



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-022 P&Z DATE 5/20/2019 CC DATE 6/11/2019 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 ON

PLANNING & ZONING CASE NO.

P2019-022

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:

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 = $300 + 20 \times 2.12 = 342.40$
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 2600 SUMMER LEE DRIVE

Subdivision HARBOR VILLAGE ADDITIAON

Lot

3

Block

A

General Location NE CORNER OF SUMMER LEE AND GLEN HILL WAY

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-32



Current Use VACANT

Proposed Zoning PD-32



Proposed Use HOTEL

Acreage

2.12

Lots [Current]

1

Lots [Proposed]

1

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

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

Owner MHC ROCKWALL, LLC

Applicant F C CUNY CORPORATION

Contact Person PHILLIP MCNEILL

Contact Person CAMERON SLOWN

Address 1468 KIMBROUGH RD

Address 2 HORIZON CT

SUITE 103

City, State & Zip GERMANTOWN, TN 38138

City, State & Zip HEATH, TX 75032

Phone

Phone 4694027700

E-Mail PMCNEILL@MCNEILLHOTELS.COM

E-Mail CSLOWN@FCCUNY.COM

NOTARY VERIFICATION [REQUIRED]

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

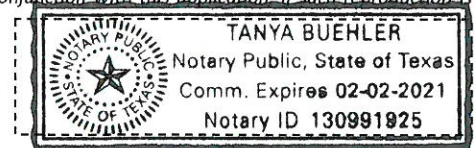
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 342.40, to cover the cost of this application, has been paid to the City of Rockwall on this the 13 day of MAY, 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 13th day of May, 20 19.

Owner's/Applicant's Signature

[Signature]

Notary Public in and for the State of Texas



My Commission Expires 02/02/2021



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

Phone: (972) 771-7745

Email: Planning@Rockwall.com

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

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

From: Planning & Zoning Department

Date: 5/17/2019

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, 05/24/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 5/24/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 5/28/2019 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: P2019-022
Project Name: Lot 5, Block A, Harbor Village Addition
Project Type: PLAT
Applicant Name: FC CUNY CORPORATION
Owner Name: BRYANT, JUDY GRACE & LINDA JEAN BRUNET
Project Description:



P2019-022 - LOT 5, BLOCK A, HARBOR VILLAGE ADDITION
FINAL PLAT - LOCATION MAP =

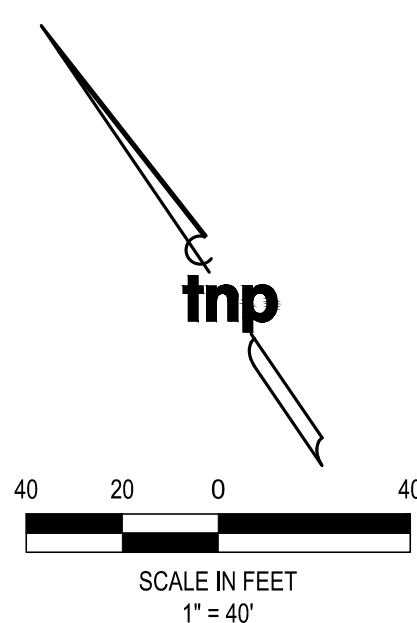


City of Rockwall

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

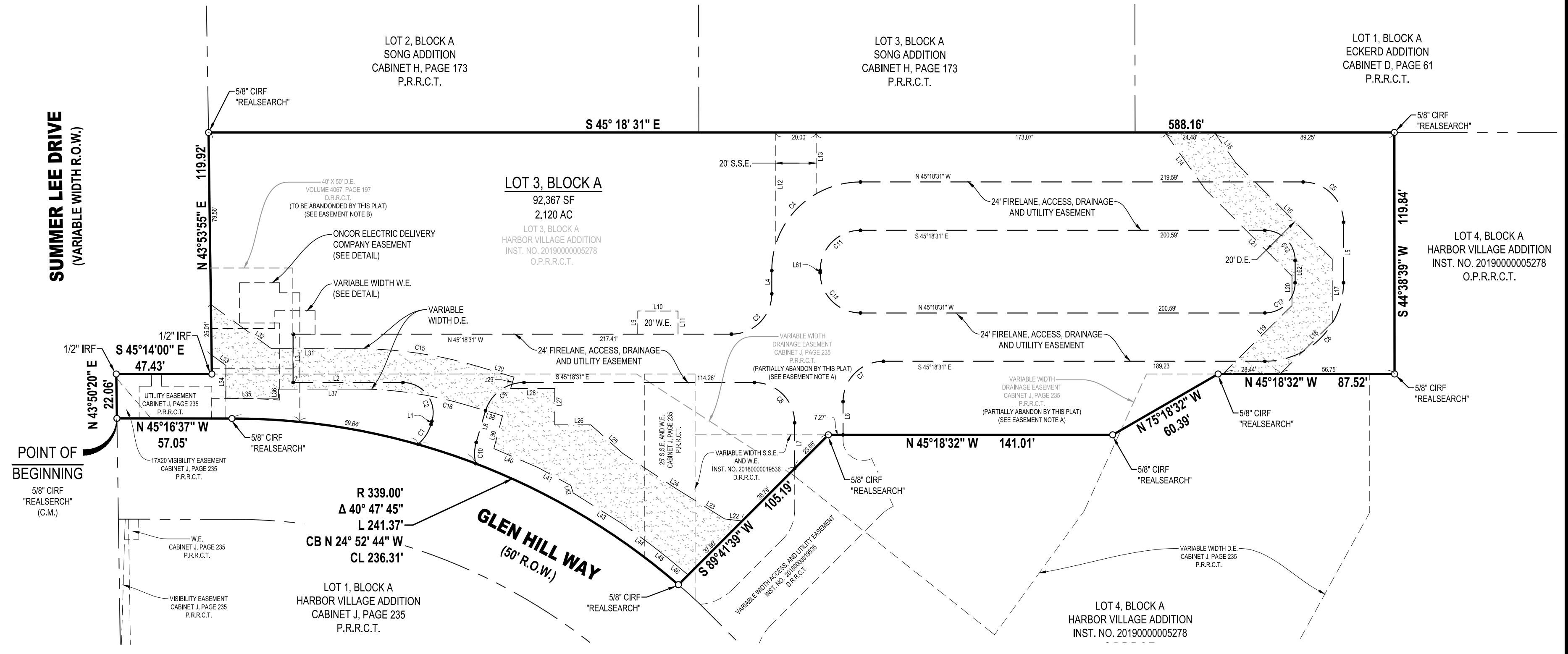
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





- LEGEND**
- (C.M.) - CONTROLLING MONUMENT
 - IRF - IRON ROD FOUND
 - CIRF - CAPPED IRON ROD FOUND
 - NTS - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - INST. - INSTRUMENT
 - VOL. - VOLUME
 - NO. - NUMBER
 - SF - SQUARE FEET
 - AC - ACRES
 - S.S.E. - SANITARY SEWER EASEMENT
 - W.E. - WATER EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
 - O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

- NOTES:**
- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202, NAD83(2011)EPOCH 2010).
 - BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 - 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.



EASEMENT NOTES:

EASEMENT NOTE A
THE PORTION OF THE VARIABLE WIDTH DRAINAGE EASEMENT WITHIN THE PLATTED AREA OF LOT 3, BLOCK A AS SHOWN ON THIS PLAT WHICH WAS DEDICATED BY HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AS RECORDED IN CABINET J, PAGE 235, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS IS TO BE ABANDONED BY THIS PLAT.

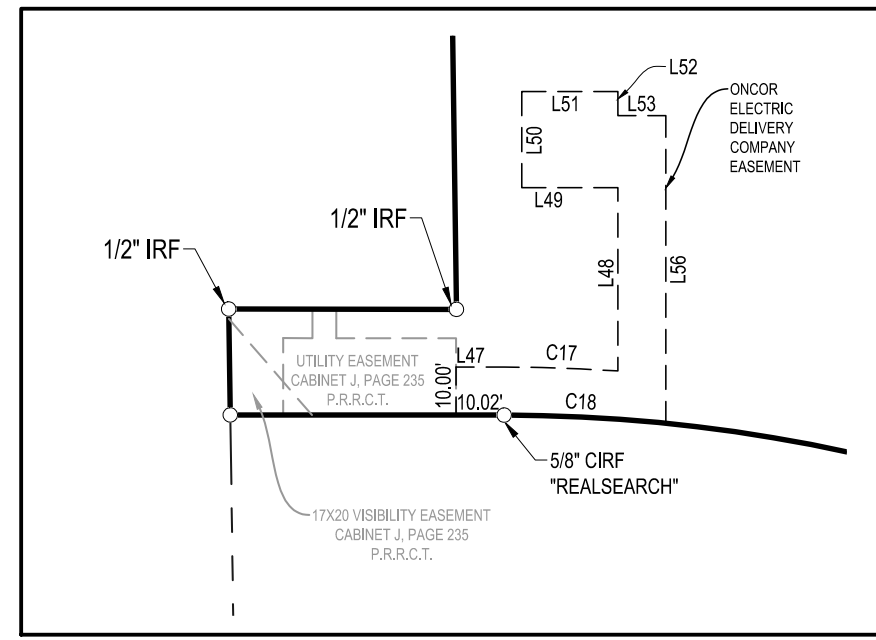
EASEMENT NOTE B
ALL OF THE DRAINAGE EASEMENT AS RECORDED IN VOLUME 4067, PAGE 197 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS IS TO BE ABANDONED BY THIS PLAT.

