



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-033 P&Z DATE 8/27/2019 CC DATE 9/10/19 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2019-033

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

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 408 Jordan Farm Circle, Rockwall, TX 75087

Subdivision PARK PLACE WEST PH II

Lot 20 Block D

General Location EAST OF JORDAN FARM CIRCLE, ROCKWALL, TEXAS

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-59

Current Use Single family lot

Proposed Zoning PD-59

Proposed Use Single family lot

Acreage	<u>0.184</u>	Lots [Current]	<u>1</u>	Lots [Proposed]	<u>1</u>
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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 DAVID CLINE AND LAURA CLINE

Applicant Columbia Development Company, LLC

Contact Person

Contact Person Bill Bricker

Address 408 JORDAN FARM CIRCLE

Address 305 Park Place Blvd

City, State & Zip ROCKWALL, TEXAS 75087

City, State & Zip ROCKWALL, TEXAS 75087

Phone +1 (817) 312-2714

Phone +1 (972) 722-2439

E-Mail belabub@outlook.com

E-Mail bill@colventures.com

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 150.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of August, 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 16 day of August, 20 19.

Owner's/Applicant's Signature

CW Bricker

Notary Public in and for the State of Texas

Elizabeth A Morgan



My Commission Expires



**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: 8/19/2019

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, 08/23/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 8/27/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 8/27/2019 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: P2019-033
Project Name: Lot 47, Lot D, Park Place West Phase II Addition
Project Type: PLAT
Applicant Name: COLUMBIA DEVELOPMENT COMPANY, LLC
Owner Name: COLUMBIA, DEVELOPMENT CO LLC
Project Description:



RECEIPT

Project Number: P2019-033
Job Address: 408 JORDAN FARM CIR
ROCKWALL, TX 75087

Receipt Number: B86415

Printed: 8/21/2019 2:51 pm

Fee Description	Account Number	Fee Amount
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PLATTING

01-4280

\$ 150.00

Total Fees Paid:

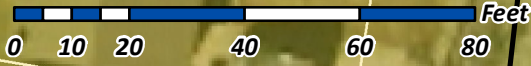
\$ 150.00

Date Paid: 8/21/2019 12:00:00AM

Paid By: COLUMBIA DEVELOPMENT COMPANY,

Pay Method: CHECK 5564

Received By: LM

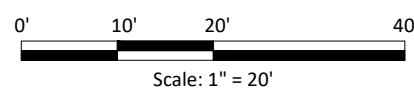
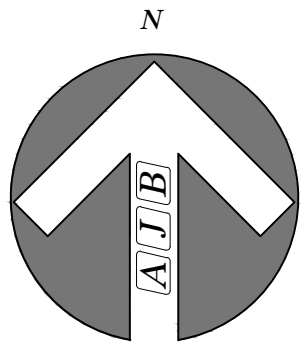


City of Rockwall

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

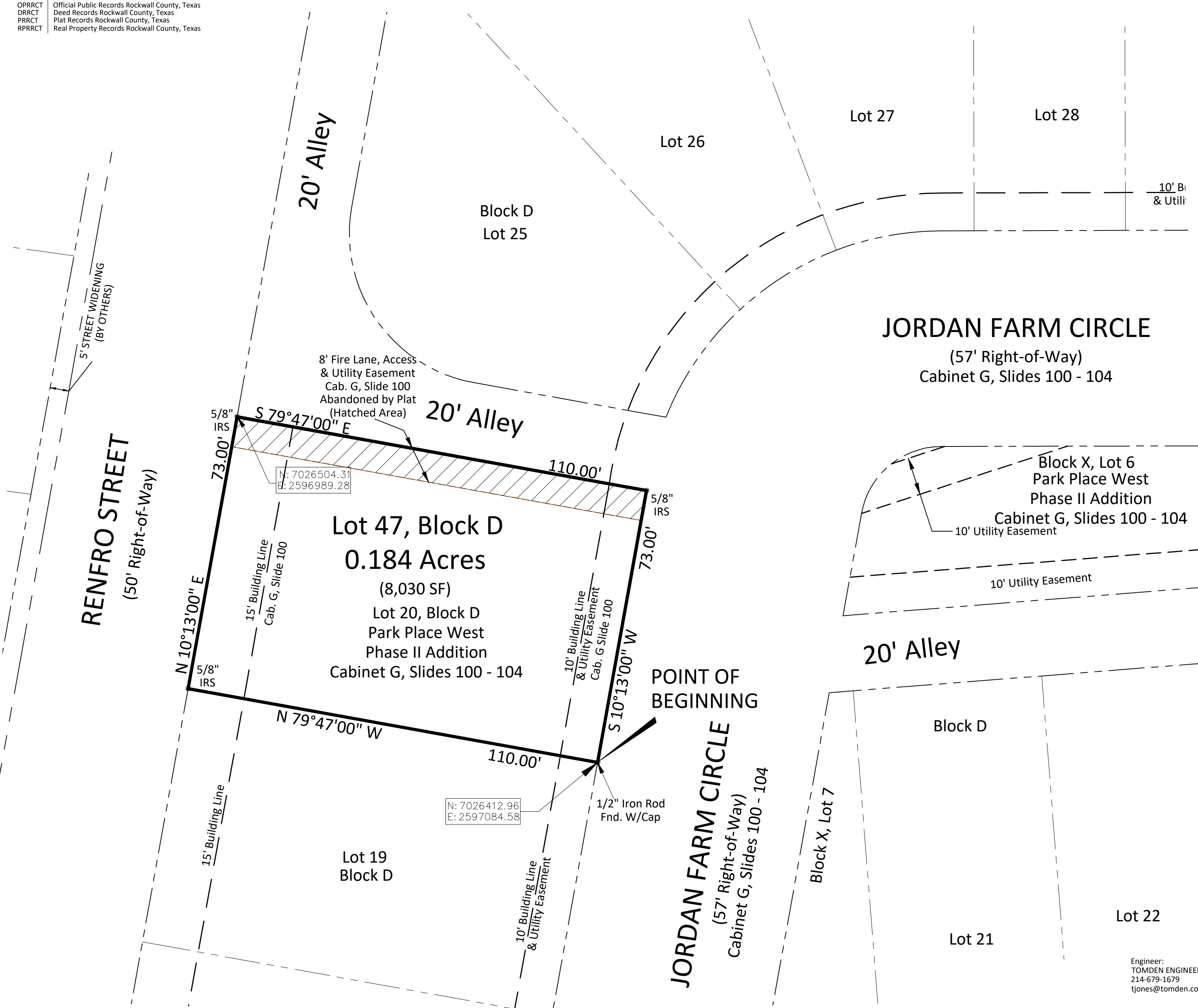
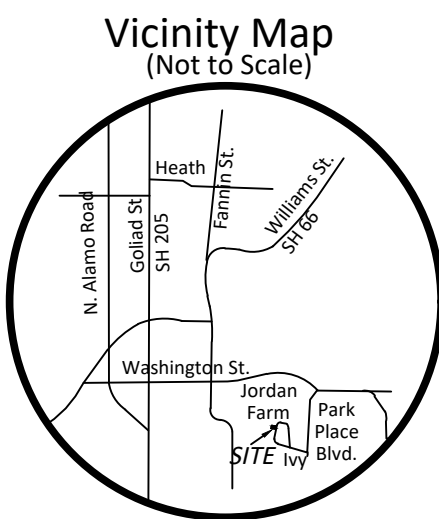
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
OPRRCT	Official Public Records Rockwall County, Texas
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas



The purpose of this Replat is to abandon a fire lane, access & utility easement.

