



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-011 P&Z DATE 03/31/20 CC DATE 4/20/20 APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

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

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-011

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹ 544716
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision TRACT 16 ABST. NO 11 & HARBOR ROCKWALL ADD. Lot 9 Block A

General Location S.E.C. LAKEFRONT TR. AT IH-30

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-32 ORD. N^o 17-64

Current Use VACANT & PARKING LOT

Proposed Zoning

Proposed Use M.F. & PARKING GARAGE

Acreage 7.358

Lots [Current] 2

Lots [Proposed] 3

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 ROCKWALL RENTAL PROPERTIES LP Applicant PEGASUS ABLON

Contact Person

Contact Person JIM ZIEGLER

Address 1600 WEST MORE
DRAWER B

Address 8222 DOUGLAS AVE.
SUITE 390

City, State & Zip TERRELL, TX 75160

City, State & Zip DALLAS, TX 75225

Phone 972-210-0331

Phone 214-389-6195

E-Mail —

E-Mail Jziegler@PegasusAblon.com

NOTARY VERIFICATION [REQUIRED]

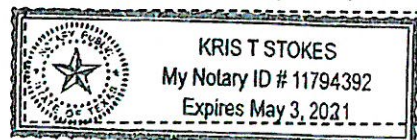
Before me, the undersigned authority, on this day personally appeared James Ziegler [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. 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 20 day of December, 20 19.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires May 3, 2021



DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
- MINOR/AMENDING PLAT.
- MASTER PLAT.
- PRELIMINARY PLAT.
- FINAL PLAT.
- REPLAT.
- VACATION PLAT.

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. Each set of plans should be folded into a *Tri-Fold* with the project title or identifier facing out.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:

- ONE (1) PDF COPY OF THE PLAT
- ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items:
 - SITE PLAN.
 - LANDSCAPE PLAN.
 - TREESCAPE PLAN.
 - PHOTOMETRIC PLAN.
 - BUILDING ELEVATIONS.

Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- BUILDING MATERIAL SAMPLE BOARD. See the *Material Sample Board Design Guidelines* in this development packet.
- APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. WITHOUT A COMPLETE APPLICATION SUBMITTAL, THE CASE MAY NOT BE PROCESSED AND MAY NOT BE PLACED ON A PUBLIC HEARING AGENDA.



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

Phone: (972) 771-7745
Email: Planning@Rockwall.com

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

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

From: Planning & Zoning Department

Date: 3/3/2020

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, . Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2020-011
Project Name: Lot 9, Block A, SEC Lakefront Trail at IH-30
Project Type: PLAT
Applicant Name: [APPLICANT]
Owner Name: ROCKWALL RENTAL PROPERTIES LP
Project Description:



RECEIPT

Project Number: P2020-011

Job Address:

Receipt Number: B88412

Printed: 3/4/2020 9:16 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$447.16

Total Fees Paid:

\$447.16

Date Paid: 3/4/2020 12:00:00AM

Paid By: ROCKWALL RENTAL PROPERTIES LP

Pay Method: CHECK 5348

Received By: AG



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: March 10, 2020
APPLICANT: Jim Ziegler; *Pegasus Ablon*
CASE NUMBER: P2020-011; *Replat for Lots 10, 11, & 12, Block A, Harbor-Rockwall Addition*

SUMMARY

Discuss and consider a request by Jim Ziegler of Pegasus Ablon for the approval of a Final Plat for Lots 10, 11, & 12, Block A, Harbor-Rockwall Addition being a 6.119-acre parcel of land identified as Lot 9, Block A, Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of Lakefront Trail and the IH-30 frontage road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 6.119-acre tract of land for the purpose of subdividing the property into three (3) lots [*i.e. Lots 10, 11, & 12, Block A, Harbor-Rockwall Addition*], and to establish the necessary easements [*i.e. 24-foot firelane, detention, drainage, and utility easements*] for the construction of 375-unit condominium development and a parking garage with 180 public parking spaces.
- On January 15, 2019, the Planning and Zoning Commission approved a site plan for a 375-unit condominium development [*Case No. SP2018-043*] on the subject property. Prior to this approval, on June 17, 2013, the City Council approved *Ordinance No. 13-16*, which allocated 399 urban residential units (*i.e. condominiums*) to a concept plan that showed two (2) condominium buildings being constructed on the subject property (*i.e. one [1] adjacent to Lakefront Trail consisting of 349-units and one [1] adjacent to the Harbor Fountain consisting of 50-units*). This approval was later amended on December 18, 2017, when the City Council approved *Ordinance No. 17-64*. The new amendment allocated an additional 51-units to the previously entitled 399-units, bringing the total number of entitled units to 450 urban residential units.
- 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 Chapter 38, Subdivisions, of 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 10, 11, & 12, Block A, Harbor-Rockwall Addition*, staff would propose the following conditions of approval:

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

- (2) The development shall conform the recommendations made by the Parks and Recreation Board at the January 3, 2019 meeting. The fees calculated for the development shall be the fees in place at the time of the approval of the final plat.
- (3) 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹ **\$447.16**
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision **TRACT 16 ABST. NO 11 & HARBOR ROCKWALL ADD.** Lot **9** Block **A**

General Location **S.E.C. LAKEFRONT TR. AT IH-30**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **PD-32 ORD. NO 17-64**

Current Use **VACANT & PARKING LOT**

Proposed Zoning

Proposed Use **M.F. & PARKING GARAGE**

Acreage **7.358**

Lots [Current] **2**

Lots [Proposed] **3**

- 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 **ROCKWALL RENTAL PROPERTIES LP** Applicant **PEGASUS ABLON**

Contact Person

Contact Person **JIM ZIEGER**

Address **1600 WEST MORE
DRAWER B**

Address **8222 DOUGLAS AVE.
SUITE 390**

City, State & Zip **TERRELL, TX 75160**

City, State & Zip **DALLAS, TX 75225**

Phone **972-210-0331**

Phone **214-389-6195**

E-Mail **—**

E-Mail **JZiegler@PegasusAblon.com**

NOTARY VERIFICATION [REQUIRED]

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

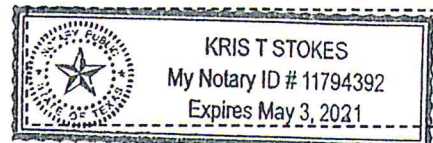
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. 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 20 day of December, 2019.

Owner's/Applicant's Signature

[Handwritten Signature]

Notary Public in and for the State of Texas

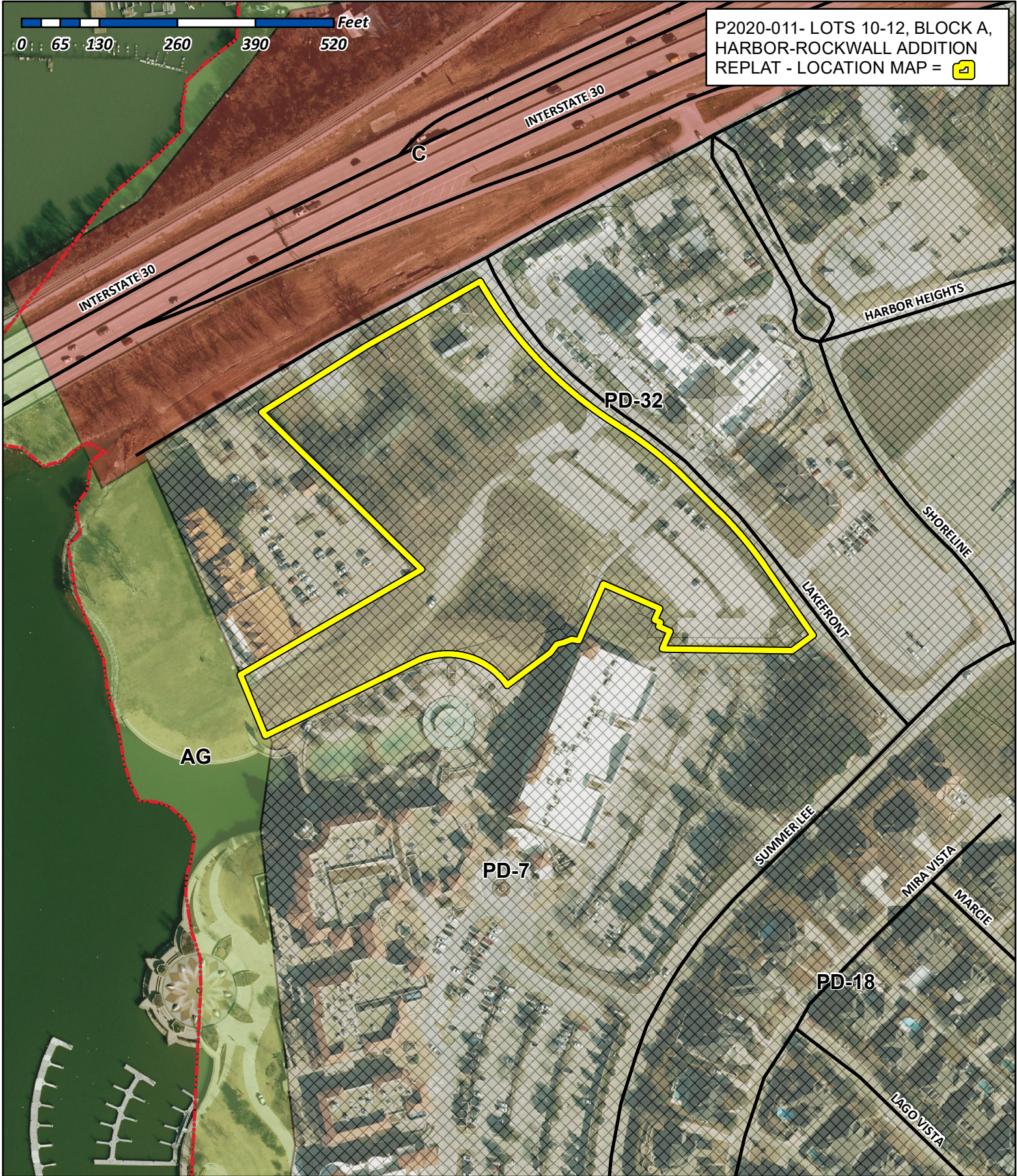


My Commission Expires May 3, 2021

P2020-011; Replat for Lots 10, 11, & 12, Block A, Harbor-Rockwall Addition

Please address the following comments (*M= Mandatory Comments; I = Informational Comments*)

- I.1 This is a request for the approval of a replat for Lots 10, 11, & 12, Block A, Harbor-Rockwall Addition being a 6.119-acre parcel of land identified as Lot 9, Block A, Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of Lakefront Trail and the IH-30 frontage road.
- I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.
- M.3 For reference, include the case number (*P2020-011*) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).
- I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District No. 32 (PD-32), the IH-30 Overlay (IH-30 OV) District and the General Commercial District Standards of Article V, that are applicable to the subject property.
- I.5 **Staff comments are to be addressed when received. Staff will provide comments when assembled.
- I.6 Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.
- I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.
- M.8 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.
- I.9 The Planning and Zoning Work Meeting will be held on March 10, 2020.
- I.10 The City Council meeting for this case is scheduled to be held on March 16, 2020.
- I.11 Although this item is on the Consent Agenda's for both meetings, staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.