LINE #	BEARING	LENGTH
L1	S61°05'18\"W	1.66'
L2	S45°18'31\"E	54.48'
L3	S44°41'29\"W	24.00'
L4	S44°41'29\"W	11.51'
L5	N44°41'29\"E	30.00'
L6	N44°41'44\"E	16.49'
L7	S44°41'44\"W	22.69'
L8	N61°05'18\"E	16.01'
L9	N44°43'23\"E	11.50'
L10	S45°16'37\"E	20.00'
L11	S44°43'23\"W	11.50'
L12	N44°41'29\"E	55.44'
L13	N44°41'29\"E	30.45'
L14	S09°28'01\"W	34.92'
L15	N09°28'01\"E	18.09'
L16	N00°18'31\"W	67.89'
L17	N44°41'29\"E	31.48'
L18	N89°59'49\"E	36.35'
L19	S89°59'49\"W	48.22'
L20	S44°41'29\"W	14.62'
L21	S00°18'31\"E	60.51'

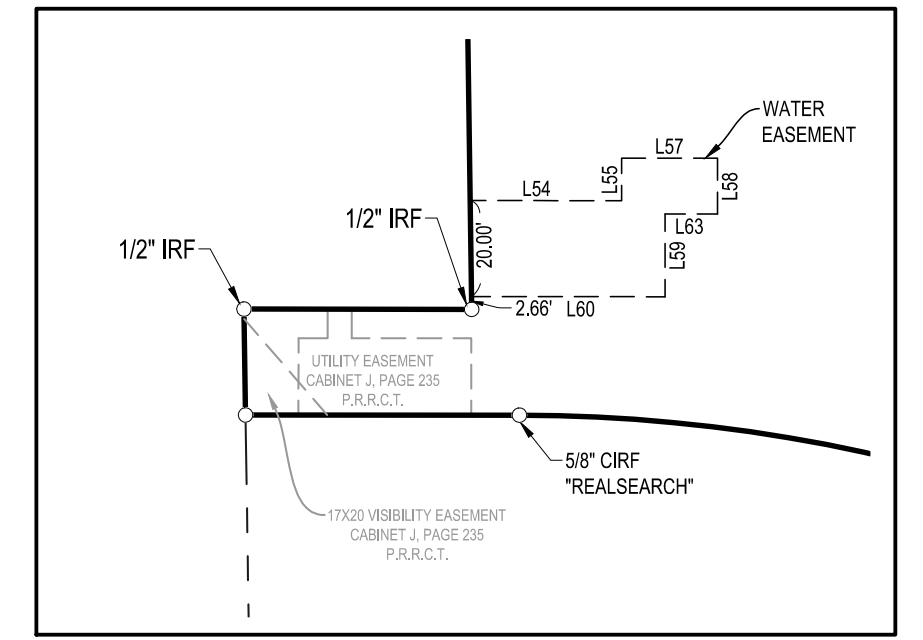
LINE #	BEARING	LENGTH
L22	N38°50'27\"W	8.74'
L23	N13°15'39\"W	28.47'
L24	N11°56'17\"W	31.57'
L25	N03°26'17\"W	21.35'
L26	N45°18'27\"W	17.90'
L27	N44°41'46\"E	18.00'
L28	N45°18'31\"W	21.89'
L29	N61°15'12\"E	5.92'
L30	N28°44'48\"W	18.90'
L31	N45°18'31\"W	42.30'
L32	N09°12'47\"W	37.19'
L33	S09°12'47\"E	8.72'
L34	S44°41'29\"W	16.32'
L35	S45°18'31\"E	26.07'
L36	N44°41'29\"E	4.56'
L37	S45°18'31\"E	38.89'
L38	S28°44'48\"E	18.90'
L39	S59°26'13\"W	16.83'
L40	S21°57'34\"E	23.96'
L41	S16°40'16\"E	18.44'
L42	S27°26'27\"W	3.92'

LINE #	BEARING	LENGTH
L43	S13°14'07\"E	28.25'
L44	S09°10'02\"E	17.73'
L45	S09°10'35\"E	10.55'
L46	S05°37'22\"E	13.60'
L47	N45°16'37\"W	10.03'
L48	S44°41'29\"W	38.19'
L49	S45°18'31\"E	20.00'
L50	S44°41'29\"W	20.00'
L51	N45°18'31\"W	20.00'
L52	N44°41'29\"E	5.00'
L53	N45°18'31\"W	10.00'
L54	S45°16'09\"E	31.53'
L55	N44°41'29\"E	8.83'
L56	N44°42'04\"E	64.07'
L57	S45°17'34\"E	20.00'
L58	S44°43'23\"W	11.62'
L59	S44°43'51\"W	17.21'
L60	N45°16'09\"W	40.32'
L61	N44°41'29\"E	1.00'
L62	S44°41'29\"W	11.00'
L63	N45°18'31\"W	10.93'

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.06'	34°19'52\"	12.02'	S 78°17'29\" W	11.84'
C2	15.00'	106°23'16\"	27.85'	S 07°53'40\" W	24.02'
C3	20.00'	90°00'00\"	31.42'	S 89°41'29\" W	28.28'
C4	44.00'	90°00'00\"	69.12'	S 89°41'29\" W	62.23'
C5	20.00'	90°00'00\"	31.42'	N 00°18'31\" W	28.28'
C6	39.00'	90°00'00\"	61.26'	N 89°41'29\" E	55.15'
C7	20.00'	89°59'45\"	31.41'	N 89°41'36\" E	28.28'
C8	20.00'	90°00'15\"	31.42'	S 00°18'24\" E	28.29'
C9	20.00'	73°36'11\"	25.69'	S 82°06'36\" E	23.96'
C10	19.85'	30°45'46\"	10.66'	N 45°46'22\" E	10.53'
C11	20.00'	90°00'00\"	31.42'	N 89°41'29\" E	28.28'
C12	15.00'	90°00'00\"	23.56'	S 00°18'31\" E	21.21'
C13	15.00'	90°00'00\"	23.56'	S 89°41'29\" W	21.21'
C14	20.00'	90°00'00\"	31.42'	N 00°18'31\" W	28.28'
C15	210.00'	16°33'43\"	60.70'	N 37°01'39\" W	60.49'
C16	190.00'	16°33'43\"	54.92'	S 37°01'39\" E	54.73'
C17	349.00'	3°53'27\"	23.70'	N 43°19'53\" W	23.70'
C18	339.00'	5°41'55\"	33.72'	S 42°25'30\" E	33.70'



ONCOR ELECTRIC DELIVERY COMPANY EASEMENT DETAIL
SCALE: 1\"/>



VARIABLE WIDTH WATER EASEMENT DETAIL
SCALE: 1\"/>

FINAL PLAT OF HARBOR VILLAGE ADDITION LOT 3, BLOCK A
92,367 SQUARE FEET
2.120 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
MHC ROCKWALL, LLC
1468 Kimbrough Rd. Suite 103
Germantown, TN. 38138

ENGINEER
F.C. CUNY CORPORATION
#2 Horizon Court
Heath, Texas 75032
Ph. 469.402.7700
T.R.E.F.F.-7449

PROJECT INFORMATION
Project No.: FCU 18193
Date: May 6, 2019
Drawn By: GS9
Scale: 1\"/>



SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpsc.com

CASE NO. _____

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as HARBOR VILLAGE ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I 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 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. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.
7. 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, 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.

MHC ROCKWALL, LLC.

Representative:

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

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL}

WHEREAS, MHC Rockwall, LLC., is the owner of a tract of land out of the Edward Teal Survey, Abstract No. 207, in the City of Rockwall, Rockwall County, Texas, Being all of Lot 3 Block A of Harbor Village Addition, an addition to The City of Rockwall, as recorded in Instrument Number 2019000005278 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the west corner of said Lot 3, lying at the intersection of the southeast right-of-way line of Summer Lee Drive (a variable width right-of-way) and the northeast right-of-way line of Glen Hill Way (a 50' right-of-way);

THENCE North 43 degrees 50 minutes 20 seconds East along the southeast right-of-way line of said Summer Lee Drive, a distance of 22.06 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE South 45 degrees 14 minutes 00 seconds East continuing along the southeast right-of-way line of said Summer Lee Drive, a distance of 47.43 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE North 43 degrees 53 minutes 55 seconds East continuing along the southeast right-of-way line of said Summer Lee Drive, a distance of 119.92 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the north corner of said Lot 3 and the west corner of Lot 2, Block A Song Addition, an addition to The City of Rockwall as recorded in Cabinet H, Page 173 of the Plat records of Rockwall County, Texas;

THENCE South 45 degrees 18 minutes 31 seconds East departing the southeast right-of-way line of said Summer Lee Drive along the northeast line of said Lot 3, a distance of 588.16 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for east corner of same and the northeast corner of Lot 4, Block A of said Harbor Village Addition;

THENCE along the common line of said Lot 3 and said Lot 4 the following courses and distances;

South 44 degrees 38 minutes 39 seconds West, a distance of 119.84 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 45 degrees 18 minutes 32 seconds West, a distance of 87.52 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 75 degrees 18 minutes 32 seconds West, a distance of 60.39 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 45 degrees 18 minutes 32 seconds West, a distance of 141.01 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

South 89 degrees 41 minutes 39 seconds West, a distance of 105.19 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the southwest corner of said Lot 3 lying on the northeast right-of-way line of the aforementioned Glen Hill Way at the beginning of a curve to the left;

THENCE with said curve to the left along the northeast right-of-way line of the said Glen Hill Way having a radius of 339.00 feet, a central angle of 40 degrees 47 minutes 45 seconds, an arc length of 241.37 feet, a chord bearing of North 24 degrees 52 minutes 44 seconds West, a distance of 236.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE North 45 degrees 16 minutes 37 seconds West continuing along the northeast right-of-way line of the said Glen Hill Way, a distance of 57.05 feet to the POINT OF BEGINNING containing 92,367 square Feet, or 2.120 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2019

BRIAN J. MADDOX, R.P.L.S. NO. 5430

LIEN HOLDER'S CERTIFICATE

Lender to MHC Rockwall, LLC

BancorpSouth Bank,
a Mississippi Banking Corporation

By: _____

Name: Jeff Billions
Title: Sr. Vice President

STATE OF TENNESSEE)
COUNTY OF SHELBY}

Before me, the undersigned authority, on this day personally appeared Jeff Billions, 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 Tennessee

My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of HARBOR VILLAGE ADDITION, 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

