



# 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 4/30/19 CC DATE 5/14/19 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 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 # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2019-018

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

DIRECTOR OF PLANNING: \_\_\_\_\_

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

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

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address \_\_\_\_\_

Subdivision Park Place West Ph. III

Lot \_\_\_\_\_

Block \_\_\_\_\_

General Location Off N. TOWNSEND between Boydston & RR Tracks

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

Current Zoning PD-59

Current Use New

Proposed Zoning PD-59

Proposed Use SF lots

Acreage 24.439

Lots [Current] 82

Lots [Proposed] 80

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

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

Owner Columbia Development

Applicant same

Contact Person Bill Bricker

Contact Person \_\_\_\_\_

Address 305 Park Place Blvd.

Address \_\_\_\_\_

City, State & Zip Rockwall, TX 75087

City, State & Zip \_\_\_\_\_

Phone 214-801-6157 972-722-2439

Phone \_\_\_\_\_

E-Mail bill@colventures.com

E-Mail \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared CW Bricker [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 \$ 788.78, to cover the cost of this application, has been paid to the City of Rockwall on this the 10 day of April, 2019. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 10 day of April, 2019.

Owner's/Applicant's Signature

CW Bricker

Notary Public in and for the State of Texas

Elizabeth A Morgan



My Commission Expires 02-28-2021





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

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto: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: 4/12/2019

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, 04/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 4/30/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 4/30/2019 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:** P2019-018  
**Project Name:** Park Place West III Addition  
**Project Type:** PLAT  
**Applicant Name:** [APPLICANT]  
**Owner Name:** COLUMBIA, EXTRUSION CORP  
**Project Description:**



# RECEIPT

Project Number: P2019-018  
Job Address: 1200 E WASHINGTON  
ROCKWALL, TX 75087

Receipt Number: B84908

Printed: 4/18/2019 9:20 am

Fee Description	Account Number	Fee Amount
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PLATTING

01-4280

\$ 788.78

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**Total Fees Paid:**

**\$ 788.78**

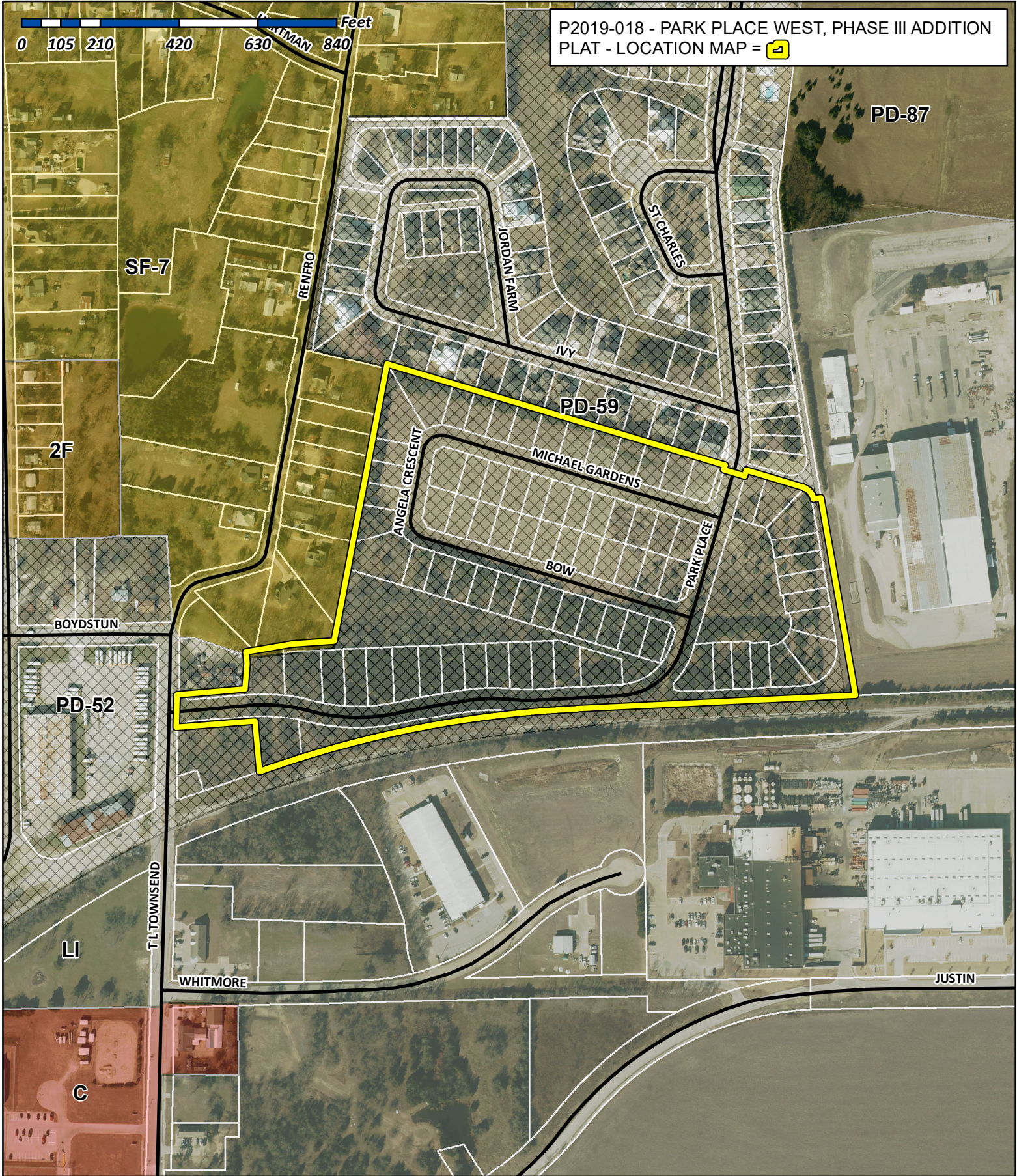
Date Paid: 4/18/2019 12:00:00AM

Paid By: COLUMBIA DEVELOPMENT

Pay Method: CHECK 5556

Received By: LM

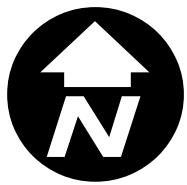




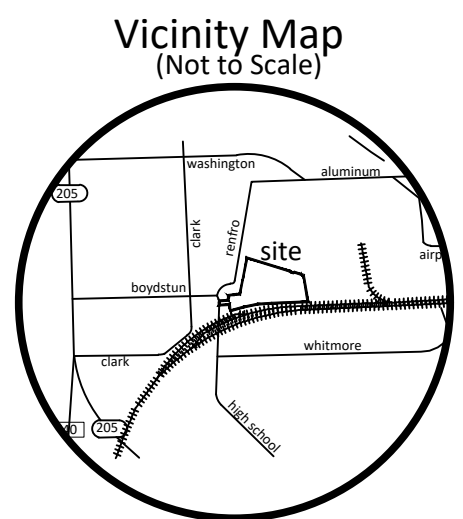
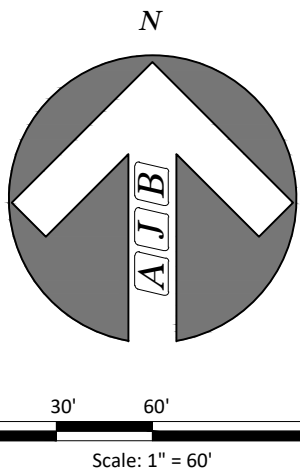
# City of Rockwall

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

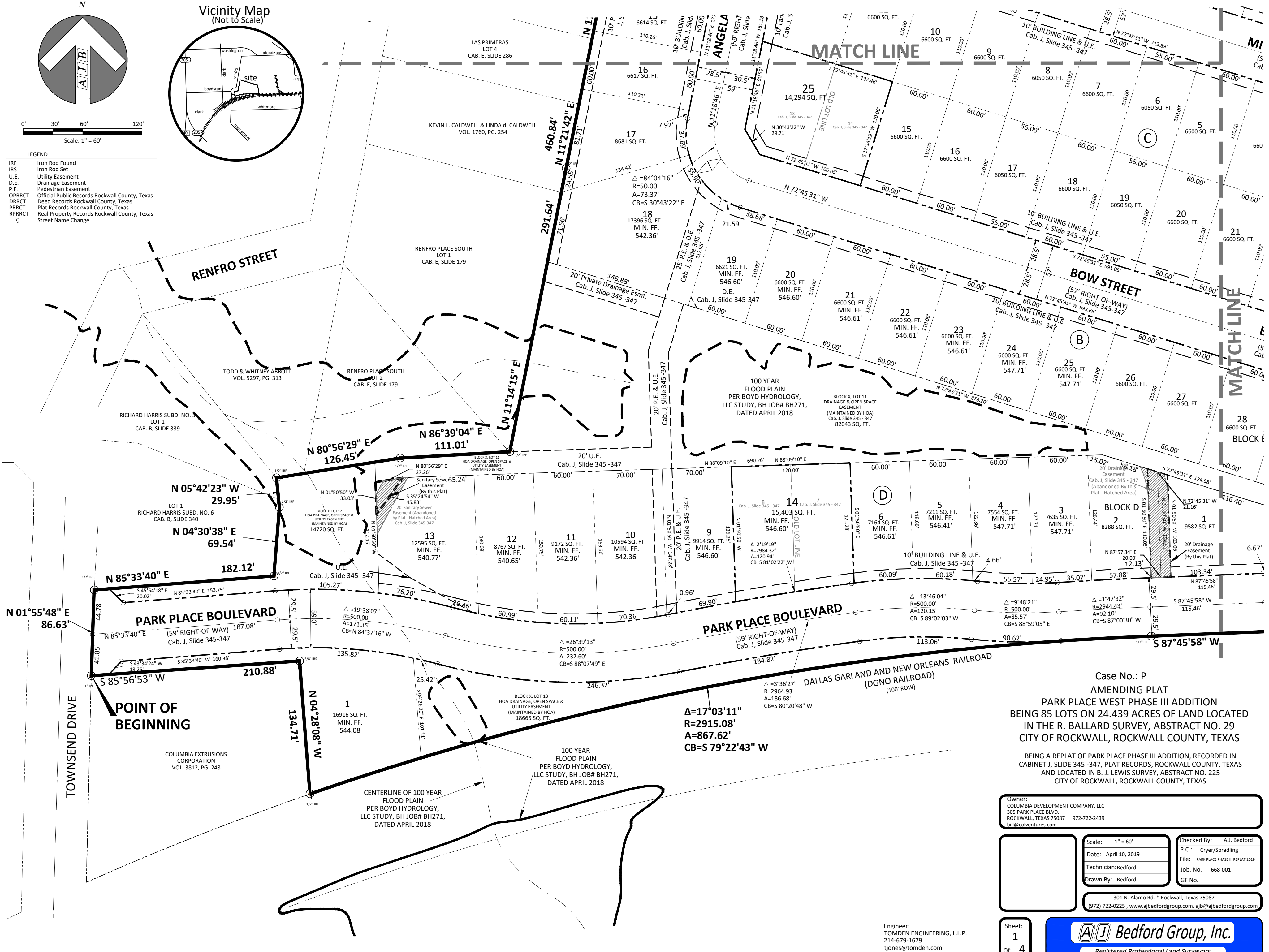
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







- LEGEND**
- IRF Iron Rod Found
  - IRS Iron Rod Set
  - U.E. Utility Easement
  - D.E. Drainage Easement
  - P.E. Pedestrian Easement
  - OPRRCT Official Public Records Rockwall County, Texas
  - DRRCT Deed Records Rockwall County, Texas
  - PRRCT Plat Records Rockwall County, Texas
  - RPRRCT Real Property Records Rockwall County, Texas
  - Street Name Change



Case No.: P  
 AMENDING PLAT  
 PARK PLACE WEST PHASE III ADDITION  
 BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED  
 IN THE R. BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN  
 CABINET J, SLIDE 345-347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS  
 AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:  
 COLUMBIA DEVELOPMENT COMPANY, LLC  
 305 PARK PLACE BLVD.  
 ROCKWALL, TEXAS 75087 972-722-2439  
 bill@colventures.com

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: April 10, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: PARK PLACE PHASE III REPLAT 2019
Drawn By: Bedford	Job No. 668-001
	GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087  
 (972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com



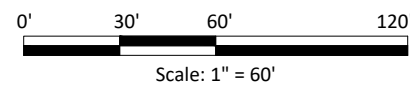
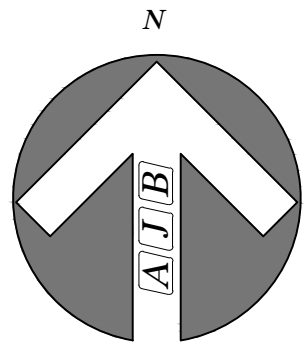
Sheet: 1  
 Of: 4

