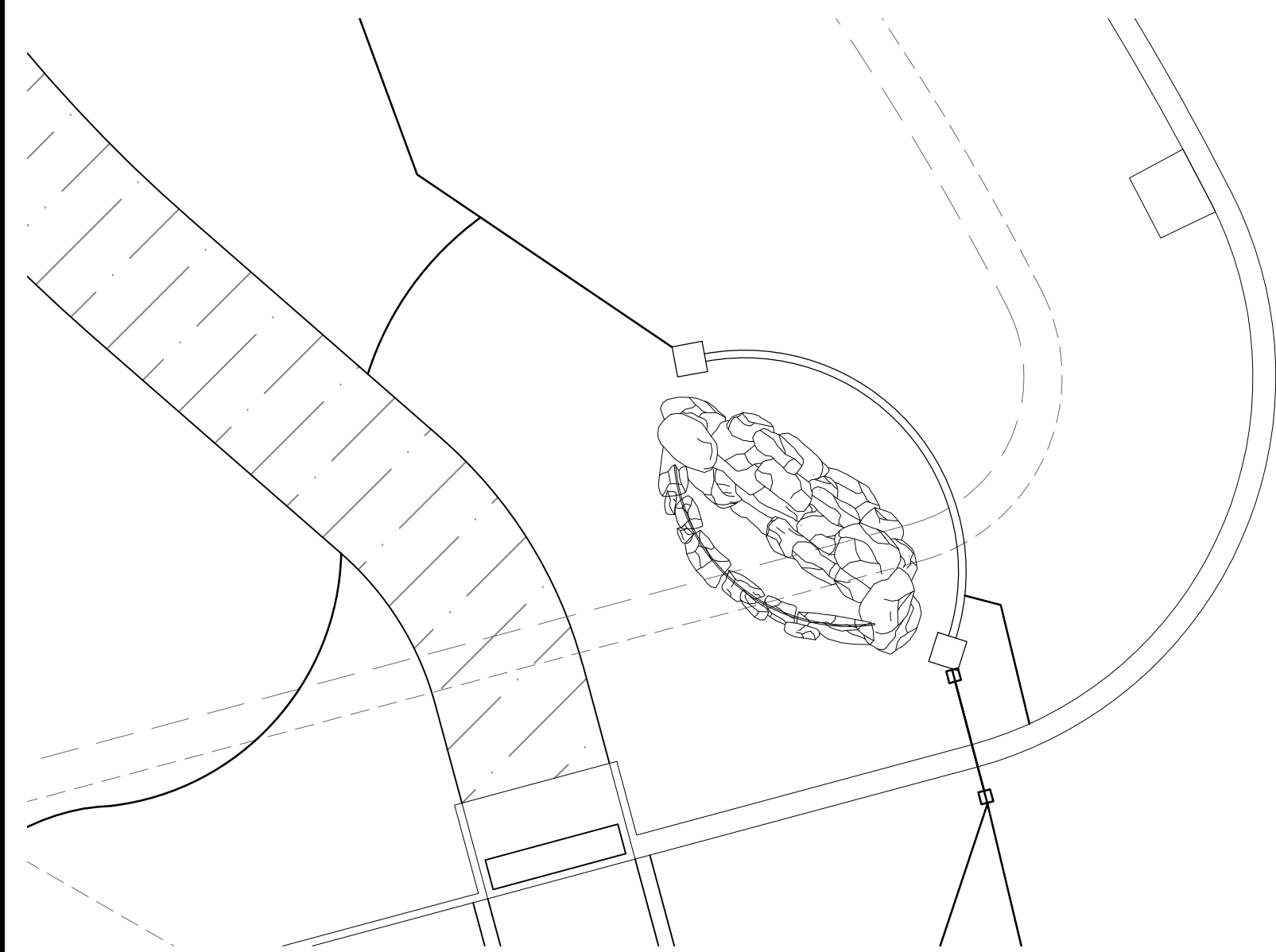
17191

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

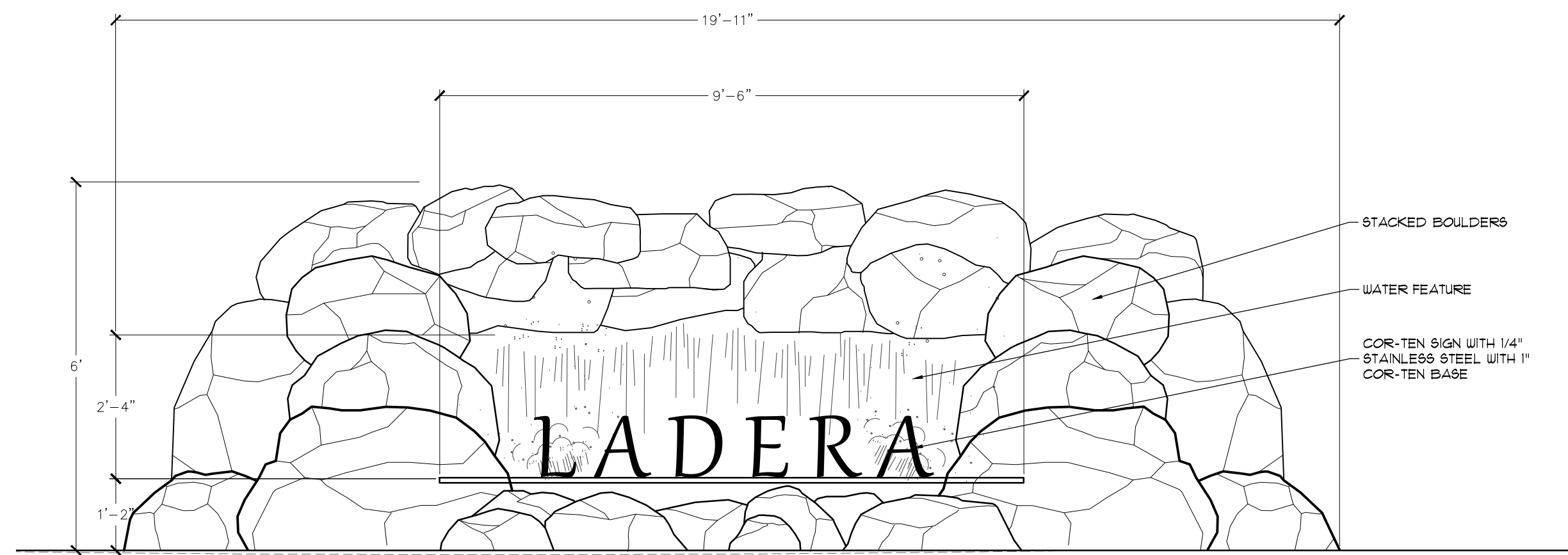
L2.0

File: J:\17191\17191.dwg & Acad Plot (Color) 3/13/19
 Plotted: 3/13/2019 8:58 AM by Terry Cox. Sheet: 3/13/2019 8:48 AM by Terry

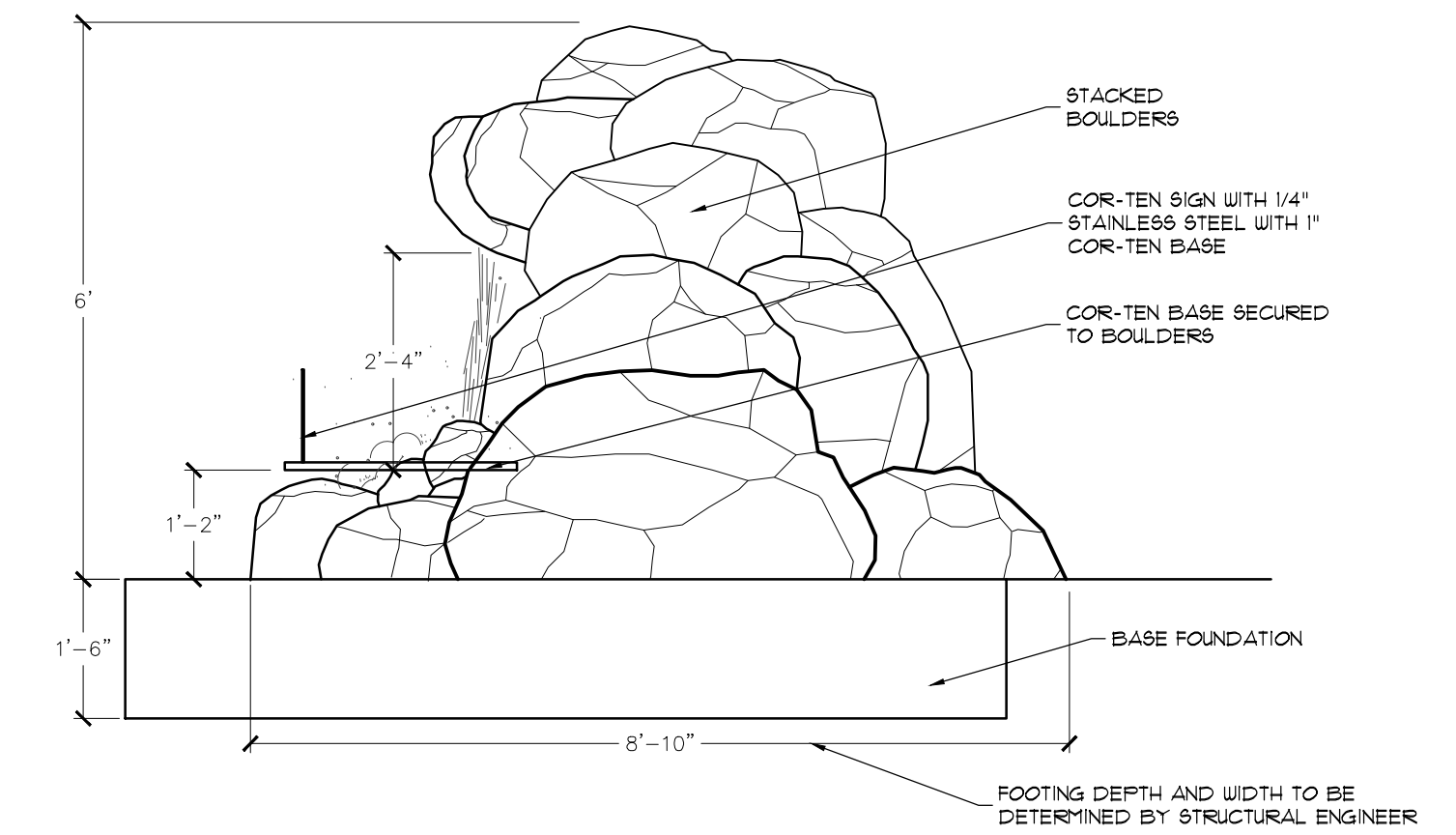
LADERA ROCKWALL PHASE 1



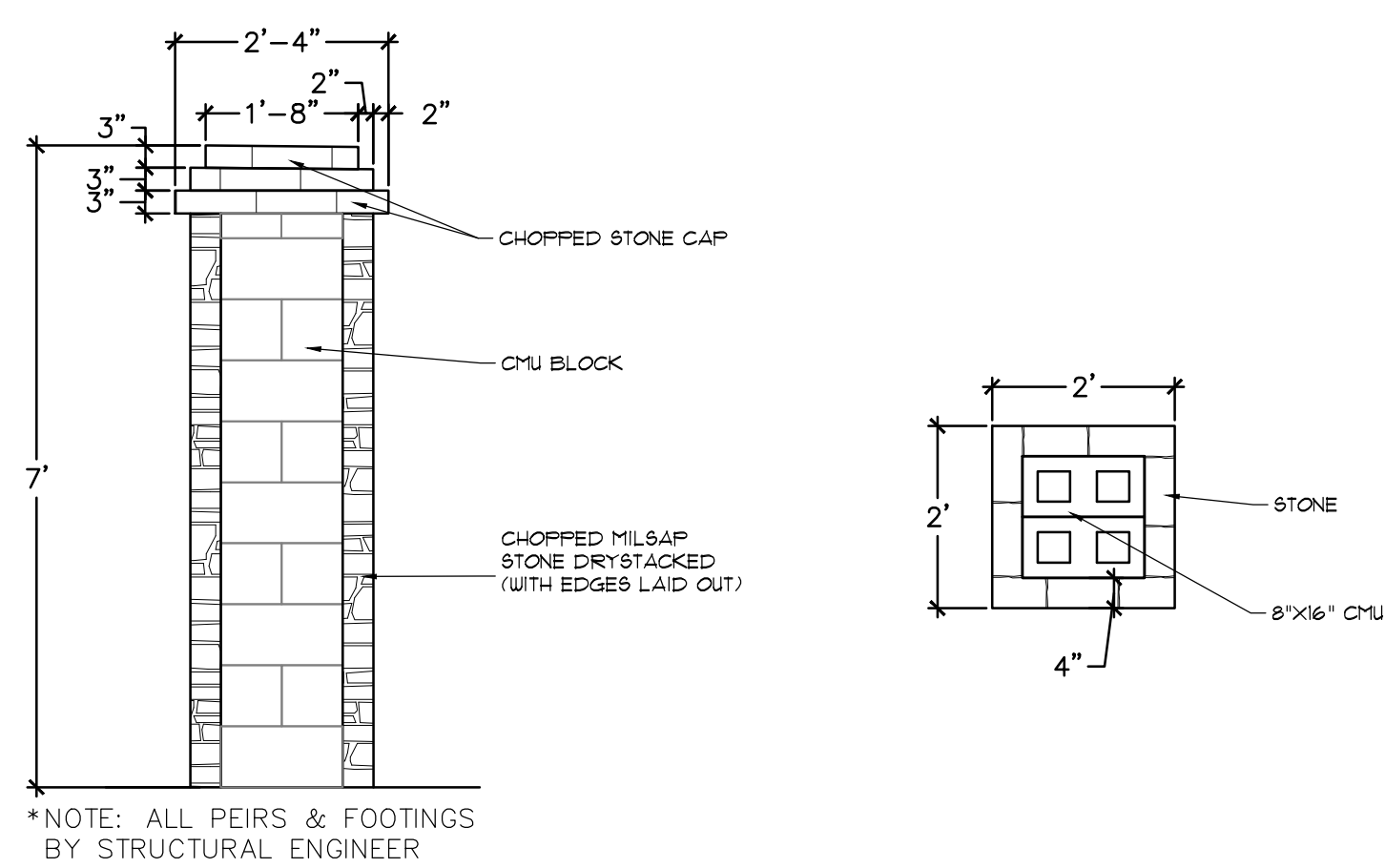
1. ENTRY FOUNTAIN
1"=10'



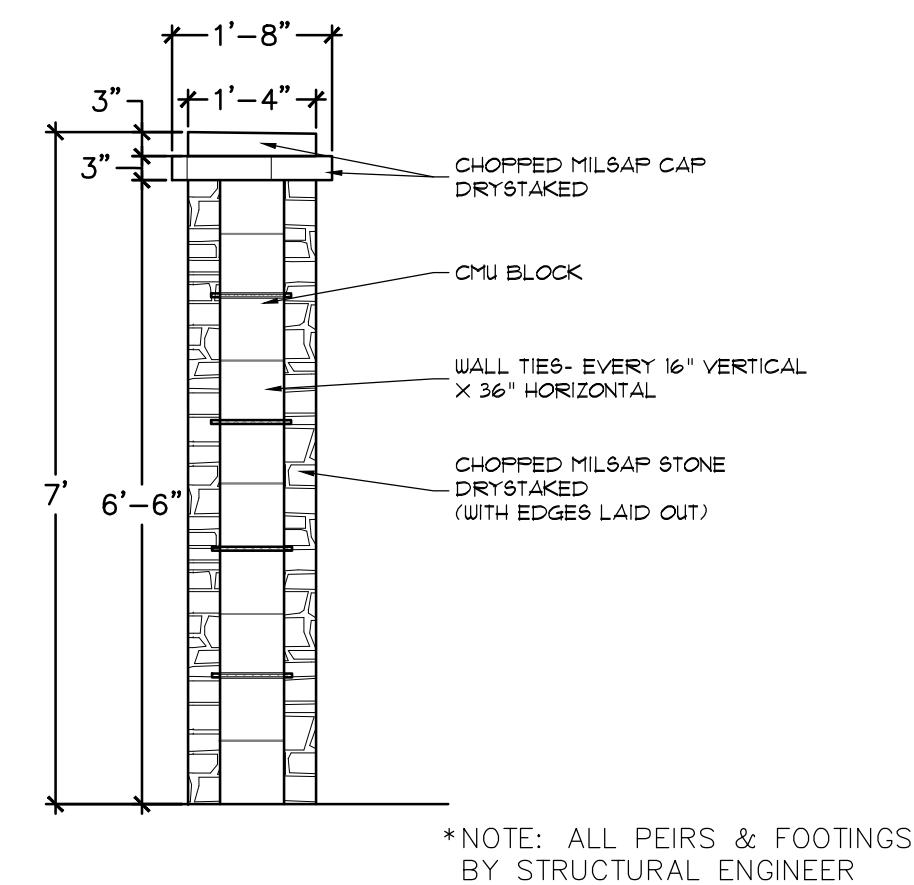
2. ENTRY FOUNTAIN DETAIL A
1/2"=1'



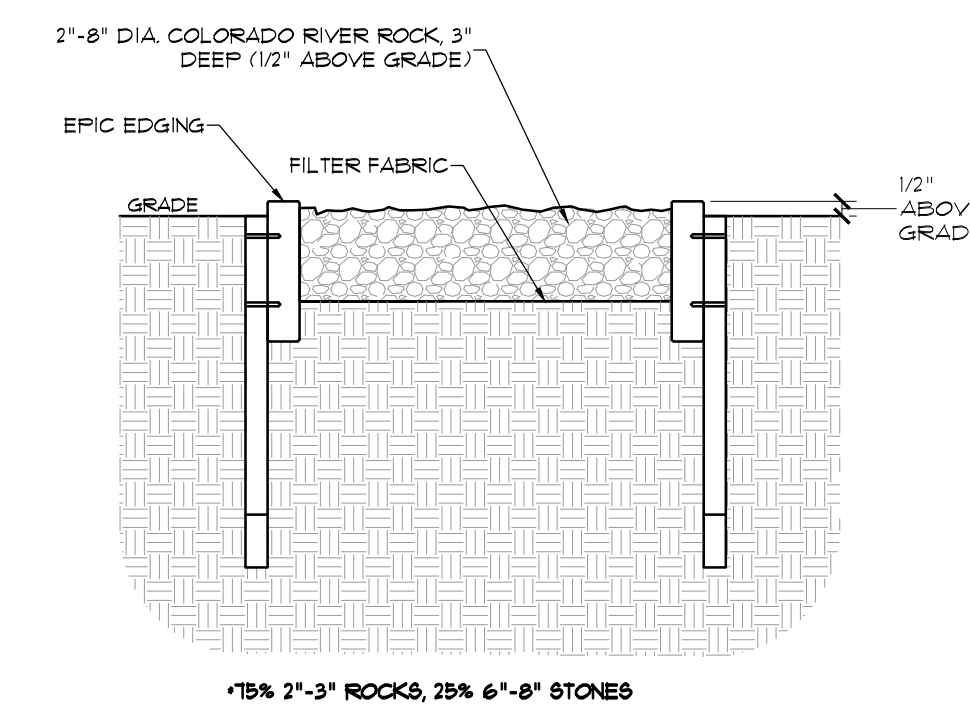
3. ENTRY FOUNTAIN DETAIL B
1/2"=1'



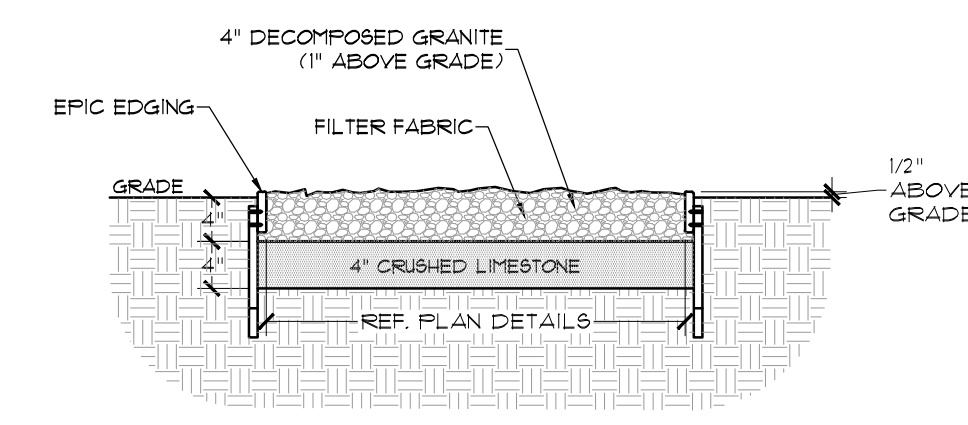
4. STONE COLUMN DETAIL
1/2"=1'



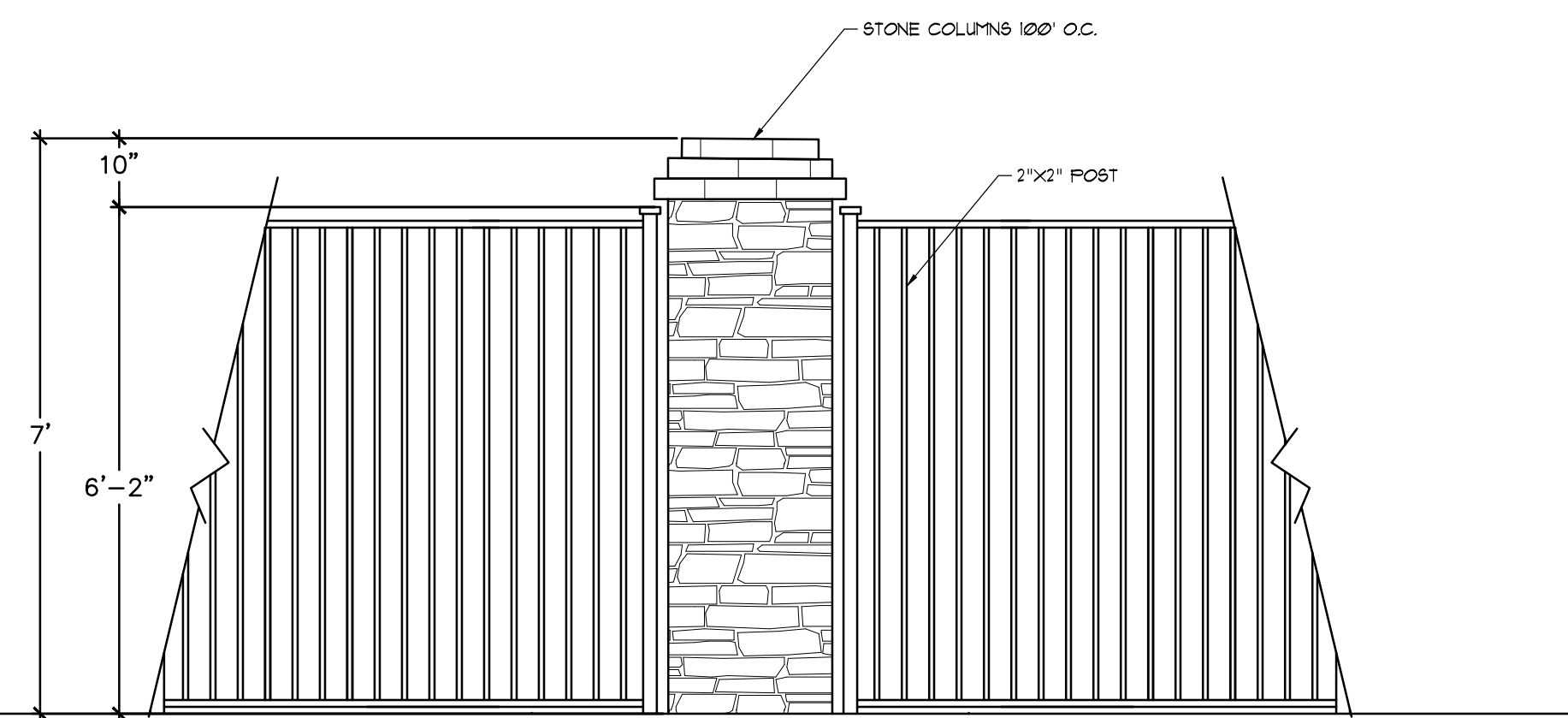
5. STONE WALL DETAIL
1/2"=1'



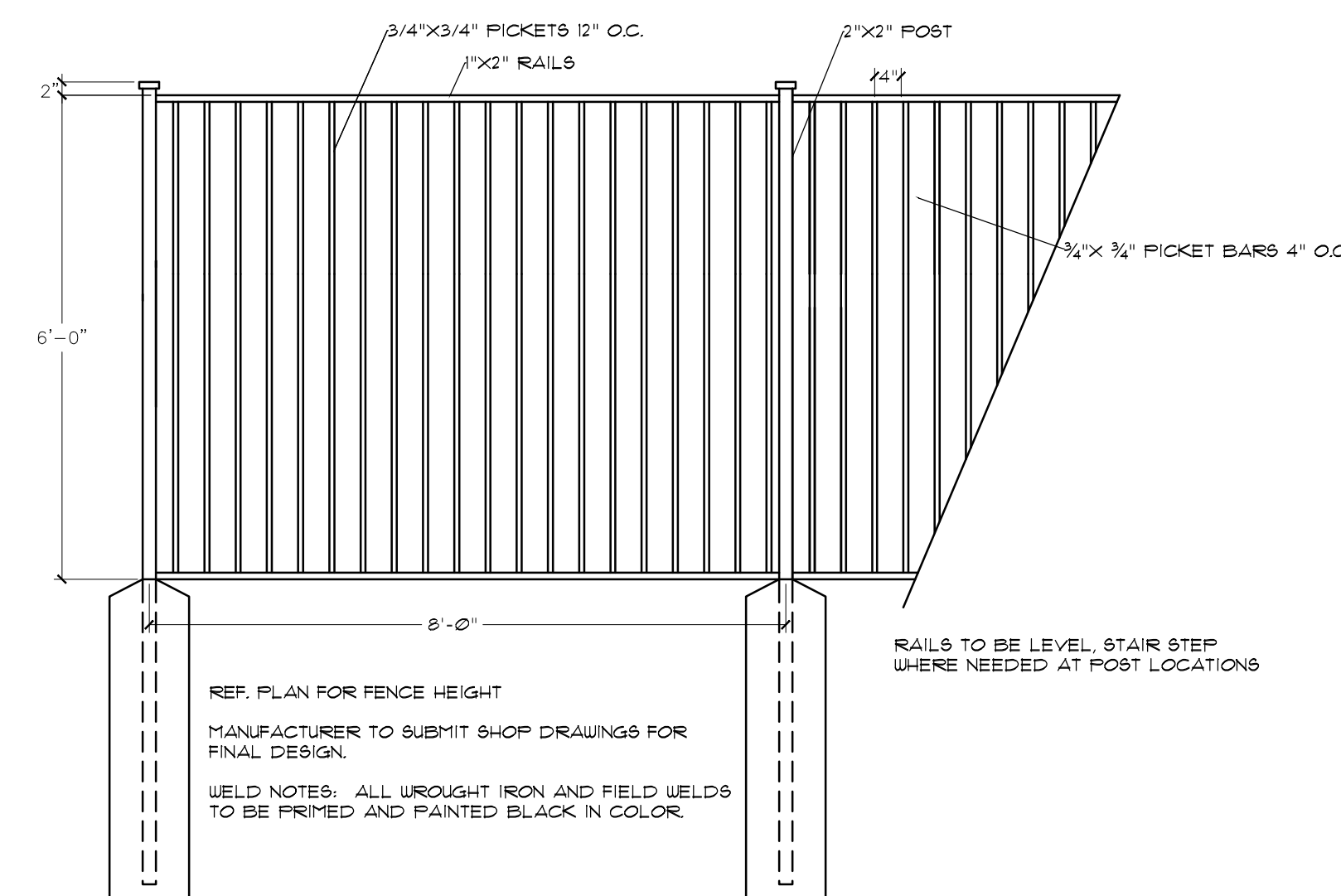
6. RIVER ROCK DRY CREEK
NTS



7. DECOMP. GRANITE PATHWAY
3/4"=1'

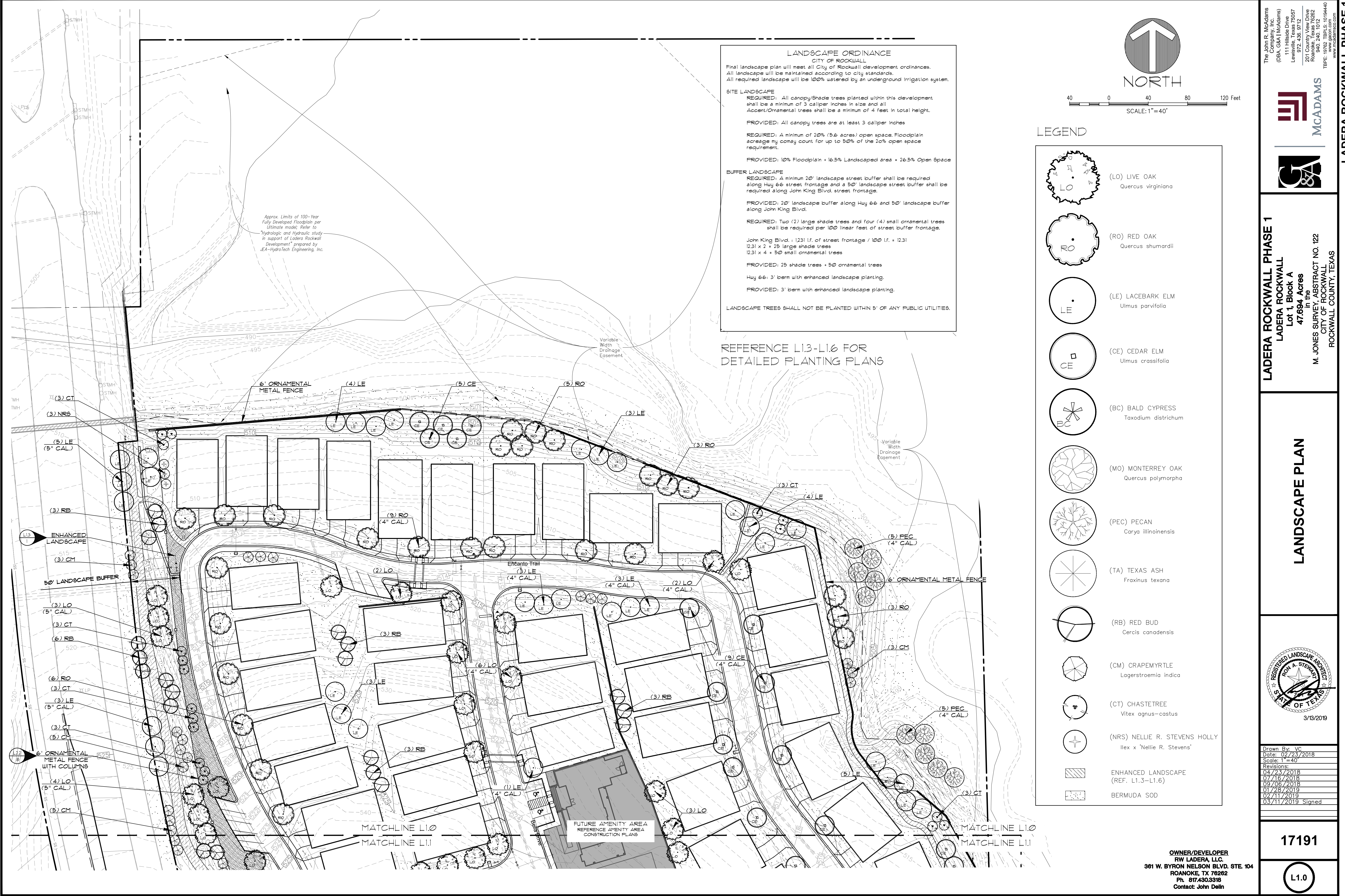


8. STONE COLUMN & 6' ORNAMENTAL METAL FENCE - ELEVATION
1/2"=1'



9. 6' ORNAMENTAL METAL FENCE
1/2"=1'

File: J:\17191\17191.dwg Plot: 3/13/2019 8:48 AM by: wjw



LANDSCAPE ORDINANCE
 CITY OF ROCKWALL
 Final landscape plan will meet all City of Rockwall development ordinances. All landscape will be maintained according to city standards. All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE
REQUIRED: All canopy/shade trees planted within this development shall be a minimum of 3 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.
PROVIDED: All canopy trees are at least 3 caliper inches

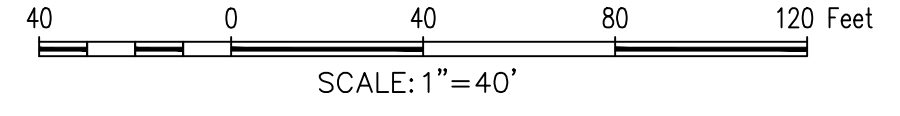
REQUIRED: A minimum of 20% (5.6 acres) open space. Floodplain acreage may count for up to 50% of the 20% open space requirement.
PROVIDED: 10% Floodplain + 16.5% Landscaped area + 26.5% Open Space

BUFFER LANDSCAPE
REQUIRED: A minimum 20' landscape street buffer shall be required along Hwy 66 street frontage and a 50' landscape street buffer shall be required along John King Blvd. street frontage.
PROVIDED: 20' landscape buffer along Hwy 66 and 50' landscape buffer along John King Blvd.

REQUIRED: Two (2) large shade trees and four (4) small ornamental trees shall be required per 100' linear feet of street frontage.
 John King Blvd. = 1231 lf. of street frontage / 100 lf. = 12.31
 12.31 x 2 = 25 large shade trees
 12.31 x 4 = 50 small ornamental trees
PROVIDED: 25 shade trees + 50 ornamental trees
 Hwy 66: 3' berm with enhanced landscape planting.
PROVIDED: 3' berm with enhanced landscape planting.

LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES.

REFERENCE L1.3-L1.6 FOR DETAILED PLANTING PLANS



LEGEND

- (LO) LIVE OAK
Quercus virginiana
- (RO) RED OAK
Quercus shumardii
- (LE) LACEBARK ELM
Ulmus parvifolia
- (CE) CEDAR ELM
Ulmus crassifolia
- (BC) BALD CYPRESS
Taxodium distichum
- (MO) MONTERREY OAK
Quercus polymorpha
- (PEC) PECAN
Carya illinoensis
- (TA) TEXAS ASH
Fraxinus texana
- (RB) RED BUD
Cercis canadensis
- (CM) CRAPEMYRTLE
Lagerstroemia indica
- (CT) CHASTETREE
Vitex agnus-castus
- (NRS) NELLIE R. STEVENS HOLLY
Ilex x 'Nellie R. Stevens'
- ENHANCED LANDSCAPE (REF. L1.3-L1.6)
- BERMUDA SOD

The John R. McAdams Company, Inc.
 (DBA GSA | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972-456-8775
 291 Commerce Center
 Rockwall, Texas 75082
 940.240.1012
 TBP#: 19762 TBPIS: 10194440
 www.mcadamsco.com

MCADAMS

LADERA ROCKWALL PHASE 1
LADERA ROCKWALL
 Lot 1, Block A
 47.694 Acres in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
 JOHN A. STEWART
 STATE OF TEXAS
 3/13/2019

Drawn By: VC
 Date: 02/23/2018
 Scale: 1" = 40'

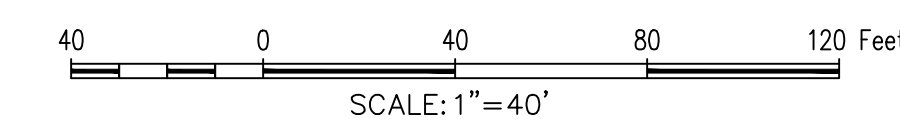
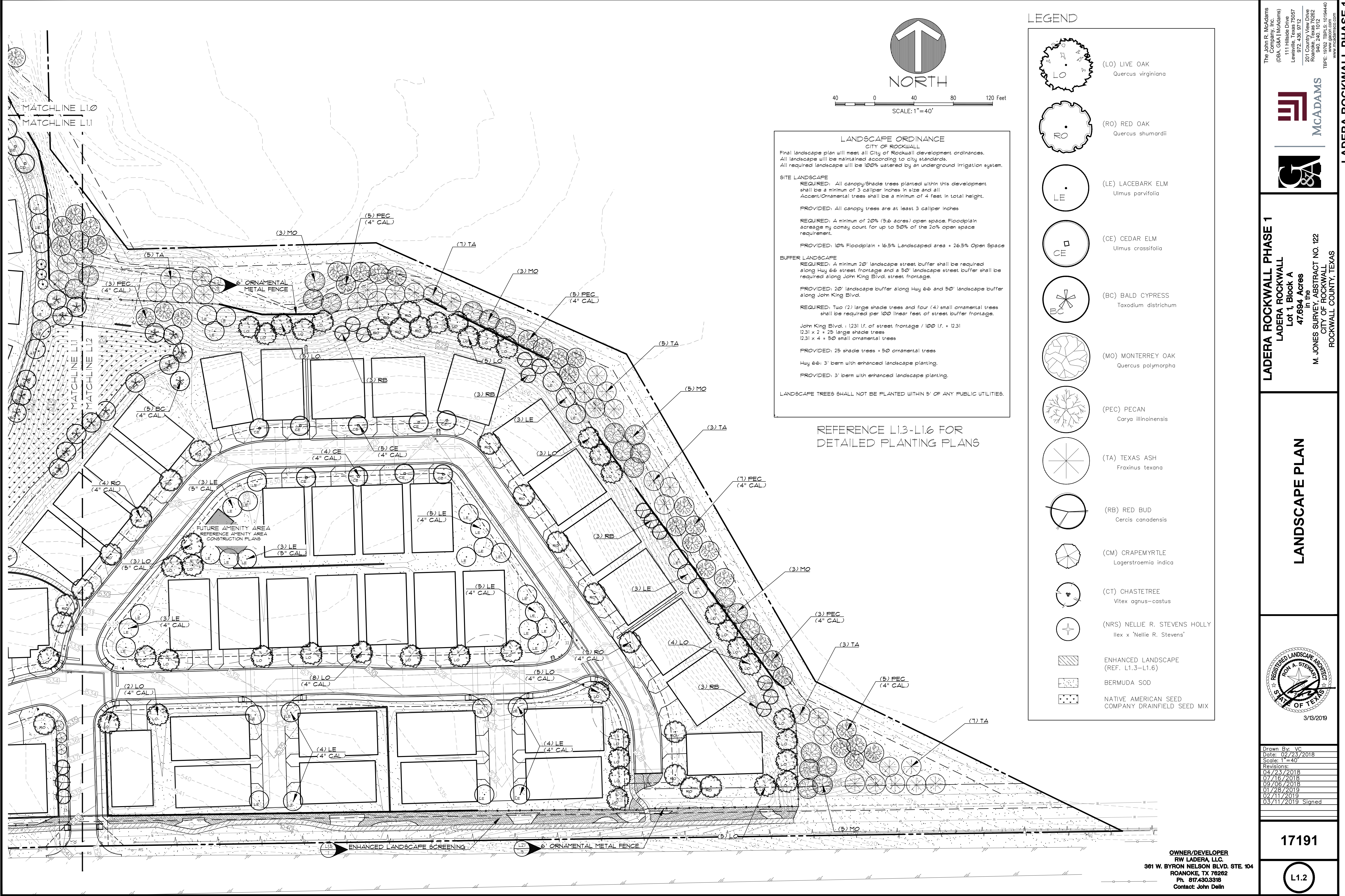
Revisions:
 04/23/2018
 07/16/2018
 09/06/2018
 01/28/2019
 02/11/2019
 03/11/2019 Signed

17191

L1.0

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

File: L17191.dwg (Landscape Plan) & Road (Rockwall) (L1.0).
 Printed: 3/13/2019 8:58 AM by Wiley, C. Date: 3/13/2019 8:48 AM by Wiley



LANDSCAPE ORDINANCE
CITY OF ROCKWALL

Final landscape plan will meet all City of Rockwall development ordinances. All landscape will be maintained according to city standards. All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE
REQUIRED: All canopy/shade trees planted within this development shall be a minimum of 3 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.
PROVIDED: All canopy trees are at least 3 caliper inches

REQUIRED: A minimum of 20% (5.6 acres) open space. Floodplain acreage may count for up to 50% of the 20% open space requirement.
PROVIDED: 10% Floodplain + 16.5% Landscaped area = 26.5% Open Space

BUFFER LANDSCAPE
REQUIRED: A minimum 20' landscape street buffer shall be required along Hwy 66 street frontage and a 50' landscape street buffer shall be required along John King Blvd. street frontage.
PROVIDED: 20' landscape buffer along Hwy 66 and 50' landscape buffer along John King Blvd.
REQUIRED: Two (2) large shade trees and four (4) small ornamental trees shall be required per 100 linear feet of street buffer frontage.
John King Blvd.: 1231 lf. of street frontage / 100 lf. = 12.31
12.31 x 2 = 25 large shade trees
12.31 x 4 = 50 small ornamental trees
PROVIDED: 25 shade trees + 50 ornamental trees
Hwy 66: 3' berm with enhanced landscape planting.
PROVIDED: 3' berm with enhanced landscape planting.

LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES.

REFERENCE L1.3-L1.6 FOR
DETAILED PLANTING PLANS

LEGEND

- (LO) LIVE OAK
Quercus virginiana
- (RO) RED OAK
Quercus shumardii
- (LE) LACEBARK ELM
Ulmus parvifolia
- (CE) CEDAR ELM
Ulmus crassifolia
- (BC) BALD CYPRESS
Toxodium distichum
- (MO) MONTERREY OAK
Quercus polymorpha
- (PEC) PECAN
Carya illinoensis
- (TA) TEXAS ASH
Fraxinus texana
- (RB) RED BUD
Cercis canadensis
- (CM) CRAPEMYRTLE
Lagerstroemia indica
- (CT) CHASTETREE
Vitex agnus-castus
- (NRS) NELLIE R. STEVENS HOLLY
Ilex x 'Nellie R. Stevens'
- ENHANCED LANDSCAPE
(REF. L1.3-L1.6)
- BERMUDA SOD
- NATIVE AMERICAN SEED
COMPANY DRAINFIELD SEED MIX

The John R. McAdams Company, Inc.
(DBA: GSA | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972-406-8775
291 Commerce Park
Roanoke, Texas 75282
940-240-1012
TBP#: 19762 TBPIS: 10194440
www.mcadamsco.com

MCADAMS

LADERA ROCKWALL PHASE 1
LADERA ROCKWALL
Lot 1, Block A
47.694 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

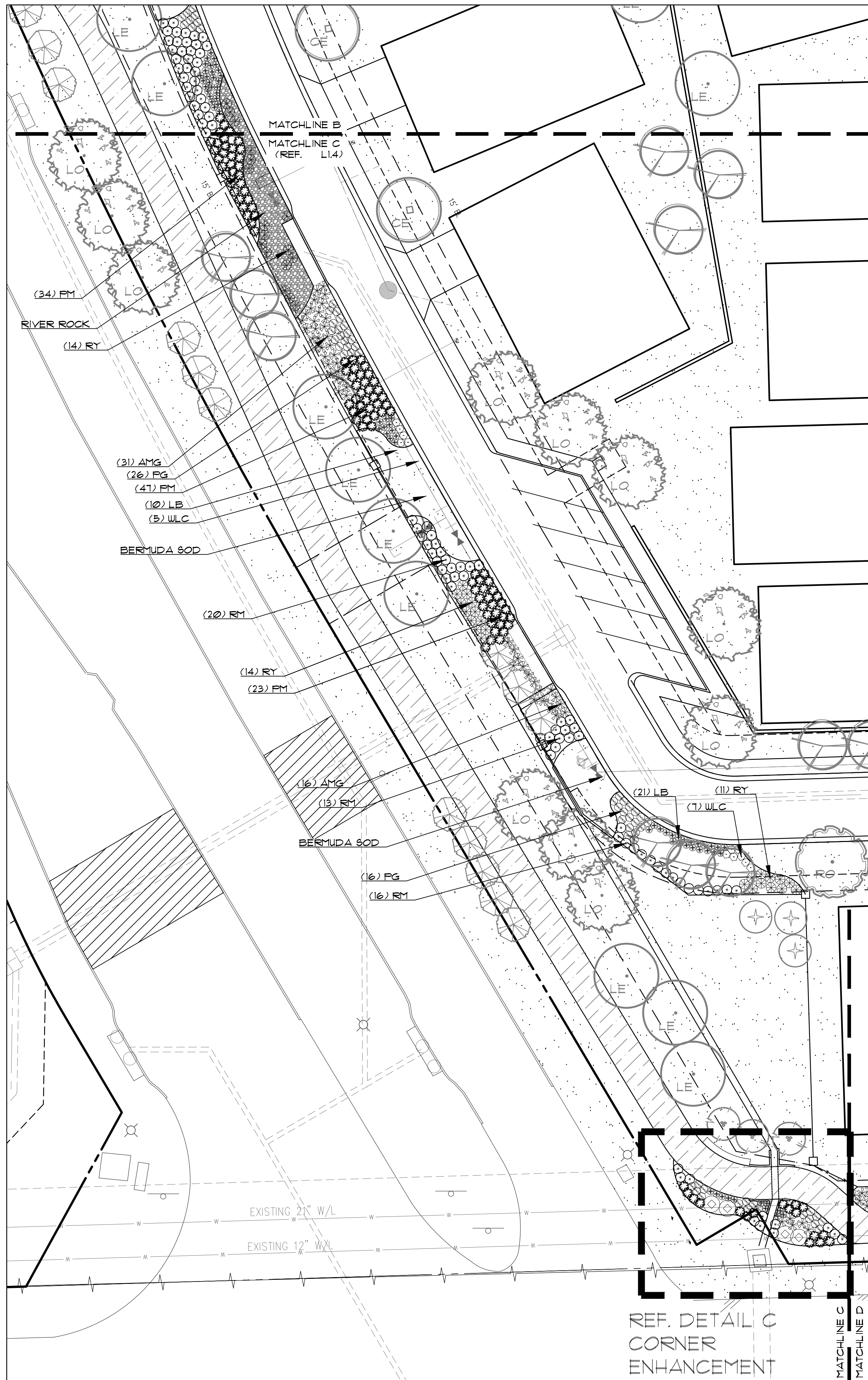
Drawn By: VC
Date: 02/23/2018
Scale: 1"=40'

Revisions:
04/23/2018
07/16/2018
09/06/2018
01/28/2019
02/11/2019
03/11/2019 Signed

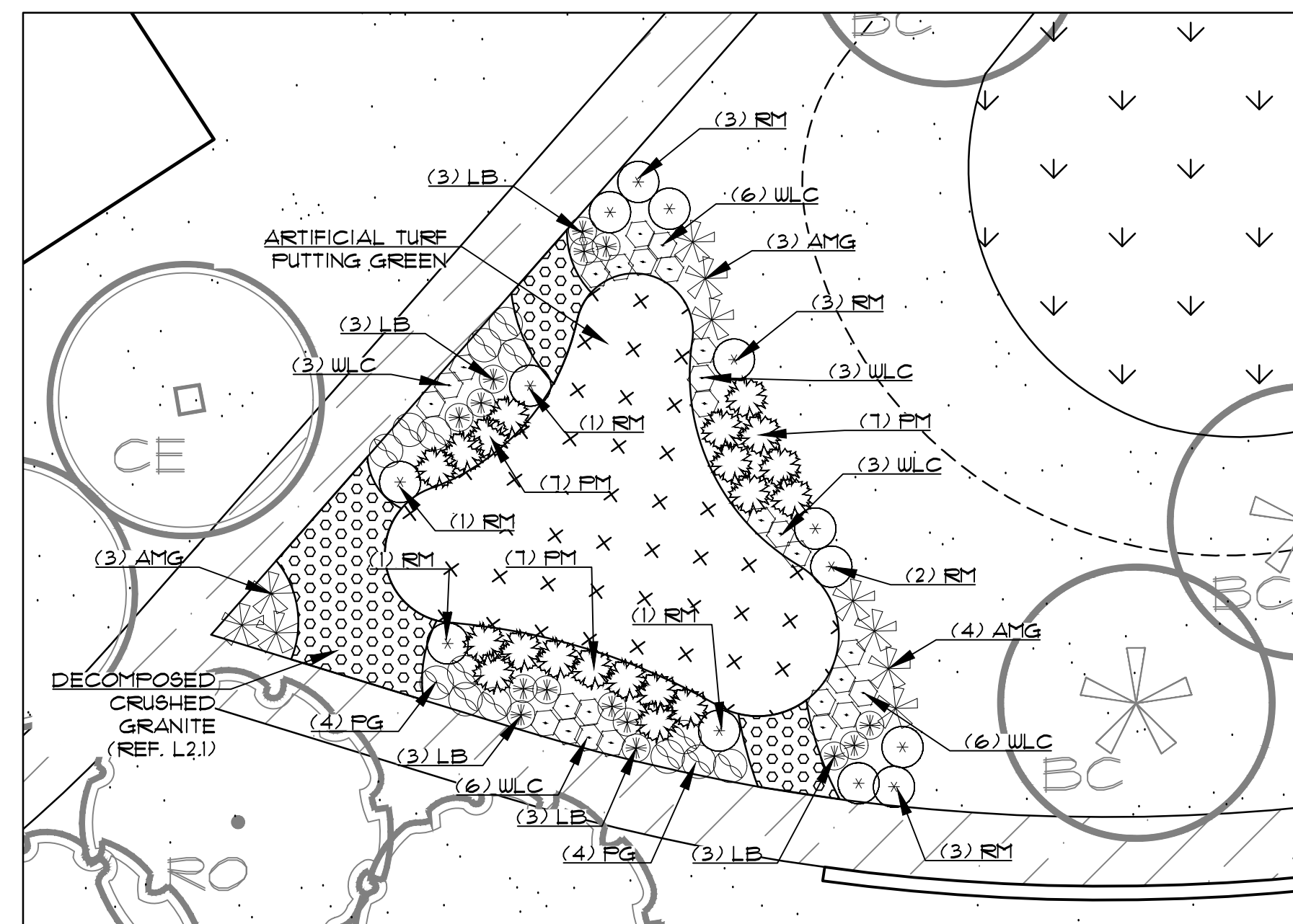
OWNER/DEVELOPER
RW LADERA, LLC
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

17191

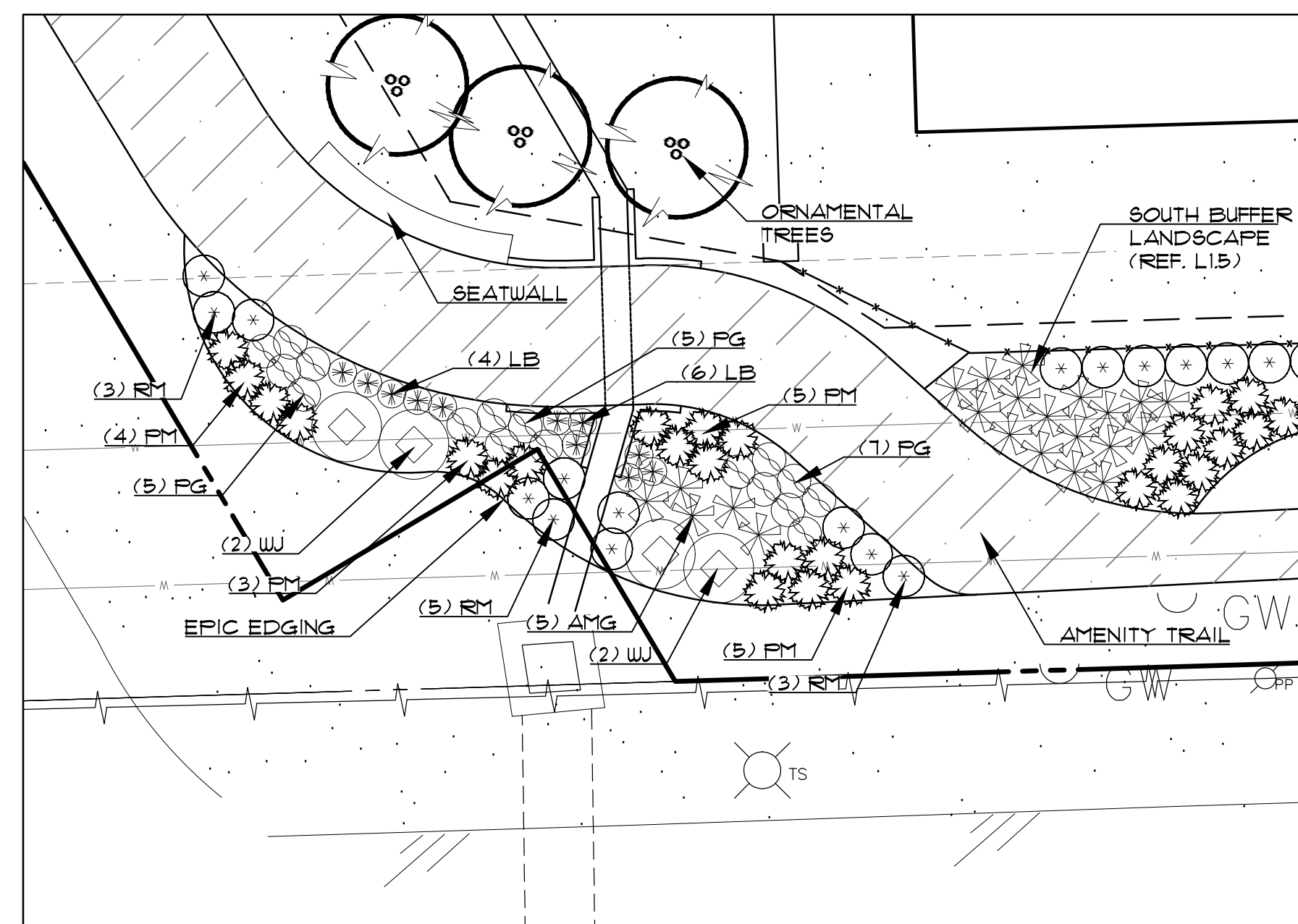
L1.2



1. DETAIL A
SCALE: 1"=20'



2. DETAIL B PUTTING GREEN
SCALE: 1"=10'



3. DETAIL C CORNER ENHANCEMENT
SCALE: 1"=10'



LEGEND

	(YH) YAUPON HOLLY Ilex vomitoria
	(WJ) WINTER JASMINE Jasminum nudiflorum
	(RM) ROSEMARY Rosmarinus officinalis
	(DIH) DWARF INDIAN HAWTHORN Raphiolepis indica
	(AMG) ADAGIO MAIDEN GRASS Miscanthus sinensis 'Adagio'
	(PM) PINK MUHLY Muhlenbergi capillaris
	(RY) RED YUCCA Hesperaloe parvifolia
	(WLC) WALKER'S LOW CATMINT Nepeta x faassenii 'Walker's Low'
	(PG) PINK GAURA Gaura lindheimeri 'Siskiyou Pink'
	(LB) LITTLE BLUESTEM Schizachyrium scoparium 'Prairie Blues'
	(DL) DAYLILLY Hemerocallis sp.
	SEASONAL COLOR
	BERMUDA SOD
	RIVER ROCK MULCH
	DECOMPOSED CRUSHED GRANITE
	ARTIFICIAL TURF

LADERA ROCKWALL PHASE 1
LADERA ROCKWALL
Lot 1, Block A
47.694 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

LANDSCAPE DETAILS

3/13/2019

Drawn By: VC
Date: 02/23/2018
Scale:
Revisions:
04/23/2018
07/16/2018
09/06/2018
01/28/2019
02/11/2019
03/11/2019 Signed

17191

L1.4

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

Plan: 3/13/2019 (17191) L1.4 (Landscape) (P) & (Seed) (Plan) (Sheet) (1) OF (1) SHEETS
 Permet: 3/13/2019 8:53 AM by Wmly, Cde. Sheet: 3/13/2019 8:48 AM by Wmly

PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
31	LIVE OAK	Quercus virginiana	5" cal.	10'-12'	Per Plan	Single Trunk
24	LACEBARK ELM	Ulmus parvifolia	5" cal.	10'-12'	Per Plan	Single Trunk
45	LIVE OAK	Quercus virginiana	4" cal.	10'-12'	Per Plan	Single Trunk
48	RED OAK	Quercus shumardii	4" cal.	10'-12'	Per Plan	Single Trunk
34	LACEBARK ELM	Ulmus parvifolia	4" cal.	10'-12'	Per Plan	Single Trunk
45	CEDAR ELM	Ulmus crassifolia	4" cal.	10'-12'	Per Plan	Single Trunk
21	BALD CYPRESS	Taxodium distichum	4" cal.	10'-12'	Per Plan	Single Trunk
44	PECAN	Carya illinoensis	4" cal.	10'-12'	Per Plan	Single Trunk
31	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	Per Plan	Single Trunk
17	RED OAK	Quercus shumardii	3" cal.	10'-12'	Per Plan	Single Trunk
39	LACEBARK ELM	Ulmus parvifolia	3" cal.	10'-12'	Per Plan	Single Trunk
14	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	Per Plan	Single Trunk
21	MONTERREY OAK	Quercus polymorpha	3" cal.	10'-12'	Per Plan	Single Trunk
33	TEXAS ASH	Fraxinus texana	3" cal.	10'-12'	Per Plan	Single Trunk
62	RED BUD	Cercis canadensis	30gal.	7'-8'	Per Plan	Single Trunk
69	CRAPEMYRTLE	Lagerstroemia indica	30gal.	7'-8'	Per Plan	Multitrunk
33	CHASTE TREE	Vitex agrus-castus	30gal.	7'-8'	Per Plan	Multitrunk
6	NELLIE R. STEVENS HOLLY	Ilex x 'Nellie R. Stevens'	30gal.	5'-6'	Per Plan	Full
7	YAUPON HOLLY	Ilex vomitoria	30gal.	7'-8'	Per Plan	Full
18	WINTER JASMINE	Jasminum nudiflorum	5gal.	3'-0"	Per Plan	Full
446	ROSEMARY	Rosmarinus officinalis	3gal.	24"	3'-0"	Full
236	DWARF INDIAN HAWTHORN	Rhaphiolepis indica	3gal.	24"	3'-0"	Full
660	ADAGIO MAIDEN GRASS	Miscanthus sinensis 'Adagio'	3gal.	36"	3'-0"	Full
738	PINK MUHLY	Muhlenbergia capillaris	3gal.	24"	3'-0"	Full
144	RED YUCCA	Hesperaloe parvifolia	3gal.	24"	3'-0"	Full
107	WALKER'S LOW CATMINT	Nepeta x faassenii	1 gal.	12"	3'-0"	Full
269	PINK GAURA	Gaura lindheimeri 'Siskiyou Pink'	1 gal.	12"	2'-6"	Full
377	LITTLE BLUESTEM	Schizachyrium scoparium 'Prairie Blues'	1 gal.	12"	3'-0"	Full
337	DAYLILY	Hemerocallis	1 gal.	12"	12"	Evergreen
525	SEASONAL COLOR		4" pot			Full
92 lbs	DRAINFIELD SEED MIX					

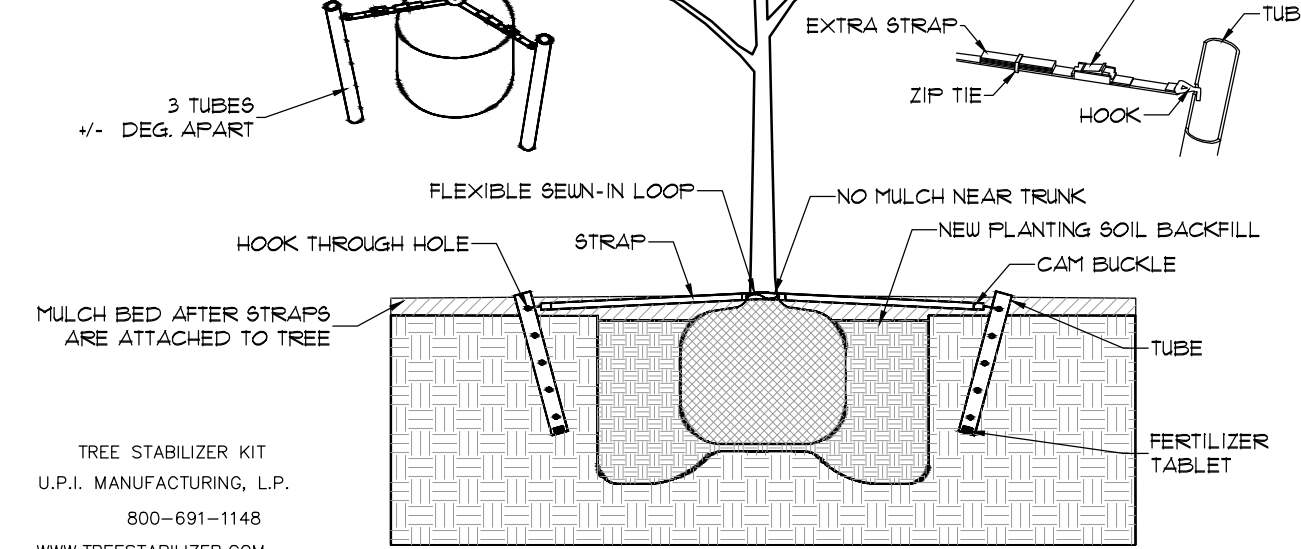
Total Mitigation Required*: 1726.75 in
 Total Mitigation Provided: 1727 in
 *Ref. T1.0 TREE SURVEY

LANDSCAPE NOTES:

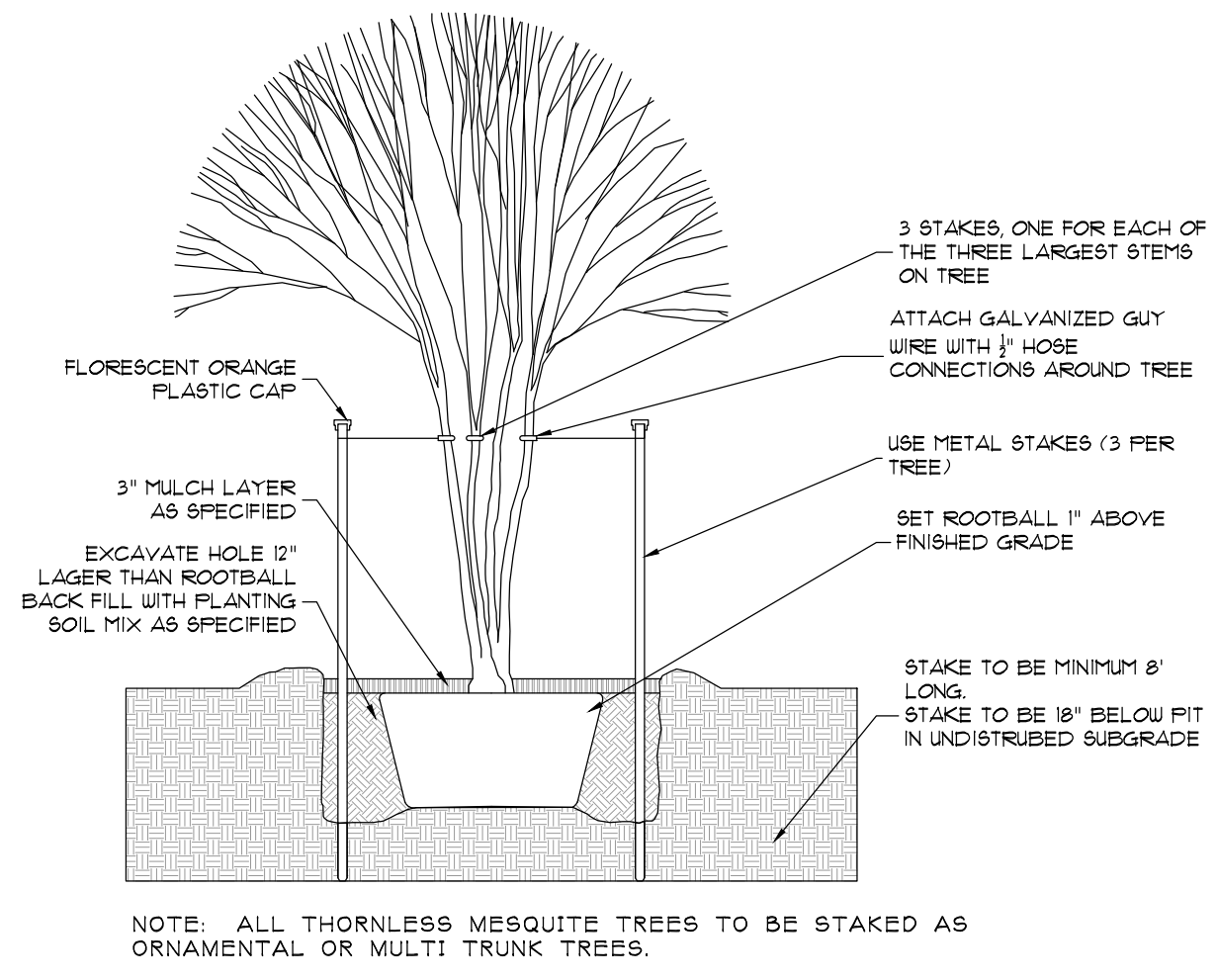
- Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
- Contractor is responsible for verifying location of all underground utilities prior to construction.
- It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
- All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
- Landscape edging shall be located as noted on plan.
- Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
- All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- Landscape areas shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- Irrigation Controller to have a Rain and Freeze Stat.
- All landscape is to be greater than 8 feet from all underground utilities.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

SPECIFICATIONS:

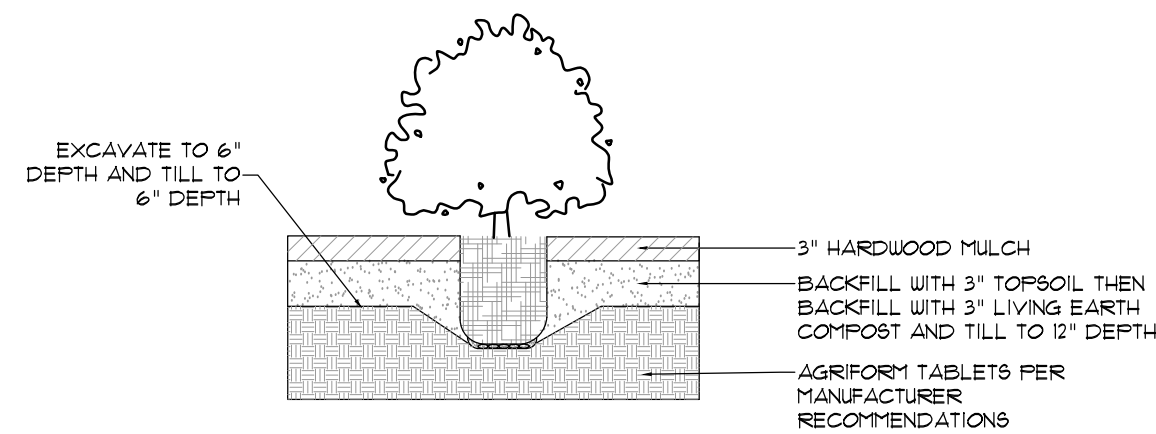
- TSK 20
 3- 20' PERFORATED SCH. 40 PVC TUBES
 3- 6" HARNESSES WITH SEW-IN LOOP
 3- CAM BUCKLES W/ HOOK
 3- ZIP TIES
 3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS
- TSK 36
 3- 36" PERFORATED SCH. 40 PVC TUBES
 3- 6" HARNESSES WITH SEW-IN LOOP
 3- CAM BUCKLES W/ HOOK
 3- ZIP TIES
 3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS



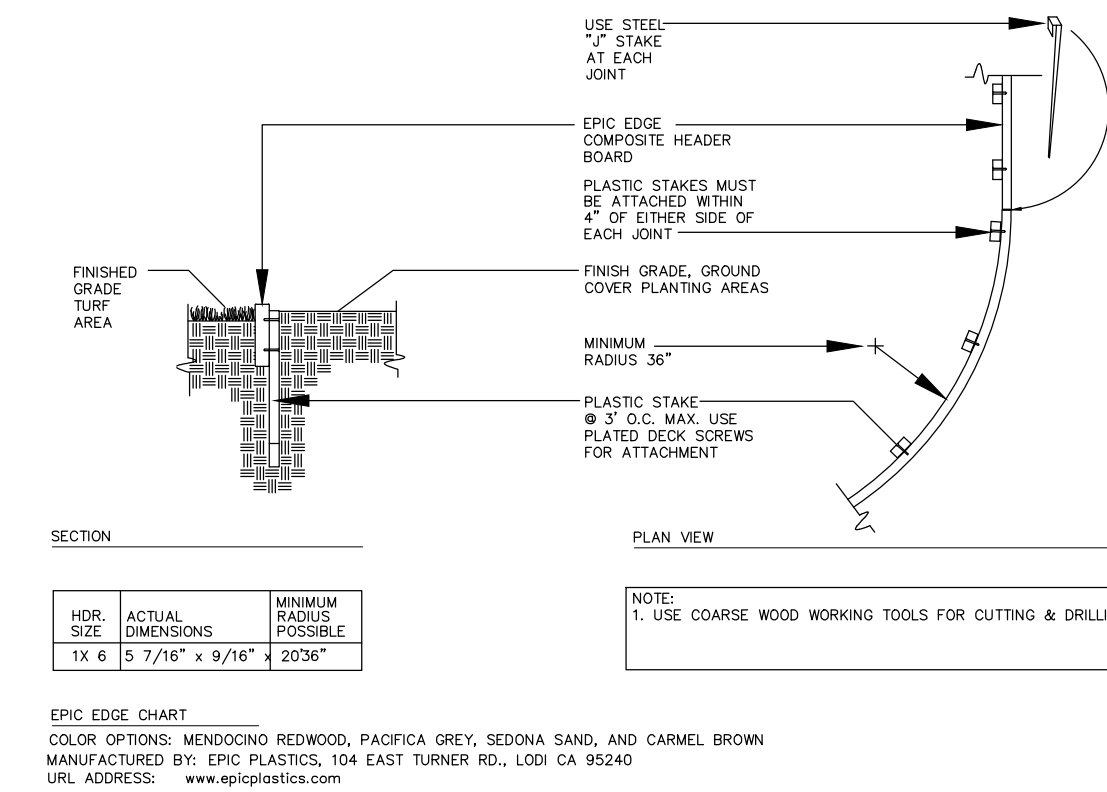
2. TREE STAKING
 NOT TO SCALE



3. ORNAMENTAL TREE STAKING
 NOT TO SCALE



4. SHRUB DETAIL
 NOT TO SCALE



5. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
 NOT TO SCALE

Plan: 3/13/2019 10:00 AM, Project: 3/13/2019 8:49 AM, by: verry

The John R. McAdams Company, Inc.
 (DBA GSA | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972-496-8776
 201 Oakleaf Way, Suite 70292
 Roanoke, Texas 76262
 940.240.1012
 TBP#: 19762 TBPIS: 10194440
 www.mcadamsco.com

LADERA ROCKWALL PHASE 1
 LADERA ROCKWALL
 Lot 1, Block A
 47.694 Acres
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

LANDSCAPE DETAILS

3/13/2019

Drawn By:	VC
Date:	02/23/2018
Scale:	
Revisions:	
	04/23/2018
	07/16/2018
	09/06/2018
	01/28/2019
	02/11/2019
	03/11/2019 Signed

17191

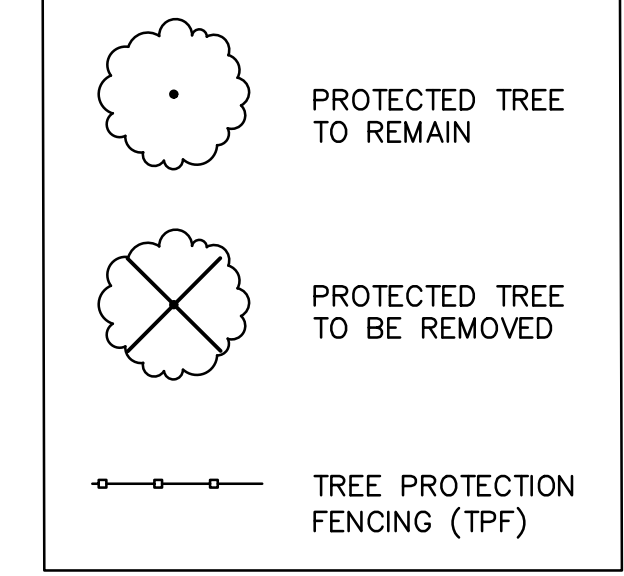
OWNER/DEVELOPER
 RW LADERA, LLC
 361 W. BYRON NELSON BLVD. STE. 104
 ROANOKE, TX 76262
 Ph. 817.430.3318
 Contact: John Dellin

L1.7

LADERA ROCKWALL PHASE 1

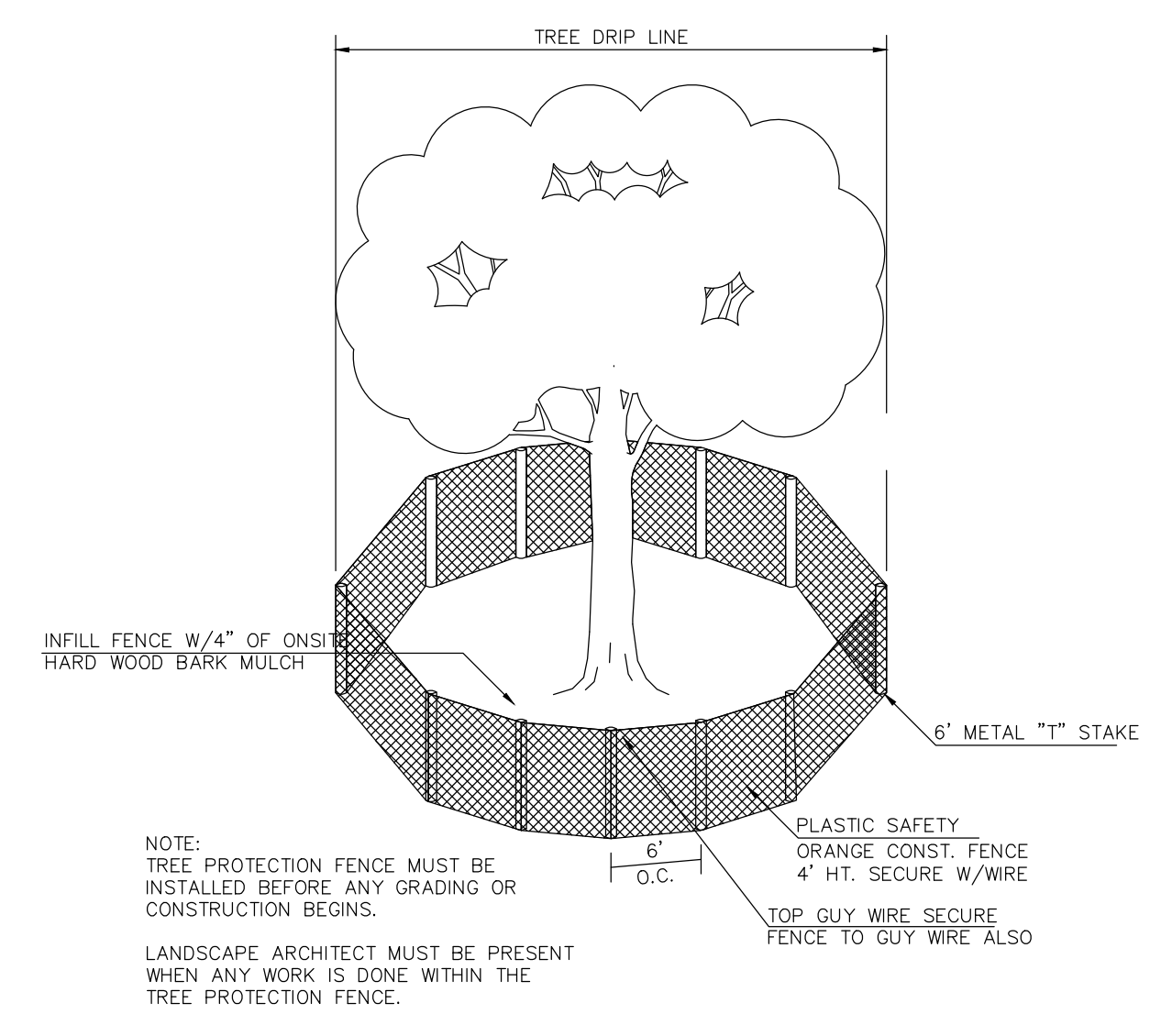
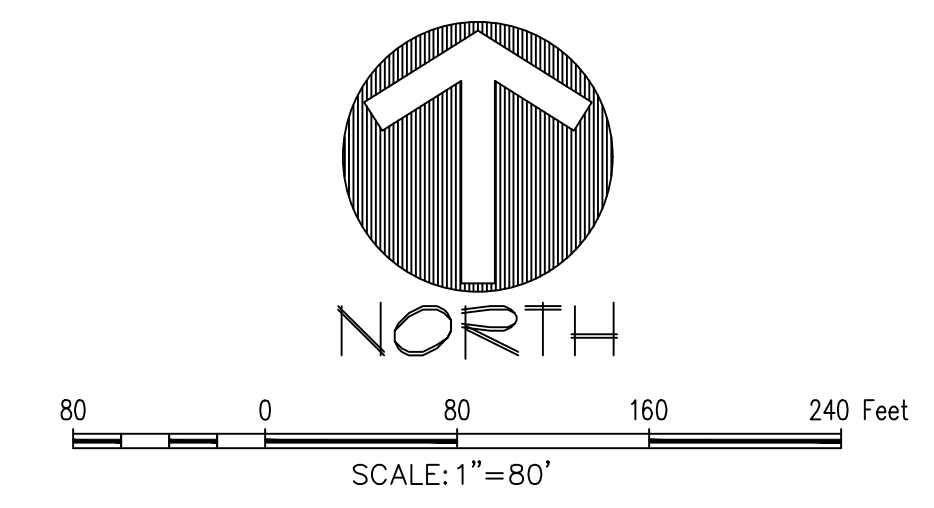


LEGEND



TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
 - 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
 - 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
 - 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
 - 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the number of inches of trunk diameter.
 - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING
 - 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce and weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
 - 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
 - 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airaug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



TREE PROTECTION

MITIGATION TOTALS:

NORTHWEST: 472.5	TOTAL WEST OF JOHN KING BLVD: 526.25 inches
SOUTHWEST: 53.75	TOTAL OUTSIDE PROPERTY: 550.75 inches
CENTRAL: 1200.5	TOTAL WITHIN SS EASEMENT: 398.5 inches
SOUTHEAST: 0	
TOTAL: 1726.75 inches	
TOTAL PROPOSED MITIGATION: 1,727 inches	

File: J:\17191\17191\17191.dwg
 Plotted: 3/13/2019 9:05 AM by User: jstewart
 Plotter: HP DesignJet T1100e

The John R. McAdams
 Company, Inc.
 (DBA: GSA | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972-406-8776 Fax
 972-406-8776
 201 Oakleaf Way
 Roanoke, Texas 76262
 940-240-1012
 TBP#: 19762 TBPIS: 10194440
 www.mcadamsco.com

LADERA ROCKWALL PHASE 1
LADERA ROCKWALL
Lot 1, Block A
47,694 Acres
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY - CENTRAL

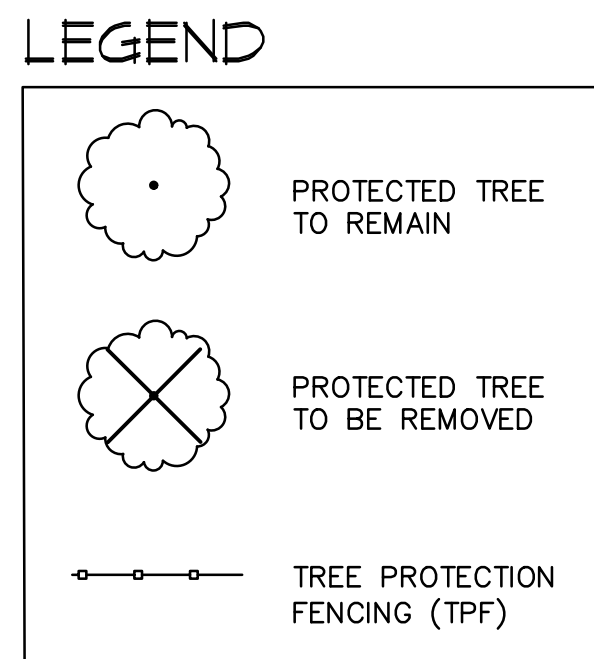
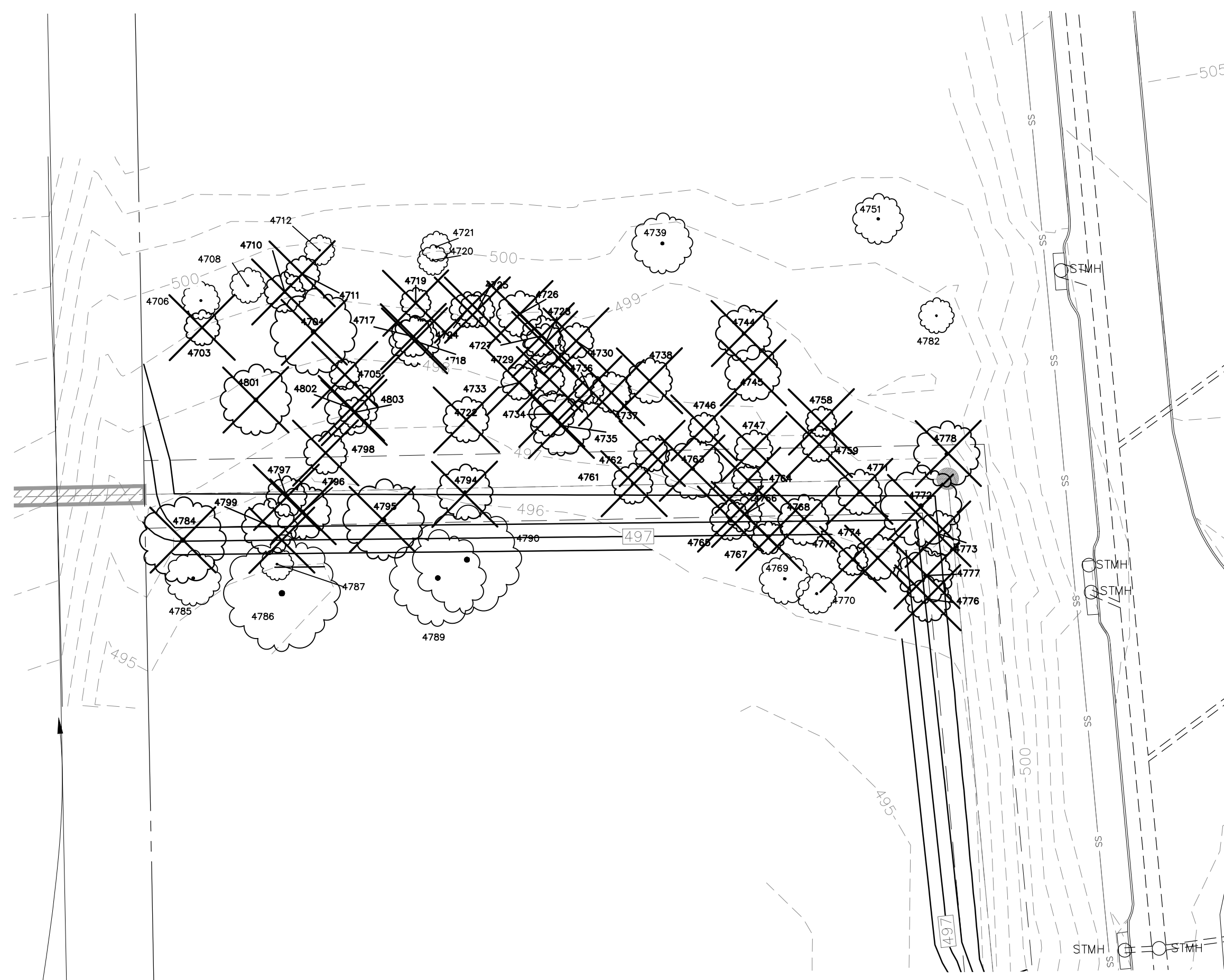
Drawn By: VC
 Date: 02/23/2018
 Scale: 1"=80'
 Revisions:
 04/23/2018
 07/16/2018
 09/06/2018
 01/28/2019
 02/11/2019
 03/11/2019 Signed

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

17191

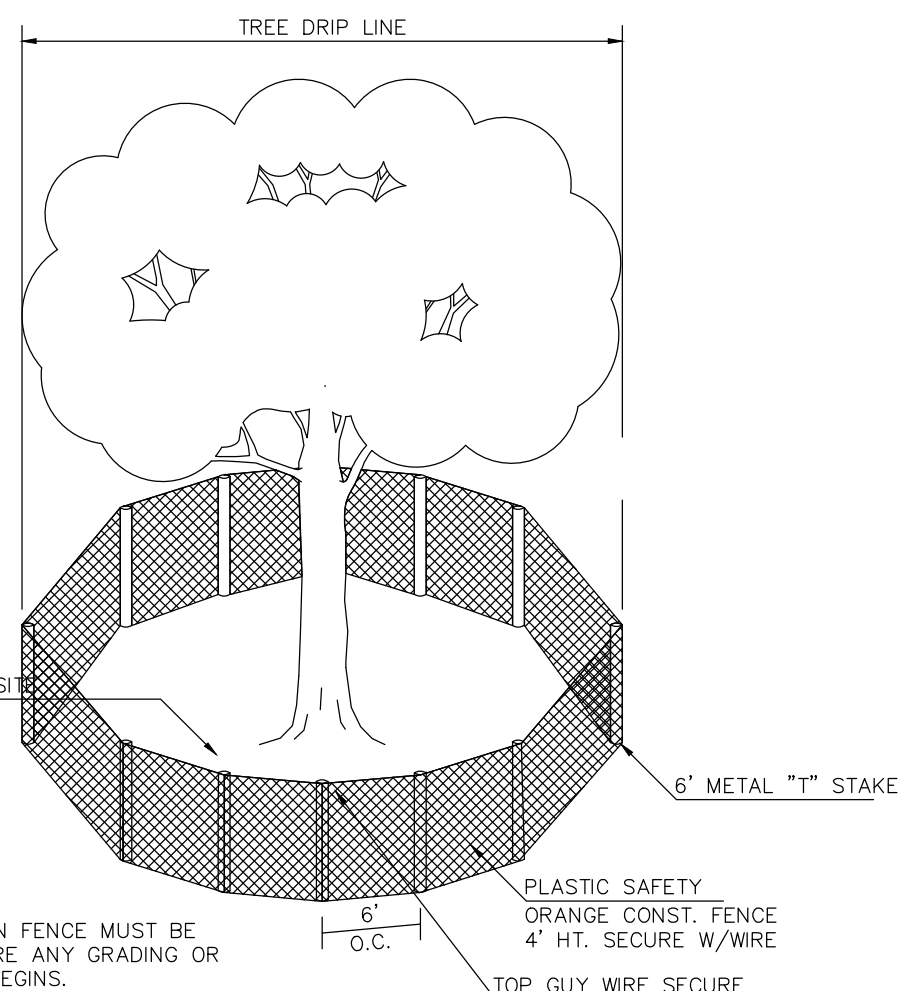
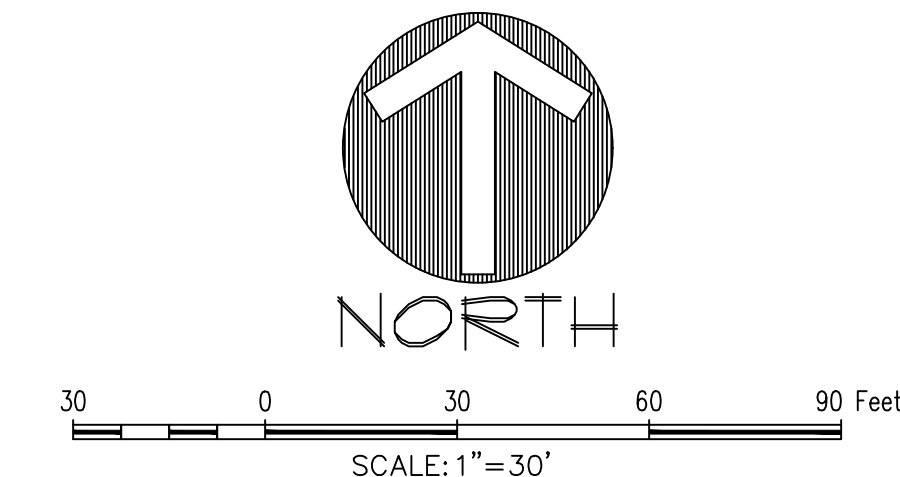
T.10

LADERA ROCKWALL PHASE 1



TREE CHART

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION	REMARKS
4703	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4704	17	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	17	
4705	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4706	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4708	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4710	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4711	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	7	
4712	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4717	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4718	10	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	10	
4719	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4720	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4721	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4722	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4724	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4725	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4726	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4727	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4728	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4729	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4730	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4733	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4734	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4735	12	RED CEDAR	<i>Juniperus virginiana</i>	YES	YES	6	
4736	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4737	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4738	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4739	12	RED CEDAR	<i>Juniperus virginiana</i>	YES	NO		
4744	11	RED CEDAR	<i>Juniperus virginiana</i>	YES	YES	5.5	
4745	11	RED CEDAR	<i>Juniperus virginiana</i>	YES	YES	5.5	
4746	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4747	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7.5	SS ESMT
4751	10	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4758	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4759	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	7	
4761	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	SS ESMT
4762	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	SS ESMT
4763	12	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	12	SS ESMT
4764	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	SS ESMT
4765	8	HICKORY	<i>Carya texana</i>	YES	YES	8	
4766	7	HICKORY	<i>Carya texana</i>	YES	YES	7	SS ESMT
4767	6.5	HICKORY	<i>Carya texana</i>	YES	YES	6.5	
4768	10	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	10	
4769	10,10	HICKORY	<i>Carya texana</i>	YES	NO		
4770	8	HICKORY	<i>Carya texana</i>	YES	NO		
4771	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	SS ESMT
4772	16	HICKORY	<i>Carya texana</i>	YES	YES	16	SS ESMT
4773	9	AMERICAN ELM	<i>Ulmus crassifolia</i>	YES	YES	9	SS ESMT
4774	9	AMERICAN ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4775	6	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	6	
4776	9	HICKORY	<i>Carya texana</i>	YES	YES	9	SS ESMT
4777	11	HICKORY	<i>Carya texana</i>	YES	YES	11	SS ESMT
4778	13	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	13	SS ESMT
4782	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4784	17	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	17	
4785	11	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4786	23	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4787	6.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4789	19	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4790	21.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4794	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	SS ESMT
4795	16	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	16	SS ESMT
4796	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	SS ESMT
4797	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	SS ESMT
4798	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4799	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	SS ESMT
4801	14	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	14	
4802	10.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	10.5	
4803	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
				MITIGATION INCHES:		472.5	



TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE**
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS**
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS**
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS**
- 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the number of inches of trunk diameter.
 - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING**
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning. No more than 20 percent of live foliage shall be removed from any tree.
 - 4) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL**
- 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
 - 4) Any brush, clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION**
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6" T" stakes and orange web fence material
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "air dug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may be routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified

TREE PROTECTION

LADERA ROCKWALL PHASE 1
 LADERA ROCKWALL
 Lot 1, Block A
 47.694 Acres
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

TREE SURVEY - NORTHWEST

LADERA ROCKWALL PHASE 1

The John R. McAdams Company, Inc.
 (DBA: GSA | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972-406-8776 Fax
 201 Oaklawn Road
 Roanoke, Texas 76282
 940-240-1012
 TBP#: 19762 TBPIS: 10194440
 www.madamsco.com

REGISTERED LANDSCAPE ARCHITECT
 JOHN A. STEWART
 STATE OF TEXAS
 3/13/2019

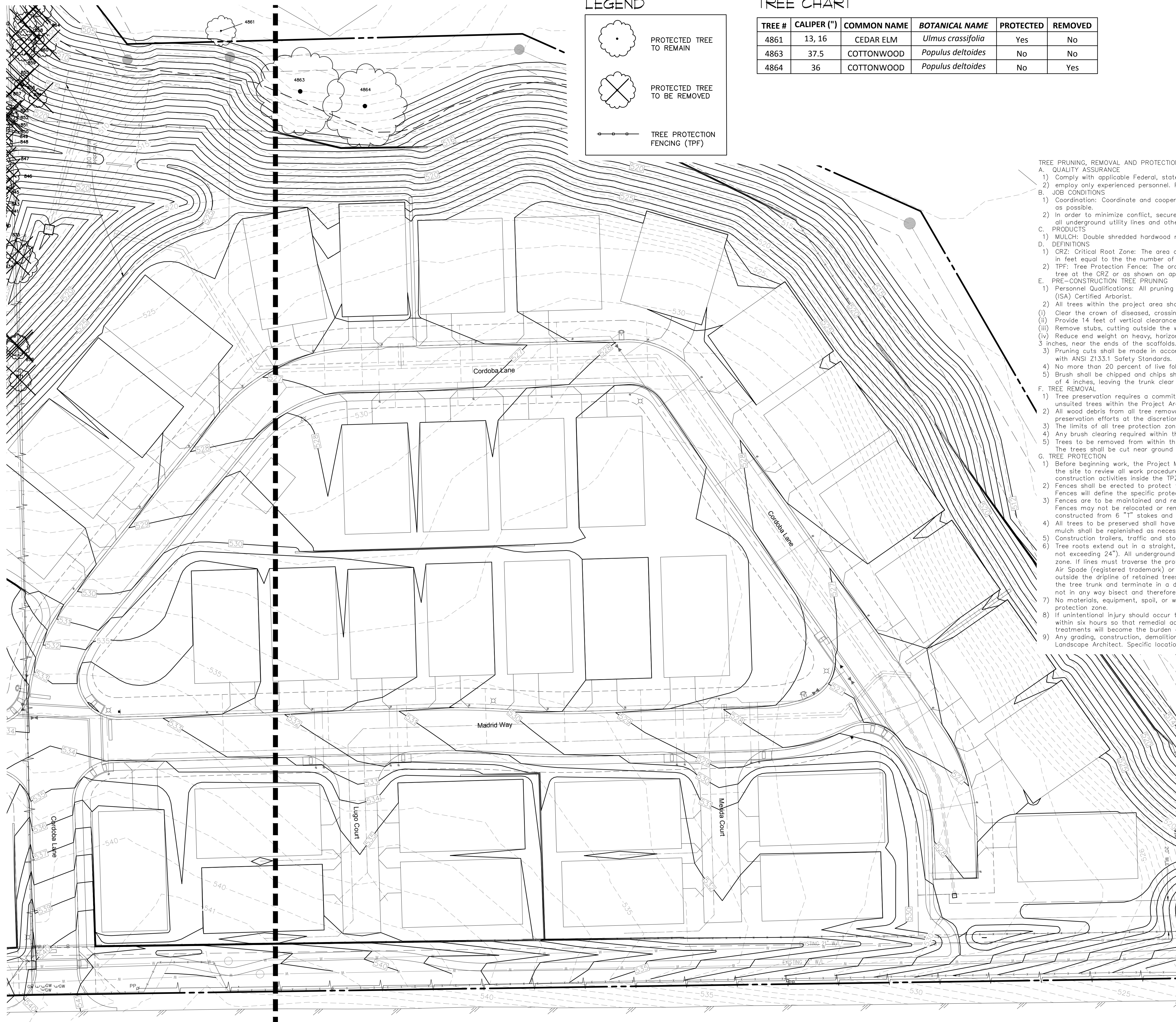
Drawn By: VC
 Date: 02/23/2018
 Scale: 1"=30'
 Revisions:
 04/23/2018
 07/16/2018
 09/06/2018
 01/28/2019
 02/11/2019
 03/17/2019 Signed

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

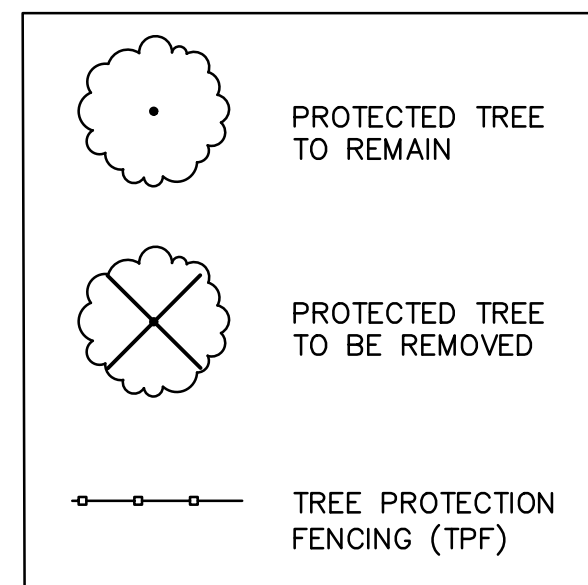
17191

T1.3

File: J:\17191\17191.dwg (P&E) & Acad. Revise (Dwg) (3/13/2019) 3:04 AM, by werry
 Plotted: 3/13/2019 9:08 AM, by werry, Cpl. Sheet: 3/13/2019 9:04 AM, by werry

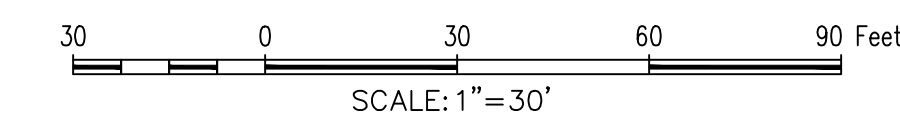


LEGEND



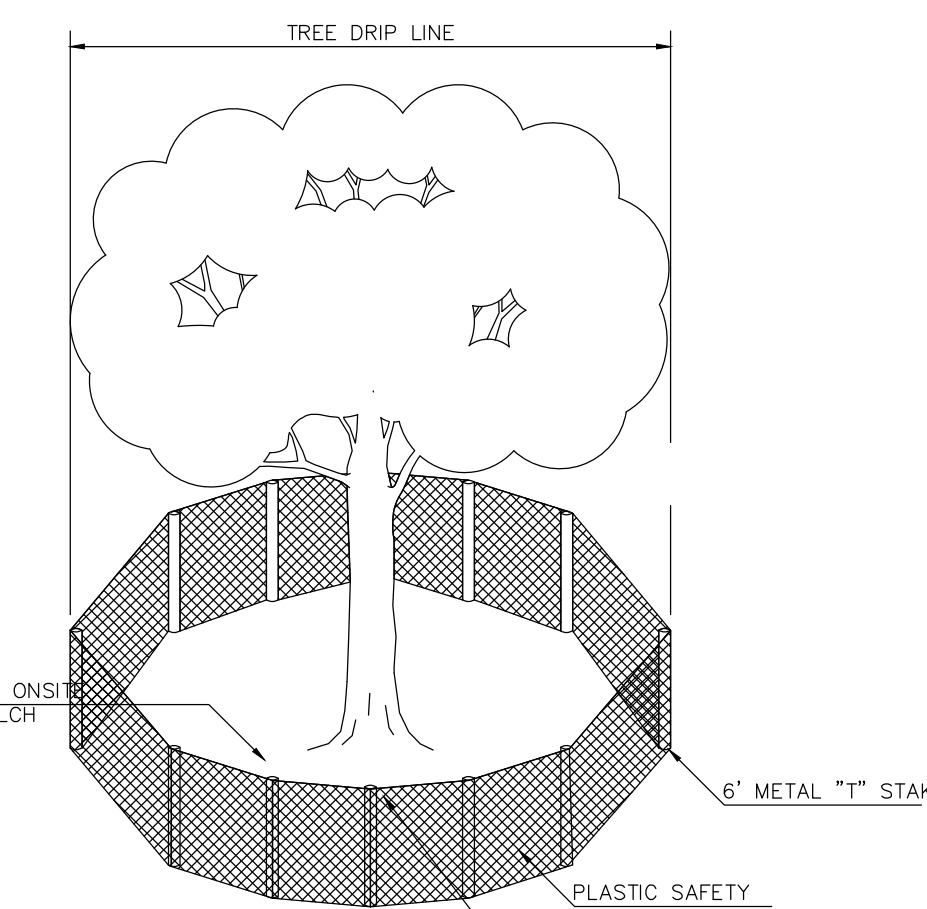
TREE CHART

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED
4861	13, 16	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No
4863	37.5	COTTONWOOD	<i>Populus deltoides</i>	No	No
4864	36	COTTONWOOD	<i>Populus deltoides</i>	No	Yes



TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
 - 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
 - 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
 - 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
 - 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the the number of inches of trunk diameter.
 - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING
 - 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
 - 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuitable trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
 - 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Irrigation lines may be constructed from 6 "T" stakes and orange web fence material.
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "air dug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



NOTE:
 TREE PROTECTION FENCE MUST BE INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS.
 LANDSCAPE ARCHITECT MUST BE PRESENT WHEN ANY WORK IS DONE WITHIN THE TREE PROTECTION FENCE.

