



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-015 P&Z DATE 04/14/20 CC DATE 05/04/20 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 type="checkbox"/> FINAL PLAT
<input checked="" type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

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



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-015

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 [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

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- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

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

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 3150 Horizon Road, Rockwall, TX 75032

Subdivision Presbyterian Hospital of Rockwall Addition

Lot 24

Block A

General Location Horizon Road @ Tubbs Road

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

Current Zoning PD-9

Current Use Hospital

Proposed Zoning PD-9

Proposed Use Hospital

Acreage 23.0927 acres

Lots [Current] 5

Lots [Proposed] 1

[X] **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Rockwall Regional Hospital, LLC

Applicant Raymond L. Goodson Jr., Inc.

Contact Person Jason Linscott

Contact Person Brian R. Wade

Address 3150 Horizon Road

Address 12001 N. Central Expy.

Suite 300

City, State & Zip Rockwall, TX 75032

City, State & Zip Dallas, TX 75243

Phone 469-698-1354

Phone (214) 739-8100

E-Mail Jason.linscott@phrtexas.com

E-Mail bwade@rlginc.com

## NOTARY VERIFICATION [REQUIRED]

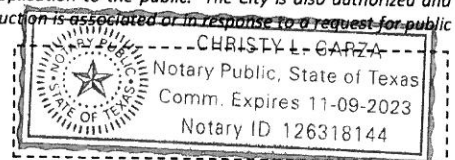
Before me, the undersigned authority, on this day personally appeared Jason Linscott [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 750.00 ~~762.84~~ to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of December, 20 19. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13th day of December, 20 19.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 11/9/2023



# 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. See *Folding Requirements* in this development packet.

**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.
- VARIANCE REQUEST LETTER.** The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- 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. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.**



# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

- Minor/Amending Plat
- Final Plat
- Master Plat
- Replat
- Preliminary Plat
- Vacation Plat

**Case Number**

**Reviewed By:**

**Review Date:**

**NOTES:** The requirements listed below are based on the case type, which is indicated in the '[ ]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.

City Limits [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.

Dedication Language <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.
Compliance with Preliminary Plat <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



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

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

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

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

From: Planning & Zoning Department

Date: 3/20/2020

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: P2020-015**  
**Project Name: Lot 24, Block A, Presbyterian Hospital**  
**Project Type: PLAT**  
**Applicant Name: BRIAN R WADE**  
**Owner Name: ROCKWALL REGIONAL HOSPITAL LLP**  
**Project Description:**



# RECEIPT

Project Number: P2020-015  
Job Address: 3150 HORIZON  
ROCKWALL, TX 75032

Receipt Number: B89077

Printed: 4/29/2020 3:07 pm

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$780.00

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**Total Fees Paid:**

**\$780.00**

Date Paid: 4/29/2020 12:00:00AM

Paid By: BRIAN R WADE

Pay Method: CHECK 5097

Received By: AG





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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Current Use Hospital

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Proposed Use Hospital

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Applicant Raymond L. Goodson Jr., Inc.

Contact Person Jason Linscott

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Address 3150 Horizon Road

Address 12001 N. Central Expy.

Suite 300

City, State & Zip Rockwall, TX 75032

City, State & Zip Dallas, TX 75243

Phone 469-698-1354

Phone (214) 739-8100

E-Mail Jason.linscott@phrtexas.com

E-Mail bwade@rlginc.com

## NOTARY VERIFICATION [REQUIRED]

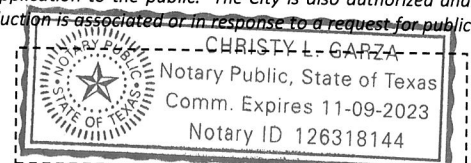
Before me, the undersigned authority, on this day personally appeared Jason Linscott [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ ~~764.84~~ <sup>780.00</sup>, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of December, 20 19. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

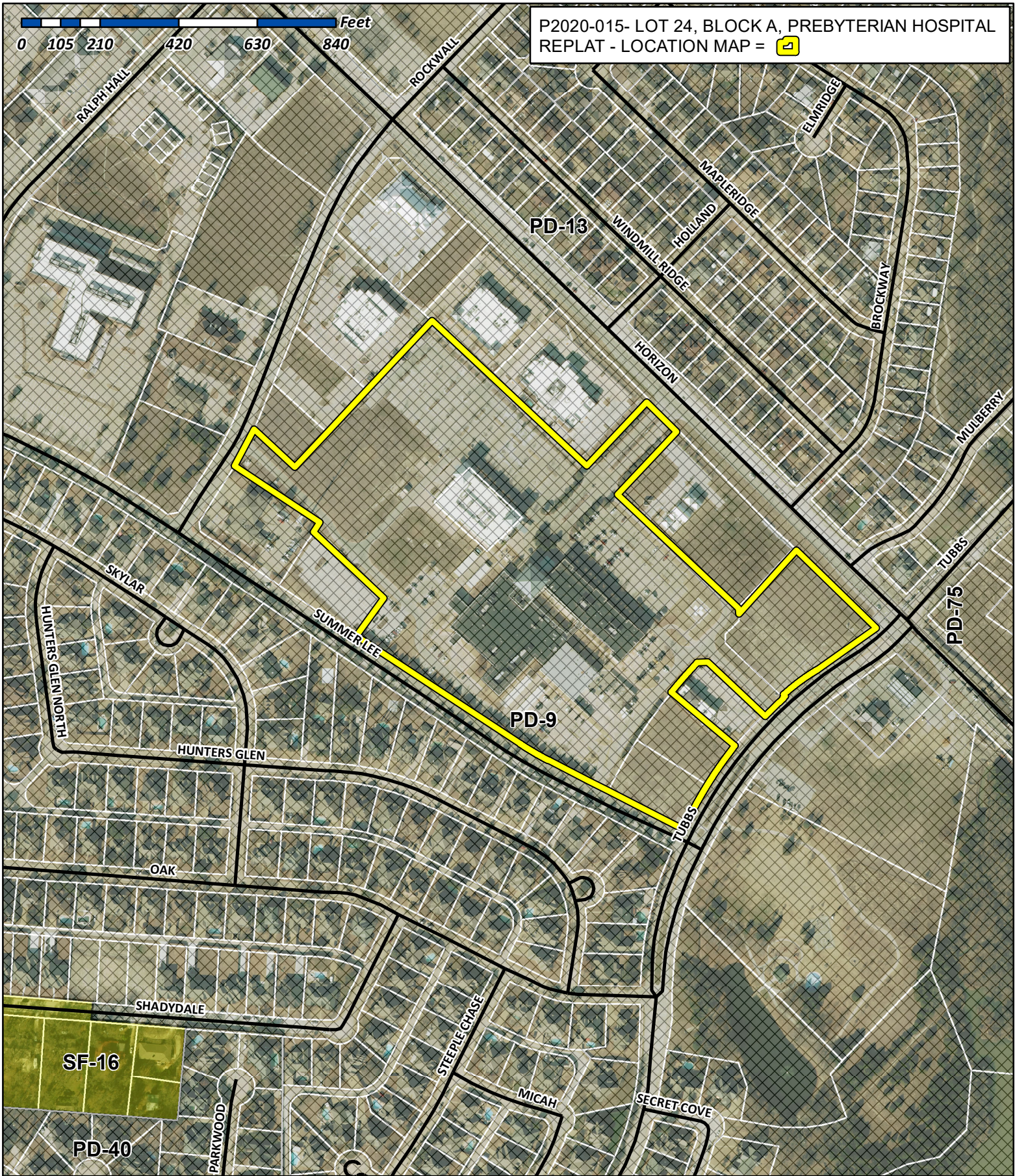
Given under my hand and seal of office on this the 13th day of December, 20 19.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 11/9/2023



P2020-015- LOT 24, BLOCK A, PREBYTERIAN HOSPITAL REPLAT - LOCATION MAP = [location pin icon]

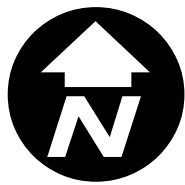
0 105 210 420 630 840 Feet

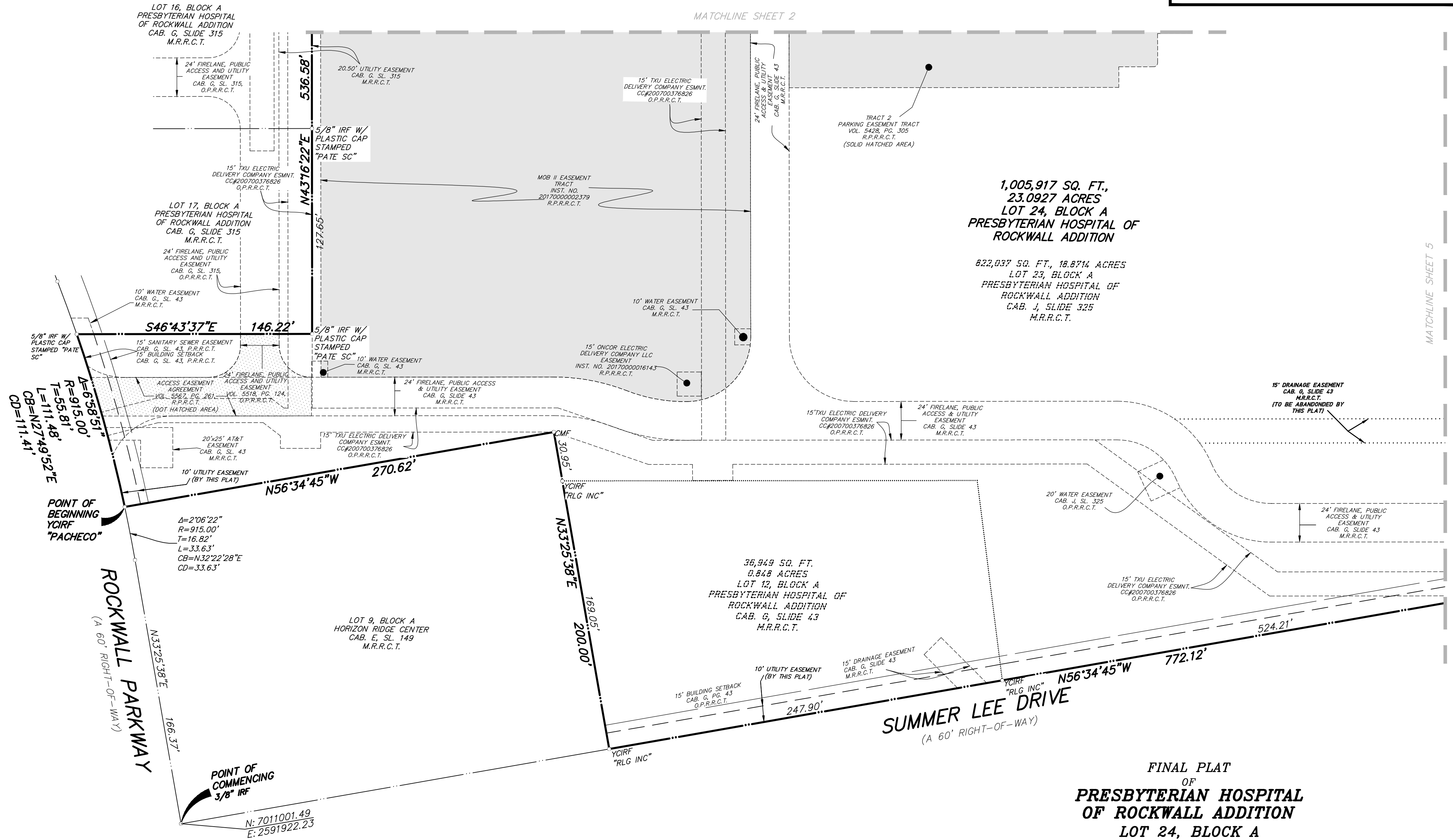


# City of Rockwall

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.





1,005,917 SQ. FT.,  
23.0927 ACRES  
LOT 24, BLOCK A  
PRESBYTERIAN HOSPITAL OF  
ROCKWALL ADDITION

822,037 SQ. FT., 18.8714 ACRES  
LOT 23, BLOCK A  
PRESBYTERIAN HOSPITAL OF  
ROCKWALL ADDITION  
CAB. J, SLIDE 325  
M.R.R.C.T.

36,949 SQ. FT.  
0.848 ACRES  
LOT 12, BLOCK A  
PRESBYTERIAN HOSPITAL OF  
ROCKWALL ADDITION  
CAB. G, SLIDE 43  
M.R.R.C.T.

LOT 9, BLOCK A  
HORIZON RIDGE CENTER  
CAB. E, SL. 149  
M.R.R.C.T.

FINAL PLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOT 24, BLOCK A  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOTS 6, 8, 9, 12 & 23, BLOCK A  
TOTAL 23.0927 ACRES

EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SCALE: 1" = 40'

DATE: 03-19-2020

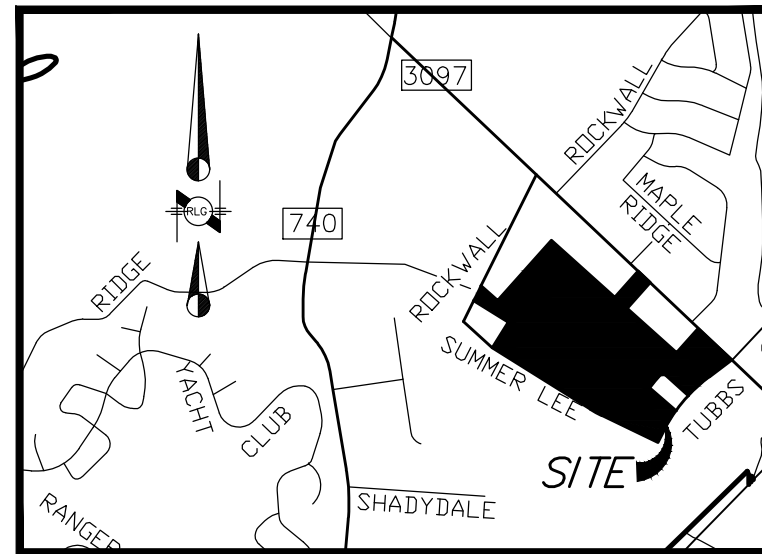
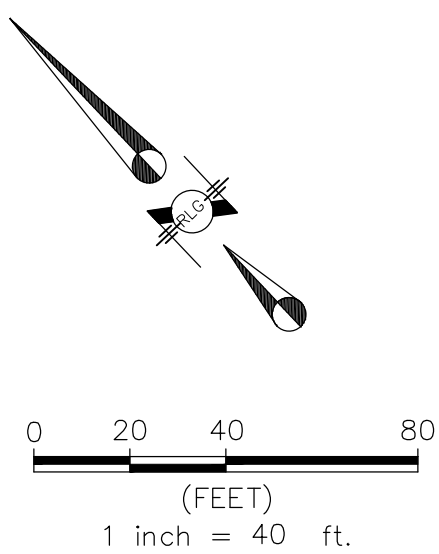
SURVEYOR:  
**RAYMOND L. GOODSON JR., INC.**  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rig@rlginc.com  
TX PE REG #P-498  
TBPLS REC #100341-00

OWNER:  
**TEXAS HEALTH RESOURCES**  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

SHEET 1 OF 7

**LEGEND**

- ..... PROPERTY LINE
- ..... EASEMENT LINE
- YCIRF 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
- IRF IRON ROD FOUND
- CMS / CMF CHISELED "X" SET / FOUND
- (CM) CONTROLLING MONUMENT
- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TX
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TX
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- SL. SLIDE



VICINITY MAP  
NOT TO SCALE

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **PRESBYTERIAN HOSPITAL OF 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. I (we) further certify that all other parties who have a mortgage or lien interest in the **PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

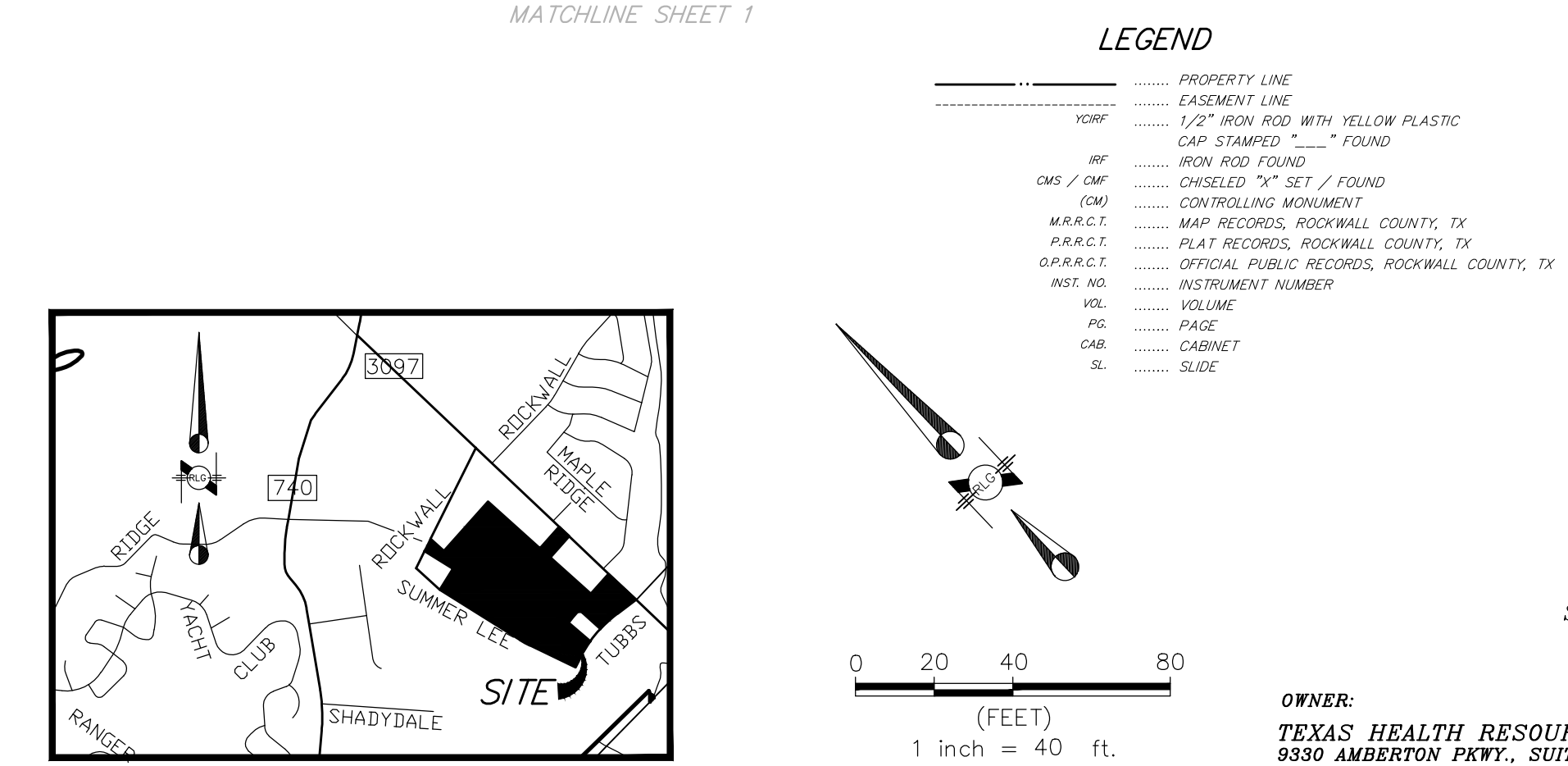
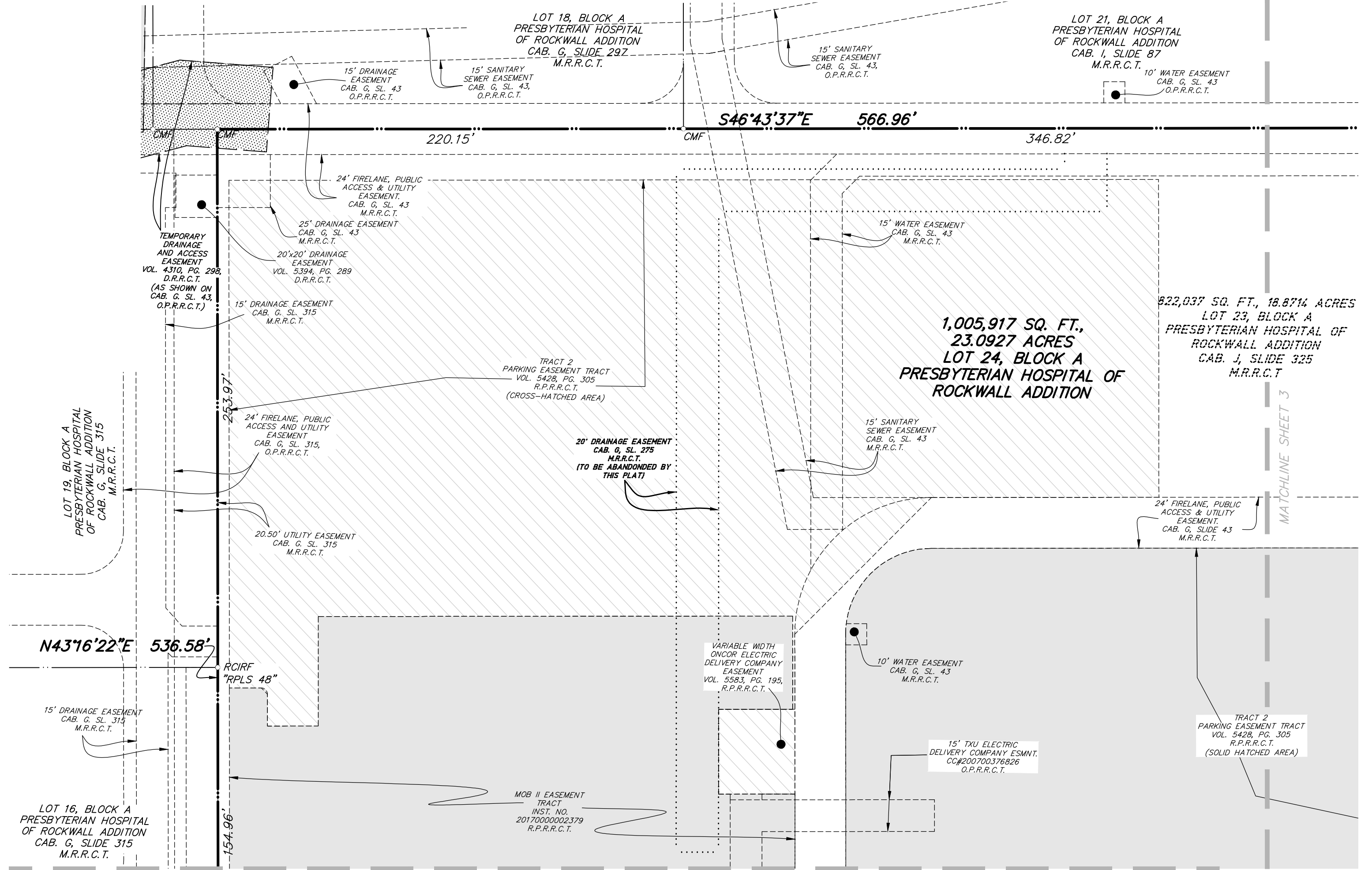
- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere 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.

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

Property Owner Signature \_\_\_\_\_



**LEGEND**

---	PROPERTY LINE
----	EASEMENT LINE
YORF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "Y" FOUND
IRF	IRON ROD FOUND
CMS / CMF	CHISELED "X" SET / FOUND
(CM)	CONTROLLING MONUMENT
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TX
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TX
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE

**FINAL PLAT**  
OF  
**PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION**  
**LOT 24, BLOCK A**  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION**  
**LOTS 6, 8, 9, 12 & 23, BLOCK A**  
**TOTAL 23.0927 ACRES**  
EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SCALE: 1" = 40'  
DATE: 03-19-2020

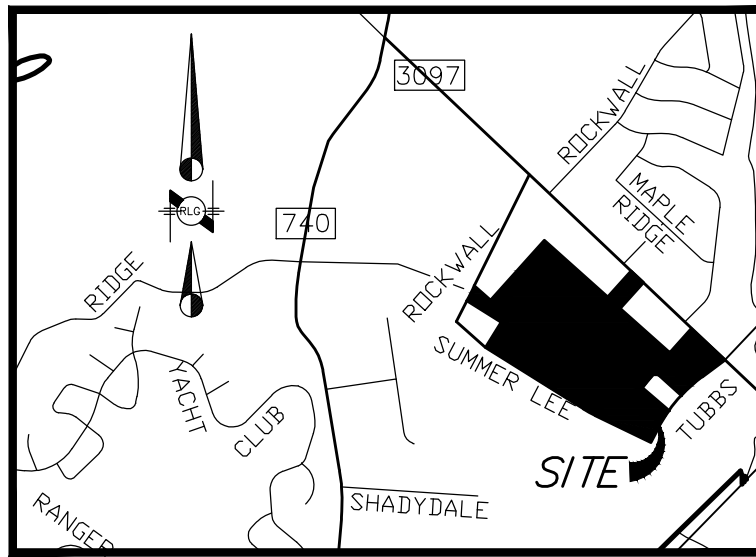
**OWNER:**  
TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

**SURVEYOR:**  
RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rlg@rlginc.com  
TX PE REC #P-498  
TBPLS REC #100341-00

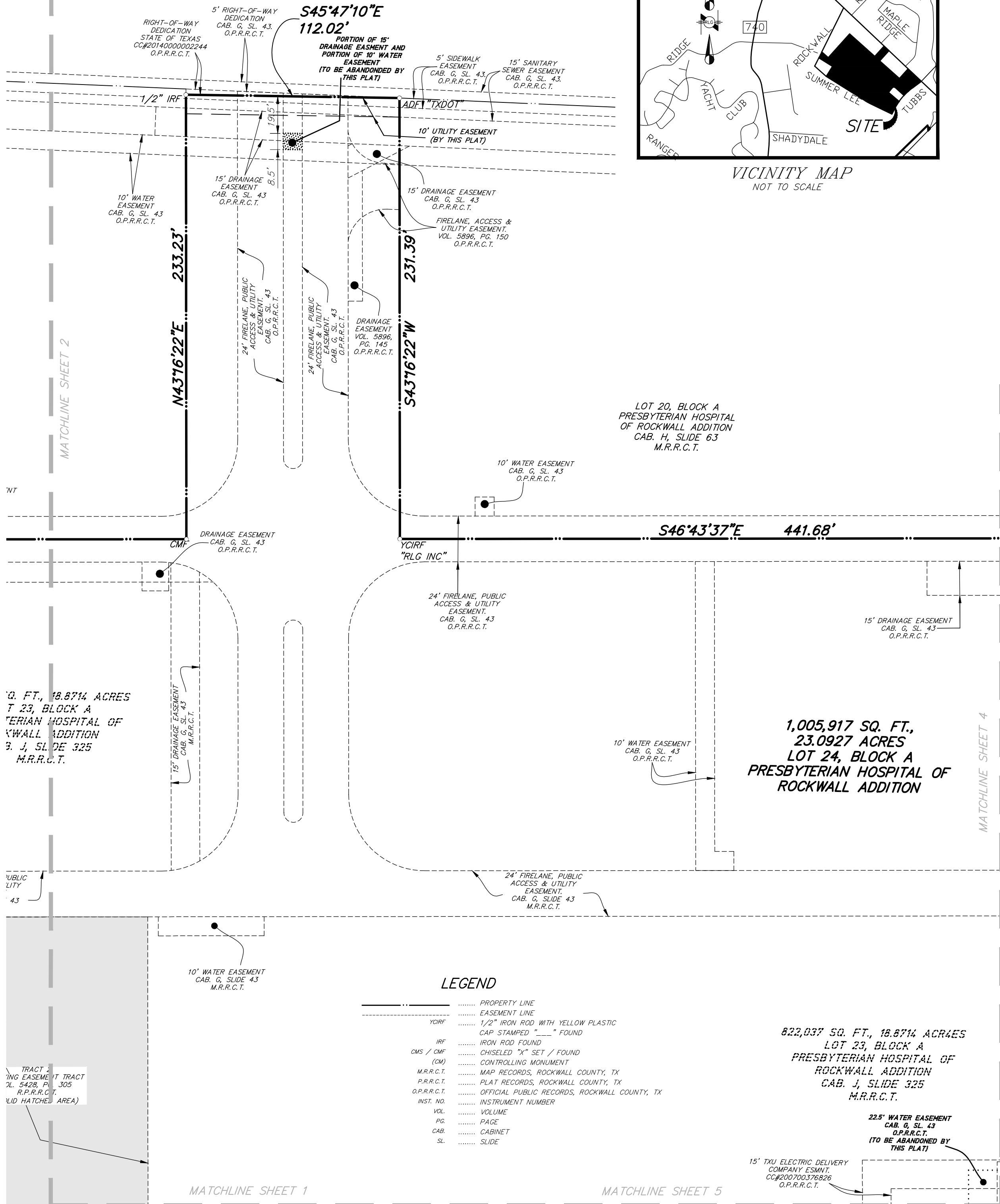
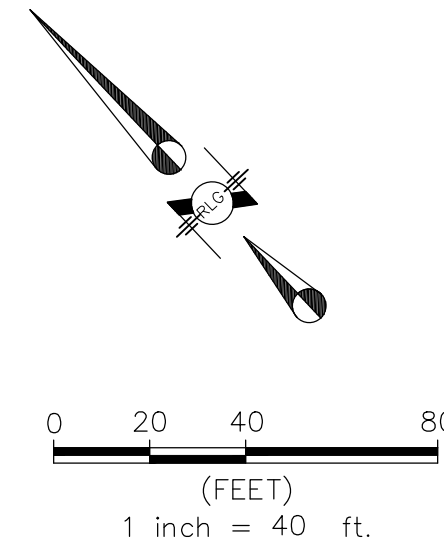
RECORDED INST# - JOB NO. 1911.086 E-FILE 1911.086RP DWG NO. 27,256Z

**HORIZON ROAD**

(F.M. ROAD NO. 3097)  
(A VARIABLE WIDTH RIGHT-OF-WAY)



VICINITY MAP  
NOT TO SCALE



**NOTES:**

**BASIS OF BEARINGS:** BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTHWEST RIGHT-OF-WAY LINE OF HORIZON ROAD (SOUTH 45°46'04" EAST) AS SHOWN ON THE PLAT FOR PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION RECORDED IN CABINET G, SLIDE 43, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AS MONUMENTED ON THE GROUND

**CONTROLLING MONUMENTS:** AS SHOWN

**LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.**

**EXISTING BUILDINGS TO REMAIN**

**SEE SHEET 1 OF 4 FOR LINE AND CURVE TABLES**

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

THE SUBJECT TRACT IS DEPICTED WITHIN ZONE X ON THE FLOOD INSURANCE RATE MAP, MAP NO. 48397C0040L, DATED SEPTEMBER 26, 2008. ZONE X IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THE LOCATION OF THE FLOOD ZONE LINES SHOWN, IF ANY, WERE DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR RAYMOND L. GOODSON JR., INC. AS A RESULT OF FLOODING.