Engineer:  
 TOMDEN ENGINEERING, L.L.P.  
 214-679-1679  
 tjones@tomden.com

TBPLS REG#10118200

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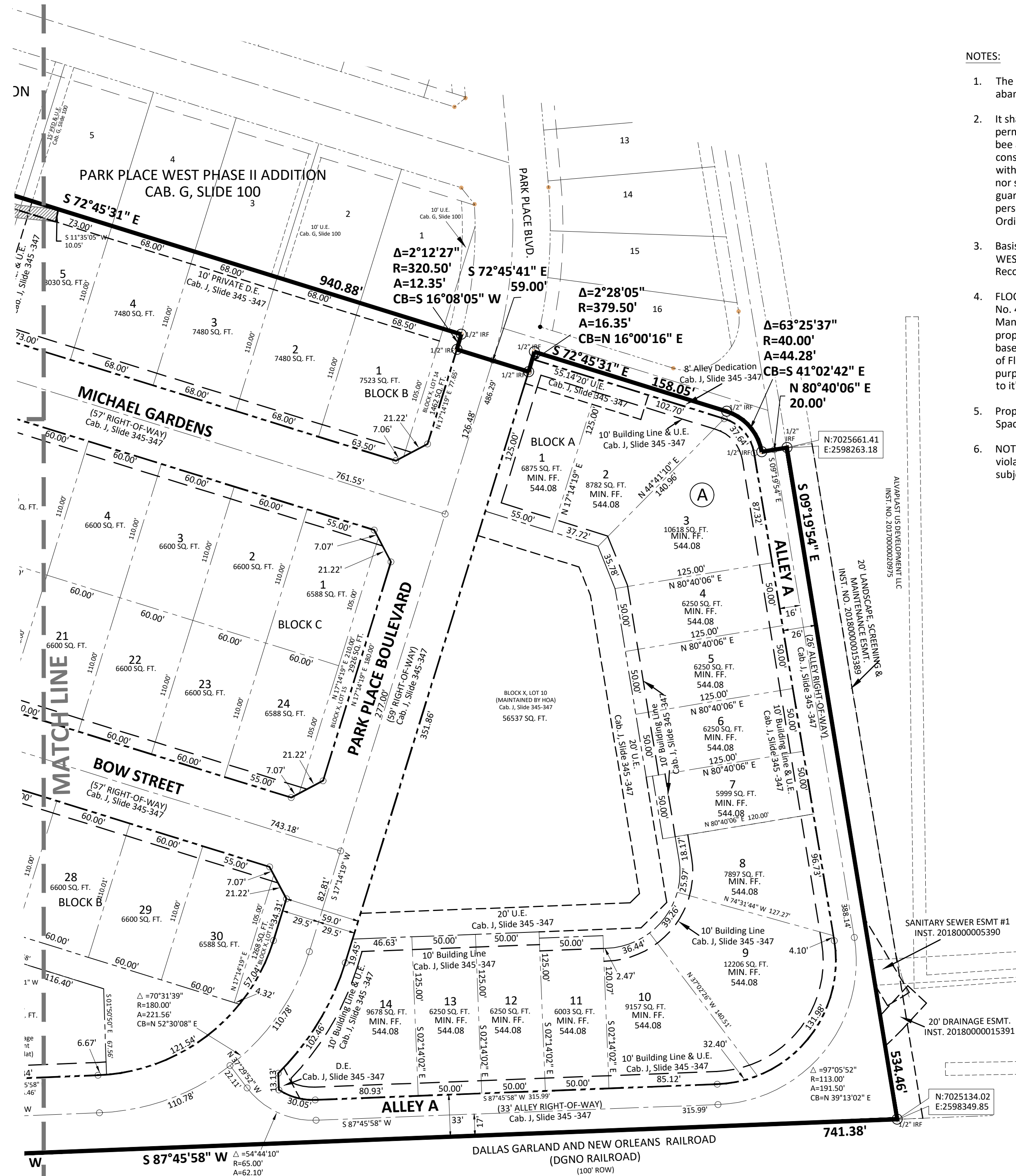
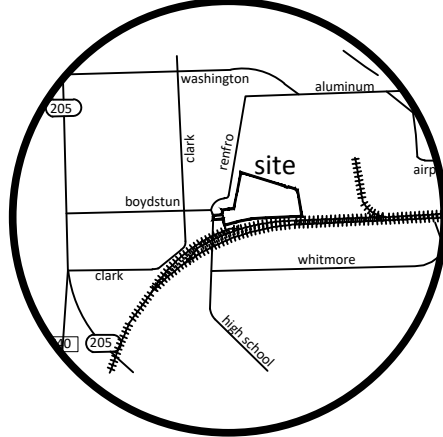




LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
U.E.	Utility Easement
D.E.	Drainage Easement
P.E.	Pedestrian Easement
OPRRCT	Official Public Records Rockwall County, Texas
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
↕	Street Name Change

Vicinity Map (Not to Scale)



NOTES:

- The purpose of this Amending Plat is to combine 4 lots into 2 lots, abandon easement and dedicate easement.
- 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.
- Basis of Bearings: Bearings are based on the Final Plat of PARK PLACE WEST PHASE III ADDITION recorded in Cabinet J, Slide 345 - 347, Plat Records Rockwall County, Texas.
- FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to its accuracy.
- Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.

Case No.: P  
 AMENDING PLAT  
 PARK PLACE WEST PHASE III ADDITION  
 BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED  
 IN THE R. BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN  
 CABINET J, SLIDE 345-347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS  
 AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:  
 COLUMBIA DEVELOPMENT COMPANY, LLC  
 305 PARK PLACE BLVD.  
 ROCKWALL, TEXAS 75087 972-722-2439  
 bill@colventures.com

Scale: 1" = 60'  
 Date: April 10, 2019  
 Technician: Bedford  
 Drawn By: Bedford

Checked By: A.J. Bedford  
 P.C.: Cryer/Spradling  
 File: PARK PLACE PHASE III REPLAT 2019  
 Job No. 668-001  
 GF No.

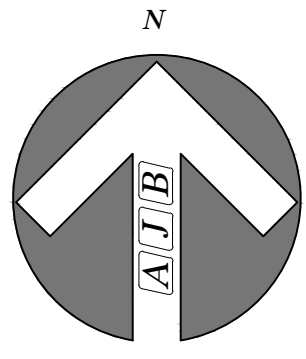
301 N. Alamo Rd. \* Rockwall, Texas 75087  
 (972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

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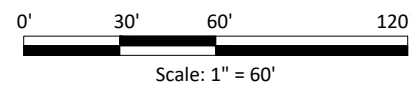
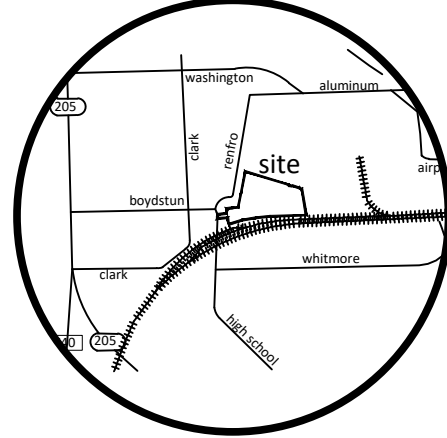


Engineer:  
 TOMDEN ENGINEERING, L.L.P.  
 214-679-1679  
 tjones@tomden.com





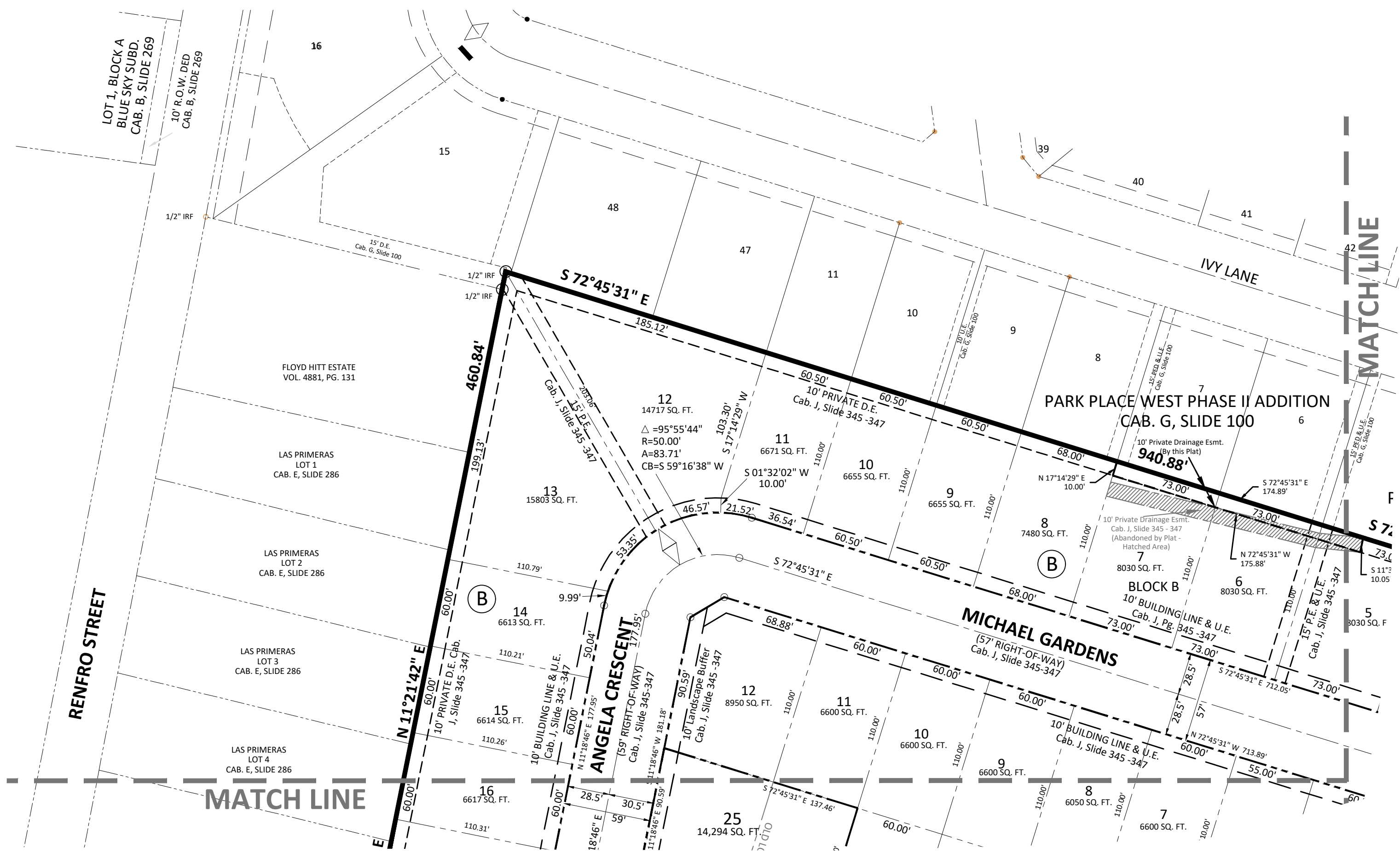
Vicinity Map  
(Not to Scale)



LEGEND

- IRF Iron Rod Found
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- Street Name Change

BLOCK "X" LOT AREAS		
LOT #	AREA	DESCRIPTION
LOT 10	56,532 SQ. FT. 1.298 AC	HOA PARK AREA
LOT 11	82,045 SQ. FT. 1.883 AC	DRAINAGE & OPEN SPACE ESMT
LOT 12	14,713 SQ. FT. 0.338 AC	DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 13	18,666 SQ. FT. 0.428 AC	DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 14	1,462 SQ. FT. 0.034 AC	HOA LANDSCAPE AREA
LOT 15	2,926 SQ. FT. 0.067 AC	HOA LANDSCAPE AREA
LOT 16	1,267 SQ. FT. 0.029 AC	HOA LANDSCAPE AREA



Case No.: P  
 AMENDING PLAT  
 PARK PLACE WEST PHASE III ADDITION  
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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN  
 CABINET J, SLIDE 345-347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS  
 AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
 COLUMBIA DEVELOPMENT COMPANY, LLC  
 305 PARK PLACE BLVD.  
 ROCKWALL, TEXAS 75087 972-722-2439  
 bill@colventures.com

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 Of: 4



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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS COLUMBIA DEVELOPMENT COMPANY, LLC, are the owners of a 24.439 acre tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas and being all of the FINAL PLAT for PARK PLACE WEST PHASE III ADDITION according to the plat recorded in Cabinet J, Slide 348 of Official Public Records of Rockwall, County Texas and being more particularly described as follows:

BEGINNING at a 1" iron pipe found for the westerly southwest corner of said PARK PLACE WEST PHASE III ADDITION and being located in the east line of T. L. TOWNSEN DRIVE (variable width);

THENCE along the east line of said T.L. TOWNSEND DRIVE, NORTH 01°55'48" EAST a distance of 86.63 feet to a 1/2 inch iron rod found for corner;

THENCE departing the east line of said T.L. TOWNSEND DRIVE, NORTH 85°33'40" EAST a distance of 182.12 feet to a 1/2 inch iron rod found for the southeast corner of Lot 1, Block A of Richard Harris Subdivision No. 6 recorded in Cabinet B, Slide 340, Official Public Records of Rockwall County, Texas;