**FINAL PLAT OF
HARBOR VILLAGE ADDITION
LOT 3, BLOCK A
92,367 SQUARE FEET
2.120 ACRES**

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF LOT 3, BLOCK A,
HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL,
TEXAS AS RECORDED IN INSTRUMENT NUMBER 2019000005278, OF
THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

OWNER
MHC ROCKWALL, LLC
1468 Kimbrough Rd, Suite 103
Germantown, TN. 38138

ENGINEER
F.C. CUNY CORPORATION
#2 Horizon Court
Heath, Texas 75032
Ph. 469.402.7700
T.R.E.F.F.-7449



PROJECT INFORMATION
Project No.: FCU 18193
Date: May 6, 2019
Drawn By: GS9
Scale: 1"=40'
SHEET 2 of 2



SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpsc.com

CASE NO. _____

Drawing: L:\Projects\FCU 18193 Tru Hillon Rockwall\Acad\Deliverables\Final_Plat\2019 05 06_FCU 18193 Tru Hillon Rockwall - Final Plat.dwg at May 09, 2019 7:59am by jtracdox



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: May 28, 2019
APPLICANT: Cameron Slown; *F.C. Cuny Corporation*
CASE NUMBER: P2019-022; *Lot 5, Block A, Harbor Village Addition*

SUMMARY

Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lot 5, Block A, Harbor Village Addition, being a 2.12-acre tract of land currently identified as Lot 3, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located on the south side of Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 2.12-acre parcel of land [*i.e. Lot 3, Block A, Harbor Village Addition*] for purpose of establishing the necessary easements (*i.e. fire lane, public access, drainage and utility easements*) in order to develop the lot. The new parcel of land [*i.e. Lot 5, Block A, Harbor Village Addition*] will allow for the construction of a four (4) story, ~45,900 SF hotel containing 98 traditional hotel rooms [*i.e. TRU Hilton*]. The *subject property* is located within the *Interior, Horizon/Summer Lee and Residential Subdistricts* of Planned Development District 32 (PD-32).
- On March 5, 2018, the City Council approved *Ordinance No. 18-16 [Case No. Z2018-001]* granting a *PD Development Plan* for a hotel on the 2.12-acre subject property. This ordinance also granted the hotel the ability to extend the height of the structure above 36-feet, which is the maximum height permitted in the Scenic Overlay (SOV) District without a Specific Use Permit (SUP).
- On September 11, 2018, the Planning and Zoning Commission approved the site plan, and recommended approval of the variances, waivers, and exceptions associated with the construction of the hotel to the City Council. On September 17, 2018, the City Council approved the associated variances, waivers, and exceptions requested by the applicant.
- 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 *Lot 5, Block A, Harbor Village 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 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.

City of Rockwall
Project Plan Review History



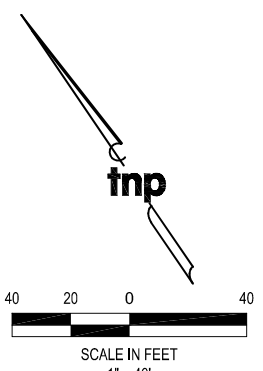
Project Number P2019-022	Owner BRYANT, JUDY GRACE & LINDA JEAN BRUNET	Applied 5/17/2019 LM
Project Name Lot 5, Block A, Harbor Village Addition	Applicant FC CUNY CORPORATION	Approved
Type PLAT		Closed
Subtype FINAL		Expired
Status Staff Review		Status

Site Address 2600 SUMMER LEE DR	City, State Zip ROCKWALL, TX 75032	Zoning
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Subdivision HAMMER ADDITION	Tract 2A	Block	Lot No 2A	Parcel No 3160-0000-002A-00-OR	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/17/2019	5/24/2019	5/21/2019	4	APPROVED	
ENGINEERING (5/23/2019 4:06 PM SH) - Move note 6 down to be above the paragraph with, "We further..." - Include visibility clips at driveway. - Is this water easement needed? - Need to hatch and label removed portions with metes and bounds. - Must tie two points to Rockwall GPS. N: E:	Sarah Hager	5/17/2019	5/24/2019	5/23/2019	6	COMMENTS	See markup.
FIRE	Ariana Hargrove	5/17/2019	5/24/2019	5/23/2019	6	APPROVED	
GIS (5/22/2019 9:29 AM LS) 1. Tie two corners (on map) to the SPC N. Texas 4202 2. Provide closure report	Lance Singleton	5/17/2019	5/24/2019	5/22/2019	5	COMMENTS	See comments
PLANNING	David Gonzales	5/17/2019	5/24/2019	5/23/2019	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
						<p>Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lot5, Block A, Harbor Village Addition, being a 2.12-acre tract of land currently identified as Lot3, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located on the south side of Summer Lee Drive southwest of the intersection of Horizon Road[FM-3097] and Summer Lee Drive, and take any action necessary.</p> <p>** Planning Department General Comments to be addressed:</p> <p>The following staff comments are to be addressed and resubmitted no later than Tuesday June 4, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:</p> <p>** Planning Department General Comments to be addressed:</p> <ol style="list-style-type: none"> 1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), Planned Development District 32 (Pd-32), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document 2. Provide a label indicating "Case No. P2019-022" on the lower right corner on all pages of the revised final plat. 3. Correct Title Block to read as follows: Final Plat Lot 5, Block A, Harbor Village Addition 92,367 Square Feet or 2.120-Acres Being a Replat of Lot 3, Block A Harbor Village Addition Situated in the Edward Teal Survey, Abstract No. 207 An Addition to the City of Rockwall, Rockwall County, Texas As recorded in instrument number...Official Public Records Rockwall County, Texas 4. Provide a hatch for all areas to be abandoned. 5. Tie at least two (2) corners to city monumentation 6. Provide a darker gray scale for all items in light gray 7. Provide a vicinity map on page one (1). 8. Correct the lot number on the plat to indicate "Lot 5, Block A" and remove lot 3. 9. Additionally, include the subdivision name (i.e. Harbor Village Addition) on plat above Lot 5, Block A for identification purposes. <p>** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing **</p> <p>** Although on this case is on the Consent Agenda, staff would recommend that you and/or your representative(s) are in attendance for this request. If you have any questions regarding this case, please feel free to contact David Gonzalez, AICP with the Planning Department at 972-771-7745.</p> <p>Meeting Dates to Attend</p> <p>Planning - Consent Agenda: May 28, 2019 (Tuesday at 6:00 p.m.)</p> <p>City Council - Consent Agenda: June 3, 2019 (Monday at 6:00 p.m.)</p>

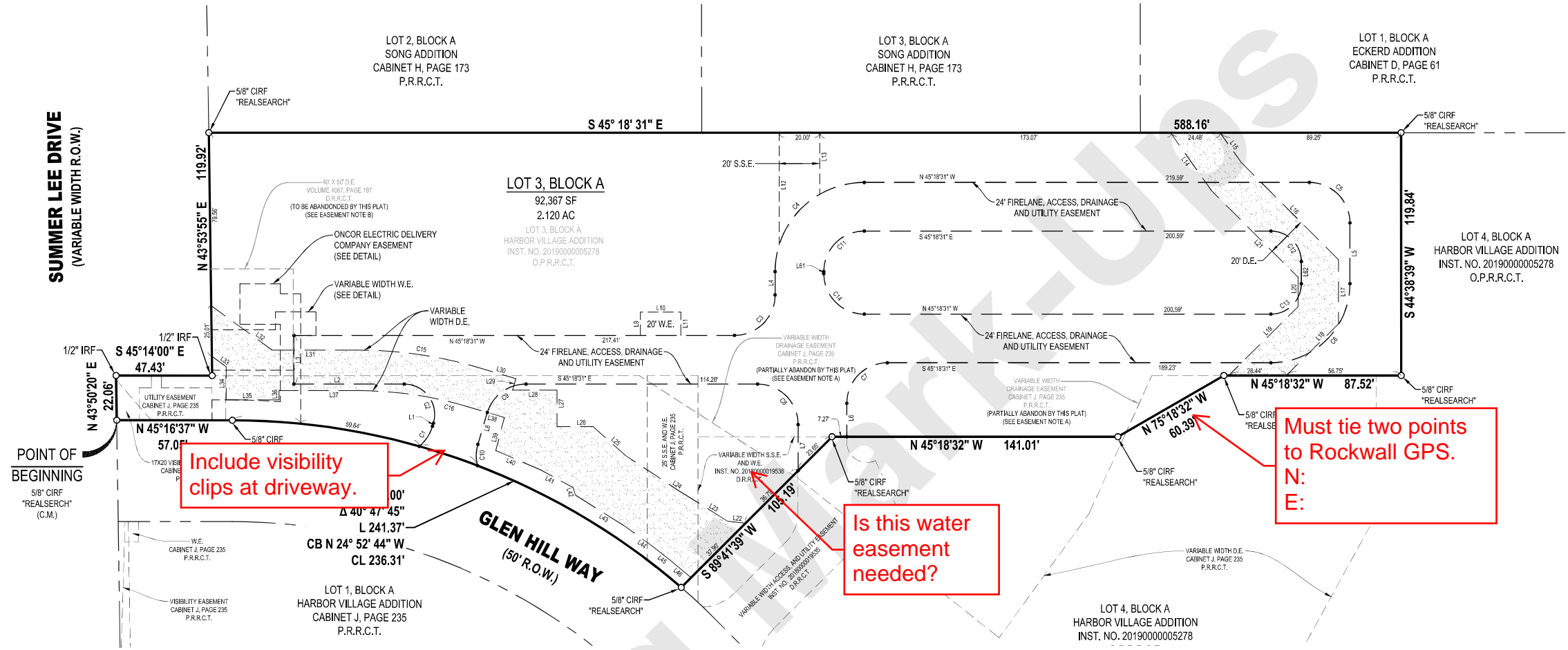


LEGEND

- (C.M.) - CONTROLLING MONUMENT
- IRF - IRON ROD FOUND
- CIRF - CAPPED IRON ROD FOUND
- NTS - NOT TO SCALE
- R.O.W. - RIGHT OF WAY
- INST. - INSTRUMENT
- VOL. - VOLUME
- NO. - NUMBER
- SF - SQUARE FEET
- AC - ACRES
- S.S.E. - SANITARY SEWER EASEMENT
- W.E. - WATER EASEMENT
- D.E. - DRAINAGE EASEMENT
- D.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
- O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

NOTES:

1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202, NAD83(2011)EPOCH 2010).
2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
4. 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.