Case No.: P
 REPLAT
 PARK PLACE WEST PHASE II ADDITION
 LOT 47, BLOCK D
 BEING 1 LOT CONSISTING OF 0.184 ACRE OF LAND
 LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE II ADDITION, RECORDED IN
 CABINET G, SLIDE 100, PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
 DAVID CLINE AND LAURA CLINE
 408 JORDAN FARM CIRCLE
 ROCKWALL, TEXAS 75087

Scale: 1" = 20'	Checked By: A.J. Bedford
Date: June 25, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: LOT 20 BLOCK D PLAT
Drawn By: Bedford	Job No. 668-001
	GF No.

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

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 1
 Of: 2



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

N:\ALL FILES\TOMDEN ENGINEERING\Rockwall\Park Place\PARK PLACE WEST - PHASE II\LOT 20 BLOCK D PLAT.dwg, AMENDING PLAT, 7/31/2019 1:00:30 PM

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS DAVID CLINE AND LAURA CLINE are the owners of a **0.184 acre** tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas according to the Warranty Deed Instrument No. 2019000011166 Official Public Records, Rockwall County, Texas and being **LOT 20, BLOCK D of the AMENDING PLAT for PARK PLACE WEST PHASE II ADDITION** according to the plat recorded in Cabinet G, Slides 100 -104 of Official Public Records of Rockwall, County Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap found for the southeast corner of said *Lot 20* and being the northeast corner of Lot 19 of said Park Place West Phase II and being located in the west line of Jordan Farm Circle (57' width);

THENCE departing the west line f said Jordan Farm Circle with the the south line of said *Lot 20* and the north line of said Lot 19 , **NORTH 79°47'00" WEST** a distance of **110.00** feet to a 5/8 inch iron rod set for corner and being located in the east line of Renfro Street (40' right-of-way);

THENCE along the east line of said Renfro Street, **NORTH 10°13'00" EAST** a distance of **73.00** feet to a 5/8 inch iron rod set for corner in the south line of a 20' Alley;

THENCE departing the east line fo said Renfro Street with the south line of said 20' Alley, **SOUTH 79°47'00" EAST** a distance of **110.00** feet to a 5/8 inch iron rod set for corner in the west line of said Jordan Farm Circle;

THENCE along the west line of said Jordan Farm Circle, **SOUTH 10°13'00" WEST** a distance of **73.00** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **0.184 acre** or **8,030** square feet of land more or less.

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

We, **DAVID CLINE AND LAURA CLINE**, the undersigned owners of the land shown on this plat, and designated herein as **LOT 47, BLOCK D, PARK PLACE PHASE II ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **PARK PLACE PHASE II ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

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

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

7. Property owner is responsible for maintenance, repair, and reconstruction of all detention/drainage facilities in easements.

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

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

DAVID CLINE AND LAURA CLINE

DAVID CLINE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID CLINE, 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

LAURA CLINE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LAURA CLINE, 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

NOTES:

1. The purpose of this Replat is to abandon a 8' "Fire Lane, Access & Utility Easement".
2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
3. Basis of Bearings: Bearings are based on the Final Plat of PARK PLACE WEST PHASE II ADDITION recorded in Cabinet G, Slides 100 - 104, Plat Records Rockwall County, Texas.
4. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to it's accuracy.
5. Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

The purpose of this Replat is to abandon a fire lane, access & utility easement.

Case No.: P
REPLAT
PARK PLACE WEST PHASE II ADDITION
LOT 47, BLOCK D
BEING 1 LOT CONSISTING OF 0.184 ACRE
LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE II ADDITION, RECORDED IN CABINET G, SLIDE 100, PLAT RECORDS, ROCKWALL COUNTY, TEXAS BEING LOCATED IN R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
DAVID CLINE AND LAURA CLINE
408 JORDAN FARM CIRCLE
ROCKWALL, TEXAS 75087

Scale: 1" = 20'	Checked By: A.J. Bedford
Date:	P.C.: Cryer/Spradling
Technician: Bedford	File: LOT 20 BLOCK D PLAT
Drawn By: Bedford	Job. No. 668-001
	GF No.

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

Sheet:
2
Of: 2

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



TBPLS REG10118200

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

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

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

WITNESS OUR HANDS, this ____ day of _____, 2019.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer

N:\ALL FILES\TOMDEN ENGINEERING\Rockwall\Park Place\PARK PLACE WEST - PHASE II\LOT 20 BLOCK D PLAT.dwg, AMENDING PLAT, 7/31/2019 1:01:14 PM

City of Rockwall Project Plan Review History



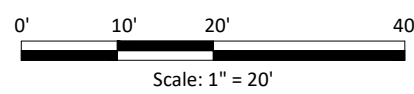
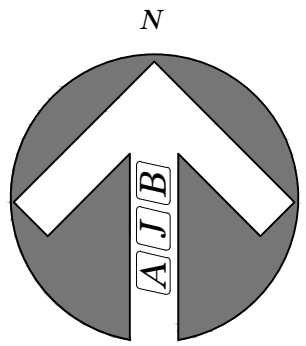
Project Number P2019-033	Owner COLUMBIA, DEVELOPMENT CO LLC	Applied 8/19/2019 LM
Project Name Lot 47, Lot D, Park Place West Phase II	Applicant COLUMBIA DEVELOPMENT COMPANY, LLC	Approved
Type PLAT AMENDING		Closed
Subtype AMENDING		Expired
Status Staff Review		Status

Site Address 408 JORDAN FARM CIR	City, State Zip ROCKWALL, TX 75087	Zoning
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Subdivision PARK PLACE WEST PH 2	Tract 20	Block D	Lot No 20	Parcel No 4621-000D-0020-00-OR	General Plan
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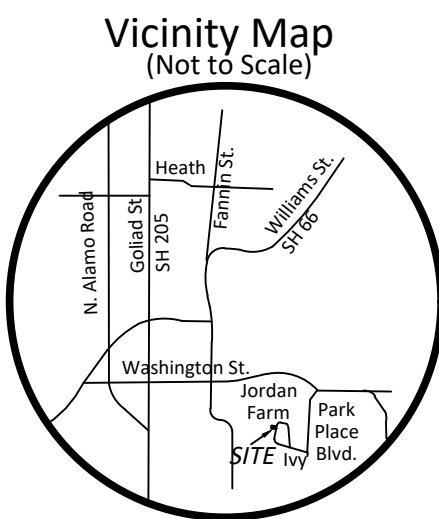
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/19/2019	8/26/2019	8/20/2019	1	APPROVED	
ENGINEERING	JEREMY WHITE	8/19/2019	8/26/2019	8/21/2019	2	DENIED	(8/22/2019 8:49 AM JMW) - Reference the Park Place West Phase 2 Record Drawings - Water & Sanitary Sewer Area III (Sheet 18 of Plan Set). Existing Sanitary Sewer Line D parallels the 20 ft Alley right of way and is 5 ft of the south line on the Jordan Farm Circle side. As the Sanitary sewer approaches Renfro Street the sewer curves toward the Lot where the offset becomes almost one to zero feet. A Minimum of 10 feet must be maintained from the pipe to the edge of easement. - Existing Utilities should be shown to prove proper clearance is being provided to easement line. - If part of existing easement where to be abandoned all pavement within the abandoned easement would have to be sawcut and removed at owners expense. This would include alley entrance and Bollards at Renfro Street that would be in conflict with abandonment.
FIRE	Kevin Clark	8/19/2019	8/26/2019	8/22/2019	3	APPROVED	
GIS	Lance Singleton	8/19/2019	8/26/2019	8/22/2019	3	APPROVED	
PLANNING	Korey Brooks	8/19/2019	8/26/2019	8/23/2019	4	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2019-033; Replat for Lot 47, Park Place West, Phase II Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request by Bill Bricker of Columbia Development Company, LLC on behalf of David and Laura Cline for the approval of a replat for Lot 47, Block D, Park Place West, Phase II Addition being a 0.184-acre parcel of land being currently identified as Lot 20, Block D, Park Place West Phase II Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, addressed as 408 Jordan Farm Circle						
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (P2019-033) in the lower right-hand corner of all pages on future submittals.						
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).						
M.5 In order to constitute a complete submittal all applications are required to provide the following elements: [1] a replat, [2] closure report. The current submittal did not contain a closure report and this will be required prior to the case being taken to the Planning and Zoning Commission for action.						
I.6 Please check with the Engineering Department to ensure that there are no utilities in the portion that is being abandoned.						
M.7 Replat. Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:						
1) On the replat, please label the adjacent properties using "Lot and Block".						
2) Please add						
"General Notes:						
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."						
I.8 Please note that failure to address all comments provided by staff by 5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.						
I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 4, 2019; The Planning & Zoning Meeting August 27, 2019..						