**FINAL PLAT  
OF  
PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION  
LOT 24, BLOCK A  
BEING A REPLAT  
OF  
PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION  
LOTS 6, 8, 9, 12 & 23, BLOCK A  
TOTAL 23.0927 ACRES**

**EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

SCALE: 1" = 40'

DATE: 03-19-2020

**LEGEND**

- ..... PROPERTY LINE
- ..... EASEMENT LINE
- YCRIF ..... 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "....." FOUND
- IRF ..... IRON ROD FOUND
- CMS / CMF ..... CHISELED "X" SET / FOUND
- (CM) ..... CONTROLLING MONUMENT
- M.R.R.C.T. .... MAP RECORDS, ROCKWALL COUNTY, TX
- P.R.R.C.T. .... PLAT RECORDS, ROCKWALL COUNTY, TX
- O.P.R.R.C.T. .... OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
- INST. NO. .... INSTRUMENT NUMBER
- VOL. .... VOLUME
- PG. .... PAGE
- CAB. .... CABINET
- SL. .... SLIDE

822,037 SQ. FT., 18.8714 ACRES  
LOT 23, BLOCK A  
PRESBYTERIAN HOSPITAL OF  
ROCKWALL ADDITION  
CAB. J, SLIDE 325  
M.R.R.C.T.

**OWNER:**  
TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

**SURVEYOR:**  
RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rig@rlginc.com  
TX PE REG #P-498  
TBPLS REC #100341-00

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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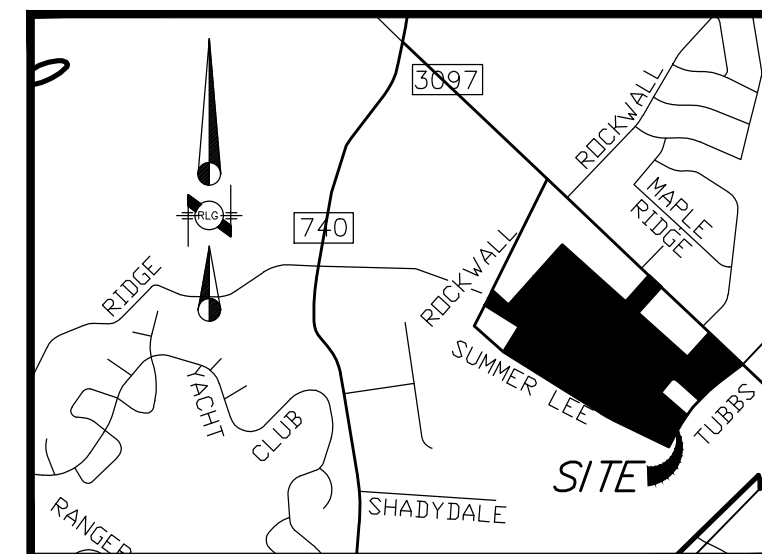


LINE	BEARING	LENGTH
L1	S62°45'02"E	124.79'
L2	N27°49'15"E	6.50'
L3	N46°43'37"W	116.17'
L4	S43°16'23"W	3.75'
L5	N56°34'45"W	10.13'
L6	N33°25'12"E	24.00'
L7	S56°34'45"E	10.13'
L8	N43°16'23"E	3.75'
L9	S43°16'23"W	24.00'
L10	N62°45'02"W	230.44'

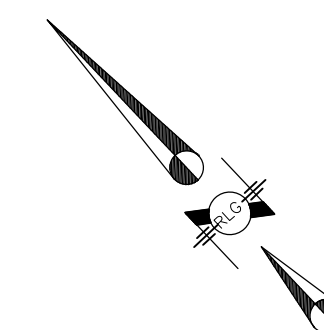
LINE	BEARING	LENGTH
L11	S56°49'20"E	15.00'
L12	N57°03'45"W	15.01'
L13	S47°48'26"E	65.69'
L14	S42°11'34"W	15.00'
L15	N47°48'26"W	63.93'
L16	S54°35'45"W	30.00'
L17	N04°29'17"E	38.48'
L18	N45°37'11"W	30.00'
L19	N35°24'15"W	5.00'
L20	N54°35'45"E	92.57'

LINE	BEARING	LENGTH
L21	N47°47'30"E	13.67'
L22	N45°44'03"E	24.98'
L23	N47°00'12"E	25.10'
L24	N46°53'43"E	14.34'
L25	N62°45'02"W	30.00'
L26	N73°05'16"E	43.04'
L27	N28°55'34"E	30.00'

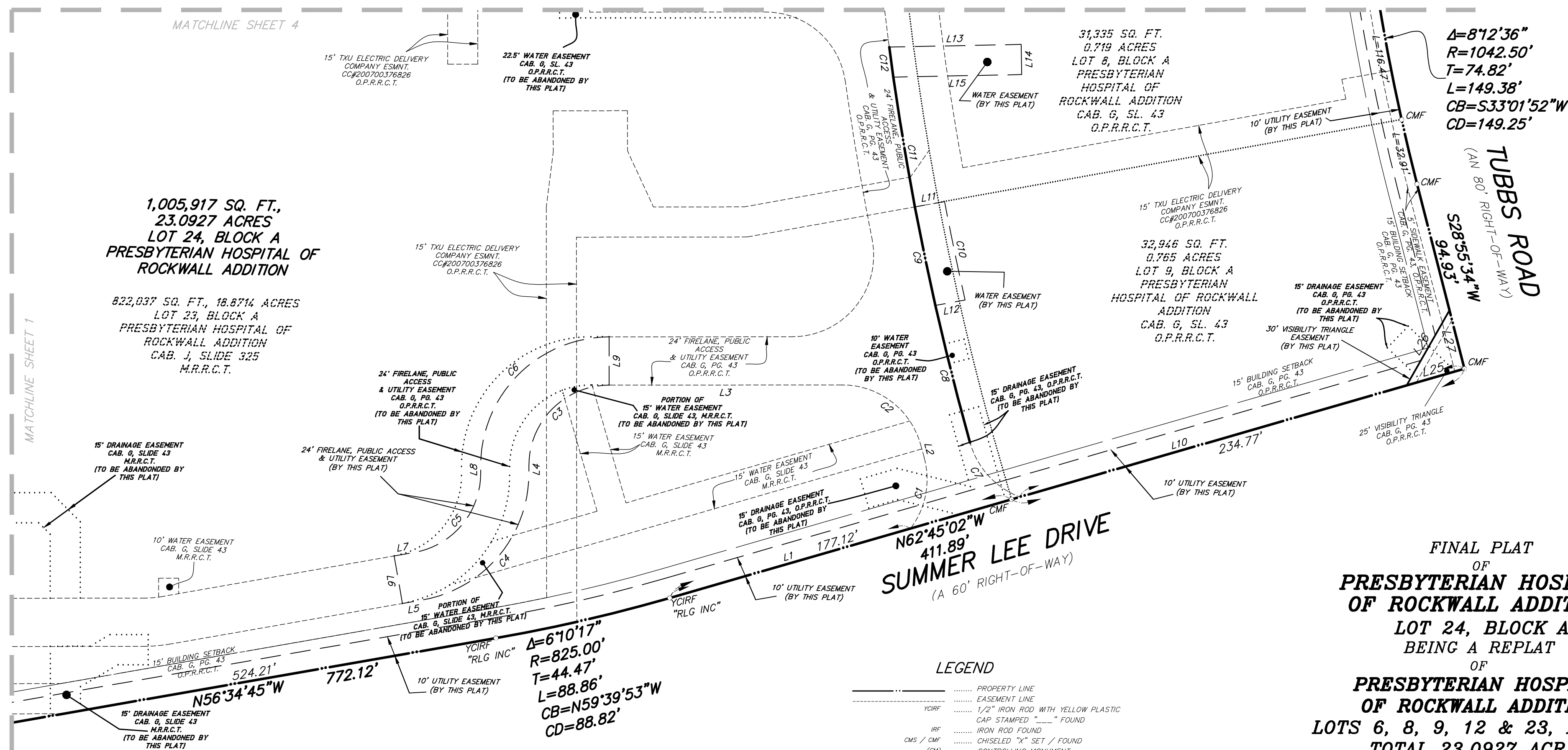
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
C1	52°54'51"	40.50'	20.15'	37.40'	N54°08'57"E	36.09'
C2	74°40'36"	40.50'	30.90'	52.79'	N09°23'20"W	49.13'
C3	90°00'00"	40.00'	40.00'	62.83'	S88°16'23"W	56.57'
C4	80°08'52"	64.00'	53.84'	89.53'	S83°20'49"W	82.40'
C5	80°08'52"	40.00'	33.65'	55.95'	N83°20'49"E	51.50'
C6	90°00'00"	64.00'	64.00'	100.53'	N88°16'23"E	90.51'
C7	53°49'59"	40.50'	20.56'	38.05'	N00°48'33"E	36.67'
C8	2°50'11"	1423.52'	35.24'	70.47'	N29°08'38"E	70.46'
C9	2°00'57"	1423.52'	25.05'	50.09'	N31°34'12"E	50.08'
C10	2°02'05"	1408.52'	25.01'	50.02'	S31°33'15"W	50.02'
C11	2°38'08"	1423.52'	32.75'	65.48'	N33°53'45"E	65.48'
C12	0°36'28"	1423.52'	7.55'	15.10'	N35°31'03"E	15.10'



VICINITY MAP  
NOT TO SCALE



0 20 40 80  
(FEET)  
1 inch = 40 ft.



FINAL PLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOT 24, BLOCK A  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOTS 6, 8, 9, 12 & 23, BLOCK A  
TOTAL 23.0927 ACRES  
EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 40'

DATE: 03-19-2020

LEGEND

- ..... PROPERTY LINE
- ..... EASEMENT LINE
- Y.C.I.R.F. 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "....." FOUND
- IRF IRON ROD FOUND
- CMS / CMF CHISELED "X" SET / FOUND
- (CM) CONTROLLING MONUMENT
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- INST. NO. INSTRUMENT NUMBER
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OWNER:  
TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

SURVEYOR:  
RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rlg@rlginc.com  
TX PE REG #P-493  
TBPLS REC #100341-00

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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STATE OF TEXAS  
COUNTY OF ROCKWALL

Whereas **Rockwall Regional Hospital, LLC**, is the sole owner of a tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, as described in Deed of Trust to Rockwall Regional Hospital, LLC, recorded in Instrument Number 20190000019597, Official Public Records, Rockwall County, Texas, and being all of Lots 6, 8, 9, and 12, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded Cabinet G, Slide 43, Plat Records, Rockwall County, Texas, and all of Lot 23, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in 20180000008518, Official Public Records, Rockwall County, Texas and being more particularly described as follows:

**COMMENCING** at a 3/8" iron rod found at the intersection of the northerly right-of-way line of Summer Lee Drive (a 60' right-of-way) and the easterly right-of-way line of Rockwall Parkway (a 60' right-of-way) being the west corner of Lot 9, Block A, Horizon Ridge Center Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet E, Slide 149, Map Records, Rockwall County, Texas;

**THENCE** along the easterly right-of-way line of said Rockwall Parkway the following courses and distances:

North 33° 25' 38" East, along the north line of said Lot 9, a distance of 166.37 feet to a point for the beginning of a tangent curve to the left;

In a northerly direction along said curve to the left whose chord bears North 32° 22' 28" East a distance of 33.63 feet, having a radius of 915.00 feet, having a central angle of 02° 06' 22" and an arc length of 33.63 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found for the north corner of said Lot 9 and the most southerly west corner of said Lot 23 for the **POINT OF BEGINNING**, and continuing on said curve to the left;

In a northerly direction along said curve to the left whose chord bears North 27° 49' 52" East a distance of 111.41 feet, having a radius of 915.00 feet, a central angle of 06° 58' 51" and an arc length of 111.48 feet to a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the most northerly west corner of said Lot 23 and the west corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 315, Map Records, Rockwall County, Texas;

**THENCE** departing the easterly right-of-way line of said Rockwall Parkway and along the northerly line of said Lot 23, the following courses and distances:

South 46° 43' 37" East, along the southwesterly line of said Lot 17, a distance of 146.22 feet to a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the south corner of said Lot 17 and a northwesterly corner of said Lot 23;

North 43° 16' 22" East, along the southeasterly line of said Lot 17, passing at a distance of 127.65 feet a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the east corner of said Lot 17 and the south corner of Lot 16, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 315), continuing along the southeasterly line of said Lot 16 passing at a distance of 154.96 a 1/2" iron rod with red plastic cap stamped "RPLS 48" found for the east corner of said Lot 16 and the south corner of Lot 19, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 315), continuing along the southeasterly line of said Lot 15 for a total distance of 536.58 feet to a chiseled "X" in concrete found for the most easterly east corner of said Lot 19, the north corner of said Lot 23, and on the southwest line of Lot 18, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet G, Slide 297, Map Records, Rockwall County, Texas;

South 46° 43' 37" East, along the southwesterly line of said Lot 18, passing a chiseled "X" in concrete found at a distance of 220.15 feet for the south corner of said Lot 18 and the west corner of Lot 21, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet I, Slide 87, Map Records, Rockwall County, Texas, continuing along the southwesterly line of said Lot 21 to a chiseled "X" in concrete found for a total distance of 566.96 feet for the south corner of said Lot 21 and the most westerly northeast corner of said Lot 23;

North 43° 16' 22" East, along the southeasterly line of said Lot 21, a distance of 233.23 feet to a 1/2" iron rod found for the east corner of said Lot 21 and the most northerly northeast corner of said Lot 23 and being on the southwesterly right-of-way line of Horizon Road (a variable width right-of-way);

**THENCE** South 45° 47' 10" East, along the southwesterly right-of-way line of said Horizon Road, a distance of 112.02 feet to an Aluminum Disk Found stamped "TXDOT" found for the most easterly northeast corner of said Lot 23 and the north corner of Lot 20, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet H, Slide 63, Map Records, Rockwall County, Texas;

**THENCE** along the common line between said Lot 23 and said Lot 20, the following courses and distances:

South 43° 16' 22" West, a distance of 231.39 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the most southerly northeast corner of said Lot 23 and the west corner of said Lot 20;

South 46° 43' 37" East, a distance of 441.68 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found for the south corner of said Lot 20, an easterly corner of said Lot 23 and a westerly corner of Lot 6, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 43, Plat Records, Rockwall County, Texas, continuing along the westerly line of said Lot 6 for a total distance of 444.69 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for an easterly corner of said Lot 23 and a westerly corner of said Lot 6;

**THENCE** North 43° 16' 22" East, along the common line between said Lot 6 and said Lot 20, a distance of 215.03 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found on the southwesterly line of said Horizon Road, for the east corner of said Lot 20 and the north corner of said Lot 6;

**THENCE** South 45° 37' 11" East, along the southwesterly right-of-way line of said Horizon Road, a distance of 307.79 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found at the intersection of the southwesterly right-of-way line of said Horizon Road and the northerly right-of-way of Tubbs Road (an 80-foot right-of-way), for the east corner of said Lot 6,

**THENCE** along the northerly right-of-way of said Tubbs Road, the following courses and distances:

South 54° 35' 45" West, a distance of 186.78 feet to a chiseled "X" in concrete found on the southeasterly line of said Lot 6, and the beginning of a tangent curve to the left;

In a southwesterly direction along said curve to the left whose chord bears South 49° 25' 46" West a distance of 187.74 feet, having a radius of 1042.50, a central angle of 10° 19' 56", passing a chiseled "X" in concrete found at an arc length of 119.90 feet, continuing along said curve to a chiseled "X" in concrete found for a total arc length of 187.99 feet, for an easterly corner of Lot 23 and the east corner of Lot 7, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43);

**THENCE** departing the northerly right-of-way line of said Tubbs Road and along a southeasterly line of said Lot 23, the following courses and distances:

North 46° 43' 37" West, along the northeasterly line of said Lot 7, a distance of 210.30 feet to a 5/8" iron rod found for corner;

South 88° 16' 25" West, along the north line of said Lot 7, a distance of 28.48 feet to a 1/2" iron rod found for corner, and the beginning of a non-tangent curve to the left;

In a southwesterly direction along the northwesterly line of said Lot 7 and said curve to the left whose chord bears South 41° 05' 32" West a distance of 113.78 feet, having a radius of 1411.52 feet, a central angle of 04° 17' 11", and an arc length of 113.81 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for a southeasterly corner of said Lot 23 and the west corner of said Lot 7 and the north corner of Lot 8, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43);

**THENCE** South 47° 48' 26" East, along the common line between said Lot 7 and said Lot 8, a distance of 231.97 feet to a chiseled "X" in concrete found on the northerly right-of-way line of said Tubbs Road, for the east corner of said Lot 8 and the south corner of said Lot 7, and continuing on a non-tangent curve to the left;

**THENCE** along the northerly right-of-way line of said Tubbs Road, the following courses and distances:

In a southwesterly direction along said curve to the left whose chord bears South 33° 01' 52" West a distance of 149.25 feet, having a radius of 1042.50 feet, a central angle of 08° 12' 36", passing at an arc length of 116.47 feet a chiseled "X" in concrete found for the south corner of said Lot 8 and the east corner of Lot 9, Block A, of said Presbyterian Hospital of Rockwall (Cabinet G, Slide 43), and continuing along said curve for a total arc length of 149.38 feet to a chiseled "X" in concrete found for a southeasterly corner of said Lot 9 and the end of said non-tangent curve to the left;

South 28° 55' 34" West, a distance of 94.93 feet to a chiseled "X" in concrete found at the intersection of the northerly right-of-way line of said Tubbs Road and the northeasterly right-of-way line of Summer Lee Drive (a 60-foot right-of-way, for the south corner of said Lot 9;

**THENCE** along the northeasterly right-of-way line of said Summer Lee Drive, the following courses and distances:

North 62° 45' 02" West, passing at a distance of 234.77 feet a chiseled "X" in concrete found for the west corner of said Lot 9 and a south corner of said Lot 23, continuing for a total distance of 411.89 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner, and the beginning of a non-tangent curve to the right;

In a northwesterly direction along said curve to the right whose chord bears North 59° 39' 53" West a distance of 88.82 feet, having a radius of 825.00 feet, a central angle of 06° 10' 17" and an arc length of 88.86 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner, and being the end of said curve to the right;

North 56° 34' 45" West, passing at a distance of 524.21 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the most southerly west corner of said Lot 23 and the south corner of Lot 12, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43), continuing for a total distance of 772.12 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the west corner of said Lot 12 and the south corner of Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, according to the plat recorded in Cabinet E, Slide 149, Map Records, Rockwall County, Texas;

**THENCE** North 33° 25' 38" East, departing the northeasterly right-of-way line of said Summer Lee Drive and along the common line between said Lot 12 and said Lot 9, Block A, Horizon Ridge Center, passing at a distance of 169.05 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the north corner of said Lot 12, a westerly corner of said Lot 23 and an easterly corner of said Lot 9, Block A, Horizon Ridge Center, continuing for a total distance of 200.00 feet to a chiseled "X" in concrete found for the east corner of said Lot 9, Block A, Horizon Ridge Center, and a westerly corner of said Lot 23;

**THENCE** North 56° 34' 45" West, along the common line between said Lot 23 and said Lot 9, Block A, of said Horizon Ridge Center, a distance of 270.62 feet to the **POINT OF BEGINNING**, containing 1,005,917 square feet or 23.0927 acres, more or less.

FINAL PLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOT 24, BLOCK A  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
**LOTS 6, 8, 9, 12 & 23, BLOCK A**  
**TOTAL 23.0927 ACRES**  
EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 40'

DATE: 03-19-2020

OWNER:  
TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

SURVEYOR:  
RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rlg@rlginc.com  
TX PE REC #P-498  
TBPLS REC #100341-00

SHEET 6 OF 7

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian R. Wade, 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.

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ROCKWALL REGIONAL HOSPITAL, LLC, 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] day of [MONTH], [YEAR].

Notary Public in and for the State of Texas

My Commission Expires

Signature of Party with Mortgage or Lien Interest [IF APPLICABLE:]

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] day of [MONTH], [YEAR].

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] day of [MONTH], [YEAR].

Mayor, City of Rockwall

DATE

City Secretary

DATE

City Engineer

DATE

FINAL PLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOT 24, BLOCK A  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOTS 6, 8, 9, 12 & 23, BLOCK A  
TOTAL 23.0927 ACRES  
EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 40'

DATE: 03-19-2020

**OWNER:**

TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

**SURVEYOR:**

RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rlg@rlginc.com  
TX PE REG #F-493  
TBPLS REC #100341-00

SHEET 7 OF 7

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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# Parcel Map Check Report

**Client:**

Client

Client Company

Address 1

Date: 3/20/2020 11:06:36 AM

**Prepared by:**

Preparer

Your Company Name

123 Main Street

---

Parcel Name: Site 1 - ~SURVEY : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,010,361.158395'

East: 2,590,301.002611'

Segment# 1: Curve

Length: 111.48'

Radius: 915.00'

Delta: 6°58'51"

Tangent: 55.81'

Chord: 111.41'

Course: N27°49'52"E

Course In: N58°40'43"W

Course Out: S65°39'34"E

RP North: 7,010,836.810212'

East: 2,589,519.350291'

End North: 7,010,459.684386'

East: 2,590,353.017558'

Segment# 2: Line

Course: S46°43'37"E

Length: 146.22'

North: 7,010,359.454081'

East: 2,590,459.479638'

Segment# 3: Line

Course: N43°16'22"E

Length: 536.58'

North: 7,010,750.137185'

East: 2,590,827.290471'

Segment# 4: Line

Course: S46°43'37"E

Length: 566.96'

North: 7,010,361.499696'

East: 2,591,240.091323'

Segment# 5: Line

Course: N43°16'22"E

Length: 233.23'

North: 7,010,531.314114'

East: 2,591,399.964074'

Segment# 6: Line

Course: S45°47'10"E                      Length: 112.02'  
North: 7,010,453.198214'                East: 2,591,480.253467'

Segment# 7: Line

Course: S43°16'22"W                      Length: 231.39'  
North: 7,010,284.723498'                East: 2,591,321.641986'

Segment# 8: Line

Course: S46°43'37"E                      Length: 441.68'  
North: 7,009,981.962446'                East: 2,591,643.227072'

Segment# 9: Line

Course: N43°16'22"E                      Length: 215.03'  
North: 7,010,138.525471'                East: 2,591,790.624223'

Segment# 10: Line

Course: S45°37'11"E                      Length: 307.79'  
North: 7,009,923.251800'                East: 2,592,010.605883'

Segment# 11: Line

Course: S54°35'45"W                      Length: 186.78'  
North: 7,009,815.042591'                East: 2,591,858.364182'

Segment# 12: Curve

Length: 187.99'                              Radius: 1,042.50'  
Delta: 10°19'56"                            Tangent: 94.25'  
Chord: 187.74'                                Course: S49°25'46"W  
Course In: S35°24'16"E                      Course Out: N45°44'12"W  
RP North: 7,008,965.318711'                East: 2,592,462.330720'  
End North: 7,009,692.939021'                East: 2,591,715.755248'

Segment# 13: Line

Course: N46°43'37"W                      Length: 210.30'  
North: 7,009,837.094630'                East: 2,591,562.636828'

Segment# 14: Line

Course: S88°16'25"W                      Length: 28.49'  
North: 7,009,836.236323'                East: 2,591,534.159760'

Segment# 15: Curve

Length: 113.81'

Delta: 4°37'11"

Chord: 113.78'

Course In: S46°35'53"E

RP North: 7,008,866.363755'

End North: 7,009,750.486200'

Radius: 1,411.52'

Tangent: 56.93'

Course: S41°05'32"W

Course Out: N51°13'04"W

East: 2,592,559.701526'

East: 2,591,459.376023'

Segment# 16: Line

Course: S47°48'26"E

North: 7,009,594.688837'

Length: 231.97'

East: 2,591,631.240105'

Segment# 17: Curve

Length: 149.38'

Delta: 8°12'36"

Chord: 149.25'

Course In: S52°51'50"E

RP North: 7,008,965.320587'

End North: 7,009,469.558347'

Radius: 1,042.50'

Tangent: 74.82'

Course: S33°01'52"W

Course Out: N61°04'26"W

East: 2,592,462.324851'

East: 2,591,549.882781'

Segment# 18: Line

Course: S28°55'34"W

North: 7,009,386.471415'

Length: 94.93'

East: 2,591,503.966915'

Segment# 19: Line

Course: N62°45'02"W

North: 7,009,493.964451'

Length: 234.77'

East: 2,591,295.251318'

Segment# 20: Line

Course: N62°45'02"W

North: 7,009,575.061552'

Length: 177.12'

East: 2,591,137.787816'

Segment# 21: Curve

Length: 88.86'

Delta: 6°10'17"

Chord: 88.82'

Course In: N27°14'58"E

Radius: 825.00'

Tangent: 44.47'

Course: N59°39'53"W

Course Out: S33°25'15"W

RP North: 7,010,308.504356'  
End North: 7,009,619.920047'

East: 2,591,515.526684'  
East: 2,591,061.129667'

Segment# 22: Line

Course: N56°34'45"W  
North: 7,010,045.191592'

Length: 772.12'  
East: 2,590,416.681525'

Segment# 23: Line

Course: N33°25'38"E  
North: 7,010,212.108837'

Length: 200.00'  
East: 2,590,526.856991'

Segment# 24: Line

Course: N56°34'45"W  
North: 7,010,361.162074'

Length: 270.62'  
East: 2,590,300.984645'

Perimeter: 5,849.54'  
Error Closure: 0.018340  
Error North : 0.0036790

Area: 1,005,917Sq.Ft.  
Course: N78°25'40"W  
East: -0.0179668

Precision 1: 318,948.75



# 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

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**TO:** Planning and Zoning Commission  
**DATE:** April 14, 2020  
**APPLICANT:** Brian Wade; *Raymond L. Goodson Jr., Inc.*  
**CASE NUMBER:** P2020-015.; *Lot 24, Block A, Presbyterian Hospital of Rockwall Addition*

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### SUMMARY

Consider a request by Brian Wade of Raymond L. Goodson Jr., Inc. on behalf of Jason Linscott of Rockwall Regional Hospital, LLC for the approval of a Replat for Lot 24, Block A, Presbyterian Hospital of Rockwall Addition being a 23.0927-acre tract of land identified as Lots 6, 8, 9, 12 & 23, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3142-3150 Horizon Road [*FM-309*], and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 23.0927-acre tract of land for purpose of combining five (5) lots (*i.e. Lots 6, 8, 9, 12 & 23, Block A, Presbyterian Hospital of Rockwall Addition*) into one (1) lot (*i.e. Lot 24, Block A, Presbyterian Hospital of Rockwall Addition*) for the existing Presbyterian Hospital complex. The replat will also abandon and dedicate certain easements required for the construction and expansion of the hospital complex.
- On November 12, 1973, the City Council approved a zoning change [*i.e. Ordinance No. 73-49*] from Agricultural (AG) District to Planned Development District 9 (PD-9) for single-family, multi-family, and shopping center uses. On June 16, 1986, the City Council approved an amendment to the Preliminary Plan for PD-9 via *Ordinance No. 86-55* by repealing *Ordinance No. 73-49*, and establishing zoning for single-family, office-warehouse, and general retail land uses. In October 2010, a plat was filed for the subject property creating *Lots 1-14, Block A, Presbyterian Hospital Addition*. This property has been replatted several times since the original filing of this plat. On June 17, 2017, the Planning and Zoning Commission approved an amended site plan [*i.e. Case No. SP2017-017*] for the purpose of constructing a 5,600 SF expansion to the hospital. On January 14, 2020, the Planning and Zoning Commission approved an amended site plan [*i.e. SP2019-057*] for the purpose of constructing a ~84,000 SF expansion to the existing hospital for the subject property.
- 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 *Lot 24, Block A, Presbyterian Hospital of 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; and,

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

## City of Rockwall Project Plan Review History



<b>Project Number</b> P2020-015	<b>Owner</b> ROCKWALL REGIONAL HOSPITAL LLP	<b>Applied</b> 3/20/2020	<b>AG</b>
<b>Project Name</b> Lot 24, Block A, Presbyterian Hospital	<b>Applicant</b> BRIAN R WADE	<b>Approved</b>	
<b>Type</b> PLAT		<b>Closed</b>	
<b>Subtype</b> REPLAT		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	

<b>Site Address</b> 3150 HORIZON	<b>City, State Zip</b> ROCKWALL, TX 75032	<b>Zoning</b>
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<b>Subdivision</b> PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITIO	<b>Tract</b> C23	<b>Block</b> A	<b>Lot No</b> 23	<b>Parcel No</b> 4703-000A-0023-00-0R	<b>General Plan</b>
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/20/2020	3/27/2020	3/23/2020	3	APPROVED	
ENGINEERING (3/26/2020 5:03 PM SJ) M - Must tie two points to Rockwall GPS. N: E: M - L12 and L14 are required to be 20' minimum. M - The two drainage easements on the "parking lot phase 1" are to remain in place. The parking lot will not be effected by these easements. See markup	Sarah Johnston	3/20/2020	3/27/2020	3/26/2020	6	COMMENTS	See markup
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/2020	5	APPROVED	
GIS	Lance Singleton	3/20/2020	3/27/2020				
PLANNING	David Gonzales	3/20/2020	3/27/2020	3/30/2020	10	COMMENTS	See comments