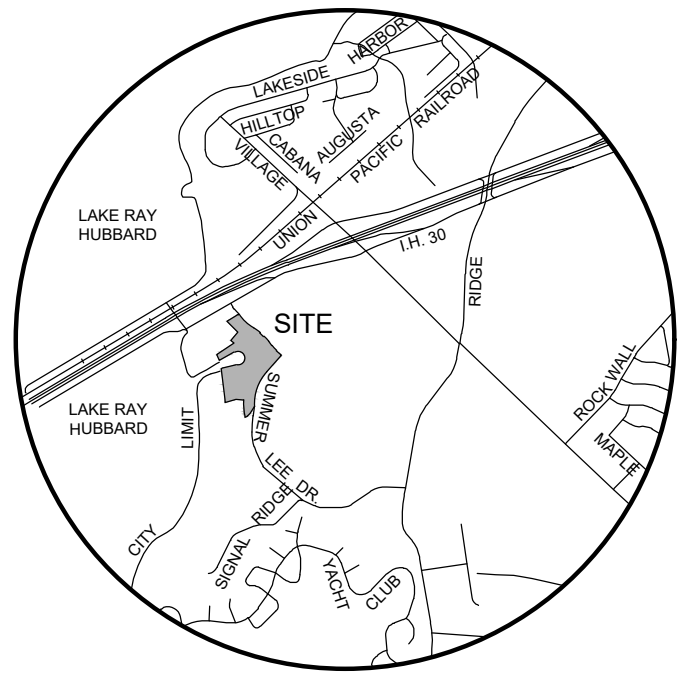


City of Rockwall

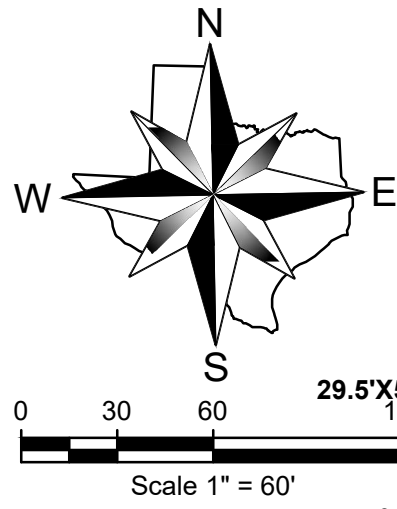
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

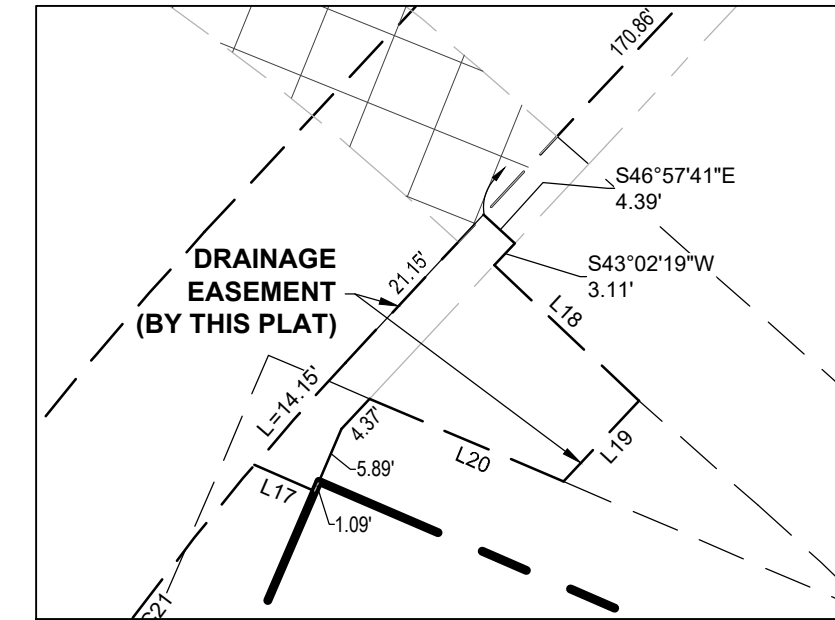




VICINITY MAP
NOT TO SCALE



DETAIL "A"



Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 Texas Engineers Registration No. 8910200
 Copyright © 2020, Winkelmann & Associates, Inc.

M. J. BARKSDALE; ABSTRACT NO. 11
 ROCKWALL, ROCKWALL
 ROCKWALL RENTAL PROPERTIES, L.P.
 1608 WEST MORE, DRAWER B
 ROCKWALL

REPLAT
HARBOR-ROCKWALL ADDITION
 LOTS 10-12, BLOCK A
 7.358 ACRES

Date : 12.03.19
 Scale : 1" = 60'
 File : 59809.0A-FPLT
 Project No. : 59809.0A

SHEET
1
2

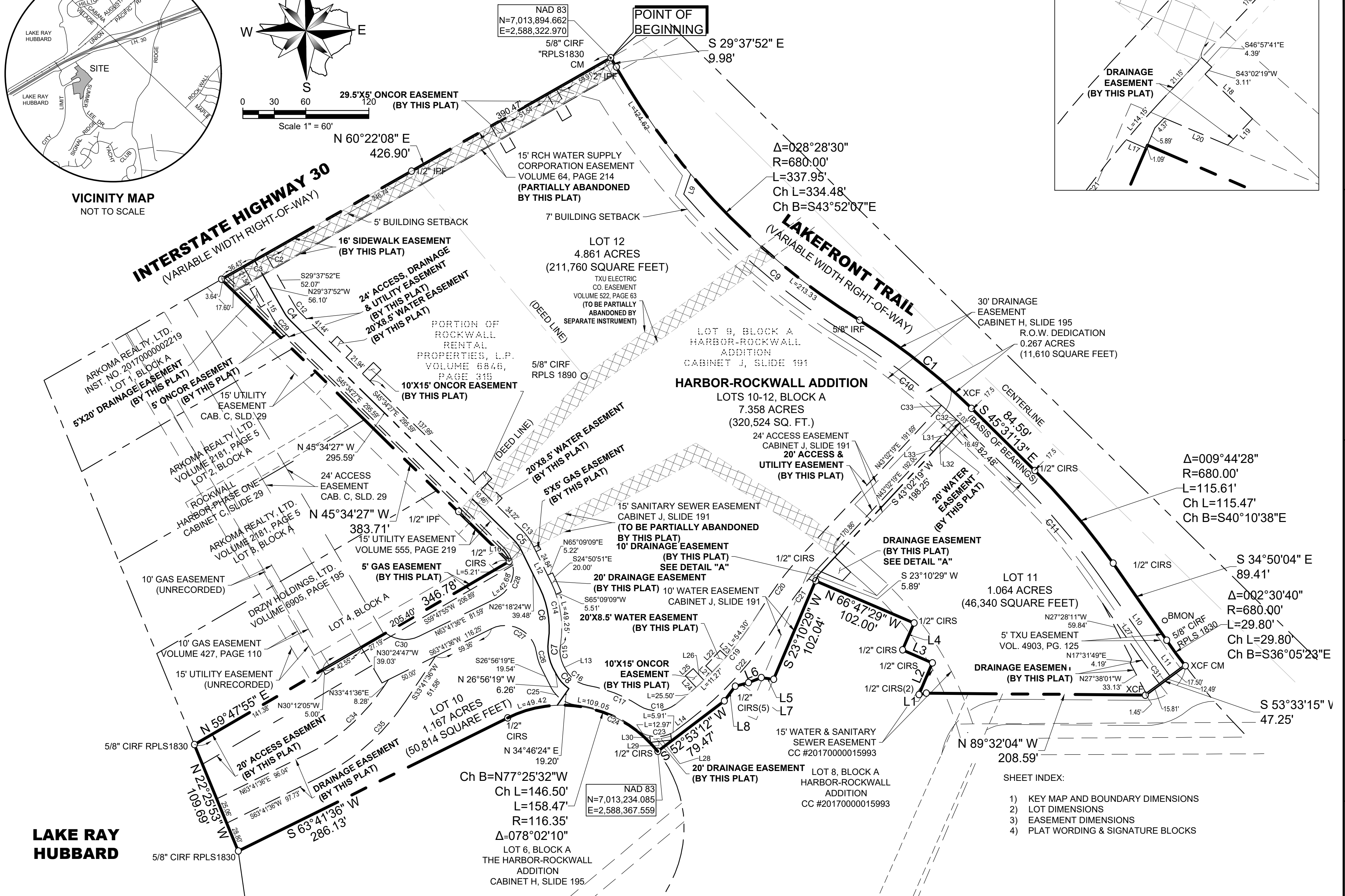
Notes:
 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building 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.

DEVELOPER:
 PEGASUS ABLON
 JIM ZIEGLER
 8222 DOUGLAS AVENUE,
 SUITE 390
 DALLAS, TX 75225
 ph# 214-389-6195

OWNER:
 ROCKWALL RENTAL
 PROPERTIES, L.P.
 1608 WEST MORE, DRAWER B
 TERREL, TX 75160
 ph# 972-210-0331

SURVEYOR/ENGINEER:
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75230
 ph# 972-490-7090

REPLAT
HARBOR-ROCKWALL ADDITION
 LOTS 10-12, BLOCK A
 BEING A REPLAT OF LOT 9, BLOCK A,
 HARBOR-ROCKWALL ADDITION AND BEING 7.358 ACRES
 OUT OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CASE NO. _____



- SHEET INDEX:
- 1) KEY MAP AND BOUNDARY DIMENSIONS
 - 2) LOT DIMENSIONS
 - 3) EASEMENT DIMENSIONS
 - 4) PLAT WORDING & SIGNATURE BLOCKS

PROPERTY DESCRIPTION
TRACT 1

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a tract of land situated in the M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 9, Block A, Harbor Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 191, (County Clerk's Instrument No. 2017000015993), Official Public Records, Rockwall, County, Texas, and a portion of the same tract of land described in deed to Rockwall Rental Properties, L.P. as follows in Volume 6846, Page 315, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "RPLS 1830" found for the most Northerly corner of said Lot 9, Block A and being the intersection of the Southwesterly right-of-way of Lakefront Trail, a variable width right-of-way, with the Southeasterly right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE departing said Southeasterly right-of-way and along said Southwesterly right-of-way, the following courses and distances:

South 29 deg 37 min 52 sec East, a distance of 9.98 feet to a 1/2-inch iron pipe found for corner and the beginning of a curve to the left having a radius of 680.00 feet, a central angle of 28 deg 28 min 30 sec, a chord bearing of South 43 deg 52 min 07 sec East, and a chord length of 334.48 feet;

Along said curve to the left, an arc distance of 337.95 feet to a 5/8-inch iron rod found for corner and the beginning of a curve to the right having a radius of 620.00 feet, a central angle of 12 deg 35 min 10 sec, a chord bearing of South 51 deg 48 min 46 sec East and a chord length of 135.92 feet;

Along said curve to the right, an arc distance of 136.19 feet to an "X" cut in concrete found for corner;

South 45 deg 31 min 13 sec East, a distance of 84.59 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner and the beginning of a curve to the right having a radius of 680.00 feet, a central angle of 09 deg 44 min 28 sec, a chord bearing of South 40 deg 10 min 38 sec East and a chord length of 115.47 feet;

Along said curve to the right, an arc distance of 115.61 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 34 deg 50 min 04 sec East, a distance of 89.41 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1830" found for corner and the beginning of a curve to the left having a radius of 680.00 feet, a central angle of 02 deg 30 min 40 sec, a chord bearing of South 36 deg 05 min 23 sec East and a chord length of 29.80 feet;

Along said curve to the left, an arc distance of 29.80 feet to an "X" cut in concrete found for corner, said "X" cut being the most Easterly Southeast corner of said Lot 9, Block A;

THENCE departing the Southeasterly right-of-way of said Lakefront Trail and along the Southerly line of said Lot 9, Block A, the following courses and distances:

South 53 deg 33 min 15 sec West, a distance of 47.25 feet to an "X" cut in concrete found for corner;

North 89 deg 32 min 04 sec West, a distance of 208.59 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

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Along said non-tangent curve to the left, an arc distance of 158.47 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

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THENCE North 22 deg 25 min 53 sec West, along a west line of said Lot 9, Block A, a distance of 109.69 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1830" found for corner, and being a Northwest corner of said Lot 9, Block A and the southwest corner of a tract of land as described in deed to DRZW Holdings, Ltd., recorded in Volume 6905, Page 195, Official Public Records, Rockwall County, Texas;

THENCE North 59 deg 47 min 55 sec East, along a north line of said Lot 9, Block A and the southeasterly line of said DRZW Holdings tract, a distance of 346.78 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being the Southeast corner of said DRZW Holdings, tract;

THENCE North 45 deg 34 min 27 sec West, along the Westery line of said Rockwall Rental Properties tract, a distance of 383.71 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being situated in the Southeasterly right-of-way of said Interstate Highway 30;

THENCE North 60 deg 22 min 08 sec East, along said Southeasterly right-of-way, a distance of 426.90 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 7.358 acres or 320,524 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 8th day of January, 2018, utilizing a G.P.S. measurement (NAD 83) from the City of Rockwall, Texas - Control Monumentation, established May 6, 1999, Monument Nos. Reset #1 and R014.