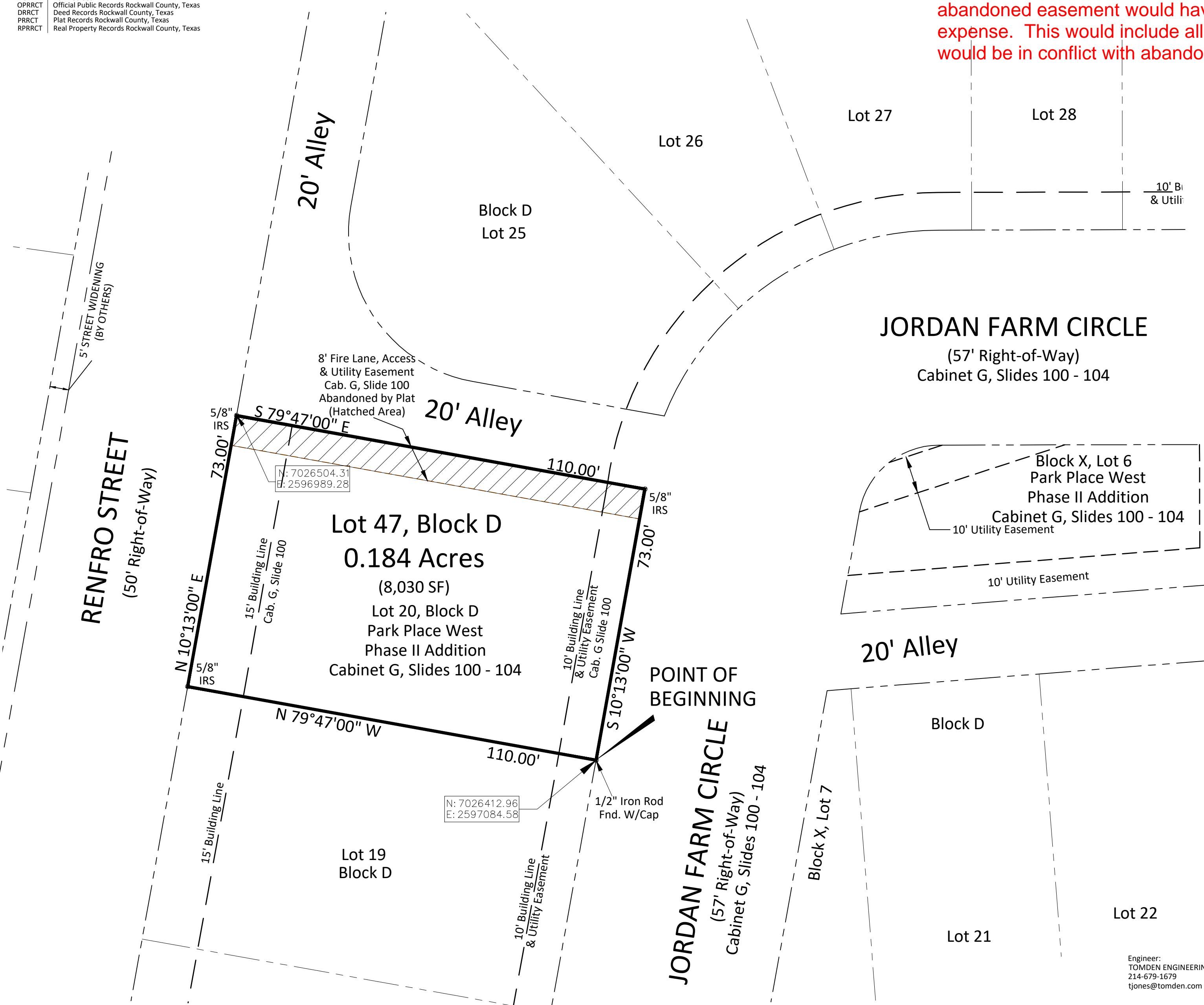


LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
OPRRCT	Official Public Records Rockwall County, Texas
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas



- Reference the Park Place West Phase 2 Record Drawings - Water & Sanitary Sewer Area III (Sheet 18 of Plan Set). Existing Sanitary Sewer Line D parallels the 20 ft Alley right of way and is 5 ft of the south line on the Jordan Farm Circle side. As the Sanitary sewer approaches Renfro Street the sewer curves toward the Lot where the offset becomes almost one to zero feet. A Minimum of 10 feet must be maintained from the pipe to the edge of easement.
- Existing Utilities should be shown to prove proper clearance is being provided to easement line.
- If part of existing easement where to be abandoned all pavement within the abandoned easement would have to be sawcut and removed at owners expense. This would include alley entrance and Bollards at Renfro Street that would be in conflict with abandonment.



JORDAN FARM CIRCLE
(57' Right-of-Way)
Cabinet G, Slides 100 - 104

The purpose of this Replat is to abandon a fire lane, access & utility easement.

Case No.: P
REPLAT
PARK PLACE WEST PHASE II ADDITION
LOT 47, BLOCK D
BEING 1 LOT CONSISTING OF 0.184 ACRE OF LAND
LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE II ADDITION, RECORDED IN
CABINET G, SLIDE 100, PLAT RECORDS, ROCKWALL COUNTY, TEXAS
AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
DAVID CLINE AND LAURA CLINE
408 JORDAN FARM CIRCLE
ROCKWALL, TEXAS 75087

Scale: 1" = 20'	Checked By: A.J. Bedford
Date: June 25, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: LOT 20 BLOCK D PLAT
Drawn By: Bedford	Job No. 668-001
	GF No.