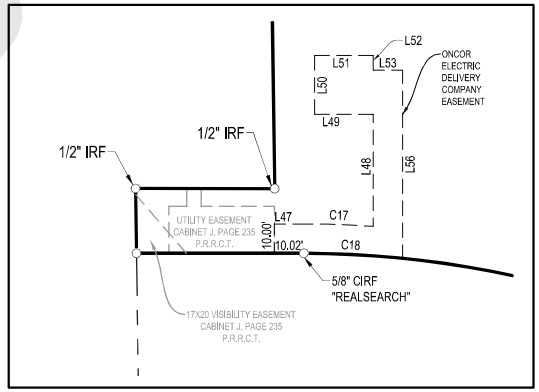


EASEMENT NOTES:

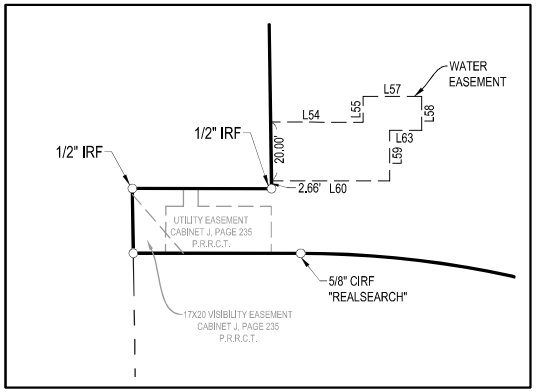
EASEMENT NOTE A
THE PORTION OF THE VARIABLE WIDTH DRAINAGE EASEMENT WITHIN THE PLATED AREA OF LOT 3, BLOCK A AS SHOWN ON THIS PLAT WHICH WAS DEDICATED BY HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AS RECORDED IN CABINET J, PAGE 235, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS IS TO BE ABANDONED BY THIS PLAT.

EASEMENT NOTE B
ALL OF THE DRAINAGE EASEMENT AS RECORDED IN VOLUME 4067, PAGE 197 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS IS TO BE ABANDONED BY THIS PLAT.

Need to hatch and label removed portions with metes and bounds.



ONCOR ELECTRIC DELIVERY COMPANY EASEMENT DETAIL
SCALE: 1"=40'



VARIABLE WIDTH WATER EASEMENT DETAIL
SCALE: 1"=40'

LINE #	BEARING	LENGTH
L1	S61°05'18"W	1.66'
L2	S45°18'31"E	54.48'
L3	S44°41'29"W	24.00'
L4	S44°41'29"W	11.51'
L5	N44°41'29"E	30.00'
L6	N44°41'44"E	16.49'
L7	S44°41'44"W	22.69'
L8	N61°05'18"E	16.01'
L9	N44°43'23"E	11.50'
L10	S45°16'37"E	20.00'
L11	S44°43'23"W	11.50'
L12	N44°41'29"E	55.44'
L13	N44°41'29"E	30.45'
L14	S09°28'01"W	34.92'
L15	N09°28'01"E	18.09'
L16	N00°18'31"W	67.89'
L17	N44°41'29"E	31.48'
L18	N89°59'49"E	36.35'
L19	S89°59'49"W	48.22'
L20	S44°41'29"W	14.62'
L21	S00°18'31"E	60.51'

LINE #	BEARING	LENGTH
L22	N38°50'27"W	8.74'
L23	N13°15'39"W	28.47'
L24	N11°56'17"W	31.57'
L25	N03°28'17"W	21.35'
L26	N45°18'27"W	17.90'
L27	N44°41'46"E	18.00'
L28	N45°18'31"W	21.89'
L29	N61°15'12"E	5.92'
L30	N28°44'48"W	18.90'
L31	N45°18'31"W	42.30'
L32	N09°12'47"W	37.19'
L33	S09°12'47"E	8.72'
L34	S44°41'29"W	16.32'
L35	S45°18'31"E	26.07'
L36	N44°41'29"E	4.56'
L37	S45°18'31"E	38.89'
L38	S28°44'48"E	18.90'
L39	S59°26'13"W	16.83'
L40	S21°57'34"E	23.96'
L41	S16°40'16"E	18.44'
L42	S27°26'27"W	3.92'

LINE #	BEARING	LENGTH
L43	S13°14'07"E	28.25'
L44	S09°10'02"E	17.73'
L45	S07°10'35"E	10.55'
L46	S05°37'22"E	13.60'
L47	N45°16'37"W	10.03'
L48	S44°41'29"W	38.19'
L49	S45°18'31"E	20.00'
L50	S44°41'29"W	20.00'
L51	N45°18'31"W	20.00'
L52	N44°41'29"E	5.00'
L53	N45°18'31"W	10.00'
L54	S45°16'09"E	31.53'
L55	N44°41'29"E	8.83'
L56	N44°42'04"E	64.07'
L57	S45°17'34"E	20.00'
L58	S44°43'23"W	11.62'
L59	S44°43'51"W	17.21'
L60	N45°16'09"W	40.32'
L61	N44°41'29"E	1.00'
L62	S44°41'29"W	11.00'
L63	N45°18'31"W	10.93'

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.06'	34°19'52"	12.02'	S 78°17'29" W	11.84'
C2	15.00'	106°23'16"	27.85'	S 07°53'40" W	24.02'
C3	20.00'	90°00'00"	31.42'	S 89°41'29" W	28.28'
C4	44.00'	90°00'00"	69.12'	S 89°41'29" W	62.23'
C5	20.00'	90°00'00"	31.42'	N 00°18'31" W	28.28'
C6	39.00'	90°00'00"	61.26'	N 89°41'29" E	55.15'
C7	20.00'	89°59'45"	31.41'	N 89°41'36" E	28.28'
C8	20.00'	90°00'15"	31.42'	S 00°18'24" E	28.29'
C9	20.00'	73°36'11"	25.69'	S 62°06'36" E	23.96'
C10	19.85'	30°45'46"	10.66'	N 45°46'22" E	10.53'
C11	20.00'	90°00'00"	31.42'	N 89°41'29" E	28.28'
C12	15.00'	90°00'00"	23.56'	S 00°18'31" E	21.21'
C13	15.00'	90°00'00"	23.56'	S 89°41'29" W	21.21'
C14	20.00'	90°00'00"	31.42'	N 00°18'31" W	28.28'
C15	210.00'	16°33'43"	60.70'	N 37°01'39" W	60.49'
C16	190.00'	16°33'43"	54.92'	S 37°01'39" E	54.73'
C17	348.00'	3°53'27"	23.70'	N 43°19'53" W	23.70'
C18	338.00'	5°41'55"	33.72'	S 42°25'30" E	33.70'

FINAL PLAT OF HARBOR VILLAGE ADDITION
LOT 3, BLOCK A
92,367 SQUARE FEET
2.120 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207
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SHEET 1 of 2



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214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
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CASE NO. _____

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

I the undersigned owner of the land shown on this plat, and designated herein as HARBOR VILLAGE ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I 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 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. Drainage/Retention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.
7. 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, 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.

MHC ROCKWALL, LLC.

Representative: _____

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

My Commission Expires: _____

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, MHC Rockwall, LLC., is the owner of a tract of land out of the Edward Teal Survey, Abstract No. 207, in the City of Rockwall, Rockwall County, Texas, Being all of Lot 3 Block A of Harbor Village Addition, an addition to The City of Rockwall, as recorded in Instrument Number 2019000005278 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the west corner of said Lot 3, lying at the intersection of the southeast right-of-way line of Summer Lee Drive (a variable width right-of-way) and the northeast right-of-way line of Glen Hill Way (a 50' right-of-way);

THENCE North 43 degrees 50 minutes 20 seconds East along the southeast right-of-way line of said Summer Lee Drive, a distance of 22.06 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE South 45 degrees 14 minutes 00 seconds East continuing along the southeast right-of-way line of said Summer Lee Drive, a distance of 47.43 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE North 43 degrees 53 minutes 55 seconds East continuing along the southeast right-of-way line of said Summer Lee Drive, a distance of 119.92 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the north corner of said Lot 3 and the west corner of Lot 2, Block A Song Addition, an addition to The City of Rockwall as recorded in Cabinet H, Page 173 of the Plat records of Rockwall County, Texas;

THENCE South 45 degrees 18 minutes 31 seconds East departing the southeast right-of-way line of said Summer Lee Drive along the northeast line of said Lot 3, a distance of 588.16 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for east corner of same and the northeast corner of Lot 4, Block A of said Harbor Village Addition;

THENCE along the common line of said Lot 3 and said Lot 4 the following courses and distances;

South 44 degrees 38 minutes 39 seconds West, a distance of 119.84 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 45 degrees 18 minutes 32 seconds West, a distance of 87.52 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 75 degrees 18 minutes 32 seconds West, a distance of 60.39 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 45 degrees 18 minutes 32 seconds West, a distance of 141.01 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

South 89 degrees 41 minutes 39 seconds West, a distance of 105.19 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the southwest corner of said Lot 3 lying on the northeast right-of-way line of the aforementioned Glen Hill Way at the beginning of a curve to the left;

THENCE with said curve to the left along the northeast right-of-way line of the said Glen Hill Way having a radius of 339.00 feet, a central angle of 40 degrees 47 minutes 45 seconds, an arc length of 241.37 feet, a chord bearing of North 24 degrees 52 minutes 44 seconds West, a distance of 236.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE North 45 degrees 16 minutes 37 seconds West continuing along the northeast right-of-way line of the said Glen Hill Way, a distance of 57.05 feet to the POINT OF BEGINNING containing 92,367 square Feet, or 2.120 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2019

BRIAN J. MADDOX, R.P.L.S. NO. 5430

LIEN HOLDER'S CERTIFICATE

Lender to MHC Rockwall, LLC

BancorpSouth Bank,
a Mississippi Banking Corporation

By: _____

Name: Jeff Billions
Title: Sr. Vice President

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the undersigned authority, on this day personally appeared Jeff Billions, 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 Tennessee

My Commission Expires: _____

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of HARBOR VILLAGE ADDITION, 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

**FINAL PLAT OF
HARBOR VILLAGE ADDITION
LOT 3, BLOCK A
92,367 SQUARE FEET
2.120 ACRES**

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF LOT 3, BLOCK A,
HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL,
TEXAS AS RECORDED IN INSTRUMENT NUMBER 2019000005278, OF
THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

OWNER

MHC ROCKWALL, LLC
1468 Kimbrough Rd. Suite 103
Germantown, TN. 38138

ENGINEER

F.C. CUNY CORPORATION
#2 Horizon Court
Heath, Texas 75032
Ph. 469.402.7700
T.R.E.F.F.-7449



PROJECT INFORMATION

Project No.: FCU 18193
Date: May 6, 2019
Drawn By: GS9
Scale: 1"=40'
SHEET 2 of 2



SURVEYOR

TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpsc.com

CASE NO. _____

Move Down.