DEVELOPER:
PEGASUS ABLON
JIM ZIEGLER
8222 DOUGLAS AVENUE,
SUITE 390
DALLAS, TX 75225
ph# 214-389-6195

OWNER:
ROCKWALL RENTAL
PROPERTIES, L.P.
1608 WEST MORE, DRAWER B
TERREL, TX 75160
ph# 972-210-0331

SURVEYOR/ENGINEER:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
ph# 972-490-7090

OWNERS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, ROCKWALL RENTAL PROPERTIES, L.P., the undersigned ownerS of the land shown on this plat, and designated herein as the **HARBOR-ROCKWALL 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 HARBOR-ROCKWALL 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;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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

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

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

Property Owner Signature

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared ROCKWALL RENTAL PROPERTIES, L.P., 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 _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Leonard J. Lueker, 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.

Surveyor Signature

Registered Public Surveyor No

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 20__.

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 _____, 20__.

Mayor, City of Rockwall

City Secretary

City Engineer

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S79°07'41"W	7.21'
L2	N23°10'29"E	32.93'
L3	N66°36'24"W	31.00'
L4	N23°10'29"E	27.95'
L5	N82°38'15"W	11.76'
L6	S68°52'14"W	13.20'
L7	S75°08'27"W	12.97'
L8	S36°32'06"W	17.64'
L9	S19°31'45"W	20.19'
L10	S34°50'04"E	89.53'
L11	S36°05'23"E	30.10'
L12	S26°18'24"E	39.48'
L13	S26°56'19"E	3.47'
L14	N52°53'12"E	14.60'
L15	S29°37'52"E	50.19'
L16	N59°47'55"E	2.94'
L17	N66°27'49"W	6.83'
L18	S46°57'41"E	20.62'
L19	S43°02'19"W	11.54'
L20	N66°47'29"W	21.92'
L21	N47°16'43"W	8.50'
L22	N42°43'17"E	20.00'
L23	S47°16'43"E	8.50'
L24	N42°34'28"W	15.00'
L25	N47°25'32"E	10.00'
L26	S42°34'28"E	15.00'
L27	S34°50'04"E	63.70'
L28	S06°21'17"E	6.21'
L29	S83°38'43"W	20.00'
L30	N06°21'17"W	6.21'
L31	S45°34'02"E	4.39'
L32	S43°02'19"W	19.89'
L33	N46°57'41"W	4.39'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	12°35'10"	620.00'	136.19'	135.92'	S51°48'46"E
C2	7°43'48"	30.00'	4.05'	4.04'	S25°45'58"E
C3	11°21'44"	30.00'	5.95'	5.94'	N35°18'44"W
C4	15°56'35"	42.00'	11.69'	11.65'	N37°36'10"W
C5	19°16'03"	42.00'	14.12'	14.06'	N35°56'26"W
C6	34°14'54"	87.00'	52.00'	51.23'	N09°10'57"W
C7	34°52'48"	43.00'	26.18'	25.77'	N09°29'55"W
C8	27°44'27"	40.00'	19.37'	19.18'	N40°48'33"W
C9	17°08'12"	697.50'	208.62'	207.84'	S49°32'16"E
C10	12°35'10"	602.50'	132.35'	132.08'	S51°48'46"E
C11	9°43'43"	662.50'	112.49'	112.36'	N40°10'38"W
C12	15°56'35"	30.00'	8.35'	8.32'	S37°36'10"E
C13	19°16'03"	54.00'	18.16'	18.07'	N35°56'26"W
C14	35°45'40"	99.00'	61.79'	60.79'	N08°25'34"W
C15	36°23'35"	31.00'	19.69'	19.36'	S08°44'31"E
C16	52°48'24"	30.00'	27.65'	26.68'	S53°20'31"E
C17	22°18'25"	137.35'	53.47'	53.14'	N68°35'30"W
C18	69°40'31"	30.00'	36.48'	34.28'	N87°43'27"E
C19	21°40'44"	320.00'	121.08'	120.36'	N42°02'50"E
C20	11°49'51"	330.00'	68.14'	68.02'	S37°07'24"W
C21	11°49'51"	310.00'	64.01'	63.90'	S37°07'24"W
C22	21°40'44"	340.00'	128.64'	127.88'	N42°02'50"E
C23	75°00'13"	30.00'	39.27'	36.53'	S89°36'41"E
C24	31°24'19"	117.35'	64.32'	63.52'	N67°48'44"W
C25	56°34'35"	30.00'	29.62'	28.43'	S55°13'36"E
C26	18°12'18"	55.00'	17.48'	17.40'	S17°50'10"E
C27	107°34'24"	30.00'	56.33'	48.41'	N62°31'12"W
C28	109°16'03"	30.00'	57.21'	48.93'	N09°03'34"E
C29	15°56'35"	54.00'	15.03'	14.98'	S37°36'10"E
C30	63°51'08"	30.00'	33.43'	31.73'	S84°22'50"E
C31	2°28'21"	710.00'	30.64'	30.64'	S36°04'15"E
C32	31°19'30"	2.00'	1.09'	1.08'	S58°42'04"W
C33	2°46'54"	30.00'	1.46'	1.46'	N41°38'52"E
C34	30°00'00"	187.50'	98.17'	97.06'	N48°41'36"E
C35	30°00'00"	212.50'	111.26'	110.00'	N48°41'36"E

REPLAT
HARBOR-ROCKWALL ADDITION
LOTS 10-12, BLOCK A
BEING 7.358 ACRES OUT OF THE
M. J. BARKSDALE SURVEY, ABSTRACT NO. 11
ROCKWALL, ROCKWALL
CASE NO. _____



Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
Texas Engineers Registration No. 89 (02/00)
Copyright © 2020 Winkelmann & Associates, Inc.

M. J. BARKSDALE; ABSTRACT NO. 11
ROCKWALL, ROCKWALL

ROCKWALL RENTAL PROPERTIES, L.P.
1608 WEST MORE, DRAWER B
TERREL, TX 75160

REPLAT
HARBOR-ROCKWALL ADDITION
LOTS 10-12, BLOCK A
7.358 ACRES

Date : 12.03.19
Scale : N/A
File : 59809.0A-FPLT
Project No. : 59809.0A

SHEET
2 of **2**

City of Rockwall Project Plan Review History



Project Number	P2020-011	Owner	ROCKWALL RENTAL PROPERTIES LP	Applied	3/3/2020	AG
Project Name	Lot 9, Block A, SEC Lakefront Trail at IH-30	Applicant		Approved		
Type	PLAT			Closed		
Subtype	REPLAT			Expired		
Status	P&Z HEARING			Status	3/6/2020	DG

Site Address	City, State Zip					Zoning
Subdivision	Tract	Block	Lot No	Parcel No		General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/3/2020	3/10/2020	3/4/2020	1	APPROVED	
ENGINEERING	Sarah Johnston	3/3/2020	3/10/2020	3/9/2020	6	COMMENTS	(3/9/2020 10:52 AM SJ) M - The 15' utility easement is from "Cab C, Pg 67" M - The 16' RCH water easement cannot be abandoned since there is still a 12" water line located there. M - Label the Fire Lane and Pedestrian Access easement. M - Hatch drainage easement on detail. M - All lines need bearing and distances. M - Are both drainage easements being abandoned? See markup.
FIRE	Ariana Hargrove	3/3/2020	3/10/2020				
GIS	Lance Singleton	3/3/2020	3/10/2020				
PLANNING	David Gonzales	3/3/2020	3/10/2020	3/9/2020	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(3/6/2020 10:18 AM DG)						
P2020-011; Replat for Lots 10, 11, & 12, Block A, Harbor-Rockwall Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request for the approval of a replat for Lots 10, 11, & 12, Block A, Harbor-Rockwall Addition being a 6.119-acre parcel of land identified as Lot 9, Block A, Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of Lakefront Trail and the IH30 frontage road.						
I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.						
M.3 For reference, include the case number (P2020-011) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).						
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District No. 32 (PD-32), the IH-30 Overlay (IH-30 OV) District and the General Commercial District Standards of Article V, that are applicable to the subject property.						
M. 5 Provide labels and delineate all Pedestrians Easements (i.e. 8-ft along property line of IH-30 & Lakefront Trail) and the 50-ft Pedestrian Easement leading to fountain). [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
M.6 Provide labels and delineate all Firelane, Public Access, Drainage, & Utility Easements, and label as such as appropriate. [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
I.7 Why partial abandonment with a separate instrument for TXU Electric Easement?						
I.8 Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.						
I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.						
M.10 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.						
I.11 The Planning and Zoning Work Meeting will be held on March 10, 2020.						
I.12 The City Council meeting for this case is scheduled to be held on March 16, 2020.						
I.13 Although this item is on the Consent Agenda's for both meetings, staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.						

PROPERTY DESCRIPTION
TRACT 1

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 9, Block A, Harbor Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 191, (County Clerk's Instrument No. 2017000015993), Official Public Records, Rockwall, County, Texas, and a portion of the same tract of land described in deed to Rockwall Rental Properties, L.P., as recorded in Volume 6846, Page 315, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "RPLS 1830" found for the most Northerly corner of said Lot 9, Block A and being the intersection of the Southwesterly right-of-way of Lakefront Trail, a variable width right-of-way, with the Southeasterly right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE departing said Southeasterly right-of-way and along said Southwesterly right-of-way, the following courses and distances:

South 29 deg 37 min 52 sec East, a distance of 9.98 feet to a 1/2-inch iron pipe found for corner and the beginning of a curve to the left having a radius of 680.00 feet, a central angle of 28 deg 28 min 30 sec, a chord bearing of South 43 deg 52 min 07 sec East, and a chord length of 334.48 feet;

Along said curve to the left, an arc distance of 337.95 feet to a 5/8-inch iron rod found for corner and the beginning of a curve to the right having a radius of 620.00 feet, a central angle of 12 deg 35 min 10 sec, a chord bearing of South 51 deg 48 min 46 sec East and a chord length of 135.92 feet;

Along said curve to the right, an arc distance of 136.19 feet to an "X" cut in concrete found for corner;

South 45 deg 31 min 13 sec East, a distance of 84.59 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner and the beginning of a curve to the right having a radius of 680.00 feet, a central angle of 09 deg 44 min 28 sec, a chord bearing of South 40 deg 10 min 38 sec East and a chord length of 115.47 feet;

Along said curve to the right, an arc distance of 115.61 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 34 deg 50 min 04 sec East, a distance of 89.41 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1830" found for corner and the beginning of a curve to the left having a radius of 680.00 feet, a central angle of 02 deg 30 min 40 sec, a chord bearing of South 36 deg 05 min 23 sec East and a chord length of 29.80 feet;

Along said curve to the left, an arc distance of 29.80 feet to an "X" cut in concrete found for corner, said "X" cut being the most Easterly Southeast corner of said Lot 9, Block A;

THENCE departing the Southeasterly right-of-way of said Lakefront Trail and along the Southerly line of said Lot 9, Block A, the following courses and distances:

South 53 deg 33 min 15 sec West, a distance of 47.25 feet to an "X" cut in concrete found for corner;