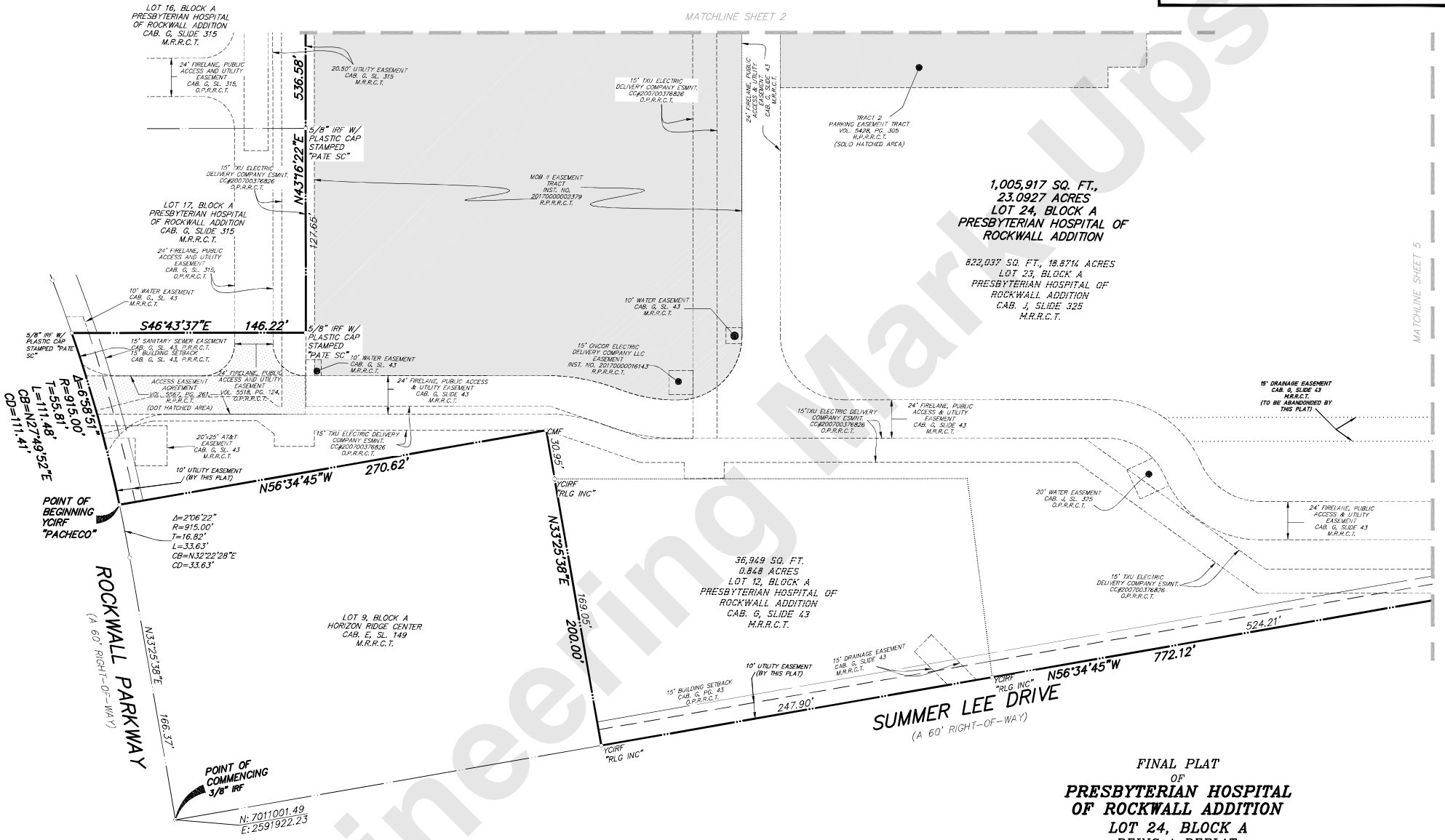


Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(3/30/2020 4:32 PM DG)						
P2020-015; Replat for Lot 24 Block A, Presbyterian Hospital of Rockwall Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request for the approval of a Replat for Lot24, Block A, Presbyterian Hospital of Rockwall Addition being a 23.0927-acre tract of land identified as Lots 6, 8, 9, 12 & 23, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3142-3150 Horizon Road [FM-3097].						
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 (P2020-015) 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. 9 (PD-9), and the General Commercial District Standards of Article V, that are applicable to the subject property.						
M. 5 Label the building setback lines where adjacent to a street. [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
M.6 Label the right-of-way width and street centerline for each street both within and adjacent to the development [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
M.7 Indicate all existing and proposed corner clips and any subsequent dedication [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
M.8 Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
I.9Correct all Lot, Block, Addition labels by moving the Sq. Ft. & Acres statements below the Lot, Block, Addition:						
Example: Lot 24, Block A Presbyterian Addition of Rockwall Addition 1,005,917 SQ. FT., 23.0927 Acres						
I.10 The standard plat wording found on page2 needs to be moved to page 7 for standard uniformity of the plat						
I.11 Correct the plat approval signature page. The two (2) statements under "Approved:" need to be adjusted by extending each written line and clearing the blank spaces that are apparent. Additionally, where the WITNESS OUR HANDS line is, remove the brackets (i.e. [day], [month], & [year]) and replaced with blank lines.						
I.12 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies						
I.13 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.14 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						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing</p> <p>I.15 The Planning and Zoning Work Meeting will be held on April 14, 2020.</p> <p>I.16 The City Council meeting for this case is scheduled to be held on April 20, 2020.</p> <p>I.17 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.</p>						

MATCHLINE SHEET 2

MATCHLINE SHEET 5



1,005,917 SQ. FT.,  
23.0927 ACRES  
LOT 24, BLOCK A  
PRESBYTERIAN HOSPITAL OF  
ROCKWALL ADDITION

822,037 SQ. FT., 18.8714 ACRES  
LOT 23, BLOCK A  
PRESBYTERIAN HOSPITAL OF  
ROCKWALL ADDITION  
CAB. J, SLIDE 325  
M.R.R.C.T.

36,949 SQ. FT.,  
8.848 ACRES  
LOT 12, BLOCK A  
PRESBYTERIAN HOSPITAL OF  
ROCKWALL ADDITION  
CAB. G, SLIDE 43  
M.R.R.C.T.

LOT 9, BLOCK A  
HORIZON RIDGE CENTER  
CAB. E, SL. 149  
M.R.R.C.T.

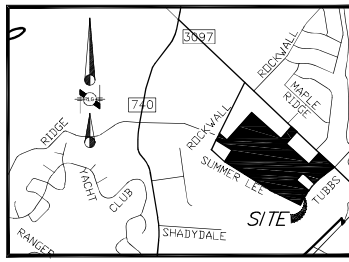
SUMMER LEE DRIVE  
(A 60' RIGHT-OF-WAY)

FINAL PLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOT 24, BLOCK A  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOTS 6, 8, 9, 12 & 23, BLOCK A  
TOTAL 23.0927 ACRES

EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SCALE: 1" = 40' DATE: 03-19-2020

SURVEYOR:  
**RAYMOND L. GOODSON JR., INC.**  
1801 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rjg@rlginc.com  
TX PR REG #P-483  
TBPLS REG #100341-00

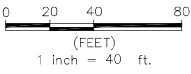
OWNER:  
**TEXAS HEALTH RESOURCES**  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN



VICINITY MAP  
NOT TO SCALE

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- YCRF 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
- IRF IRON ROD FOUND
- CMS / CMF CHISELED "X" SET / FOUND
- (CM) CONTROLLING MONUMENT
- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TX
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TX
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
- INST. NO. INSTRUMENT NUMBER
- NO. NOLUME
- PG. PAGE
- CMR. CABINET
- SL. SLIDE



RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **PRESBYTERIAN HOSPITAL OF 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. I (we) further certify that all other parties who have a mortgage or lien interest in the **PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

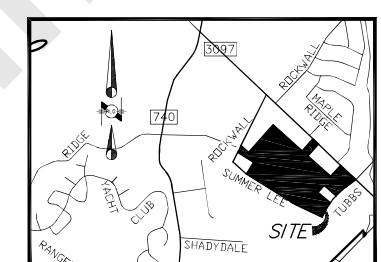
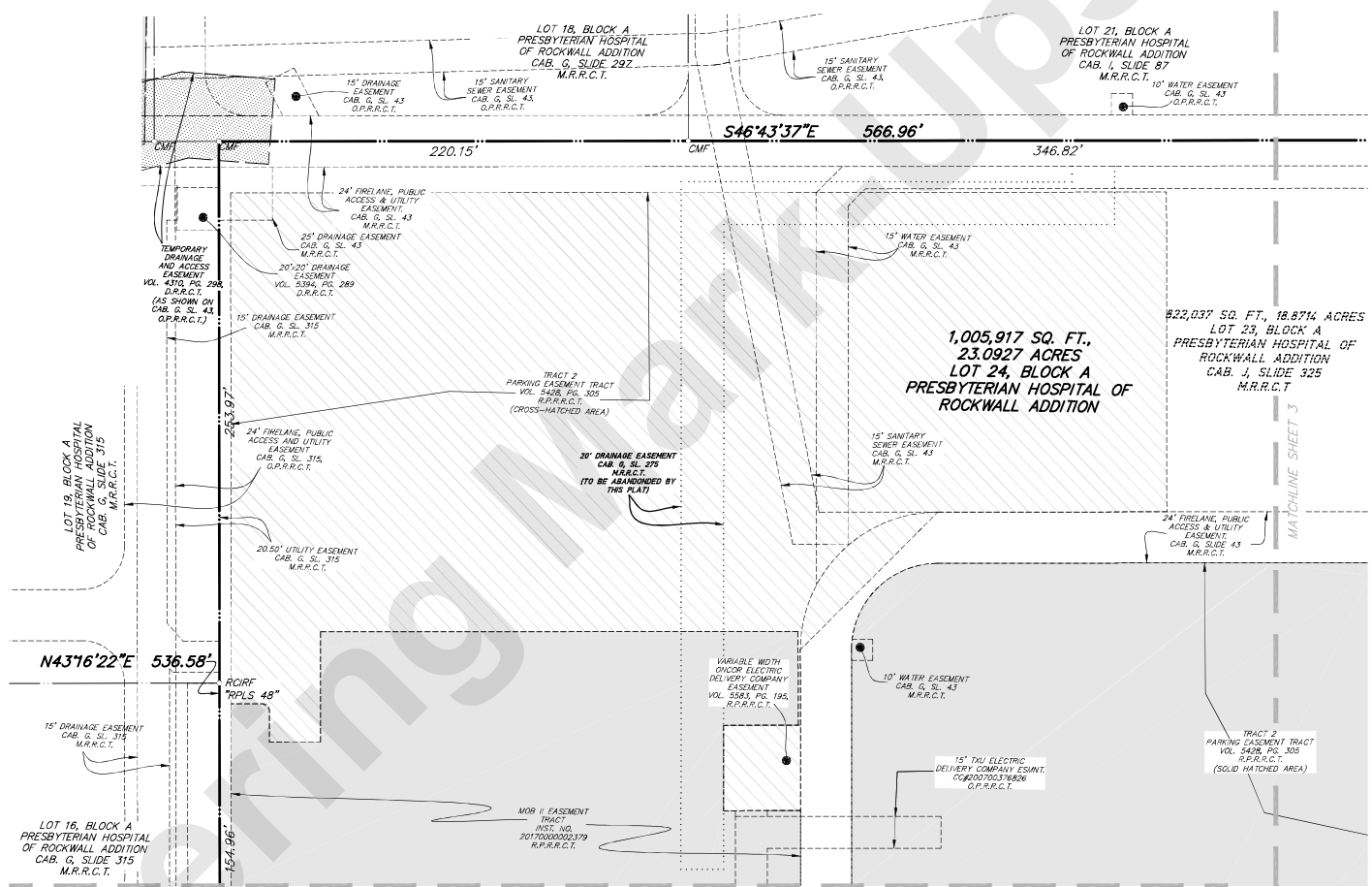
- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere 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.

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

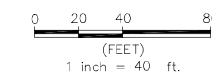
Property Owner Signature \_\_\_\_\_



VICINITY MAP  
NOT TO SCALE

**LEGEND**

-----	PROPERTY LINE
-----	EASEMENT LINE
----	1/2" HIGH ROD WITH YELLOW PLASTIC
----	CAP STAMPED " " FOUND
----	IRON ROD FOUND
----	CHISELED " " SET " FOUND
----	CONTRIBUTING MONUMENT
----	MAP RECORDS, ROCKWALL COUNTY, TX
----	PLAT RECORDS, ROCKWALL COUNTY, TX
----	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
----	INSTRUMENT NUMBER
----	VOLUME
----	PAGE
----	CABINET
----	SLIDE



**FINAL PLAT**  
OF  
**PRESBYTERIAN HOSPITAL**  
OF **ROCKWALL ADDITION**  
**LOT 24, BLOCK A**  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL**  
OF **ROCKWALL ADDITION**  
**LOTS 6, 8, 9, 12 & 23, BLOCK A**  
**TOTAL 23.0927 ACRES**  
**EDWARD TEAL SURVEY, ABSTRACT NO. 207**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**  
SCALE: 1" = 40'      DATE: 03-19-2020

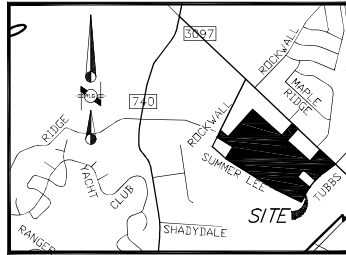
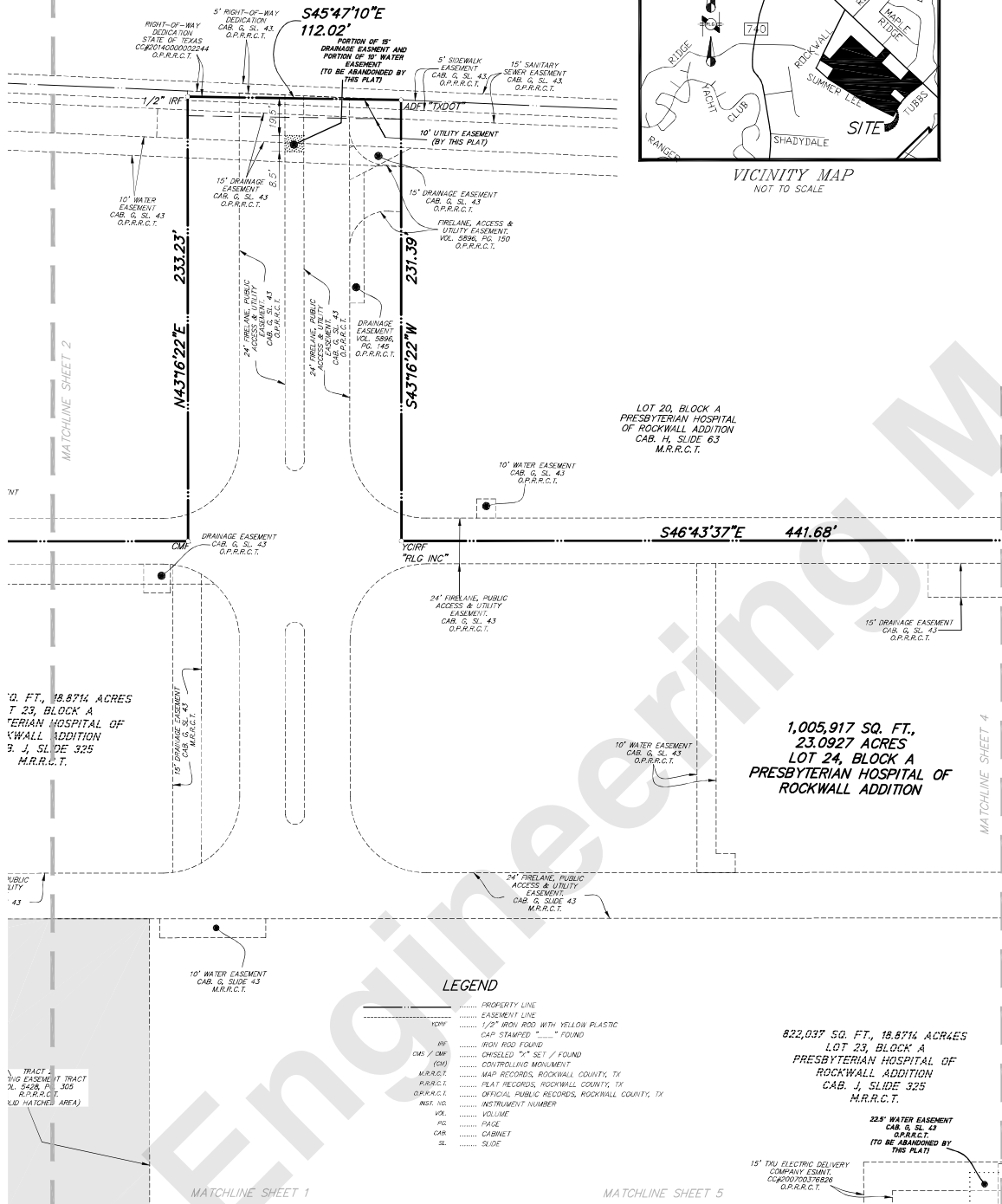
**OWNER:**  
TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

**SURVEYOR:**  
RAYMOND L. COODSON JR., INC.  
18011 N. CENTRAL EXPRESSWAY, STR 300  
DALLAS, TX 75243  
214-739-9100  
rcoodson@rli.com  
TX PR REG #P-483  
TGPLS REG #100341-00

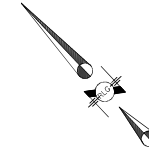
RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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**HORIZON ROAD**

(F.M. ROAD NO. 3097)  
(A VARIABLE WIDTH RIGHT-OF-WAY)



VICINITY MAP  
NOT TO SCALE



0 20 40 80  
(FEET)  
1 inch = 40 ft.

**NOTES:**

**BASIS OF BEARINGS:** BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTHWEST RIGHT-OF-WAY LINE OF HORIZON ROAD (SOUTH 45°46'04" EAST) AS SHOWN ON THE PLAT FOR "PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION RECORDED IN CABINET G, SLIDE 43, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AS MONUMENTED ON THE GROUND

**CONTROLLING MONUMENTS:** AS SHOWN

**LOT-TO-LOT DRAINAGE** WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

**EXISTING BUILDINGS TO REMAIN**

SEE SHEET 1 OF 4 FOR LINE AND CURVE TABLES

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

THE SUBJECT TRACT IS DEPICTED WITHIN ZONE X ON THE FLOOD INSURANCE RATE MAP, MAP NO. 48397C0040L, DATED SEPTEMBER 26, 2008. ZONE X IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THE LOCATION OF THE FLOOD ZONE LINES SHOWN, IF ANY, WERE DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR RAYMOND L. GOODSON JR., INC. AS A RESULT OF FLOODING.

**FINAL PLAT  
OF  
PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION  
LOT 24, BLOCK A  
BEING A REPLAT  
OF  
PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION  
LOTS 6, 8, 9, 12 & 23, BLOCK A  
TOTAL 23.0927 ACRES**

**EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

SCALE: 1" = 40'

DATE: 03-19-2020

**LEGEND**

- ..... PROPERTY LINE
- ..... EASEMENT LINE
- 1/2" IRON ROD WITH YELLOW PLASTIC CAP, STAMPED "....." FOUND
- IRV..... IRON ROD FOUND
- CMF / CWF..... CHISELED "T" SET / FOUND
- (CM)..... CONTROLLING MONUMENT
- M.R.R.C.T..... MAP RECORDS, ROCKWALL COUNTY, TX
- P.R.R.C.T..... PLAT RECORDS, ROCKWALL COUNTY, TX
- O.P.R.R.C.T..... OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
- INST. NO..... INSTRUMENT NUMBER
- VOL..... VOLUME
- PG..... PAGE
- CAB..... CABINET
- SL..... SLIDE

822,037 SQ. FT., 18.874 ACRES  
LOT 23, BLOCK A  
PRESBYTERIAN HOSPITAL OF  
ROCKWALL ADDITION  
CAB. J, SLIDE 325  
M.R.R.C.T.

22.5' WATER EASEMENT  
CAB. G, SL. 43  
OBJECT  
(TO BE ABANDONED BY  
THIS PLAT)

15' TXU ELECTRIC DELIVERY  
COMPANY ESUNT.  
CONDUIT/POLE/BOX  
O.P.R.R.C.T.

**OWNER:**  
TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

**SURVEYOR:**  
RAYMOND L. GOODSON JR., INC.  
1801 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-9100  
rlg@rlginc.com  
TX PR REG #P-483  
TBPLS REG #100341-00

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z	SHEET	3 OF 7
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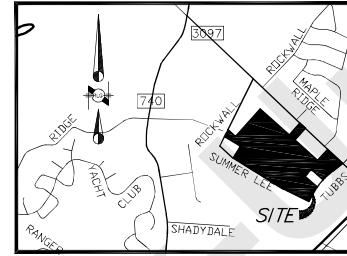
Must tie  
two points  
to Rockwall  
GPS. N: E:

N: 70°15'25.99"  
E: 2596521.05'

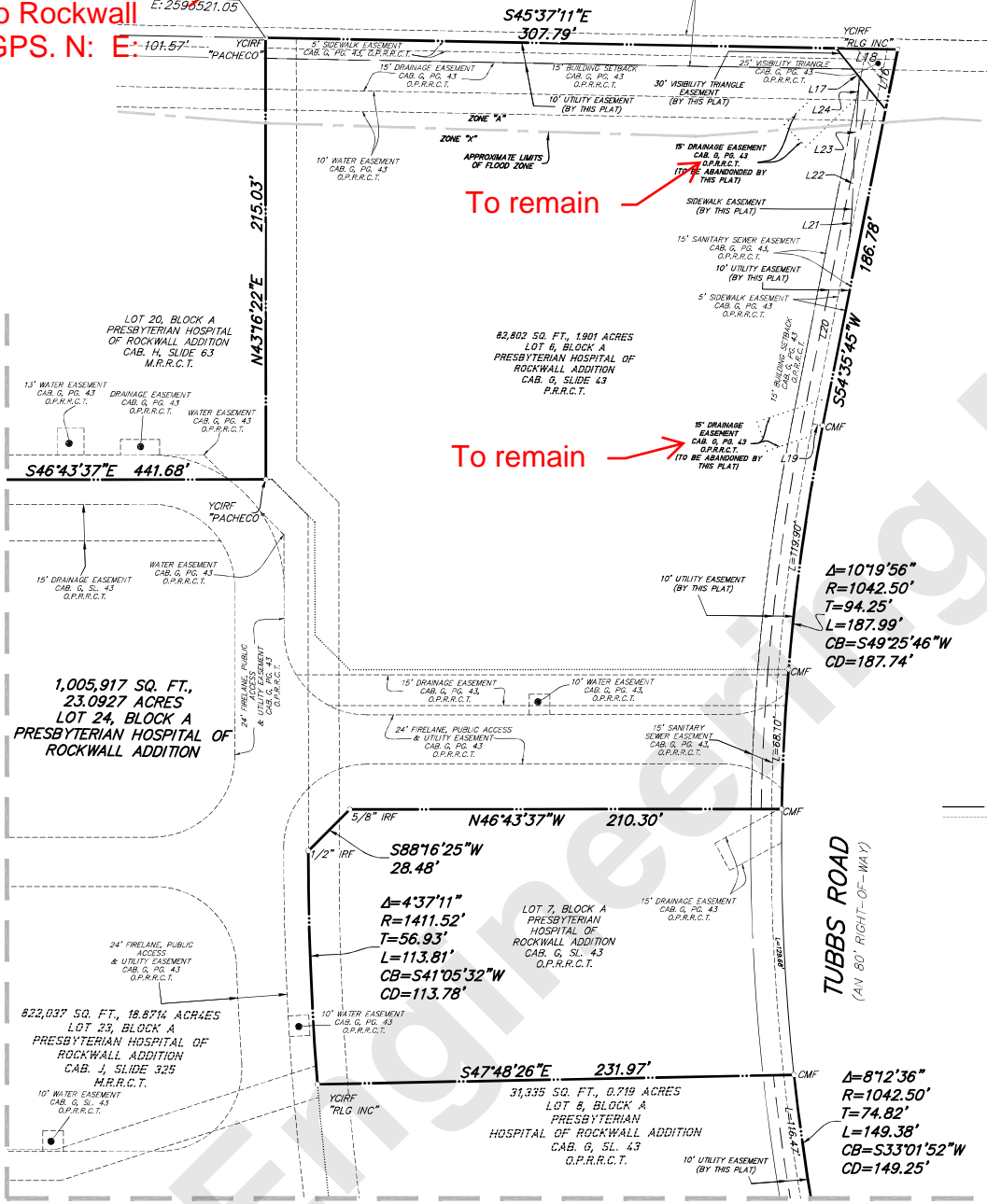
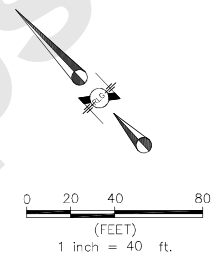
N: 101.57'  
E: 101.57'

**HORIZON ROAD**  
(F.M. ROAD NO. 3097)  
(A VARIABLE WIDTH RIGHT-OF-WAY)

15' SANITARY SEWER EASEMENT  
(FOR WASTEWATER IMPROVEMENTS  
PLANS BY HUNT-DALLAS, INC.,  
DATED 4/15/2000)  
PER CAB. G. PG. 43, O.P.R.R.C.T.



VICINITY MAP  
NOT TO SCALE



To remain

To remain

**LEGEND**

- ..... PROPERTY LINE
- ..... EASEMENT LINE
- YCIRF 1/2" IRON ROD WITH YELLOW PLASTIC
- CMF STAMPED "CMF" FOUND
- IRP IRON ROD FOUND
- CHS / CMF CHISELED "X" SET / FOUND
- CMF CONTROLLING MONUMENT
- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TX
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TX
- G.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- SL. SLIDE

**FINAL PLAT**  
OF  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
LOT 24, BLOCK A  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
LOTS 6, 8, 9, 12 & 23, BLOCK A  
TOTAL 23.0927 ACRES

EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SCALE: 1" = 40'

SURVEYOR:  
RAYMOND L. GOODSON JR., INC.  
1801 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-9100  
rlg@rlginc.com  
TX PR REG #P-483  
TBPLS REG #100341-00

OWNER:  
TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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MATCHLINE SHEET 4

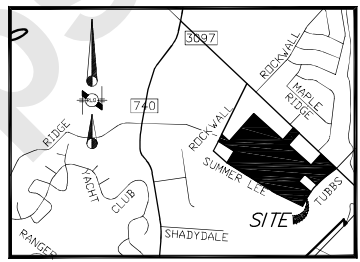
MATCHLINE SHEET 5

LINE	BEARING	LENGTH
L1	S62°45'02"E	124.79'
L2	N27°49'15"E	6.50'
L3	N46°43'37"W	116.17'
L4	S43°16'23"W	3.75'
L5	N56°34'45"W	10.13'
L6	N33°25'12"E	24.00'
L7	S56°34'45"E	10.13'
L8	N43°16'23"E	3.75'
L9	S43°16'23"W	24.00'
L10	N62°45'02"W	230.44'

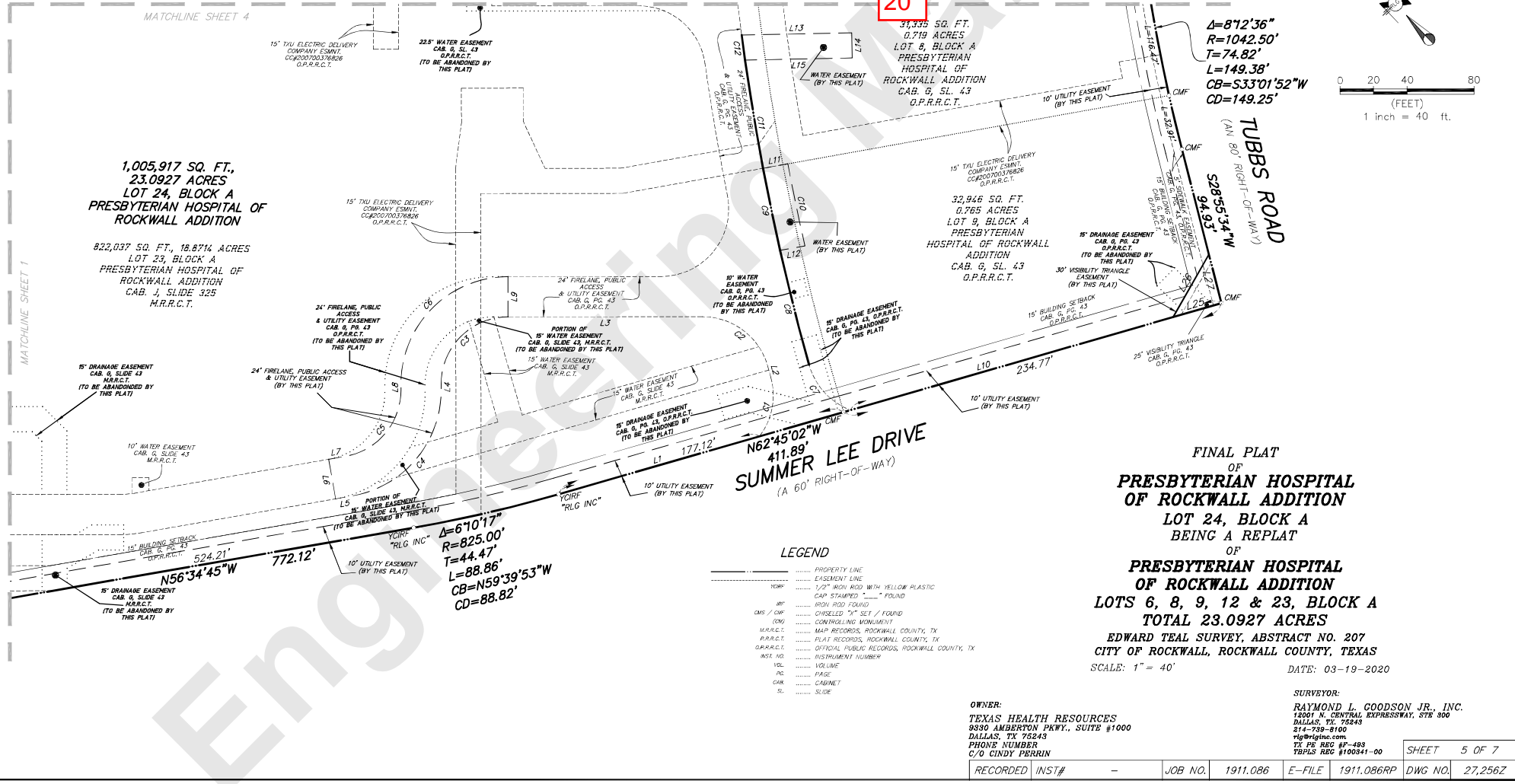
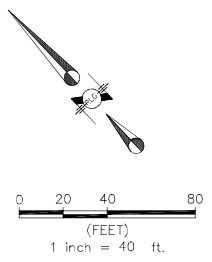
LINE	BEARING	LENGTH
L11	S56°49'20"E	15.00'
L12	N57°03'45"W	15.01'
L13	S47°48'26"E	65.69'
L14	S42°11'34"W	<del>15.00'</del> 20'
L15	N47°48'26"W	63.93'
L16	S54°35'45"W	30.00'
L17	N04°29'17"E	38.48'
L18	N45°37'11"W	30.00'
L19	N35°24'15"W	5.00'
L20	N54°35'45"E	92.57'