INSTALL FENCE W/4" OR ONST HARD WOOD BARK MULCH

6" METAL "T" STAKE

PLASTIC SAFETY ORANGE CONST. FENCE 4' HT. SECURE W/WIRE

TOP GUY WIRE SECURE FENCE TO GUY WIRE ALSO

TREE PROTECTION

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

The John R. McAdams Company, Inc.
 (DBA: GSA | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972-436-8776 Fax
 201 Hillside Drive
 Roanoke, Texas 76262
 940-240-1012
 TBP#: 19762 TBPIS: 10194440
 www.mcadamsco.com

LADERA ROCKWALL PHASE 1
 LADERA ROCKWALL
 Lot 1, Block A
 47.694 Acres
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

TREE SURVEY - SOUTHEAST

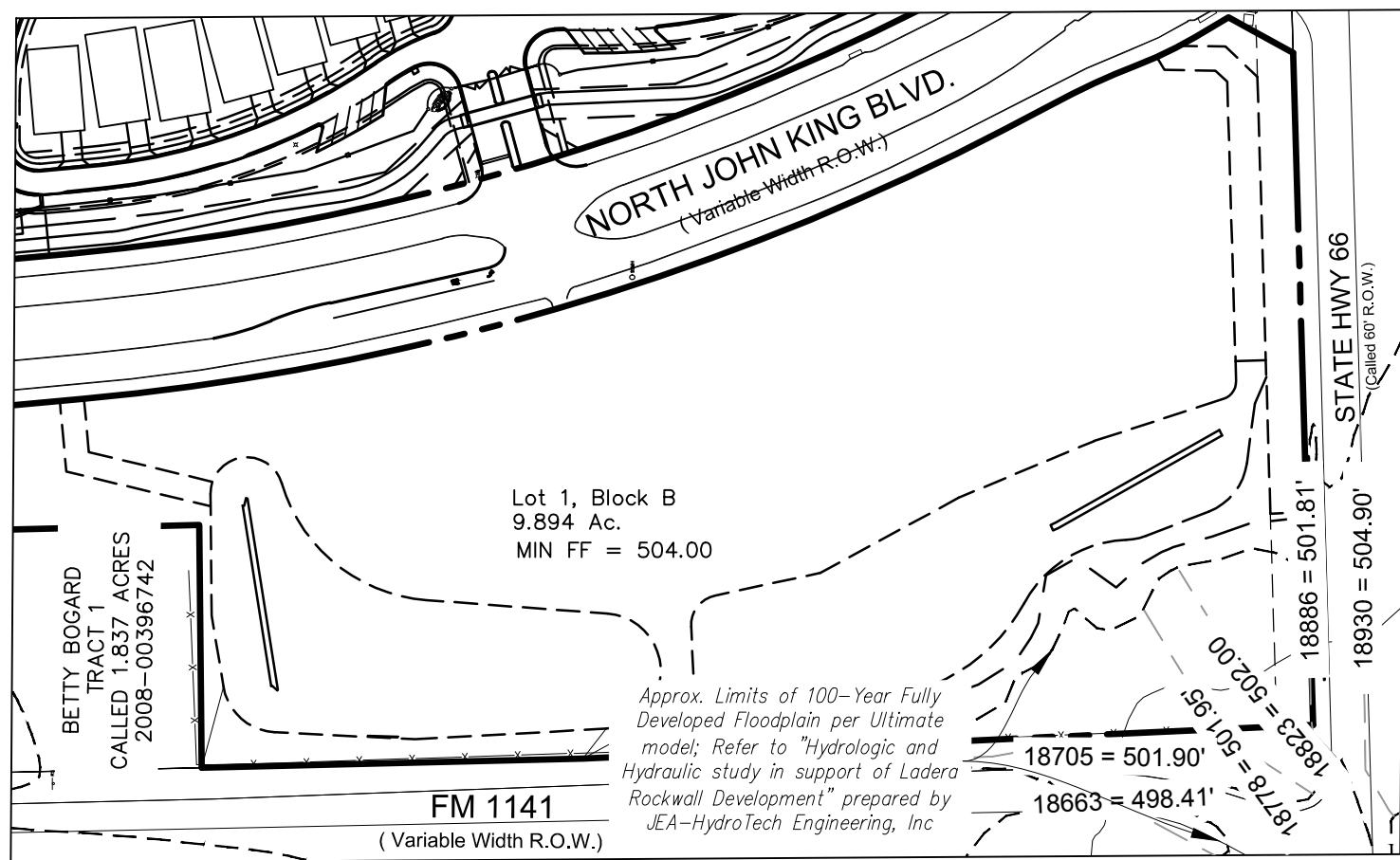
Drawn By: VC
 Date: 02/23/2018
 Scale: 1" = 30'

Revisions:
 04/23/2018
 07/16/2018
 09/06/2018
 01/28/2019
 02/11/2019
 03/11/2019 Signed

17191

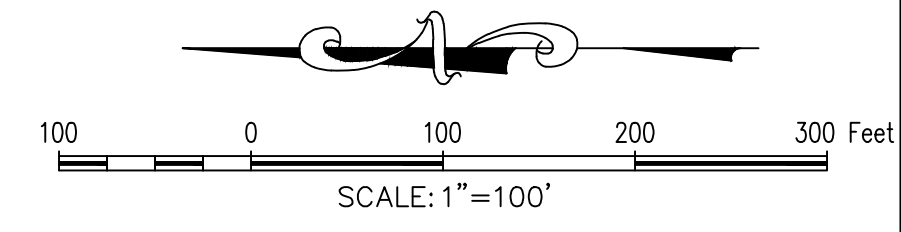
T1.4

File: T:\17191\17191.dwg (P&S) & Acad. Revise (Drawn) (17191).dwg
 Plotted: 3/13/2019 9:09 AM by: Verry, C. Date: 3/13/2019 9:04 AM, by: verry

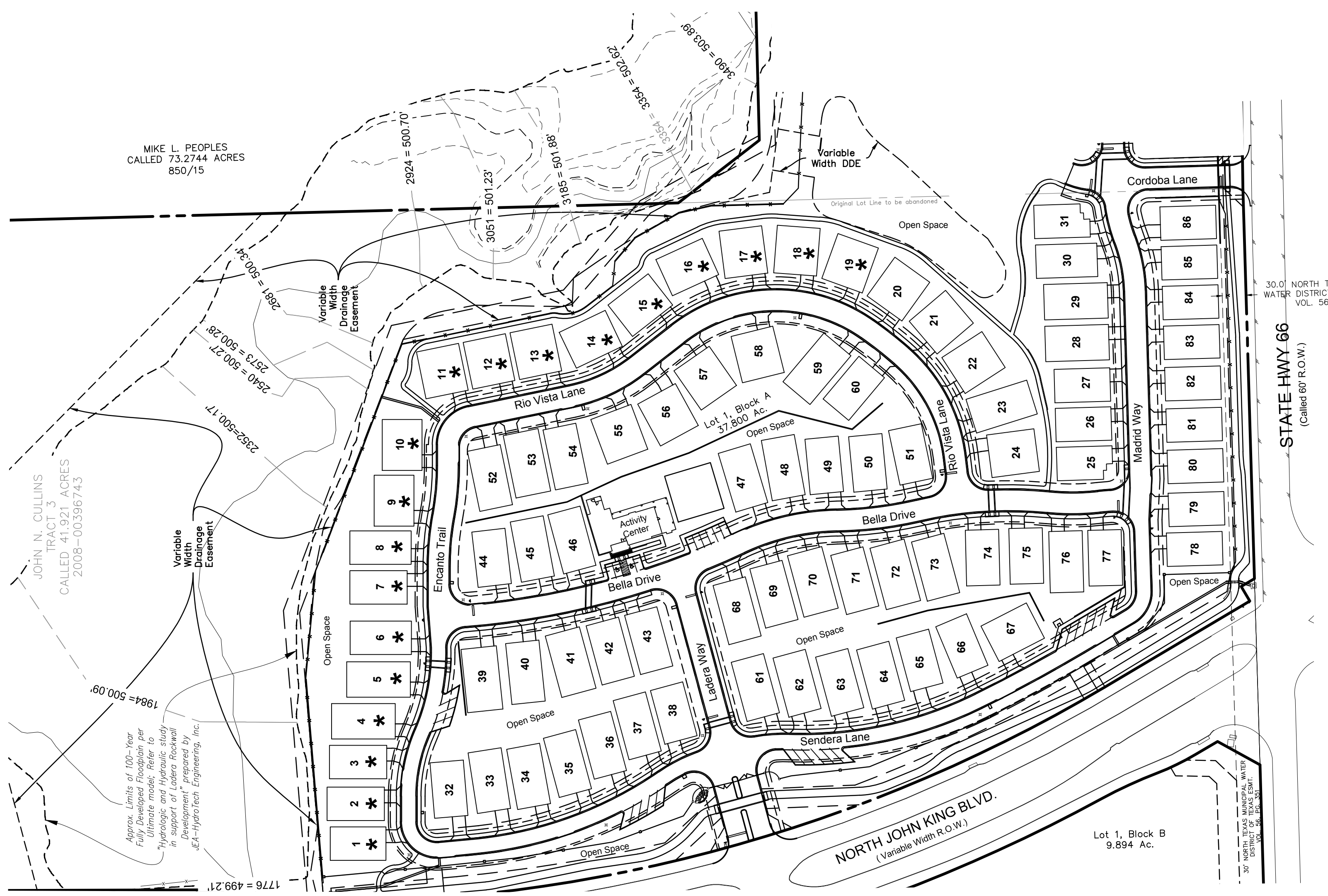


Lot 1, Block A
Scale: 1"=150"

UNIT #	BFE	MIN FF
1	499.21	501.21
2	499.75	501.75
3	500.00	502.00
4	500.09	502.09
5	500.12	502.12
6	500.14	502.14
7	500.16	502.16
8	500.17	502.17
9	500.23	502.23
10	500.27	502.27
11	500.70	502.70
12	501.23	503.23
13	501.40	503.40
14	501.88	503.88
15	502.25	504.25
16	502.62	504.62
17	503.00	505.00
18	503.00	505.00
19	503.00	505.00
Lot 1, B	502.00	504.00



- GENERAL NOTE:
- FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.
 - OPEN SPACES TO BE MAINTAINED BY COA.



UNIT EXHIBIT
Lot 1, Block A &
Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

4/4

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

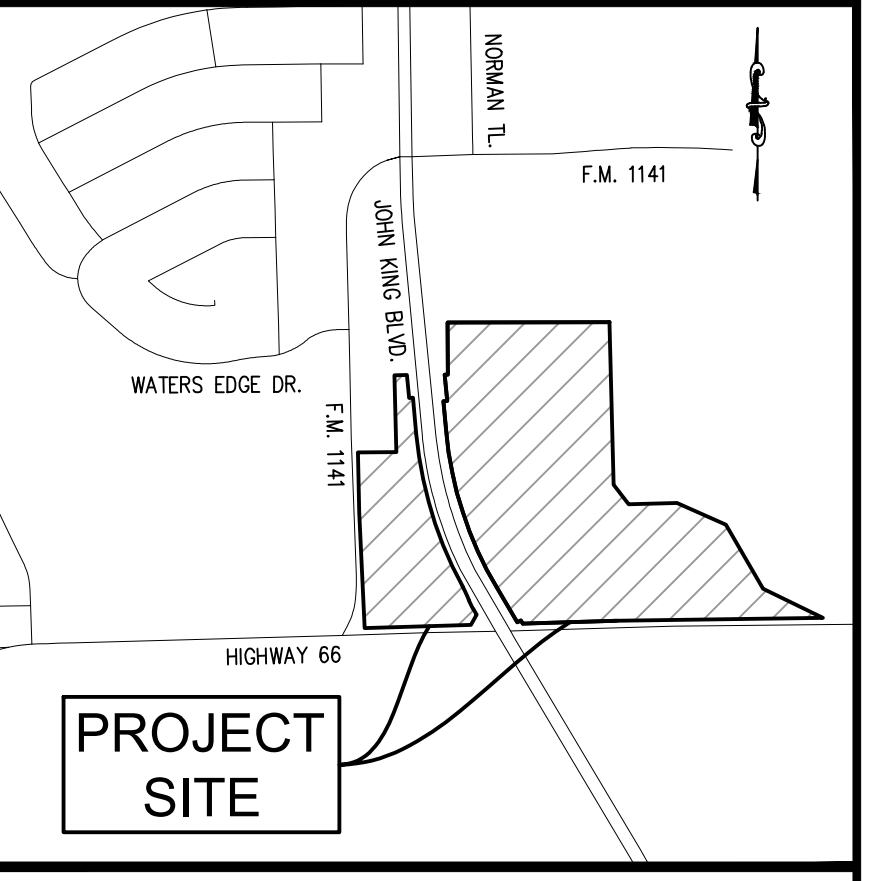
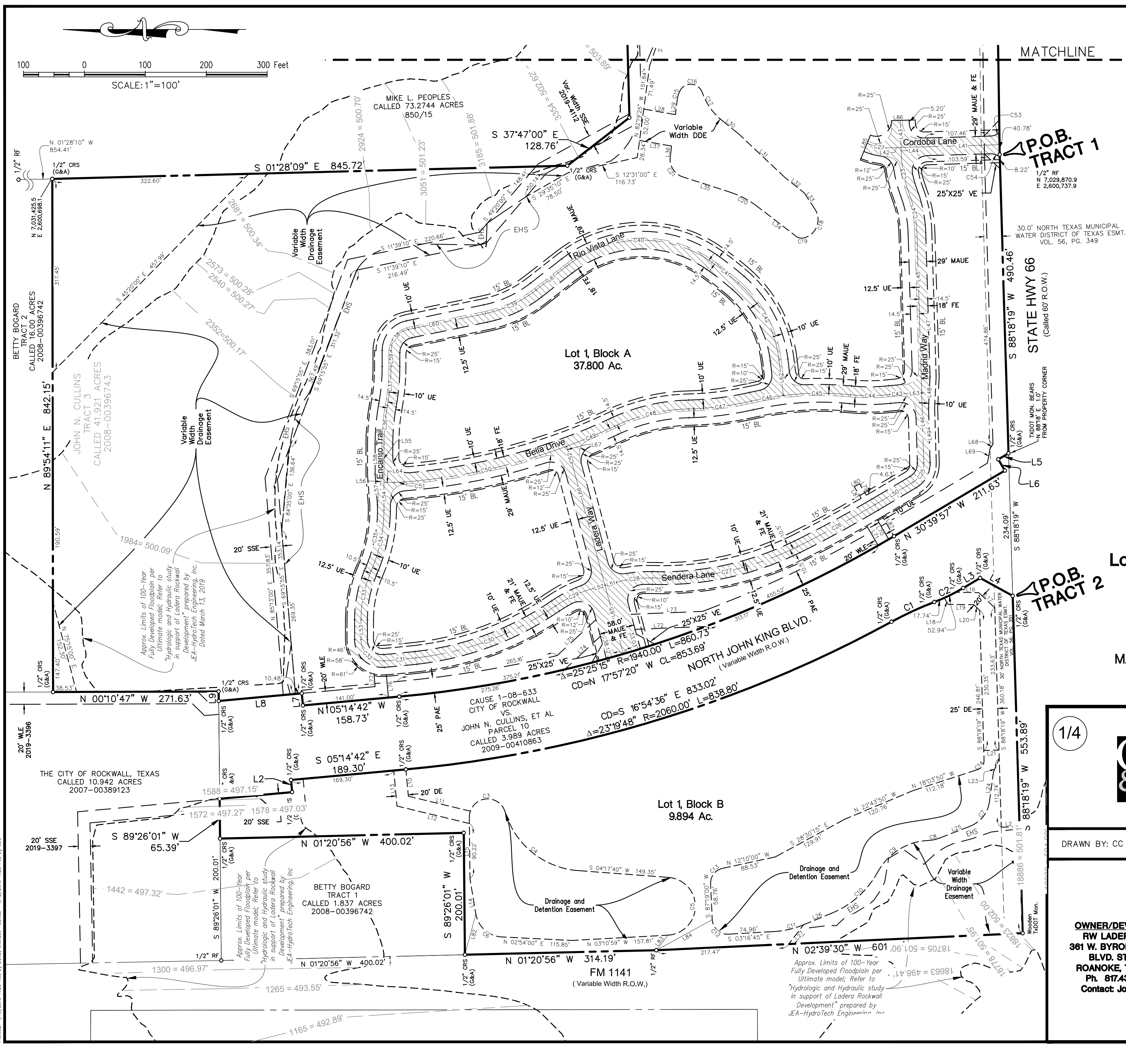
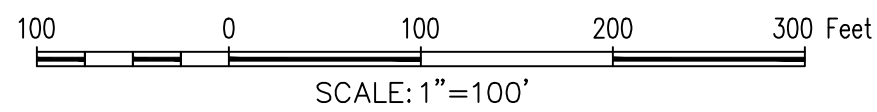
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: MD DATE: 02/20/2019 SCALE: 1"=100' JOB. No. 17191

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

Case No. P2019-010

File: Z:\2017\17191\Drawings\1p & const\plans\Sheets\17191 UNIT Plotset: 3/28/2019 10:39 AM, by David, Michael, Sheet: 3/27/2019 2:24 PM, by mdaval



PROJECT SITE

LEGEND

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

FINAL PLAT
Lot 1, Block A & Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1/4



The John R. McAdams Company, Inc.
 (DBA, G&A | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

DRAWN BY: CC DATE: 3/6/2019 SCALE: 1"=100' JOB. No. 17191

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

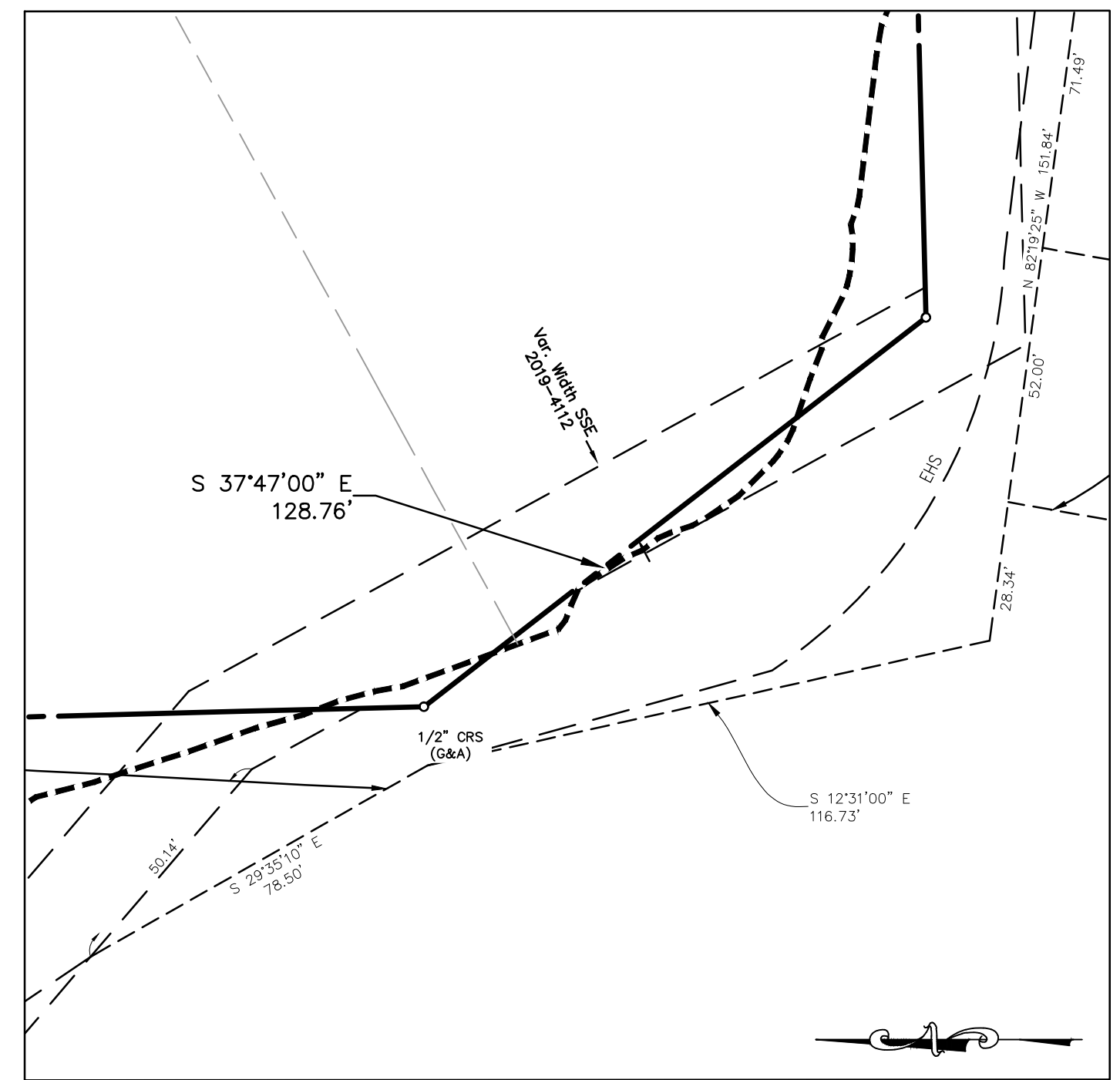
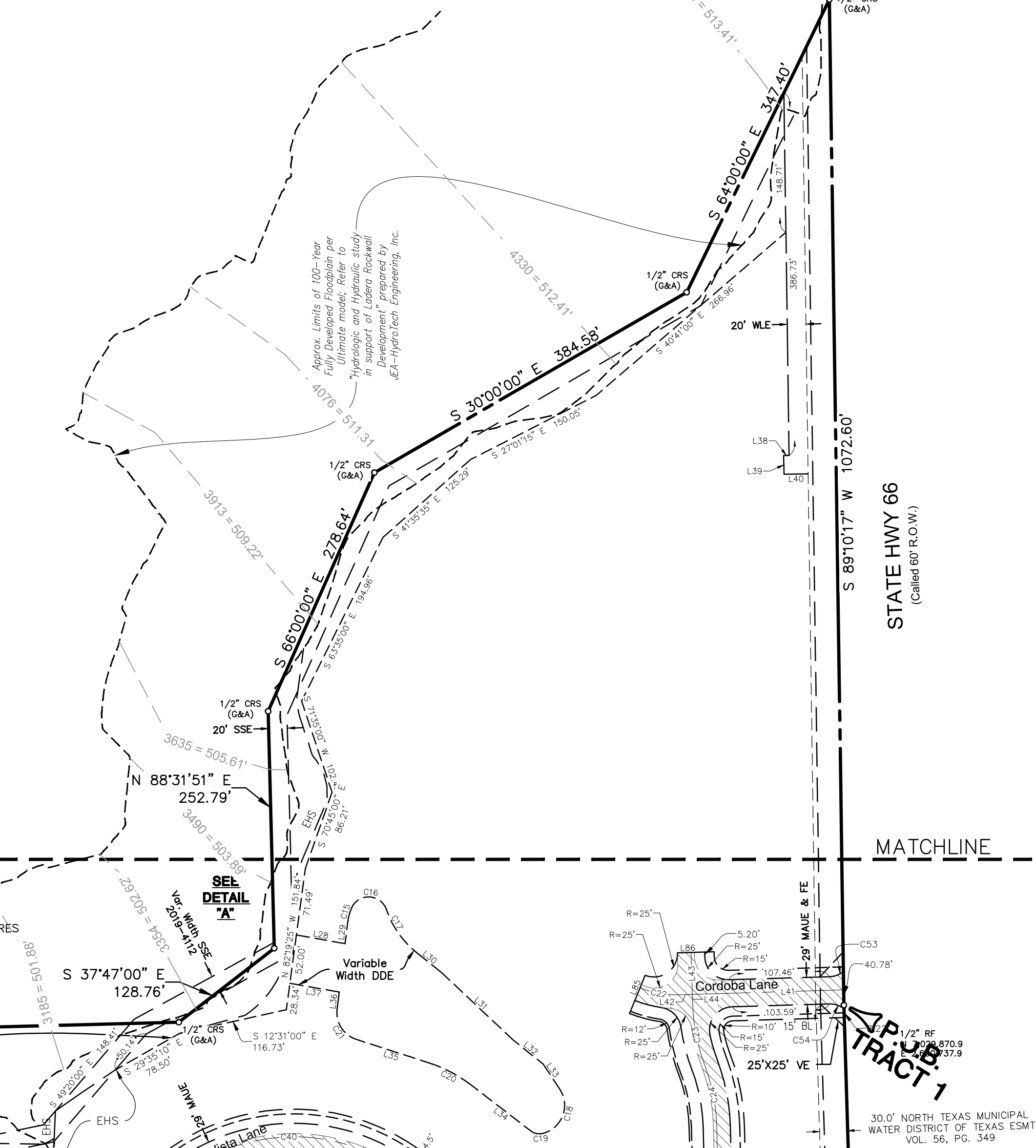
Case No. P2019-010

File: Z:\2017\17191\Drawings\19. & const plans\17191 FP BASE Plotset: 4/16/2019 7:23 AM, by Dural, Michael; Swwet: 4/12/2019 4:25 PM, by cde

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	586.00'	7°34'10"	77.42'	N 24°47'26" W, 77.36'
C2	314.00'	9°39'36"	52.94'	S 25°50'09" E, 52.88'
C3	30.00'	164°03'56"	85.90'	S 08°32'01" E, 59.42'
C4	135.00'	69°12'17"	163.06'	S 38°53'48" W, 153.33'
C5	47.50'	172°31'21"	143.03'	N 89°26'40" W, 94.80'
C6	45.00'	77°38'09"	60.97'	N 41°43'04" E, 56.42'
C7	50.00'	61°09'50"	53.38'	S 51°47'05" E, 50.88'
C8	50.00'	19°05'33"	16.66'	S 11°39'24" E, 16.58'
C9	100.00'	59°20'39"	103.58'	N 31°46'57" W, 99.01'
C10	150.00'	39°00'32"	102.12'	S 41°57'01" E, 100.16'
C11	150.00'	19°09'59"	50.18'	S 12°51'45" E, 49.94'
C12	25.00'	90°35'45"	39.53'	S 42°01'07" W, 35.54'
C13	25.00'	80°31'00"	35.13'	N 52°25'30" W, 32.31'
C14	15.00'	73°37'51"	19.28'	N 54°52'45" W, 17.98'
C15	50.00'	17°02'00"	14.86'	N 74°31'15" W, 14.81'
C16	20.00'	137°10'12"	47.88'	N 02°34'51" E, 37.24'
C18	31.00'	108°46'23"	58.85'	S 69°01'49" E, 50.40'
C19	15.00'	52°12'27"	13.67'	S 11°27'36" W, 13.20'
C20	150.00'	19°40'20"	51.50'	N 27°43'40" E, 51.25'
C21	30.00'	79°04'15"	41.40'	S 57°25'37" W, 38.19'
C22	100.00'	23°55'23"	41.75'	S 10°16'01" W, 41.45'
C23	200.00'	19°01'01"	66.38'	S 78°47'50" W, 66.08'
C24	200.00'	19°01'01"	66.38'	N 78°47'50" E, 66.08'
C25	35.50'	61°01'45"	37.81'	S 61°10'48" E, 36.05'
C26	1879.50'	4°26'24"	145.64'	S 28°26'43" E, 145.61'
C27	500.00'	28°07'41"	245.46'	S 12°09'41" E, 243.01'
C28	200.00'	16°58'40"	59.26'	S 06°35'10" E, 59.05'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C29	200.00'	19°31'14"	68.14'	N 24°50'07" W, 67.81'
C30	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'
C31	1879.50'	1°36'03"	52.51'	S 05°27'15" E, 52.51'
C32	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.47'
C33	200.00'	23°36'06"	82.38'	N 78°11'57" W, 81.80'
C34	250.00'	23°36'06"	102.98'	S 78°11'57" E, 102.25'
C35	239.50'	25°36'32"	107.05'	S 79°12'10" E, 106.16'
C36	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.82'
C37	350.00'	10°27'46"	63.91'	S 84°46'07" E, 63.82'
C38	35.50'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C39	200.00'	26°20'30"	91.95'	S 24°49'25" E, 91.14'
C40	200.00'	73°03'00"	254.99'	N 01°28'10" W, 238.07'
C41	514.50'	6°07'37"	55.02'	N 38°07'09" E, 54.99'
C42	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'
C43	300.00'	4°45'57"	24.95'	N 04°04'39" W, 24.95'
C44	300.00'	12°13'03"	63.97'	S 00°21'06" E, 63.85'
C45	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C46	500.00'	6°06'27"	53.30'	N 09°58'07" W, 53.27'
C47	500.00'	11°53'17"	103.74'	S 07°04'43" E, 103.56'
C48	300.00'	24°01'25"	125.79'	N 13°08'47" W, 124.87'
C49	1000.00'	4°55'30"	85.96'	S 22°41'45" E, 85.93'
C50	1000.00'	15°41'26"	273.85'	S 12°23'17" E, 273.00'
C51	200.00'	4°32'34"	15.86'	S 02°16'17" E, 15.85'
C52	200.00'	5°09'30"	18.01'	N 72°20'45" E, 18.00'
C53	24.50'	37°29'59"	16.04'	S 20°26'39" E, 15.75'
C54	24.50'	39°28'25"	16.88'	N 18°02'33" E, 16.55'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 05°14'42" E	119.42'	L23	S 66°45'40" E	23.94'	L45	S 88°18'20" W	262.85'	L67	N 69°46'00" E	10.99'
L2	N 84°45'18" E	20.00'	L24	S 82°22'00" E	49.46'	L46	S 88°18'20" W	114.67'	L68	S 57°15'50" E	8.84'
L3	S 30°39'57" E	32.25'	L25	S 21°12'10" E	55.37'	L47	S 88°18'20" W	236.64'	L69	N 79°45'20" W	24.17'
L4	S 28°49'11" W	60.93'	L26	S 22°26'45" E	50.94'	L48	S 87°14'00" E	51.43'	L70	N 59°37'10" E	37.50'
L5	N 30°39'57" W	19.44'	L27	N 52°16'25" W	40.00'	L49	S 88°18'20" W	89.61'	L71	N 59°37'10" E	37.42'
L6	S 59°20'03" W	21.30'	L28	N 10°00'00" E	52.75'	L50	N 30°39'55" W	72.41'	L72	N 02°20'15" W	115.92'
L7	N 84°45'18" E	20.00'	L29	N 83°02'15" W	23.90'	L51	N 15°04'30" W	20.00'	L73	N 02°20'15" W	117.56'
L8	N 05°14'42" W	136.88'	L30	N 38°50'30" E	35.47'	L52	N 15°04'30" W	20.00'	L74	S 42°49'10" E	80.16'
L9	N 89°26'01" E	15.52'	L31	N 43°17'40" E	103.29'	L53	N 90°00'00" E	32.61'	L75	S 42°49'10" E	86.72'
L10	S 84°45'30" W	44.16'	L32	N 38°46'40" E	41.89'	L54	N 90°00'00" E	45.27'	L76	S 84°45'18" W	37.58'
L11	S 13°33'50" W	104.66'	L33	N 56°35'00" E	32.01'	L55	N 90°00'00" E	62.99'	L77	N 84°45'18" E	20.70'
L12	S 13°33'50" W	122.24'	L34	S 37°33'50" W	80.00'	L56	N 81°52'00" W	50.52'	L78	N 28°43'46" W	25.65'
L13	S 84°45'30" W	58.48'	L35	S 17°53'30" W	81.24'	L57	N 85°35'40" E	50.16'	L79	S 59°20'05" W	22.00'
L14	N 80°32'08" E	59.21'	L36	N 83°02'15" W	18.50'	L58	N 90°00'00" E	49.86'	L80	N 30°39'55" W	10.00'
L15	N 89°26'01" E	100.40'	L37	S 10°00'00" W	53.40'	L59	N 90°00'00" E	26.24'	L81	S 59°20'05" W	21.95'
L16	S 00°57'10" W	37.69'	L38	S 00°49'43" E	5.95'	L60	S 11°39'10" E	129.43'	L82	S 74°57'21" E	69.13'
L17	S 43°18'20" W	36.30'	L39	N 88°18'20" E	20.00'	L61	S 37°59'40" E	64.63'	L83	S 52°07'59" E	31.31'
L18	S 59°37'10" W	12.24'	L40	S 00°49'43" E	25.65'	L62	S 83°05'06" W	58.72'	L84	S 28°38'05" E	104.56'
L19	S 00°57'10" W	42.23'	L41	N 01°41'40" W	161.58'	L63	S 01°41'40" E	32.68'	L85	S 67°46'17" E	29.00'
L20	S 43°18'20" W	13.20'	L42	S 01°41'40" E	14.97'	L64	S 00°00'00" E	16.98'	L86	S 01°41'40" E	29.00'
L21	S 01°41'41" E	25.00'	L43	S 88°18'20" W	44.70'	L65	N 74°55'30" E	116.59'	L87	N 59°37'10" E	37.50'
L22	S 01°41'41" E	30.00'	L44	S 88°18'20" W	10.39'	L66	N 74°55'30" E	207.70'			



DETAIL "A"
Scale: 1"=30'

FINAL PLAT
Lot 1, Block A & Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

2/4

The John R. McAdams Company, Inc.
 (DBA, G&A | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

DRAWN BY: CC DATE: 3/6/2019 SCALE: 1"=100' JOB. No. 17191

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

Case No. P2019-010

File: Z:\2017\17191\Drawings\191 FP BASE
 Plotted: 4/16/2019 7:23 AM by Duval, Michael; Sweet: 4/12/2019 4:25 PM by cde

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

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

LOT 1, BLOCK A
TRACT 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE over, across, and through said 73.2744 acre tract the following five (5) courses and distances:

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

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

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

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

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

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

LEGAL DESCRIPTION
LOT 1, BLOCK B
TRACT 2

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

S 28°49'11" W, a distance of 60.93 feet to the POINT OF BEGINNING and containing approximately 9.894 acres of land.