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

Sheet:
1
Of: 2



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

N:\ALL FILES\TOMDEN ENGINEERING\Rockwall\Park Place\PARK PLACE WEST - PHASE II\LOT 20 BLOCK D PLAT.dwg, AMENDING PLAT, 7/31/2019, 1:00:30 PM

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS DAVID CLINE AND LAURA CLINE are the owners of a **0.184 acre** tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas according to the Warranty Deed Instrument No. 2019000011166 Official Public Records, Rockwall County, Texas and being **LOT 20, BLOCK D of the AMENDING PLAT for PARK PLACE WEST PHASE II ADDITION** according to the plat recorded in Cabinet G, Slides 100 -104 of Official Public Records of Rockwall, County Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap found for the southeast corner of said *Lot 20* and being the northeast corner of Lot 19 of said Park Place West Phase II and being located in the west line of Jordan Farm Circle (57' width);

THENCE departing the west line of said Jordan Farm Circle with the the south line of said *Lot 20* and the north line of said Lot 19, **NORTH 79°47'00" WEST** a distance of **110.00** feet to a 5/8 inch iron rod set for corner and being located in the east line of Renfro Street (40' right-of-way);

THENCE along the east line of said Renfro Street, **NORTH 10°13'00" EAST** a distance of **73.00** feet to a 5/8 inch iron rod set for corner in the south line of a 20' Alley;

THENCE departing the east line of said Renfro Street with the south line of said 20' Alley, **SOUTH 79°47'00" EAST** a distance of **110.00** feet to a 5/8 inch iron rod set for corner in the west line of said Jordan Farm Circle;

THENCE along the west line of said Jordan Farm Circle, **SOUTH 10°13'00" WEST** a distance of **73.00** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **0.184 acre** or **8,030** square feet of land more or less.

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

We, **DAVID CLINE AND LAURA CLINE**, the undersigned owners of the land shown on this plat, and designated herein as **LOT 47, BLOCK D, PARK PLACE PHASE II ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **PARK PLACE PHASE II ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

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

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

7. Property owner is responsible for maintenance, repair, and reconstruction of all detention/drainage facilities in easements.

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

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

DAVID CLINE AND LAURA CLINE

DAVID CLINE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID CLINE, 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

LAURA CLINE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LAURA CLINE, 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

NOTES:

1. The purpose of this Replat is to abandon a 8' "Fire Lane, Access & Utility Easement".
2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
3. Basis of Bearings: Bearings are based on the Final Plat of PARK PLACE WEST PHASE II ADDITION recorded in Cabinet G, Slides 100 - 104, Plat Records Rockwall County, Texas.
4. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to it's accuracy.
5. Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

The purpose of this Replat is to abandon a fire lane, access & utility easement.

Case No.: P
REPLAT
PARK PLACE WEST PHASE II ADDITION
LOT 47, BLOCK D
BEING 1 LOT CONSISTING OF 0.184 ACRE
LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE II ADDITION, RECORDED IN CABINET G, SLIDE 100, PLAT RECORDS, ROCKWALL COUNTY, TEXAS BEING LOCATED IN R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
DAVID CLINE AND LAURA CLINE
408 JORDAN FARM CIRCLE
ROCKWALL, TEXAS 75087

Scale: 1" = 20'	Checked By: A.J. Bedford
Date:	P.C.: Cryer/Spradling
Technician: Bedford	File: LOT 20 BLOCK D PLAT
Drawn By: Bedford	Job. No. 668-001
	GF No.

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

Sheet:
2
Of: 2

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



TBPLS REG10118200

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

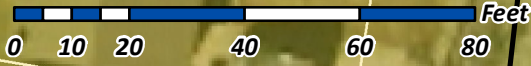
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2019.

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

WITNESS OUR HANDS, this ____ day of _____, 2019.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer

N:\ALL FILES\TOMDEN ENGINEERING\Rockwall\Park Place\PARK PLACE WEST - PHASE II\LOT 20 BLOCK D PLAT.dwg, AMENDING PLAT, 7/31/2019 1:01:14 PM

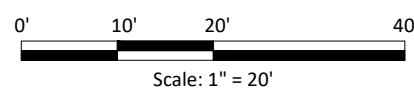
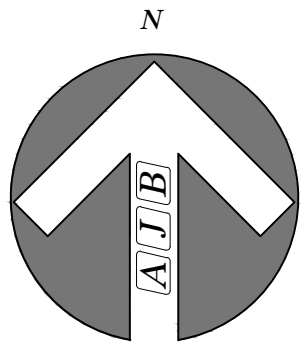


City of Rockwall

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

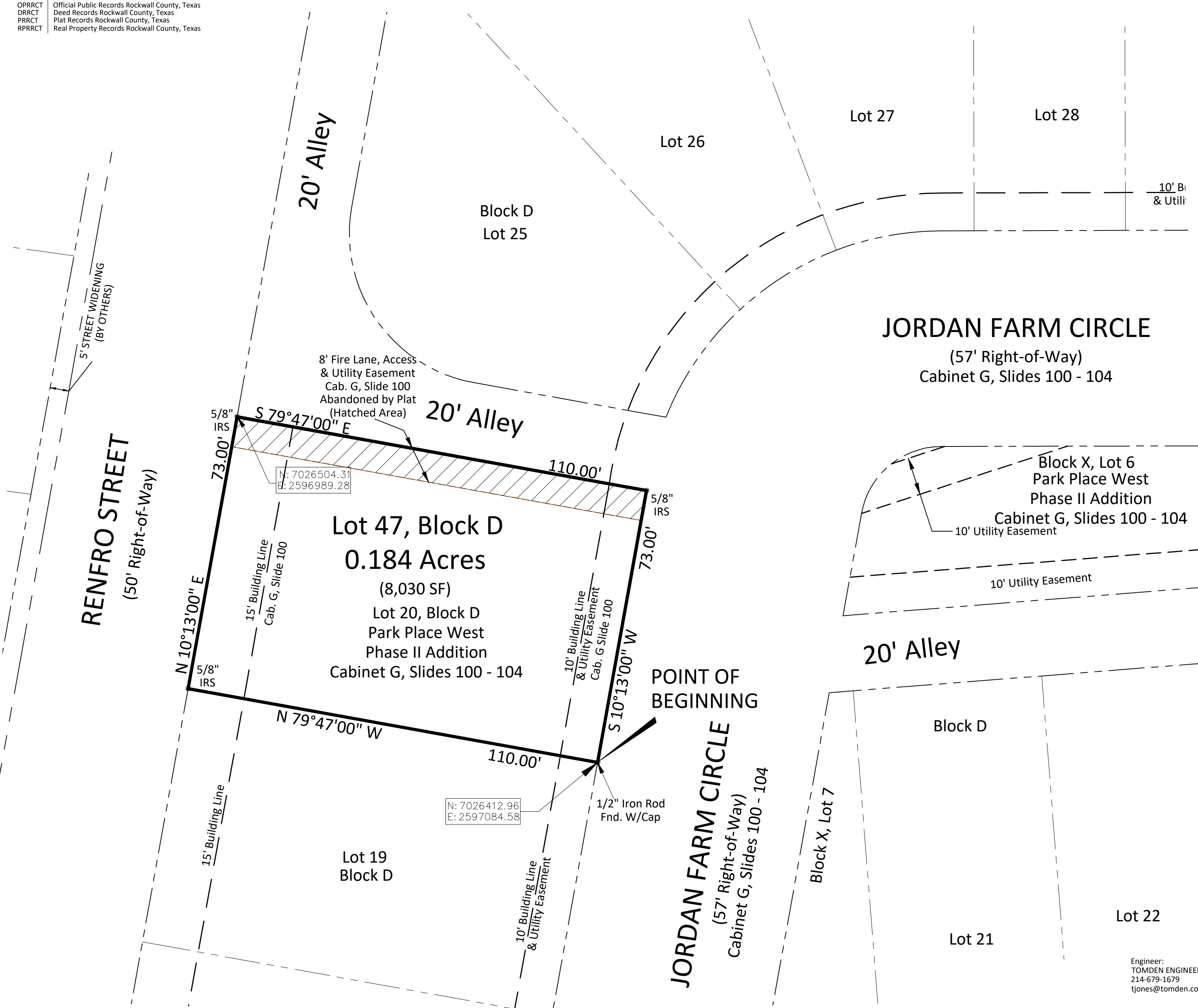
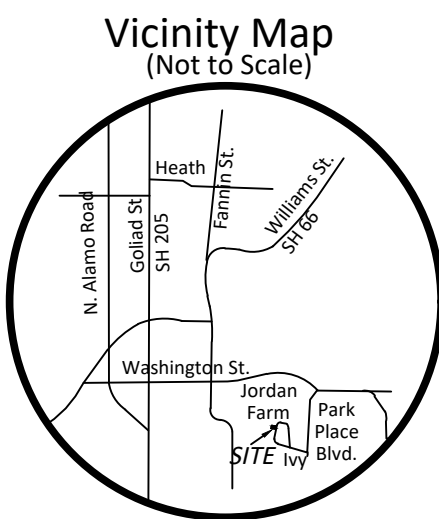
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
OPRRCT	Official Public Records Rockwall County, Texas
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas



The purpose of this Replat is to abandon a fire lane, access & utility easement.