LINE	BEARING	LENGTH
L21	N47°47'30"E	13.67'
L22	N45°44'03"E	24.98'
L23	N47°00'12"E	25.10'
L24	N46°53'43"E	14.34'
L25	N62°45'02"W	30.00'
L26	N73°05'16"E	43.04'
L27	N28°55'34"E	30.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
C1	52°54'51"	40.50'	20.15'	37.40'	N54°08'57"E	36.09'
C2	74°40'36"	40.50'	30.90'	52.79'	N09°23'20"W	49.13'
C3	90°00'00"	40.00'	40.00'	62.83'	S88°16'23"W	56.57'
C4	80°08'52"	64.00'	53.84'	89.53'	S83°20'49"W	82.40'
C5	80°08'52"	40.00'	33.65'	55.95'	N83°20'49"E	51.50'
C6	90°00'00"	64.00'	64.00'	100.53'	N88°16'23"E	90.51'
C7	53°49'59"	40.50'	20.56'	38.05'	N00°48'33"E	36.67'
C8	2°50'11"	1423.52'	35.24'	70.47'	N29°08'38"E	70.46'
C9	2°00'57"	1423.52'	25.05'	50.09'	N31°34'12"E	50.08'
C10	2°02'05"	1408.52'	25.01'	50.02'	S31°33'15"W	50.02'
C11	2°38'08"	1423.52'	32.75'	65.48'	N33°53'45"E	65.48'
C12	0°36'28"	1423.52'	7.55'	<del>15.10'</del> 20'	N35°31'03"E	15.10'



VICINITY MAP  
NOT TO SCALE



STATE OF TEXAS  
COUNTY OF ROCKWALL

Whereas **Rockwall Regional Hospital, LLC**, is the sole owner of a tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, as described in Deed of Trust to Rockwall Regional Hospital, LLC, recorded in Instrument Number 2019000019597, Official Public Records, Rockwall County, Texas, and being all of Lots 6, 8, 9, and 12, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 43, Plat Records, Rockwall County, Texas, and all of Lot 23, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in 2018000008518, Official Public Records, Rockwall County, Texas and being more particularly described as follows:

**COMMENCING** at a 3/8" iron rod found at the intersection of the northerly right-of-way line of Summer Lee Drive (a 60' right-of-way) and the easterly right-of-way line of Rockwall Parkway (a 60' right-of-way) being the west corner of Lot 9, Block A, Horizon Ridge Center Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet E, Slide 149, Map Records, Rockwall County, Texas;

**THENCE** along the easterly right-of-way line of said Rockwall Parkway the following courses and distances:

North 33° 25' 38" East, along the north line of said Lot 9, a distance of 166.37 feet to a point for the beginning of a tangent curve to the left;

In a northerly direction along said curve to the left whose chord bears North 32° 22' 28" East a distance of 33.63 feet, having a radius of 915.00 feet, having a central angle of 02° 06' 22" and an arc length of 33.63 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found for the north corner of said Lot 9 and the most southerly west corner of said Lot 23 for the **POINT OF BEGINNING**, and continuing on said curve to the left;

In a northerly direction along said curve to the left whose chord bears North 27° 49' 52" East a distance of 111.41 feet, having a radius of 915.00 feet, a central angle of 06° 58' 51" and an arc length of 111.48 feet to a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the most northerly west corner of said Lot 23 and the west corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 315, Map Records, Rockwall County, Texas;

**THENCE** departing the easterly right-of-way line of said Rockwall Parkway and along the northerly line of said Lot 23, the following courses and distances:

South 46° 43' 37" East, along the southwesterly line of said Lot 17, a distance of 146.22 feet to a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the south corner of said Lot 17 and a northwesterly corner of said Lot 23;

North 43° 16' 22" East, along the southeasterly line of said Lot 17, passing at a distance of 127.65 feet a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the east corner of said Lot 17 and the south corner of Lot 16, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 315), continuing along the southeasterly line of said Lot 16 passing at a distance of 154.96 feet a 1/2" iron rod with red plastic cap stamped "RPLS 48" found for the east corner of said Lot 16 and the south corner of Lot 19, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 315), continuing along the southeasterly line of said Lot 15 for a total distance of 536.58 feet to a chiseled "X" in concrete found for the most easterly east corner of said Lot 19, the north corner of said Lot 23, and on the southwest line of Lot 18, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet G, Slide 297, Map Records, Rockwall County, Texas;

South 46° 43' 37" East, along the southwesterly line of said Lot 18, passing a chiseled "X" in concrete found at a distance of 220.15 feet for the south corner of said Lot 18 and the west corner of Lot 21, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet I, Slide 87, Map Records, Rockwall County, Texas, continuing along the southwesterly line of said Lot 21 to a chiseled "X" in concrete found for a total distance of 566.96 feet for the south corner of said Lot 21 and the most westerly northeast corner of said Lot 23;

North 43° 16' 22" East, along the southeasterly line of said Lot 21, a distance of 233.23 feet to a 1/2" iron rod found for the east corner of said Lot 21 and the most northerly northeast corner of said Lot 23 and being on the southwesterly right-of-way line of Horizon Road (a variable width right-of-way);

**THENCE** South 45° 47' 10" East, along the southwesterly right-of-way line of said Horizon Road, a distance of 112.02 feet to an Aluminum Disk Found stamped "TXDOT" found for the most easterly northeast corner of said Lot 23 and the north corner of Lot 20, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet H, Slide 63, Map Records, Rockwall County, Texas;

**THENCE** along the common line between said Lot 23 and said Lot 20, the following courses and distances:

South 43° 16' 22" West, a distance of 231.39 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the most southerly northeast corner of said Lot 23 and the west corner of said Lot 20;

South 46° 43' 37" East, a distance of 441.68 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found for the south corner of said Lot 20, an easterly corner of said Lot 23 and a westerly corner of Lot 6, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 43, Plat Records, Rockwall County, Texas, continuing along the westerly line of said Lot 6 for a total distance of 444.69 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for an easterly corner of said Lot 23 and a westerly corner of said Lot 6;

**THENCE** North 43° 16' 22" East, along the common line between said Lot 6 and said Lot 20, a distance of 215.03 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found on the southwesterly line of said Horizon Road, for the east corner of said Lot 20 and the north corner of said Lot 6;

**THENCE** South 45° 37' 11" East, along the southwesterly right-of-way line of said Horizon Road, a distance of 307.79 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found at the intersection of the southwesterly right-of-way line of said Horizon Road and the northerly right-of-way of Tubbs Road (an 80-foot right-of-way), for the east corner of said Lot 6,

**THENCE** along the northerly right-of-way of said Tubbs Road, the following courses and distances:

South 54° 35' 45" West, a distance of 186.78 feet to a chiseled "X" in concrete found on the southeasterly line of said Lot 6, and the beginning of a tangent curve to the left;

In a southwesterly direction along said curve to the left whose chord bears South 49° 25' 46" West a distance of 187.74 feet, having a radius of 1042.50, a central angle of 10° 19' 56", passing a chiseled "X" in concrete found at an arc length of 119.90 feet, continuing along said curve to a chiseled "X" in concrete found for a total arc length of 187.99 feet, for an easterly corner of Lot 23 and the east corner of Lot 7, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43);

**THENCE** departing the northerly right-of-way line of said Tubbs Road and along a southeasterly line of said Lot 23, the following courses and distances:

North 46° 43' 37" West, along the northeasterly line of said Lot 7, a distance of 210.30 feet to a 5/8" iron rod found for corner;

South 88° 16' 25" West, along the north line of said Lot 7, a distance of 28.48 feet to a 1/2" iron rod found for corner, and the beginning of a non-tangent curve to the left;

In a southwesterly direction along the northwesterly line of said Lot 7 and said curve to the left whose chord bears South 41° 05' 32" West a distance of 113.78 feet, having a radius of 1411.52 feet, a central angle of 04° 17' 11", and an arc length of 113.81 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for a southeasterly corner of said Lot 23 and the west corner of said Lot 7 and the north corner of Lot 8, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43);

**THENCE** South 47° 48' 26" East, along the common line between said Lot 7 and said Lot 8, a distance of 231.97 feet to a chiseled "X" in concrete found on the northerly right-of-way line of said Tubbs Road, for the east corner of said Lot 8 and the south corner of said Lot 7, and continuing on a non-tangent curve to the left;

**THENCE** along the northerly right-of-way line of said Tubbs Road, the following courses and distances:

In a southwesterly direction along said curve to the left whose chord bears South 33° 01' 52" West a distance of 149.25 feet, having a radius of 1042.50 feet, a central angle of 08° 12' 36", passing at an arc length of 116.47 feet a chiseled "X" in concrete found for the south corner of said Lot 8 and the east corner of Lot 9, Block A, of said Presbyterian Hospital of Rockwall (Cabinet G, Slide 43), and continuing along said curve for a total arc length of 140.38 feet to a chiseled "X" in concrete found for a southeasterly corner of said Lot 9 and the end of said non-tangent curve to the left;

South 28° 55' 34" West, a distance of 94.93 feet to a chiseled "X" in concrete found at the intersection of the northerly right-of-way line of said Tubbs Road and the northeasterly right-of-way line of Summer Lee Drive (a 60-foot right-of-way, for the south corner of said Lot 9;

**THENCE** along the northeasterly right-of-way line of said Summer Lee Drive, the following courses and distances:

North 62° 45' 02" West, passing at a distance of 234.77 feet a chiseled "X" in concrete found for the west corner of said Lot 9 and a south corner of said Lot 23, continuing for a total distance of 411.89 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner, and the beginning of a non-tangent curve to the right;

In a northwesterly direction along said curve to the right whose chord bears North 59° 39' 53" West a distance of 88.82 feet, having a radius of 825.00 feet, a central angle of 06° 10' 17" and an arc length of 88.86 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner, and being the end of said curve to the right;

North 56° 34' 45" West, passing at a distance of 524.21 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the most southerly west corner of said Lot 23 and the south corner of Lot 12, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43), continuing for a total distance of 772.12 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the west corner of said Lot 12 and the south corner of Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, according to the plat recorded in Cabinet E, Slide 149, Map Records, Rockwall County, Texas;

**THENCE** North 33° 25' 38" East, departing the northeasterly right-of-way line of said Summer Lee Drive and along the common line between said Lot 12 and said Lot 9, Block A, Horizon Ridge Center, passing at a distance of 169.05 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the north corner of said Lot 12, a westerly corner of said Lot 23 and an easterly corner of said Lot 9, Block A, Horizon Ridge Center, continuing for a total distance of 200.00 feet to a chiseled "X" in concrete found for the east corner of said Lot 9, Block A, Horizon Ridge Center, and a westerly corner of said Lot 23;

**THENCE** North 56° 34' 45" West, along the common line between said Lot 23 and said Lot 9, Block A, of said Horizon Ridge Center, a distance of 270.62 feet to the **POINT OF BEGINNING**, containing 1,005,917 square feet or 23.0927 acres, more or less.

**FINAL PLAT**  
OF  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
**LOT 24, BLOCK A**  
**BEING A REPLAT**  
OF  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
**LOTS 6, 8, 9, 12 & 23, BLOCK A**  
**TOTAL 23.0927 ACRES**

**EDWARD TEAL SURVEY, ABSTRACT NO. 207**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

SCALE: 1" = 40'

DATE: 03-19-2020

OWNER:  
**TEXAS HEALTH RESOURCES**  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

SURVEYOR:  
**RAYMOND L. COODSON JR., INC.**  
2801 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-9100  
rlog@rlg.com  
TX PR REG #P-483  
TBPLS REG #100341-00

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z	SHEET	6 OF 7
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**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian R. Wade, 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.

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ROCKWALL REGIONAL HOSPITAL, LLC, 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] day of [MONTH], [YEAR].

Notary Public in and for the State of Texas

My Commission Expires

Signature of Party with Mortgage or Lien interest [IF APPLICABLE:]

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] day of [MONTH], [YEAR].

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] day of [MONTH], [YEAR].

Mayor, City of Rockwall

DATE

City Secretary

DATE

City Engineer

DATE

FINAL PLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOT 24, BLOCK A  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL  
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LOTS 6, 8, 9, 12 & 23, BLOCK A  
TOTAL 23.0927 ACRES

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

SCALE: 1" = 40'

DATE: 03-19-2020

OWNER:  
TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

SURVEYOR:  
RAYMOND L. GOODSON JR., INC.  
1801 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-9100  
rlg@rlginc.com  
TX PE REG #P-483  
TGPLS REG #100341-00

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z	SHEET	7 OF 7
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# 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 [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 3150 Horizon Road, Rockwall, TX 75032

Subdivision Presbyterian Hospital of Rockwall Addition

Lot 24

Block A

General Location Horizon Road @ Tubbs Road

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

Current Zoning PD-9

Current Use Hospital

Proposed Zoning PD-9

Proposed Use Hospital

Acreage 23.0927 acres

Lots [Current] 5

Lots [Proposed] 1

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Rockwall Regional Hospital, LLC

Applicant Raymond L. Goodson Jr., Inc.

Contact Person Jason Linscott

Contact Person Brian R. Wade

Address 3150 Horizon Road

Address 12001 N. Central Expy.

Suite 300

City, State & Zip Rockwall, TX 75032

City, State & Zip Dallas, TX 75243

Phone 469-698-1354

Phone (214) 739-8100

E-Mail Jason.linscott@phrtexas.com

E-Mail bwade@rlginc.com

## NOTARY VERIFICATION [REQUIRED]

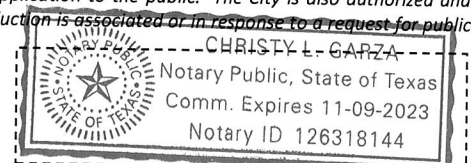
Before me, the undersigned authority, on this day personally appeared Jason Linscott [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ ~~764.84~~ <sup>780.00</sup>, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of December, 20 19. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

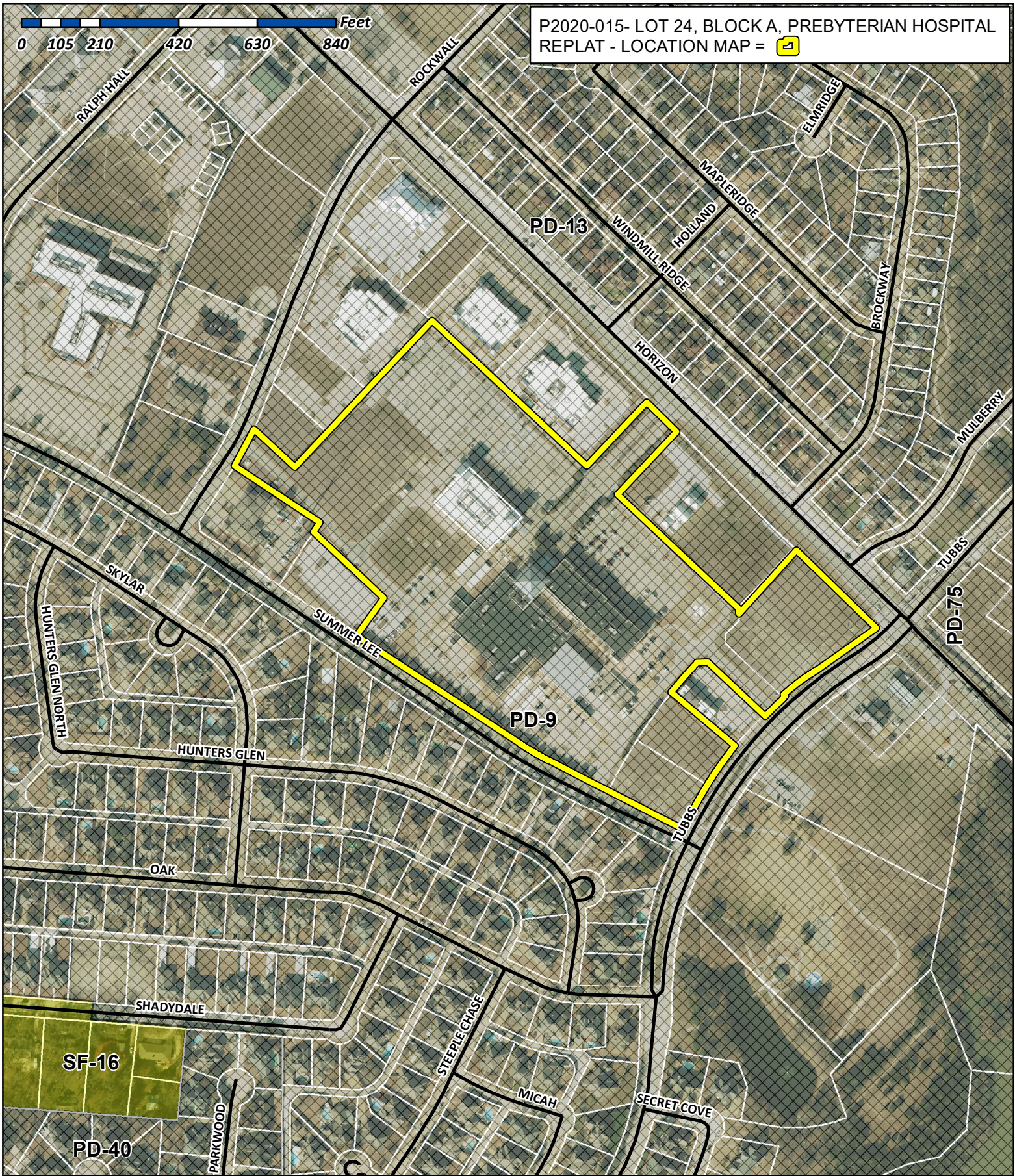
Given under my hand and seal of office on this the 13th day of December, 20 19.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 11/9/2023



P2020-015- LOT 24, BLOCK A, PREBYTERIAN HOSPITAL REPLAT - LOCATION MAP = [icon]

0 105 210 420 630 840 Feet

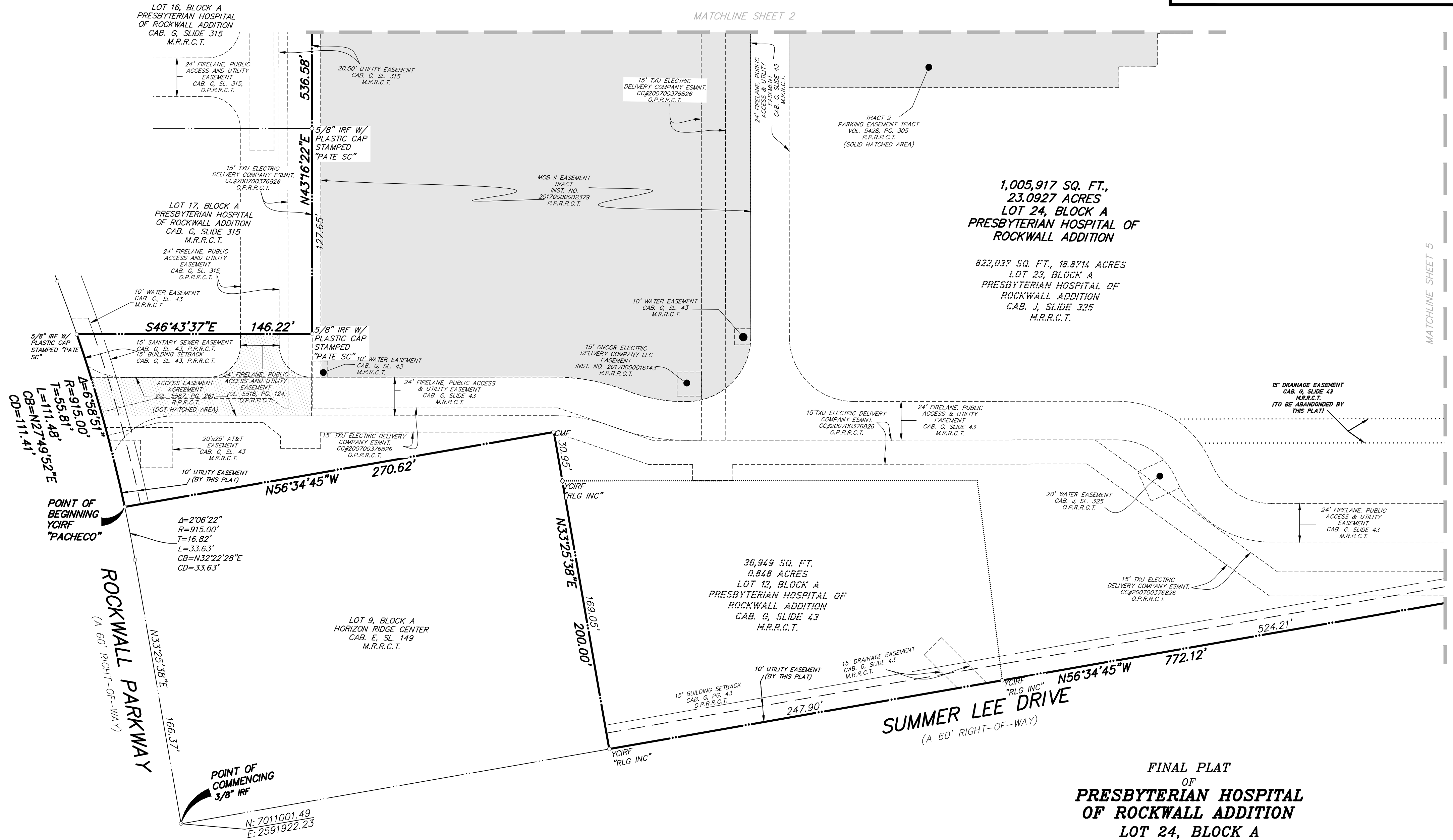


# City of Rockwall

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.





$\Delta = 6.58.51''$   
 $R = 915.00'$   
 $T = 55.81'$   
 $L = 111.48'$   
 $CB = N27^{\circ}49'52''E$   
 $CD = 111.41'$

$\Delta = 2^{\circ}06'22''$   
 $R = 915.00'$   
 $T = 16.82'$   
 $L = 33.63'$   
 $CB = N32^{\circ}22'28''E$   
 $CD = 33.63'$

**1,005,917 SQ. FT.,**  
**23.0927 ACRES**  
**LOT 24, BLOCK A**  
**PRESBYTERIAN HOSPITAL OF**  
**ROCKWALL ADDITION**

**822,037 SQ. FT., 18.8714 ACRES**  
**LOT 23, BLOCK A**  
**PRESBYTERIAN HOSPITAL OF**  
**ROCKWALL ADDITION**  
**CAB. J, SLIDE 325**  
**M.R.R.C.T.**

**36,949 SQ. FT.**  
**0.848 ACRES**  
**LOT 12, BLOCK A**  
**PRESBYTERIAN HOSPITAL OF**  
**ROCKWALL ADDITION**  
**CAB. G, SLIDE 43**  
**M.R.R.C.T.**

**FINAL PLAT**  
**OF**  
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**OF ROCKWALL ADDITION**  
**LOT 24, BLOCK A**  
**BEING A REPLAT**  
**OF**  
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**LOTS 6, 8, 9, 12 & 23, BLOCK A**  
**TOTAL 23.0927 ACRES**

**EDWARD TEAL SURVEY, ABSTRACT NO. 207**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**  
 SCALE: 1" = 40'

DATE: 03-19-2020

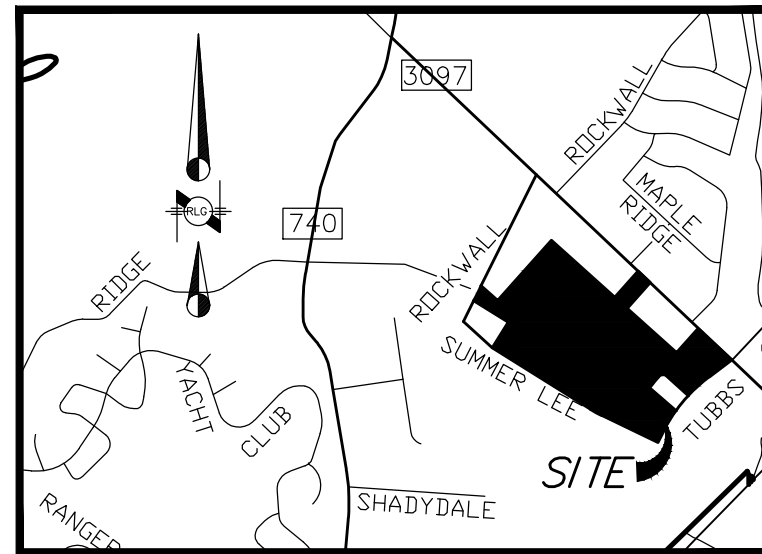
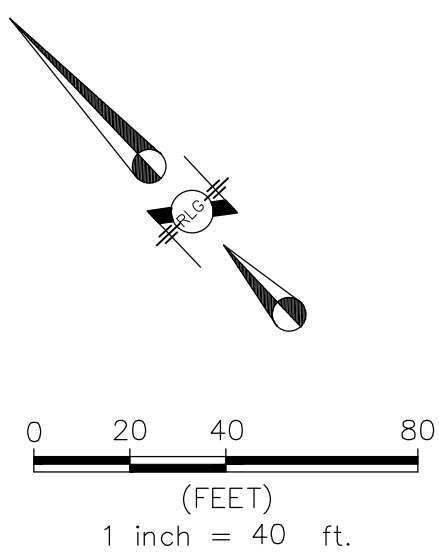
**SURVEYOR:**  
**RAYMOND L. GOODSON JR., INC.**  
 12001 N. CENTRAL EXPRESSWAY, STE 300  
 DALLAS, TX 75243  
 214-739-8100  
 rig@rlginc.com  
 TX PE REG #P-498  
 TBPLS REC #100341-00

**OWNER:**  
**TEXAS HEALTH RESOURCES**  
 9330 AMBERTON PKWY., SUITE #1000  
 DALLAS, TX 75243  
 PHONE NUMBER  
 C/O CINDY PERRIN

SHEET 1 OF 7

LEGEND

- ..... PROPERTY LINE
- ..... EASEMENT LINE
- YCIWF 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
- IRF IRON ROD FOUND
- CMS / CMF CHISELED "X" SET / FOUND
- (CM) CONTROLLING MONUMENT
- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TX
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TX
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- SL. SLIDE



VICINITY MAP NOT TO SCALE

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **PRESBYTERIAN HOSPITAL OF 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. I (we) further certify that all other parties who have a mortgage or lien interest in the **PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

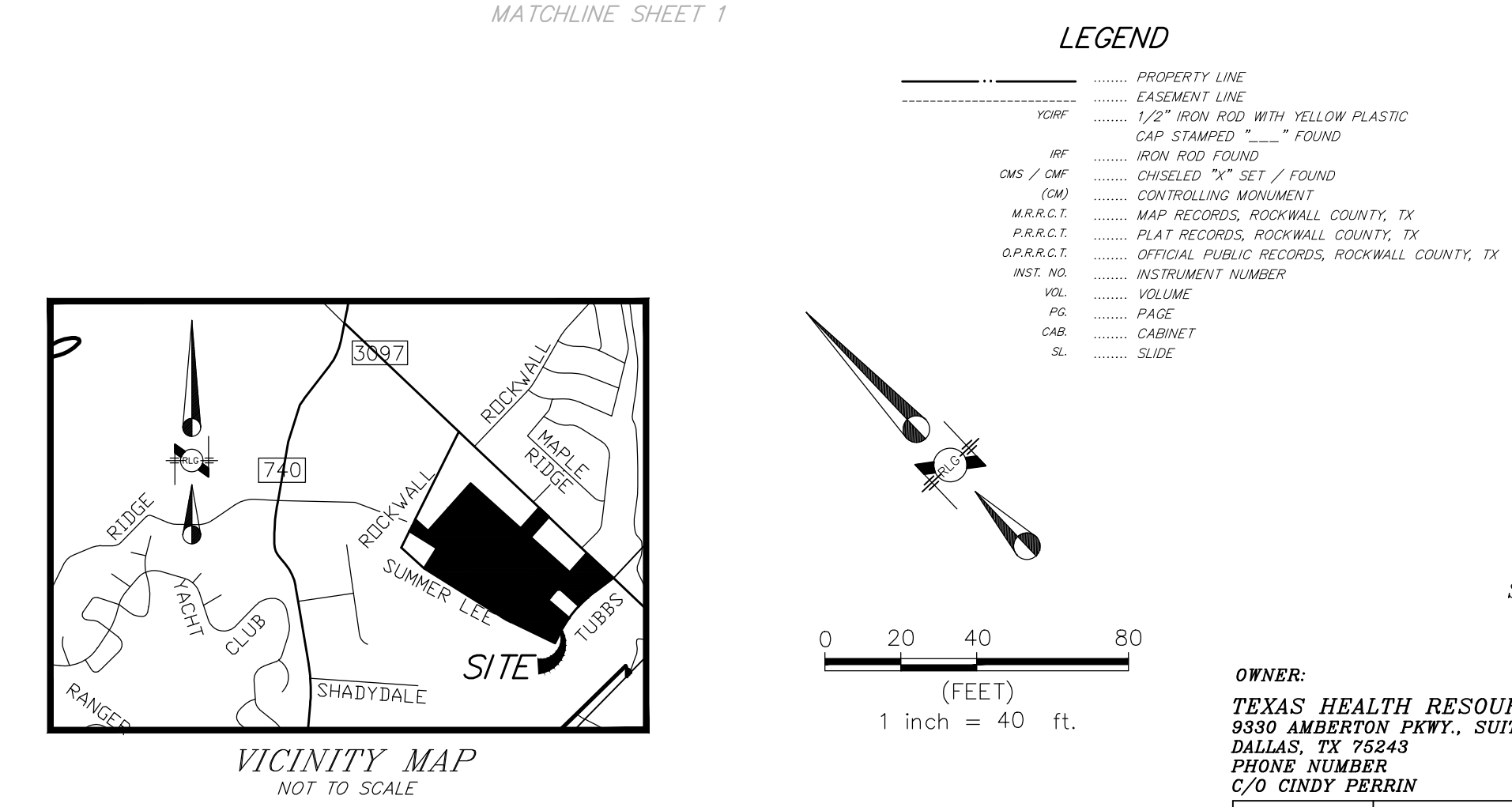
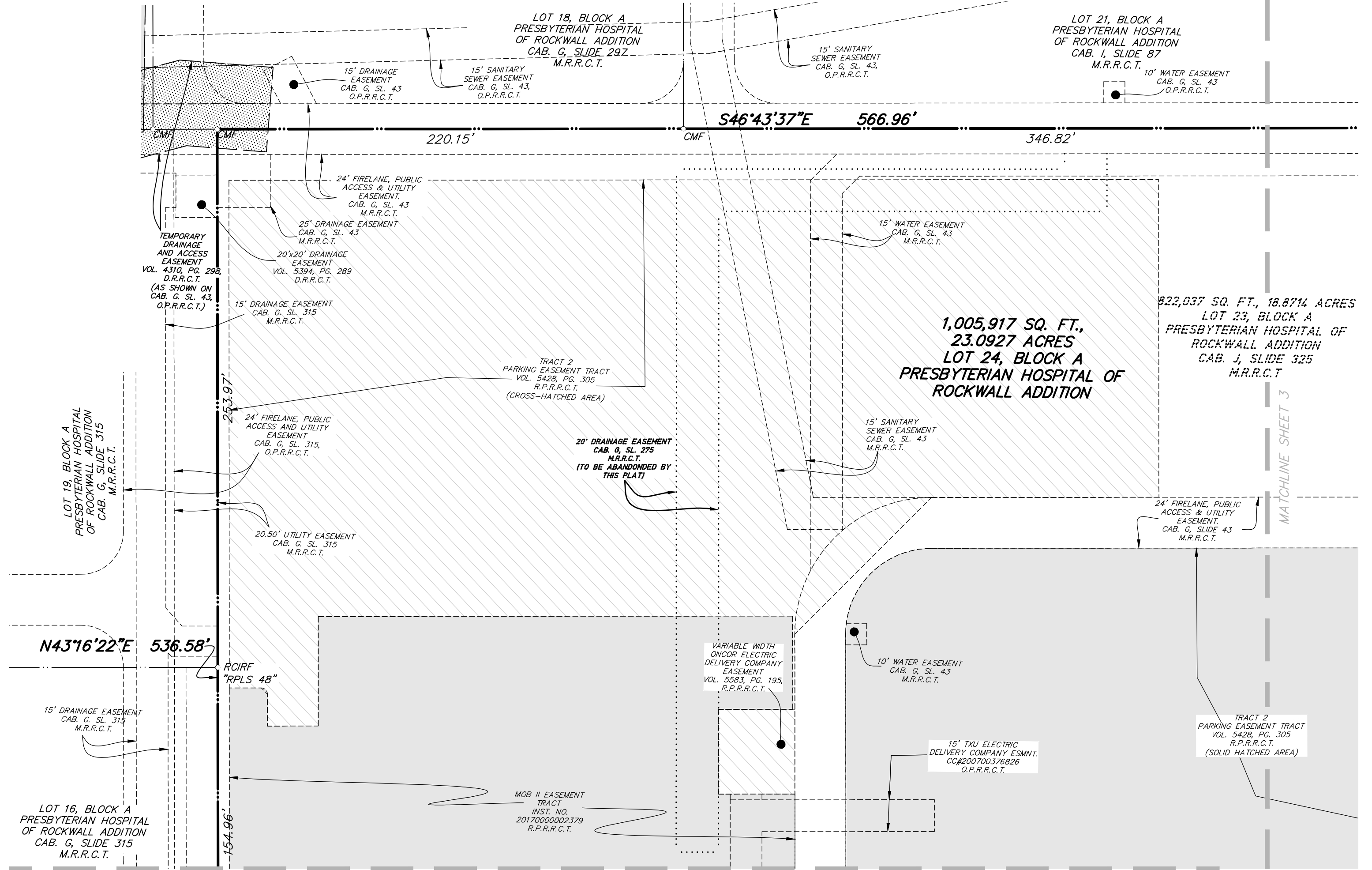
- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere 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.