North 89 deg 32 min 04 sec West, a distance of 208.59 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 79 deg 07 min 41 sec West, a distance of 7.21 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 23 deg 10 min 29 sec East, a distance of 32.93 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 66 deg 36 min 24 sec West, a distance of 31.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 23 deg 10 min 29 sec East, a distance of 27.95 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 66 deg 47 min 29 sec West, a distance of 102.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 23 deg 10 min 29 sec West, a distance of 102.04 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 82 deg 38 min 15 sec West, a distance of 11.76 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 68 deg 52 min 14 sec West, a distance of 13.20 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 75 deg 08 min 27 sec West, a distance of 12.97 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 36 deg 32 min 06 sec West, a distance of 17.64 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 52 deg 53 min 12 sec West, a distance of 79.47 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner and the beginning of a non-tangent curve to the left having a radius of 116.35 feet, a central angle of 78 deg 02 min 10 sec, a chord bearing of North 77 deg 25 min 32 sec West and a chord length of 146.50 feet;

Along said non-tangent curve to the left, an arc distance of 158.47 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 63 deg 41 min 36 sec West, continuing along said south line, a distance of 286.13 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1830" found for the most Westerly Southwest corner of said Lot 9, Block A;

THENCE North 22 deg 25 min 53 sec West, along a west line of said Lot 9, Block A, a distance of 109.69 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1830" found for corner, and being a Northwest corner of said Lot 9, Block A and the southwest corner of a tract of land as described in deed to DRZW Holdings, Ltd., recorded in Volume 6905, Page 195, Official Public Records, Rockwall County, Texas;

THENCE North 59 deg 47 min 55 sec East, along a north line of said Lot 9, Block A and the southeasterly line of said DRZW Holdings tract, a distance of 348.78 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being the Southeast corner of said DRZW Holdings, tract;

THENCE North 45 deg 34 min 27 sec West, along the Westerly line of said Rockwall Rental Properties tract, a distance of 383.71 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being situated in the Southeasterly right-of-way of said Interstate Highway 30;

THENCE North 60 deg 22 min 08 sec East, along said Southeasterly right-of-way, a distance of 426.90 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 7.358 acres or 320,524 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 8th day of January, 2018, utilizing a G.P.S. measurement (NAD 83) from the City of Rockwall, Texas - Control Monumentation, established May 6, 1999, Monument Nos. Reset #1 and R014.

DEVELOPER: PEGASUS ABLON
JIM ZIEGLER
8222 DOUGLAS AVENUE,
SUITE 390
DALLAS, TX 75225
pH# 214-389-6195

OWNER: ROCKWALL RENTAL PROPERTIES, L.P.
1608 WEST MORE, DRAWER B
TERREL, TX 75160
pH# 972-210-0331

SURVEYOR/ENGINEER: Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
pH# 972-490-7090

OWNERS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, ROCKWALL RENTAL PROPERTIES, L.P., the undersigned ownerS of the land shown on this plat, and designated herein as the HARBOR-ROCKWALL 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 HARBOR-ROCKWALL 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; or
- 7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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

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

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

Property Owner Signature _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared ROCKWALL RENTAL PROPERTIES, L.P., 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 _____, 20____.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Leonard J. Lueker, 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.

Surveyor Signature _____

Registered Public Surveyor No _____

LINE #	BEARING	DISTANCE
L1	S79°07'41"W	7.21'
L2	N23°10'29"E	32.93'
L3	N66°36'24"W	31.00'
L4	N23°10'29"E	27.95'
L5	N82°38'15"W	11.76'
L6	S68°52'14"W	13.20'
L7	S75°08'27"W	12.97'
L8	S36°32'06"W	17.64'
L9	S19°31'45"W	20.19'
L10	S34°50'04"E	89.53'
L11	S36°05'23"E	30.10'
L12	S26°18'24"E	39.48'
L13	S26°56'19"E	3.47'
L14	N52°53'12"E	14.60'
L15	S29°37'52"E	50.19'
L16	N59°47'55"E	2.94'
L17	N66°27'49"W	6.83'
L18	S46°57'41"E	20.62'
L19	S43°02'19"W	11.54'
L20	N66°47'29"W	21.92'
L21	N47°16'43"W	8.50'
L22	N42°43'17"E	20.00'
L23	S47°16'43"W	8.50'
L24	N42°34'28"W	15.00'
L25	N47°25'32"E	10.00'
L26	S42°34'28"E	15.00'
L27	S34°50'04"E	63.70'
L28	S06°21'17"E	6.21'
L29	S83°38'43"W	20.00'
L30	N06°21'17"W	6.21'
L31	S45°34'02"E	4.39'
L32	S43°02'19"W	19.89'
L33	N46°57'41"W	4.39'

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman _____ Date _____

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20____.

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 _____, 20____.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	12°35'10"	620.00'	136.19'	135.92'	S51°48'46"E
C2	7°43'48"	30.00'	4.05'	4.04'	S25°45'58"E
C3	11°2'144"	30.00'	5.95'	5.94'	N35°18'44"W
C4	15°56'35"	42.00'	11.69'	11.65'	N37°36'10"W
C5	19°16'03"	42.00'	14.12'	14.06'	N35°56'26"W
C6	34°14'54"	87.00'	52.00'	51.23'	N09°10'57"W
C7	34°52'48"	43.00'	26.18'	25.77'	N09°29'55"W
C8	27°44'27"	40.00'	19.37'	19.18'	N40°48'33"W
C9	17°08'12"	697.50'	208.62'	207.84'	S49°32'16"E
C10	12°35'10"	602.50'	132.35'	132.08'	S51°48'46"E
C11	9°43'43"	662.50'	112.49'	112.36'	N40°10'38"W
C12	15°56'35"	30.00'	8.35'	8.32'	S37°36'10"E
C13	19°16'03"	54.00'	18.16'	18.07'	N35°56'26"W
C14	35°45'40"	99.00'	61.79'	60.79'	N08°15'34"W
C15	36°23'35"	31.00'	19.69'	19.36'	S08°44'31"E
C16	52°48'24"	30.00'	27.65'	26.68'	S53°20'31"E
C17	22°18'25"	137.35'	53.47'	53.14'	N68°35'30"W
C18	69°40'31"	30.00'	36.48'	34.28'	N87°43'27"E
C19	21°40'44"	320.00'	121.08'	120.36'	N42°02'50"E
C20	11°49'51"	330.00'	68.14'	68.02'	S37°07'24"W
C21	11°49'51"	310.00'	64.01'	63.90'	S37°07'24"W
C22	21°40'44"	340.00'	128.64'	127.88'	N42°02'50"E
C23	75°00'13"	30.00'	39.27'	36.53'	S89°36'41"E
C24	31°24'19"	117.35'	64.32'	63.52'	N67°48'44"W
C25	56°34'35"	30.00'	29.62'	28.43'	S55°13'36"E
C26	18°12'18"	55.00'	17.48'	17.40'	S17°50'10"E
C27	107°34'24"	30.00'	56.33'	48.41'	N62°31'12"W
C28	109°16'03"	30.00'	57.21'	48.93'	N09°03'34"E
C29	15°56'35"	54.00'	15.03'	14.98'	S37°36'10"E
C30	63°51'08"	30.00'	33.43'	31.73'	S84°22'50"E
C31	2°28'21"	710.00'	30.64'	30.64'	S36°04'15"E
C32	31°19'30"	2.00'	1.09'	1.08'	S58°42'04"W
C33	2°46'54"	30.00'	1.46'	1.46'	N41°38'52"E
C34	30°00'00"	187.50'	98.17'	97.06'	N48°41'36"E
C35	30°00'00"	212.50'	111.26'	110.00'	N48°41'36"E

REPLAT
HARBOR-ROCKWALL ADDITION
LOTS 10-12, BLOCK A
BEING 7.358 ACRES OUT OF THE
M. J. BARKSDALE SURVEY, ABSTRACT NO. 11
ROCKWALL, ROCKWALL
CASE NO. _____

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
1608 WEST MORE, DRAWER B
TERREL, TEXAS 75160
PHONE: 972-490-7090 FAX: 972-490-7098
Texas Professional Registration No. 001700000
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M. J. BARKSDALE ABSTRACT NO. 11
ROCKWALL, ROCKWALL
ROCKWALL RENTAL PROPERTIES, L.P.
1608 WEST MORE, DRAWER B
TERREL, TX 75160

REPLAT
HARBOR-ROCKWALL ADDITION
LOTS 10-12, BLOCK A
7.358 ACRES

Date : 12.03.19
Scale : N/A
File : 59809.0A\FPLT
Project No. : 59809.0A

SHEET
2
of
2



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: March 16, 2020
APPLICANT: Jim Ziegler; *Pegasus Ablon*
CASE NUMBER: P2020-011; *Replat for Lots 10, 11, & 12, Block A, Harbor-Rockwall Addition*

SUMMARY

Discuss and consider a request by Jim Ziegler of Pegasus Ablon for the approval of a Final Plat for Lots 10, 11, & 12, Block A, Harbor-Rockwall Addition being a 6.119-acre parcel of land identified as Lot 9, Block A, Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of Lakefront Trail and the IH-30 frontage road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 6.119-acre tract of land for the purpose of subdividing the property into three (3) lots [*i.e. Lots 10, 11, & 12, Block A, Harbor-Rockwall Addition*], and to establish the necessary easements [*i.e. 24-foot firelane, detention, drainage, and utility easements*] for the construction of 375-unit condominium development and a parking garage with 180 public parking spaces.
- On January 15, 2019, the Planning and Zoning Commission approved a site plan for a 375-unit condominium development [*Case No. SP2018-043*] on the subject property. Prior to this approval, on June 17, 2013, the City Council approved *Ordinance No. 13-16*, which allocated 399 urban residential units (*i.e. condominiums*) to a concept plan that showed two (2) condominium buildings being constructed on the subject property (*i.e. one [1] adjacent to Lakefront Trail consisting of 349-units and one [1] adjacent to the Harbor Fountain consisting of 50-units*). This approval was later amended on December 18, 2017, when the City Council approved *Ordinance No. 17-64*. The new amendment allocated an additional 51-units to the previously entitled 399-units, bringing the total number of entitled units to 450 urban residential units.
- 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 Chapter 38, Subdivisions, of 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Lots 10, 11, & 12, Block A, Harbor-Rockwall Addition*, staff would propose the following conditions of approval:

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

- (2) The development shall conform the recommendations made by the Parks and Recreation Board at the January 3, 2019 meeting. The fees calculated for the development shall be the fees in place at the time of the approval of the final plat.
- (3) 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 March 10, 2020, the Planning and Zoning Commission made a motion to recommend approval of the replat with staff conditions. The motion was approved by a vote of 5-0, with Commissioners Fishman and Logan absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹ **54.47 16**
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision **TRACT 16 ABST. NO 11 & HARBOR ROCKWALL ADD.** Lot **9** Block **A**

General Location **S.E.C. LAKEFRONT TR. AT IH-30**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **PD-32 ORD. NO 17-64**

Current Use **VACANT & PARKING LOT**

Proposed Zoning

Proposed Use **M.F. & PARKING GARAGE**

Acreage **7.358**

Lots [Current] **2**

Lots [Proposed] **3**

- 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 **ROCKWALL RENTAL PROPERTIES LP**

Applicant **PEGASUS ABLON**

Contact Person

Contact Person **JIM ZIEGER**

Address **1600 WEST MORE
DRAWER B**

Address **8222 DOUGLAS AVE.
SUITE 390**

City, State & Zip **TERRELL, TX 75160**

City, State & Zip **DALLAS, TX 75225**

Phone **972-210-0331**

Phone **214-389-6195**

E-Mail **—**

E-Mail **JZiegler@PegasusAblon.com**

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared James Ziegler [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 \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. 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."

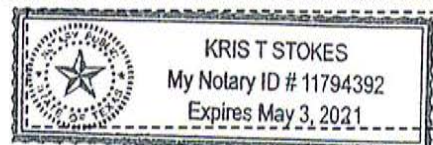
Given under my hand and seal of office on this the 20 day of December, 2019.