THENCE NORTH 04°30'38" WEST a distance of 69.54 feet to a 1/2 inch iron rod found for corner;

THENCE NORTH 05°42'23" WEST a distance of 29.95 feet to a 1/2 inch iron rod found for corner;

THENCE NORTH 80°56'29" EAST a distance of 126.45 feet to a 1/2 iron rod found for corner;

THENCE NORTH 86°39'04" EAST a distance 111.01 feet to a 1/2 inch iron rod found for corner;

THENCE NORTH 11°14'14" EAST a distance of 291.65 feet to a 1/2 inch iron rod found for corner;

THENCE NORTH 11°11'42" EAST a distance of 460.84 feet to a 1/2 inch iron rod found for the westerly northwest corner of said PARK PLACE WEST PHASE III, ADDITION;

THENCE along the north line of said PARK PLACE WEST PHASE III, ADDITION as follows:

SOUTH 72°45'31" EAST a distance of 940.88 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the right having a radius of 320.50 feet and a chord bearing of South 16°08'05" West;

Continuing said non-tangent curve to the right through a central angle of 02°12'27" for an arc length of 12.35 feet to a 1/2 inch iron rod found for corner;

NORTH 17°08'59" EAST a distance of 59.00 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 379.50 feet and a chord bearing of North 16°00'16" East;

Continuing with said non-tangent curve to the left through a central angle of 02°28'02" for an arc length of 16.35 feet to a 1/2 inch iron rod found in the south line of an alley dedication for PARK PLACE PHASE III;

THENCE along the south line of said alley dedication, SOUTH 72°45'31" EAST a distance of 158.05 feet to a 1/2 inch iron rod found for the beginning of a curve to the right having radius of 40.00 feet and a chord bearing of South 41°02'42" East;

THENCE with said curve to the right through a central angle of 63°25'37" for an arc length of 44.28 feet to a 1/2 inch iron found for corner;

THENCE NORTH 80°40'06" EAST a distance of 20.00 feet to 1/2 inch iron rod found for corner;

THENCE SOUTH 09°19'54" EAST a distance of 534.46 feet to a 1/2 inch iron rod found for the southeast corner of said PARK PLACE PHASE III and being located in the north line of DALLAS GARLAND AND NEW ORLEANS RAILROAD (100' wide);

THENCE along the south line of said PARK PLACE PHASE III and the north line of said DALLAS GARLAND AND NEW ORLEANS RAILROAD, SOUTH 87°45'58" WEST a distance of 741.38 feet to 1/2 inch iron rod found for the beginning of a curve to the left having a radius of 2915.08 and a chord bearing of South 79°22'43" West;

THENCE continuing with the south line of said PARK PLACE PHASE III and the north line of said DALLAS GARLAND AND NEW ORLEANS RAILROAD said curve to the left through a central angle of 17°03'11" for an arc length of 867.62 feet to a 1/2 inch iron rod found for the southerly southwest corner of said PARK PLACE PHASE III;

THENCE departing the north line of said DALLAS GARLAND AND NEW ORLEANS RAILROAD and continuing with the south line of said PARK PLACE PHASE III, NORTH 04°28'08" WEST a distance of 134.71 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the south line of said PARK PLACE PHASE III, SOUTH 85°56'53" WEST a distance of 210.88 feet to the PLACE OF BEGINNING;

CONTAINING within these metes and bounds 24.439 acres or 1,064,546 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, COLUMBIA DEVELOPMENT COMPANY, LLC, the undersigned owners of the land shown on this plat, and designated herein as PARK PLACE PHASE III ADDITION 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. We further certify that all other parties who have a mortgage or lien interest in the PARK PLACE PHASE III ADDITION subdivision have been notified and signed this plat. 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. 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;
7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;

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.

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; We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

COLUMBIA DEVELOPMENT COMPANY, LLC

Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2019

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

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

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
jay@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

Case No.: P
AMENDING PLAT
PARK PLACE WEST PHASE III ADDITION
BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN CABINET J, SLIDE 345-347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TEXAS 75087 972-722-2439
bill@colventures.com

Table with 3 columns: Scale (1" = 60'), Date (April 10, 2019), Checked By (A.J. Bedford), Technician (Bedford), Drawn By (Bedford), Job No. (668-001), GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087
(972) 722-0225 . www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Engineer:
TOMDEN ENGINEERING, L.L.P.
214-679-1679
tjones@tomden.com

Sheet:
4
Of: 4







# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** April 30, 2019  
**APPLICANT:** Bill Bricker, *Columbia Development Company, LLC*  
**CASE NUMBER:** P2019-018; *Park Place West, Phase III Addition*

---

### SUMMARY

Consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a replat for the Park Place West, Phase III Addition containing 85 single-family lots on a 24.439-acre tract of land being located in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting to replat Park Place West, Phase III Addition for the purpose of combining four (4) lots (*i.e. Lots 13 & 14, Block C and Lots 7 & 8, Block D*) into two (2) lots (*i.e. Lots 25, Block C, and Lot 14, Block D*), and to adjust various drainage and sanitary sewer easements (*i.e. re-align the easements*) in the subdivision.
- On October 18, 2004, the City Council approved *Ordinance 04-59 [Case No. Z2004-034]*, which established the development standards for the Park Place Subdivision (*i.e. Planned Development District 59 (PD-59)*). This was amended on December 11, 2006, by *Ordinance 06-51 [Case No. Z2006-023]*.
- On April 16, 2018, the City Council approved a final plat laying out 82 lots and establishing the Park Place West, Phase III Addition.
- The proposed replat generally conforms to the concept plan approved by the City Council on December 11, 2006 under *Case No. Z2006-023 [Ordinance No. 06-51]*.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.



## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the *replat* for *Park Place West, Phase III Addition*, staff would propose the following conditions of approval:

- (1) The Replat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- (2) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## City of Rockwall Project Plan Review History

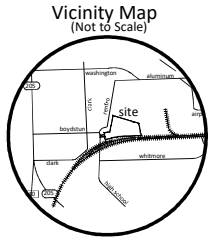
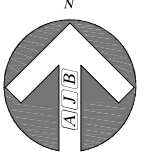


<b>Project Number</b> P2019-018	<b>Owner</b> COLUMBIA, EXTRUSION CORP	<b>Applied</b> 4/12/2019	<b>LM</b>
<b>Project Name</b> Park Place West III Addition	<b>Applicant</b>	<b>Approved</b>	
<b>Type</b> PLAT		<b>Closed</b>	
<b>Subtype</b> FINAL		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	
 <b>Site Address</b> 1200 E WASHINGTON		<b>City, State Zip</b> ROCKWALL, TX 75087	
		<b>Zoning</b>	
<b>Subdivision</b> INDALLOY ADDITION	<b>Tract</b> 31	<b>Block</b>	<b>Lot No</b> 31
			<b>Parcel No</b> 0029-0000-0031-00-OR
			<b>General Plan</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
ENGINEERING	Sarah Hager	4/12/2019	4/19/2019	4/18/2019	6	COMMENTS	(4/18/2019 11:31 AM SH) - Too much of the easements are being removed. Only abandon the part of the easement that is no longer needed. See markup. - Need cross sections for floodplain and the detention easement. - Sheet 4 of 4 - Note 7 should read, "Property owner is responsible for maintenance, repair and reconstruction of all detention and drainage facilities in easements." Note 7 must be moved down under the paragraph that starts with "Until an escrow deposit..."
FIRE	Ariana Hargrove	4/12/2019	4/19/2019	4/22/2019	10	APPROVED	
GIS	Lance Singleton	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
PLANNING	Korey Brooks	4/12/2019	4/19/2019	4/25/2019	13	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>P2019-018 Park Place West, Phase III Addition</p> <p>Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This is a request by Bill Bricker of Columbia Development Company, LLC for the approval of a replat for the Park Place West, Phase III Addition containing 85 single-family lots on a 24.439-acre tract of land being located in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard.</p> <p>I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (P2019-018) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Please provide a note of the purpose of the replat.</p> <p>M.5 Please provide a clouded version of the replat that indicate the changes in a cloud around each specific change.</p> <p>M.6 Please revise Note 1 on page 2 to provide more details of the purpose of the replat (i.e. which lots are being combined, what block, what type and number of easements being abandoned and created)</p> <p>I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Meeting for this case is April 30, 2019 and the City Council Meeting is May 6, 2019.</p> <p>I.8 This is scheduled to be on the Consent Agenda; however, any consent item has the possibility of being pulled for discussion.</p>						





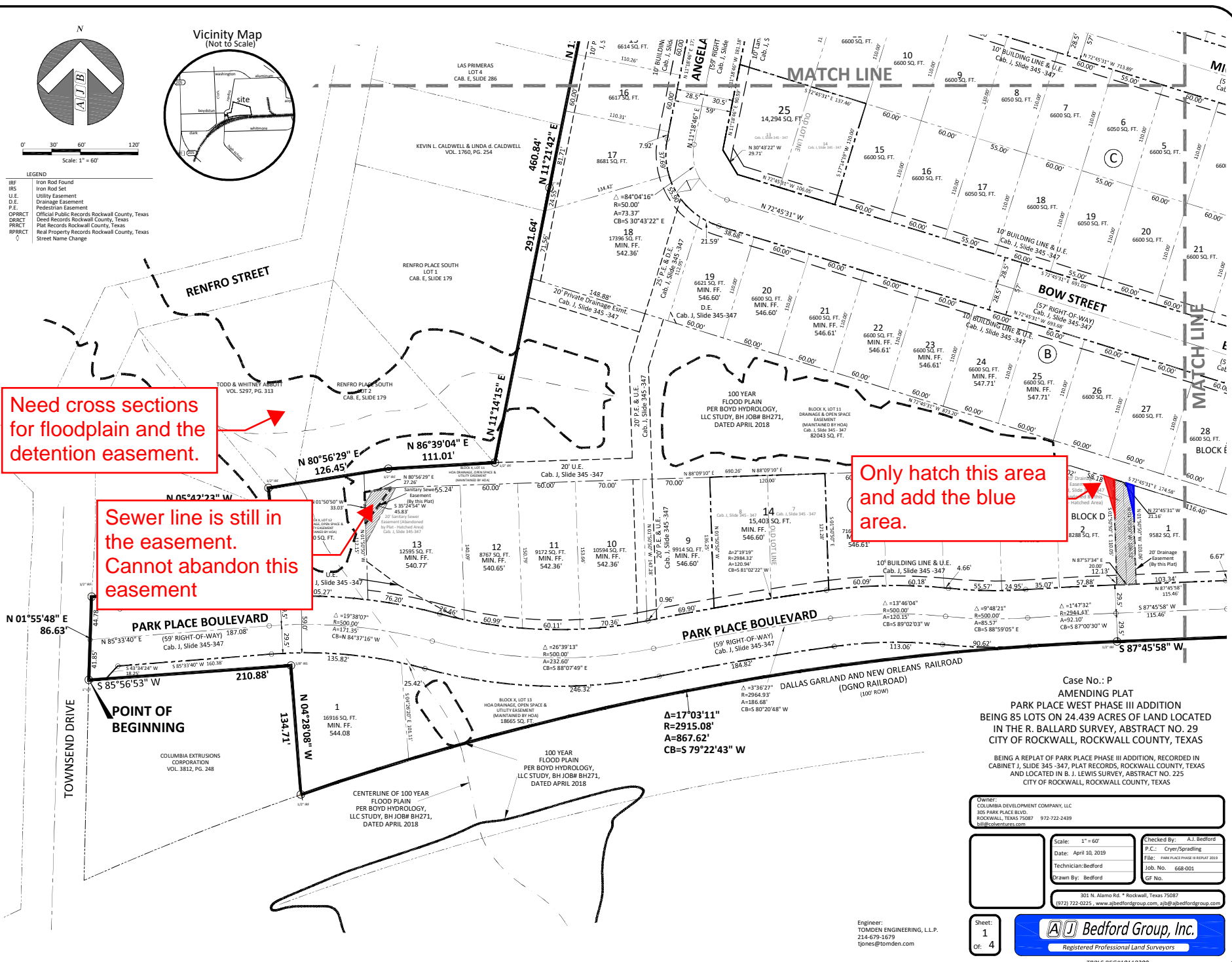
**LEGEND**

- IRF Iron Rod Found
- IRS Iron Rod Set
- U.E. Utility Easement
- D.E. Drainage Easement
- P.E. Easement
- OPRRCT Official Public Records Rockwall County, Texas
- DIRRCT Deed Records Rockwall County, Texas
- PRRCT Plat Records Rockwall County, Texas
- RPRRCT Real Property Records Rockwall County, Texas
- Street Name Change

**Need cross sections for floodplain and the detention easement.**

**Sewer line is still in the easement. Cannot abandon this easement**

**Only hatch this area and add the blue area.**



Case No.: P  
 AMENDING PLAT  
 PARK PLACE WEST PHASE III ADDITION  
 BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED  
 IN THE R. BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN  
 CABINET J, SLIDE 345-347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS  
 AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:  
 COLUMBIA DEVELOPMENT COMPANY, LLC  
 305 PARK PLACE BLVD.  
 ROCKWALL, TEXAS 75087 972-722-2459  
 www.bedfordgroup.com

Scale: 1" = 60'  
 Date: April 10, 2019  
 Technician: Bedford  
 Drawn By: Bedford

Checked By: A.J. Bedford  
 P.E.: Crysie Spaulding  
 File: 20190410PARKPLACE AMENDING PLAT 2019  
 Job No. 668-001  
 GF No.