STATE OF TEXAS :

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

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

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

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

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

WITNESS OUR HAND this _____ day of _____, 2019.

John Delin, Authorized Representative

STATE OF TEXAS :

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public

My commission expires the _____ day of _____, 2019.

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman

Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this _____ day of _____, 2019.

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

WITNESS OUR HANDS, this _____ day of _____, _____

Mayor, City of Rockwall

City Secretary

City Engineer

SURVEYOR'S STATEMENT

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

W. Thad Murley III
Texas Registration No. 5802

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83..
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A I MCADAMS.
5. All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. COA is to maintain open space, flood plain/ drainage easement.

9. 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
Lot 1, Block A & Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

3/4



The John R. McAdams
Company, Inc.
(DBA, G&A | McAdams)

111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

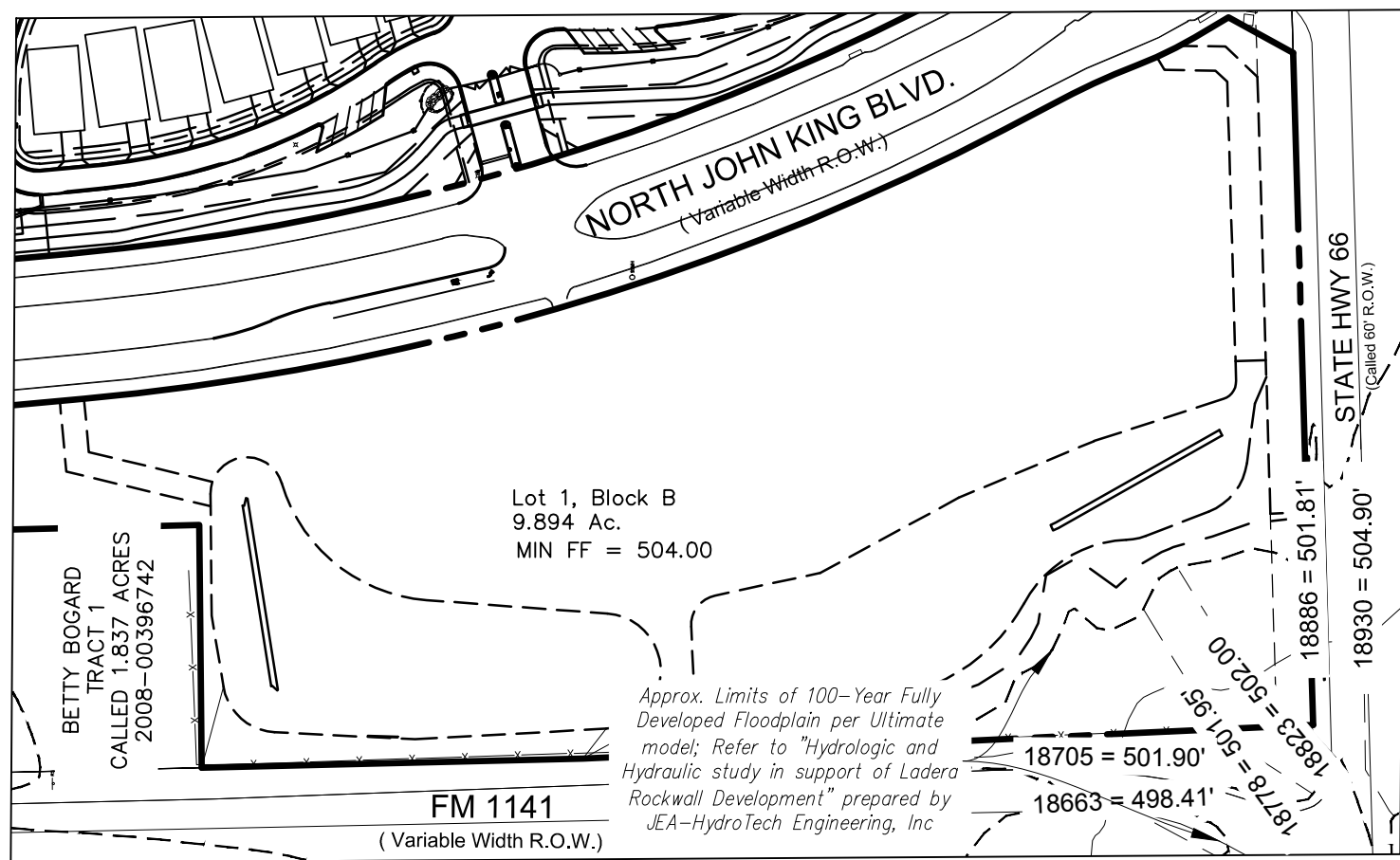
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

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

DRAWN BY: CC DATE: 3/6/2019 SCALE: N.T.S. JOB. No. 17191

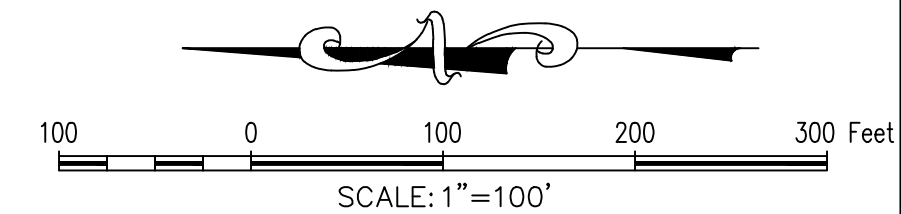
OWNER/DEVELOPER
RW LADERA, LLC.
381 W. BYRON NELSON
BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

Case No. P2019-010



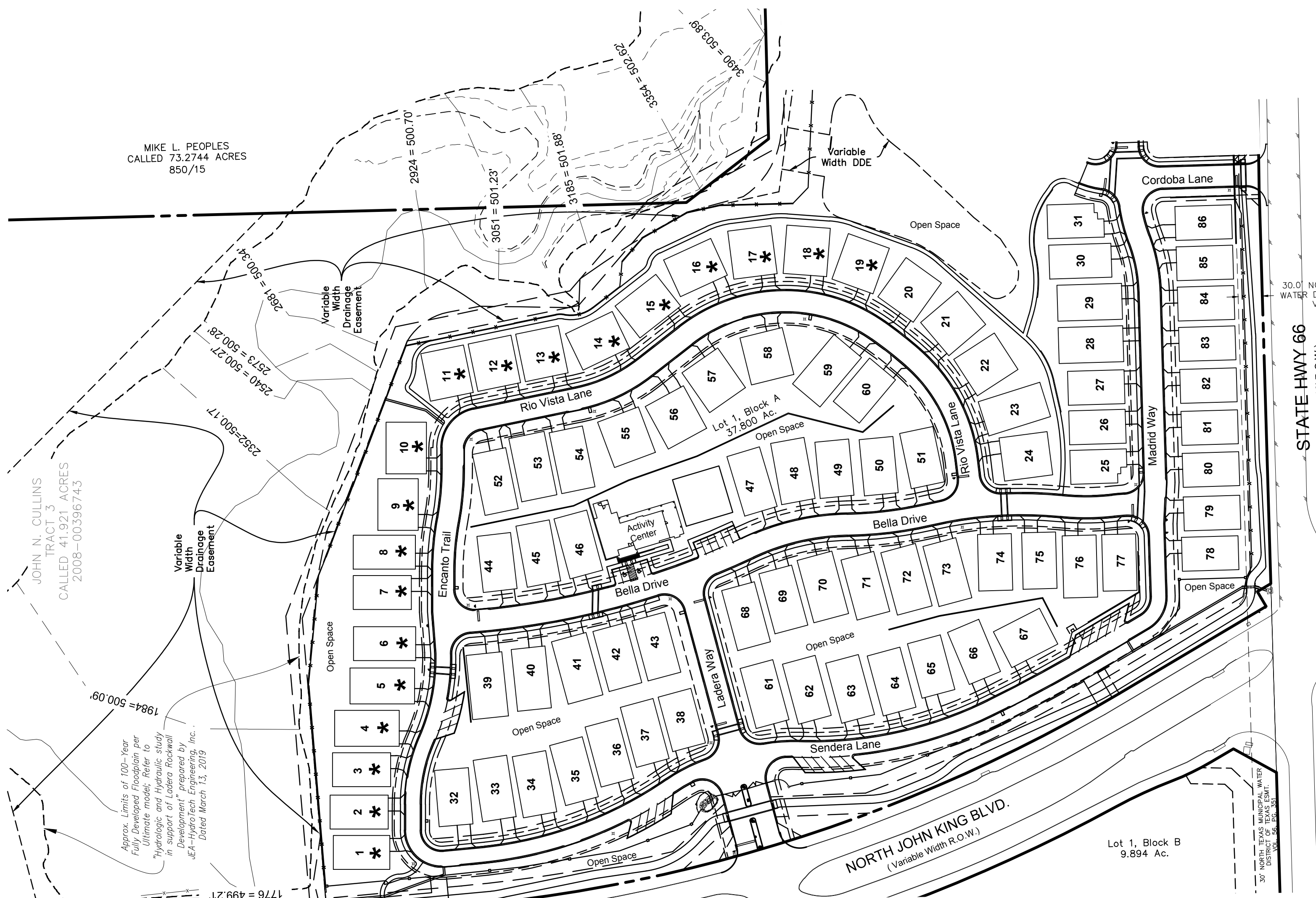
Lot 1, Block A
Scale: 1"=150"

UNIT #	BFE	MIN FF
1	499.21	501.21
2	499.75	501.75
3	500.00	502.00
4	500.09	502.09
5	500.12	502.12
6	500.14	502.14
7	500.16	502.16
8	500.17	502.17
9	500.23	502.23
10	500.27	502.27
11	500.70	502.70
12	501.23	503.23
13	501.40	503.40
14	501.88	503.88
15	502.25	504.25
16	502.62	504.62
17	503.00	505.00
18	503.00	505.00
19	503.00	505.00
Lot 1, B	502.00	504.00



GENERAL NOTE:

- FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.
- OPEN SPACES TO BE MAINTAINED BY HOA.



UNIT EXHIBIT
Lot 1, Block A & Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

4/4

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

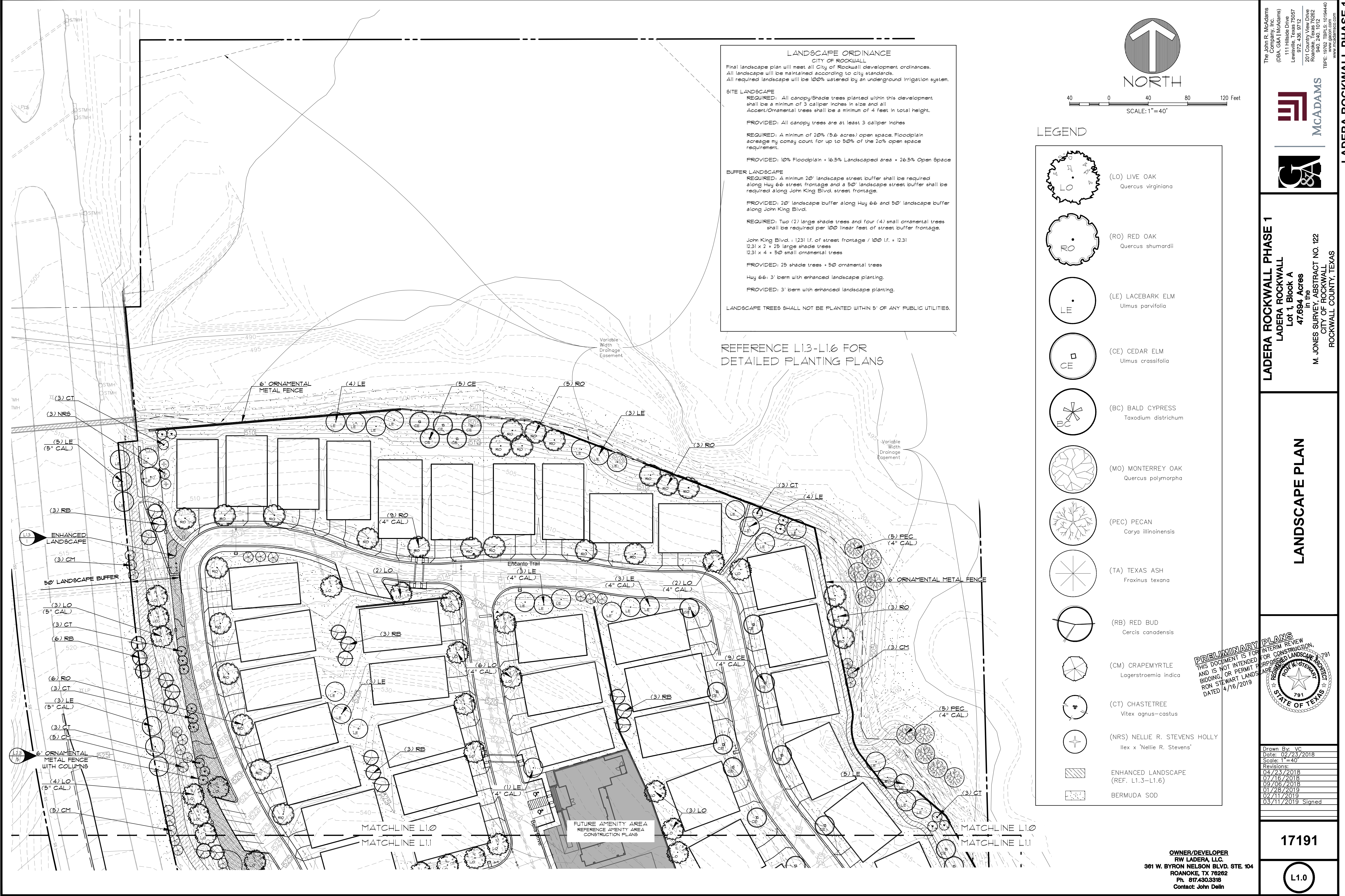
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: MD DATE: 02/20/2019 SCALE: 1"=100' JOB. No. 17191

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

Case No. P2019-010

File: Z:\2017\17191\Drawings\19. & const plans\Sheets\17191 UNIT Plotset 4/16/2019 7:35 AM by Duval, Michael; Sheet: 4/16/2019 7:34 AM by mduval



LANDSCAPE ORDINANCE
 CITY OF ROCKWALL
 Final landscape plan will meet all City of Rockwall development ordinances.
 All landscape will be maintained according to city standards.
 All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE
REQUIRED: All canopy/shade trees planted within this development shall be a minimum of 3 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.
PROVIDED: All canopy trees are at least 3 caliper inches

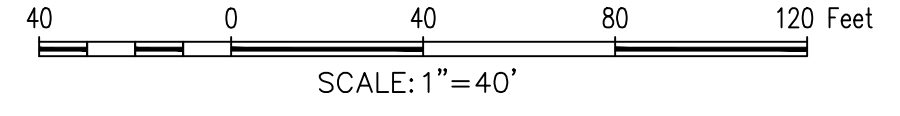
REQUIRED: A minimum of 20% (5.6 acres) open space. Floodplain acreage may count for up to 50% of the 20% open space requirement.
PROVIDED: 10% Floodplain + 16.5% Landscaped area + 26.5% Open Space

BUFFER LANDSCAPE
REQUIRED: A minimum 20' landscape street buffer shall be required along Hwy 66 street frontage and a 50' landscape street buffer shall be required along John King Blvd. street frontage.
PROVIDED: 20' landscape buffer along Hwy 66 and 50' landscape buffer along John King Blvd.

REQUIRED: Two (2) large shade trees and four (4) small ornamental trees shall be required per 100' linear feet of street buffer frontage.
 John King Blvd. = 1231 lf. of street frontage / 100 lf. = 12.31
 12.31 x 2 = 25 large shade trees
 12.31 x 4 = 50 small ornamental trees
PROVIDED: 25 shade trees + 50 ornamental trees
 Hwy 66: 3' berm with enhanced landscape planting.
PROVIDED: 3' berm with enhanced landscape planting.

LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES.

REFERENCE L1.3-L1.6 FOR
 DETAILED PLANTING PLANS



LEGEND

- (LO) LIVE OAK
Quercus virginiana
- (RO) RED OAK
Quercus shumardii
- (LE) LACEBARK ELM
Ulmus parvifolia
- (CE) CEDAR ELM
Ulmus crassifolia
- (BC) BALD CYPRESS
Taxodium distichum
- (MO) MONTERREY OAK
Quercus polymorpha
- (PEC) PECAN
Carya illinoensis
- (TA) TEXAS ASH
Fraxinus texana
- (RB) RED BUD
Cercis canadensis
- (CM) CRAPEMYRTLE
Lagerstroemia indica
- (CT) CHASTETREE
Vitex agnus-castus
- (NRS) NELLIE R. STEVENS HOLLY
Ilex x 'Nellie R. Stevens'
- ENHANCED LANDSCAPE
(REF. L1.3-L1.6)
- BERMUDA SOD

The John R. McAdams Company, Inc.
 (DBA GSA | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972-456-8776 Fax
 291 Commerce Center
 Roanoke, Texas 75282
 940-240-1012
 TBP#: 19762 TBPIS: 10194440
 www.mcadamsco.com

MCADAMS

LADERA ROCKWALL PHASE 1
LADERA ROCKWALL
Lot 1, Block A
47.694 Acres
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW
 AND IS NOT INTENDED FOR CONSTRUCTION.
 APPROPRIATE LANDSCAPE MATERIAL
 BIDDING, OR PERMIT FILING
 RON STEWART LANDSCAPE ARCHITECTS
 DATED 4/16/2019

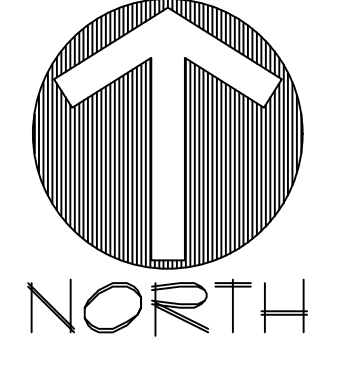
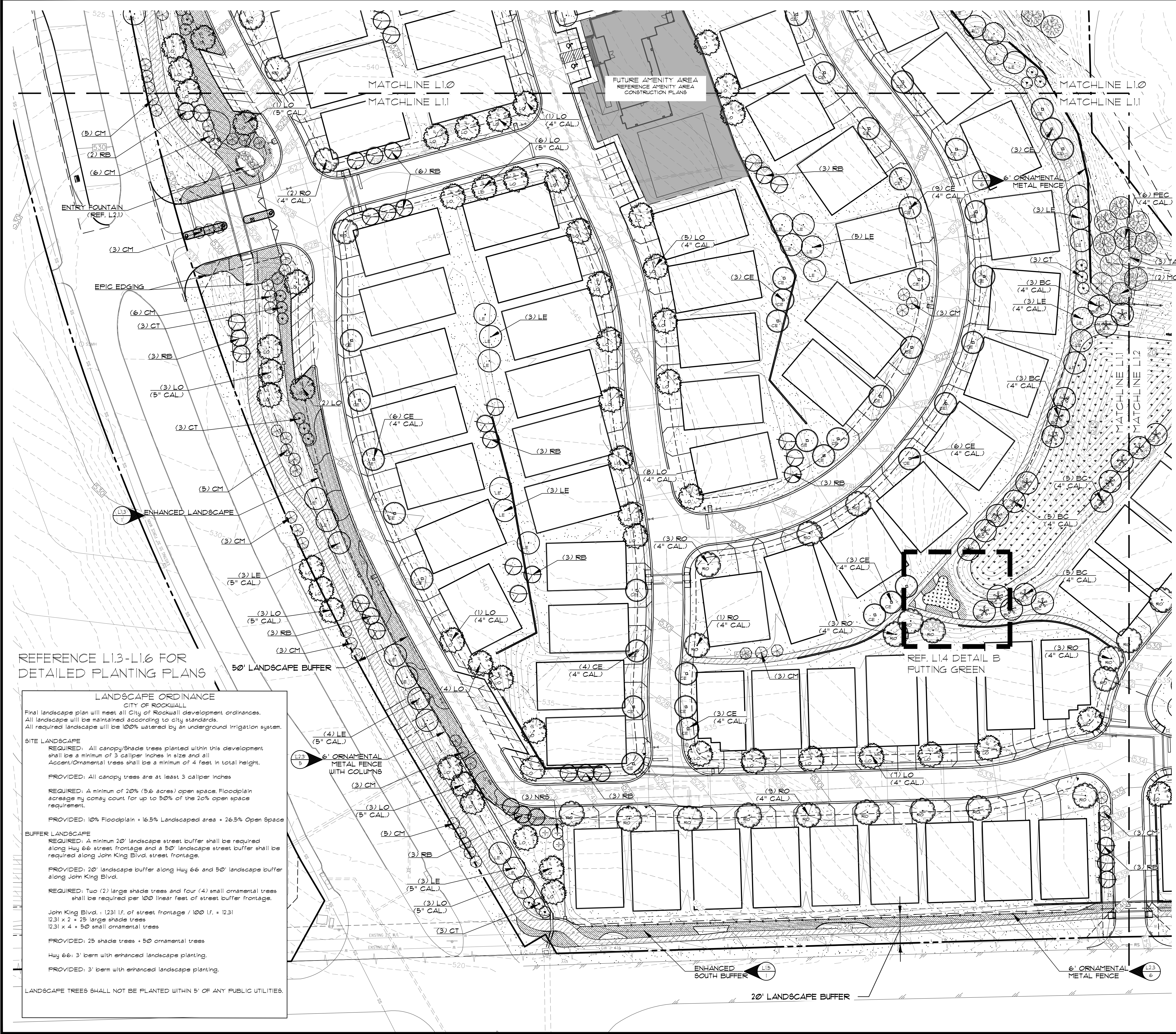
Drawn By: VC
Date: 02/23/2018
Scale: 1"=40'
Revisions:
04/23/2018
07/16/2018
09/06/2018
01/28/2019
02/11/2019
03/11/2019 Signed

17191

L1.0

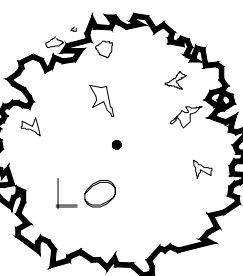
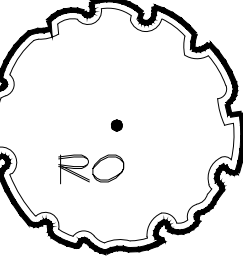
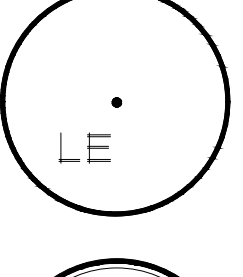
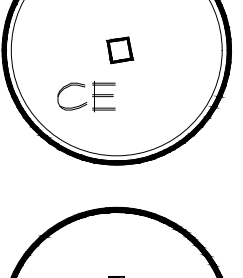
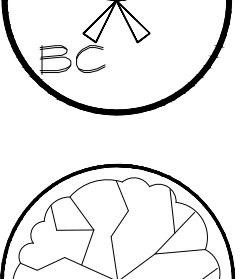
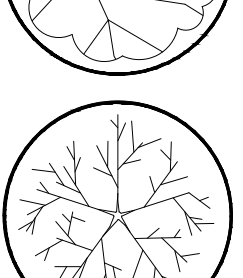
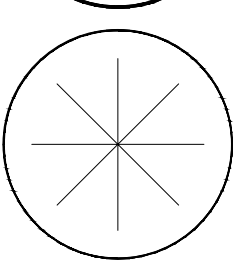
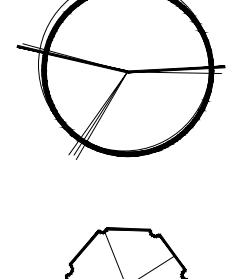
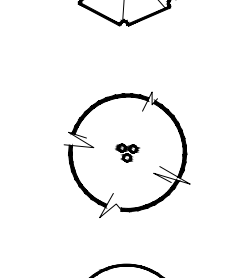
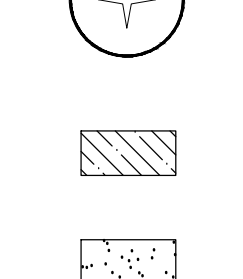
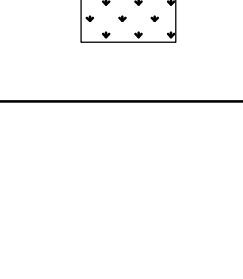
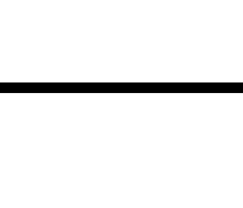
OWNER/DEVELOPER
RW LADERA, LLC.
 361 W. BYRON NELSON BLVD. STE. 104
 ROANOKE, TX 76262
 Ph. 817.430.3318
 Contact: John Dellin

File: 17191.dwg (17191) - L1.0 Landscape Plan - 4/16/2019 3:31 PM, by vc



40 0 40 80 120 Feet
SCALE: 1" = 40'

LEGEND

-  (LO) LIVE OAK
Quercus virginiana
-  (RO) RED OAK
Quercus shumardii
-  (LE) LACEBARK ELM
Ulmus parvifolia
-  (CE) CEDAR ELM
Ulmus crassifolia
-  (BC) BALD CYPRESS
Taxodium distichum
-  (MO) MONTERREY OAK
Quercus polymorpha
-  (PEC) PECAN
Carya illinoensis
-  (TA) TEXAS ASH
Fraxinus texana
-  (RB) RED BUD
Cercis canadensis
-  (CM) CRAPEMYRTLE
Lagerstroemia indica
-  (CT) CHASTETREE
Vitex agnus-castus
-  (NRS) NELLIE R. STEVENS HOLLY
Ilex x 'Nellie R. Stevens'
- ENHANCED LANDSCAPE
(REF. L1.3-L1.6)
- BERMUDA SOD
- NATIVE AMERICAN SEED
COMPANY DRAINFIELD SEED MIX

REFERENCE L1.3-L1.6 FOR
DETAILED PLANTING PLANS

LANDSCAPE ORDINANCE
CITY OF ROCKWALL

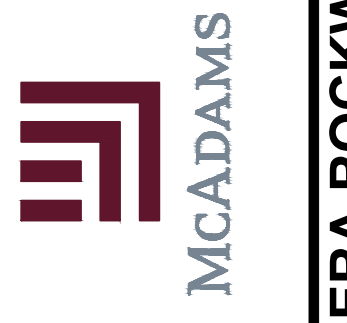
Final landscape plan will meet all City of Rockwall development ordinances. All landscape will be maintained according to city standards. All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE
REQUIRED: All canopy/shade trees planted within this development shall be a minimum of 3 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.
PROVIDED: All canopy trees are at least 3 caliper inches
REQUIRED: A minimum of 20% (5.6 acres) open space. Floodplain acreage may count for up to 50% of the 20% open space requirement.
PROVIDED: 10% Floodplain + 16.5% Landscaped area + 26.5% Open Space

BUFFER LANDSCAPE
REQUIRED: A minimum 20' landscape street buffer shall be required along Hwy 66 street frontage and a 50' landscape street buffer shall be required along John King Blvd. street frontage.
PROVIDED: 20' landscape buffer along Hwy 66 and 50' landscape buffer along John King Blvd.
REQUIRED: Two (2) large shade trees and four (4) small ornamental trees shall be required per 100' linear feet of street buffer frontage.
John King Blvd.: 1231 lf. of street frontage / 100 lf. = 12.31
12.31 x 2 = 25 large shade trees
12.31 x 4 = 50 small ornamental trees
PROVIDED: 25 shade trees + 50 ornamental trees
Hwy 66: 3' berm with enhanced landscape planting.
PROVIDED: 3' berm with enhanced landscape planting.

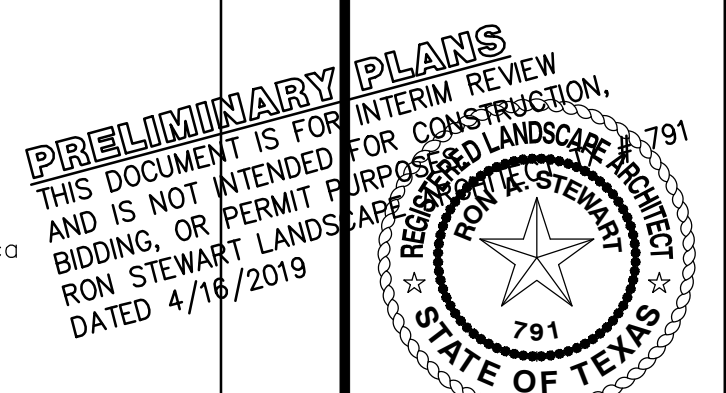
LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES.

The John R. McAdams Company, Inc.
(DBA GSA | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
817-436-3776
201 Commerce Center
Roanoke, Texas 76262
940-240-1012
TBP#E: 19762 TBP#S: 10184440
www.mcadamsco.com



LADERA ROCKWALL PHASE 1
LADERA ROCKWALL
Lot 1, Block A
47,694 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

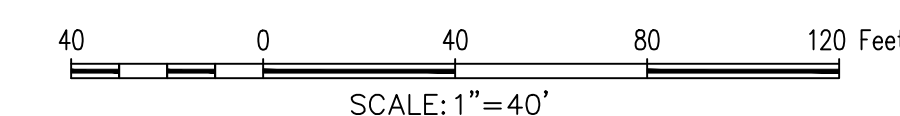
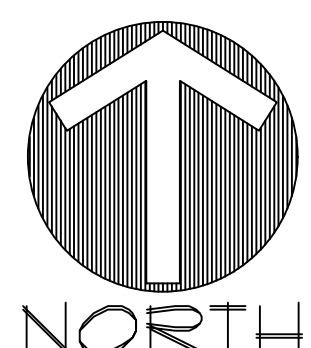
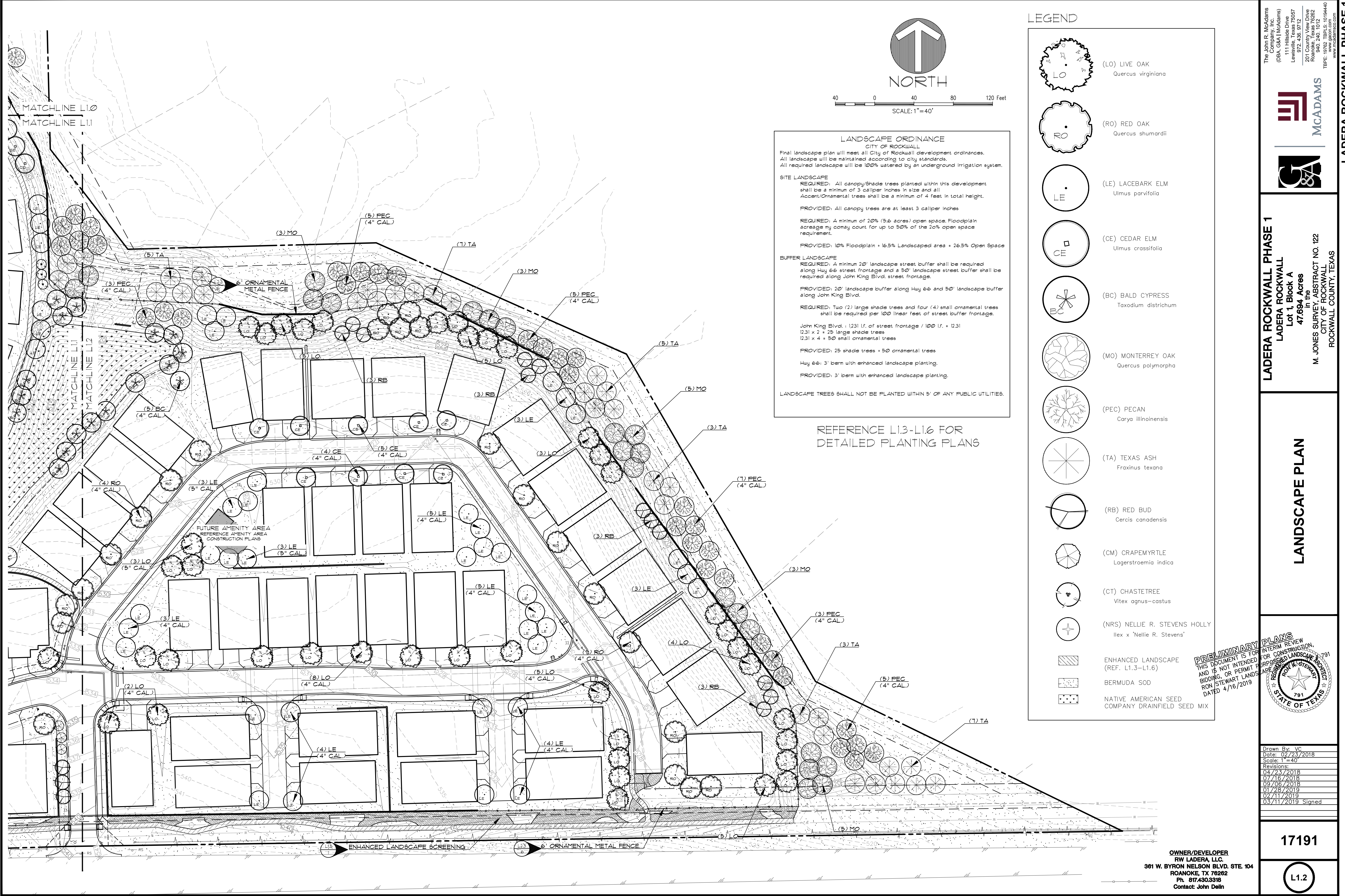


Drawn By:	VC
Date:	02/23/2018
Scale:	1" = 40'
Revisions:	
	04/23/2018
	07/16/2018
	09/06/2018
	01/28/2019
	02/11/2019
	03/11/2019 Signed

17191

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

L1.1



LANDSCAPE ORDINANCE
 CITY OF ROCKWALL
 Final landscape plan will meet all City of Rockwall development ordinances. All landscape will be maintained according to city standards. All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE
 REQUIRED: All canopy/shade trees planted within this development shall be a minimum of 3 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.
 PROVIDED: All canopy trees are at least 3 caliper inches

REQUIRED: A minimum of 20% (5.6 acres) open space. Floodplain acreage may count for up to 50% of the 20% open space requirement.
 PROVIDED: 10% Floodplain + 16.5% Landscaped area = 26.5% Open Space

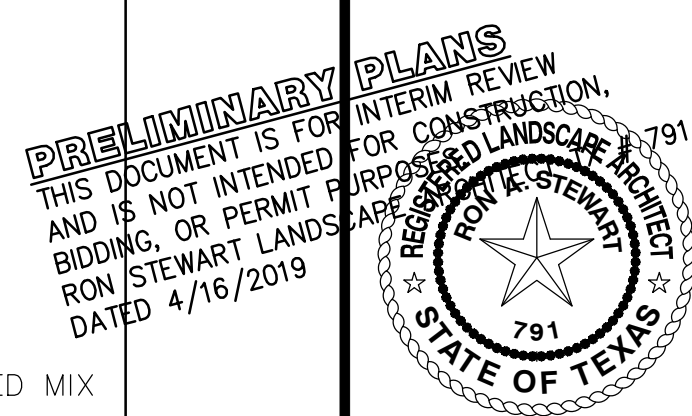
BUFFER LANDSCAPE
 REQUIRED: A minimum 20' landscape street buffer shall be required along Hwy 66 street frontage and a 50' landscape street buffer shall be required along John King Blvd. street frontage.
 PROVIDED: 20' landscape buffer along Hwy 66 and 50' landscape buffer along John King Blvd.
 REQUIRED: Two (2) large shade trees and four (4) small ornamental trees shall be required per 100 linear feet of street buffer frontage.
 John King Blvd.: 1231 lf. of street frontage / 100 lf. = 12.31
 12.31 x 2 = 25 large shade trees
 12.31 x 4 = 50 small ornamental trees
 PROVIDED: 25 shade trees + 50 ornamental trees
 Hwy 66: 3' berm with enhanced landscape planting.
 PROVIDED: 3' berm with enhanced landscape planting.

LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES.

REFERENCE L1.3-L1.6 FOR DETAILED PLANTING PLANS

LEGEND

- (LO) LIVE OAK
Quercus virginiana
- (RO) RED OAK
Quercus shumardii
- (LE) LACEBARK ELM
Ulmus parvifolia
- (CE) CEDAR ELM
Ulmus crassifolia
- (BC) BALD CYPRESS
Taxodium distichum
- (MO) MONTERREY OAK
Quercus polymorpha
- (PEC) PECAN
Carya illinoensis
- (TA) TEXAS ASH
Fraxinus texana
- (RB) RED BUD
Cercis canadensis
- (CM) CRAPEMYRTLE
Lagerstroemia indica
- (CT) CHASTETREE
Vitex agnus-castus
- (NRS) NELLIE R. STEVENS HOLLY
Ilex x 'Nellie R. Stevens'
- ENHANCED LANDSCAPE (REF. L1.3-L1.6)
- BERMUDA SOD
- NATIVE AMERICAN SEED COMPANY DRAINFIELD SEED MIX



The John R. McAdams Company, Inc.
 (DBA GSA | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972-406-8776
 2911 Commerce Center
 Roanoke, Texas 75282
 940.240.1012
 TBP#: 19762 TBPIS: 10194440
 www.mcadamsco.com

MCADAMS

LADERA ROCKWALL PHASE 1
LADERA ROCKWALL
Lot 1, Block A
47.694 Acres
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL, TEXAS
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

Drawn By: VC
 Date: 02/23/2018
 Scale: 1"=40'
 Revisions:
 04/23/2018
 07/16/2018
 09/06/2018
 01/28/2019
 02/11/2019
 03/11/2019 Signed

17191

L1.2

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

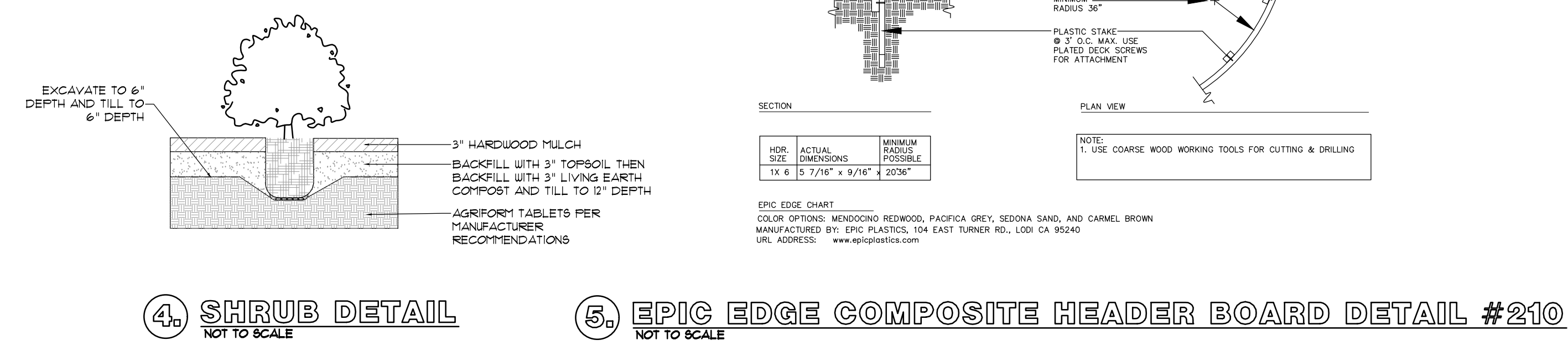
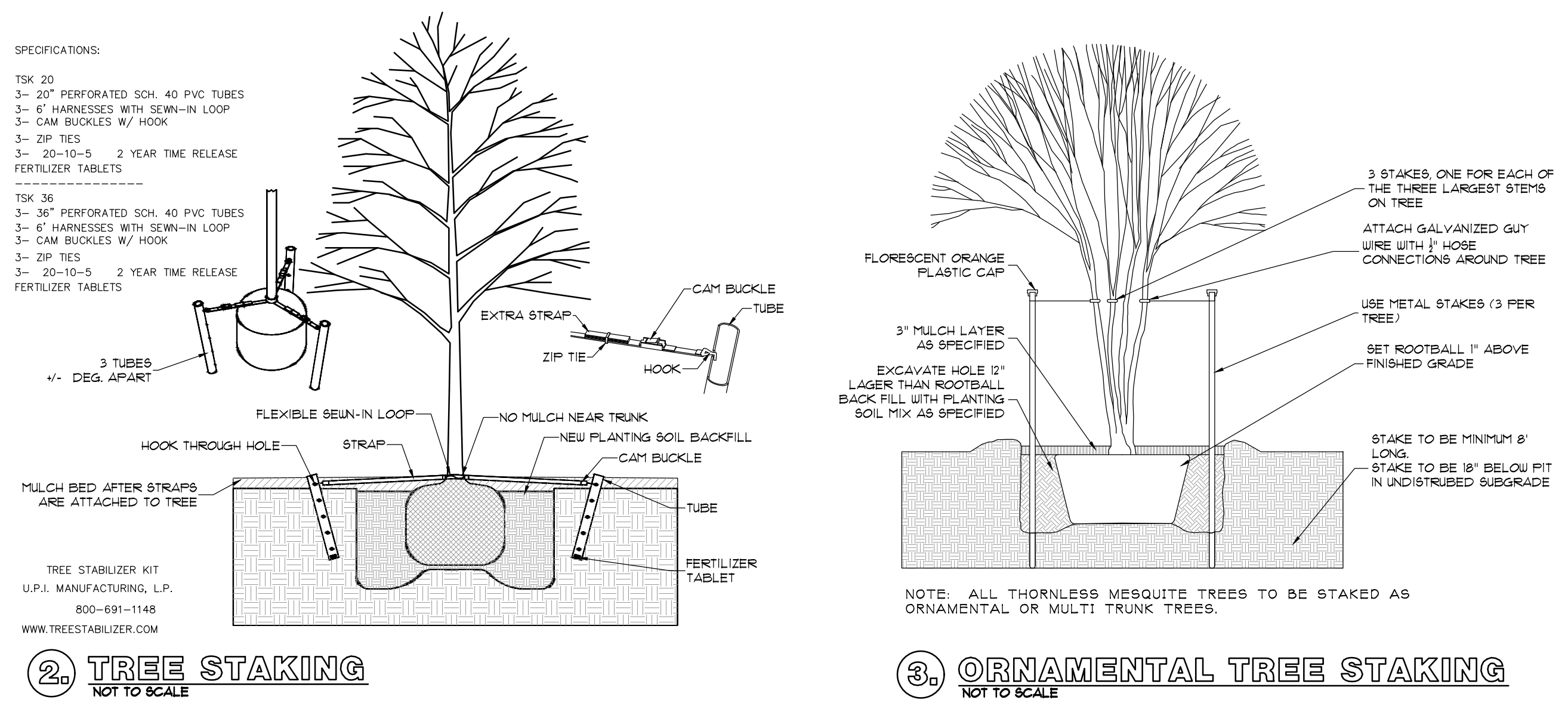
PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
31	LIVE OAK	Quercus virginiana	5" cal.	10'-12'	Per Plan	Single Trunk
23	LACEBARK ELM	Ulmus parvifolia	5" cal.	10'-12'	Per Plan	Single Trunk
1	CEDAR ELM	Ulmus crassifolia	5" cal.	10'-12'	Per Plan	Single Trunk
45	LIVE OAK	Quercus virginiana	4" cal.	10'-12'	Per Plan	Single Trunk
48	RED OAK	Quercus shumardii	4" cal.	10'-12'	Per Plan	Single Trunk
34	LACEBARK ELM	Ulmus parvifolia	4" cal.	10'-12'	Per Plan	Single Trunk
45	CEDAR ELM	Ulmus crassifolia	4" cal.	10'-12'	Per Plan	Single Trunk
27	BALD CYPRESS	Taxodium distichum	4" cal.	10'-12'	Per Plan	Single Trunk
44	PECAN	Carya illinoensis	4" cal.	10'-12'	Per Plan	Single Trunk
31	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	Per Plan	Single Trunk
17	RED OAK	Quercus shumardii	3" cal.	10'-12'	Per Plan	Single Trunk
39	LACEBARK ELM	Ulmus parvifolia	3" cal.	10'-12'	Per Plan	Single Trunk
14	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	Per Plan	Single Trunk
21	MONTERREY OAK	Quercus polymorpha	3" cal.	10'-12'	Per Plan	Single Trunk
33	TEXAS ASH	Fraxinus texana	3" cal.	10'-12'	Per Plan	Single Trunk
62	RED BUD	Cercis canadensis	30gal.	7'-8'	Per Plan	Single Trunk
63	CRAPEMYRTLE	Lagerstroemia indica	30gal.	7'-8'	Per Plan	Multi-trunk
35	CHASTE TREE	Vitex agnus-castus	30gal.	7'-8'	Per Plan	Multi-trunk
6	NELLIE R. STEVENS HOLLY	Ilex x 'Nellie R. Stevens'	30gal.	5'-6'	Per Plan	Full
16	YAUFON HOLLY	Ilex vomitoria	30gal.	7'-8'	Per Plan	Full
14	WINTER JASMINE	Jasminum nudiflorum	5gal.	30"	5'-0"	Full
44	ROSEMARY	Rosmarinus officinalis	5gal.	30"	5'-0"	Full
34	DWARF INDIAN HAWTHORN	Rhaphiolepis indica	5gal.	30"	5'-0"	Full
41	PINK MUHLY	Muhlenbergia capillaris	5gal.	30"	5'-0"	Full
699	ADAGIO MAIDEN GRASS	Miscanthus sinensis 'Adagio'	3gal.	36"	3'-0"	Full
416	ROSEMARY	Rosmarinus officinalis	3gal.	24"	3'-0"	Full
204	DWARF INDIAN HAWTHORN	Rhaphiolepis indica	3gal.	24"	3'-0"	Full
722	PINK MUHLY	Muhlenbergia capillaris	3gal.	24"	3'-0"	Full
26	PINK GAURA	Gaura lindheimeri 'Siskiyou Pink'	3gal.	24"	3'-0"	Full
44	LITTLE BLUESTEM	Schizachyrium scoparium 'Prairie Blues'	3gal.	24"	3'-0"	Full
141	RED YUCCA	Hesperaloe parvifolia	3gal.	24"	3'-0"	Full
144	WALKER'S LOW CATMINT	Nepeta x faassenii	1 gal.	12"	3'-0"	Full
241	PINK GAURA	Gaura lindheimeri 'Siskiyou Pink'	1 gal.	12"	2'-6"	Full
348	LITTLE BLUESTEM	Schizachyrium scoparium 'Prairie Blues'	1 gal.	12"	2'-6"	Full
395	DAYLILY	Hemerocallis	1 gal.	12"	12"	Evergreen
525	SEASONAL COLOR		4" pot	12"	12"	Full
92 lbs	DRAINFIELD SEED MIX					

Total Mitigation Required*: 1726.75 in
 Total Mitigation Provided: 1727 in
 *Ref. T10 TREE SURVEY

LANDSCAPE NOTES:

- Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
- Contractor is responsible for verifying location of all underground utilities prior to construction.
- It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
- All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
- Landscape edging shall be located as noted on plan.
- Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
- All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- Landscape areas shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- Irrigation Controller to have a Rain and Freeze Stat.
- All landscape is to be greater than 8 feet from all underground utilities.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.



The John R. McAdams Company, Inc.
 (DBA: GSA | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972-496-8776 Fax
 201 Columbia Texas 71292
 940-240-1012
 TBP#E: 19762 TBP#S: 10194440
 www.mcadamsco.com

MCADAMS

LADERA ROCKWALL PHASE 1
LADERA ROCKWALL
 Lot 1, Block A
 47.694 Acres
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

LANDSCAPE DETAILS

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW
 AND IS NOT INTENDED FOR PROPOSED LANDSCAPE IMPROVEMENTS
 BIDDING, OR PERMIT APPLICATIONS
 RON STEWART LANDSCAPE ARCHITECT
 DATED 4/16/2019

STATE OF TEXAS
 791

Drawn By: VC
Date: 02/23/2018
Scale:
Revisions:
04/23/2018
07/16/2018
09/06/2018
01/28/2019
02/11/2019
03/11/2019 Signed

17191

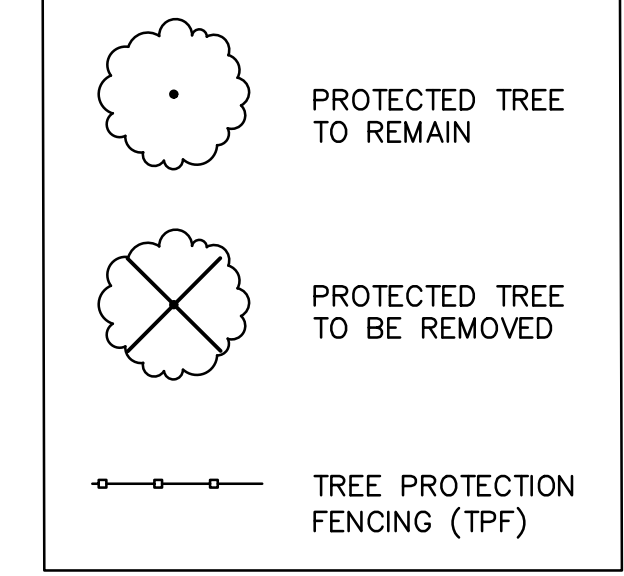
OWNER/DEVELOPER
 RW LADERA, LLC
 361 W. BYRON NELSON BLVD. STE. 104
 ROANOKE, TX 76262
 Ph. 817.430.3318
 Contact: John Dellin

L1.7

File: J:\2018\17191\17191.dwg, Plot: 17191.dwg, Plot Date: 4/16/2019 2:30 PM, by: Ron Stewart, Sheet: 47/2028 5:22 PM, by: werry

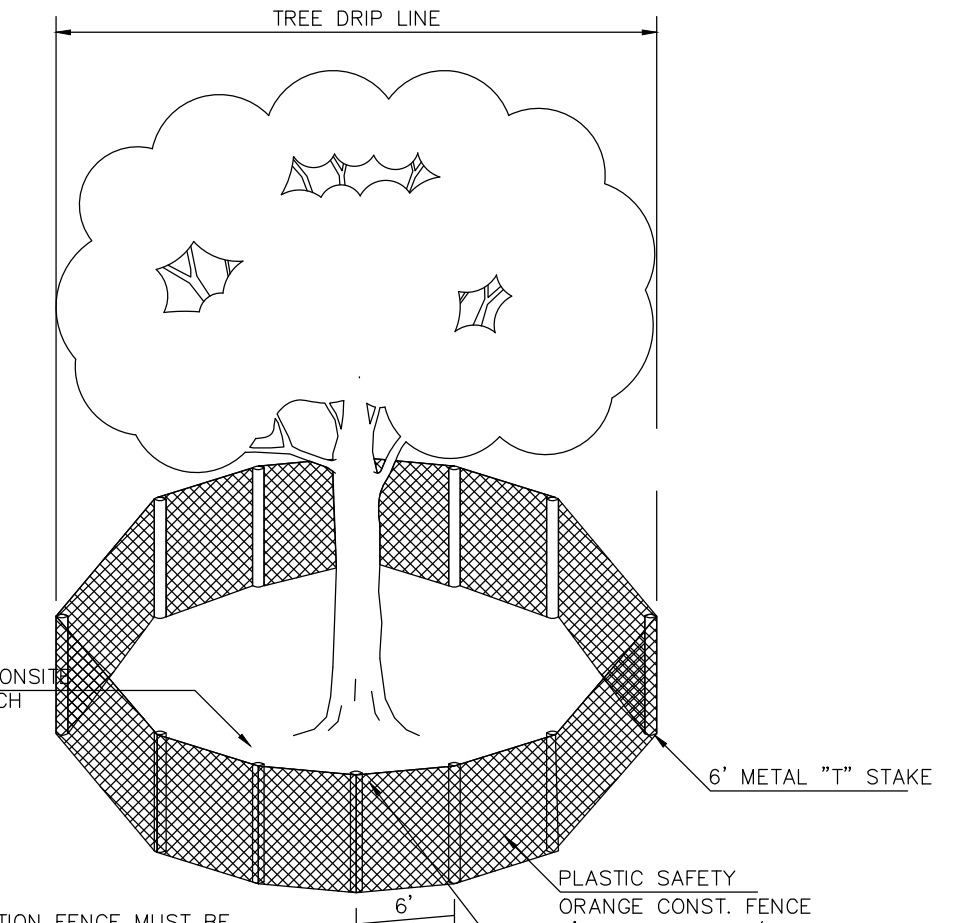
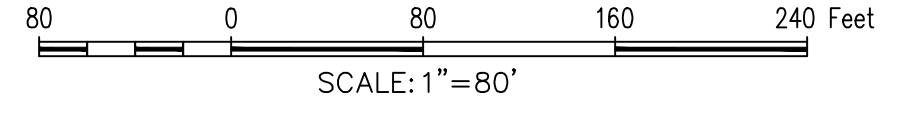


LEGEND



TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
 - 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
 - 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
 - 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
 - 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the number of inches of trunk diameter.
 - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING
 - 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce and weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
 - 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
 - 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airaug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



NOTE: TREE PROTECTION FENCE MUST BE INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS.

LANDSCAPE ARCHITECT MUST BE PRESENT WHEN ANY WORK IS DONE WITHIN THE TREE PROTECTION FENCE.

TREE PROTECTION

MITIGATION TOTALS:

NORTHWEST: 472.5	TOTAL WEST OF JOHN KING BLVD: 526.25 inches
SOUTHWEST: 53.75	TOTAL OUTSIDE PROPERTY: 550.75 inches
CENTRAL: 1200.5	TOTAL WITHIN SS EASEMENT: 398.5 inches
SOUTHEAST: 0	
TOTAL: 1726.75 inches	
TOTAL PROPOSED MITIGATION: 1,727 inches	

Plan: 2/17/2018 10:00 AM by [Name], [Title]
 Project: 4/19/2018 7:38 AM by [Name], [Title]
 Sheet: 2/17/2018 9:04 AM by [Name], [Title]

The John R. McAdams Company, Inc.
 (DBA: GSA | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972-406-8776 Fax
 201 Oakleaf Drive
 Roanoke, Texas 76262
 940-240-1012
 TBP#: 19762 TBPIS: 1018440
 www.mcadamsco.com

LADERA ROCKWALL PHASE 1
LADERA ROCKWALL
 Lot 1, Block A
 47,694 Acres
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

TREE SURVEY - CENTRAL

Drawn By: VC
 Date: 02/23/2018
 Scale: 1"=80'

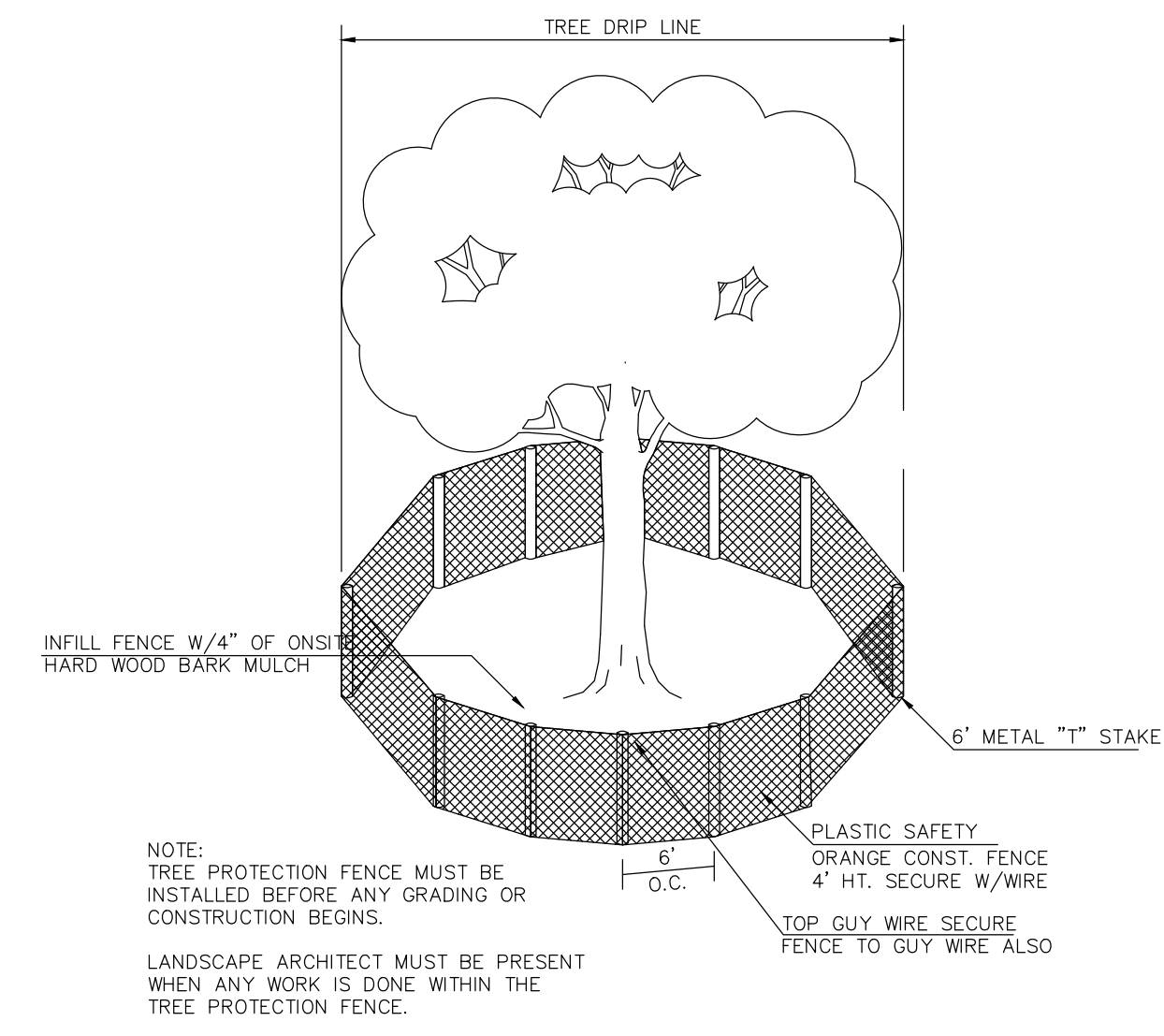
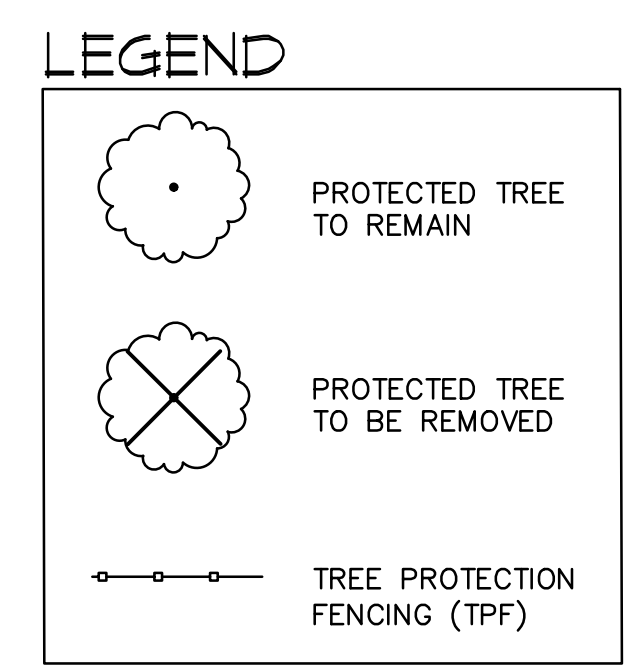
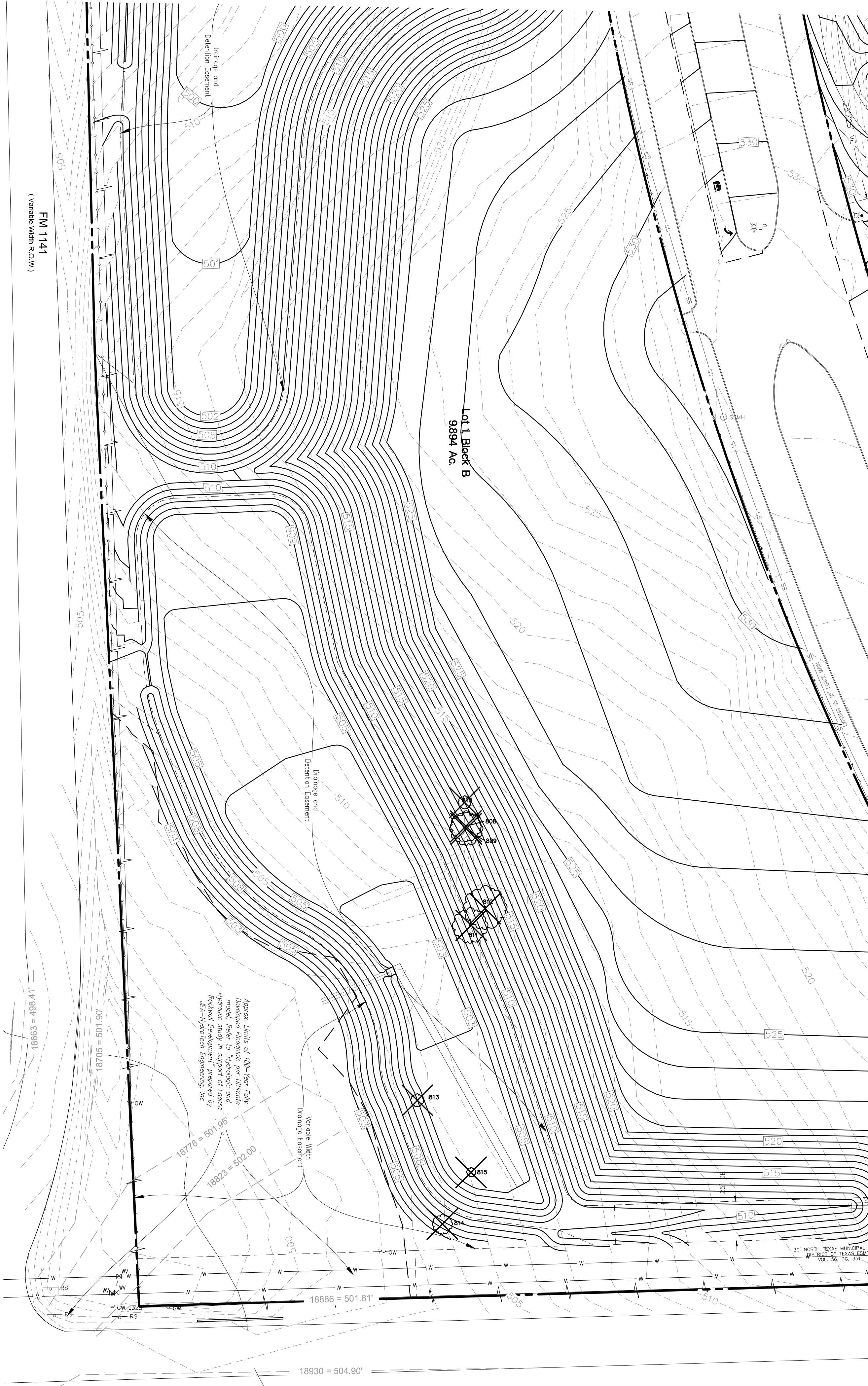
Revisions:
04/23/2018
07/16/2018
09/06/2018
01/28/2019
02/11/2019
03/11/2019 Signed

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

17191

T1.0

LADERA ROCKWALL PHASE 1



TREE CHART

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION
811	15	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7.5
812	18.5	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	9.25
809	14	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	7
808	13	HACKBERRY	<i>Celtis occidentalis</i>	Yes	Yes	6.5
810	5.5	TEXAS ASH	<i>Fraxinus texensis</i>	Yes	Yes	5.5
813	5.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	5.5
815	4	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	4
814	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	8.5
MITIGATION INCHES:						53.75

- ### TREE PRUNING, REMOVAL AND PROTECTION MEASURES
- A. QUALITY ASSURANCE**
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS**
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures.
- C. PRODUCTS**
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS**
- 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the number of inches of trunk diameter.
 - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING**
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL**
- 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION**
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "1" stakes and orange web fence material.
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "air dug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation lines may be routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified.