Owner's/Applicant's Signature

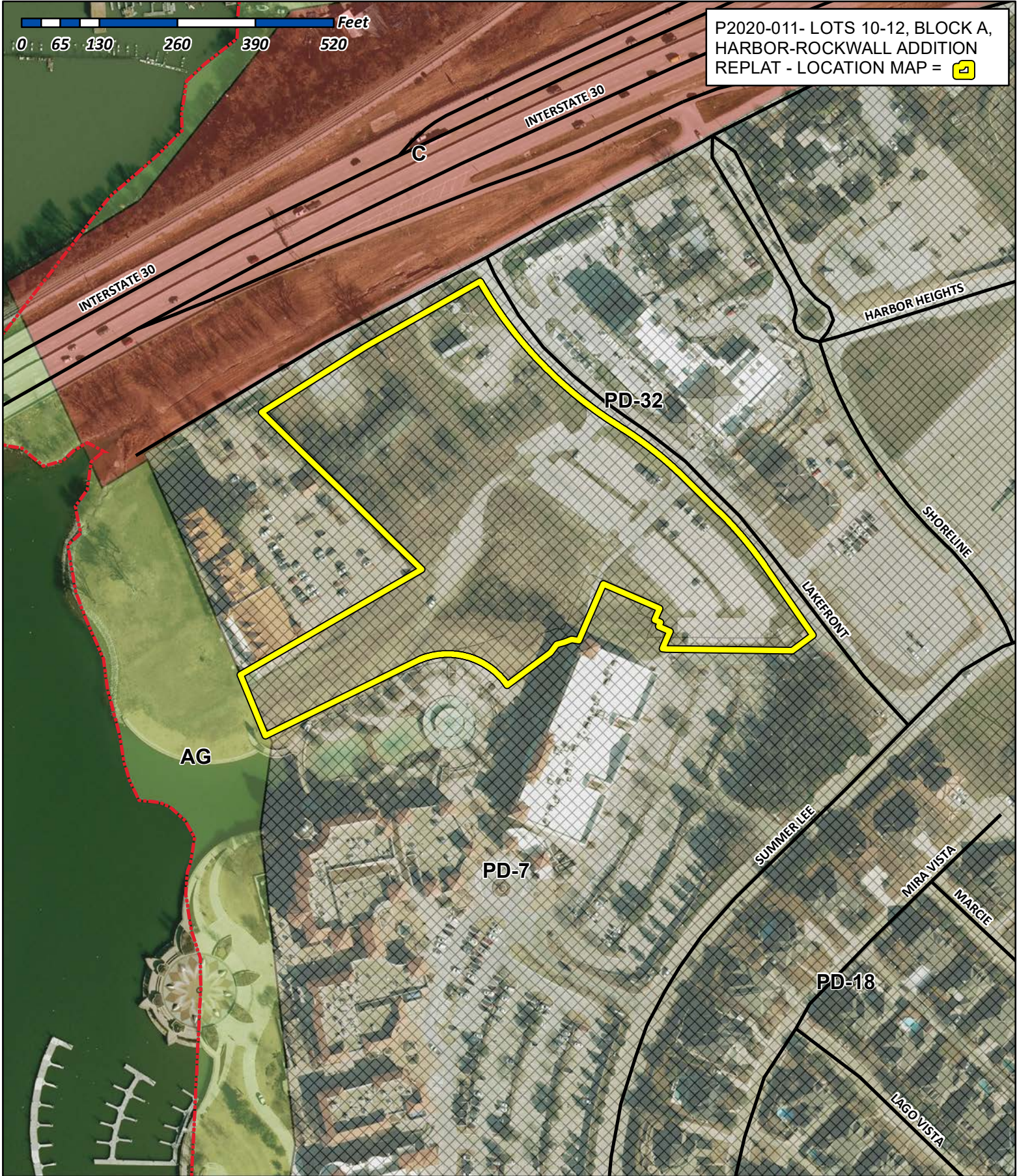
[Handwritten Signature]

Notary Public in and for the State of Texas

[Handwritten Signature]



My Commission Expires May 3, 2021

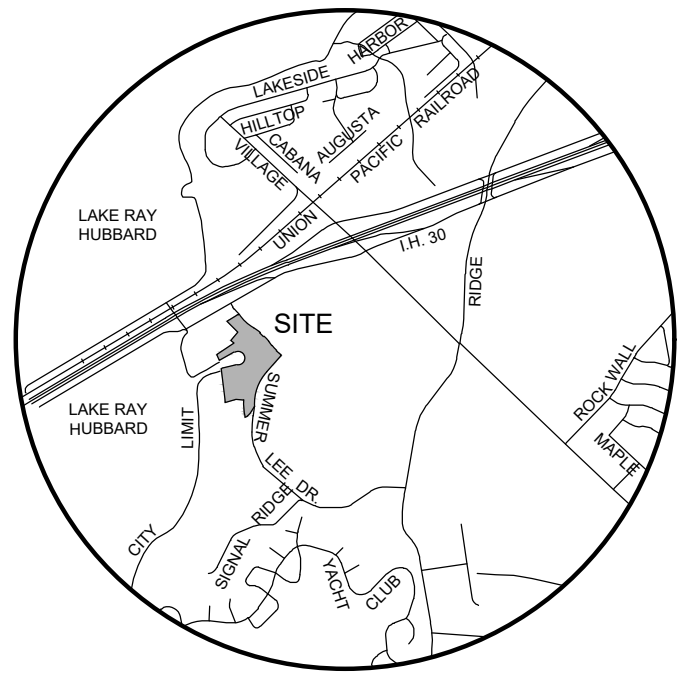


City of Rockwall

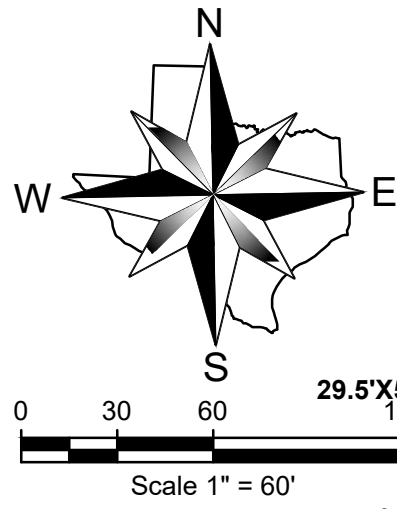
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

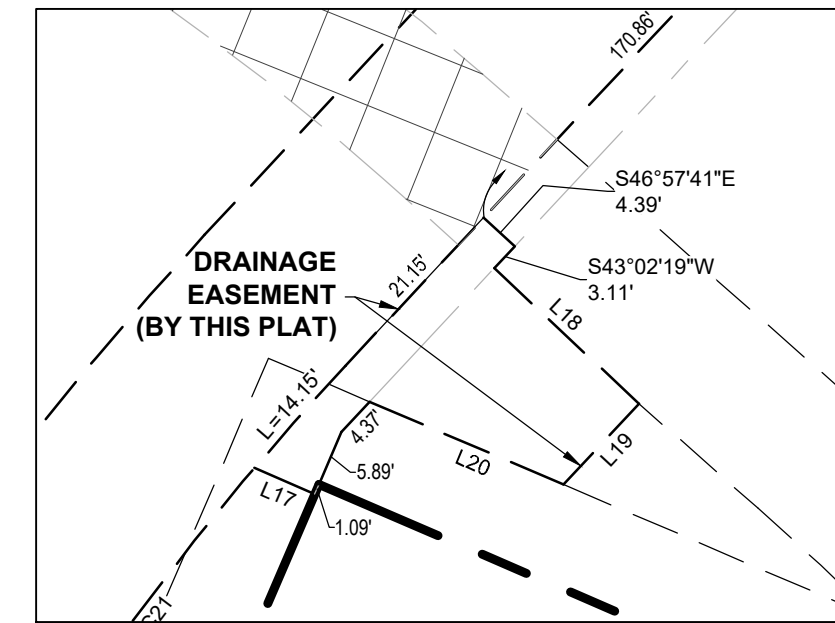




VICINITY MAP
NOT TO SCALE



DETAIL "A"



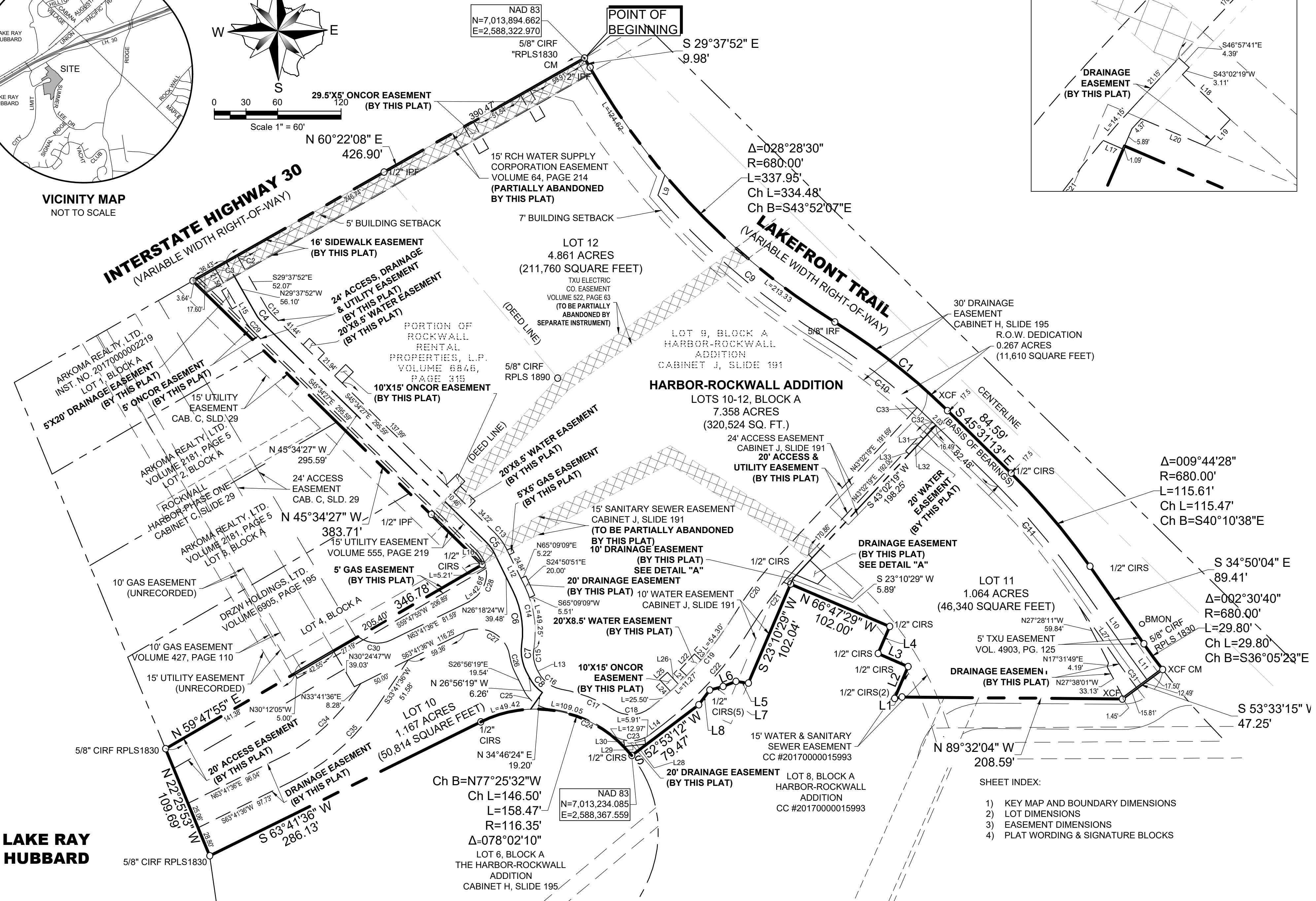
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 Texas Engineers Registration No. 8910200
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M. J. BARKSDALE; ABSTRACT NO. 11
 ROCKWALL, ROCKWALL
 ROCKWALL RENTAL PROPERTIES, L.P.
 1608 WEST MORE, DRAWER B
 ROCKWALL

REPLAT
HARBOR-ROCKWALL ADDITION
 LOTS 10-12, BLOCK A
 7.358 ACRES

Date : 12.03.19
 Scale : 1" = 60'
 File : 59809.0A-FPLT
 Project No. : 59809.0A

SHEET 1 of 2



Notes:
 1) 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.