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

Property Owner Signature \_\_\_\_\_



**LEGEND**

---	PROPERTY LINE
---	EASEMENT LINE
YORF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "YORF" FOUND
IRF	IRON ROD FOUND
CMS / CMF	CHISELED "X" SET / FOUND
(CM)	CONTROLLING MONUMENT
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TX
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TX
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE

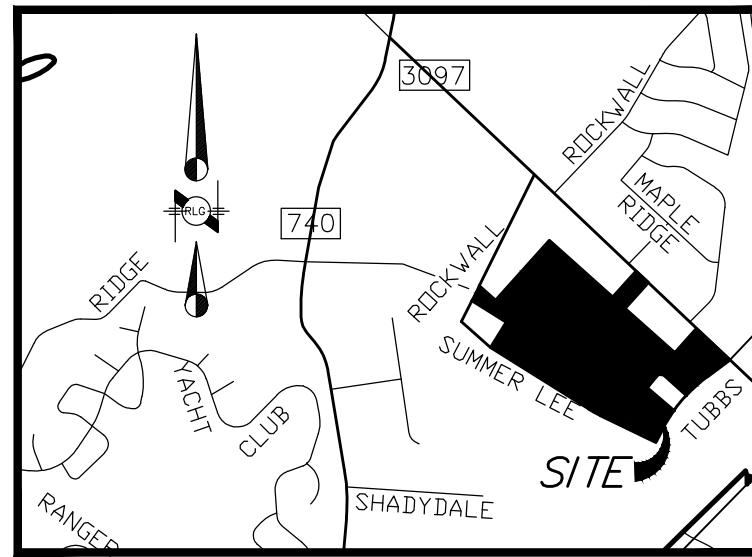
**FINAL PLAT**  
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**OF ROCKWALL ADDITION**  
**LOT 24, BLOCK A**  
BEING A REPLAT  
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**LOTS 6, 8, 9, 12 & 23, BLOCK A**  
**TOTAL 23.0927 ACRES**  
EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SCALE: 1" = 40'      DATE: 03-19-2020

**OWNER:**  
TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
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PHONE NUMBER  
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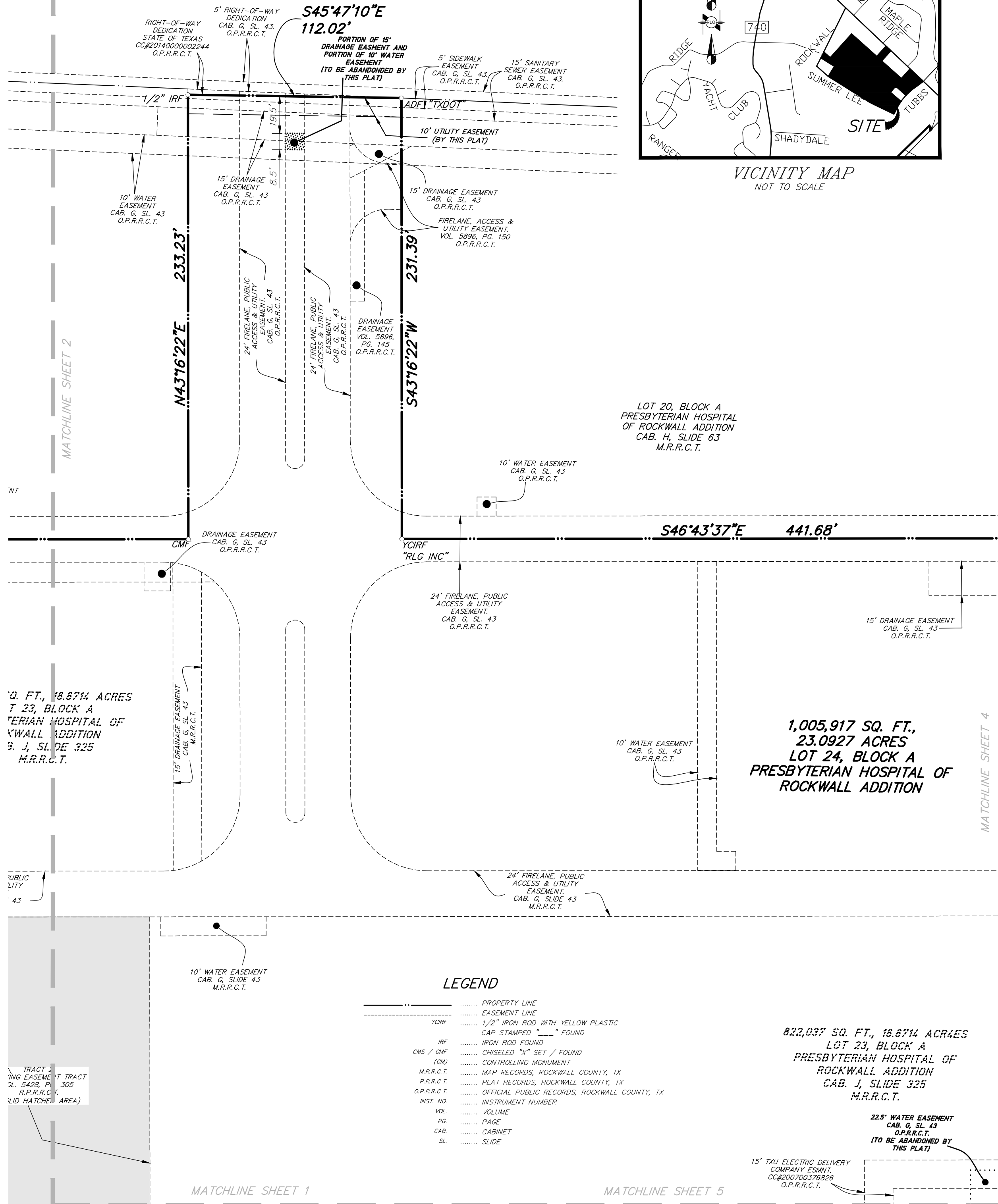
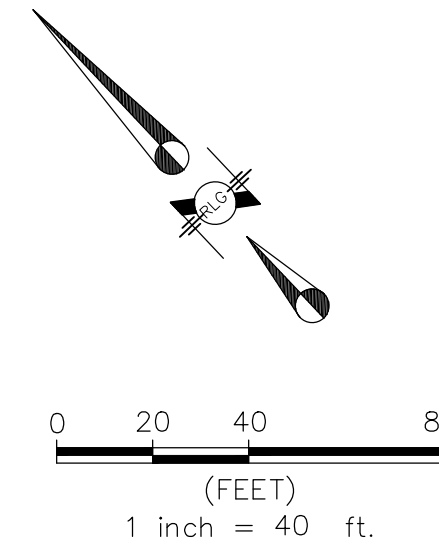
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RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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**HORIZON ROAD**  
(F.M. ROAD NO. 3097)  
(A VARIABLE WIDTH RIGHT-OF-WAY)



VICINITY MAP  
NOT TO SCALE



**NOTES:**

**BASIS OF BEARINGS:** BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTHWEST RIGHT-OF-WAY LINE OF HORIZON ROAD (SOUTH 45°46'04" EAST) AS SHOWN ON THE PLAT FOR PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION RECORDED IN CABINET G, SLIDE 43, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AS MONUMENTED ON THE GROUND

**CONTROLLING MONUMENTS:** AS SHOWN

**LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.**

**EXISTING BUILDINGS TO REMAIN**

**SEE SHEET 1 OF 4 FOR LINE AND CURVE TABLES**

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

THE SUBJECT TRACT IS DEPICTED WITHIN ZONE X ON THE FLOOD INSURANCE RATE MAP, MAP NO. 48397C0040L, DATED SEPTEMBER 26, 2008. ZONE X IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THE LOCATION OF THE FLOOD ZONE LINES SHOWN, IF ANY, WERE DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR RAYMOND L. GOODSON JR., INC. AS A RESULT OF FLOODING.

**FINAL PLAT**  
OF  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
**LOT 24, BLOCK A**  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
**LOTS 6, 8, 9, 12 & 23, BLOCK A**  
**TOTAL 23.0927 ACRES**

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

SCALE: 1" = 40'

DATE: 03-19-2020

**LEGEND**

- ..... PROPERTY LINE
- ..... EASEMENT LINE
- YCRIF ..... 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "....." FOUND
- IRF ..... IRON ROD FOUND
- CMS / CMF ..... CHISELED "X" SET / FOUND
- (CM) ..... CONTROLLING MONUMENT
- M.R.R.C.T. .... MAP RECORDS, ROCKWALL COUNTY, TX
- P.R.R.C.T. .... PLAT RECORDS, ROCKWALL COUNTY, TX
- O.P.R.R.C.T. .... OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
- INST. NO. .... INSTRUMENT NUMBER
- VOL. .... VOLUME
- PG. .... PAGE
- CAB. .... CABINET
- SL. .... SLIDE

822,037 SQ. FT., 18.8714 ACRES  
LOT 23, BLOCK A  
PRESBYTERIAN HOSPITAL OF  
ROCKWALL ADDITION  
CAB. J, SLIDE 325  
M.R.R.C.T.

**OWNER:**  
TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

**SURVEYOR:**  
RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rig@rlginc.com  
TX PE REG #P-498  
TBPLS REC #100341-00

SHEET 3 OF 7

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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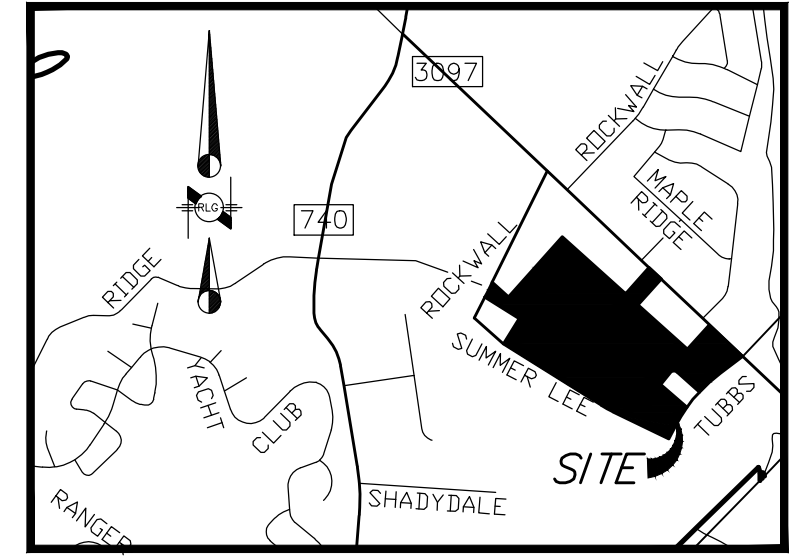


LINE	BEARING	LENGTH
L1	S62°45'02"E	124.79'
L2	N27°49'15"E	6.50'
L3	N46°43'37"W	116.17'
L4	S43°16'23"W	3.75'
L5	N56°34'45"W	10.13'
L6	N33°25'12"E	24.00'
L7	S56°34'45"E	10.13'
L8	N43°16'23"E	3.75'
L9	S43°16'23"W	24.00'
L10	N62°45'02"W	230.44'

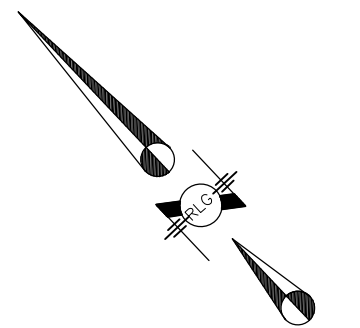
LINE	BEARING	LENGTH
L11	S56°49'20"E	15.00'
L12	N57°03'45"W	15.01'
L13	S47°48'26"E	65.69'
L14	S42°11'34"W	15.00'
L15	N47°48'26"W	63.93'
L16	S54°35'45"W	30.00'
L17	N04°29'17"E	38.48'
L18	N45°37'11"W	30.00'
L19	N35°24'15"W	5.00'
L20	N54°35'45"E	92.57'

LINE	BEARING	LENGTH
L21	N47°47'30"E	13.67'
L22	N45°44'03"E	24.98'
L23	N47°00'12"E	25.10'
L24	N46°53'43"E	14.34'
L25	N62°45'02"W	30.00'
L26	N73°05'16"E	43.04'
L27	N28°55'34"E	30.00'

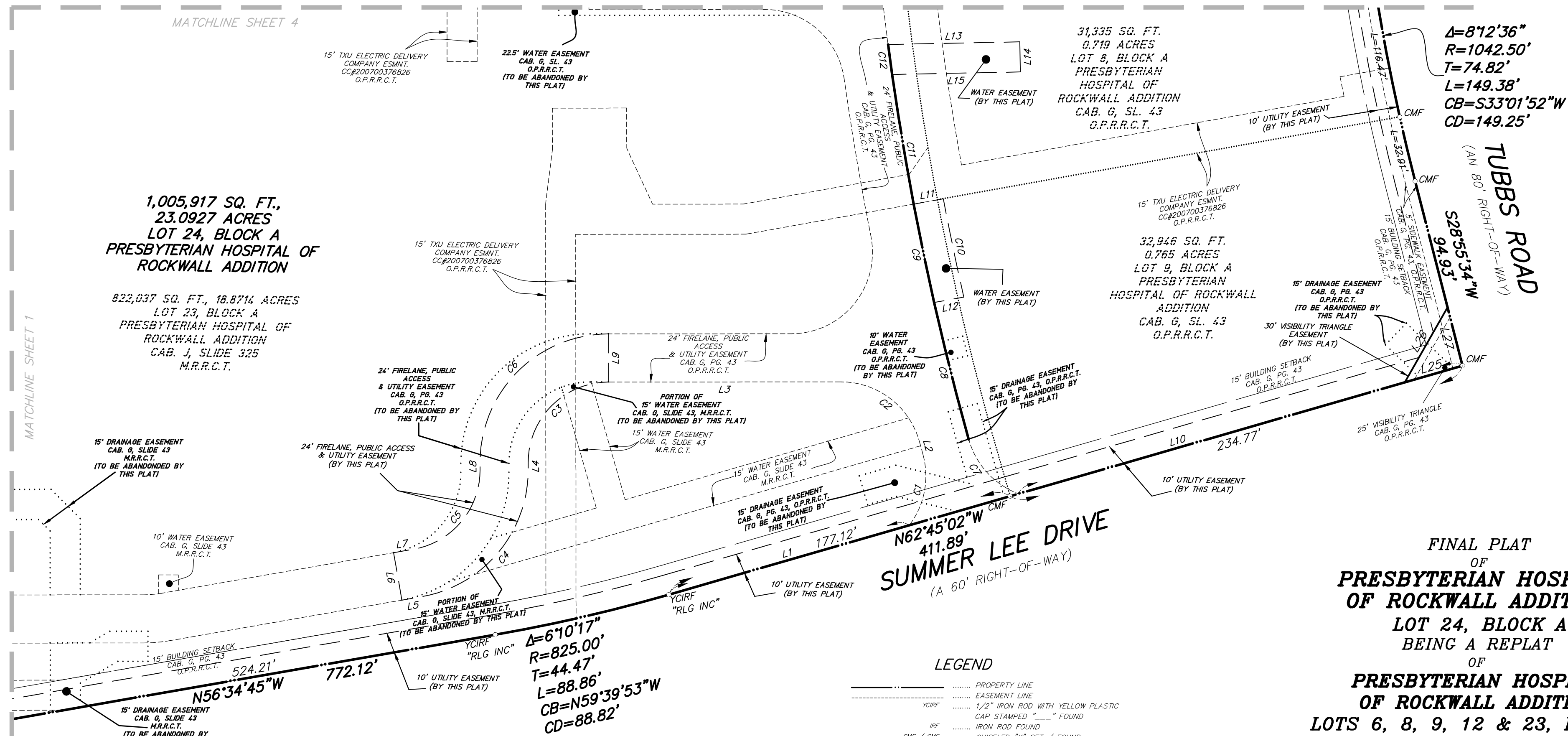
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
C1	52°54'51"	40.50'	20.15'	37.40'	N54°08'57"E	36.09'
C2	74°40'36"	40.50'	30.90'	52.79'	N09°23'20"W	49.13'
C3	90°00'00"	40.00'	40.00'	62.83'	S88°16'23"W	56.57'
C4	80°08'52"	64.00'	53.84'	89.53'	S83°20'49"W	82.40'
C5	80°08'52"	40.00'	33.65'	55.95'	N83°20'49"E	51.50'
C6	90°00'00"	64.00'	64.00'	100.53'	N88°16'23"E	90.51'
C7	53°49'59"	40.50'	20.56'	38.05'	N00°48'33"E	36.67'
C8	2°50'11"	1423.52'	35.24'	70.47'	N29°08'38"E	70.46'
C9	2°00'57"	1423.52'	25.05'	50.09'	N31°34'12"E	50.08'
C10	2°02'05"	1408.52'	25.01'	50.02'	S31°33'15"W	50.02'
C11	2°38'08"	1423.52'	32.75'	65.48'	N33°53'45"E	65.48'
C12	0°36'28"	1423.52'	7.55'	15.10'	N35°31'03"E	15.10'



VICINITY MAP  
NOT TO SCALE



0 20 40 80  
(FEET)  
1 inch = 40 ft.



FINAL PLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOT 24, BLOCK A  
BEING A REPLAT  
OF  
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LOTS 6, 8, 9, 12 & 23, BLOCK A  
TOTAL 23.0927 ACRES  
EDWARD TEAL SURVEY, ABSTRACT NO. 207  
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- LEGEND
- ..... PROPERTY LINE
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  - Y.C.I.R.F. 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "....." FOUND
  - IRF IRON ROD FOUND
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  - (CM) CONTROLLING MONUMENT
  - M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TX
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OWNER:  
TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

SURVEYOR:  
RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
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TX PE REG #P-493  
TBPLS REC #100341-00

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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STATE OF TEXAS  
COUNTY OF ROCKWALL

Whereas **Rockwall Regional Hospital, LLC**, is the sole owner of a tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, as described in Deed of Trust to Rockwall Regional Hospital, LLC, recorded in Instrument Number 20190000019597, Official Public Records, Rockwall County, Texas, and being all of Lots 6, 8, 9, and 12, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded Cabinet G, Slide 43, Plat Records, Rockwall County, Texas, and all of Lot 23, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in 20180000008518, Official Public Records, Rockwall County, Texas and being more particularly described as follows:

**COMMENCING** at a 3/8" iron rod found at the intersection of the northerly right-of-way line of Summer Lee Drive (a 60' right-of-way) and the easterly right-of-way line of Rockwall Parkway (a 60' right-of-way) being the west corner of Lot 9, Block A, Horizon Ridge Center Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet E, Slide 149, Map Records, Rockwall County, Texas;

**THENCE** along the easterly right-of-way line of said Rockwall Parkway the following courses and distances:

North 33° 25' 38" East, along the north line of said Lot 9, a distance of 166.37 feet to a point for the beginning of a tangent curve to the left;

In a northerly direction along said curve to the left whose chord bears North 32° 22' 28" East a distance of 33.63 feet, having a radius of 915.00 feet, having a central angle of 02° 06' 22" and an arc length of 33.63 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found for the north corner of said Lot 9 and the most southerly west corner of said Lot 23 for the **POINT OF BEGINNING**, and continuing on said curve to the left;

In a northerly direction along said curve to the left whose chord bears North 27° 49' 52" East a distance of 111.41 feet, having a radius of 915.00 feet, a central angle of 06° 58' 51" and an arc length of 111.48 feet to a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the most northerly west corner of said Lot 23 and the west corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 315, Map Records, Rockwall County, Texas;

**THENCE** departing the easterly right-of-way line of said Rockwall Parkway and along the northerly line of said Lot 23, the following courses and distances:

South 46° 43' 37" East, along the southwesterly line of said Lot 17, a distance of 146.22 feet to a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the south corner of said Lot 17 and a northwesterly corner of said Lot 23;

North 43° 16' 22" East, along the southeasterly line of said Lot 17, passing at a distance of 127.65 feet a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the east corner of said Lot 17 and the south corner of Lot 16, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 315), continuing along the southeasterly line of said Lot 16 passing at a distance of 154.96 a 1/2" iron rod with red plastic cap stamped "RPLS 48" found for the east corner of said Lot 16 and the south corner of Lot 19, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 315), continuing along the southeasterly line of said Lot 15 for a total distance of 536.58 feet to a chiseled "X" in concrete found for the most easterly east corner of said Lot 19, the north corner of said Lot 23, and on the southwest line of Lot 18, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet G, Slide 297, Map Records, Rockwall County, Texas;

South 46° 43' 37" East, along the southwesterly line of said Lot 18, passing a chiseled "X" in concrete found at a distance of 220.15 feet for the south corner of said Lot 18 and the west corner of Lot 21, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet I, Slide 87, Map Records, Rockwall County, Texas, continuing along the southwesterly line of said Lot 21 to a chiseled "X" in concrete found for a total distance of 566.96 feet for the south corner of said Lot 21 and the most westerly northeast corner of said Lot 23;

North 43° 16' 22" East, along the southeasterly line of said Lot 21, a distance of 233.23 feet to a 1/2" iron rod found for the east corner of said Lot 21 and the most northerly northeast corner of said Lot 23 and being on the southwesterly right-of-way line of Horizon Road (a variable width right-of-way);

**THENCE** South 45° 47' 10" East, along the southwesterly right-of-way line of said Horizon Road, a distance of 112.02 feet to an Aluminum Disk Found stamped "TXDOT" found for the most easterly northeast corner of said Lot 23 and the north corner of Lot 20, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet H, Slide 63, Map Records, Rockwall County, Texas;

**THENCE** along the common line between said Lot 23 and said Lot 20, the following courses and distances:

South 43° 16' 22" West, a distance of 231.39 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the most southerly northeast corner of said Lot 23 and the west corner of said Lot 20;

South 46° 43' 37" East, a distance of 441.68 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found for the south corner of said Lot 20, an easterly corner of said Lot 23 and a westerly corner of Lot 6, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 43, Plat Records, Rockwall County, Texas, continuing along the westerly line of said Lot 6 for a total distance of 444.69 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for an easterly corner of said Lot 23 and a westerly corner of said Lot 6;

**THENCE** North 43° 16' 22" East, along the common line between said Lot 6 and said Lot 20, a distance of 215.03 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found on the southwesterly line of said Horizon Road, for the east corner of said Lot 20 and the north corner of said Lot 6;

**THENCE** South 45° 37' 11" East, along the southwesterly right-of-way line of said Horizon Road, a distance of 307.79 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found at the intersection of the southwesterly right-of-way line of said Horizon Road and the northerly right-of-way of Tubbs Road (an 80-foot right-of-way), for the east corner of said Lot 6,

**THENCE** along the northerly right-of-way of said Tubbs Road, the following courses and distances:

South 54° 35' 45" West, a distance of 186.78 feet to a chiseled "X" in concrete found on the southeasterly line of said Lot 6, and the beginning of a tangent curve to the left;

In a southwesterly direction along said curve to the left whose chord bears South 49° 25' 46" West a distance of 187.74 feet, having a radius of 1042.50, a central angle of 10° 19' 56", passing a chiseled "X" in concrete found at an arc length of 119.90 feet, continuing along said curve to a chiseled "X" in concrete found for a total arc length of 187.99 feet, for an easterly corner of Lot 23 and the east corner of Lot 7, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43);

**THENCE** departing the northerly right-of-way line of said Tubbs Road and along a southeasterly line of said Lot 23, the following courses and distances:

North 46° 43' 37" West, along the northeasterly line of said Lot 7, a distance of 210.30 feet to a 5/8" iron rod found for corner;

South 88° 16' 25" West, along the north line of said Lot 7, a distance of 28.48 feet to a 1/2" iron rod found for corner, and the beginning of a non-tangent curve to the left;

In a southwesterly direction along the northwesterly line of said Lot 7 and said curve to the left whose chord bears South 41° 05' 32" West a distance of 113.78 feet, having a radius of 1411.52 feet, a central angle of 04° 17' 11", and an arc length of 113.81 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for a southeasterly corner of said Lot 23 and the west corner of said Lot 7 and the north corner of Lot 8, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43);

**THENCE** South 47° 48' 26" East, along the common line between said Lot 7 and said Lot 8, a distance of 231.97 feet to a chiseled "X" in concrete found on the northerly right-of-way line of said Tubbs Road, for the east corner of said Lot 8 and the south corner of said Lot 7, and continuing on a non-tangent curve to the left;

**THENCE** along the northerly right-of-way line of said Tubbs Road, the following courses and distances:

In a southwesterly direction along said curve to the left whose chord bears South 33° 01' 52" West a distance of 149.25 feet, having a radius of 1042.50 feet, a central angle of 08° 12' 36", passing at an arc length of 116.47 feet a chiseled "X" in concrete found for the south corner of said Lot 8 and the east corner of Lot 9, Block A, of said Presbyterian Hospital of Rockwall (Cabinet G, Slide 43), and continuing along said curve for a total arc length of 149.38 feet to a chiseled "X" in concrete found for a southeasterly corner of said Lot 9 and the end of said non-tangent curve to the left;

South 28° 55' 34" West, a distance of 94.93 feet to a chiseled "X" in concrete found at the intersection of the northerly right-of-way line of said Tubbs Road and the northeasterly right-of-way line of Summer Lee Drive (a 60-foot right-of-way, for the south corner of said Lot 9;

**THENCE** along the northeasterly right-of-way line of said Summer Lee Drive, the following courses and distances:

North 62° 45' 02" West, passing at a distance of 234.77 feet a chiseled "X" in concrete found for the west corner of said Lot 9 and a south corner of said Lot 23, continuing for a total distance of 411.89 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner, and the beginning of a non-tangent curve to the right;

In a northwesterly direction along said curve to the right whose chord bears North 59° 39' 53" West a distance of 88.82 feet, having a radius of 825.00 feet, a central angle of 06° 10' 17" and an arc length of 88.86 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner, and being the end of said curve to the right;

North 56° 34' 45" West, passing at a distance of 524.21 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the most southerly west corner of said Lot 23 and the south corner of Lot 12, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43), continuing for a total distance of 772.12 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the west corner of said Lot 12 and the south corner of Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, according to the plat recorded in Cabinet E, Slide 149, Map Records, Rockwall County, Texas;

**THENCE** North 33° 25' 38" East, departing the northeasterly right-of-way line of said Summer Lee Drive and along the common line between said Lot 12 and said Lot 9, Block A, Horizon Ridge Center, passing at a distance of 169.05 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the north corner of said Lot 12, a westerly corner of said Lot 23 and an easterly corner of said Lot 9, Block A, Horizon Ridge Center, continuing for a total distance of 200.00 feet to a chiseled "X" in concrete found for the east corner of said Lot 9, Block A, Horizon Ridge Center, and a westerly corner of said Lot 23;

**THENCE** North 56° 34' 45" West, along the common line between said Lot 23 and said Lot 9, Block A, of said Horizon Ridge Center, a distance of 270.62 feet to the **POINT OF BEGINNING**, containing 1,005,917 square feet or 23.0927 acres, more or less.

**FINAL PLAT**  
**OF**  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
**LOT 24, BLOCK A**  
**BEING A REPLAT**  
**OF**  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
**LOTS 6, 8, 9, 12 & 23, BLOCK A**  
**TOTAL 23.0927 ACRES**  
**EDWARD TEAL SURVEY, ABSTRACT NO. 207**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

SCALE: 1" = 40'

DATE: 03-19-2020

SURVEYOR:

RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rlg@rlginc.com  
TX PE REC #P-498  
TBPLS REC #100341-00

SHEET 6 OF 7

OWNER:

TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian R. Wade, 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.

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ROCKWALL REGIONAL HOSPITAL, LLC, 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] day of [MONTH], [YEAR].

Notary Public in and for the State of Texas

My Commission Expires

Signature of Party with Mortgage or Lien Interest [IF APPLICABLE:]

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] day of [MONTH], [YEAR].