Case No.: P
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 PARK PLACE WEST PHASE II ADDITION
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BEING A REPLAT OF PARK PLACE PHASE II ADDITION, RECORDED IN
 CABINET G, SLIDE 100, PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
 DAVID CLINE AND LAURA CLINE
 408 JORDAN FARM CIRCLE
 ROCKWALL, TEXAS 75087

Scale: 1" = 20'	Checked By: A.J. Bedford
Date: June 25, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: LOT 20 BLOCK D PLAT
Drawn By: Bedford	Job No. 668-001
	GF No.

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

Sheet:
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 Of: 2



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

N:\ALL FILES\TOMDEN ENGINEERING\Rockwall\Park Place\PARK PLACE WEST - PHASE II\LOT 20 BLOCK D PLAT.dwg, AMENDING PLAT, 7/31/2019 1:00:30 PM

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS DAVID CLINE AND LAURA CLINE are the owners of a **0.184 acre** tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas according to the Warranty Deed Instrument No. 2019000011166 Official Public Records, Rockwall County, Texas and being **LOT 20, BLOCK D** of the **AMENDING PLAT for PARK PLACE WEST PHASE II ADDITION** according to the plat recorded in Cabinet G, Slides 100 -104 of Official Public Records of Rockwall, County Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap found for the southeast corner of said *Lot 20* and being the northeast corner of Lot 19 of said Park Place West Phase II and being located in the west line of Jordan Farm Circle (57' width);

THENCE departing the west line of said Jordan Farm Circle with the the south line of said *Lot 20* and the north line of said Lot 19, **NORTH 79°47'00" WEST** a distance of **110.00** feet to a 5/8 inch iron rod set for corner and being located in the east line of Renfro Street (40' right-of-way);

THENCE along the east line of said Renfro Street, **NORTH 10°13'00" EAST** a distance of **73.00** feet to a 5/8 inch iron rod set for corner in the south line of a 20' Alley;

THENCE departing the east line of said Renfro Street with the south line of said 20' Alley, **SOUTH 79°47'00" EAST** a distance of **110.00** feet to a 5/8 inch iron rod set for corner in the west line of said Jordan Farm Circle;

THENCE along the west line of said Jordan Farm Circle, **SOUTH 10°13'00" WEST** a distance of **73.00** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **0.184 acre** or **8,030** square feet of land more or less.

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

We, **DAVID CLINE AND LAURA CLINE**, the undersigned owners of the land shown on this plat, and designated herein as **LOT 47, BLOCK D, PARK PLACE PHASE II ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **PARK PLACE PHASE II ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

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

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

7. Property owner is responsible for maintenance, repair, and reconstruction of all detention/drainage facilities in easements.

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

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

DAVID CLINE AND LAURA CLINE

DAVID CLINE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID CLINE, 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

LAURA CLINE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LAURA CLINE, 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

NOTES:

1. The purpose of this Replat is to abandon a 8' "Fire Lane, Access & Utility Easement".
2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
3. Basis of Bearings: Bearings are based on the Final Plat of PARK PLACE WEST PHASE II ADDITION recorded in Cabinet G, Slides 100 - 104, Plat Records Rockwall County, Texas.
4. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to it's accuracy.
5. Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

The purpose of this Replat is to abandon a fire lane, access & utility easement.

Case No.: P
REPLAT
PARK PLACE WEST PHASE II ADDITION
LOT 47, BLOCK D
BEING 1 LOT CONSISTING OF 0.184 ACRE
LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE II ADDITION, RECORDED IN CABINET G, SLIDE 100, PLAT RECORDS, ROCKWALL COUNTY, TEXAS BEING LOCATED IN R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
DAVID CLINE AND LAURA CLINE
408 JORDAN FARM CIRCLE
ROCKWALL, TEXAS 75087

Scale: 1" = 20'	Checked By: A.J. Bedford
Date:	P.C.: Cryer/Spradling
Technician: Bedford	File: LOT 20 BLOCK D PLAT
Drawn By: Bedford	Job. No. 668-001
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Sheet:
2
Of: 2

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



TBPLS REG10118200

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

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

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

WITNESS OUR HANDS, this ____ day of _____, 2019.

Mayor, City of Rockwall City Secretary City Engineer

N:\ALL FILES\TOMDEN ENGINEERING\Rockwall\Park Place\PARK PLACE WEST - PHASE II\LOT 20 BLOCK D PLAT.dwg, AMENDING PLAT, 7/31/2019 1:01:14 PM



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: September 10, 2019
APPLICANT: Bill Bricker; *Columbia Development Company, LLC*
CASE NUMBER: P2019-033; *Lot 47, Block D, Park Place West, Phase II Addition*

SUMMARY

Consider a request by Bill Bricker of Columbia Development Company, LLC on behalf of David and Laura Cline for the approval of a replat for Lot 47, Block D, Park Place West, Phase II Addition being a 0.184-acre parcel of land being currently identified as Lot 20, Block D, Park Place West Phase II Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, addressed as 408 Jordan Farm Circle, and take any action necessary.

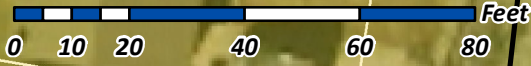
PLAT INFORMATION

- The applicant is requesting to replat one (1) lot (*i.e. Lot 47, Block D, Park Place West, Phase II Addition*) for the purpose of abandoning an eight (8)-foot fire lane, public access, and utility easement adjacent to the northern property line of the subject property.
- On October 18, 2004, the City Council approved *Ordinance 04-59* [Case No. Z2004-034], which established the development standards for the Park Place Subdivision (*i.e. Planned Development District 59 (PD-59)*). This was amended on December 11, 2006, by *Ordinance 06-51* [Case No. Z2006-023]. On April 19, 2017, staff approved an administrative replat for the purpose of combining two (2) lots (*i.e. Lots 43 & 44, Block D, Park Place West, Phase II Addition*) into one (1) lot (*i.e. Lot 47, Block D, Park Place West, Phase II Addition*).
- The proposed replat generally conforms to the concept plan approved by the City Council on December 11, 2006 under Case No. Z2006-023 [*Ordinance No. 06-51*].
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for 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 Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 47, Block D, Park Place West, Phase II Addition*, staff would propose the following conditions of approval:

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

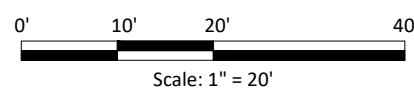
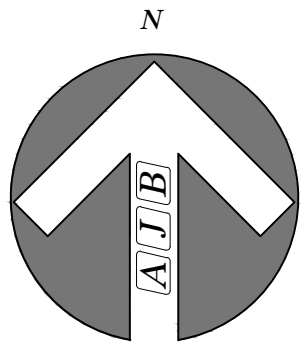