DEVELOPER:
 PEGASUS ABLON
 JIM ZIEGLER
 8222 DOUGLAS AVENUE,
 SUITE 390
 DALLAS, TX 75225
 ph# 214-389-6195

OWNER:
 ROCKWALL RENTAL
 PROPERTIES, L.P.
 1608 WEST MORE, DRAWER B
 TERREL, TX 75160
 ph# 972-210-0331

SURVEYOR/ENGINEER:
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75230
 ph# 972-490-7090

REPLAT
HARBOR-ROCKWALL ADDITION
 LOTS 10-12, BLOCK A
 BEING A REPLAT OF LOT 9, BLOCK A,
 HARBOR-ROCKWALL ADDITION AND BEING 7.358 ACRES
 OUT OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CASE NO. _____

- SHEET INDEX:
- 1) KEY MAP AND BOUNDARY DIMENSIONS
 - 2) LOT DIMENSIONS
 - 3) EASEMENT DIMENSIONS
 - 4) PLAT WORDING & SIGNATURE BLOCKS

PROPERTY DESCRIPTION
TRACT 1

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a tract of land situated in the M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 9, Block A, Harbor Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 191, (County Clerk's Instrument No. 2017000015993), Official Public Records, Rockwall, County, Texas, and a portion of the same tract of land described in deed to Rockwall Rental Properties, L.P. as follows in Volume 6846, Page 315, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "RPLS 1830" found for the most Northerly corner of said Lot 9, Block A and being the intersection of the Southwesterly right-of-way of Lakefront Trail, a variable width right-of-way, with the Southeasterly right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE departing said Southeasterly right-of-way and along said Southwesterly right-of-way, the following courses and distances:

South 29 deg 37 min 52 sec East, a distance of 9.98 feet to a 1/2-inch iron pipe found for corner and the beginning of a curve to the left having a radius of 680.00 feet, a central angle of 28 deg 28 min 30 sec, a chord bearing of South 43 deg 52 min 07 sec East, and a chord length of 334.48 feet;

Along said curve to the left, an arc distance of 337.95 feet to a 5/8-inch iron rod found for corner and the beginning of a curve to the right having a radius of 620.00 feet, a central angle of 12 deg 35 min 10 sec, a chord bearing of South 51 deg 48 min 46 sec East and a chord length of 135.92 feet;

Along said curve to the right, an arc distance of 136.19 feet to an "X" cut in concrete found for corner;

South 45 deg 31 min 13 sec East, a distance of 84.59 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner and the beginning of a curve to the right having a radius of 680.00 feet, a central angle of 09 deg 44 min 28 sec, a chord bearing of South 40 deg 10 min 38 sec East and a chord length of 115.47 feet;

Along said curve to the right, an arc distance of 115.61 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 34 deg 50 min 04 sec East, a distance of 89.41 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1830" found for corner and the beginning of a curve to the left having a radius of 680.00 feet, a central angle of 02 deg 30 min 40 sec, a chord bearing of South 36 deg 05 min 23 sec East and a chord length of 29.80 feet;

Along said curve to the left, an arc distance of 29.80 feet to an "X" cut in concrete found for corner, said "X" cut being the most Easterly Southeast corner of said Lot 9, Block A;

THENCE departing the Southeasterly right-of-way of said Lakefront Trail and along the Southerly line of said Lot 9, Block A, the following courses and distances:

South 53 deg 33 min 15 sec West, a distance of 47.25 feet to an "X" cut in concrete found for corner;

North 89 deg 32 min 04 sec West, a distance of 208.59 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 79 deg 07 min 41 sec West, a distance of 7.21 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 23 deg 10 min 29 sec East, a distance of 32.93 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 66 deg 36 min 24 sec West, a distance of 31.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 23 deg 10 min 29 sec East, a distance of 27.95 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 66 deg 47 min 29 sec West, a distance of 102.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 23 deg 10 min 29 sec West, a distance of 102.04 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 82 deg 38 min 15 sec West, a distance of 11.76 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 68 deg 52 min 14 sec West, a distance of 13.20 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 75 deg 08 min 27 sec West, a distance of 12.97 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 36 deg 32 min 06 sec West, a distance of 17.64 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 52 deg 53 min 12 sec West, a distance of 79.47 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner and the beginning of a non-tangent curve to the left having a radius of 116.35 feet, a central angle of 78 deg 02 min 10 sec, a chord bearing of North 77 deg 25 min 32 sec West and a chord length of 146.50 feet;

Along said non-tangent curve to the left, an arc distance of 158.47 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 63 deg 41 min 36 sec West, continuing along said south line, a distance of 286.13 feet to a 5/8-inch iron rod with plastic cap stamped ""RPLS 1830" found for the most Westerly Southwest corner of said Lot 9, Block A;

THENCE North 22 deg 25 min 53 sec West, along a west line of said Lot 9, Block A, a distance of 109.69 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1830" found for corner, and being a Northwest corner of said Lot 9, Block A and the southwest corner of a tract of land as described in deed to DRZW Holdings, Ltd., recorded in Volume 6905, Page 195, Official Public Records, Rockwall County, Texas;

THENCE North 59 deg 47 min 55 sec East, along a north line of said Lot 9, Block A and the southeasterly line of said DRZW Holdings tract, a distance of 346.78 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being the Southeast corner of said DRZW Holdings, tract;

THENCE North 45 deg 34 min 27 sec West, along the Westery line of said Rockwall Rental Properties tract, a distance of 383.71 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being situated in the Southeasterly right-of-way of said Interstate Highway 30;

THENCE North 60 deg 22 min 08 sec East, along said Southeasterly right-of-way, a distance of 426.90 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 7.358 acres or 320,524 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 8th day of January, 2018, utilizing a G.P.S. measurement (NAD 83) from the City of Rockwall, Texas - Control Monumentation, established May 6, 1999, Monument Nos. Reset #1 and R014.

DEVELOPER:
PEGASUS ABLON
JIM ZIEGLER
8222 DOUGLAS AVENUE,
SUITE 390
DALLAS, TX 75225
ph# 214-389-6195

OWNER:
ROCKWALL RENTAL
PROPERTIES, L.P.
1608 WEST MORE, DRAWER B
TERREL, TX 75160
ph# 972-210-0331

SURVEYOR/ENGINEER:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
ph# 972-490-7090

OWNERS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, ROCKWALL RENTAL PROPERTIES, L.P., the undersigned ownerS of the land shown on this plat, and designated herein as the **HARBOR-ROCKWALL 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 HARBOR-ROCKWALL 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; or
- 7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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

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

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

Property Owner Signature

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared ROCKWALL RENTAL PROPERTIES, L.P., 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 _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Leonard J. Lueker, 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.

Surveyor Signature

Registered Public Surveyor No

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman

Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 20__.

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 _____, 20__.

Mayor, City of Rockwall

City Secretary

City Engineer

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S79°07'41"W	7.21'
L2	N23°10'29"E	32.93'
L3	N66°36'24"W	31.00'
L4	N23°10'29"E	27.95'
L5	N82°38'15"W	11.76'
L6	S68°52'14"W	13.20'
L7	S75°08'27"W	12.97'
L8	S36°32'06"W	17.64'
L9	S19°31'45"W	20.19'
L10	S34°50'04"E	89.53'
L11	S36°05'23"E	30.10'
L12	S26°18'24"E	39.48'
L13	S26°56'19"E	3.47'
L14	N52°53'12"E	14.60'
L15	S29°37'52"E	50.19'
L16	N59°47'55"E	2.94'
L17	N66°27'49"W	6.83'
L18	S46°57'41"E	20.62'
L19	S43°02'19"W	11.54'
L20	N66°47'29"W	21.92'
L21	N47°16'43"W	8.50'
L22	N42°43'17"E	20.00'
L23	S47°16'43"E	8.50'
L24	N42°34'28"W	15.00'
L25	N47°25'32"E	10.00'
L26	S42°34'28"E	15.00'
L27	S34°50'04"E	63.70'
L28	S06°21'17"E	6.21'
L29	S83°38'43"W	20.00'
L30	N06°21'17"W	6.21'
L31	S45°34'02"E	4.39'
L32	S43°02'19"W	19.89'
L33	N46°57'41"W	4.39'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	12°35'10"	620.00'	136.19'	135.92'	S51°48'46"E
C2	7°43'48"	30.00'	4.05'	4.04'	S25°45'58"E
C3	11°21'44"	30.00'	5.95'	5.94'	N35°18'44"W
C4	15°56'35"	42.00'	11.69'	11.65'	N37°36'10"W
C5	19°16'03"	42.00'	14.12'	14.06'	N35°56'26"W
C6	34°14'54"	87.00'	52.00'	51.23'	N09°10'57"W
C7	34°52'48"	43.00'	26.18'	25.77'	N09°29'55"W
C8	27°44'27"	40.00'	19.37'	19.18'	N40°48'33"W
C9	17°08'12"	697.50'	208.62'	207.84'	S49°32'16"E
C10	12°35'10"	602.50'	132.35'	132.08'	S51°48'46"E
C11	9°43'43"	662.50'	112.49'	112.36'	N40°10'38"W
C12	15°56'35"	30.00'	8.35'	8.32'	S37°36'10"E
C13	19°16'03"	54.00'	18.16'	18.07'	N35°56'26"W
C14	35°45'40"	99.00'	61.79'	60.79'	N08°25'34"W
C15	36°23'35"	31.00'	19.69'	19.36'	S08°44'31"E
C16	52°48'24"	30.00'	27.65'	26.68'	S53°20'31"E
C17	22°18'25"	137.35'	53.47'	53.14'	N68°35'30"W
C18	69°40'31"	30.00'	36.48'	34.28'	N87°43'27"E
C19	21°40'44"	320.00'	121.08'	120.36'	N42°02'50"E
C20	11°49'51"	330.00'	68.14'	68.02'	S37°07'24"W
C21	11°49'51"	310.00'	64.01'	63.90'	S37°07'24"W
C22	21°40'44"	340.00'	128.64'	127.88'	N42°02'50"E
C23	75°00'13"	30.00'	39.27'	36.53'	S89°36'41"E
C24	31°24'19"	117.35'	64.32'	63.52'	N67°48'44"W
C25	56°34'35"	30.00'	29.62'	28.43'	S55°13'36"E
C26	18°12'18"	55.00'	17.48'	17.40'	S17°50'10"E
C27	107°34'24"	30.00'	56.33'	48.41'	N62°31'12"W
C28	109°16'03"	30.00'	57.21'	48.93'	N09°03'34"E
C29	15°56'35"	54.00'	15.03'	14.98'	S37°36'10"E
C30	63°51'08"	30.00'	33.43'	31.73'	S84°22'50"E
C31	2°28'21"	710.00'	30.64'	30.64'	S36°04'15"E
C32	31°19'30"	2.00'	1.09'	1.08'	S58°42'04"W
C33	2°46'54"	30.00'	1.46'	1.46'	N41°38'52"E
C34	30°00'00"	187.50'	98.17'	97.06'	N48°41'36"E
C35	30°00'00"	212.50'	111.26'	110.00'	N48°41'36"E

REPLAT
HARBOR-ROCKWALL ADDITION
LOTS 10-12, BLOCK A
BEING 7.358 ACRES OUT OF THE
M. J. BARKSDALE SURVEY, ABSTRACT NO. 11
ROCKWALL, ROCKWALL
CASE NO. _____