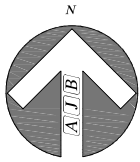
301 N. Alamo Rd. \* Rockwall, Texas 75087  
 (972) 722-0225, www.a BedfordGroup.com, a BedfordGroup.com

Sheet:  
 of: 4



Engineer:  
 TOMDEN ENGINEERING, L.L.P.  
 214-679-1679  
 tjones@tomden.com

N:\ALL FILE\STUDION ENGINERING\Rockwall\Park Place\PARK PLACE WEST - PHASE III\PHASE III 2019\PARK PLACE WEST - PHASE III REPLAT 2019.dwg, AMENDING PLAT PAGES: 4-7/2019.8.48.30 AM

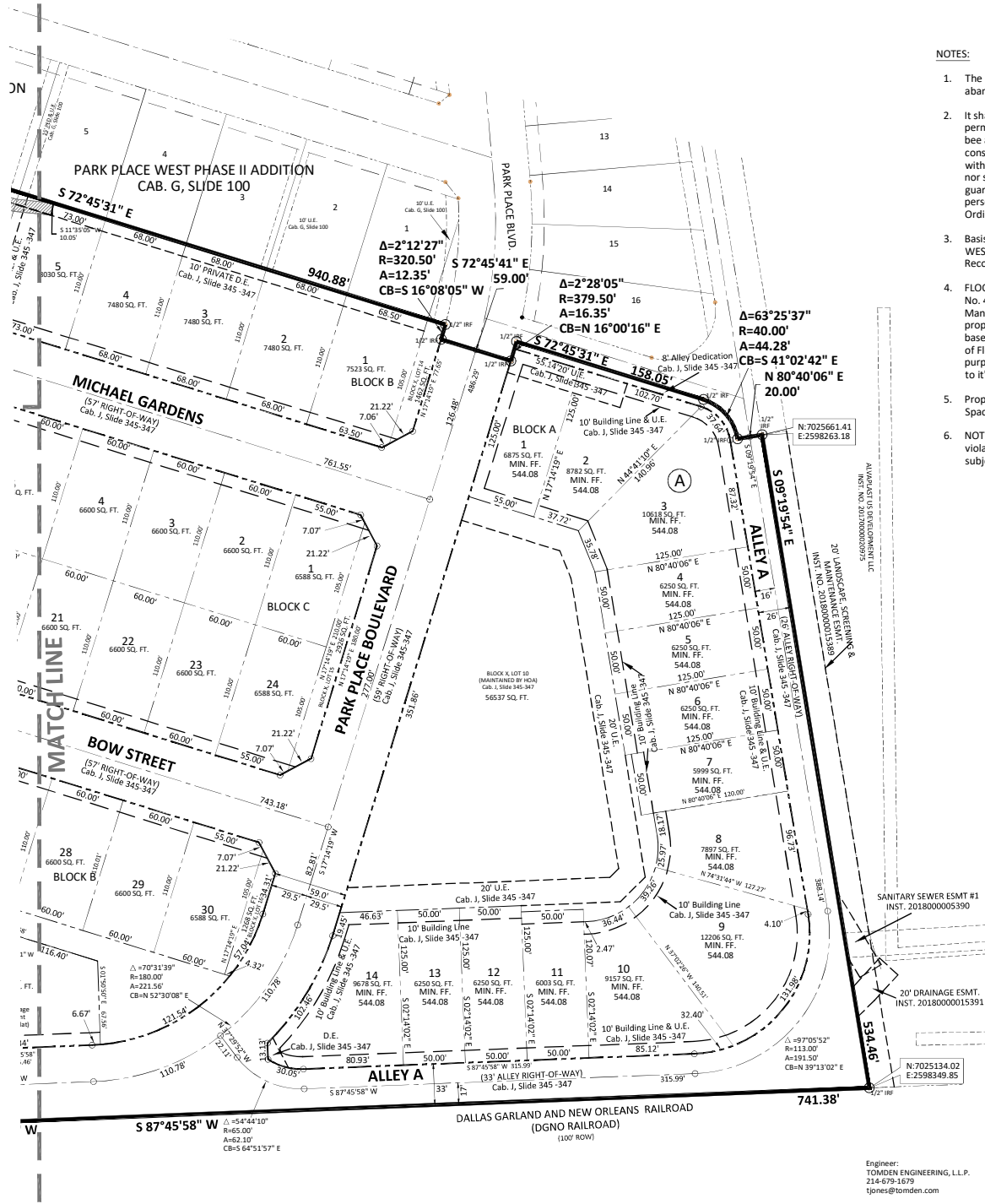
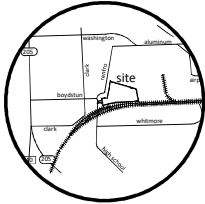


0' 30' 60' 120'  
Scale: 1" = 60'

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
U.E.	Utility Easement
D.E.	Drainage Easement
P.E.	Pedestrian Easement
OPR/CT	Official Public Records, Rockwall County, Texas
DR/CT	Deed Records, Rockwall County, Texas
PR/CT	Plat Records, Rockwall County, Texas
RR/PR/CT	Real Property Records, Rockwall County, Texas
SPR/CT	Street Name Change

Vicinity Map  
(Not to Scale)



NOTES:

- The purpose of this Amending Plat is to combine 4 lots into 2 lots, abandon easement and dedicate easement.
- 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.
- Basis of Bearings: Bearings are based on the Final Plat of PARK PLACE WEST PHASE III ADDITION recorded in Cabinet J, Slide 345 - 347, Plat Records Rockwall County, Texas.
- FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to its accuracy.
- Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.

Case No.: P  
AMENDING PLAT  
PARK PLACE WEST PHASE III ADDITION  
BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED  
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN  
CABINET J, SLIDE 345-347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS  
AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
COLUMBIA DEVELOPMENT COMPANY, LLC  
309 PARK PLACE BLVD.  
ROCKWALL, TEXAS 75087 972-722-2439  
cjd@columbiadev.com

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: April 10, 2019	P.C.: Cryer/Spreading
Technician: Bedford	File: PARK PLACE PHASE II REPLAT 2019
Drawn By: Bedford	Job No. 668-001
	CF No.

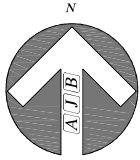
301 N. Alamo Rd. • Rockwall, Texas 75087  
(972) 722-0225 • www.ajbedfordgroup.com, ajb@ajbedfordgroup.com



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Of: 4

Engineer:  
TOMDEN ENGINEERING, L.L.P.  
214-679-1679  
tjones@tomden.com

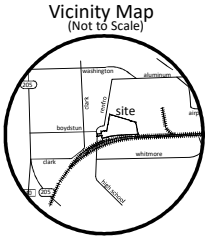
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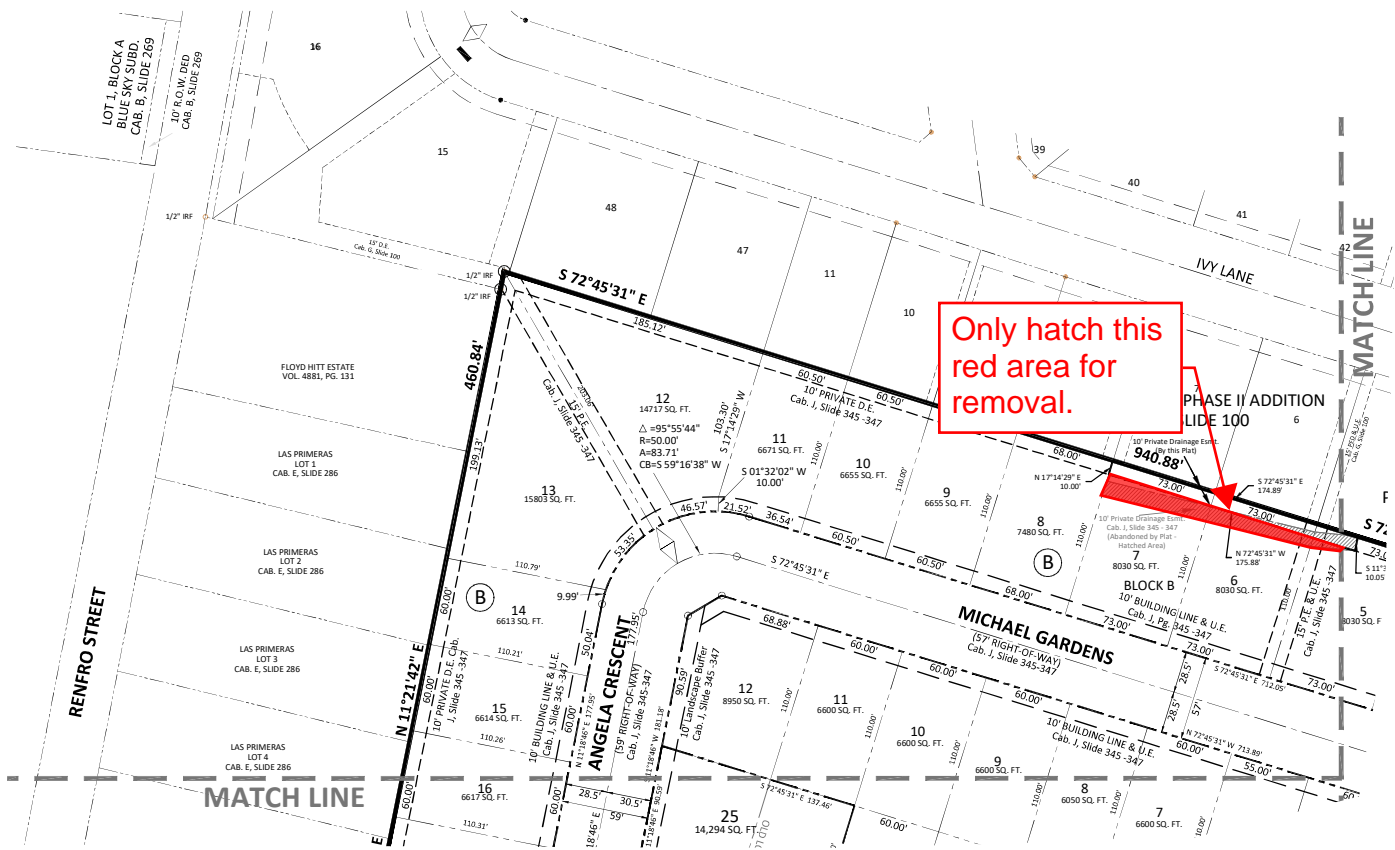
0' 30' 60' 120'  
Scale: 1" = 60'

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
U.E.	Utility Easement
D.E.	Drainage Easement
P.E.	Pedestrian Easement
OPRRC	Official Public Records Rockwall County, Texas
DRRC	Deed Records Rockwall County, Texas
PRRC	Plat Records Rockwall County, Texas
RPRRC	Real Property Records Rockwall County, Texas
+	Street Name Change



BLOCK "X" LOT AREAS		
LOT #	AREA	DESCRIPTION
LOT 10	56,532 SQ. FT. 1.298 AC	HOA PARK AREA
LOT 11	82,045 SQ. FT. 1.883 AC	DRAINAGE & OPEN SPACE ESMT
LOT 12	14,713 SQ. FT. 0.338 AC	DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 13	18,666 SQ. FT. 0.428 AC	DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 14	1,462 SQ. FT. 0.034 AC	HOA LANDSCAPE AREA
LOT 15	2,926 SQ. FT. 0.067 AC	HOA LANDSCAPE AREA
LOT 16	1,267 SQ. FT. 0.029 AC	HOA LANDSCAPE AREA



Only hatch this red area for removal.

Case No.: P  
 AMENDING PLAT  
 PARK PLACE WEST PHASE III ADDITION  
 BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED  
 IN THE R. BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN  
 CABINET J, SLIDE 345-347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS  
 AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
 COLUMBIA DEVELOPMENT COMPANY, LLC  
 309 PARK PLACE BLVD.  
 ROCKWALL, TEXAS 75087 972-722-2439  
 info@columbiadev.com

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: April 10, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: PARK PLACE PHASE III REPLAT 2019
Drawn By: Bedford	Job No. 668-001
	SP No.