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] day of [MONTH], [YEAR].

Mayor, City of Rockwall

DATE

City Secretary

DATE

City Engineer

DATE

FINAL PLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOT 24, BLOCK A  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOTS 6, 8, 9, 12 & 23, BLOCK A  
TOTAL 23.0927 ACRES  
EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 40'

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**OWNER:**

TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

**SURVEYOR:**

RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
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TBPLS REC #100341-00

SHEET 7 OF 7

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council  
**DATE:** April 20, 2020  
**APPLICANT:** Brian Wade; *Raymond L. Goodson Jr., Inc.*  
**CASE NUMBER:** P2020-015; *Lot 24, Block A, Presbyterian Hospital of Rockwall Addition*

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### SUMMARY

Consider a request by Brian Wade of Raymond L. Goodson Jr., Inc. on behalf of Jason Linscott of Rockwall Regional Hospital, LLC for the approval of a Replat for Lot 24, Block A, Presbyterian Hospital of Rockwall Addition being a 23.0927-acre tract of land identified as Lots 6, 8, 9, 12 & 23, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3142-3150 Horizon Road [FM-3097], and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 23.0927-acre tract of land for purpose of combining five (5) lots (i.e. Lots 6, 8, 9, 12 & 23, Block A, Presbyterian Hospital of Rockwall Addition) into one (1) lot (i.e. Lot 24, Block A, Presbyterian Hospital of Rockwall Addition) for the existing Presbyterian Hospital complex. The replat will also abandon and dedicate certain easements required for the construction and expansion of the hospital complex.
- On November 12, 1973, the City Council approved a zoning change [i.e. Ordinance No. 73-49] from Agricultural (AG) District to Planned Development District 9 (PD-9) for single-family, multi-family, and shopping center uses. On June 16, 1986, the City Council approved an amendment to the Preliminary Plan for PD-9 via Ordinance No. 86-55 by repealing Ordinance No. 73-49, and establishing zoning for single-family, office-warehouse, and general retail land uses. In October 2010, a plat was filed for the subject property creating Lots 1-14, Block A, Presbyterian Hospital Addition. This property has been replatted several times since the original filing of this plat. On June 17, 2017, the Planning and Zoning Commission approved an amended site plan [i.e. Case No. SP2017-017] for the purpose of constructing a 5,600 SF expansion to the hospital. On January 14, 2020, the Planning and Zoning Commission approved an amended site plan [i.e. SP2019-057] for the purpose of constructing a ~84,000 SF expansion to the existing hospital for the subject property.
- 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 Lot 24, Block A, Presbyterian Hospital of 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; and,

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

**PLANNING AND ZONING COMMISSION**

On April 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the plat by a vote of 6-0, with Chairman Chodun absent.

## City of Rockwall Project Plan Review History



<b>Project Number</b> P2020-015	<b>Owner</b> ROCKWALL REGIONAL HOSPITAL LLP	<b>Applied</b> 3/20/2020 AG
<b>Project Name</b> Lot 24, Block A, Presbyterian Hospital	<b>Applicant</b> BRIAN R WADE	<b>Approved</b>
<b>Type</b> PLAT		<b>Closed</b>
<b>Subtype</b> REPLAT		<b>Expired</b>
<b>Status</b> Staff Review		<b>Status</b>

<b>Site Address</b> 3150 HORIZON	<b>City, State Zip</b> ROCKWALL, TX 75032	<b>Zoning</b>
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<b>Subdivision</b> PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITIO	<b>Tract</b> C23	<b>Block</b> A	<b>Lot No</b> 23	<b>Parcel No</b> 4703-000A-0023-00-0R	<b>General Plan</b>
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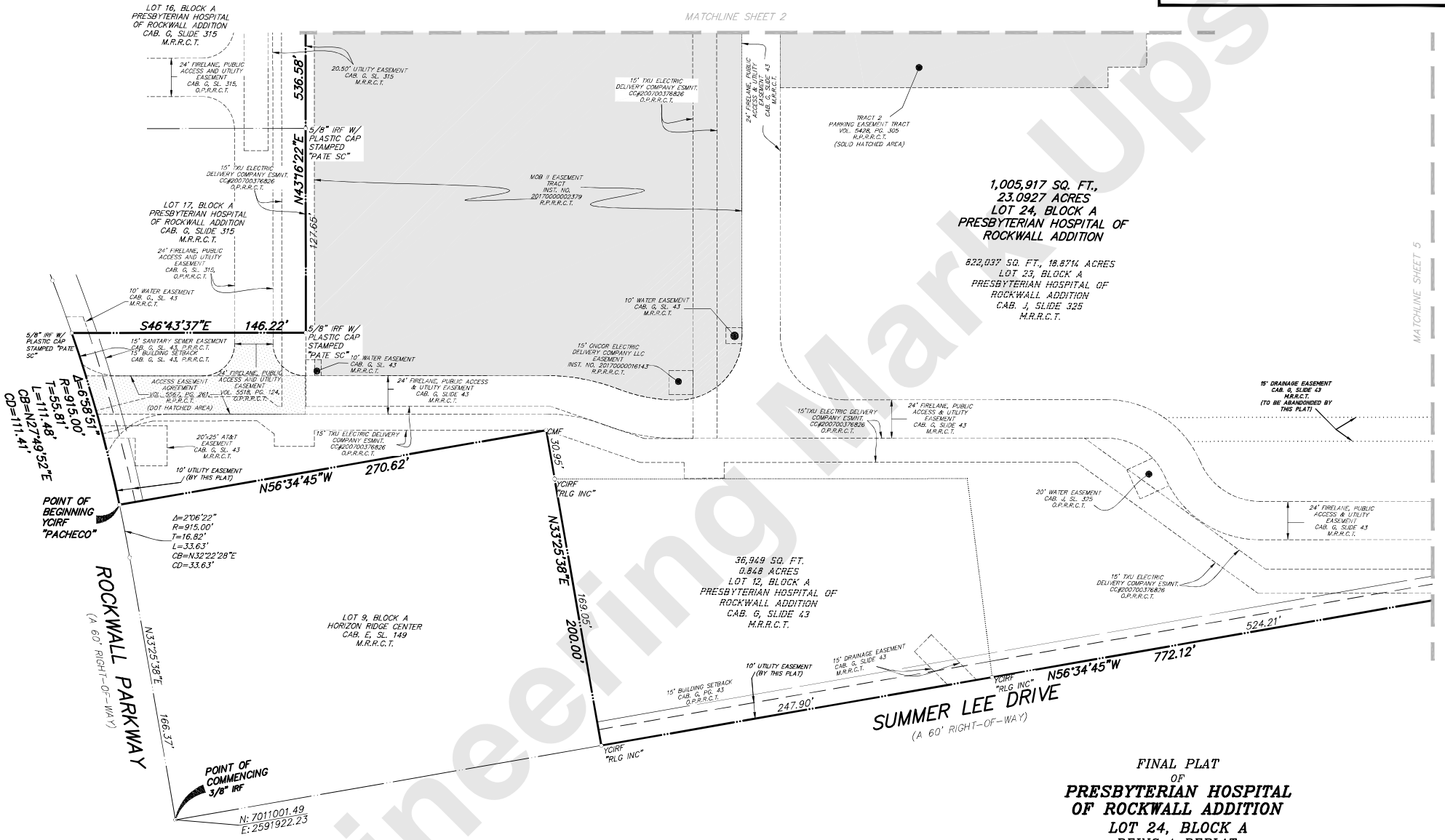
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/20/2020	3/27/2020	3/23/2020	3	APPROVED	
ENGINEERING (3/26/2020 5:03 PM SJ) M - Must tie two points to Rockwall GPS. N: E: M - L12 and L14 are required to be 20' minimum. M - The two drainage easements on the "parking lot phase 1" are to remain in place. The parking lot will not be effected by these easements. See markup	Sarah Johnston	3/20/2020	3/27/2020	3/26/2020	6	COMMENTS	See markup
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/2020	5	APPROVED	
GIS	Lance Singleton	3/20/2020	3/27/2020				
PLANNING	David Gonzales	3/20/2020	3/27/2020	3/30/2020	10	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(3/30/2020 4:32 PM DG)						
P2020-015; Replat for Lot 24 Block A, Presbyterian Hospital of 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 Lot24, Block A, Presbyterian Hospital of Rockwall Addition being a 23.0927-acre tract of land identified as Lots 6, 8, 9, 12 & 23, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3142-3150 Horizon Road [FM-3097].						
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 (P2020-015) 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. 9 (PD-9), and the General Commercial District Standards of Article V, that are applicable to the subject property.						
M. 5 Label the building setback lines where adjacent to a street. [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
M.6 Label the right-of-way width and street centerline for each street both within and adjacent to the development [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
M.7 Indicate all existing and proposed corner clips and any subsequent dedication [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
M.8 Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
I.9Correct all Lot, Block, Addition labels by moving the Sq. Ft. & Acres statements below the Lot, Block, Addition:						
Example: Lot 24, Block A Presbyterian Addition of Rockwall Addition 1,005,917 SQ. FT., 23.0927 Acres						
I.10 The standard plat wording found on page2 needs to be moved to page 7 for standard uniformity of the plat						
I.11 Correct the plat approval signature page. The two (2) statements under "Approved:" need to be adjusted by extending each written line and clearing the blank spaces that are apparent. Additionally, where the WITNESS OUR HANDS line is, remove the brackets (i.e. [day], [month], & [year]) and replaced with blank lines.						
I.12 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies						
I.13 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.14 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						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing</p> <p>I.15 The Planning and Zoning Work Meeting will be held on April 14, 2020.</p> <p>I.16 The City Council meeting for this case is scheduled to be held on April 20, 2020.</p> <p>I.17 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.</p>						

MATCHLINE SHEET 2

MATCHLINE SHEET 5



1,005,917 SQ. FT.,  
23.0927 ACRES  
LOT 24, BLOCK A  
PRESBYTERIAN HOSPITAL OF  
ROCKWALL ADDITION

822,037 SQ. FT., 18.8714 ACRES  
LOT 23, BLOCK A  
PRESBYTERIAN HOSPITAL OF  
ROCKWALL ADDITION  
CAB. J, SLIDE 325  
M.R.R.C.T.

36,949 SQ. FT.,  
8.848 ACRES  
LOT 12, BLOCK A  
PRESBYTERIAN HOSPITAL OF  
ROCKWALL ADDITION  
CAB. G, SLIDE 43  
M.R.R.C.T.

LOT 9, BLOCK A  
HORIZON RIDGE CENTER  
CAB. E, SL. 149  
M.R.R.C.T.

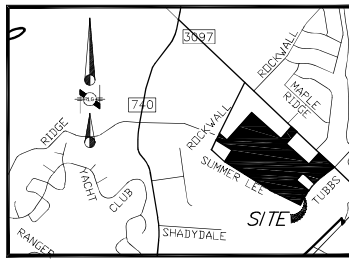
SUMMER LEE DRIVE  
(A 60' RIGHT-OF-WAY)

FINAL PLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOT 24, BLOCK A  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOTS 6, 8, 9, 12 & 23, BLOCK A  
TOTAL 23.0927 ACRES  
EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

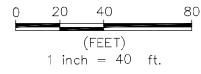
SCALE: 1" = 40' DATE: 03-19-2020

SURVEYOR:  
**RAYMOND L. GOODSON JR., INC.**  
1801 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rlg@rlginc.com  
TX PR REG #P-483  
TBPLS REG #100341-00

OWNER:  
**TEXAS HEALTH RESOURCES**  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN



VICINITY MAP  
NOT TO SCALE



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- YCRF 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
- IRF IRON ROD FOUND
- CMS / CMF CHISELED "X" SET / FOUND
- (CM) CONTROLLING MONUMENT
- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TX
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TX
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
- INST. NO. INSTRUMENT NUMBER
- NO. NUMBER
- PR. PAGE
- CMR. CABINET
- SL. SLIDE

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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SHEET 1 OF 7



I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **PRESBYTERIAN HOSPITAL OF 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. I (we) further certify that all other parties who have a mortgage or lien interest in the **PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

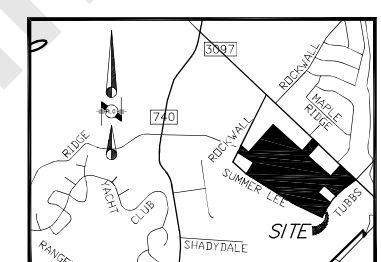
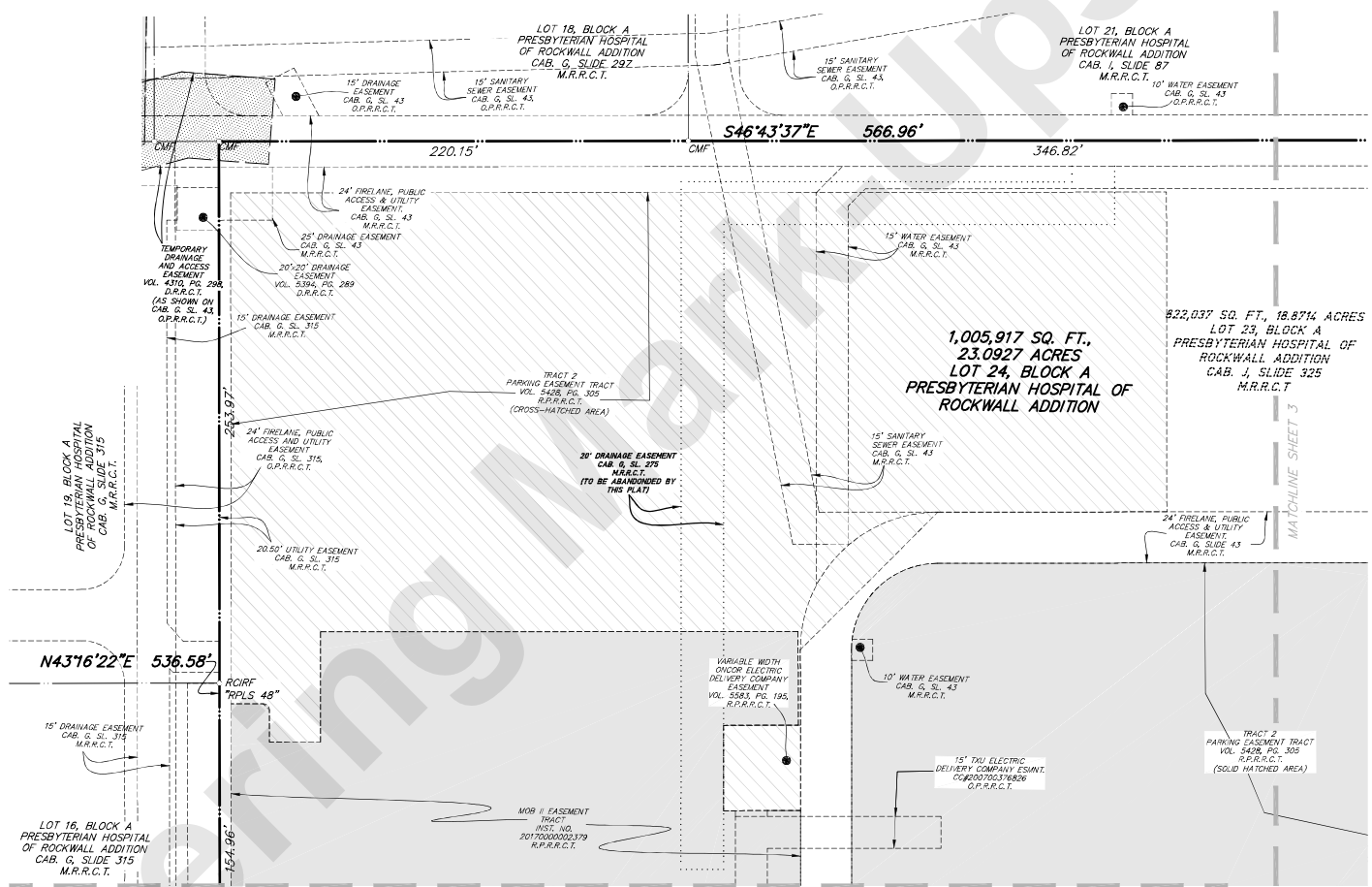
- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere 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.

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

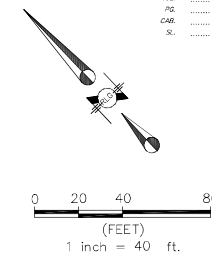
Property Owner Signature



VICINITY MAP  
NOT TO SCALE

LEGEND

- ..... PROPERTY LINE
- ..... EASEMENT LINE
- ..... 1/2" HIGH ROD WITH YELLOW PLASTIC
- ..... CAP STAMPED " \* FOUND
- ..... IRON ROD FOUND
- ..... CHISELED " \* SET \* FOUND
- ..... CONSIDERING MONUMENT
- ..... MAP RECORDS, ROCKWALL COUNTY, TX
- ..... PLAT RECORDS, ROCKWALL COUNTY, TX
- ..... OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
- ..... INSTRUMENT NUMBER
- ..... VOL. VOLUME NUMBER
- ..... PAGE
- ..... CABINET
- ..... SLIDE



**FINAL PLAT**  
OF  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
**LOT 24, BLOCK A**  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
**LOTS 6, 8, 9, 12 & 23, BLOCK A**  
**TOTAL 23.0927 ACRES**  
EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SCALE: 1" = 40'      DATE: 03-19-2020

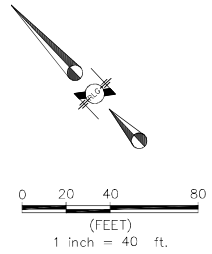
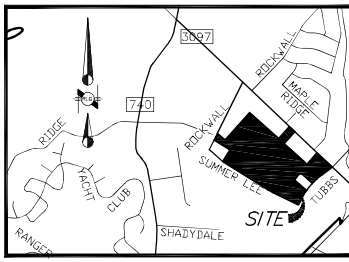
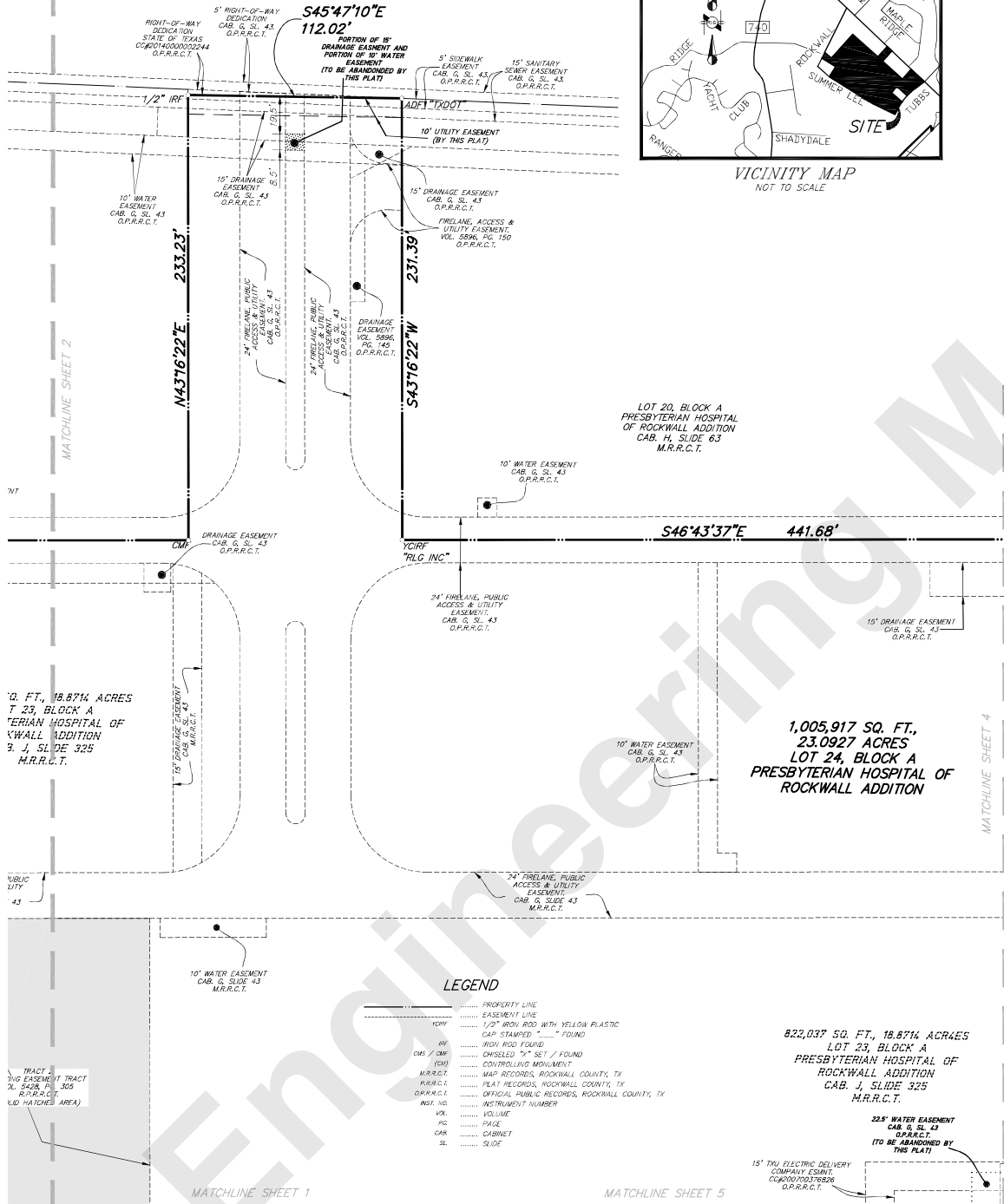
**SURVEYOR:**  
RAYMOND L. COODSON JR., INC.  
18011 N. CENTRAL EXPRESSWAY, STR 300  
DALLAS, TX 75243  
214-739-9100  
rcoodson@rci.com  
TX PR REG #P-483  
TBPLS REG #100341-00

**OWNER:**  
TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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# HORIZON ROAD

(F.M. ROAD NO. 3097)  
(A VARIABLE WIDTH RIGHT-OF-WAY)



**NOTES:**

BASIS OF BEARINGS: BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTHWEST RIGHT-OF-WAY LINE OF HORIZON ROAD (SOUTH 45°46'04" EAST) AS SHOWN ON THE PLAT FOR PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION RECORDED IN CABINET G, SLIDE 43, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AS MONUMENTED ON THE GROUND

CONTROLLING MONUMENTS: AS SHOWN

LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

EXISTING BUILDINGS TO REMAIN

SEE SHEET 1 OF 4 FOR LINE AND CURVE TABLES

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

THE SUBJECT TRACT IS DEPICTED WITHIN ZONE X ON THE FLOOD INSURANCE RATE MAP, MAP NO. 48397C0040L, DATED SEPTEMBER 26, 2008. ZONE X IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THE LOCATION OF THE FLOOD ZONE LINES SHOWN, IF ANY, WERE DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR RAYMOND L. GOODSON JR., INC. AS A RESULT OF FLOODING.

**FINAL PLAT**  
OF  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
**LOT 24, BLOCK A**  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
**LOTS 6, 8, 9, 12 & 23, BLOCK A**  
**TOTAL 23.0927 ACRES**  
EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SCALE: 1" = 40' DATE: 03-19-2020

**LEGEND**

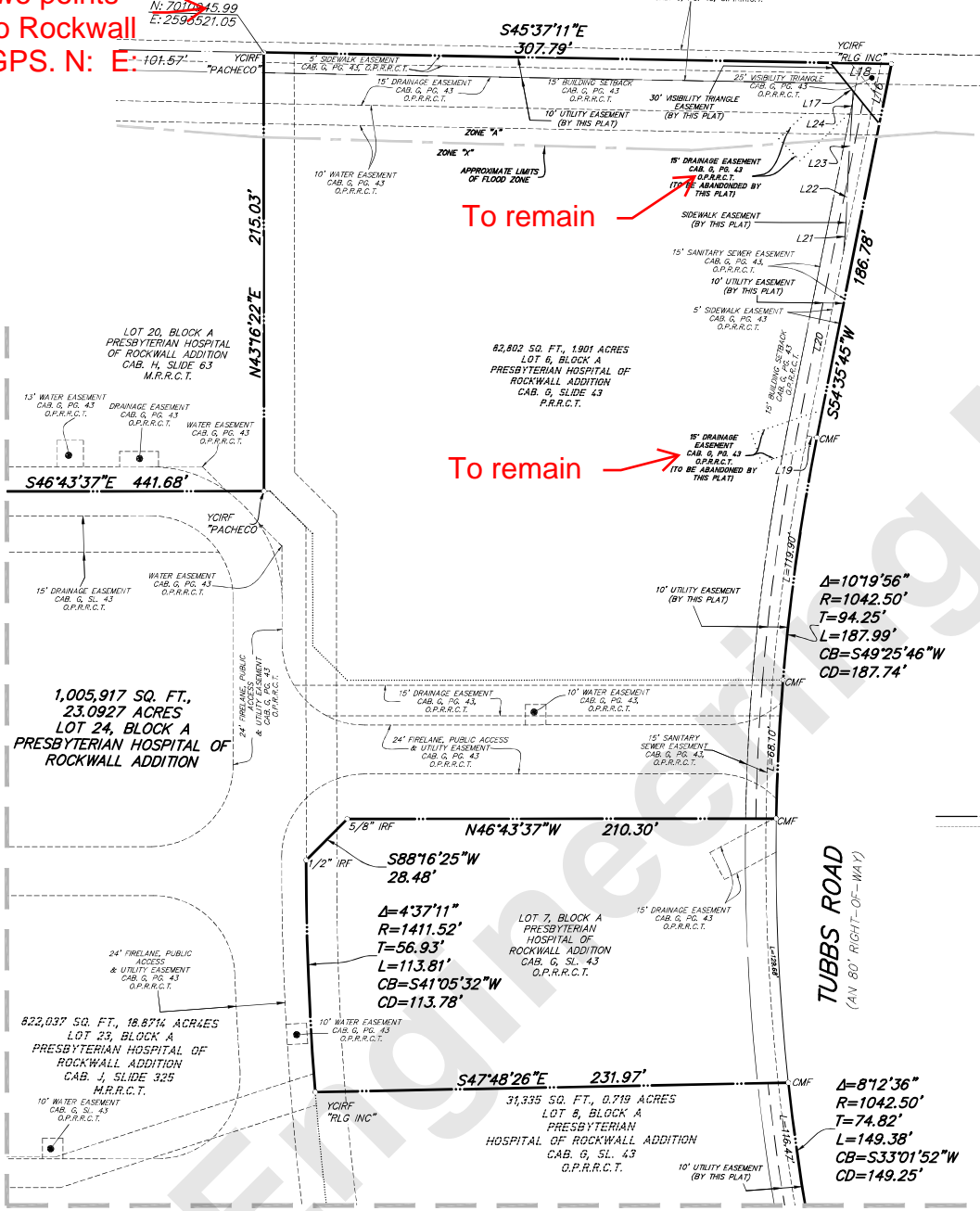
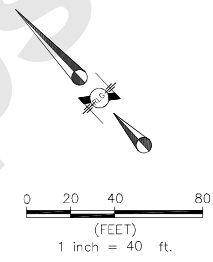
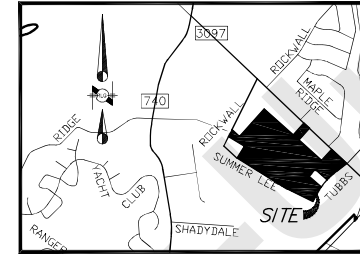
---	PROPERTY LINE
---	EASEMENT LINE
1/2" IRON ROD WITH YELLOW PLASTIC CAP, STAMPED " " FOUND	1/2" IRON ROD WITH YELLOW PLASTIC CAP, STAMPED " " FOUND
IRON ROD FOUND	IRON ROD FOUND
CHWELLED "T" SET / FOUND	CHWELLED "T" SET / FOUND
CONTROLLING MONUMENT	CONTROLLING MONUMENT
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TX
PLAT RECORDS, ROCKWALL COUNTY, TX	PLAT RECORDS, ROCKWALL COUNTY, TX
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
INSTRUMENT NUMBER	INSTRUMENT NUMBER
VOL.	VOLUME
PAGE	PAGE
CAB.	CABINET
SL.	SLIDE

<b>OWNER:</b> TEXAS HEALTH RESOURCES 9330 AMBERTON PKWY., SUITE #1000 DALLAS, TX 75243 PHONE NUMBER C/O CINDY PERRIN	<b>SURVEYOR:</b> RAYMOND L. GOODSON JR., INC. 1801 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX 75243 214-739-9100 rlg@rlginc.com TX PR REG #P-483 TBPLS REG #100341-00	<b>SHEET</b> 3 OF 7		
RECORDED	INST#	JOB NO. 1911.086	E-FILE 1911.086RP	DWG NO. 27,256Z

Must tie  
two points  
to Rockwall  
GPS. N: E: 101.57'

**HORIZON ROAD**  
(F.M. ROAD NO. 3097)  
(A VARIABLE WIDTH RIGHT-OF-WAY)

15' SANITARY SEWER EASEMENT  
(FOR WASTEWATER IMPROVEMENTS  
PLANS BY HUNT-DALLAS, INC.  
DATED 4/15/2000)  
PER CAB. G. PG. 43, O.P.R.R.C.T.