City of Rockwall

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

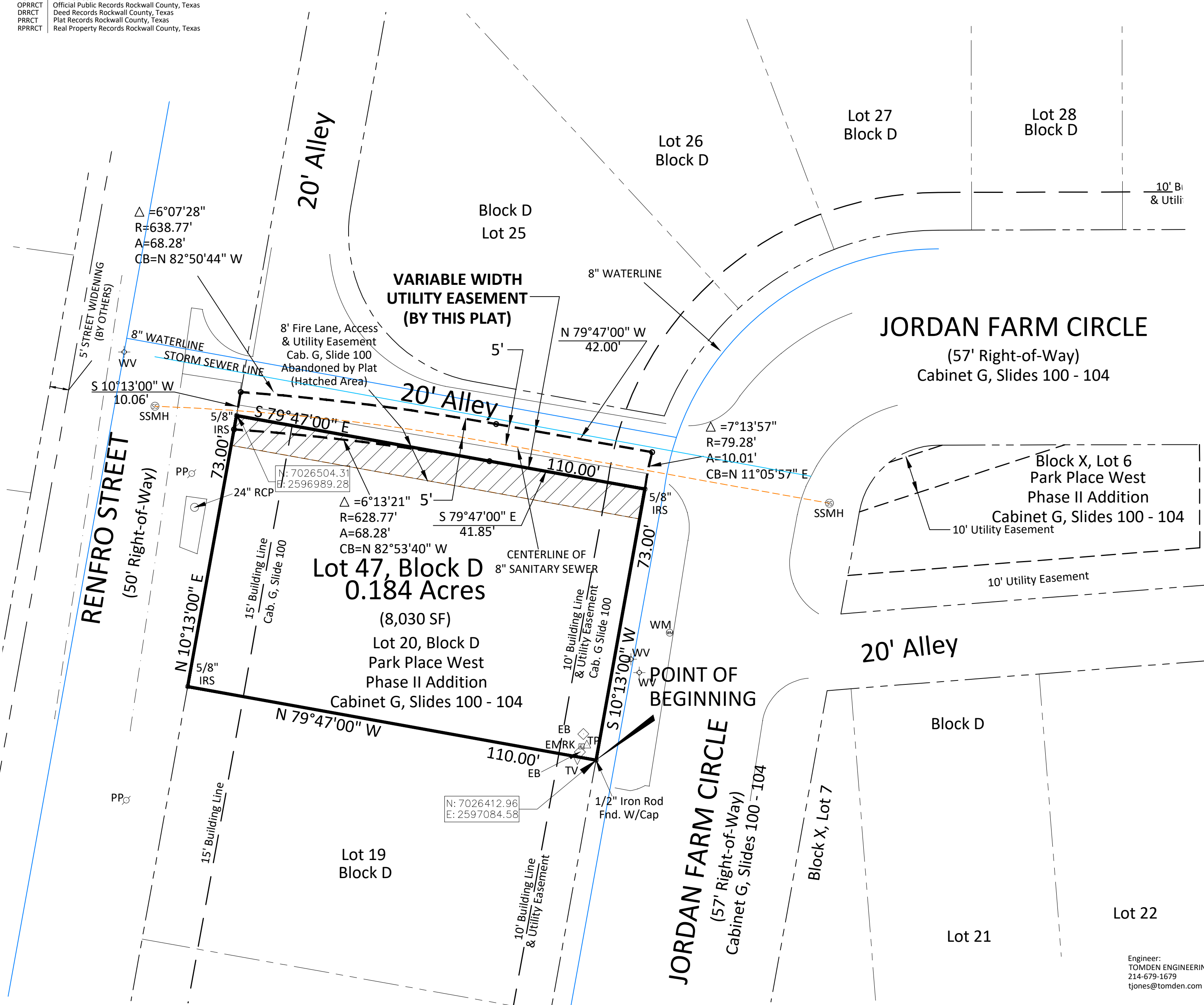
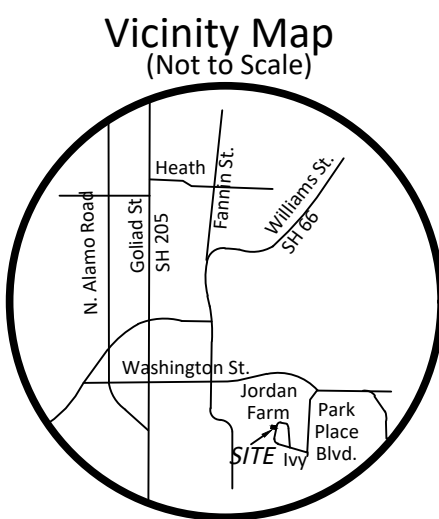
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
OPRRCT	Official Public Records Rockwall County, Texas
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas



The purpose of this Replat is to abandon a fire lane, access & utility easement.

REPLAT
PARK PLACE WEST PHASE II ADDITION
LOT 47, BLOCK D
BEING 1 LOT CONSISTING OF 0.184 ACRE OF LAND
LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE II ADDITION, RECORDED IN
CABINET G, SLIDE 100, PLAT RECORDS, ROCKWALL COUNTY, TEXAS
AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
DAVID CLINE AND LAURA CLINE
408 JORDAN FARM CIRCLE
ROCKWALL, TEXAS 75087

Scale: 1" = 20'	Checked By: A.J. Bedford
Date: June 25, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: LOT 20 BLOCK D PLAT
Drawn By: Bedford	Job No. 668-004
	GF No.

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

Sheet:
1
Of: 2



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

TBPLS REG#10118200
Case No.: P2019-033

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OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS DAVID CLINE AND LAURA CLINE are the owners of a **0.184 acre** tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas according to the Warranty Deed Instrument No. 2019000011166 Official Public Records, Rockwall County, Texas and being **LOT 20, BLOCK D** of the **AMENDING PLAT for PARK PLACE WEST PHASE II ADDITION** according to the plat recorded in Cabinet G, Slides 100 -104 of Official Public Records of Rockwall, County Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap found for the southeast corner of said Lot 20 and being the northeast corner of Lot 19 of said Park Place West Phase II and being located in the west line of Jordan Farm Circle (57' width);

THENCE departing the west line of said Jordan Farm Circle with the the south line of said Lot 20 and the north line of said Lot 19, **NORTH 79°47'00" WEST** a distance of **110.00** feet to a 5/8 inch iron rod set for corner and being located in the east line of Renfro Street (40' right-of-way);

THENCE along the east line of said Renfro Street, **NORTH 10°13'00" EAST** a distance of **73.00** feet to a 5/8 inch iron rod set for corner in the south line of a 20' Alley;

THENCE departing the east line of said Renfro Street with the south line of said 20' Alley, **SOUTH 79°47'00" EAST** a distance of **110.00** feet to a 5/8 inch iron rod set for corner in the west line of said Jordan Farm Circle;

THENCE along the west line of said Jordan Farm Circle, **SOUTH 10°13'00" WEST** a distance of **73.00** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **0.184 acre** or **8,030** square feet of land more or less.

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

We, **DAVID CLINE AND LAURA CLINE**, the undersigned owners of the land shown on this plat, and designated herein as **LOT 47, BLOCK D, PARK PLACE PHASE II ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **PARK PLACE PHASE II ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

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

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

7. Property owner is responsible for maintenance, repair, and reconstruction of all detention/drainage facilities in easements.