301 N. Alamo Rd. • Rockwall, Texas 75087  
 (972) 722-0225 • www.ajbedfordgroup.com, ajb@ajbedfordgroup.com



Sheet: 3  
 Of: 4

Engineer:  
 TOMDEN ENGINEERING, L.L.P.  
 214-679-1679  
 tjones@tomden.com

TBPLS REG10118200

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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS COLUMBIA DEVELOPMENT COMPANY, LLC, are the owners of a 24.439 acre tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas and being all of the FINAL PLAT for PARK PLACE WEST PHASE III ADDITION according to the plat recorded in Cabinet J, Slide 348 of Official Public Records of Rockwall, County Texas and being more particularly described as follows:

BEGINNING at a 1" iron pipe found for the westerly southwest corner of said PARK PLACE WEST PHASE III ADDITION and being located in the east line of T. L. TOWNSEN DRIVE (variable width);

THENCE along the east line of said T.L. TOWNSEND DRIVE, NORTH 01°55'48" EAST a distance of 86.63 feet to a 1/2 inch iron rod found for corner;

THENCE departing the east line of said T.L. TOWNSEND DRIVE, NORTH 85°33'40" EAST a distance of 182.12 feet to a 1/2 inch iron rod found for the southeast corner of Lot 1, Block A of Richard Harris Subdivision No. 6 recorded in Cabinet B, Slide 340, Official Public Records of Rockwall County, Texas;

THENCE NORTH 04°30'38" WEST a distance of 69.54 feet to a 1/2 inch iron rod found for corner;

THENCE NORTH 05°42'23" WEST a distance of 29.95 feet to a 1/2 inch iron rod found for corner;

THENCE NORTH 80°56'29" EAST a distance of 126.45 feet to a 1/2 inch iron rod found for corner;

THENCE NORTH 86°39'04" EAST a distance 111.01 feet to a 1/2 inch iron rod found for corner;

THENCE NORTH 11°14'14" EAST a distance of 291.65 feet to a 1/2 inch iron rod found for corner;

THENCE NORTH 11°11'42" EAST a distance of 460.84 feet to a 1/2 inch iron rod found for the westerly northwest corner of said PARK PLACE WEST PHASE III, ADDITION;

THENCE along the north line of said PARK PLACE WEST PHASE III, ADDITION as follows:

SOUTH 72°45'31" EAST a distance of 940.88 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the right having a radius of 320.50 feet and a chord bearing of South 16°08'05" West;

Continuing said non-tangent curve to the right through a central angle of 02°12'27" for an arc length of 12.35 feet to a 1/2 inch iron rod found for corner;

NORTH 17°08'59" EAST a distance of 59.00 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 379.50 feet and a chord bearing of North 16°00'16" East;

Continuing with said non-tangent curve to the left through a central angle of 02°28'02" for an arc length of 16.35 feet to a 1/2 inch iron rod found in the south line of an alley dedication for PARK PLACE PHASE III;

THENCE along the south line of said alley dedication, SOUTH 72°45'31" EAST a distance of 158.05 feet to a 1/2 inch iron rod found for the beginning of a curve to the right having radius of 40.00 feet and a chord bearing of South 41°02'42" East;

THENCE with said curve to the right through a central angle of 63°25'37" for an arc length of 44.28 feet to a 1/2 inch iron rod found for corner;

THENCE NORTH 80°40'06" EAST a distance of 20.00 feet to 1/2 inch iron rod found for corner;

THENCE SOUTH 09°19'54" EAST a distance of 534.46 feet to a 1/2 inch iron rod found for the southeast corner of said PARK PLACE PHASE III and being located in the north line of DALLAS GARLAND AND NEW ORLEANS RAILROAD (100' wide);

THENCE along the south line of said PARK PLACE PHASE III and the north line of said DALLAS GARLAND AND NEW ORLEANS RAILROAD, SOUTH 87°45'58" WEST a distance of 741.38 feet to a 1/2 inch iron rod found for the beginning of a curve to the left having a radius of 2915.08 and a chord bearing of South 79°22'43" West;

THENCE continuing with the south line of said PARK PLACE PHASE III and the north line of said DALLAS GARLAND AND NEW ORLEANS RAILROAD said curve to the left through a central angle of 17°03'11" for an arc length of 867.62 feet to a 1/2 inch iron rod found for the southerly southwest corner of said PARK PLACE PHASE III;

THENCE departing the north line of said DALLAS GARLAND AND NEW ORLEANS RAILROAD and continuing with the south line of said PARK PLACE PHASE III, NORTH 04°28'08" WEST a distance of 134.71 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the south line of said PARK PLACE PHASE III, SOUTH 85°56'53" WEST a distance of 210.88 feet to the PLACE OF BEGINNING;

CONTAINING within these metes and bounds 24.439 acres or 1,064,546 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, COLUMBIA DEVELOPMENT COMPANY, LLC, the undersigned owners of the land shown on this plat, and designated herein as PARK PLACE PHASE III ADDITION 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. We further certify that all other parties who have a mortgage or lien interest in the PARK PLACE PHASE III ADDITION subdivision have been notified and signed this plat. 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. 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;
7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;

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.

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; We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

COLUMBIA DEVELOPMENT COMPANY, LLC

Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2019

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

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

Mayor, City of Rockwall City Secretary City Engineer

Note 7 should read, "Property owner is responsible for maintenance, repair and reconstruction of all detention and drainage facilities in easements." Note 7 must be moved down here.

THESE PRESENTS:

I certify that I prepared this plat for the land, and that the corner is properly placed under my

Recorded and/or

Book No. 4132

ROCKWALL, TEXAS 75087

Case No.: P
AMENDING PLAT
PARK PLACE WEST PHASE III ADDITION
BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN CABINET J, SLIDE 345 -347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TEXAS 75087 972-722-2439
info@cdcoffices.com

Scale: 1" = 60'
Date: April 10, 2019
Checked By: A.J. Bedford
P.C.: Cryer/Spradling
Technician: Bedford
Job No. 668-001
File: PARK PLACE PHASE III REPLAT 2019
Drawn By: Bedford
SF No.

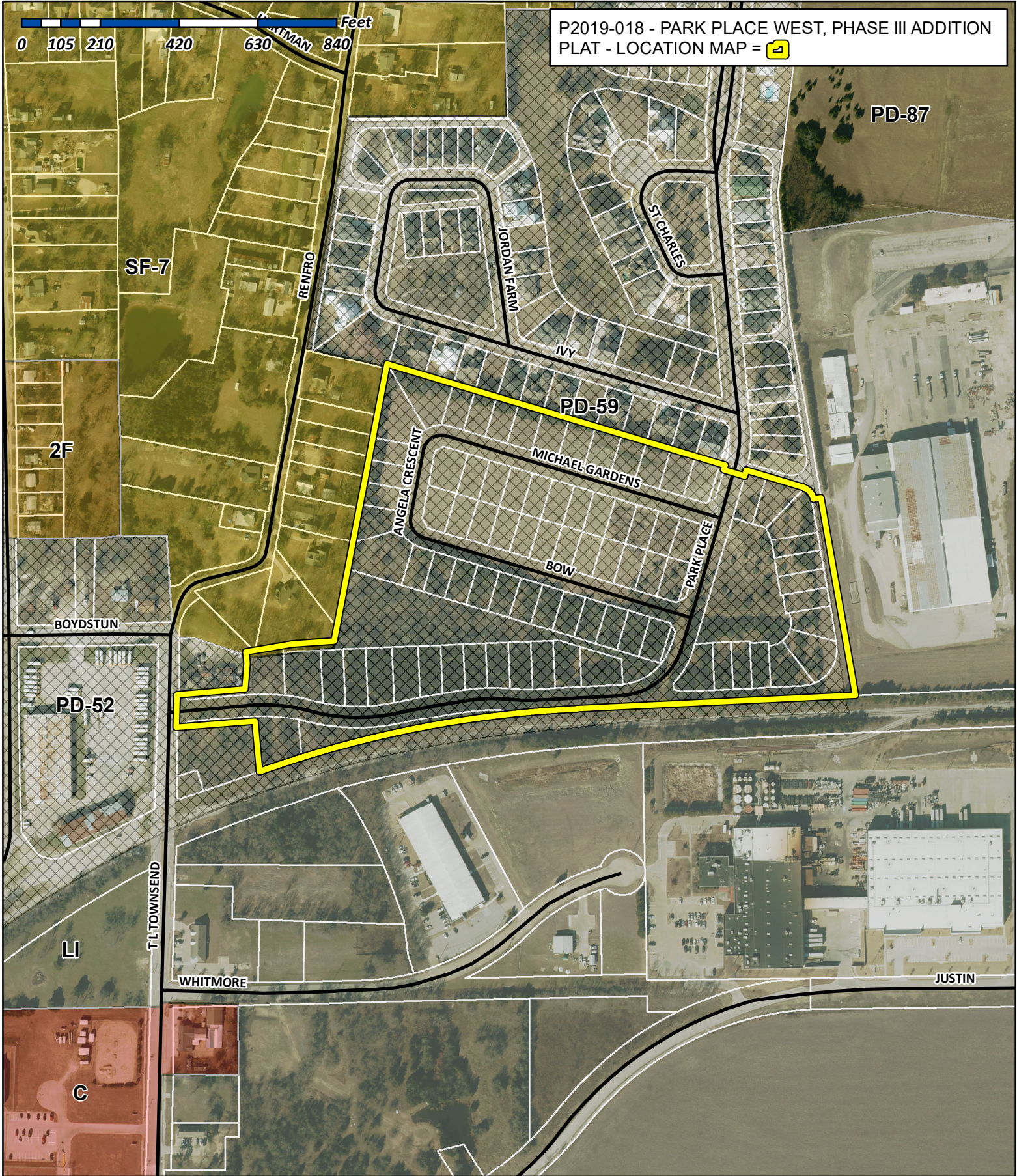
301 N. Alamo Rd. \* Rockwall, Texas 75087
(972) 722-0225 - www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet: 4
Of: 4



Engineer:
TOMDEN ENGINEERING, L.L.P.
214-479-1679
tjones@tomden.com





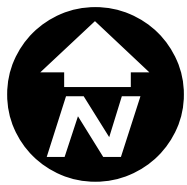
P2019-018 - PARK PLACE WEST, PHASE III ADDITION PLAT - LOCATION MAP = [icon]



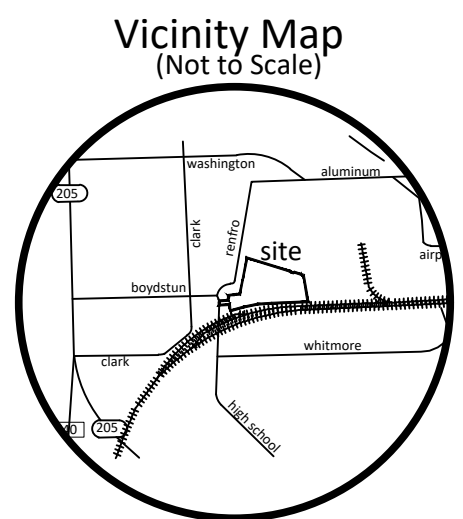
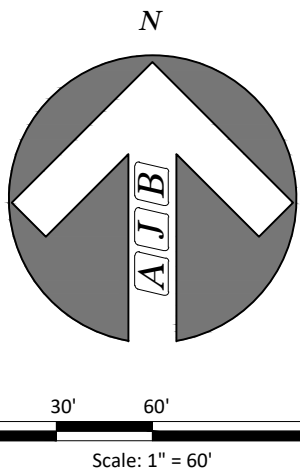
# City of Rockwall