**LEGEND**

- ..... PROPERTY LINE
- ..... EASEMENT LINE
- YCRF 1/2" IRON ROD WITH YELLOW PLASTIC
- CMF STAMPED "X" FOUND
- IRF IRON ROD FOUND
- CHISELED "X" SET / FOUND
- CONTROLLING MONUMENT
- MAP RECORDS, ROCKWALL COUNTY, TX
- PLAT RECORDS, ROCKWALL COUNTY, TX
- OPTICAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
- INSTRUMENT NUMBER
- VOLUME
- PAGE
- CARNET
- SLIDE

**FINAL PLAT**  
OF  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
**LOT 24, BLOCK A**  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
**LOTS 6, 8, 9, 12 & 23, BLOCK A**  
**TOTAL 23.0927 ACRES**

EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SCALE: 1" = 40' DATE: 03-19-2020

OWNER:		SURVEYOR:	
TEXAS HEALTH RESOURCES		RAYMOND L. GOODSON JR., INC.	
9330 AMBERTON PKWY., SUITE #1000		1801 N. CENTRAL EXPRESSWAY, STE 300	
DALLAS, TX 75243		DALLAS, TX 75243	
PHONE NUMBER		TX PR REG #P-483	
C/O CINDY PERRIN		TBPLS REG #100341-00	
RECORDED	INST#	JOB NO.	1911.086
	-	E-FILE	1911.086RP
		DWG NO.	27,256Z
		SHEET	4 OF 7

MATCHLINE SHEET 4

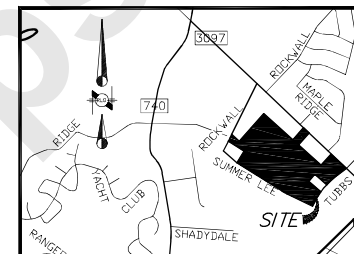
MATCHLINE SHEET 5

LINE	BEARING	LENGTH
L1	S62°45'02"E	124.79'
L2	N27°49'15"E	6.50'
L3	N46°43'37"W	116.17'
L4	S43°16'23"W	3.75'
L5	N56°34'45"W	10.13'
L6	N33°25'12"E	24.00'
L7	S56°34'45"E	10.13'
L8	N43°16'23"E	3.75'
L9	S43°16'23"W	24.00'
L10	N62°45'02"W	230.44'

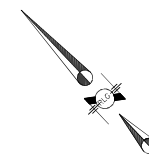
LINE	BEARING	LENGTH
L11	S56°49'20"E	15.00'
L12	N57°03'45"W	15.01'
L13	S47°48'26"E	65.69'
L14	S42°11'34"W	<del>15.00'</del> 20'
L15	N47°48'26"W	63.93'
L16	S54°35'45"W	30.00'
L17	N04°29'17"E	38.48'
L18	N45°37'11"W	30.00'
L19	N35°24'15"W	5.00'
L20	N54°35'45"E	92.57'

LINE	BEARING	LENGTH
L21	N47°47'30"E	13.67'
L22	N45°44'03"E	24.98'
L23	N47°00'12"E	25.10'
L24	N46°53'43"E	14.34'
L25	N62°45'02"W	30.00'
L26	N73°05'16"E	43.04'
L27	N28°55'34"E	30.00'

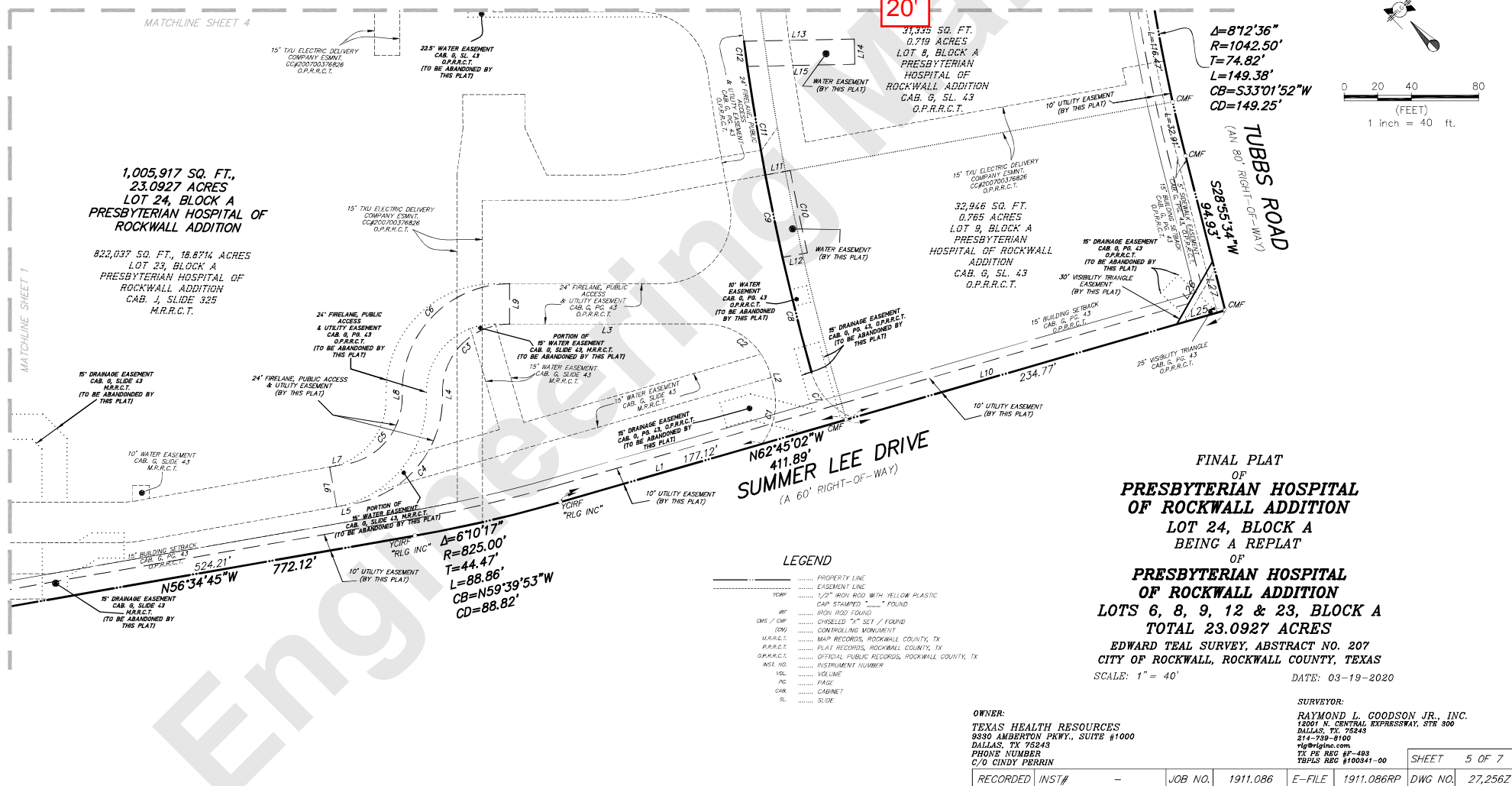
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
C1	52°54'51"	40.50'	20.15'	37.40'	N54°08'57"E	36.09'
C2	74°40'36"	40.50'	30.90'	52.79'	N09°23'20"W	49.13'
C3	90°00'00"	40.00'	40.00'	62.83'	S88°16'23"W	56.57'
C4	80°08'52"	64.00'	53.84'	89.53'	S83°20'49"W	82.40'
C5	80°08'52"	40.00'	33.65'	55.95'	N83°20'49"E	51.50'
C6	90°00'00"	64.00'	64.00'	100.53'	N88°16'23"E	90.51'
C7	53°49'59"	40.50'	20.56'	38.05'	N00°48'33"E	36.67'
C8	2°50'11"	1423.52'	35.24'	70.47'	N29°08'38"E	70.46'
C9	2°00'57"	1423.52'	25.05'	50.09'	N31°34'12"E	50.08'
C10	2°02'05"	1408.52'	25.01'	50.02'	S31°33'15"W	50.02'
C11	2°38'08"	1423.52'	32.75'	65.48'	N33°53'45"E	65.48'
C12	0°36'28"	1423.52'	7.55'	<del>15.10'</del> 20'	N35°31'03"E	15.10'



VICINITY MAP  
NOT TO SCALE



0 20 40 80  
(FEET)  
1 inch = 40 ft.



STATE OF TEXAS  
COUNTY OF ROCKWALL

Whereas **Rockwall Regional Hospital, LLC**, is the sole owner of a tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, as described in Deed of Trust to Rockwall Regional Hospital, LLC, recorded in Instrument Number 2019000019597, Official Public Records, Rockwall County, Texas, and being all of Lots 6, 8, 9, and 12, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded Cabinet G, Slide 43, Plat Records, Rockwall County, Texas, and all of Lot 23, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in 2018000008518, Official Public Records, Rockwall County, Texas and being more particularly described as follows:

**COMMENCING** at a 3/8" iron rod found at the intersection of the northerly right-of-way line of Summer Lee Drive (a 60' right-of-way) and the easterly right-of-way line of Rockwall Parkway (a 60' right-of-way) being the west corner of Lot 9, Block A, Horizon Ridge Center Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet E, Slide 149, Map Records, Rockwall County, Texas;

**THENCE** along the easterly right-of-way line of said Rockwall Parkway the following courses and distances:

North 33° 25' 38" East, along the north line of said Lot 9, a distance of 166.37 feet to a point for the beginning of a tangent curve to the left;

In a northerly direction along said curve to the left whose chord bears North 32° 22' 28" East a distance of 33.63 feet, having a radius of 915.00 feet, having a central angle of 02° 06' 22" and an arc length of 33.63 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found for the north corner of said Lot 9 and the most southerly west corner of said Lot 23 for the **POINT OF BEGINNING**, and continuing on said curve to the left;

In a northerly direction along said curve to the left whose chord bears North 27° 49' 52" East a distance of 111.41 feet, having a radius of 915.00 feet, a central angle of 06° 58' 51" and an arc length of 111.48 feet to a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the most northerly west corner of said Lot 23 and the west corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 315, Map Records, Rockwall County, Texas;

**THENCE** departing the easterly right-of-way line of said Rockwall Parkway and along the northerly line of said Lot 23, the following courses and distances:

South 46° 43' 37" East, along the southwesterly line of said Lot 17, a distance of 146.22 feet to a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the south corner of said Lot 17 and a northwesterly corner of said Lot 23;

North 43° 16' 22" East, along the southeasterly line of said Lot 17, passing at a distance of 127.65 feet a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the east corner of said Lot 17 and the south corner of Lot 16, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 315), continuing along the southeasterly line of said Lot 16 passing at a distance of 154.96 feet a 1/2" iron rod with red plastic cap stamped "RPLS 48" found for the east corner of said Lot 16 and the south corner of Lot 19, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 315), continuing along the southeasterly line of said Lot 15 for a total distance of 536.58 feet to a chiseled "X" in concrete found for the most easterly east corner of said Lot 19, the north corner of said Lot 23, and on the southwest line of Lot 18, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet G, Slide 297, Map Records, Rockwall County, Texas;

South 46° 43' 37" East, along the southwesterly line of said Lot 18, passing a chiseled "X" in concrete found at a distance of 220.15 feet for the south corner of said Lot 18 and the west corner of Lot 21, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet I, Slide 87, Map Records, Rockwall County, Texas, continuing along the southwesterly line of said Lot 21 to a chiseled "X" in concrete found for a total distance of 566.96 feet for the south corner of said Lot 21 and the most westerly northeast corner of said Lot 23;

North 43° 16' 22" East, along the southeasterly line of said Lot 21, a distance of 233.23 feet to a 1/2" iron rod found for the east corner of said Lot 21 and the most northerly northeast corner of said Lot 23 and being on the southwesterly right-of-way line of Horizon Road (a variable width right-of-way);

**THENCE** South 45° 47' 10" East, along the southwesterly right-of-way line of said Horizon Road, a distance of 112.02 feet to an Aluminum Disk Found stamped "TXDOT" found for the most easterly northeast corner of said Lot 23 and the north corner of Lot 20, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet H, Slide 63, Map Records, Rockwall County, Texas;

**THENCE** along the common line between said Lot 23 and said Lot 20, the following courses and distances:

South 43° 16' 22" West, a distance of 231.39 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the most southerly northeast corner of said Lot 23 and the west corner of said Lot 20;

South 46° 43' 37" East, a distance of 441.68 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found for the south corner of said Lot 20, an easterly corner of said Lot 23 and a westerly corner of Lot 6, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 43, Plat Records, Rockwall County, Texas, continuing along the westerly line of said Lot 6 for a total distance of 444.69 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for an easterly corner of said Lot 23 and a westerly corner of said Lot 6;

**THENCE** North 43° 16' 22" East, along the common line between said Lot 6 and said Lot 20, a distance of 215.03 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found on the southwesterly line of said Horizon Road, for the east corner of said Lot 20 and the north corner of said Lot 6;

**THENCE** South 45° 37' 11" East, along the southwesterly right-of-way line of said Horizon Road, a distance of 307.79 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found at the intersection of the southwesterly right-of-way line of said Horizon Road and the northerly right-of-way of Tubbs Road (an 80-foot right-of-way), for the east corner of said Lot 6,

**THENCE** along the northerly right-of-way of said Tubbs Road, the following courses and distances:

South 54° 35' 45" West, a distance of 186.78 feet to a chiseled "X" in concrete found on the southeasterly line of said Lot 6, and the beginning of a tangent curve to the left;

In a southwesterly direction along said curve to the left whose chord bears South 49° 25' 46" West a distance of 187.74 feet, having a radius of 1042.50, a central angle of 10° 19' 56", passing a chiseled "X" in concrete found at an arc length of 119.90 feet, continuing along said curve to a chiseled "X" in concrete found for a total arc length of 187.99 feet, for an easterly corner of Lot 23 and the east corner of Lot 7, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43);

**THENCE** departing the northerly right-of-way line of said Tubbs Road and along a southeasterly line of said Lot 23, the following courses and distances:

North 46° 43' 37" West, along the northeasterly line of said Lot 7, a distance of 210.30 feet to a 5/8" iron rod found for corner;

South 88° 16' 25" West, along the north line of said Lot 7, a distance of 28.48 feet to a 1/2" iron rod found for corner, and the beginning of a non-tangent curve to the left;

In a southwesterly direction along the northwesterly line of said Lot 7 and said curve to the left whose chord bears South 41° 05' 32" West a distance of 113.78 feet, having a radius of 1411.52 feet, a central angle of 04° 17' 11", and an arc length of 113.81 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for a southeasterly corner of said Lot 23 and the west corner of said Lot 7 and the north corner of Lot 8, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43);

**THENCE** South 47° 48' 26" East, along the common line between said Lot 7 and said Lot 8, a distance of 231.97 feet to a chiseled "X" in concrete found on the northerly right-of-way line of said Tubbs Road, for the east corner of said Lot 8 and the south corner of said Lot 7, and continuing on a non-tangent curve to the left;

**THENCE** along the northerly right-of-way line of said Tubbs Road, the following courses and distances:

In a southwesterly direction along said curve to the left whose chord bears South 33° 01' 52" West a distance of 149.25 feet, having a radius of 1042.50 feet, a central angle of 08° 12' 36", passing at an arc length of 116.47 feet a chiseled "X" in concrete found for the south corner of said Lot 8 and the east corner of Lot 9, Block A, of said Presbyterian Hospital of Rockwall (Cabinet G, Slide 43), and continuing along said curve for a total arc length of 140.38 feet to a chiseled "X" in concrete found for a southeasterly corner of said Lot 9 and the end of said non-tangent curve to the left;

South 28° 55' 34" West, a distance of 94.93 feet to a chiseled "X" in concrete found at the intersection of the northerly right-of-way line of said Tubbs Road and the northeasterly right-of-way line of Summer Lee Drive (a 60-foot right-of-way, for the south corner of said Lot 9;

**THENCE** along the northeasterly right-of-way line of said Summer Lee Drive, the following courses and distances:

North 62° 45' 02" West, passing at a distance of 234.77 feet a chiseled "X" in concrete found for the west corner of said Lot 9 and a south corner of said Lot 23, continuing for a total distance of 411.89 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner, and the beginning of a non-tangent curve to the right;

In a northwesterly direction along said curve to the right whose chord bears North 59° 39' 53" West a distance of 88.82 feet, having a radius of 825.00 feet, a central angle of 06° 10' 17" and an arc length of 88.86 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner, and being the end of said curve to the right;

North 56° 34' 45" West, passing at a distance of 524.21 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the most southerly west corner of said Lot 23 and the south corner of Lot 12, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43), continuing for a total distance of 772.12 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the west corner of said Lot 12 and the south corner of Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, according to the plat recorded in Cabinet E, Slide 149, Map Records, Rockwall County, Texas;

**THENCE** North 33° 25' 38" East, departing the northeasterly right-of-way line of said Summer Lee Drive and along the common line between said Lot 12 and said Lot 9, Block A, Horizon Ridge Center, passing at a distance of 169.05 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the north corner of said Lot 12, a westerly corner of said Lot 23 and an easterly corner of said Lot 9, Block A, Horizon Ridge Center, continuing for a total distance of 200.00 feet to a chiseled "X" in concrete found for the east corner of said Lot 9, Block A, Horizon Ridge Center, and a westerly corner of said Lot 23;

**THENCE** North 56° 34' 45" West, along the common line between said Lot 23 and said Lot 9, Block A, of said Horizon Ridge Center, a distance of 270.62 feet to the **POINT OF BEGINNING**, containing 1,005,917 square feet or 23.0927 acres, more or less.

**FINAL PLAT**  
OF  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
**LOT 24, BLOCK A**  
**BEING A REPLAT**  
OF  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
**LOTS 6, 8, 9, 12 & 23, BLOCK A**  
**TOTAL 23.0927 ACRES**

**EDWARD TEAL SURVEY, ABSTRACT NO. 207**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

SCALE: 1" = 40'

DATE: 03-19-2020

OWNER:  
**TEXAS HEALTH RESOURCES**  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

SURVEYOR:  
**RAYMOND L. COODSON JR., INC.**  
2801 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-9100  
rlog@rlg.com  
TX PR REG #P-483  
TBPLS REG #100341-00

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z	SHEET	6 OF 7
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**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian R. Wade, 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.

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ROCKWALL REGIONAL HOSPITAL, LLC, 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] day of [MONTH], [YEAR].

Notary Public in and for the State of Texas

My Commission Expires

Signature of Party with Mortgage or Lien interest [IF APPLICABLE:]

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] day of [MONTH], [YEAR].

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] day of [MONTH], [YEAR].

Mayor, City of Rockwall

DATE

City Secretary

DATE

City Engineer

DATE

FINAL PLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOT 24, BLOCK A  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOTS 6, 8, 9, 12 & 23, BLOCK A  
TOTAL 23.0927 ACRES

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

SCALE: 1" = 40'

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OWNER:  
TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

SURVEYOR:  
RAYMOND L. GOODSON JR., INC.  
1801 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-9100  
rlg@rlginc.com  
TX PE REG #P-483  
TBPLS REG #100341-00

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z	SHEET	7 OF 7
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# 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 [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 3150 Horizon Road, Rockwall, TX 75032

Subdivision Presbyterian Hospital of Rockwall Addition

Lot 24

Block A

General Location Horizon Road @ Tubbs Road

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

Current Zoning PD-9

Current Use Hospital

Proposed Zoning PD-9

Proposed Use Hospital

Acreage 23.0927 acres

Lots [Current] 5

Lots [Proposed] 1

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Rockwall Regional Hospital, LLC

Applicant Raymond L. Goodson Jr., Inc.

Contact Person Jason Linscott

Contact Person Brian R. Wade

Address 3150 Horizon Road

Address 12001 N. Central Expy.

Suite 300

City, State & Zip Rockwall, TX 75032

City, State & Zip Dallas, TX 75243

Phone 469-698-1354

Phone (214) 739-8100

E-Mail Jason.linscott@phrtexas.com

E-Mail bwade@rlginc.com

## NOTARY VERIFICATION [REQUIRED]

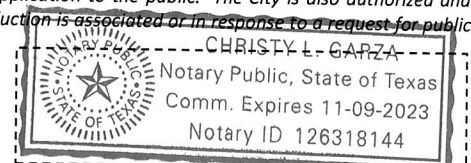
Before me, the undersigned authority, on this day personally appeared Jason Linscott [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ ~~764.84~~ <sup>780.00</sup>, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of December, 20 19. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

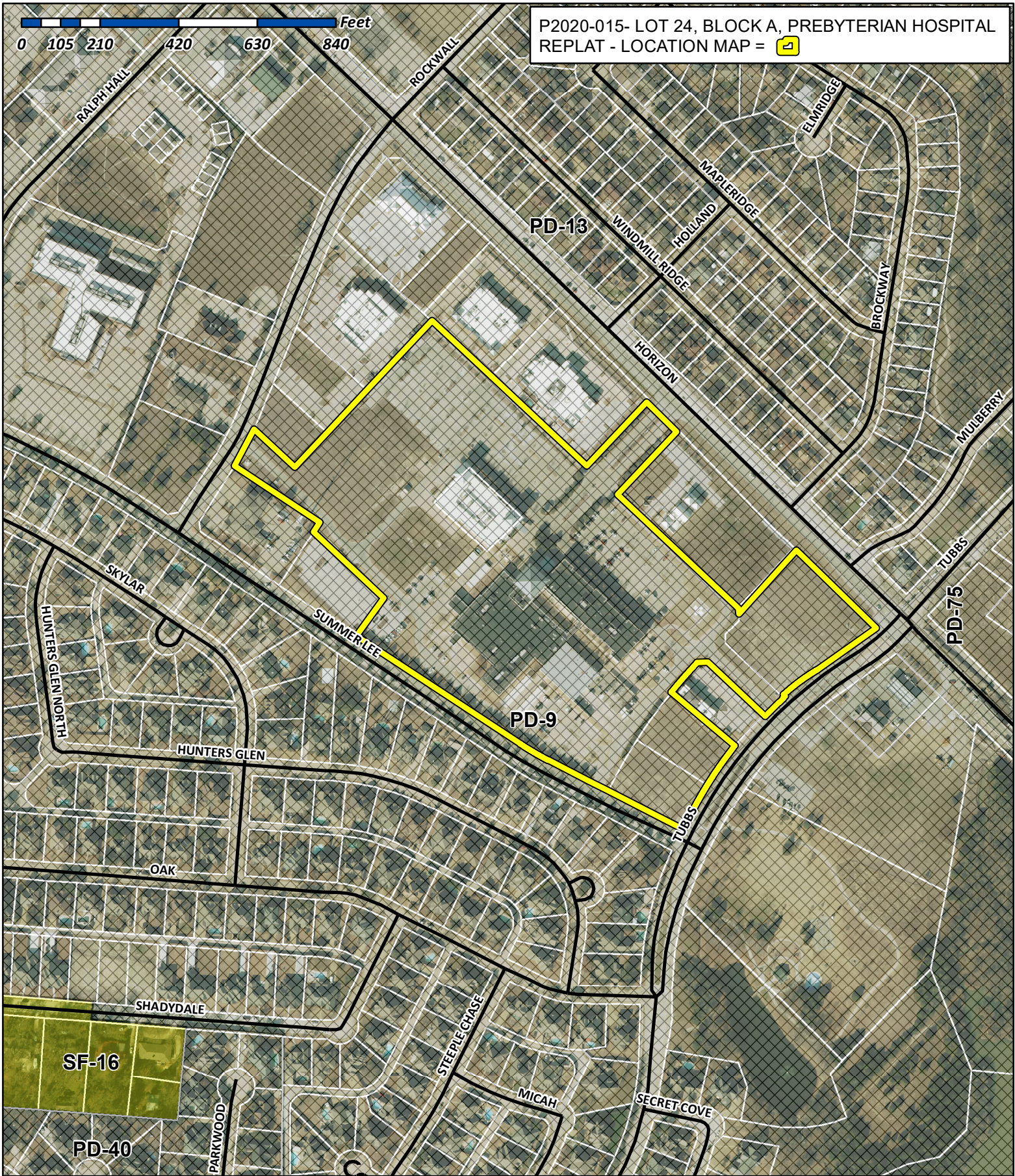
Given under my hand and seal of office on this the 13th day of December, 20 19.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 11/9/2023



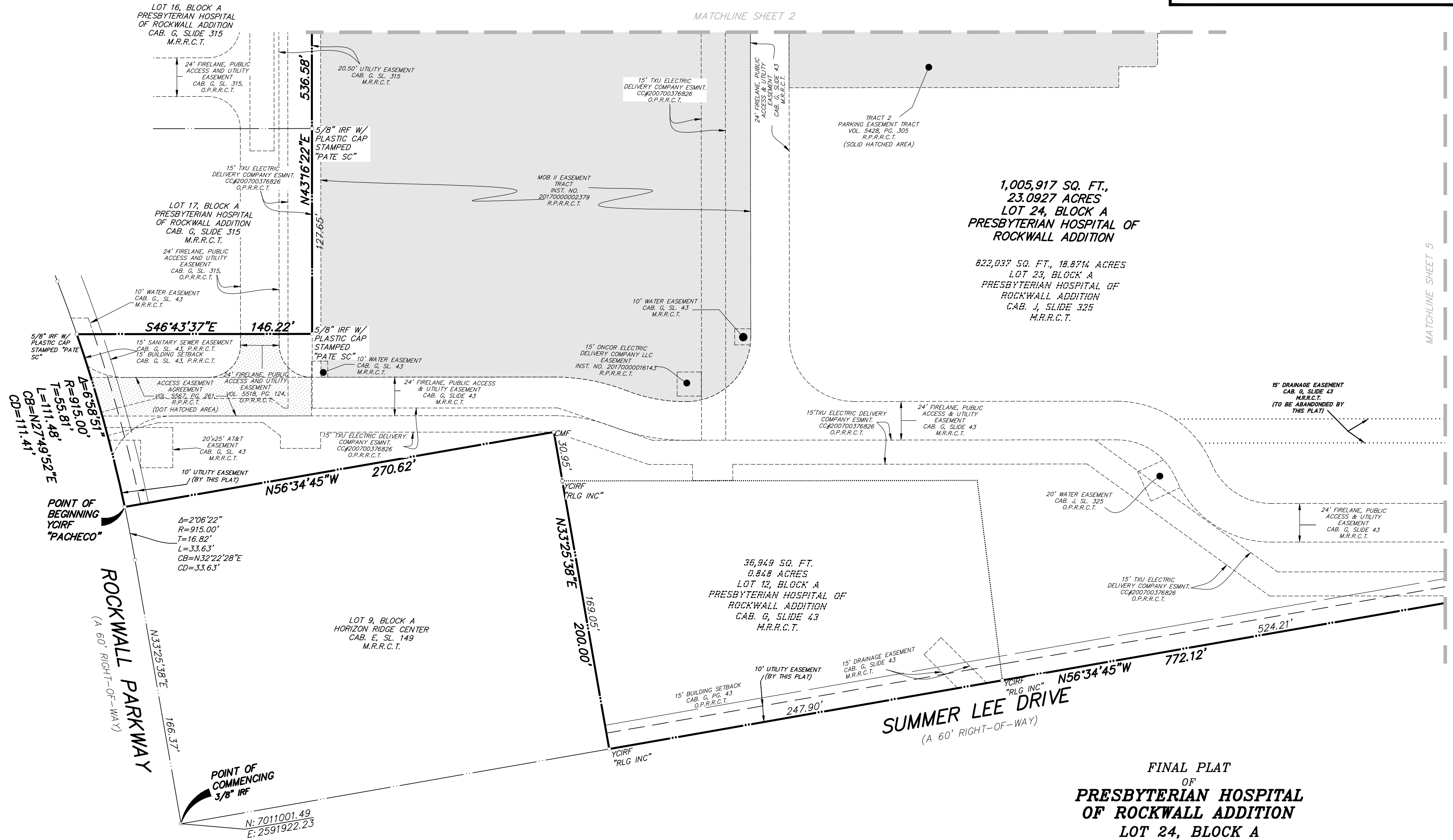
# City of Rockwall

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







1,005,917 SQ. FT.,  
23.0927 ACRES  
LOT 24, BLOCK A  
PRESBYTERIAN HOSPITAL OF  
ROCKWALL ADDITION

822,037 SQ. FT., 18.8714 ACRES  
LOT 23, BLOCK A  
PRESBYTERIAN HOSPITAL OF  
ROCKWALL ADDITION  
CAB. J, SLIDE 325  
M.R.R.C.T.

36,949 SQ. FT.  
0.848 ACRES  
LOT 12, BLOCK A  
PRESBYTERIAN HOSPITAL OF  
ROCKWALL ADDITION  
CAB. G, SLIDE 43  
M.R.R.C.T.

FINAL PLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOT 24, BLOCK A  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOTS 6, 8, 9, 12 & 23, BLOCK A  
TOTAL 23.0927 ACRES

EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SCALE: 1" = 40'

DATE: 03-19-2020

SURVEYOR:  
**RAYMOND L. GOODSON JR., INC.**  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rig@rlginc.com  
TX PE REG #P-498  
TBPLS REC #100341-00

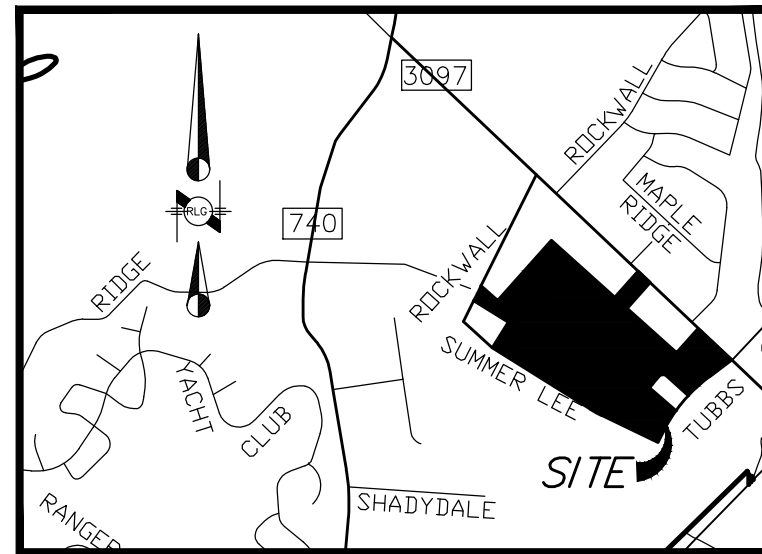
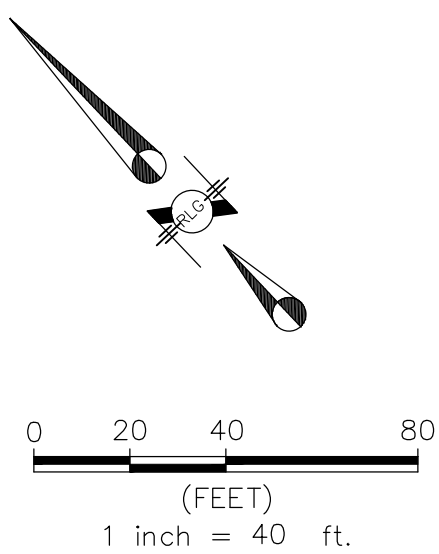
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PHONE NUMBER  
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SHEET 1 OF 7

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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LEGEND

- ..... PROPERTY LINE
- ..... EASEMENT LINE
- YCIWF 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
- IRF IRON ROD FOUND
- CMS / CMF CHISELED "X" SET / FOUND
- (CM) CONTROLLING MONUMENT
- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TX
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TX
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- SL. SLIDE



VICINITY MAP  
NOT TO SCALE

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **PRESBYTERIAN HOSPITAL OF 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. I (we) further certify that all other parties who have a mortgage or lien interest in the **PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

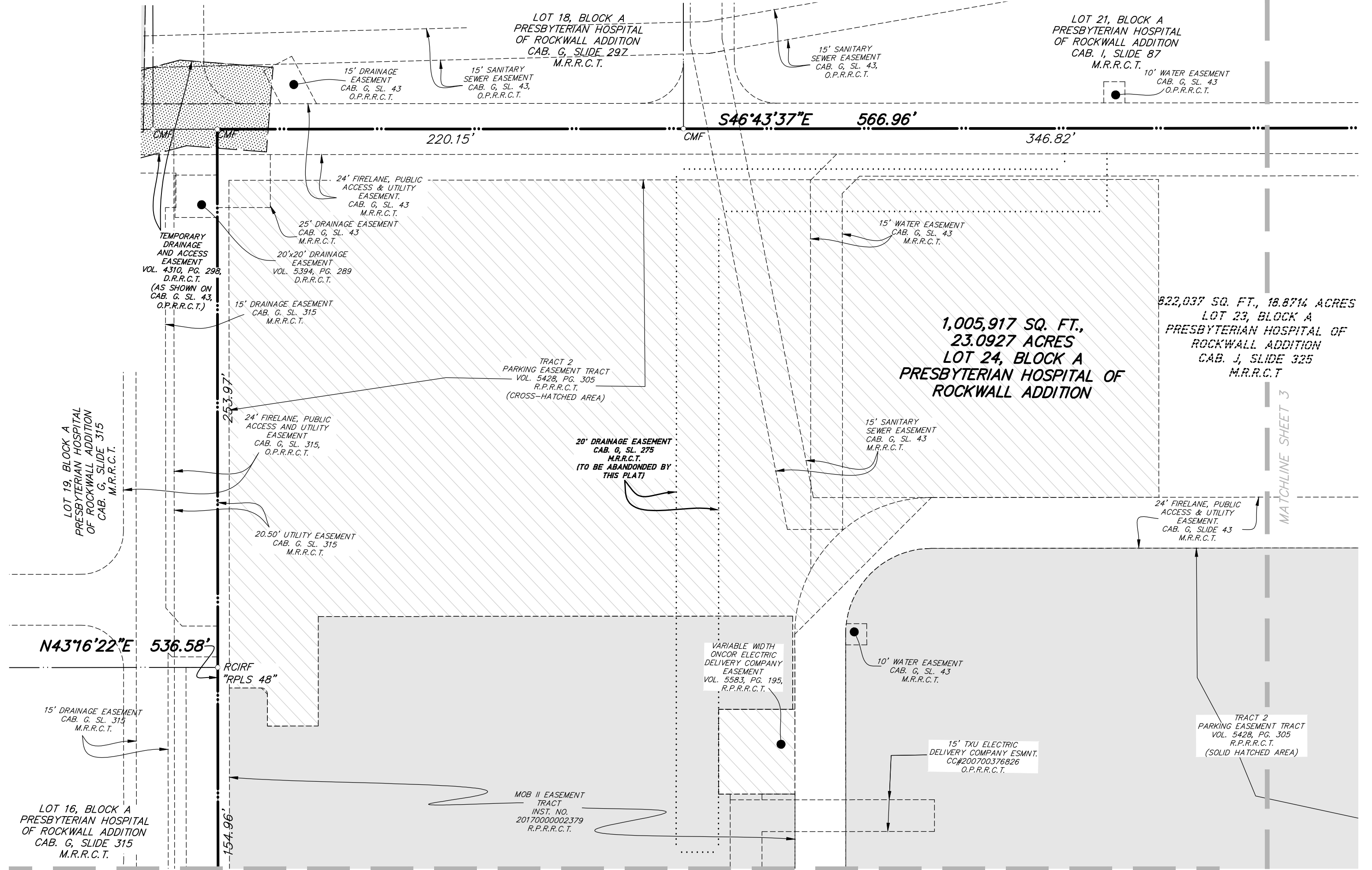
- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere 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.