REPLAT
HARBOR-ROCKWALL ADDITION
LOTS 10-12, BLOCK A
7.358 ACRES

Date : 12.03.19

Scale : N/A

File : 59809.0A-FPLT

Project No. : 59809.0A

SHEET
2 of **2**

M. J. BARKSDALE; ABSTRACT NO. 11
ROCKWALL, ROCKWALL

ROCKWALL RENTAL PROPERTIES, L.P.
1608 WEST MORE, DRAWER B
TERREL, TX 75160

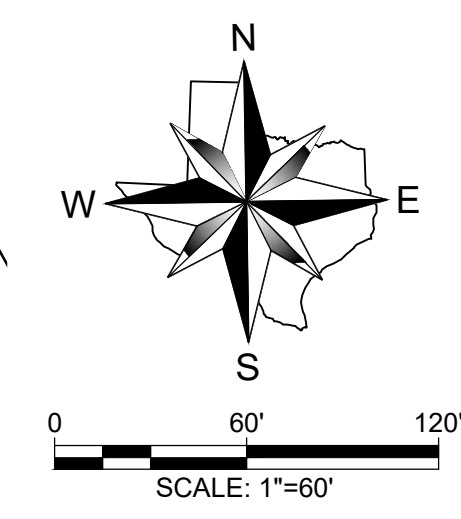
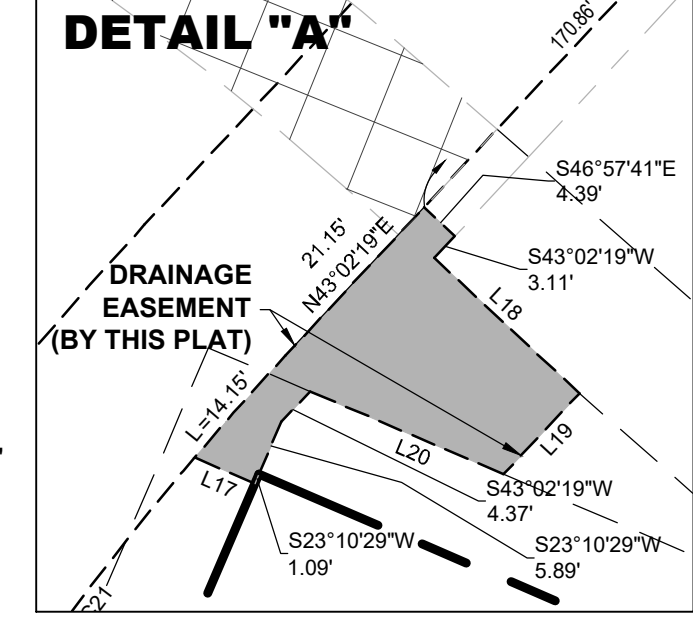
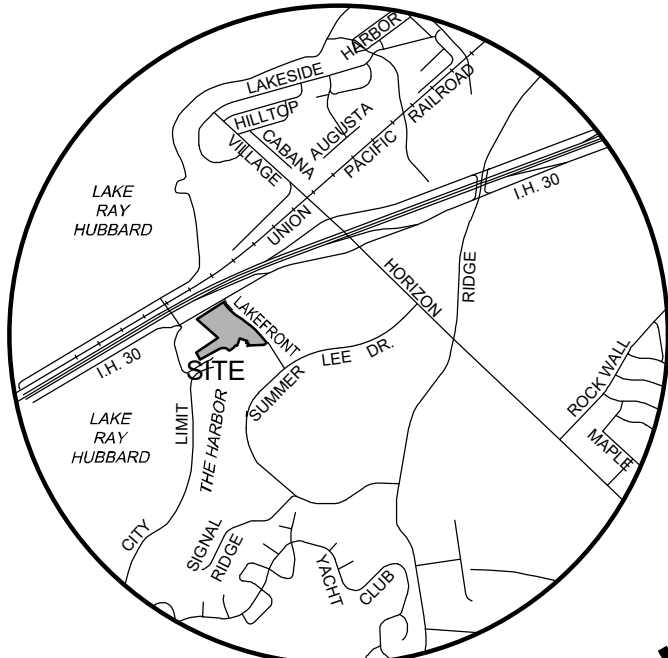
Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 89 (10/20)
Copyright © 2020, Winkelmann & Associates, Inc.

Revision 1 Comments:P2020-011; Replat for Lots 10, 11, & 12, Block A, Harbor-Rockwall Addition

Please address the following comments (*M= Mandatory Comments; I = Informational Comments*)

- I.1 This is a request for the approval of a replat for Lots 10, 11, & 12, Block A, Harbor-Rockwall Addition being a 6.119-acre parcel of land identified as Lot 9, Block A, Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of Lakefront Trail and the IH-30 frontage road.
- I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.
- M. 3 Provide instrument number on plat when separate instrument for TXU Electric Easement has been filed.
- M. 4 Provide label and delineate the 50-ft Pedestrian Easement leading to fountain. [*Chapter 38, Subdivision Regulations, Municipal Code of Ordinances*]
- I.5 Please provide a PDF version via email for a subsequent/final review by staff.
- I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.
- M.7 Please note that all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.



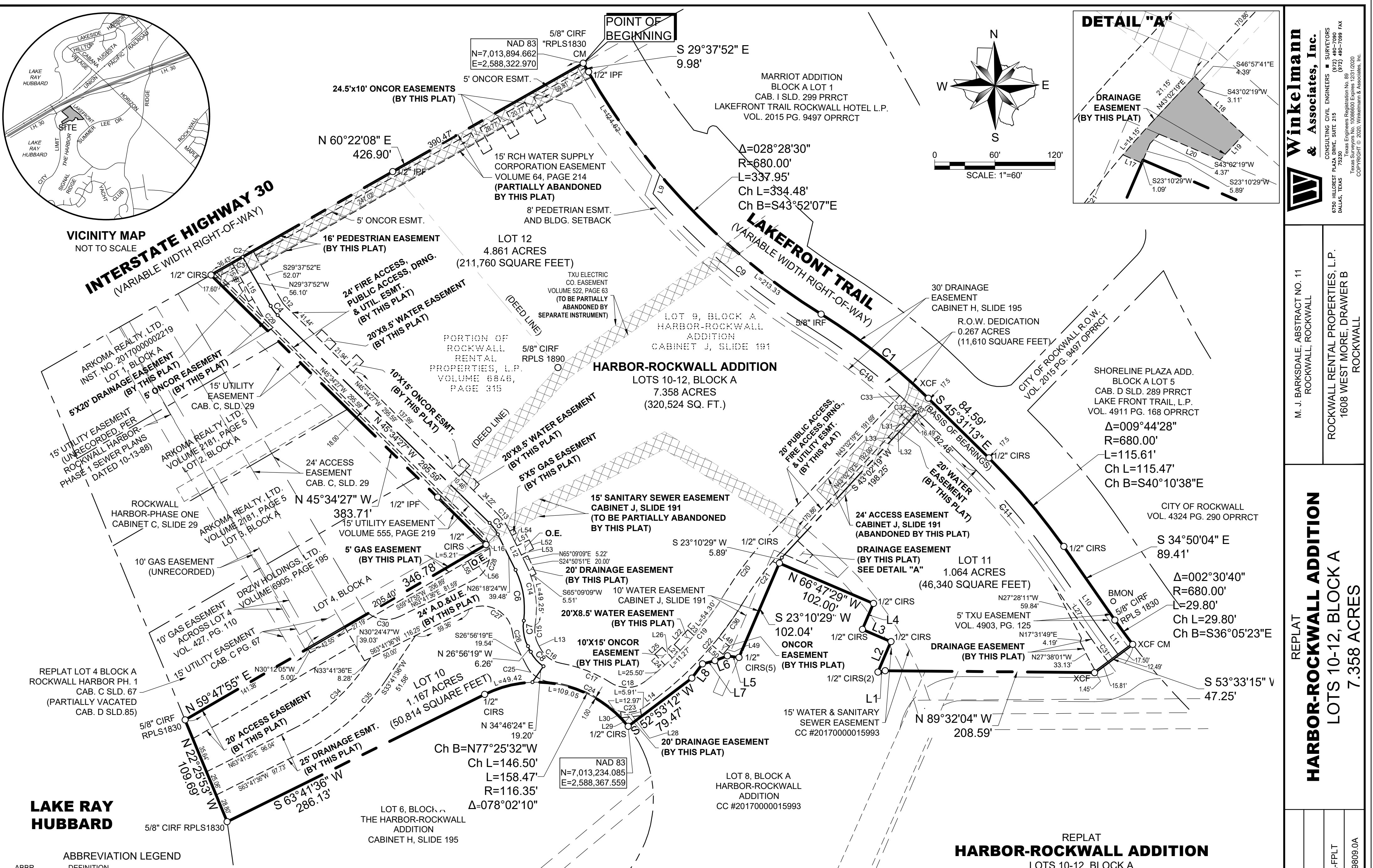
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75226
 (972) 490-7990
 (972) 490-7999 FAX
 Texas Survey Registration No. 016872
 Texas Engineer Registration No. 0212020
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M. J. BARKSDALE, ABSTRACT NO. 11
 ROCKWALL, ROCKWALL
 ROCKWALL RENTAL PROPERTIES, L.P.
 1608 WEST MORE, DRAWER B
 ROCKWALL

REPLAT
HARBOR-ROCKWALL ADDITION
 LOTS 10-12, BLOCK A
 7.358 ACRES

Date : 3.12.20
 Scale : 1" = 60'
 File : 59809.0A-FPLT
 Project No. : 59809.0A

SHEET
1
2



ABBREVIATION LEGEND

ABBR.	DEFINITION
A.D.&U.E.	ACCESS, DRAINAGE & UTILITY EASEMENT
BMON	BENCHMARK
CAB.	CABINET
CIRS	IRON ROD SET w/RED CAP STAMPED "WAI"
CIRF	IRON ROD FOUND w/CAP
CM	CONTROLLING MONUMENT
DRNG.	DRAINAGE EASEMENT
ESMT.	EASEMENT
IPF	IRON PIN FOUND
IRF	IRON ROD FOUND
O.E.	ONCOR EASEMENT
P.O.R.	POINT OF REFERENCE
S.F.	SQUARE FEET
SLD.	SLIDE
U.E.	UTILITY EASEMENT
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND

Notes:
 1) 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.