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

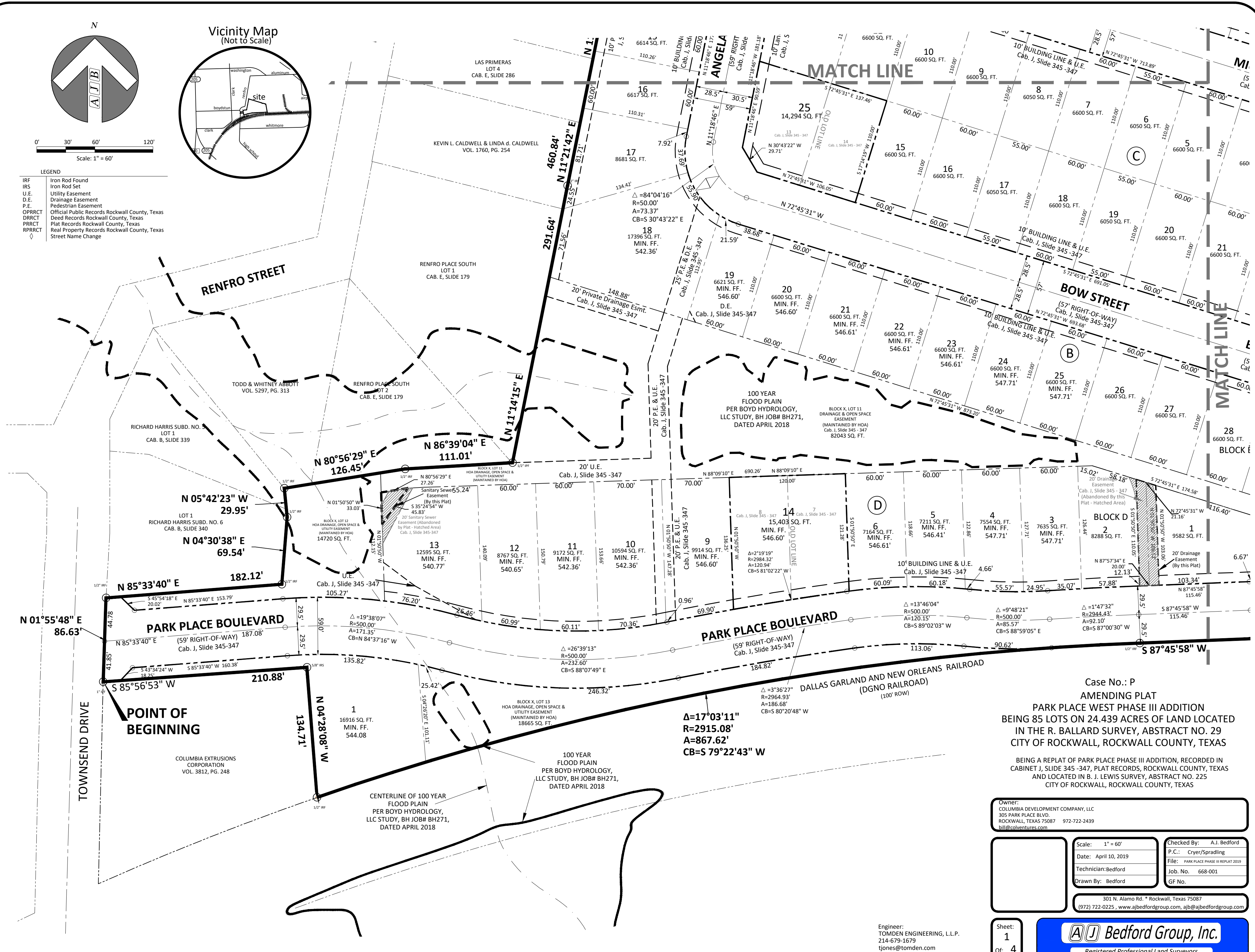
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







- LEGEND**
- IRF Iron Rod Found
  - IRS Iron Rod Set
  - U.E. Utility Easement
  - D.E. Drainage Easement
  - P.E. Pedestrian Easement
  - OPRRCT Official Public Records Rockwall County, Texas
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  - Street Name Change



Case No.: P  
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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:  
 COLUMBIA DEVELOPMENT COMPANY, LLC  
 305 PARK PLACE BLVD.  
 ROCKWALL, TEXAS 75087 972-722-2439  
 bill@colventures.com

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: April 10, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: PARK PLACE PHASE III REPLAT 2019
Drawn By: Bedford	Job. No. 668-001
	GF No.

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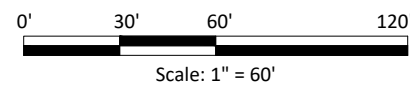
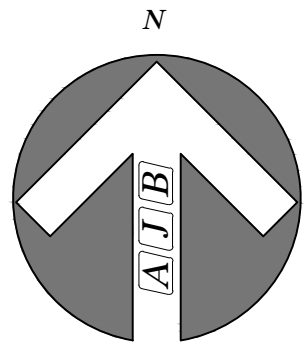
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Engineer:  
 TOMDEN ENGINEERING, L.L.P.  
 214-679-1679  
 tjones@tomden.com

TBPLS REG#10118200

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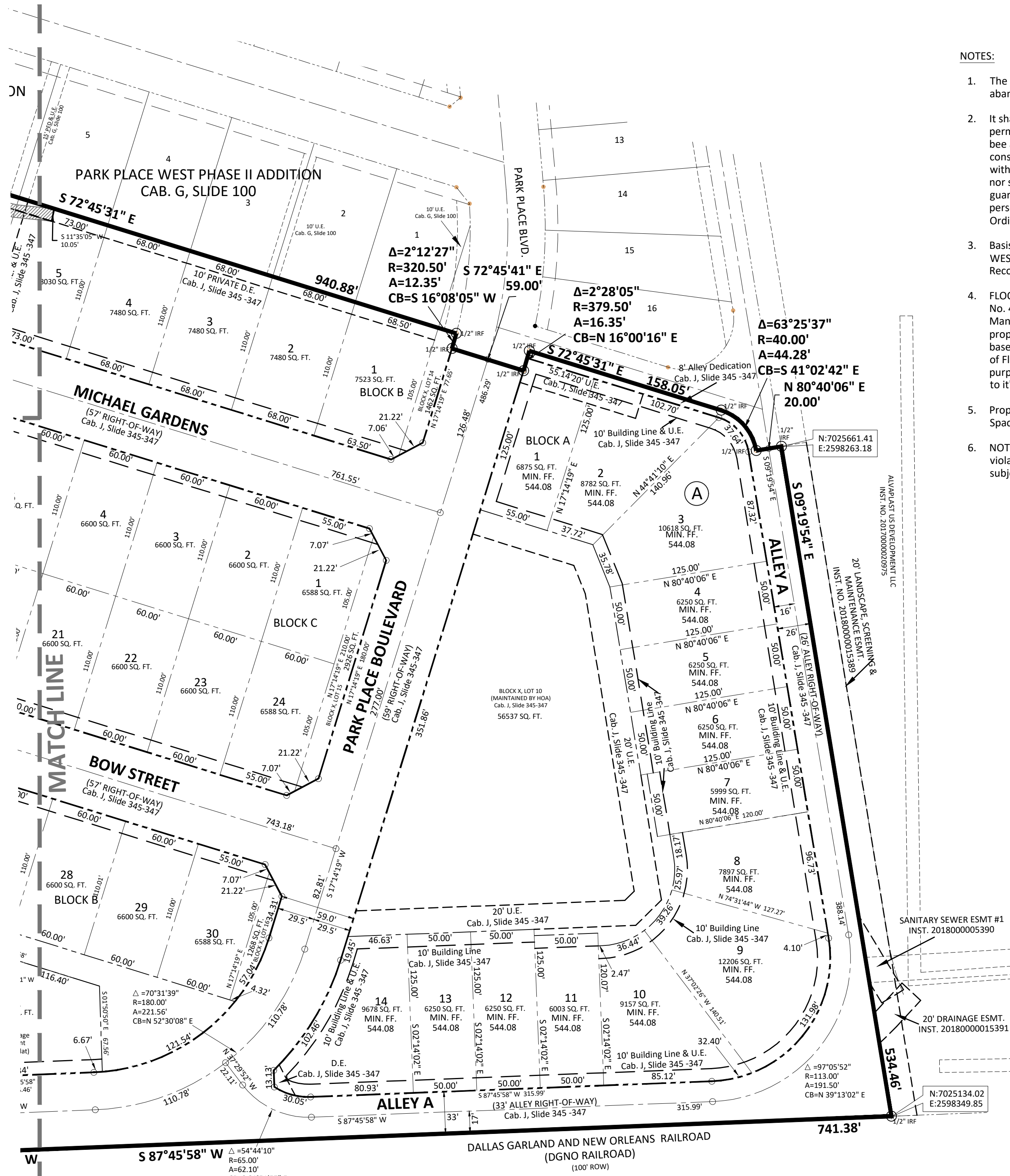
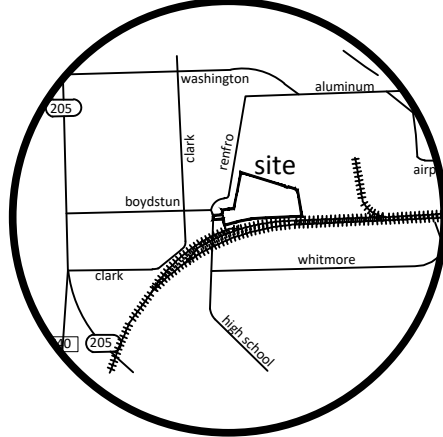




LEGEND

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IRS	Iron Rod Set
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↕	Street Name Change

Vicinity Map (Not to Scale)



NOTES:

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- 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.
- Basis of Bearings: Bearings are based on the Final Plat of PARK PLACE WEST PHASE III ADDITION recorded in Cabinet J, Slide 345 - 347, Plat Records Rockwall County, Texas.
- FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to its accuracy.
- Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.

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Owner: COLUMBIA DEVELOPMENT COMPANY, LLC  
 305 PARK PLACE BLVD.  
 ROCKWALL, TEXAS 75087 972-722-2439  
 bill@colventures.com

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: April 10, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: PARK PLACE PHASE III REPLAT 2019
Drawn By: Bedford	Job No. 668-001
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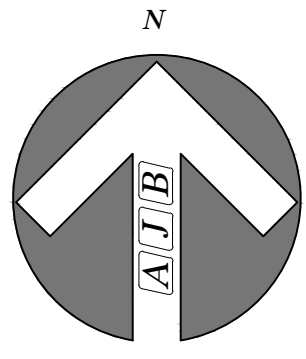
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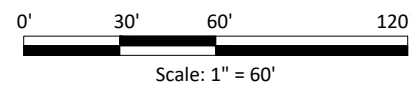
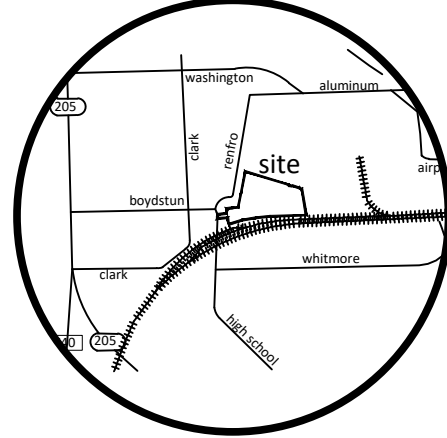
Engineer:  
 TOMDEN ENGINEERING, L.L.P.  
 214-679-1679  
 tjones@tomden.com

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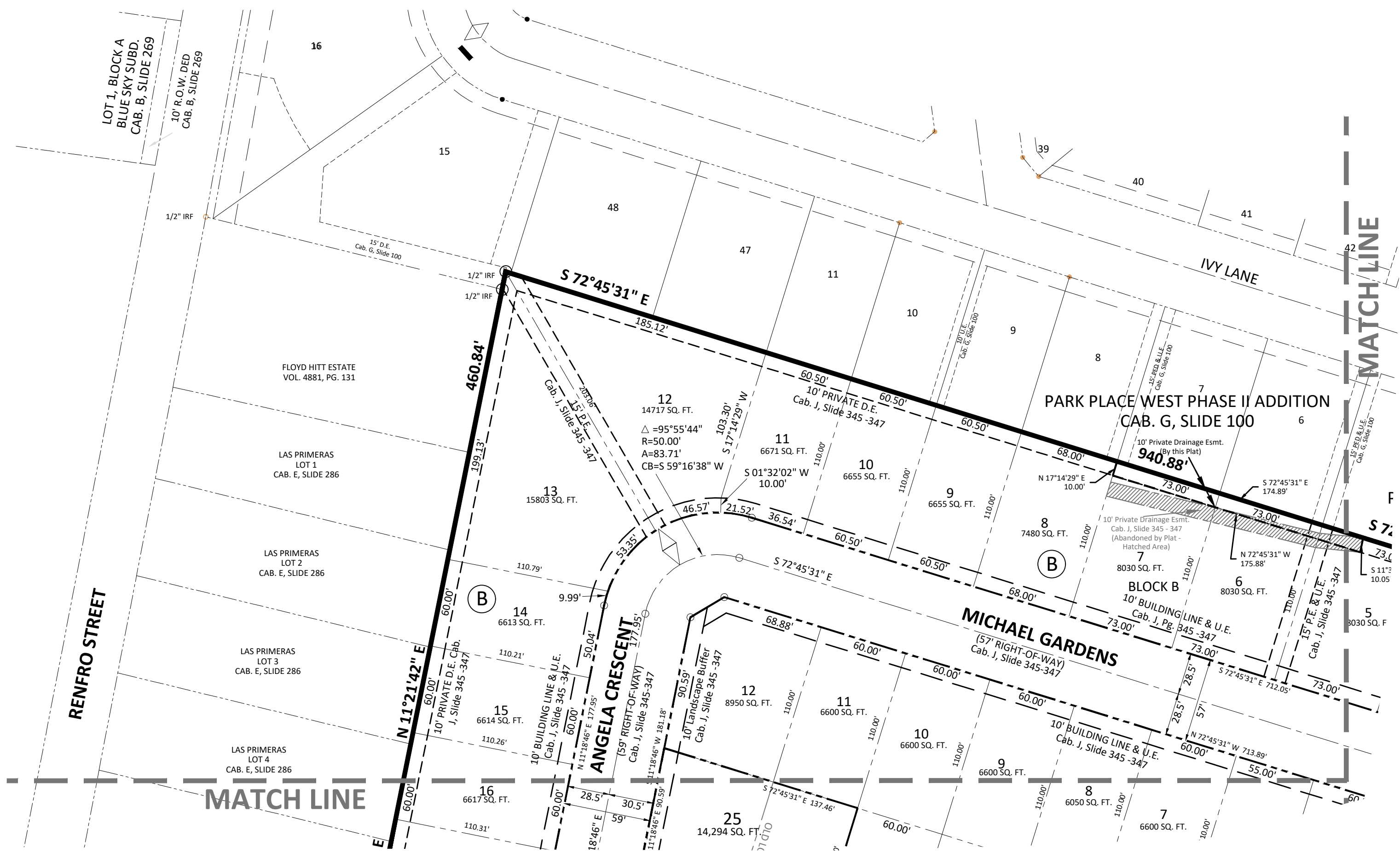
Vicinity Map  
(Not to Scale)