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

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

DAVID CLINE AND LAURA CLINE

DAVID CLINE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID CLINE, 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

LAURA CLINE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LAURA CLINE, 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

NOTES:

1. The purpose of this Replat is to abandon a 8' "Fire Lane, Access & Utility Easement".
2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
3. Basis of Bearings: Bearings are based on the Final Plat of PARK PLACE WEST PHASE II ADDITION recorded in Cabinet G, Slides 100 - 104, Plat Records Rockwall County, Texas.
4. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to it's accuracy.
5. Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

The purpose of this Replat is to abandon a fire lane, access & utility easement.

**REPLAT
PARK PLACE WEST PHASE II ADDITION
LOT 47, BLOCK D
BEING 1 LOT CONSISTING OF 0.184 ACRE
LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

BEING A REPLAT OF PARK PLACE PHASE II ADDITION, RECORDED IN CABINET G, SLIDE 100, PLAT RECORDS, ROCKWALL COUNTY, TEXAS BEING LOCATED IN R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
DAVID CLINE AND LAURA CLINE
408 JORDAN FARM CIRCLE
ROCKWALL, TEXAS 75087

Scale: 1" = 20'	Checked By: A.J. Bedford
Date:	P.C.: Cryer/Spradling
Technician: Bedford	File: LOT 20 BLOCK D PLAT
Drawn By: Bedford	Job. No. 668-004
	GF No.

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

Sheet: 2
Of: 2



TBPLS REG#10118200
Case No.: P2019-033

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____
Date

APPROVED

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



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: September 16, 2019
APPLICANT: Bill Bricker; *Columbia Development Company, LLC*
CASE NUMBER: P2019-033; *Lot 47, Block D, Park Place West, Phase II Addition*

SUMMARY

Consider a request by Bill Bricker of Columbia Development Company, LLC on behalf of David and Laura Cline for the approval of a replat for Lot 47, Block D, Park Place West, Phase II Addition being a 0.184-acre parcel of land being currently identified as Lot 20, Block D, Park Place West Phase II Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, addressed as 408 Jordan Farm Circle, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat one (1) lot (*i.e. Lot 47, Block D, Park Place West, Phase II Addition*) for the purpose of abandoning an eight (8)-foot fire lane, public access, and utility easement adjacent to the northern property line of the subject property.
- On October 18, 2004, the City Council approved *Ordinance 04-59* [Case No. Z2004-034], which established the development standards for the Park Place Subdivision (*i.e. Planned Development District 59 (PD-59)*). This was amended on December 11, 2006, by *Ordinance 06-51* [Case No. Z2006-023]. On April 19, 2017, staff approved an administrative replat for the purpose of combining two (2) lots (*i.e. Lots 43 & 44, Block D, Park Place West, Phase II Addition*) into one (1) lot (*i.e. Lot 47, Block D, Park Place West, Phase II Addition*).
- The proposed replat generally conforms to the concept plan approved by the City Council on December 11, 2006 under Case No. Z2006-023 [*Ordinance No. 06-51*].
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as 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.

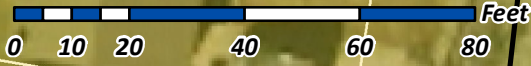
CONDITIONS OF APPROVAL

If the City Council chooses to approve the replat for *Lot 47, Block D, Park Place West, Phase II Addition*, staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On September 10, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff's conditions of approval passed by a vote of 6-0 with Commissioner Moeller absent.

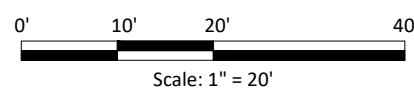
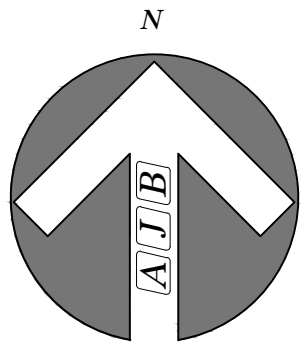


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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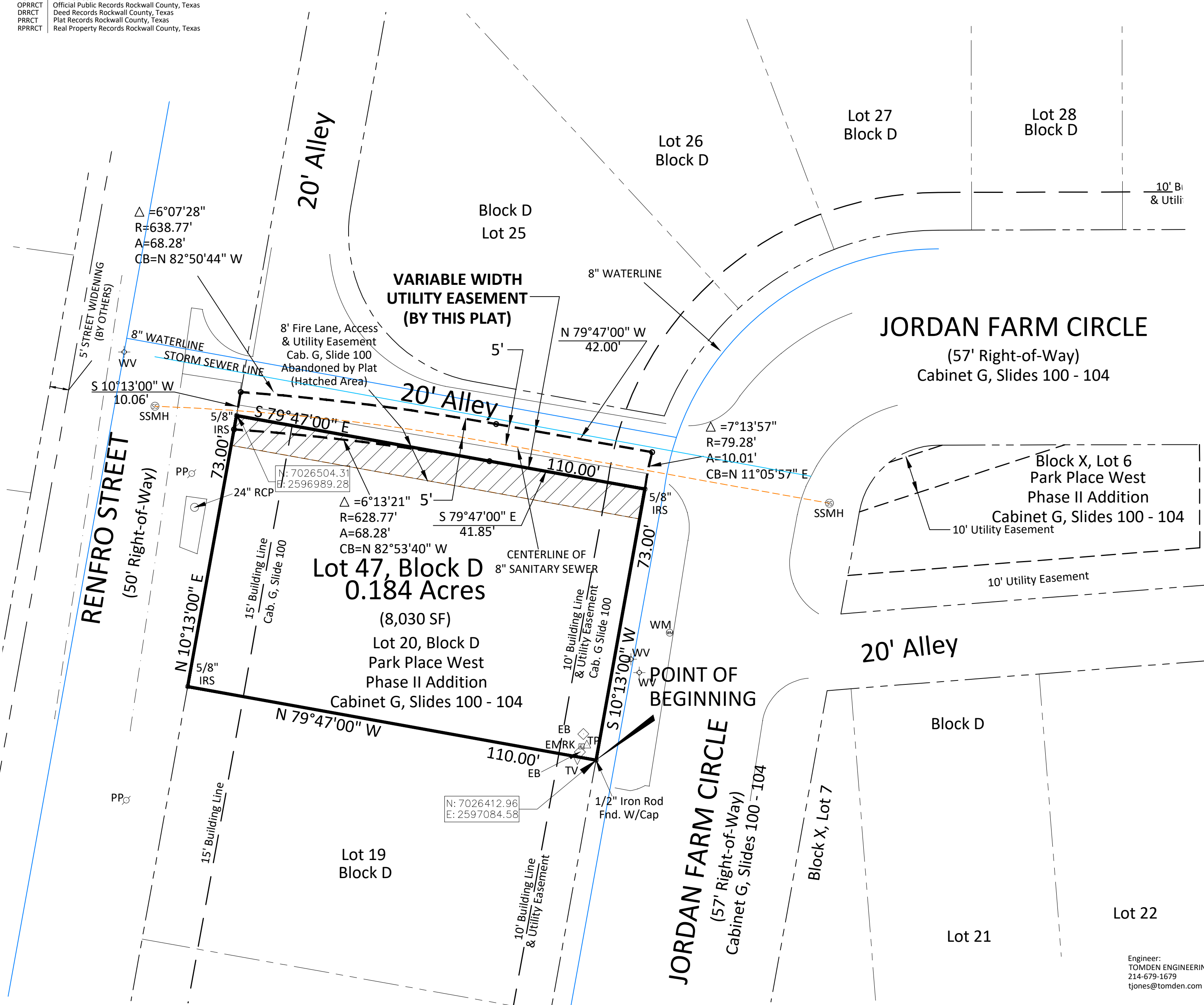
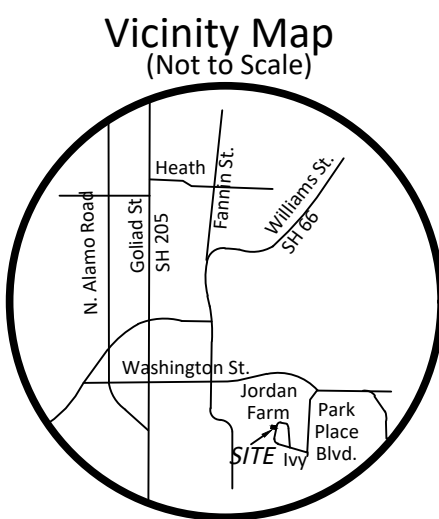
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LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
OPRRCT	Official Public Records Rockwall County, Texas
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The purpose of this Replat is to abandon a fire lane, access & utility easement.