Drawing: L:\Projects\FCU 18193 Tru Hillon Rockwall\LocalDeliverables\Final_Plat\Final_Plat.dwg at May 09, 2019 7:55am by jmadbox



P2019-022 - LOT 5, BLOCK A, HARBOR VILLAGE ADDITION
FINAL PLAT - LOCATION MAP =

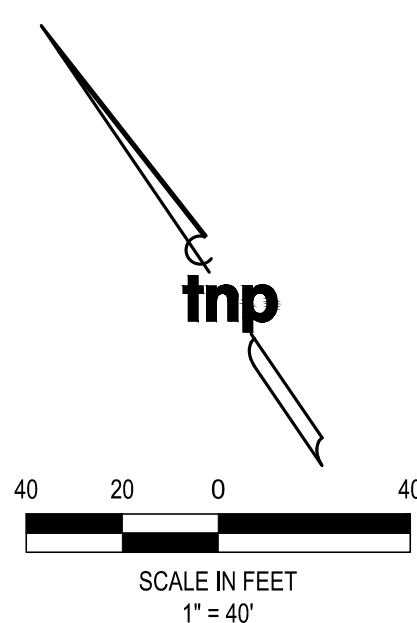


City of Rockwall

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

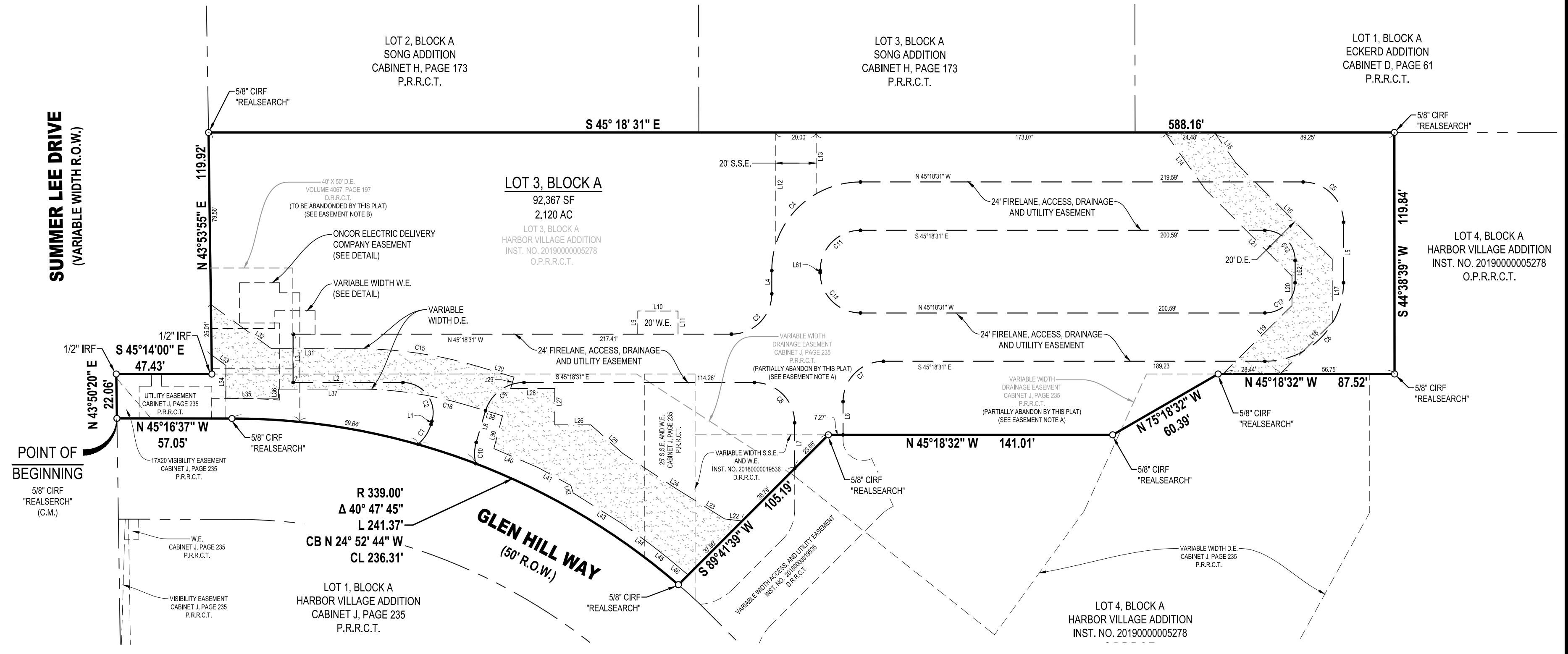
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





- LEGEND**
- (C.M.) - CONTROLLING MONUMENT
 - IRF - IRON ROD FOUND
 - CIRF - CAPPED IRON ROD FOUND
 - NTS - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - INST. - INSTRUMENT
 - VOL. - VOLUME
 - NO. - NUMBER
 - SF - SQUARE FEET
 - AC - ACRES
 - S.S.E. - SANITARY SEWER EASEMENT
 - W.E. - WATER EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
 - O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

- NOTES:**
- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202, NAD83(2011)EPOCH 2010).
 - BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 - 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.



EASEMENT NOTES:

EASEMENT NOTE A
THE PORTION OF THE VARIABLE WIDTH DRAINAGE EASEMENT WITHIN THE PLATTED AREA OF LOT 3, BLOCK A AS SHOWN ON THIS PLAT WHICH WAS DEDICATED BY HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AS RECORDED IN CABINET J, PAGE 235, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS IS TO BE ABANDONED BY THIS PLAT.

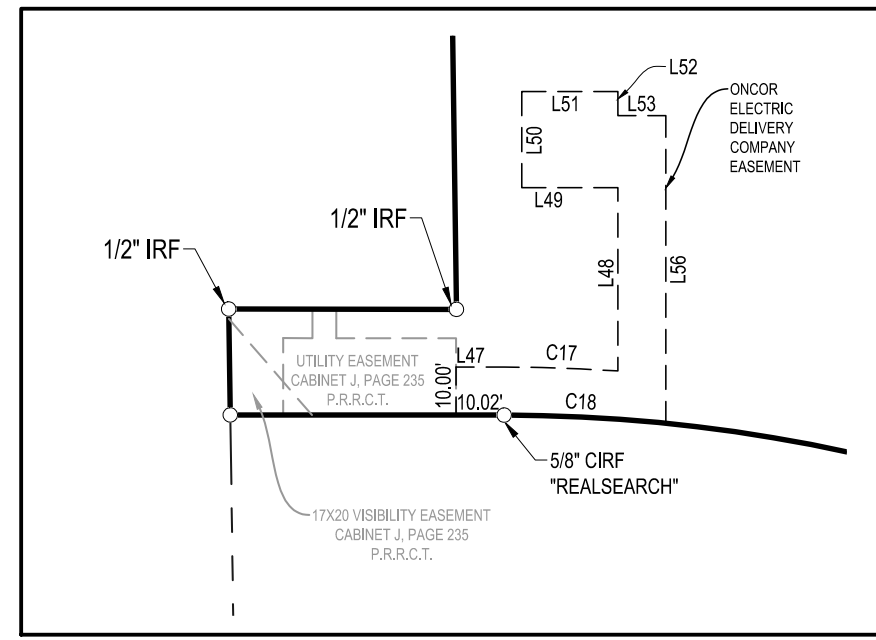
EASEMENT NOTE B
ALL OF THE DRAINAGE EASEMENT AS RECORDED IN VOLUME 4067, PAGE 197 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS IS TO BE ABANDONED BY THIS PLAT.