LEGEND

- IRF Iron Rod Found
- IRS Iron Rod Set
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- D.E. Drainage Easement
- P.E. Pedestrian Easement
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- Street Name Change

BLOCK "X" LOT AREAS		
LOT #	AREA	DESCRIPTION
LOT 10	56,532 SQ. FT. 1.298 AC	HOA PARK AREA
LOT 11	82,045 SQ. FT. 1.883 AC	DRAINAGE & OPEN SPACE ESMT
LOT 12	14,713 SQ. FT. 0.338 AC	DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 13	18,666 SQ. FT. 0.428 AC	DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 14	1,462 SQ. FT. 0.034 AC	HOA LANDSCAPE AREA
LOT 15	2,926 SQ. FT. 0.067 AC	HOA LANDSCAPE AREA
LOT 16	1,267 SQ. FT. 0.029 AC	HOA LANDSCAPE AREA



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Engineer:  
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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** May 6, 2019  
**APPLICANT:** Bill Bricker, *Columbia Development Company, LLC*  
**CASE NUMBER:** P2019-018; *Park Place West, Phase III Addition*

---

### SUMMARY

Consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a replat for the Park Place West, Phase III Addition containing 85 single-family lots on a 24.439-acre tract of land being located in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting to replat Park Place West, Phase III Addition for the purpose of combining four (4) lots (*i.e. Lots 13 & 14, Block C and Lots 7 & 8, Block D*) into two (2) lots (*i.e. Lots 25, Block C, and Lot 14, Block D*), and to adjust various drainage and sanitary sewer easements (*i.e. re-align the easements*) in the subdivision.
- On October 18, 2004, the City Council approved *Ordinance 04-59 [Case No. Z2004-034]*, which established the development standards for the Park Place Subdivision (*i.e. Planned Development District 59 (PD-59)*). This was amended on December 11, 2006, by *Ordinance 06-51 [Case No. Z2006-023]*.
- On April 16, 2018, the City Council approved a final plat laying out 82 lots and establishing the Park Place West, Phase III Addition.
- The proposed replat generally conforms to the concept plan approved by the City Council on December 11, 2006 under *Case No. Z2006-023 [Ordinance No. 06-51]*.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

## **CONDITIONS OF APPROVAL**

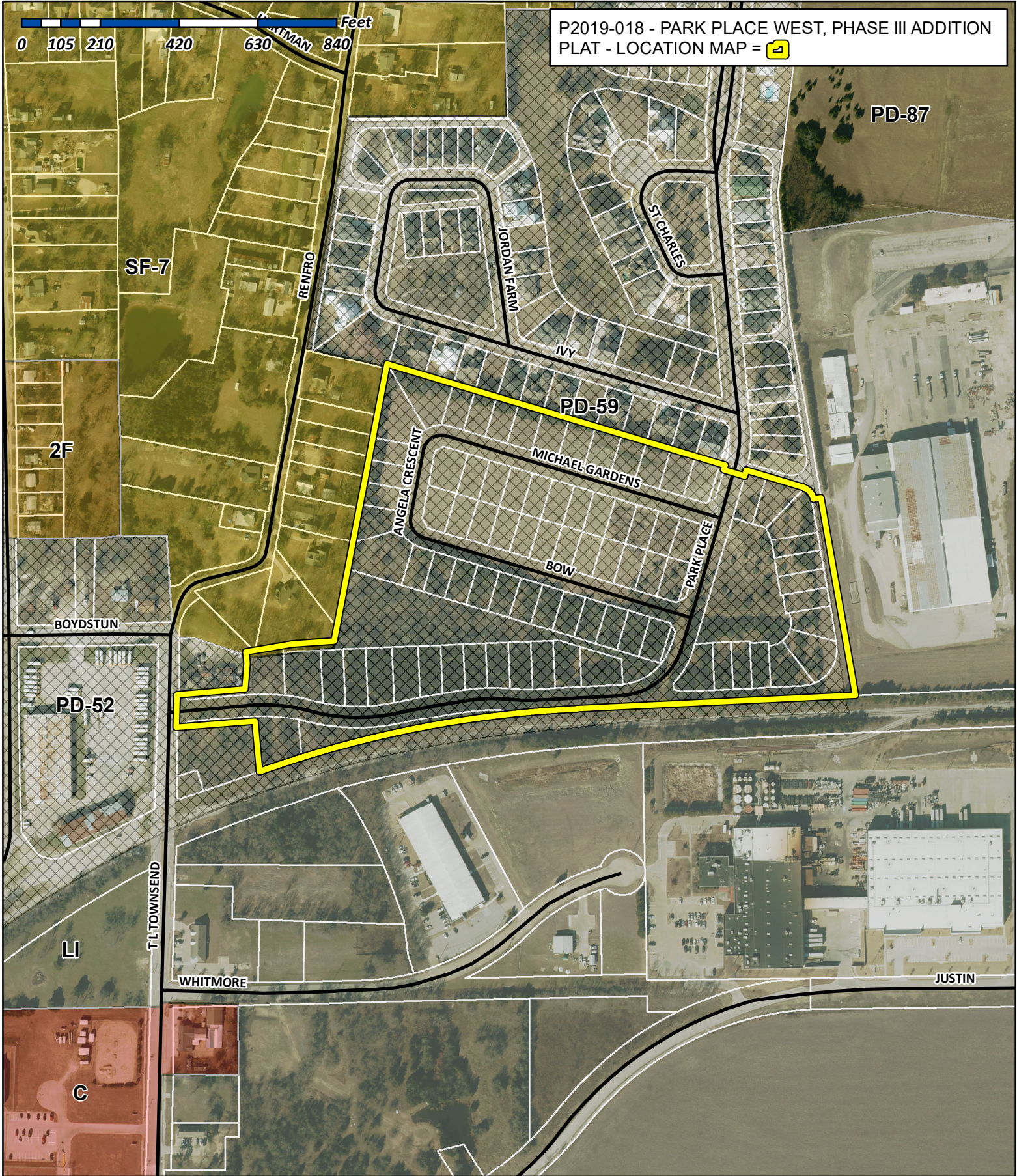
If the City Council chooses to approve the *replat* for *Park Place West, Phase III Addition*, staff would propose the following conditions of approval:

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

## **PLANNING AND ZONING COMMISSION**

On April 30, 2019, the Planning and Zoning Commission's motion to recommend approval of the *replat* with staff's *Conditions of Approval* passed by a vote of 6-0 with Commissioner Logan absent.





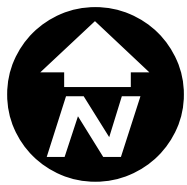
P2019-018 - PARK PLACE WEST, PHASE III ADDITION PLAT - LOCATION MAP = [icon]



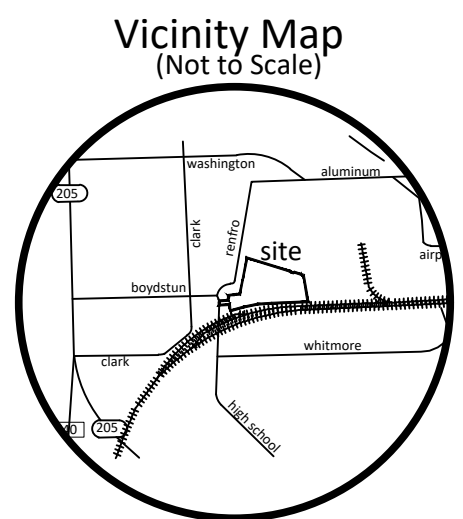
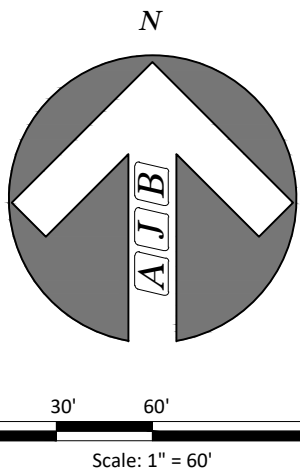
# City of Rockwall