REPLAT
HARBOR-ROCKWALL ADDITION
 LOTS 10-12, BLOCK A
 BEING A REPLAT OF LOT 9, BLOCK A,
 HARBOR-ROCKWALL ADDITION AND BEING 7.358 ACRES
 OUT OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CASE NO. P 2020-011

DEVELOPER: PEGASUS ABLON JIM ZIEGLER 8222 DOUGLAS AVENUE, SUITE 390 DALLAS, TX 75225 ph# 214-389-6195	OWNER: ROCKWALL RENTAL PROPERTIES, L.P. 1608 WEST MORE, DRAWER B TERREL, TX 75160 ph# 972-210-0331	SURVEYOR/ENGINEER: Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive Suite 215 Dallas, Texas 75230 ph# 972-490-7090
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**PROPERTY DESCRIPTION
TRACT 1**

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a tract of land situated in the M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 9, Block A, Harbor Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 191, (County Clerk's Instrument No. 2017000015993), Official Public Records, Rockwall, County, Texas, and a portion of the same tract of land described in deed to Rockwall Rental Properties, L.P. as follows in Volume 6846, Page 315, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "RPLS 1830" found for the most Northerly corner of said Lot 9, Block A and being the intersection of the Southwesterly right-of-way of Lakefront Trail, a variable width right-of-way, with the Southeasterly right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE departing said Southeasterly right-of-way and along said Southwesterly right-of-way, the following courses and distances:

South 29 deg 37 min 52 sec East, a distance of 9.98 feet to a 1/2-inch iron pipe found for corner and the beginning of a curve to the left having a radius of 620.00 feet, a central angle of 28 deg 28 min 30 sec, a chord bearing of South 43 deg 52 min 07 sec East, and a chord length of 334.48 feet;

Along said curve to the left, an arc distance of 337.95 feet to a 5/8-inch iron rod found for corner and the beginning of a curve to the right having a radius of 620.00 feet, a central angle of 12 deg 35 min 10 sec, a chord bearing of South 51 deg 48 min 46 sec East and a chord length of 135.92 feet;

Along said curve to the right, an arc distance of 136.19 feet to an "X" cut in concrete found for corner;

South 45 deg 31 min 13 sec East, a distance of 84.59 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner and the beginning of a curve to the right having a radius of 680.00 feet, a central angle of 09 deg 44 min 28 sec, a chord bearing of South 40 deg 10 min 38 sec East and a chord length of 115.47 feet;

Along said curve to the right, an arc distance of 115.61 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 34 deg 50 min 04 sec East, a distance of 89.41 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1830" found for corner and the beginning of a curve to the left having a radius of 680.00 feet, a central angle of 02 deg 30 min 40 sec, a chord bearing of South 36 deg 05 min 23 sec East and a chord length of 29.80 feet;

Along said curve to the left, an arc distance of 29.80 feet to an "X" cut in concrete found for corner, said "X" cut being the most Easterly Southeast corner of said Lot 9, Block A;

THENCE departing the Southeasterly right-of-way of said Lakefront Trail and along the Southerly line of said Lot 9, Block A, the following courses and distances:

South 53 deg 33 min 15 sec West, a distance of 47.25 feet to an "X" cut in concrete found for corner;

North 89 deg 32 min 04 sec West, a distance of 208.59 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 79 deg 07 min 41 sec West, a distance of 7.21 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 23 deg 10 min 29 sec East, a distance of 32.93 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 66 deg 36 min 24 sec West, a distance of 31.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 23 deg 10 min 29 sec East, a distance of 27.95 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 66 deg 47 min 29 sec West, a distance of 102.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

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North 82 deg 38 min 15 sec West, a distance of 11.76 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

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Along said non-tangent curve to the left, an arc distance of 158.47 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 63 deg 41 min 36 sec West, continuing along said south line, a distance of 286.13 feet to a 5/8-inch iron rod with plastic cap stamped ""RPLS 1830" found for the most Westerly Southwest corner of said Lot 9, Block A;

THENCE North 22 deg 25 min 53 sec West, along a west line of said Lot 9, Block A, a distance of 109.69 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1830" found for corner, and being a Northwest corner of said Lot 9, Block A and the southwest corner of a tract of land as described in deed to DRZW Holdings, Ltd., recorded in Volume 6905, Page 195, Official Public Records, Rockwall County, Texas;

THENCE North 59 deg 47 min 55 sec East, along a north line of said Lot 9, Block A and the southeasterly line of said DRZW Holdings tract, a distance of 346.78 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being the Southeast corner of said DRZW Holdings, tract;

THENCE North 45 deg 34 min 27 sec West, along the Westery line of said Rockwall Rental Properties tract, a distance of 383.71 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being situated in the Southeasterly right-of-way of said Interstate Highway 30;

THENCE North 60 deg 22 min 08 sec East, along said Southeasterly right-of-way, a distance of 426.90 feet to the POINT OF BEGINNING.

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OWNERS CERTIFICATE

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COUNTY OF ROCKWALL**

WE, ROCKWALL RENTAL PROPERTIES, L.P., the undersigned ownerS of the land shown on this plat, and designated herein as the **HARBOR-ROCKWALL 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 HARBOR-ROCKWALL 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;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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

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

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

Property Owner Signature

**STATE OF TEXAS
COUNTY OF _____**

Before me, the undersigned authority, on this day personally appeared ROCKWALL RENTAL PROPERTIES, L.P., 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 _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Leonard J. Lueker, 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.

Surveyor Signature

Registered Public Surveyor No

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman

Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 20__.

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 _____, 20__.

Mayor, City of Rockwall

City Secretary

City Engineer

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S79°07'41"W	7.21'
L2	N23°10'29"E	32.93'
L3	N66°36'24"W	31.00'
L4	N23°10'29"E	27.95'
L5	N82°38'15"W	11.76'
L6	S68°52'14"W	13.20'
L7	S75°08'27"W	12.97'
L8	S36°32'06"W	17.64'
L9	S19°31'45"W	20.19'
L10	S34°50'04"E	89.53'
L11	S36°05'23"E	30.10'
L12	S26°18'24"E	39.48'
L13	S26°56'19"E	3.47'
L14	N52°53'12"E	14.60'
L15	S29°37'52"E	50.19'
L16	N59°47'55"E	2.94'
L17	N66°27'49"W	6.83'
L18	S46°57'41"E	20.62'
L19	S43°02'19"W	11.54'
L20	N66°47'29"W	21.92'
L21	N47°16'43"W	8.50'
L22	N42°43'17"E	20.00'
L23	S47°16'43"E	8.50'
L24	N42°34'28"W	15.00'
L25	N47°25'32"E	10.00'
L26	S42°34'28"E	15.00'
L27	S34°50'04"E	63.70'
L28	S06°21'17"E	6.21'
L29	S83°38'43"W	20.00'
L30	N06°21'17"W	6.21'
L31	S45°34'02"E	4.39'
L32	S43°02'19"W	19.89'
L33	N46°57'41"W	4.39'
L48	S50°40'28"E	14.04'
L49	S39°19'32"W	10.00'
L50	N50°40'28"W	14.04'
L51	N63°41'35"E	13.50'
L52	S26°18'25"E	10.00'
L53	S63°41'35"W	13.50'
L54	S26°18'24"E	11.58'
L55	N30°12'05"W	10.00'
L56	S59°47'55"W	18.85'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	12°35'10"	620.00'	136.19'	135.92'	S51°48'46"E
C2	7°43'48"	30.00'	4.05'	4.04'	S25°45'58"E
C3	11°21'44"	30.00'	5.95'	5.94'	N35°18'44"W
C4	15°56'35"	42.00'	11.69'	11.65'	N37°36'10"W
C5	19°16'03"	42.00'	14.12'	14.06'	N35°56'26"W
C6	34°14'54"	87.00'	52.00'	51.23'	N09°10'57"W
C7	34°52'48"	43.00'	26.18'	25.77'	N09°29'55"W
C8	27°44'27"	40.00'	19.37'	19.18'	N40°48'33"W
C9	17°08'12"	697.50'	208.62'	207.84'	S49°32'16"E
C10	12°35'10"	602.50'	132.35'	132.08'	S51°48'46"E
C11	9°43'43"	662.50'	112.49'	112.36'	N40°10'38"W
C12	15°56'35"	30.00'	8.35'	8.32'	S37°36'10"E
C13	19°16'03"	54.00'	18.16'	18.07'	N35°56'26"W
C14	35°45'40"	99.00'	61.79'	60.79'	N08°25'34"W
C15	36°23'35"	31.00'	19.69'	19.36'	S08°44'31"E
C16	52°48'24"	30.00'	27.65'	26.68'	S53°20'31"E
C17	22°18'25"	137.35'	53.47'	53.14'	N68°35'30"W
C18	69°40'31"	30.00'	36.48'	34.28'	N87°43'27"E
C19	21°40'44"	320.00'	121.08'	120.36'	N42°02'50"E
C20	11°49'51"	330.00'	68.14'	68.02'	S37°07'24"W
C21	11°49'51"	310.00'	64.01'	63.90'	S37°07'24"W
C22	21°40'44"	340.00'	128.64'	127.88'	N42°02'50"E
C23	75°00'13"	30.00'	39.27'	36.53'	S89°36'41"E
C24	31°24'19"	117.35'	64.32'	63.52'	N67°48'44"W
C25	56°34'35"	30.00'	29.62'	28.43'	S55°13'36"E
C26	18°12'18"	55.00'	17.48'	17.40'	S17°50'10"E
C27	107°34'24"	30.00'	56.33'	48.41'	N62°31'12"W
C28	109°16'03"	30.00'	57.21'	48.93'	N09°03'34"E
C29	15°56'35"	54.00'	15.03'	14.98'	S37°36'10"E
C30	63°51'08"	30.00'	33.43'	31.73'	S84°22'50"E
C31	2°28'21"	710.00'	30.64'	30.64'	S36°04'15"E
C32	31°19'30"	2.00'	1.09'	1.08'	S58°42'04"W
C33	2°46'54"	30.00'	1.46'	1.46'	N41°38'52"E
C34	30°00'00"	187.50'	98.17'	97.06'	N48°41'36"E
C35	30°00'00"	212.50'	111.26'	110.00'	N48°41'36"E
C36	7°16'31"	340.00'	43.17'	43.14'	N34°50'44"E

**REPLAT
HARBOR-ROCKWALL ADDITION**
LOTS 10-12, BLOCK A
BEING 7.358 ACRES OUT OF THE
M. J. BARKSDALE SURVEY, ABSTRACT NO. 11
ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P 2020-011

DEVELOPER:
PEGASUS ABLON
JIM ZIEGLER
8222 DOUGLAS AVENUE,
SUITE 390
DALLAS, TX 75225
ph# 214-389-6195

OWNER:
ROCKWALL RENTAL
PROPERTIES, L.P.
1608 WEST MORE, DRAWER B
TERREL, TX 75160
ph# 972-210-0331

SURVEYOR/ENGINEER:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
ph# 972-490-7090



M. J. BARKSDALE; ABSTRACT NO. 11
ROCKWALL, ROCKWALL

ROCKWALL RENTAL PROPERTIES, L.P.
1608 WEST MORE, DRAWER B
TERREL, TX 75160

**REPLAT
HARBOR-ROCKWALL ADDITION
LOTS 10-12, BLOCK A
7.358 ACRES**

Date : 3.12.20
Scale : N/A
File : 59809.0A-FPLT
Project No. : 59809.0A

**SHEET
2 of 2**



March 18, 2020

TO: Jim Ziegler
Pegasus Ablon
8222 Douglas Avenue, Suite 390
Dallas, TX 75225

CC: Rockwall Rental Properties, L.P.
1600 West More, Drawer B
Terrell, TX 75160

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2020-011; *Replat for Lots 10, 11, & 12, Block A, Harbor-Rockwall Addition*

Jim Ziegler:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on March 16, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning Staff Comments:

- a) Provide instrument number on plat when separate instrument for TXU Electric Easement has been filed. [*Chapter 38, Subdivision Regulations, Municipal Code of Ordinances*].
 - b) Provide label and delineate the 50-ft Pedestrian Easement leading to fountain. [*Chapter 38, Subdivision Regulations, Municipal Code of Ordinances*]
- (2) The development shall conform the recommendations made by the Parks and Recreation Board at the January 3, 2019 meeting. The fees calculated for the development shall be the fees in place at the time of the approval of the final plat; and,
- (3) 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 March 10, 2020, the Planning and Zoning Commission made a motion to recommend approval of the replat with staff conditions. The motion was approved by a vote of 5-0, with Commissioners Fishman and Logan absent.

City Council

On March 16, 2020, the City Council made a motion to approve the replat with staff conditions. The motion was approved by a vote of 7-0.

Plat Filing Instructions

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- at a minimum -- the following:

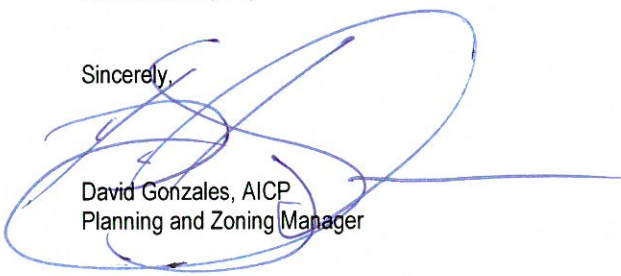
- (1) Two (2) sets of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.

(3) A check for \$130.00 for the filing fees made out to the *Rockwall County Clerk's Office*.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a letter from the *Rockwall County Clerk's Office* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,



David Gonzales, AICP
Planning and Zoning Manager