LINE #	BEARING	LENGTH
L1	S61°05'18"W	1.66'
L2	S45°18'31"E	54.48'
L3	S44°41'29"W	24.00'
L4	S44°41'29"W	11.51'
L5	N44°41'29"E	30.00'
L6	N44°41'44"E	16.49'
L7	S44°41'44"W	22.69'
L8	N61°05'18"E	16.01'
L9	N44°43'23"E	11.50'
L10	S45°16'37"E	20.00'
L11	S44°43'23"W	11.50'
L12	N44°41'29"E	55.44'
L13	N44°41'29"E	30.45'
L14	S09°28'01"W	34.92'
L15	N09°28'01"E	18.09'
L16	N00°18'31"W	67.89'
L17	N44°41'29"E	31.48'
L18	N89°59'49"E	36.35'
L19	S89°59'49"W	48.22'
L20	S44°41'29"W	14.62'
L21	S00°18'31"E	60.51'

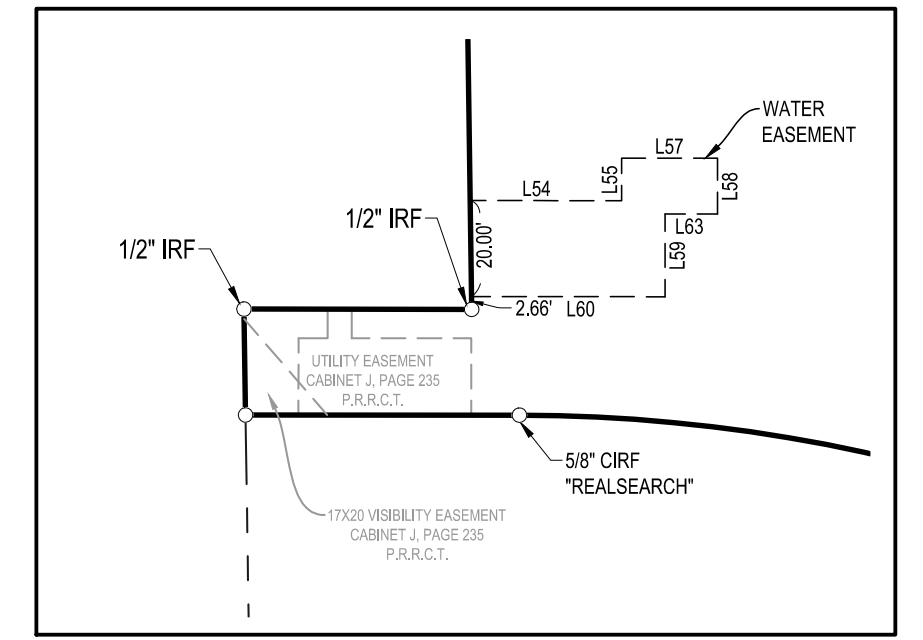
LINE #	BEARING	LENGTH
L22	N38°50'27"W	8.74'
L23	N13°15'39"W	28.47'
L24	N11°56'17"W	31.57'
L25	N03°26'17"W	21.35'
L26	N45°18'27"W	17.90'
L27	N44°41'46"E	18.00'
L28	N45°18'31"W	21.89'
L29	N61°15'12"E	5.92'
L30	N28°44'48"W	18.90'
L31	N45°18'31"W	42.30'
L32	N09°12'47"W	37.19'
L33	S09°12'47"E	8.72'
L34	S44°41'29"W	16.32'
L35	S45°18'31"E	26.07'
L36	N44°41'29"E	4.56'
L37	S45°18'31"E	38.89'
L38	S28°44'48"E	18.90'
L39	S59°26'13"W	16.83'
L40	S21°57'34"E	23.96'
L41	S16°40'16"E	18.44'
L42	S27°26'27"W	3.92'

LINE #	BEARING	LENGTH
L43	S13°14'07"E	28.25'
L44	S09°10'02"E	17.73'
L45	S09°10'35"E	10.55'
L46	S05°37'22"E	13.60'
L47	N45°16'37"W	10.03'
L48	S44°41'29"W	38.19'
L49	S45°18'31"E	20.00'
L50	S44°41'29"W	20.00'
L51	N45°18'31"W	20.00'
L52	N44°41'29"E	5.00'
L53	N45°18'31"W	10.00'
L54	S45°16'09"E	31.53'
L55	N44°41'29"E	8.83'
L56	N44°42'04"E	64.07'
L57	S45°17'34"E	20.00'
L58	S44°43'23"W	11.62'
L59	S44°43'51"W	17.21'
L60	N45°16'09"W	40.32'
L61	N44°41'29"E	1.00'
L62	S44°41'29"W	11.00'
L63	N45°18'31"W	10.93'

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.06'	34°19'52"	12.02'	S 78°17'29" W	11.84'
C2	15.00'	106°23'16"	27.85'	S 07°53'40" W	24.02'
C3	20.00'	90°00'00"	31.42'	S 89°41'29" W	28.28'
C4	44.00'	90°00'00"	69.12'	S 89°41'29" W	62.23'
C5	20.00'	90°00'00"	31.42'	N 00°18'31" W	28.28'
C6	39.00'	90°00'00"	61.26'	N 89°41'29" E	55.15'
C7	20.00'	89°59'45"	31.41'	N 89°41'36" E	28.28'
C8	20.00'	90°00'15"	31.42'	S 00°18'24" E	28.29'
C9	20.00'	73°36'11"	25.69'	S 82°06'36" E	23.96'
C10	19.85'	30°45'46"	10.66'	N 45°46'22" E	10.53'
C11	20.00'	90°00'00"	31.42'	N 89°41'29" E	28.28'
C12	15.00'	90°00'00"	23.56'	S 00°18'31" E	21.21'
C13	15.00'	90°00'00"	23.56'	S 89°41'29" W	21.21'
C14	20.00'	90°00'00"	31.42'	N 00°18'31" W	28.28'
C15	210.00'	16°33'43"	60.70'	N 37°01'39" W	60.49'
C16	190.00'	16°33'43"	54.92'	S 37°01'39" E	54.73'
C17	349.00'	3°53'27"	23.70'	N 43°19'53" W	23.70'
C18	339.00'	5°41'55"	33.72'	S 42°25'30" E	33.70'



ONCOR ELECTRIC DELIVERY COMPANY EASEMENT DETAIL
SCALE: 1"=40'



VARIABLE WIDTH WATER EASEMENT DETAIL
SCALE: 1"=40'

FINAL PLAT OF HARBOR VILLAGE ADDITION LOT 3, BLOCK A
92,367 SQUARE FEET
2.120 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
MHC ROCKWALL, LLC
1468 Kimbrough Rd. Suite 103
Germantown, TN. 38138

ENGINEER
F.C. CUNY CORPORATION
#2 Horizon Court
Heath, Texas 75032
Ph. 469.402.7700
T.R.E.F.F.-7449

PROJECT INFORMATION
Project No.: FCU 18193
Date: May 6, 2019
Drawn By: GS9
Scale: 1"=40'
SHEET 1 of 2



SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpsc.com

CASE NO. _____

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as HARBOR VILLAGE ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I 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 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. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.
7. 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, 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.

MHC ROCKWALL, LLC.

Representative:

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

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL}

WHEREAS, MHC Rockwall, LLC., is the owner of a tract of land out of the Edward Teal Survey, Abstract No. 207, in the City of Rockwall, Rockwall County, Texas, Being all of Lot 3 Block A of Harbor Village Addition, an addition to The City of Rockwall, as recorded in Instrument Number 2019000005278 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the west corner of said Lot 3, lying at the intersection of the southeast right-of-way line of Summer Lee Drive (a variable width right-of-way) and the northeast right-of-way line of Glen Hill Way (a 50' right-of-way);

THENCE North 43 degrees 50 minutes 20 seconds East along the southeast right-of-way line of said Summer Lee Drive, a distance of 22.06 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE South 45 degrees 14 minutes 00 seconds East continuing along the southeast right-of-way line of said Summer Lee Drive, a distance of 47.43 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE North 43 degrees 53 minutes 55 seconds East continuing along the southeast right-of-way line of said Summer Lee Drive, a distance of 119.92 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the north corner of said Lot 3 and the west corner of Lot 2, Block A Song Addition, an addition to The City of Rockwall as recorded in Cabinet H, Page 173 of the Plat records of Rockwall County, Texas;

THENCE South 45 degrees 18 minutes 31 seconds East departing the southeast right-of-way line of said Summer Lee Drive along the northeast line of said Lot 3, a distance of 588.16 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for east corner of same and the northeast corner of Lot 4, Block A of said Harbor Village Addition;

THENCE along the common line of said Lot 3 and said Lot 4 the following courses and distances;

South 44 degrees 38 minutes 39 seconds West, a distance of 119.84 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 45 degrees 18 minutes 32 seconds West, a distance of 87.52 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 75 degrees 18 minutes 32 seconds West, a distance of 60.39 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 45 degrees 18 minutes 32 seconds West, a distance of 141.01 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

South 89 degrees 41 minutes 39 seconds West, a distance of 105.19 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the southwest corner of said Lot 3 lying on the northeast right-of-way line of the aforementioned Glen Hill Way at the beginning of a curve to the left;

THENCE with said curve to the left along the northeast right-of-way line of the said Glen Hill Way having a radius of 339.00 feet, a central angle of 40 degrees 47 minutes 45 seconds, an arc length of 241.37 feet, a chord bearing of North 24 degrees 52 minutes 44 seconds West, a distance of 236.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE North 45 degrees 16 minutes 37 seconds West continuing along the northeast right-of-way line of the said Glen Hill Way, a distance of 57.05 feet to the POINT OF BEGINNING containing 92,367 square Feet, or 2.120 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2019

BRIAN J. MADDOX, R.P.L.S. NO. 5430

LIEN HOLDER'S CERTIFICATE

Lender to MHC Rockwall, LLC

BancorpSouth Bank,
a Mississippi Banking Corporation

By: _____

Name: Jeff Billions
Title: Sr. Vice President

STATE OF TENNESSEE)
COUNTY OF SHELBY}

Before me, the undersigned authority, on this day personally appeared Jeff Billions, 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 Tennessee

My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of HARBOR VILLAGE ADDITION, 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

**FINAL PLAT OF
HARBOR VILLAGE ADDITION
LOT 3, BLOCK A
92,367 SQUARE FEET
2.120 ACRES**

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF LOT 3, BLOCK A,
HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL,
TEXAS AS RECORDED IN INSTRUMENT NUMBER 2019000005278, OF
THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

OWNER
MHC ROCKWALL, LLC
1468 Kimbrough Rd, Suite 103
Germantown, TN. 38138

ENGINEER
F.C. CUNY CORPORATION
#2 Horizon Court
Heath, Texas 75032
Ph. 469.402.7700
T.R.E.F.F.-7449

PROJECT INFORMATION
Project No.: FCU 18193
Date: May 6, 2019
Drawn By: GS9
Scale: 1"=40'
SHEET 2 of 2



SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

CASE NO. _____



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: June 3, 2019
APPLICANT: Cameron Slown; *F.C. Cuny Corporation*
CASE NUMBER: P2019-022; *Lot 5, Block A, Harbor Village Addition*

SUMMARY

Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lot 5, Block A, Harbor Village Addition, being a 2.12-acre tract of land currently identified as Lot 3, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located on the south side of Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 2.12-acre parcel of land [i.e. *Lot 3, Block A, Harbor Village Addition*] for purpose of establishing the necessary easements (i.e. *fire lane, public access, drainage and utility easements*) in order to develop the lot. The new parcel of land [i.e. *Lot 5, Block A, Harbor Village Addition*] will allow for the construction of a four (4) story, ~45,900 SF hotel containing 98 traditional hotel rooms [i.e. *TRU Hilton*]. The *subject property* is located within the *Interior, Horizon/Summer Lee and Residential Subdistricts* of Planned Development District 32 (PD-32).
- On March 5, 2018, the City Council approved *Ordinance No. 18-16 [Case No. Z2018-001]* granting a *PD Development Plan* for a hotel on the 2.12-acre subject property. This ordinance also granted the hotel the ability to extend the height of the structure above 36-feet, which is the maximum height permitted in the Scenic Overlay (SOV) District without a Specific Use Permit (SUP).
- On September 11, 2018, the Planning and Zoning Commission approved the site plan, and recommended approval of the variances, waivers, and exceptions associated with the construction of the hotel to the City Council. On September 17, 2018, the City Council approved the associated variances, waivers, and exceptions requested by the applicant.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stipulated by 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 *Lot 5, Block A, Harbor Village 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 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 May 28, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 7 to 0.