The John R. McAdams Company, Inc.
(DBA GSA | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972-406-8776 Fax
972-406-8776
301 Commerce Center
Roanoke, Texas 75282
940-240-1012
TBP#: 19762 TBPIS: 10184440
www.mcadamsco.com

LADERA ROCKWALL PHASE 1
LADERA ROCKWALL
Lot 1, Block A
47.694 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY - SOUTHWEST

Drawn By: VC
Date: 02/23/2018
Scale: 1"=40'

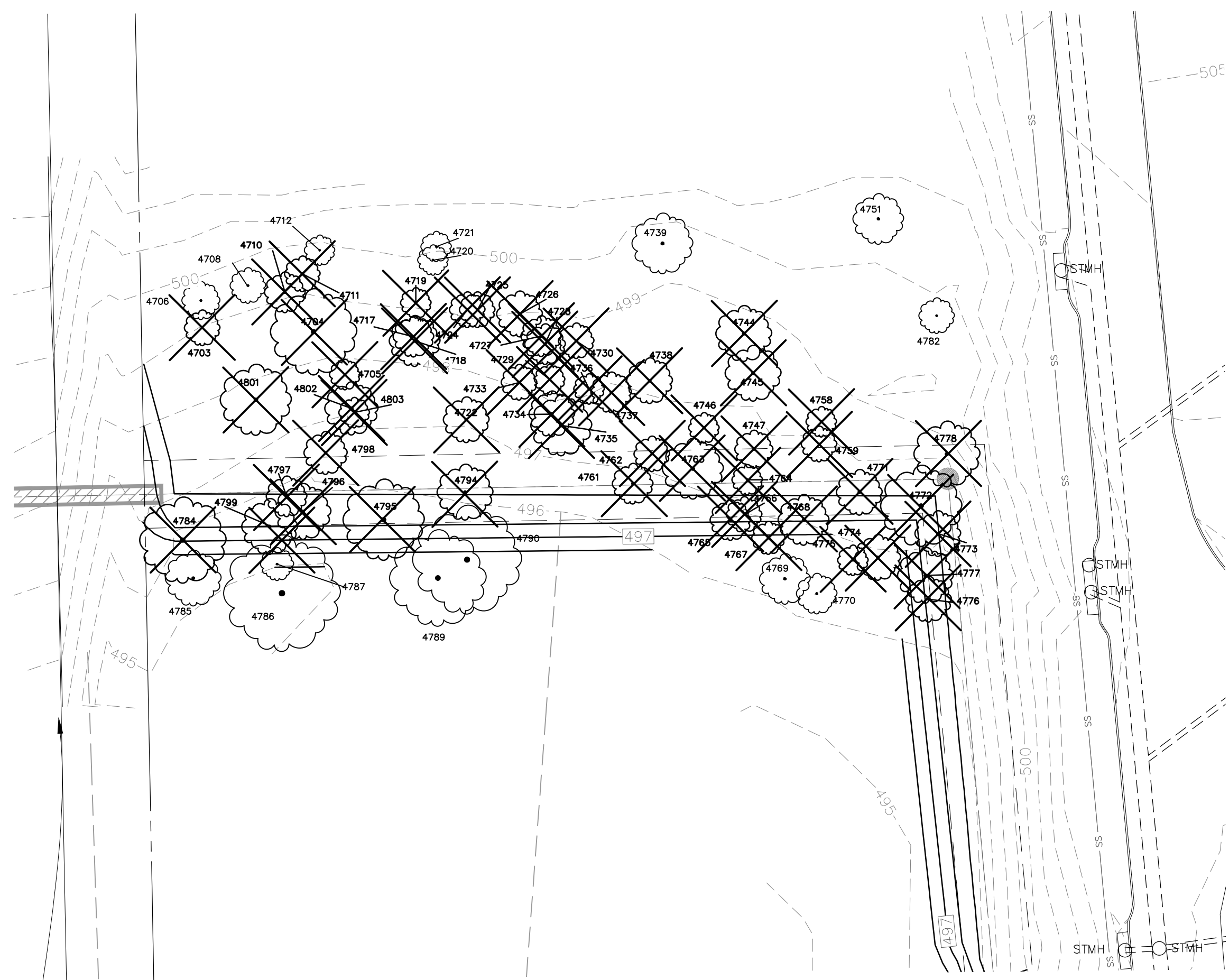
Revisions:

04/23/2018
07/16/2018
09/06/2018
01/28/2019
02/11/2019
03/11/2019 Signed

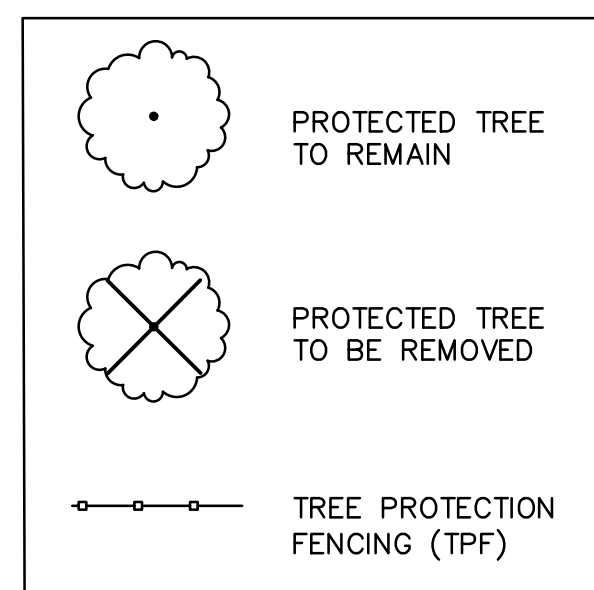
OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact John Dellin

17191

T1.2

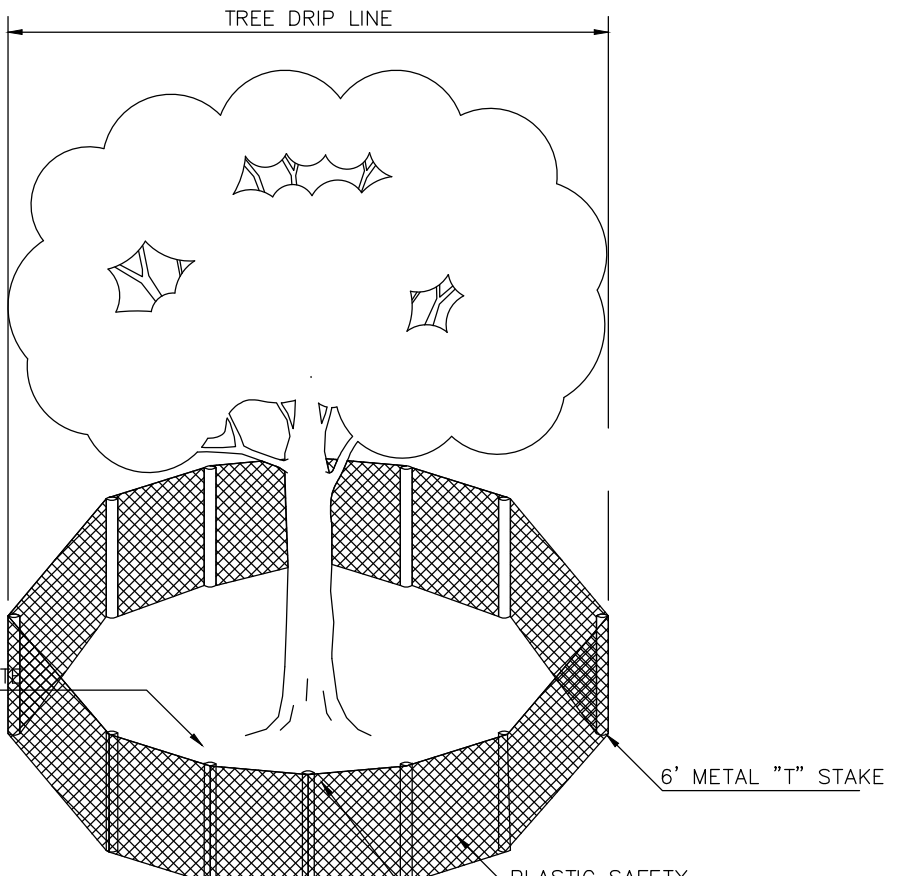
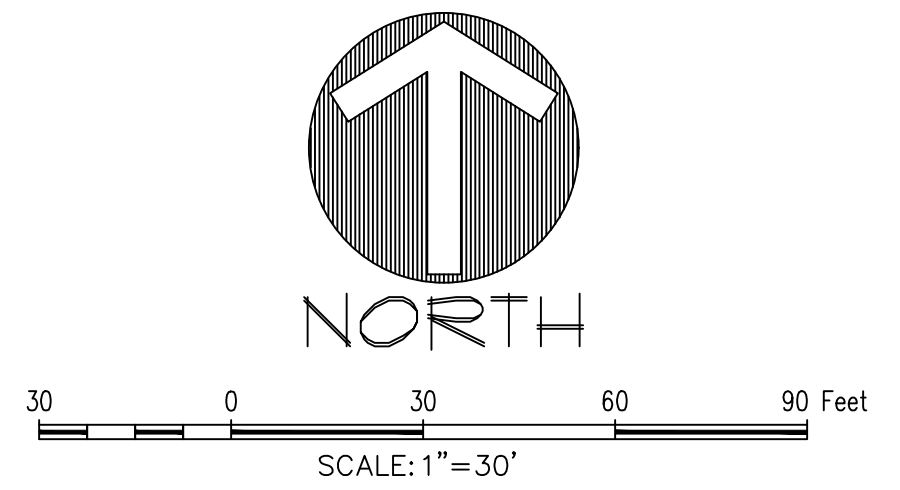


LEGEND



TREE CHART

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	MITIGATION	REMARKS
4703	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4704	17	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	17	
4705	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4706	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4708	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4710	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4711	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	7	
4712	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4717	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4718	10	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	10	
4719	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4720	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4721	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4722	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4724	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4725	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4726	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4727	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4728	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4729	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4730	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4733	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	
4734	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4735	12	RED CEDAR	<i>Juniperus virginiana</i>	YES	YES	6	
4736	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4737	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4738	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4739	12	RED CEDAR	<i>Juniperus virginiana</i>	YES	NO		
4744	11	RED CEDAR	<i>Juniperus virginiana</i>	YES	YES	5.5	
4745	11	RED CEDAR	<i>Juniperus virginiana</i>	YES	YES	5.5	
4746	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4747	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7.5	SS ESMT
4751	10	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4758	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
4759	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	7	
4761	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	SS ESMT
4762	7	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	7	SS ESMT
4763	12	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	12	SS ESMT
4764	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	SS ESMT
4765	8	HICKORY	<i>Carya texana</i>	YES	YES	8	
4766	7	HICKORY	<i>Carya texana</i>	YES	YES	7	SS ESMT
4767	6.5	HICKORY	<i>Carya texana</i>	YES	YES	6.5	
4768	10	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	10	
4769	10,10	HICKORY	<i>Carya texana</i>	YES	NO		
4770	8	HICKORY	<i>Carya texana</i>	YES	NO		
4771	9	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	9	SS ESMT
4772	16	HICKORY	<i>Carya texana</i>	YES	YES	16	SS ESMT
4773	9	AMERICAN ELM	<i>Ulmus crassifolia</i>	YES	YES	9	SS ESMT
4774	9	AMERICAN ELM	<i>Ulmus crassifolia</i>	YES	YES	9	
4775	6	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	6	
4776	9	HICKORY	<i>Carya texana</i>	YES	YES	9	SS ESMT
4777	11	HICKORY	<i>Carya texana</i>	YES	YES	11	SS ESMT
4778	13	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES	13	SS ESMT
4782	7	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4784	17	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	17	
4785	11	AMERICAN ELM	<i>Ulmus americana</i>	YES	NO		
4786	23	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4787	6.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4789	19	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4790	21.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	NO		
4794	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	SS ESMT
4795	16	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	16	SS ESMT
4796	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	SS ESMT
4797	8	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	SS ESMT
4798	8.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	8	
4799	11	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	11	SS ESMT
4801	14	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	14	
4802	10.5	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	10.5	
4803	6	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	YES	6	
MITIGATION INCHES:						472.5	



- TREE PRUNING, REMOVAL AND PROTECTION MEASURES**
- A. QUALITY ASSURANCE**
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS**
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS**
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS**
- 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the number of inches of trunk diameter.
 - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING**
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning. No more than 20 percent of live foliage shall be removed from any tree.
 - 4) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL**
- 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
 - 4) Any brush, clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION**
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ, shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "air dug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may be routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified

TREE PROTECTION

NOTE: TREE PROTECTION FENCE MUST BE INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS.

LANDSCAPE ARCHITECT MUST BE PRESENT WHEN ANY WORK IS DONE WITHIN THE TREE PROTECTION FENCE.

INFILL FENCE W/4" OF ON-SITE HARD WOOD BARK MULCH

6" METAL "T" STAKE

6" O.C.

PLASTIC SAFETY ORANGE CONST. FENCE 4' HT. SECURE W/WIRE

TOP GUY WIRE SECURE FENCE TO GUY WIRE ALSO

LADERA ROCKWALL PHASE 1
 LADERA ROCKWALL
 Lot 1, Block A
 47.694 Acres
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

TREE SURVEY - NORTHWEST

LADERA ROCKWALL PHASE 1

The John R. McAdams Company, Inc.
 (DBA: GSA | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972-406-8776
 291 Colquhoun Road
 Roanoke, Texas 75282
 940-240-1012
 TBP#: 19762 TBPIS: 10194440
 www.madamsco.com

REGISTERED LANDSCAPE ARCHITECT
 JOHN A. STEWART
 STATE OF TEXAS
 4/16/2019

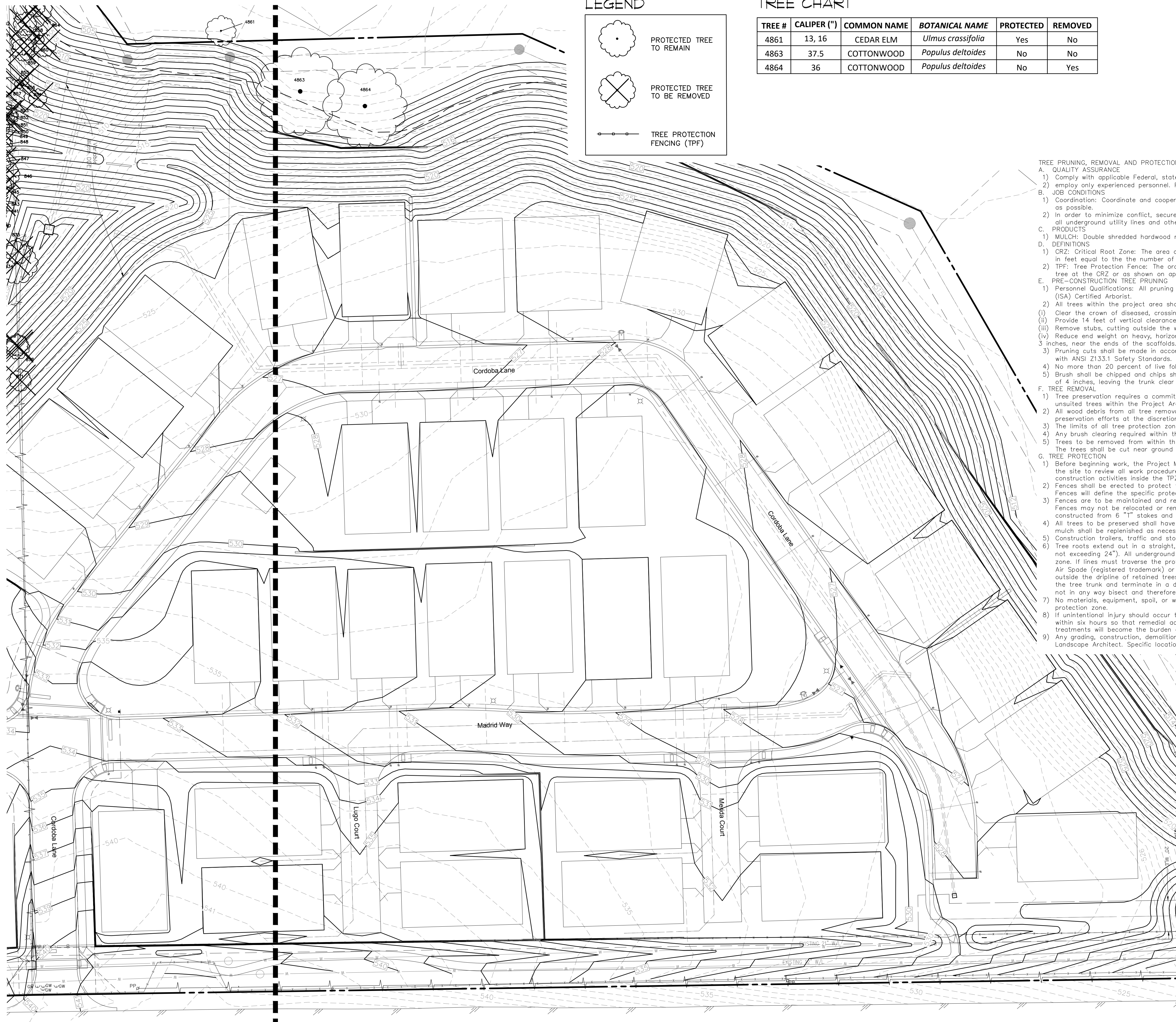
Drawn By: VC
 Date: 02/23/2018
 Scale: 1" = 30'
 Revisions:
 04/23/2018
 07/16/2018
 09/06/2018
 01/28/2019
 02/11/2019
 03/17/2019 Signed

OWNER/DEVELOPER
 RW LADERA, LLC.
 361 W. BYRON NELSON BLVD. STE 104
 ROANOKE, TX 75282
 Ph. 817.430.3318
 Contact: John Dell

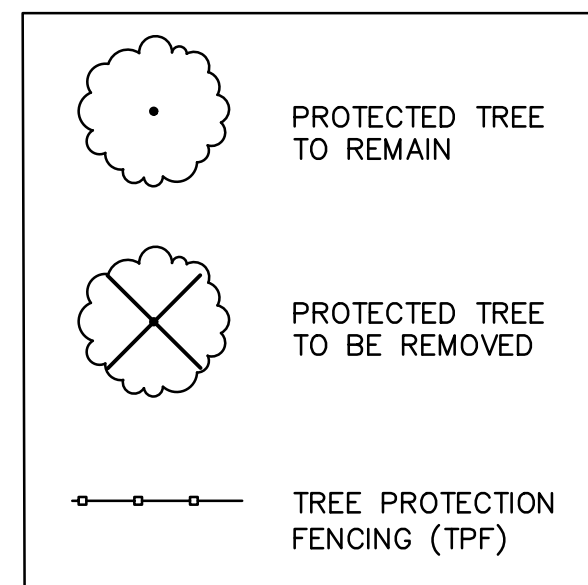
17191

T1.3

File: 3/10/18/17191/17191.dwg, Plot: 1, Date: 02/23/2018 10:04:00 AM, by: vc

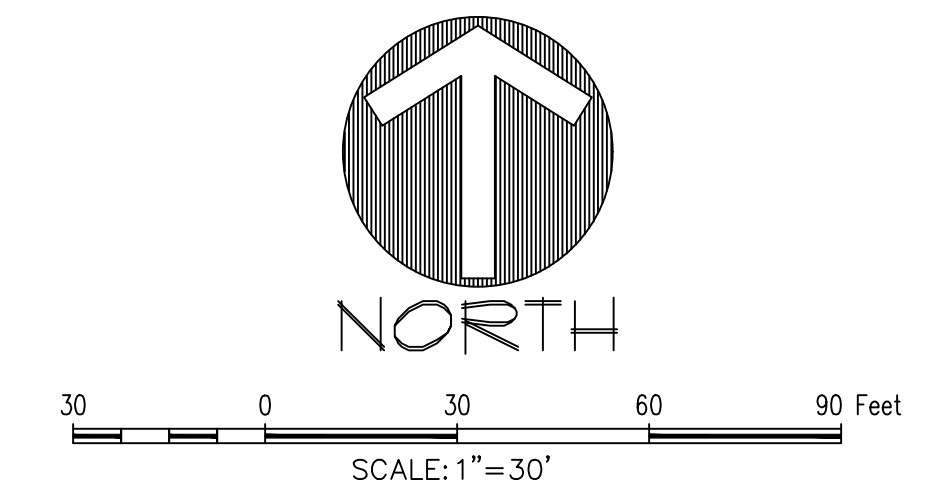


LEGEND



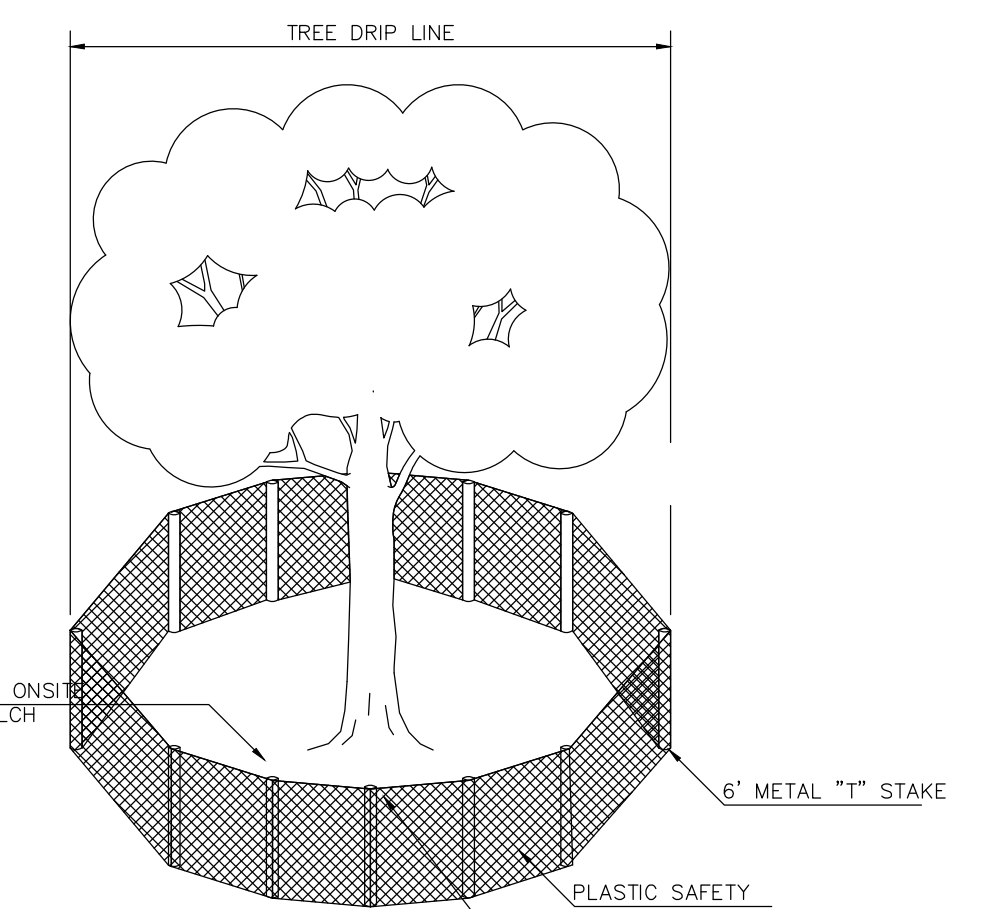
TREE CHART

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED
4861	13, 16	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No
4863	37.5	COTTONWOOD	<i>Populus deltoides</i>	No	No
4864	36	COTTONWOOD	<i>Populus deltoides</i>	No	Yes



TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
 - 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
 - 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
 - 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
 - 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the number of inches of trunk diameter.
 - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING
 - 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
 - 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuitably trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
 - 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscaping operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Irrigation lines shall be constructed from 6 "T" stakes and orange web fence material.
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "air dug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



NOTE:
 TREE PROTECTION FENCE MUST BE INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS.
 LANDSCAPE ARCHITECT MUST BE PRESENT WHEN ANY WORK IS DONE WITHIN THE TREE PROTECTION FENCE.

6" METAL "T" STAKE
 PLASTIC SAFETY ORANGE CONST. FENCE 4' HT. SECURE W/WIRE
 TOP GUY WIRE SECURE FENCE TO GUY WIRE ALSO

TREE PROTECTION

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

LADERA ROCKWALL PHASE 1
 LADERA ROCKWALL
 Lot 1, Block A
 47,694 Acres
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

TREE SURVEY - SOUTHEAST

LADERA ROCKWALL PHASE 1

17191

T1.4

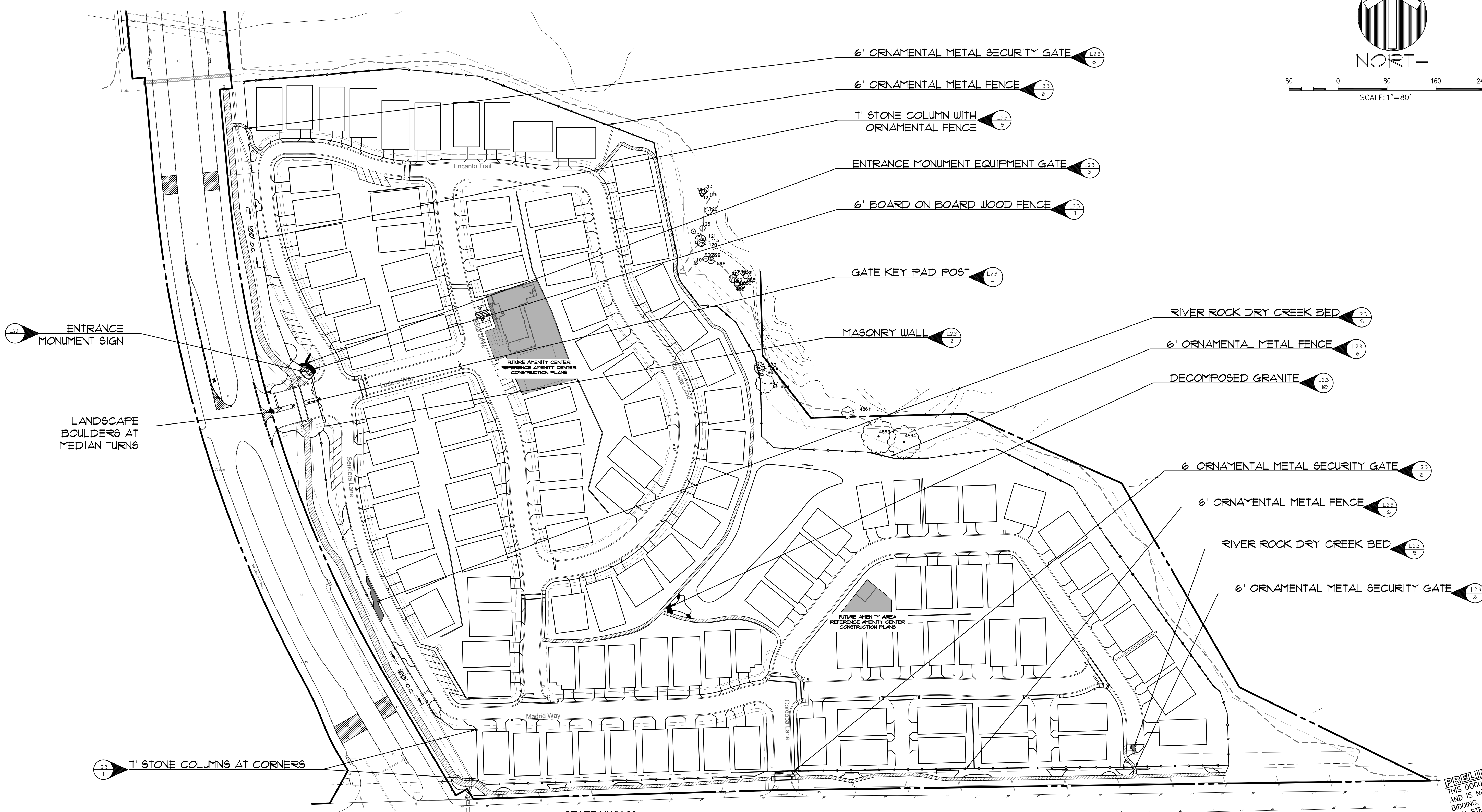
The John R. McAdams Company, Inc.
 (DBA: GSA | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972-406-8774 Fax
 972-406-8774
 Roanoke, Texas 76262
 940-240-1012
 TPPE: 19762 TPPLS: 10194440
 www.mcadamsco.com

REGISTERED LANDSCAPE ARCHITECT
 JOHN A. STEWART
 STATE OF TEXAS
 4/16/2019

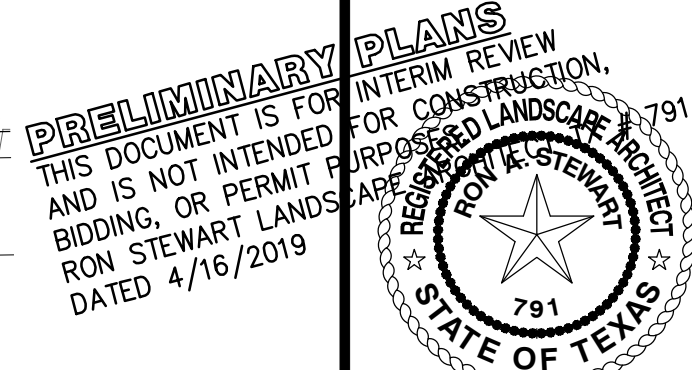
Drawn By: VC
 Date: 02/23/2018
 Scale: 1" = 30'
 Revisions:
 04/23/2018
 07/16/2018
 09/06/2018
 01/28/2019
 02/11/2019
 03/11/2019 Signed



80 0 80 160 240 Feet
 SCALE: 1"=80'



NOTE: NO CONCRETE FOOTINGS TO BE USED ON FENCES THAT ARE WITHIN THE EXISTING WATER LINE EASEMENT ALONG HWY 66.



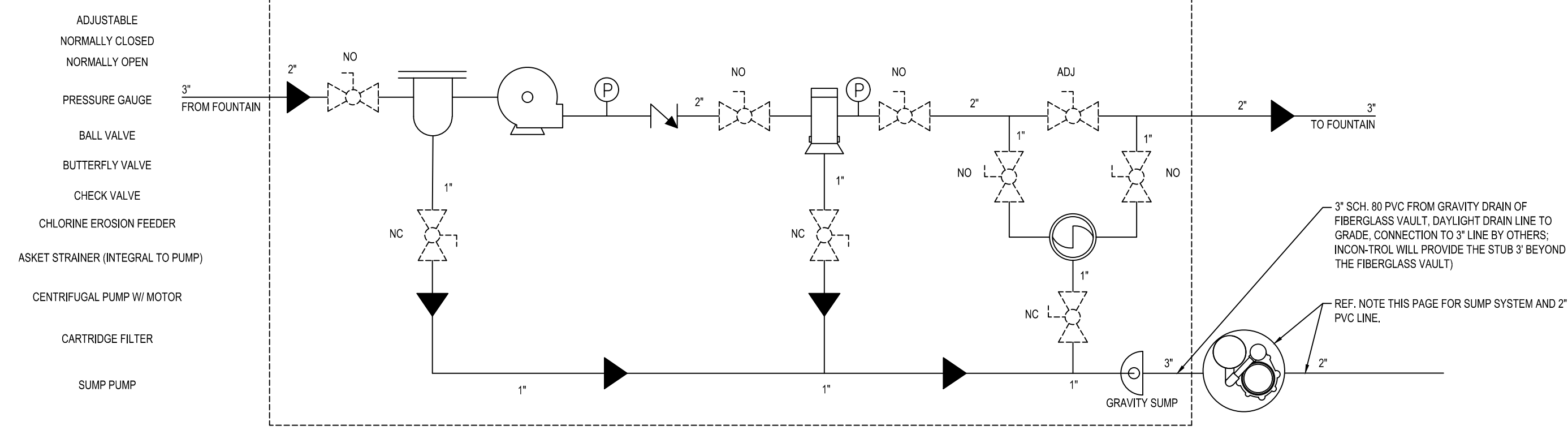
Drawn By:	VC
Date:	02/23/2018
Scale:	1"=80'
Revisions:	
	04/23/2018
	07/16/2018
	09/06/2018
	01/28/2019
	02/11/2019
	03/11/2019 Signed

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

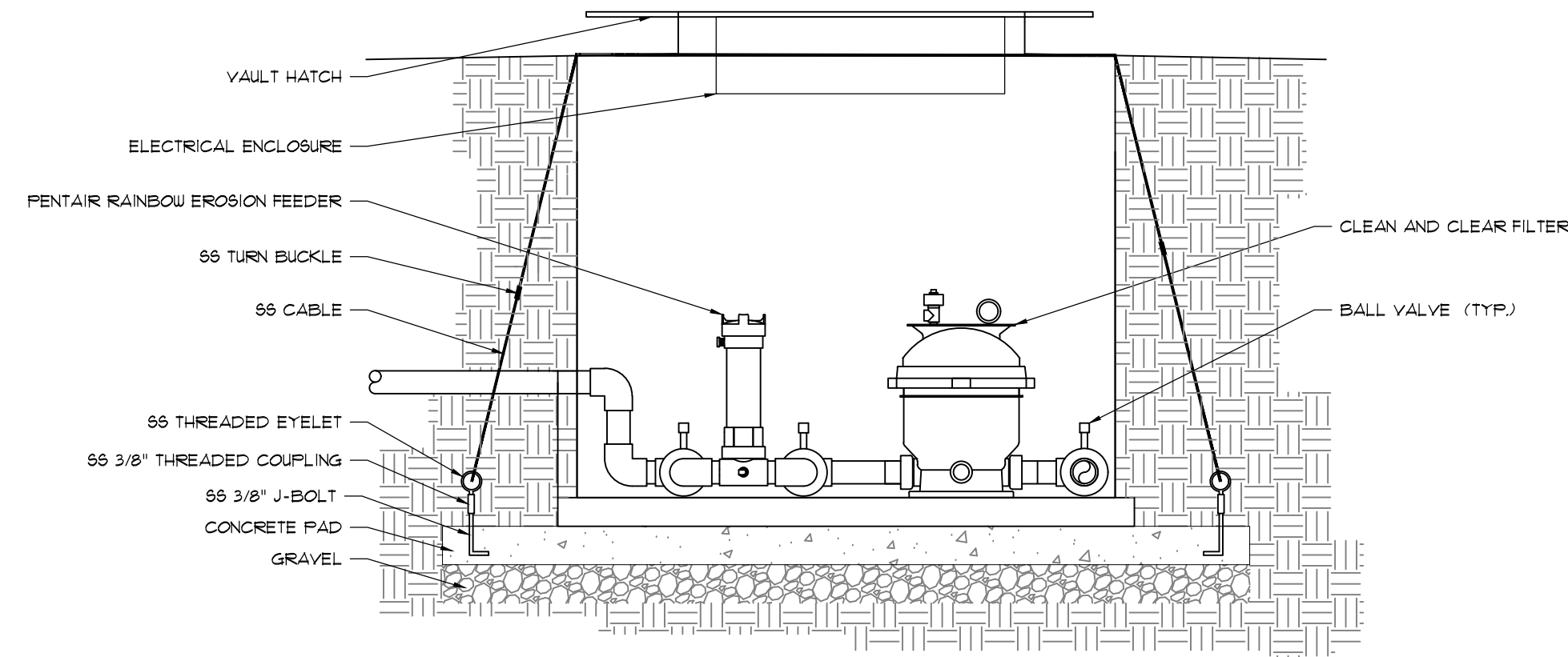
17191

L2.0

File: 3/10/19/17191/17191.dwg, Plot: 3/10/19/17191.dwg, Plot Date: 3/10/19 10:08 AM, by: jdelin, Scale: 1/8"=1'-0", Sheet: 47/102/19 1:08 PM, by: jdelin