REPLAT
PARK PLACE WEST PHASE II ADDITION
LOT 47, BLOCK D
BEING 1 LOT CONSISTING OF 0.184 ACRE OF LAND
LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE II ADDITION, RECORDED IN
CABINET G, SLIDE 100, PLAT RECORDS, ROCKWALL COUNTY, TEXAS
AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
DAVID CLINE AND LAURA CLINE
408 JORDAN FARM CIRCLE
ROCKWALL, TEXAS 75087

Scale: 1" = 20'	Checked By: A.J. Bedford
Date: June 25, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: LOT 20 BLOCK D PLAT
Drawn By: Bedford	Job No. 668-004
	GF No.

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

Sheet:
1
Of: 2



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

TBPLS REG#10118200
Case No.: P2019-033

N:\ALL FILES\TOMDEN ENGINEERING\Rockwall\Park Place\Park Place West - PHASE II\LOT 20 BLOCK D PLAT.dwg - AMENDING PLAT, 9/4/2019 9:19:43 AM

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS DAVID CLINE AND LAURA CLINE are the owners of a **0.184 acre** tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas according to the Warranty Deed Instrument No. 2019000011166 Official Public Records, Rockwall County, Texas and being **LOT 20, BLOCK D** of the **AMENDING PLAT for PARK PLACE WEST PHASE II ADDITION** according to the plat recorded in Cabinet G, Slides 100 -104 of Official Public Records of Rockwall, County Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap found for the southeast corner of said Lot 20 and being the northeast corner of Lot 19 of said Park Place West Phase II and being located in the west line of Jordan Farm Circle (57' width);

THENCE departing the west line of said Jordan Farm Circle with the the south line of said Lot 20 and the north line of said Lot 19, **NORTH 79°47'00" WEST** a distance of **110.00** feet to a 5/8 inch iron rod set for corner and being located in the east line of Renfro Street (40' right-of-way);

THENCE along the east line of said Renfro Street, **NORTH 10°13'00" EAST** a distance of **73.00** feet to a 5/8 inch iron rod set for corner in the south line of a 20' Alley;

THENCE departing the east line of said Renfro Street with the south line of said 20' Alley, **SOUTH 79°47'00" EAST** a distance of **110.00** feet to a 5/8 inch iron rod set for corner in the west line of said Jordan Farm Circle;

THENCE along the west line of said Jordan Farm Circle, **SOUTH 10°13'00" WEST** a distance of **73.00** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **0.184 acre** or **8,030** square feet of land more or less.

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

We, **DAVID CLINE AND LAURA CLINE**, the undersigned owners of the land shown on this plat, and designated herein as **LOT 47, BLOCK D, PARK PLACE PHASE II ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **PARK PLACE PHASE II ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

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

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

7. Property owner is responsible for maintenance, repair, and reconstruction of all detention/drainage facilities in easements.

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

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

DAVID CLINE AND LAURA CLINE

DAVID CLINE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID CLINE, 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

LAURA CLINE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LAURA CLINE, 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

NOTES:

1. The purpose of this Replat is to abandon a 8' "Fire Lane, Access & Utility Easement".
2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
3. Basis of Bearings: Bearings are based on the Final Plat of PARK PLACE WEST PHASE II ADDITION recorded in Cabinet G, Slides 100 - 104, Plat Records Rockwall County, Texas.
4. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to it's accuracy.
5. Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

The purpose of this Replat is to abandon a fire lane, access & utility easement.

**REPLAT
PARK PLACE WEST PHASE II ADDITION
LOT 47, BLOCK D
BEING 1 LOT CONSISTING OF 0.184 ACRE
LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

BEING A REPLAT OF PARK PLACE PHASE II ADDITION, RECORDED IN CABINET G, SLIDE 100, PLAT RECORDS, ROCKWALL COUNTY, TEXAS BEING LOCATED IN R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
DAVID CLINE AND LAURA CLINE
408 JORDAN FARM CIRCLE
ROCKWALL, TEXAS 75087

Scale: 1" = 20'	Checked By: A.J. Bedford
Date:	P.C.: Cryer/Spradling
Technician: Bedford	File: LOT 20 BLOCK D PLAT
Drawn By: Bedford	Job. No. 668-004
	GF No.

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

Sheet: 2
Of: 2



TBPLS REG#10118200
Case No.: P2019-033

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____
Date

APPROVED

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



October 2, 2019

ATTN: BILL BRICKER
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.,
ROCKWALL, TX 75087

RE: AMENDING PLAT (P2019-033), Lot 47, Lot D, Park Place West Phase II 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 09/16/2019. 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 47, Block D, Park Place West, Phase II Addition, staff would propose the following conditions of approval:

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

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

PLANNING AND ZONING COMMISSION

On September 10, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff's conditions of approval passed by a vote of 6-0 with Commissioner Moeller absent.

CITY COUNCIL:

On September 16, 2019, the City Council's motion to approve the replat of Lot 47, Block D, Park Place West Addition, Phase II with staff conditions passed by a vote of 5-0, with Council Members Macalik and Hohenshelt absent.

Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, you will need to provide a minimum of one (1) copy on mylar with signatures notarized. City staff will obtain signatures from the Mayor, Engineer, and City Secretary. Any additional mylar (*or bonded*) copies are welcomed and will be returned to you. Once filed, you must pick-up the additional copies or they will be discarded.

The filing fees for the plat will be \$50 per page (e.g. \$50 x 2 pages = \$100) + \$30 for the 1st Tax Certificate + \$4 for any additional Tax Certificates [*i.e. two (2) properties, etc.*]. Please note that there is an additional \$4 fee for a Tax Receipt indicating the current years assessed taxes have been paid [*this applies from September to December*]. If you have any questions regarding this particular requirement, please call Rockwall County at 972.204.6311. As an example, the **Minimum Total Fees Due = \$130.00** for a 2 page plat with one tax certificate, if filed by August 31, 2019. Should the plat be filed after August 31, 2019, a Tax Receipt indicating that the current



years assessed taxes have been paid will be required, and an additional \$4 for each tax receipt will be due in order to file the plat with Rockwall County.

Please make your check *payable to the **Rockwall County Clerk*** for the appropriate amount or the plat will not be filed. If you have any questions regarding the fee amount, please call staff at 972.771.7745. When dropping off the plat for filing, please be sure that you have all items required (*i.e. mylar copies, tax certificate(s), tax receipts, & filing fees*). Staff will not accept the mylars if all items necessary for filing are not received at the time they are submitted to City staff.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Korey Brooks', with a long, sweeping flourish extending to the right.

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