P2019-022 - LOT 5, BLOCK A, HARBOR VILLAGE ADDITION
FINAL PLAT - LOCATION MAP =

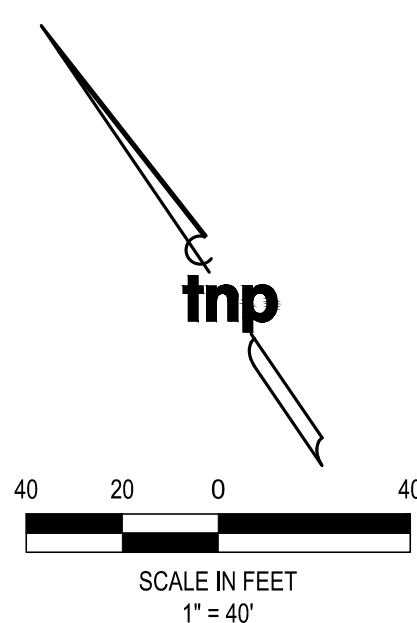


City of Rockwall

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

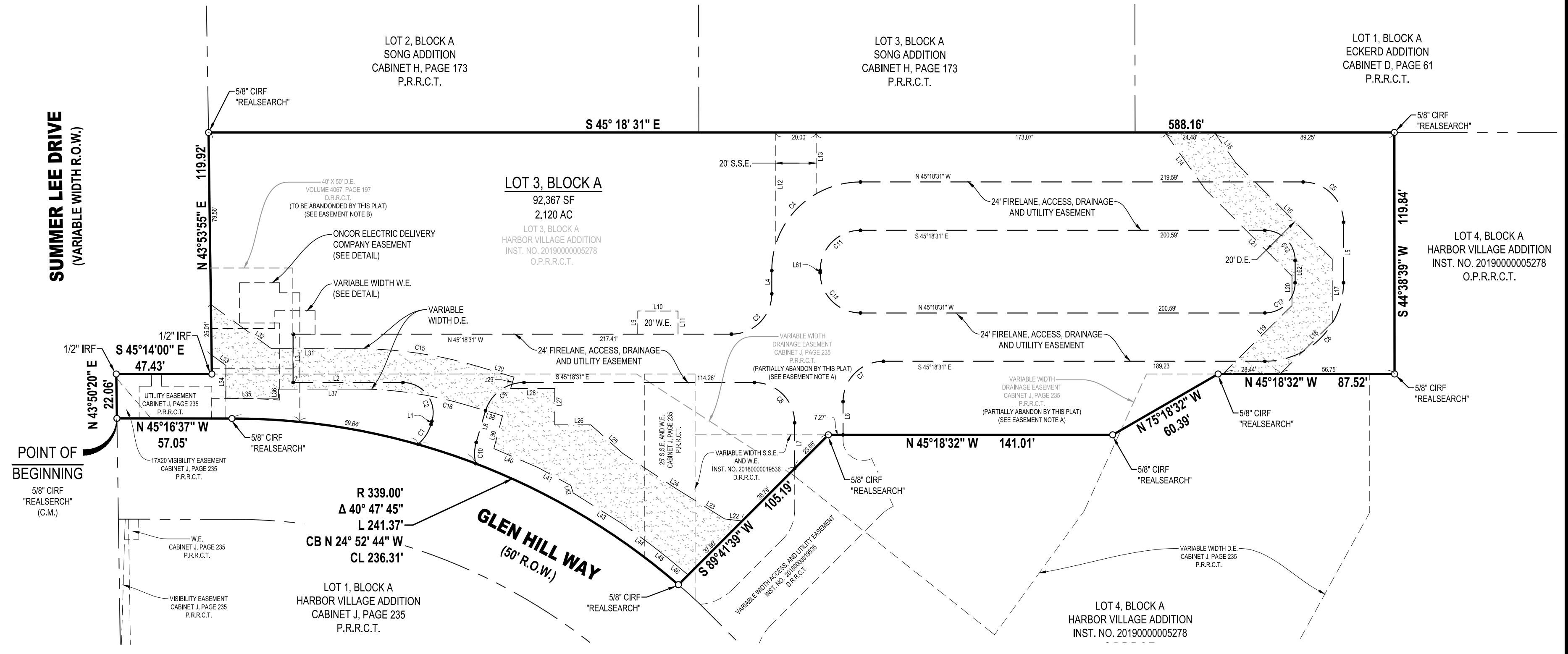
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





- LEGEND**
- (C.M.) - CONTROLLING MONUMENT
 - IRF - IRON ROD FOUND
 - CIRF - CAPPED IRON ROD FOUND
 - NTS - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - INST. - INSTRUMENT
 - VOL. - VOLUME
 - NO. - NUMBER
 - SF - SQUARE FEET
 - AC - ACRES
 - S.S.E. - SANITARY SEWER EASEMENT
 - W.E. - WATER EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
 - O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

- NOTES:**
- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011)EPOCH 2010).
 - BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 - 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.



EASEMENT NOTES:

EASEMENT NOTE A
THE PORTION OF THE VARIABLE WIDTH DRAINAGE EASEMENT WITHIN THE PLATTED AREA OF LOT 3, BLOCK A AS SHOWN ON THIS PLAT WHICH WAS DEDICATED BY HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AS RECORDED IN CABINET J, PAGE 235, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS IS TO BE ABANDONED BY THIS PLAT.

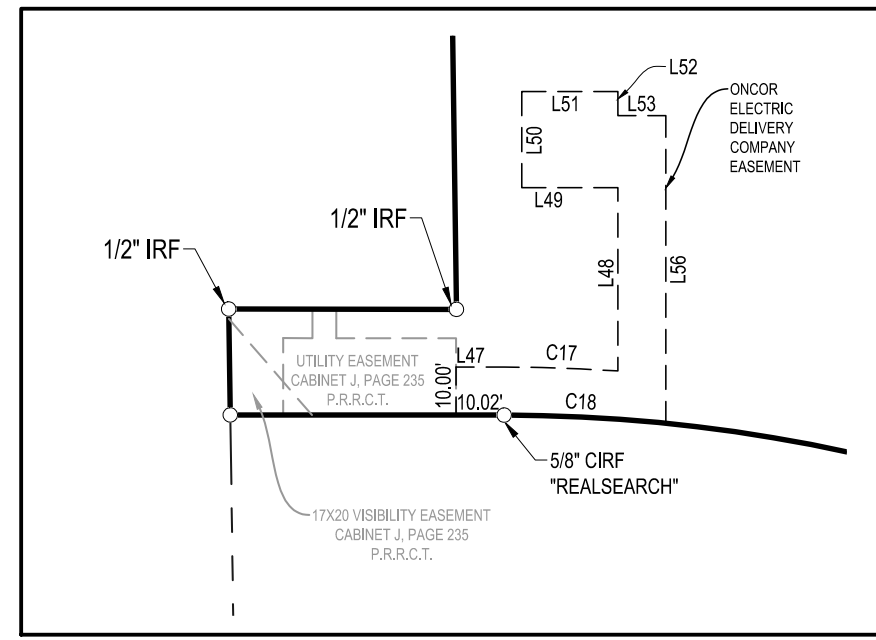
EASEMENT NOTE B
ALL OF THE DRAINAGE EASEMENT AS RECORDED IN VOLUME 4067, PAGE 197 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS IS TO BE ABANDONED BY THIS PLAT.