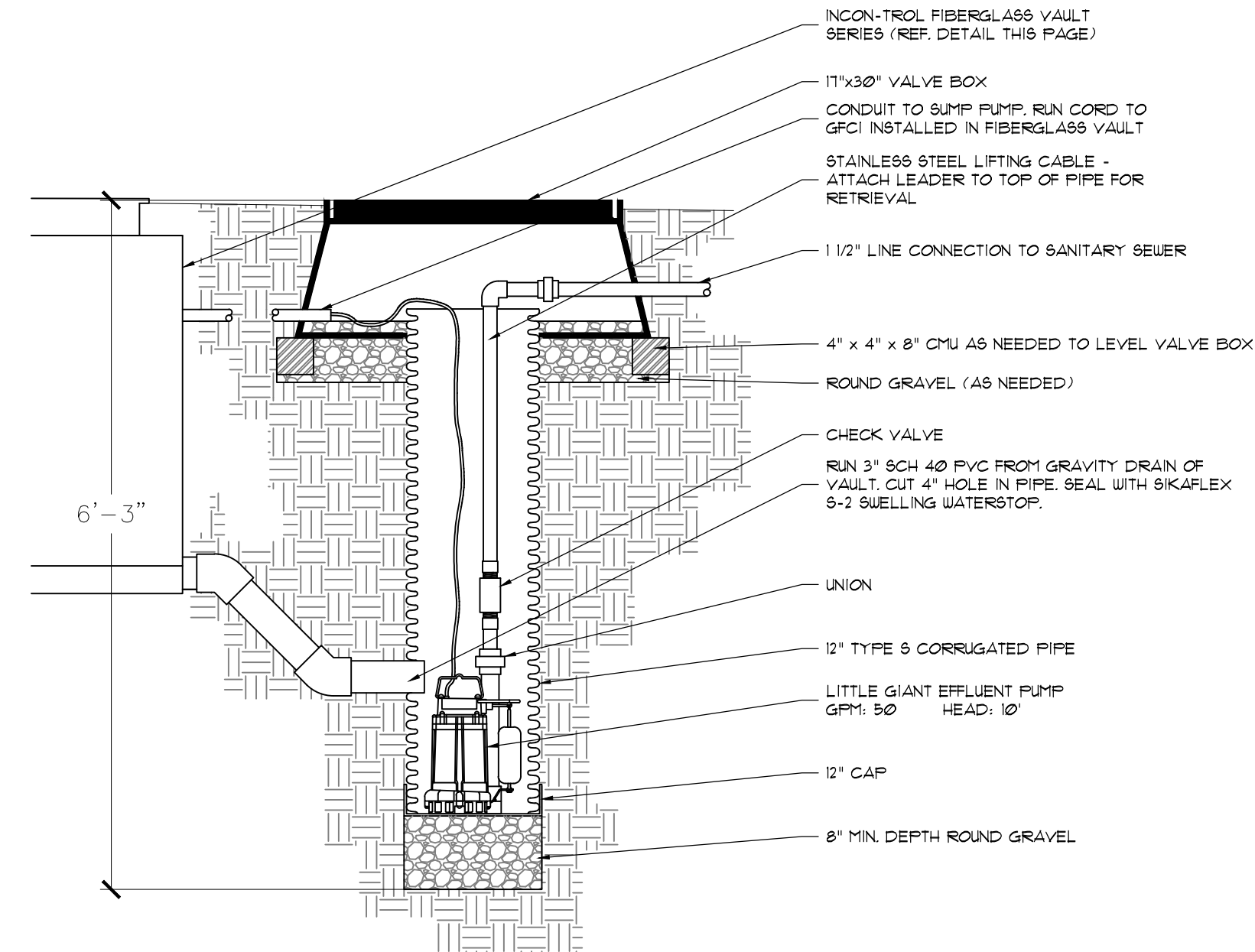


1. ENTRANCE MONUMENT BASIN SECTION B-B' DETAIL
NTS



2. FIBERGLASS VAULT PLUMBING SYSTEM PLAN VIEW
NTS

3. PLUMBING SYSTEM SECTION 'D' DETAIL
NTS



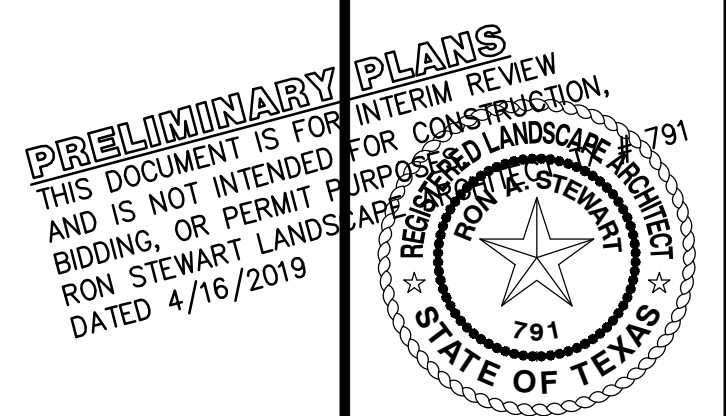
4. SUMP SYSTEM DETAIL
NTS

The John R. McAdams Company, Inc.
(DBA GSA | McAdams)
111 Hillside Drive
Levittown, Texas 75057
817-436-3775
291 Commerce Center
Roanoke, Texas 76262
940-240-1012
TBP#E: 19762 TBP#S: 10194440
www.mcadamsco.com



LADERA ROCKWALL PHASE 1
LADERA ROCKWALL
Lot 1, Block A
47.694 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

HARDSCAPE DETAILS



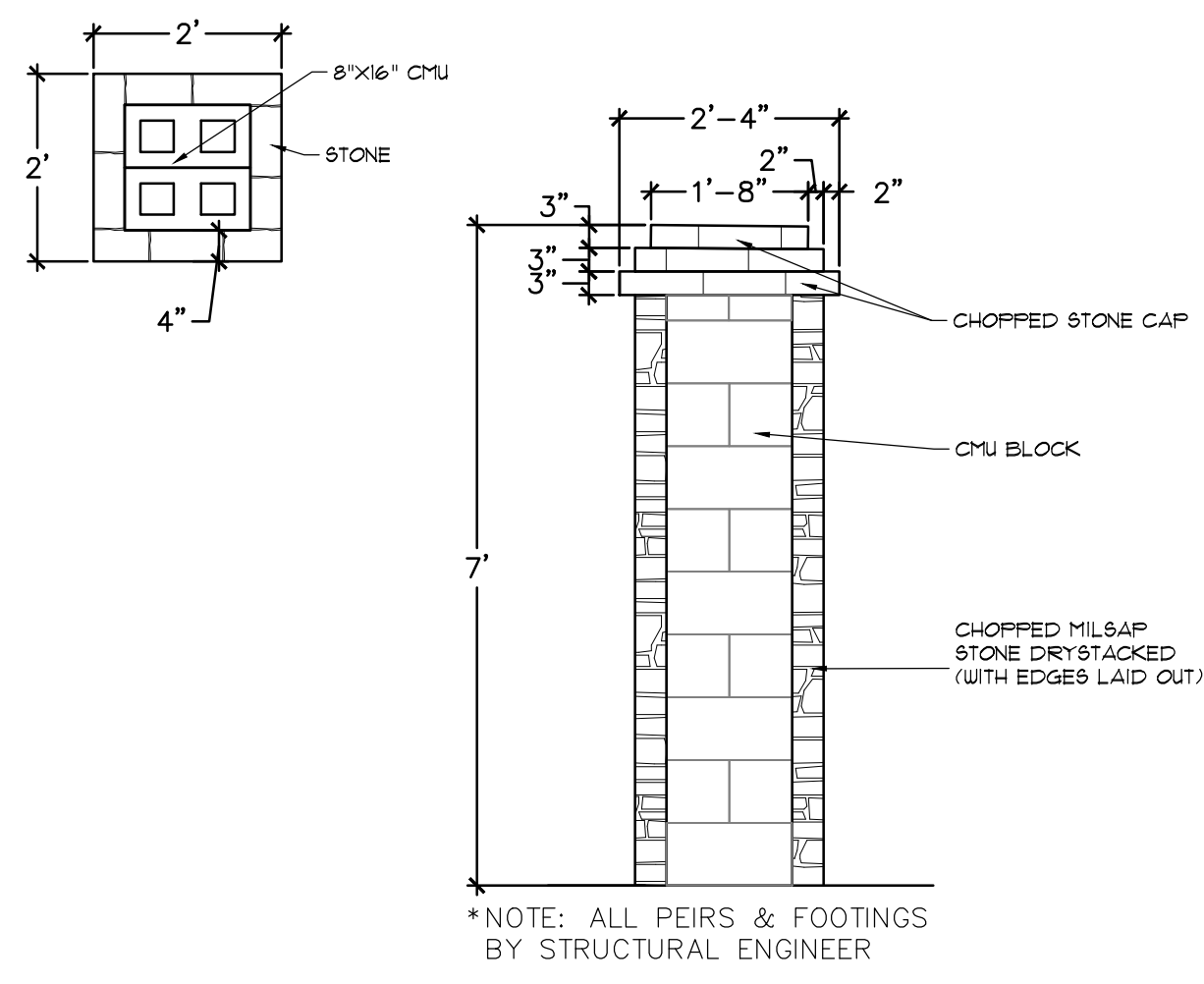
Drawn By:	VC
Date:	02/23/2018
Scale:	
Revisions:	
	04/23/2018
	07/16/2018
	09/06/2018
	01/28/2019
	02/11/2019
	03/11/2019 Signed

17191

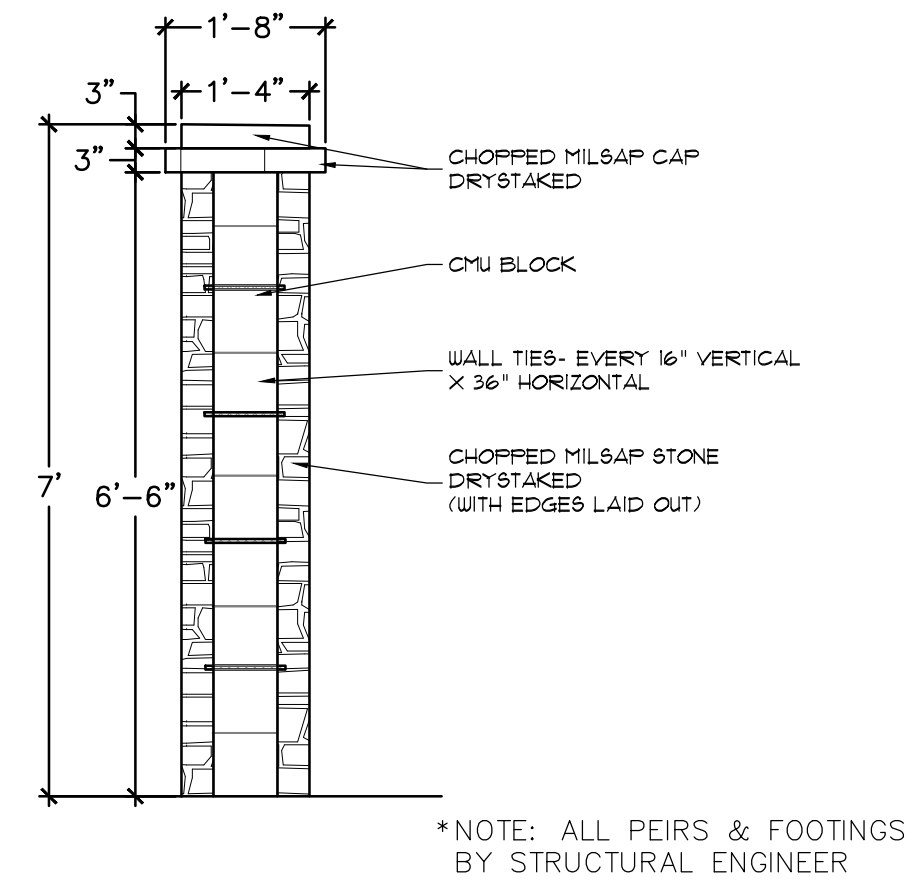
OWNER/DEVELOPER
RW LADERA, LLC
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

L2.2

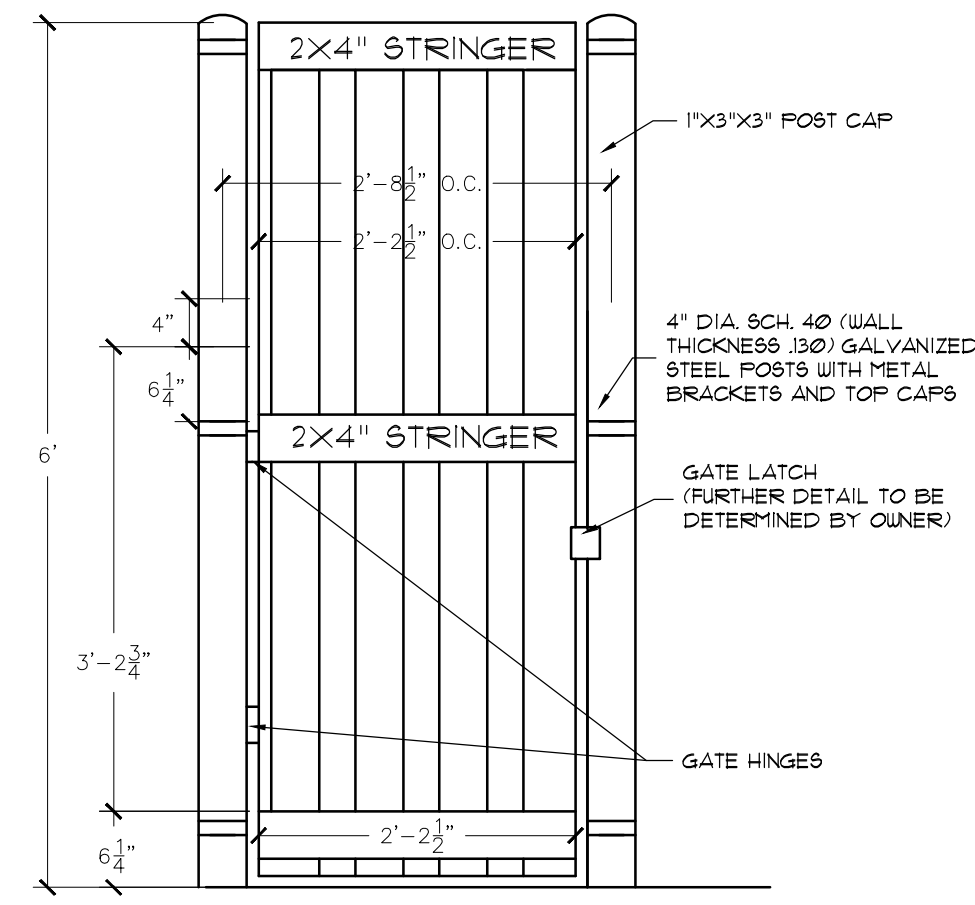
File: 3/10/19/17191/17191.dwg, Plot: 4/16/2019 7:31 AM, by: Ron Stewart, Sheet: 4/16/2019 1:06 PM, by: werty



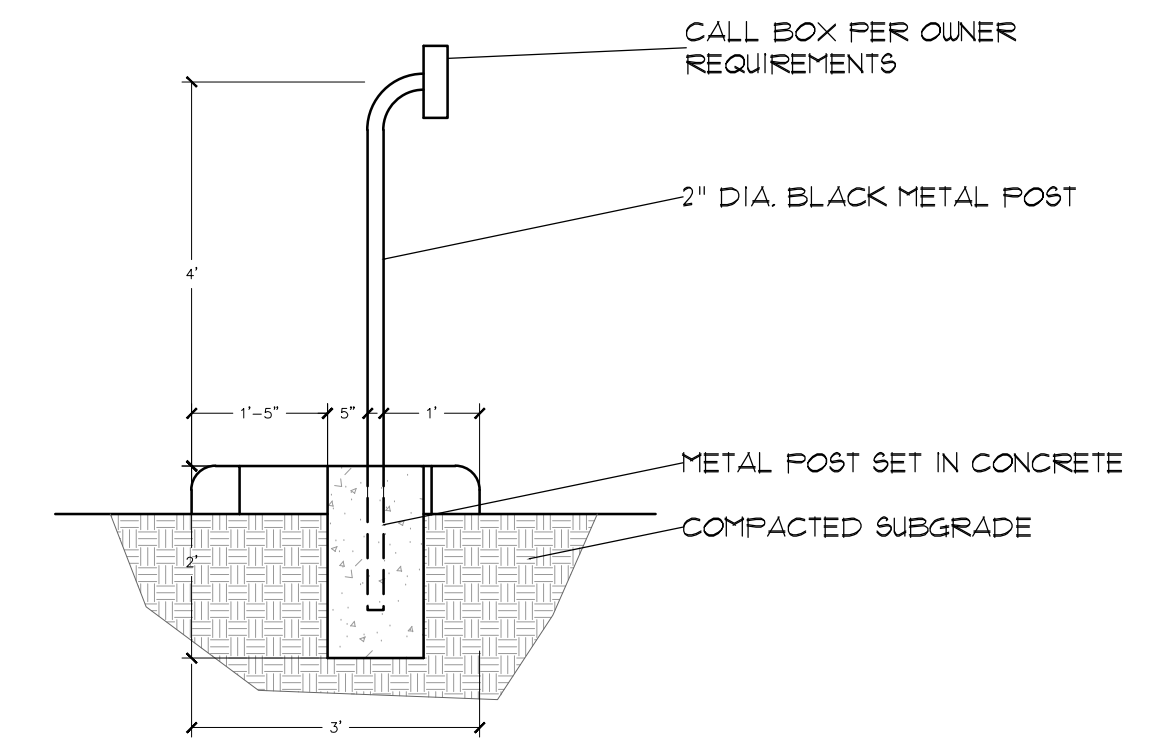
1. STONE COLUMN DETAIL
1/2"=1'



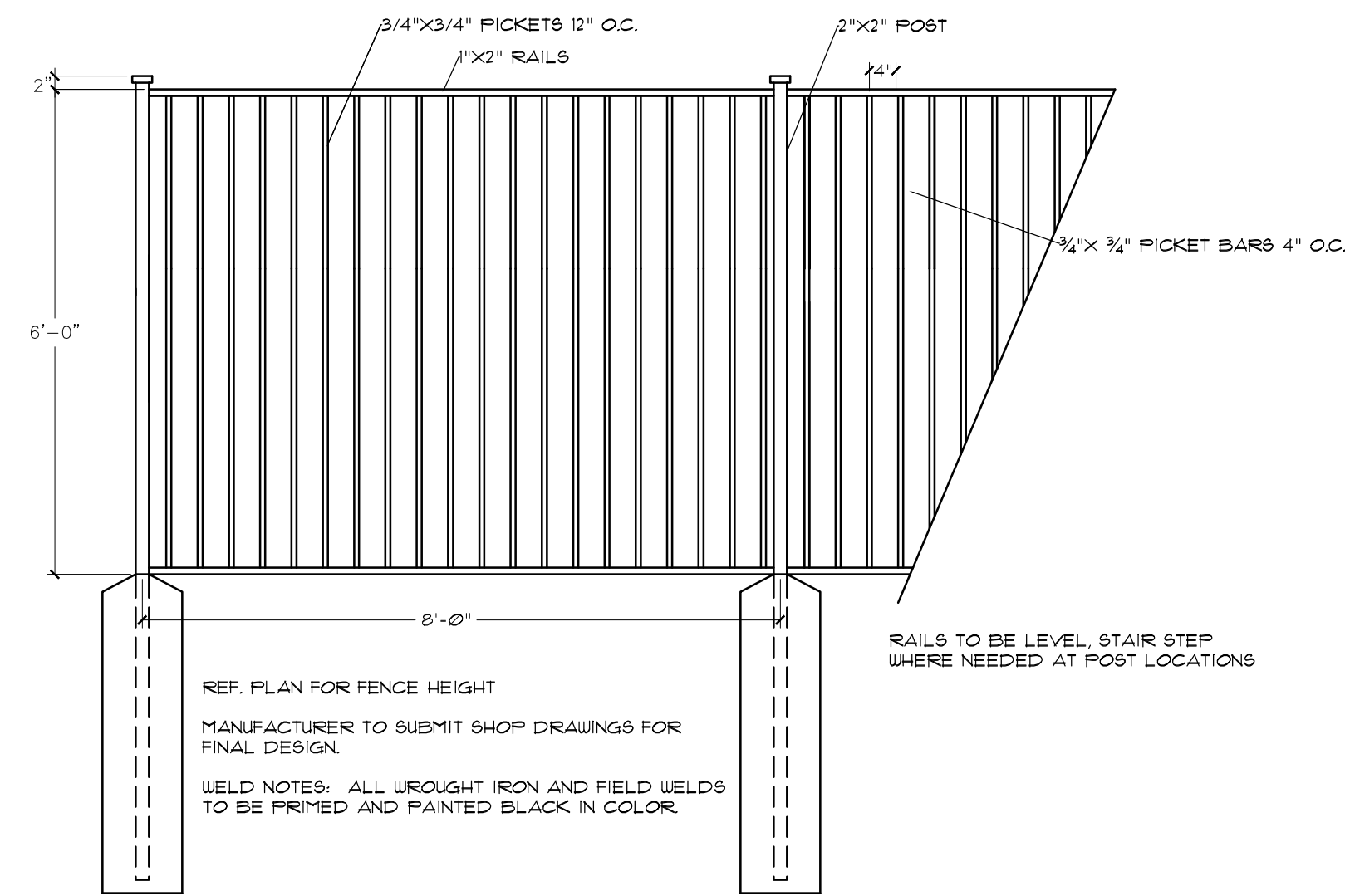
2. STONE WALL DETAIL
1/2"=1'



3. ENTRY FOUNTAIN GATE DETAIL
1/2"=1'

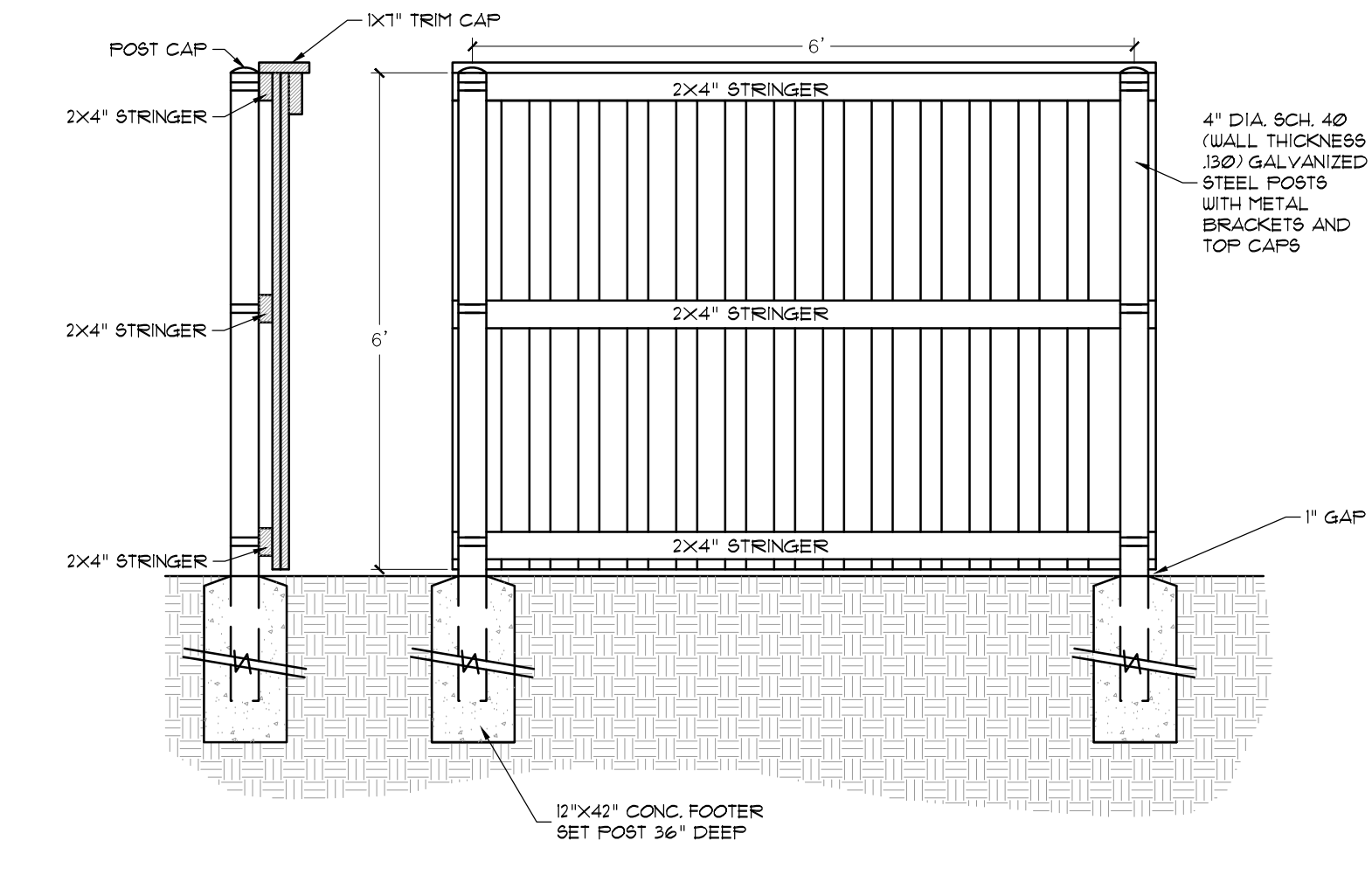


4. GATE KEY PAD POST
1/2"=1'

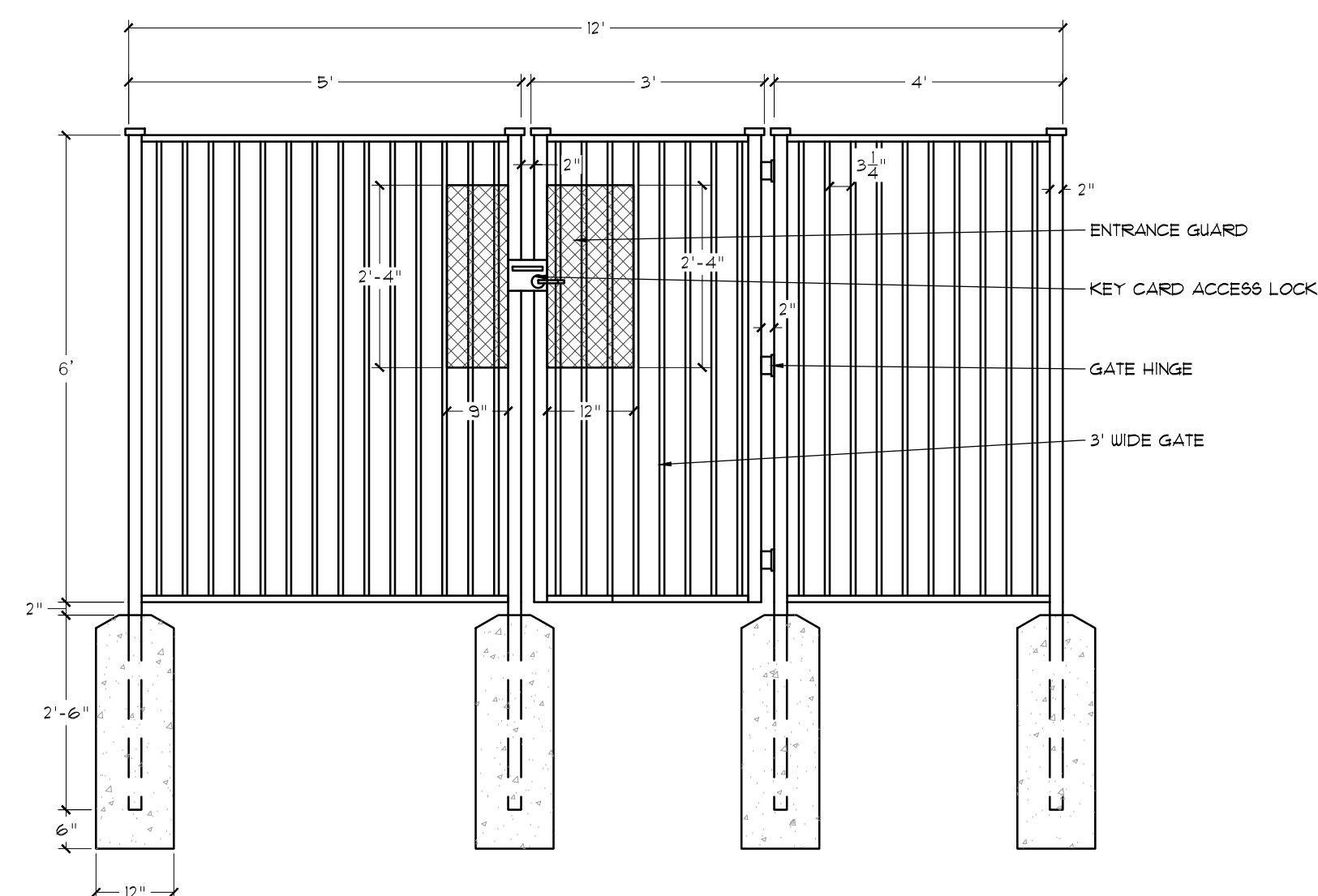


5. STONE COLUMN & 6' ORNAMENTAL METAL FENCE - ELEVATION
1/2"=1'

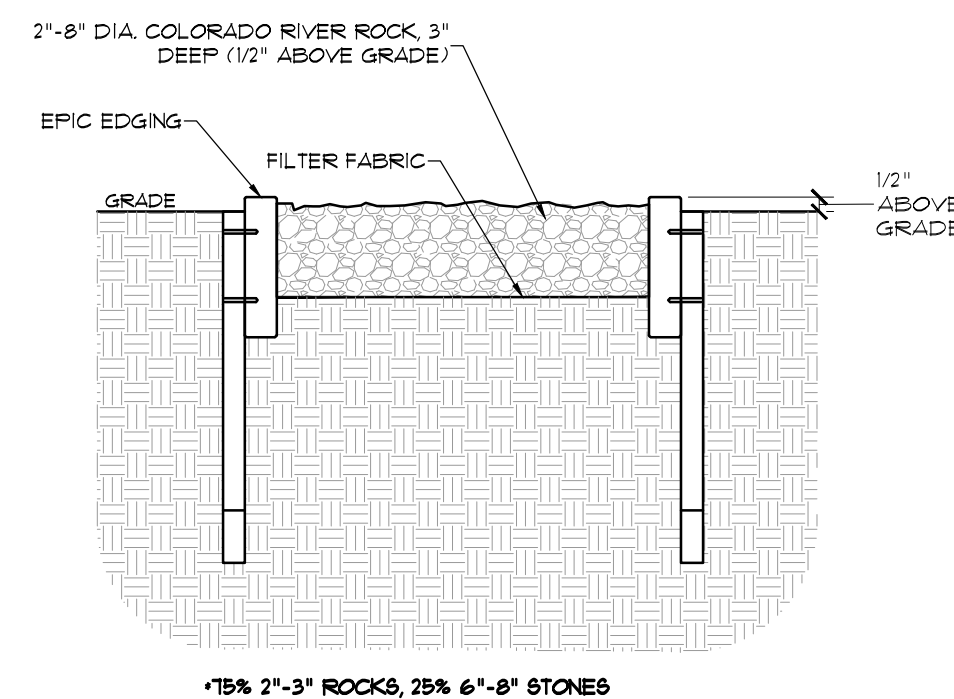
6. 6' ORNAMENTAL METAL FENCE
1/2"=1'



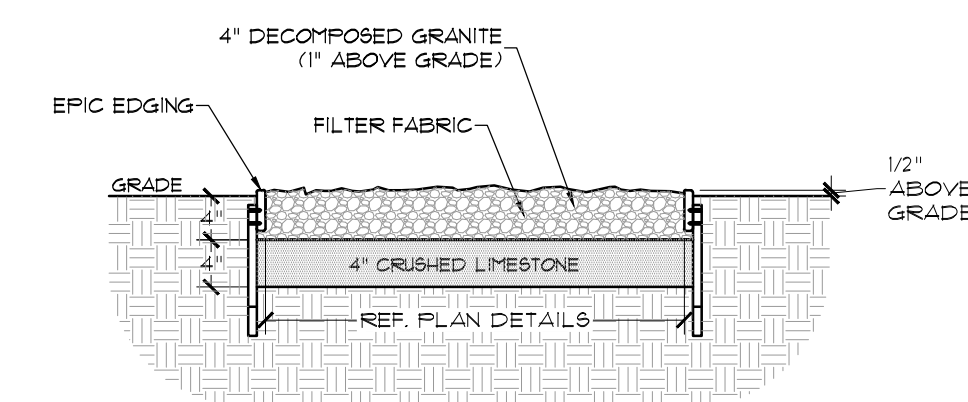
7. 6' BOARD ON BOARD FENCE
1/2"=1'



8. 6' ORNAMENTAL METAL SECURITY GATE DETAIL
1/2"=1'



9. RIVER ROCK DRY CREEK
NTS



10. DECOMP. GRANITE PATHWAY
3/4"=1'

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW ONLY.
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
APPROVED BY: RON STEWART
DATE: 4/16/2019
STATE OF TEXAS

Drawn By: VC	Date: 02/23/2018
Scale:	
Revisions:	
04/23/2018	
07/16/2018	
09/06/2018	
01/28/2019	
02/11/2019	
03/11/2019	Signed

File: 21011917191.dwg, Plot: 4/16/2019 7:35 AM, by: John Dellin, Sheet: 47/102789 1:06 PM, by: wjv



April 18, 2019

G&AI MCADAMS
111 HILLSIDE DRIVE,
Lewisville, TX 75057

RE: FINAL PLAT (P2019-010), Ladera Rockwall - Final Plat

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 04/15/2019. The following is a record of all recommendations, voting records and conditions of approval:

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the final plat for Lot 1 Block A, and Lot 1, Block B, Ladera Rockwall Addition, staff would propose the following conditions of approval:

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

(2) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 9, 2019, the Planning and Zoning Commission's motion to recommend approval of the final plat for Lot 1 Block A, and Lot 1, Block B, Ladera Rockwall Addition with staff conditions passed by a vote of 7 to 0.

CITY COUNCIL:

On April 15, 2019, the City Council's motion to approve the replat 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 two (2) 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 that if the plat is filed between September 1st to December 31st, you will need to include a tax receipt along with the tax certificates. This will incur an additional \$4 fee for each tax receipt.



Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date (i.e.6/12/2017). *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