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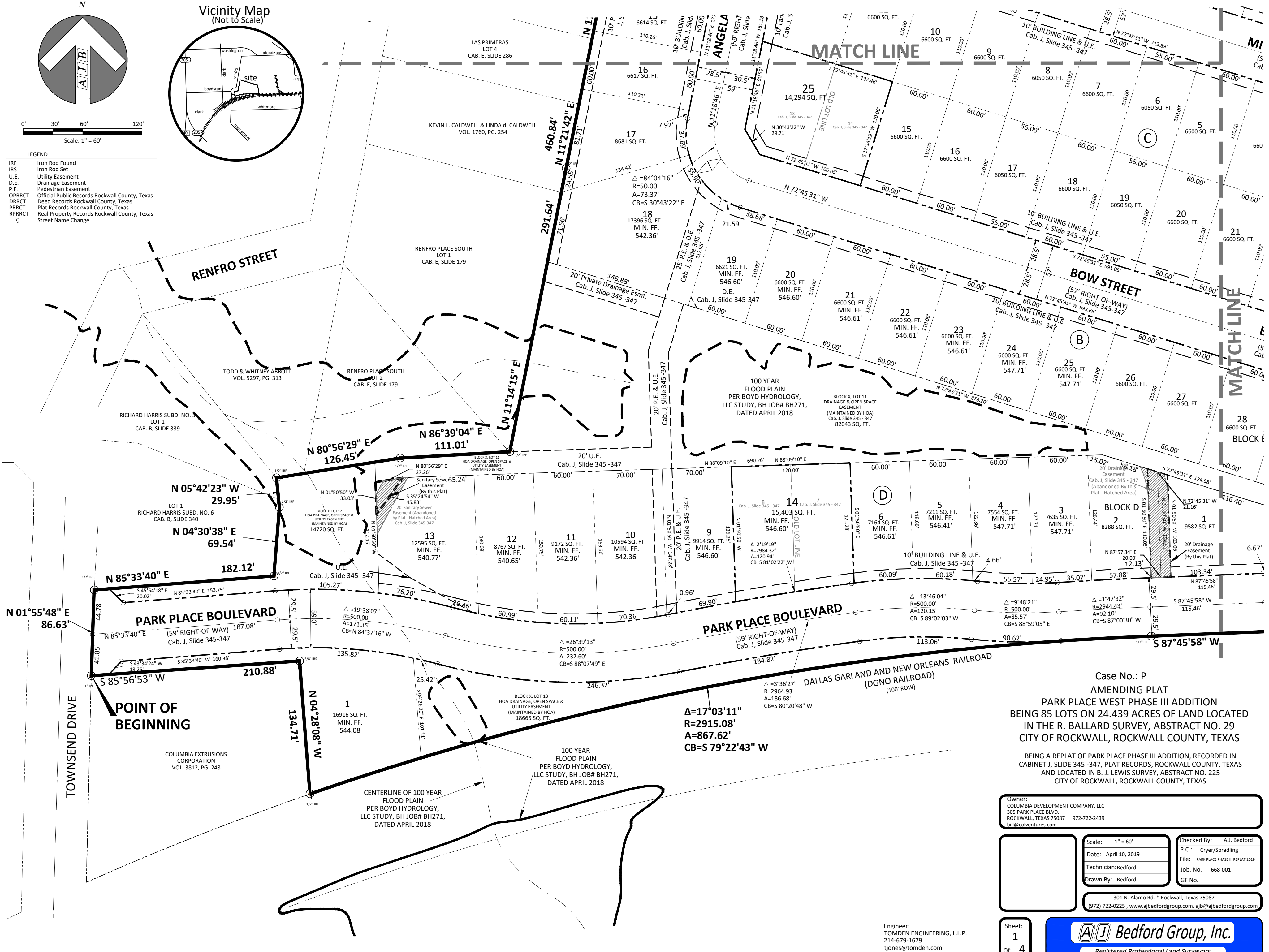
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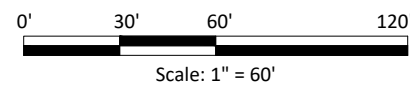
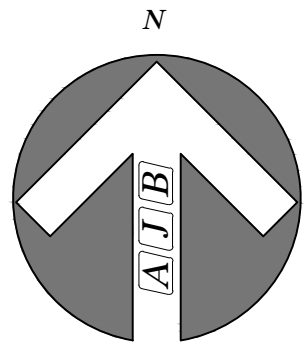
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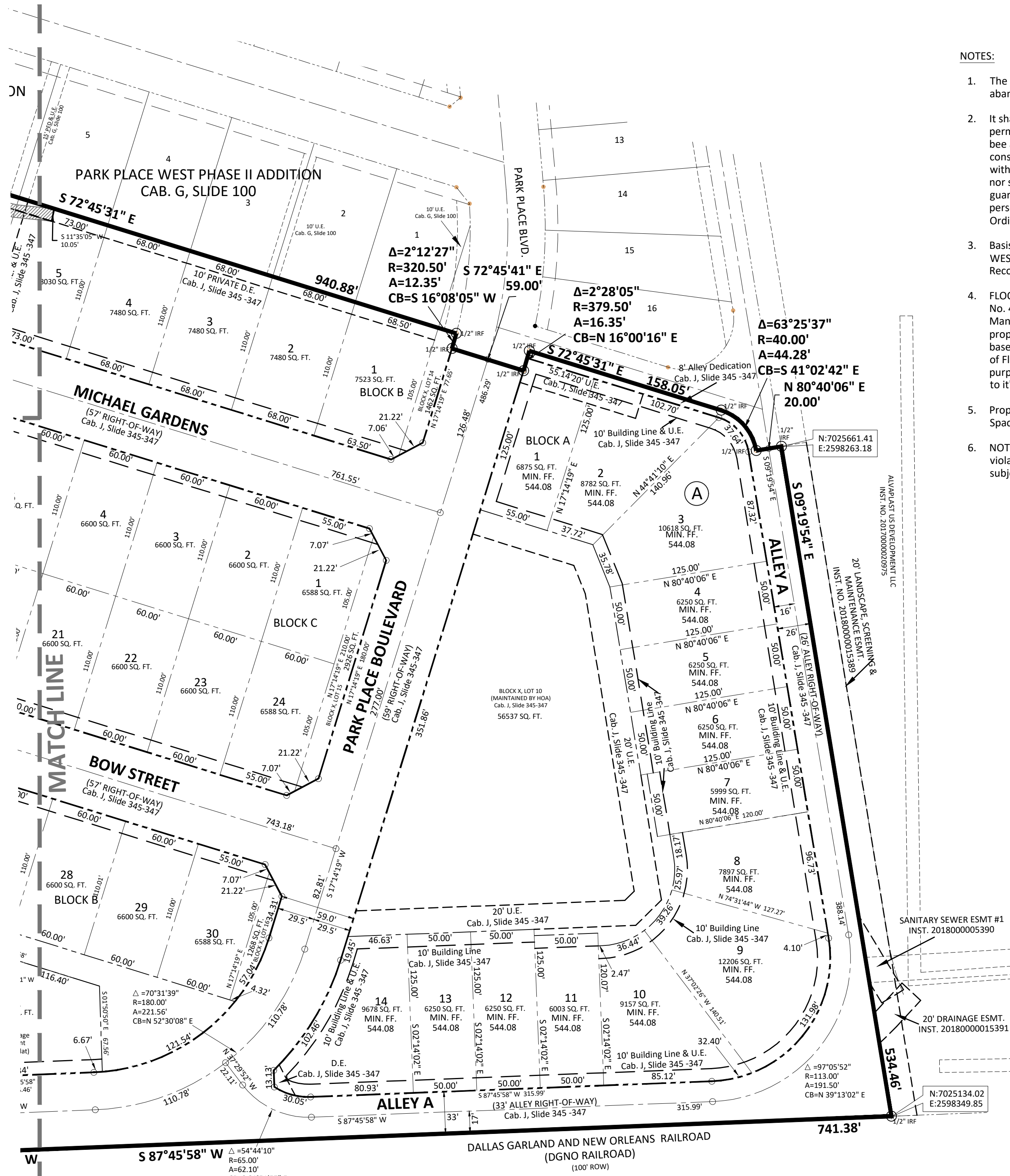
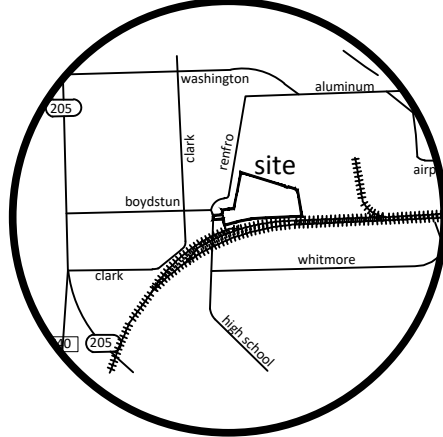




LEGEND

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↕	Street Name Change

Vicinity Map (Not to Scale)



NOTES:

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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN  
 CABINET J, SLIDE 345-347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS  
 AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:  
 COLUMBIA DEVELOPMENT COMPANY, LLC  
 305 PARK PLACE BLVD.  
 ROCKWALL, TEXAS 75087 972-722-2439  
 bill@colventures.com

Scale: 1" = 60'  
 Date: April 10, 2019  
 Technician: Bedford  
 Drawn By: Bedford

Checked By: A.J. Bedford  
 P.C.: Cryer/Spradling  
 File: PARK PLACE PHASE III REPLAT 2019  
 Job No. 668-001  
 GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087  
 (972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

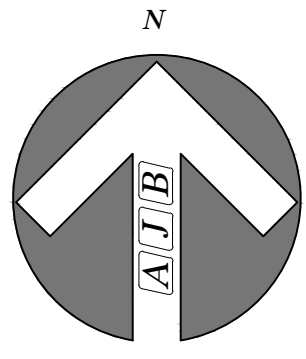
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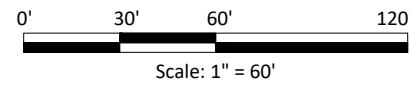
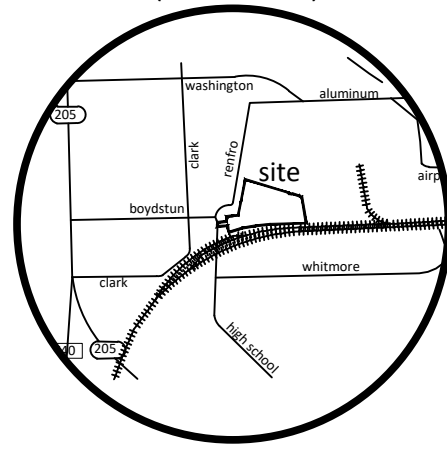
Engineer:  
 TOMDEN ENGINEERING, L.L.P.  
 214-679-1679  
 tjones@tomden.com

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Vicinity Map  
(Not to Scale)

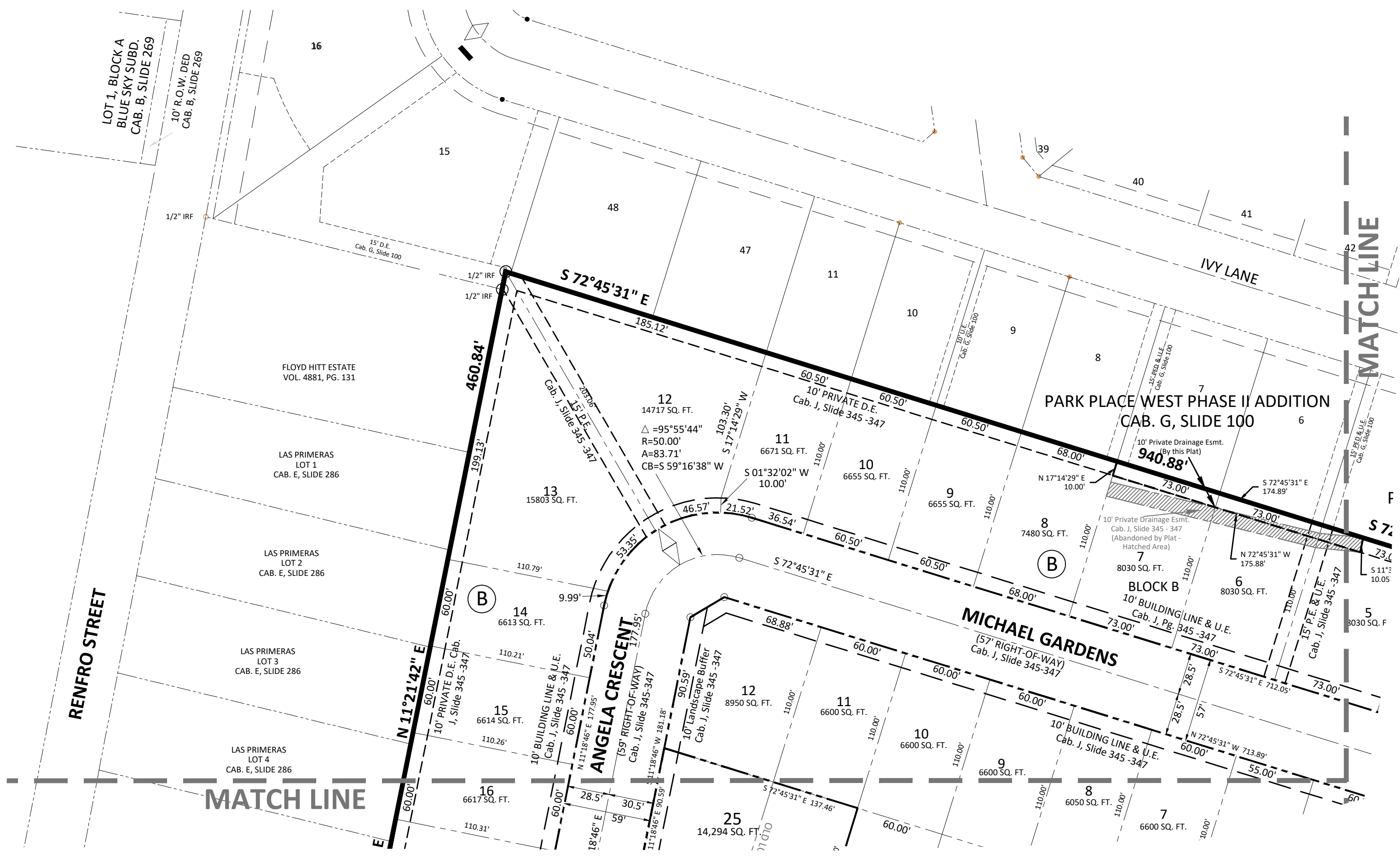


Scale: 1" = 60'

LEGEND

- IRF Iron Rod Found
- IRS Iron Rod Set
- U.E. Utility Easement
- D.E. Drainage Easement
- P.E. Pedestrian Easement
- OPRRCT Official Public Records Rockwall County, Texas
- DRRCT Deed Records Rockwall County, Texas
- PRRCT Plat Records Rockwall County, Texas
- RPRRCT Real Property Records Rockwall County, Texas
- Street Name Change

BLOCK "X" LOT AREAS		
LOT #	AREA	DESCRIPTION
LOT 10	56,532 SQ. FT. 1.298 AC	HOA PARK AREA
LOT 11	82,045 SQ. FT. 1.883 AC	DRAINAGE & OPEN SPACE ESMT
LOT 12	14,713 SQ. FT. 0.338 AC	DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 13	18,666 SQ. FT. 0.428 AC	DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 14	1,462 SQ. FT. 0.034 AC	HOA LANDSCAPE AREA
LOT 15	2,926 SQ. FT. 0.067 AC	HOA LANDSCAPE AREA
LOT 16	1,267 SQ. FT. 0.029 AC	HOA LANDSCAPE AREA



Case No.: P  
 AMENDING PLAT  
 PARK PLACE WEST PHASE III ADDITION  
 BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED  
 IN THE R. BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN  
 CABINET J, SLIDE 345-347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS  
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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
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May 9 August 14, 2019

**ATTN:** ATTN: BILL BRICKER  
COLUMBIA, EXTRUSION CORP  
305 PARK PLACE BLVD  
ROCKWALL, TX 75087

**RE: FINAL PLAT (P2019-018), Park Place West III Addition**

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 05/06/2019. The following is a record of all recommendations, voting records and conditions of approval:

*CONDITIONS OF APPROVAL*

*If the City Council chooses to approve the replat for Park Place West, Phase III Addition, staff would propose the following conditions of approval:*

*(1) The replat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;*

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

*PLANNING AND ZONING COMMISSION*

*On April 30, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff's Conditions of Approval passed by a vote of 6-0 with Commissioner Logan absent.*

*CITY COUNCIL:*

*On May 6, 2019 the City Council approved a motion approving a replat for Park Place Westm, Phase III Addition with staff recommendations by a vote of 7 to 0.*

Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of one (1) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees. See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100) Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+\$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00. **Please note if submitting mylars between September 1st thru December 31st, tax receipts must also be filed with the plat that will incur a fee of \$4.00 per tax receipt.**

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



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

Sincerely,

A handwritten signature in black ink, appearing to read "Korey M. Brooks", written in a cursive style.

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