LINE #	BEARING	LENGTH
L1	S61°05'18"W	1.66'
L2	S45°18'31"E	54.48'
L3	S44°41'29"W	24.00'
L4	S44°41'29"W	11.51'
L5	N44°41'29"E	30.00'
L6	N44°41'44"E	16.49'
L7	S44°41'44"W	22.69'
L8	N61°05'18"E	16.01'
L9	N44°43'23"E	11.50'
L10	S45°16'37"E	20.00'
L11	S44°43'23"W	11.50'
L12	N44°41'29"E	55.44'
L13	N44°41'29"E	30.45'
L14	S09°28'01"W	34.92'
L15	N09°28'01"E	18.09'
L16	N00°18'31"W	67.89'
L17	N44°41'29"E	31.48'
L18	N89°59'49"E	36.35'
L19	S89°59'49"W	48.22'
L20	S44°41'29"W	14.62'
L21	S00°18'31"E	60.51'

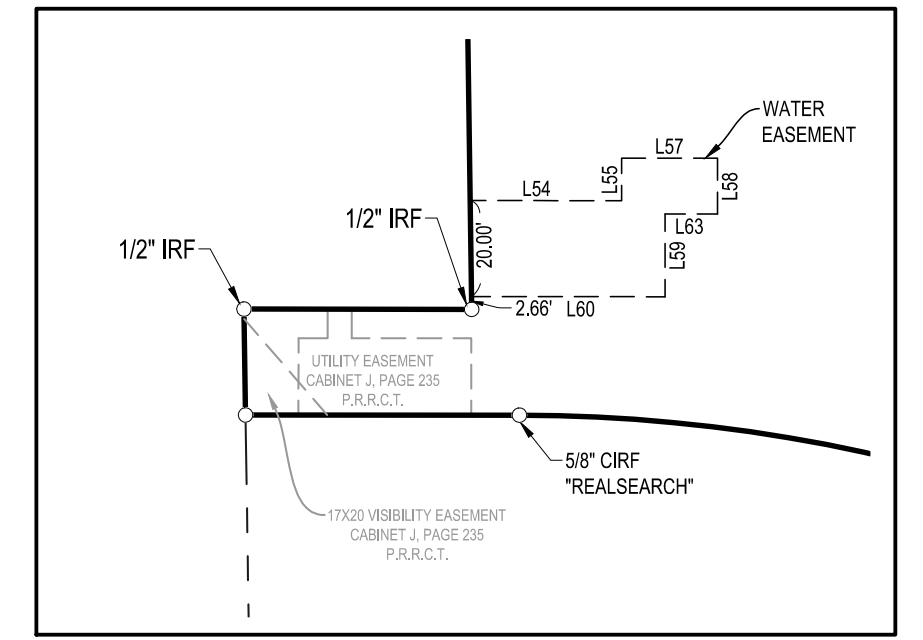
LINE #	BEARING	LENGTH
L22	N38°50'27"W	8.74'
L23	N13°15'39"W	28.47'
L24	N11°56'17"W	31.57'
L25	N03°26'17"W	21.35'
L26	N45°18'27"W	17.90'
L27	N44°41'46"E	18.00'
L28	N45°18'31"W	21.89'
L29	N61°15'12"E	5.92'
L30	N28°44'48"W	18.90'
L31	N45°18'31"W	42.30'
L32	N09°12'47"W	37.19'
L33	S09°12'47"E	8.72'
L34	S44°41'29"W	16.32'
L35	S45°18'31"E	26.07'
L36	N44°41'29"E	4.56'
L37	S45°18'31"E	38.89'
L38	S28°44'48"E	18.90'
L39	S59°26'13"W	16.83'
L40	S21°57'34"E	23.96'
L41	S16°40'16"E	18.44'
L42	S27°26'27"W	3.92'

LINE #	BEARING	LENGTH
L43	S13°14'07"E	28.25'
L44	S09°10'02"E	17.73'
L45	S09°10'35"E	10.55'
L46	S05°37'22"E	13.60'
L47	N45°16'37"W	10.03'
L48	S44°41'29"W	38.19'
L49	S45°18'31"E	20.00'
L50	S44°41'29"W	20.00'
L51	N45°18'31"W	20.00'
L52	N44°41'29"E	5.00'
L53	N45°18'31"W	10.00'
L54	S45°16'09"E	31.53'
L55	N44°41'29"E	8.83'
L56	N44°42'04"E	64.07'
L57	S45°17'34"E	20.00'
L58	S44°43'23"W	11.62'
L59	S44°43'51"W	17.21'
L60	N45°16'09"W	40.32'
L61	N44°41'29"E	1.00'
L62	S44°41'29"W	11.00'
L63	N45°18'31"W	10.93'

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.06'	34°19'52"	12.02'	S 78°17'29" W	11.84'
C2	15.00'	106°23'16"	27.85'	S 07°53'40" W	24.02'
C3	20.00'	90°00'00"	31.42'	S 89°41'29" W	28.28'
C4	44.00'	90°00'00"	69.12'	S 89°41'29" W	62.23'
C5	20.00'	90°00'00"	31.42'	N 00°18'31" W	28.28'
C6	39.00'	90°00'00"	61.26'	N 89°41'29" E	55.15'
C7	20.00'	89°59'45"	31.41'	N 89°41'36" E	28.28'
C8	20.00'	90°00'15"	31.42'	S 00°18'24" E	28.29'
C9	20.00'	73°36'11"	25.69'	S 82°06'36" E	23.96'
C10	19.85'	30°45'46"	10.66'	N 45°46'22" E	10.53'
C11	20.00'	90°00'00"	31.42'	N 89°41'29" E	28.28'
C12	15.00'	90°00'00"	23.56'	S 00°18'31" E	21.21'
C13	15.00'	90°00'00"	23.56'	S 89°41'29" W	21.21'
C14	20.00'	90°00'00"	31.42'	N 00°18'31" W	28.28'
C15	210.00'	16°33'43"	60.70'	N 37°01'39" W	60.49'
C16	190.00'	16°33'43"	54.92'	S 37°01'39" E	54.73'
C17	349.00'	3°53'27"	23.70'	N 43°19'53" W	23.70'
C18	339.00'	5°41'55"	33.72'	S 42°25'30" E	33.70'



ONCOR ELECTRIC DELIVERY COMPANY EASEMENT DETAIL
SCALE: 1"=40'



VARIABLE WIDTH WATER EASEMENT DETAIL
SCALE: 1"=40'

FINAL PLAT OF HARBOR VILLAGE ADDITION LOT 3, BLOCK A
92,367 SQUARE FEET
2.120 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
MHC ROCKWALL, LLC
1468 Kimbrough Rd. Suite 103
Germantown, TN. 38138

ENGINEER
F.C. CUNY CORPORATION
#2 Horizon Court
Heath, Texas 75032
Ph. 469.402.7700
T.R.E.F.F.-7449

PROJECT INFORMATION
Project No.: FCU 18193
Date: May 6, 2019
Drawn By: GS9
Scale: 1"=40'
SHEET 1 of 2



SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpsc.com

CASE NO. _____

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as HARBOR VILLAGE ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I 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 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. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.
7. 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, 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.

MHC ROCKWALL, LLC.

Representative:

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

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL}

WHEREAS, MHC Rockwall, LLC., is the owner of a tract of land out of the Edward Teal Survey, Abstract No. 207, in the City of Rockwall, Rockwall County, Texas, Being all of Lot 3 Block A of Harbor Village Addition, an addition to The City of Rockwall, as recorded in Instrument Number 2019000005278 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the west corner of said Lot 3, lying at the intersection of the southeast right-of-way line of Summer Lee Drive (a variable width right-of-way) and the northeast right-of-way line of Glen Hill Way (a 50' right-of-way);

THENCE North 43 degrees 50 minutes 20 seconds East along the southeast right-of-way line of said Summer Lee Drive, a distance of 22.06 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE South 45 degrees 14 minutes 00 seconds East continuing along the southeast right-of-way line of said Summer Lee Drive, a distance of 47.43 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE North 43 degrees 53 minutes 55 seconds East continuing along the southeast right-of-way line of said Summer Lee Drive, a distance of 119.92 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the north corner of said Lot 3 and the west corner of Lot 2, Block A Song Addition, an addition to The City of Rockwall as recorded in Cabinet H, Page 173 of the Plat records of Rockwall County, Texas;

THENCE South 45 degrees 18 minutes 31 seconds East departing the southeast right-of-way line of said Summer Lee Drive along the northeast line of said Lot 3, a distance of 588.16 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for east corner of same and the northeast corner of Lot 4, Block A of said Harbor Village Addition;

THENCE along the common line of said Lot 3 and said Lot 4 the following courses and distances;

South 44 degrees 38 minutes 39 seconds West, a distance of 119.84 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 45 degrees 18 minutes 32 seconds West, a distance of 87.52 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 75 degrees 18 minutes 32 seconds West, a distance of 60.39 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 45 degrees 18 minutes 32 seconds West, a distance of 141.01 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

South 89 degrees 41 minutes 39 seconds West, a distance of 105.19 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the southwest corner of said Lot 3 lying on the northeast right-of-way line of the aforementioned Glen Hill Way at the beginning of a curve to the left;

THENCE with said curve to the left along the northeast right-of-way line of the said Glen Hill Way having a radius of 339.00 feet, a central angle of 40 degrees 47 minutes 45 seconds, an arc length of 241.37 feet, a chord bearing of North 24 degrees 52 minutes 44 seconds West, a distance of 236.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE North 45 degrees 16 minutes 37 seconds West continuing along the northeast right-of-way line of the said Glen Hill Way, a distance of 57.05 feet to the POINT OF BEGINNING containing 92,367 square Feet, or 2.120 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2019

BRIAN J. MADDOX, R.P.L.S. NO. 5430

LIEN HOLDER'S CERTIFICATE

Lender to MHC Rockwall, LLC

BancorpSouth Bank,
a Mississippi Banking Corporation

By: _____

Name: Jeff Billions
Title: Sr. Vice President

STATE OF TENNESSEE)
COUNTY OF SHELBY}

Before me, the undersigned authority, on this day personally appeared Jeff Billions, 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 Tennessee

My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of HARBOR VILLAGE ADDITION, 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

**FINAL PLAT OF
HARBOR VILLAGE ADDITION
LOT 3, BLOCK A
92,367 SQUARE FEET
2.120 ACRES**

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF LOT 3, BLOCK A,
HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL,
TEXAS AS RECORDED IN INSTRUMENT NUMBER 2019000005278, OF
THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

OWNER
MHC ROCKWALL, LLC
1468 Kimbrough Rd, Suite 103
Germantown, TN. 38138

ENGINEER
F.C. CUNY CORPORATION
#2 Horizon Court
Heath, Texas 75032
Ph. 469.402.7700
T.R.E.F.F.-7449



PROJECT INFORMATION
Project No.: FCU 18193
Date: May 6, 2019
Drawn By: GS9
Scale: 1"=40'
SHEET 2 of 2



SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

CASE NO. _____



June 11, 2019

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

RE: FINAL PLAT (P2019-022), Lot 5, Block A, Harbor Village Addition

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 06/03/2019. 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 Lot 5, Block A, Harbor Village 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 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 May 28, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 7 to 0.

CITY COUNCIL:

On June 3, 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 one (1) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

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

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



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

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Gonzales', is written over the printed name.

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