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

Property Owner Signature \_\_\_\_\_



**FINAL PLAT**  
OF  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
**LOT 24, BLOCK A**  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
**LOTS 6, 8, 9, 12 & 23, BLOCK A**  
**TOTAL 23.0927 ACRES**  
EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SCALE: 1" = 40'      DATE: 03-19-2020

**LEGEND**

---	PROPERTY LINE
----	EASEMENT LINE
YORF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "YORF" FOUND
IRF	IRON ROD FOUND
CMS / CMF	CHISELED "X" SET / FOUND
(CM)	CONTROLLING MONUMENT
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TX
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TX
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE

VICINITY MAP  
NOT TO SCALE

0 20 40 80  
(FEET)  
1 inch = 40 ft.

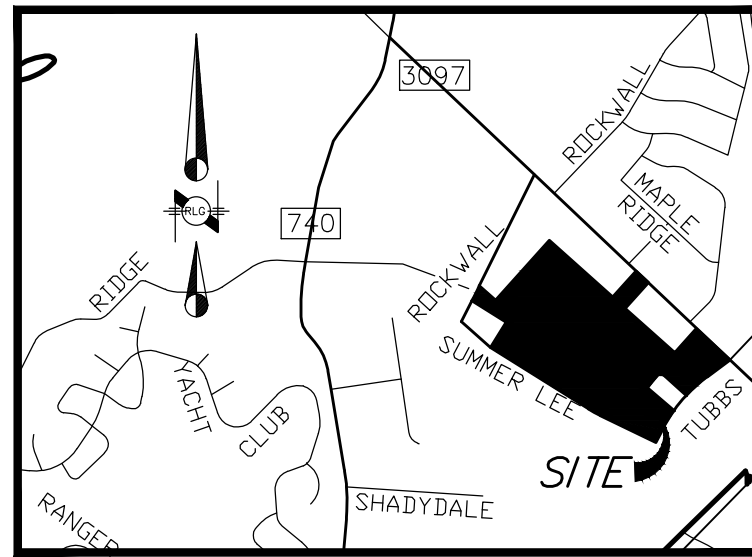
**OWNER:**  
TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

**SURVEYOR:**  
RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rlg@rlginc.com  
TX PE REC #P-498  
TBPLS REC #100341-00

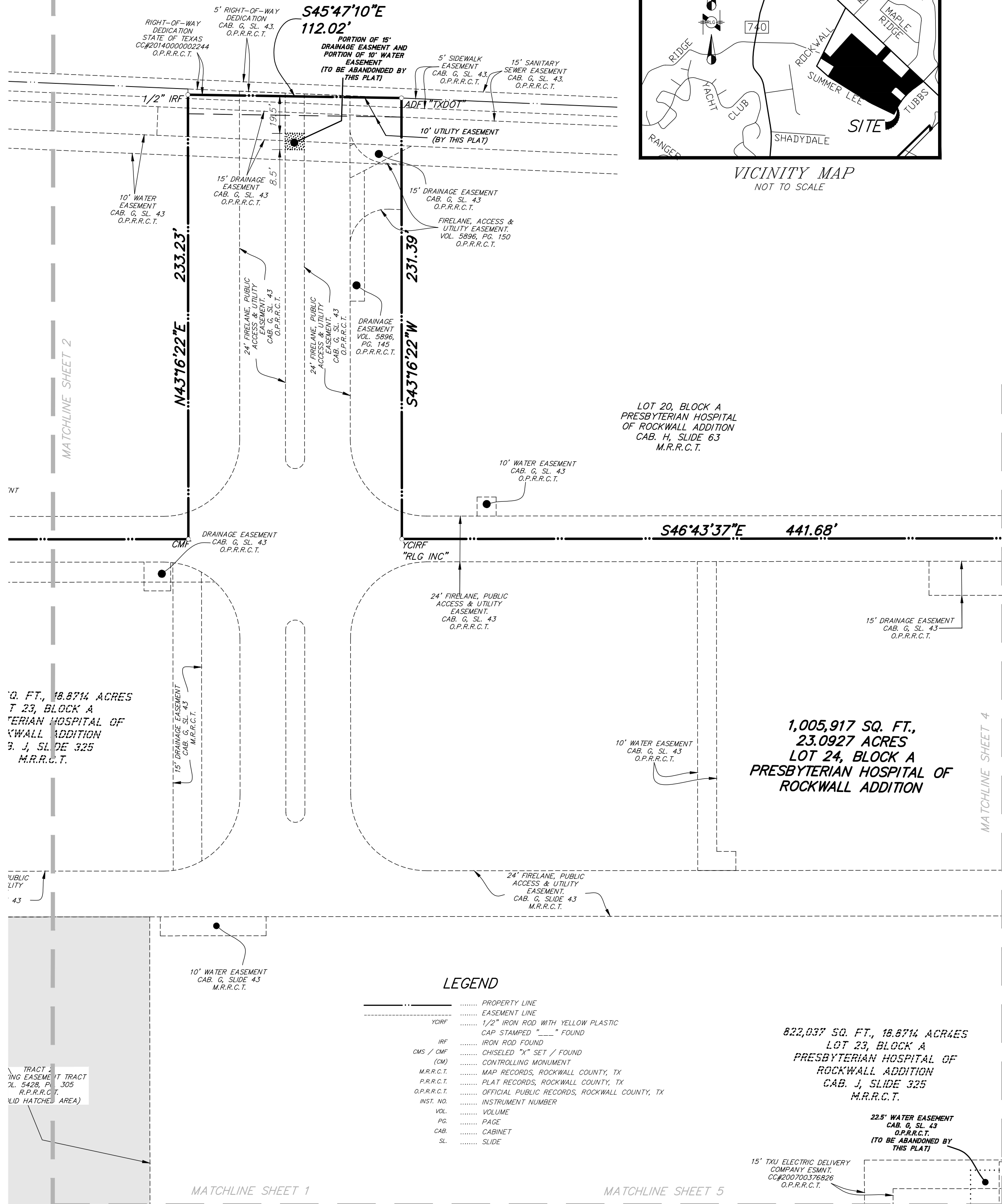
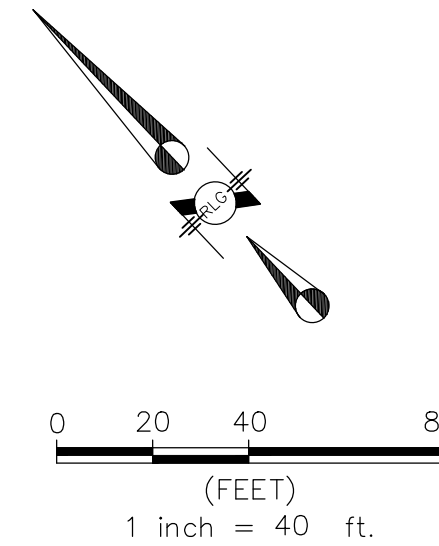
RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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SHEET 2 OF 7

**HORIZON ROAD**  
(F.M. ROAD NO. 3097)  
(A VARIABLE WIDTH RIGHT-OF-WAY)



VICINITY MAP  
NOT TO SCALE



**NOTES:**

**BASIS OF BEARINGS:** BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTHWEST RIGHT-OF-WAY LINE OF HORIZON ROAD (SOUTH 45°46'04" EAST) AS SHOWN ON THE PLAT FOR PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION RECORDED IN CABINET G, SLIDE 43, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AS MONUMENTED ON THE GROUND

**CONTROLLING MONUMENTS:** AS SHOWN

**LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.**

**EXISTING BUILDINGS TO REMAIN**

**SEE SHEET 1 OF 4 FOR LINE AND CURVE TABLES**

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

THE SUBJECT TRACT IS DEPICTED WITHIN ZONE X ON THE FLOOD INSURANCE RATE MAP, MAP NO. 48397C0040L, DATED SEPTEMBER 26, 2008. ZONE X IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THE LOCATION OF THE FLOOD ZONE LINES SHOWN, IF ANY, WERE DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR RAYMOND L. GOODSON JR., INC. AS A RESULT OF FLOODING.

**FINAL PLAT**  
OF  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
**LOT 24, BLOCK A**  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
**LOTS 6, 8, 9, 12 & 23, BLOCK A**  
**TOTAL 23.0927 ACRES**

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

SCALE: 1" = 40'

DATE: 03-19-2020

**LEGEND**

- ..... PROPERTY LINE
- ..... EASEMENT LINE
- YCRIF ..... 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "....." FOUND
- IRF ..... IRON ROD FOUND
- CMS / CMF ..... CHISELED "X" SET / FOUND
- (CM) ..... CONTROLLING MONUMENT
- M.R.R.C.T. .... MAP RECORDS, ROCKWALL COUNTY, TX
- P.R.R.C.T. .... PLAT RECORDS, ROCKWALL COUNTY, TX
- O.P.R.R.C.T. .... OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
- INST. NO. .... INSTRUMENT NUMBER
- VOL. .... VOLUME
- PG. .... PAGE
- CAB. .... CABINET
- SL. .... SLIDE

822,037 SQ. FT., 18.8714 ACRES  
LOT 23, BLOCK A  
PRESBYTERIAN HOSPITAL OF  
ROCKWALL ADDITION  
CAB. J, SLIDE 325  
M.R.R.C.T.

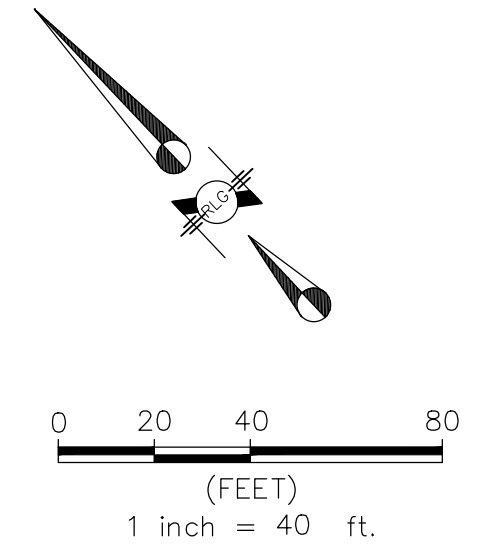
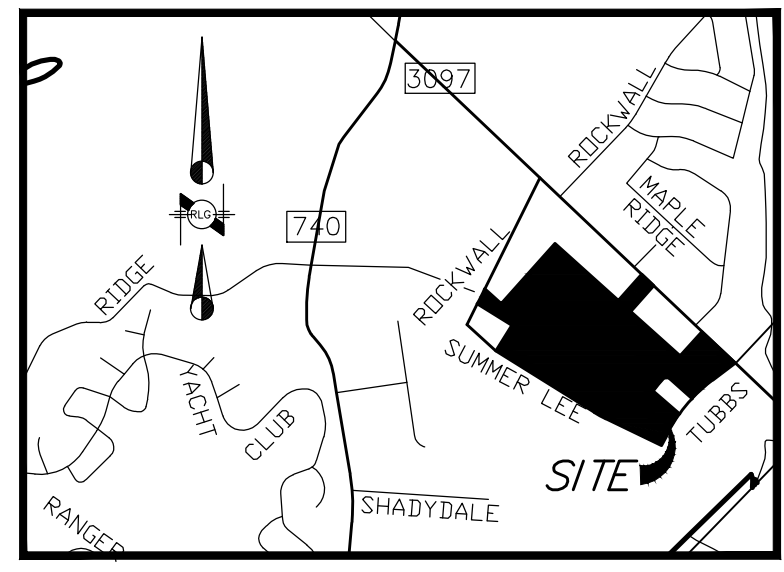
**OWNER:**  
TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

**SURVEYOR:**  
RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rig@rlginc.com  
TX PE REG #P-498  
TBPLS REC #100341-00

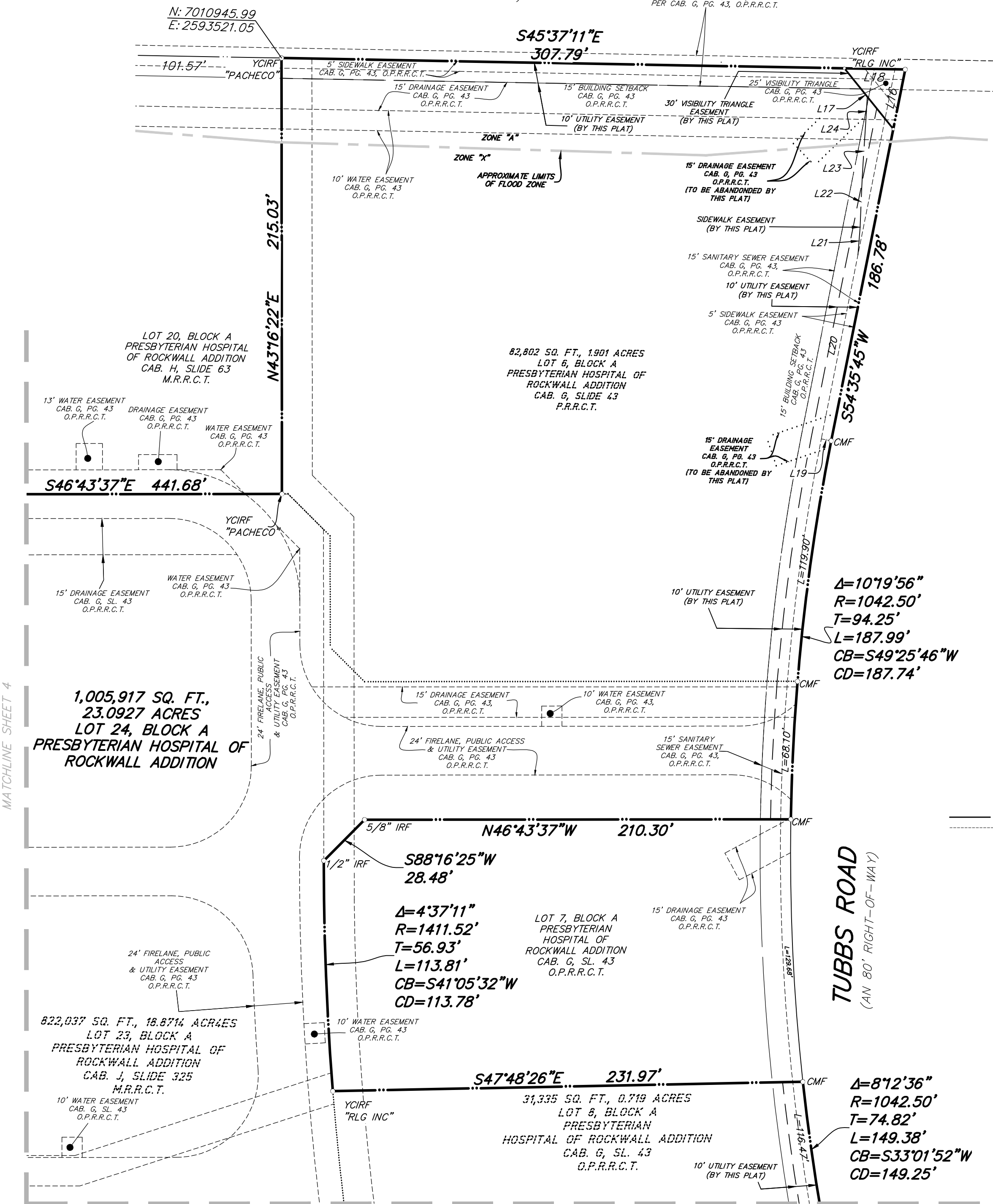
SHEET 3 OF 7

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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**HORIZON ROAD**  
(F.M. ROAD NO. 3097)  
(A VARIABLE WIDTH RIGHT-OF-WAY)



VICINITY MAP  
NOT TO SCALE



**FINAL PLAT**  
OF  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
**LOT 24, BLOCK A**  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL**  
**OF ROCKWALL ADDITION**  
**LOTS 6, 8, 9, 12 & 23, BLOCK A**  
**TOTAL 23.0927 ACRES**

EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SCALE: 1" = 40'  
DATE: 03-19-2020

**OWNER:**  
TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

**SURVEYOR:**  
RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-789-8100  
rig@rlginc.com  
TX PE REG #F-498  
TBPLS REC #100341-00

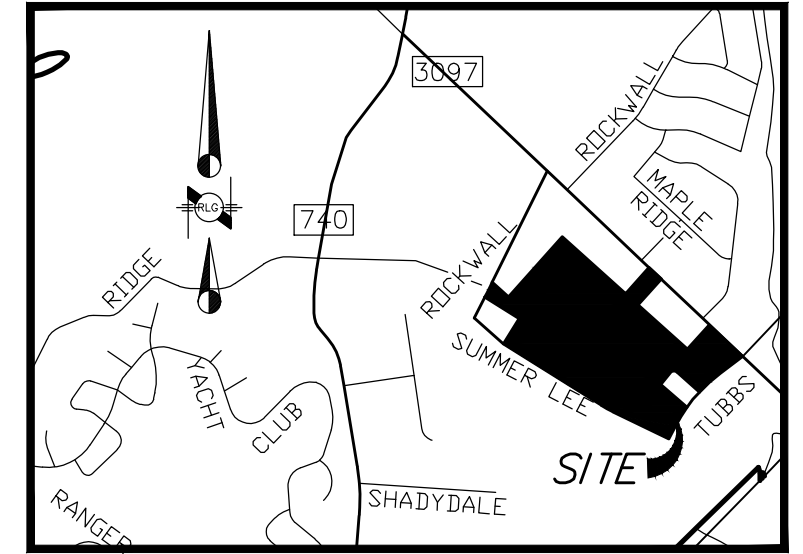
RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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LINE	BEARING	LENGTH
L1	S62°45'02"E	124.79'
L2	N27°49'15"E	6.50'
L3	N46°43'37"W	116.17'
L4	S43°16'23"W	3.75'
L5	N56°34'45"W	10.13'
L6	N33°25'12"E	24.00'
L7	S56°34'45"E	10.13'
L8	N43°16'23"E	3.75'
L9	S43°16'23"W	24.00'
L10	N62°45'02"W	230.44'

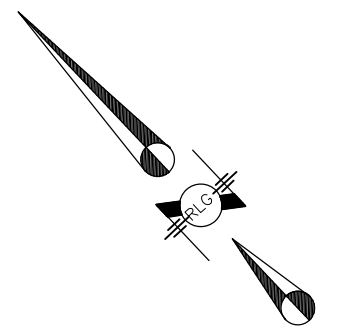
LINE	BEARING	LENGTH
L11	S56°49'20"E	15.00'
L12	N57°03'45"W	15.01'
L13	S47°48'26"E	65.69'
L14	S42°11'34"W	15.00'
L15	N47°48'26"W	63.93'
L16	S54°35'45"W	30.00'
L17	N04°29'17"E	38.48'
L18	N45°37'11"W	30.00'
L19	N35°24'15"W	5.00'
L20	N54°35'45"E	92.57'

LINE	BEARING	LENGTH
L21	N47°47'30"E	13.67'
L22	N45°44'03"E	24.98'
L23	N47°00'12"E	25.10'
L24	N46°53'43"E	14.34'
L25	N62°45'02"W	30.00'
L26	N73°05'16"E	43.04'
L27	N28°55'34"E	30.00'

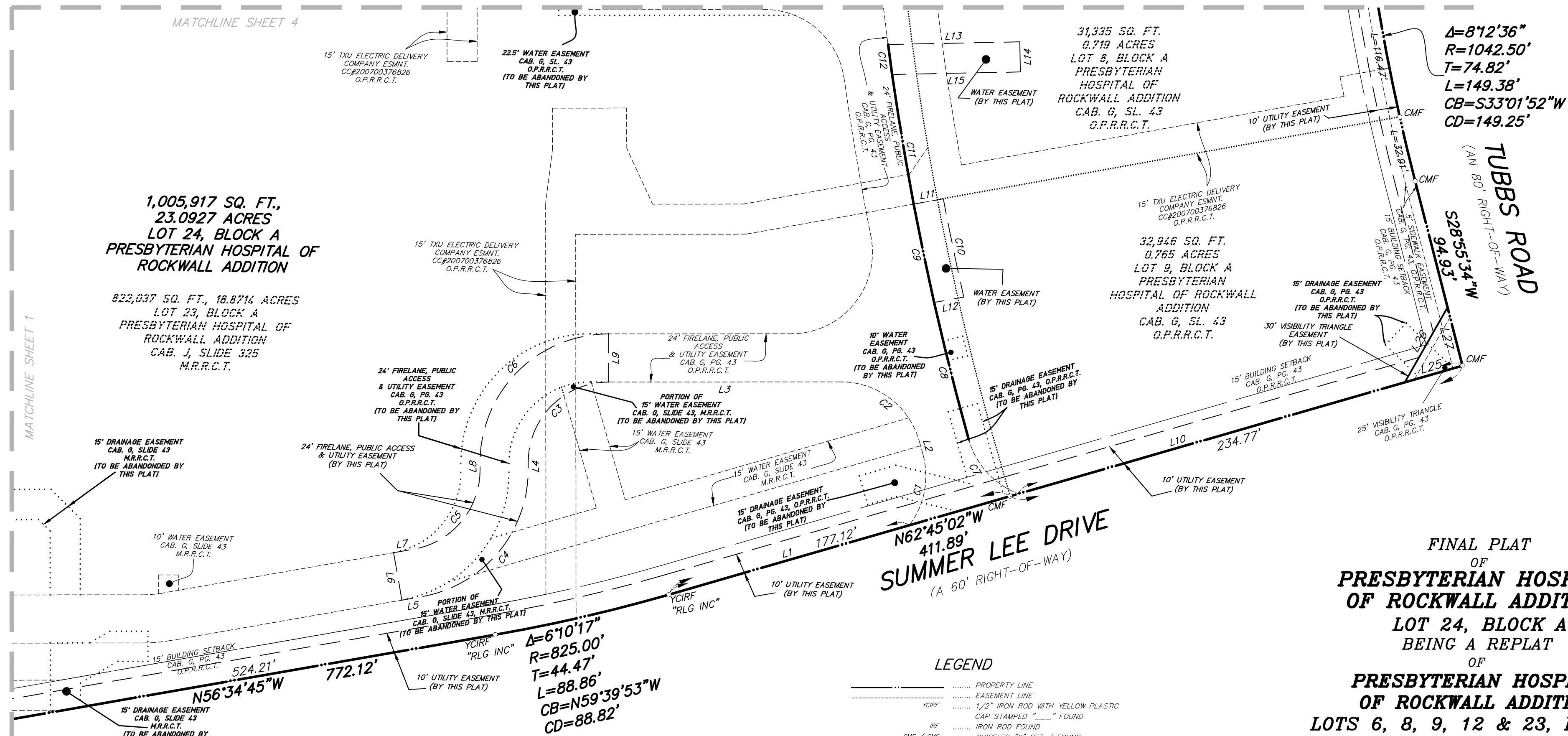
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
C1	52°54'51"	40.50'	20.15'	37.40'	N54°08'57"E	36.09'
C2	74°40'36"	40.50'	30.90'	52.79'	N09°23'20"W	49.13'
C3	90°00'00"	40.00'	40.00'	62.83'	S88°16'23"W	56.57'
C4	80°08'52"	64.00'	53.84'	89.53'	S83°20'49"W	82.40'
C5	80°08'52"	40.00'	33.65'	55.95'	N83°20'49"E	51.50'
C6	90°00'00"	64.00'	64.00'	100.53'	N88°16'23"E	90.51'
C7	53°49'59"	40.50'	20.56'	38.05'	N00°48'33"E	36.67'
C8	2°50'11"	1423.52'	35.24'	70.47'	N29°08'38"E	70.46'
C9	2°00'57"	1423.52'	25.05'	50.09'	N31°34'12"E	50.08'
C10	2°02'05"	1408.52'	25.01'	50.02'	S31°33'15"W	50.02'
C11	2°38'08"	1423.52'	32.75'	65.48'	N33°53'45"E	65.48'
C12	0°36'28"	1423.52'	7.55'	15.10'	N35°31'03"E	15.10'



VICINITY MAP  
NOT TO SCALE



0 20 40 80  
(FEET)  
1 inch = 40 ft.



FINAL PLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOT 24, BLOCK A  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOTS 6, 8, 9, 12 & 23, BLOCK A  
TOTAL 23.0927 ACRES  
EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
SCALE: 1" = 40'

LEGEND

.....	PROPERTY LINE
-----	EASEMENT LINE
Y.C.I.R.F.	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "Y.C.I.R.F." FOUND
IR.F.	IRON ROD FOUND
C.M.S. / C.M.F.	CHISELED "X" SET / FOUND
(C.M.)	CONTROLLING MONUMENT
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TX
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TX
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE

OWNER:  
TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

SURVEYOR:  
RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rlg@rlginc.com  
TX PE REG #P-493  
TBPLS REC #100341-00

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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STATE OF TEXAS  
COUNTY OF ROCKWALL

Whereas **Rockwall Regional Hospital, LLC**, is the sole owner of a tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, as described in Deed of Trust to Rockwall Regional Hospital, LLC, recorded in Instrument Number 20190000019597, Official Public Records, Rockwall County, Texas, and being all of Lots 6, 8, 9, and 12, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded Cabinet G, Slide 43, Plat Records, Rockwall County, Texas, and all of Lot 23, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in 20180000008518, Official Public Records, Rockwall County, Texas and being more particularly described as follows:

**COMMENCING** at a 3/8" iron rod found at the intersection of the northerly right-of-way line of Summer Lee Drive (a 60' right-of-way) and the easterly right-of-way line of Rockwall Parkway (a 60' right-of-way) being the west corner of Lot 9, Block A, Horizon Ridge Center Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet E, Slide 149, Map Records, Rockwall County, Texas;

**THENCE** along the easterly right-of-way line of said Rockwall Parkway the following courses and distances:

North 33° 25' 38" East, along the north line of said Lot 9, a distance of 166.37 feet to a point for the beginning of a tangent curve to the left;

In a northerly direction along said curve to the left whose chord bears North 32° 22' 28" East a distance of 33.63 feet, having a radius of 915.00 feet, having a central angle of 02° 06' 22" and an arc length of 33.63 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found for the north corner of said Lot 9 and the most southerly west corner of said Lot 23 for the **POINT OF BEGINNING**, and continuing on said curve to the left;

In a northerly direction along said curve to the left whose chord bears North 27° 49' 52" East a distance of 111.41 feet, having a radius of 915.00 feet, a central angle of 06° 58' 51" and an arc length of 111.48 feet to a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the most northerly west corner of said Lot 23 and the west corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 315, Map Records, Rockwall County, Texas;

**THENCE** departing the easterly right-of-way line of said Rockwall Parkway and along the northerly line of said Lot 23, the following courses and distances:

South 46° 43' 37" East, along the southwesterly line of said Lot 17, a distance of 146.22 feet to a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the south corner of said Lot 17 and a northwesterly corner of said Lot 23;

North 43° 16' 22" East, along the southeasterly line of said Lot 17, passing at a distance of 127.65 feet a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the east corner of said Lot 17 and the south corner of Lot 16, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 315), continuing along the southeasterly line of said Lot 16 passing at a distance of 154.96 a 1/2" iron rod with red plastic cap stamped "RPLS 48" found for the east corner of said Lot 16 and the south corner of Lot 19, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 315), continuing along the southeasterly line of said Lot 15 for a total distance of 536.58 feet to a chiseled "X" in concrete found for the most easterly east corner of said Lot 19, the north corner of said Lot 23, and on the southwest line of Lot 18, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet G, Slide 297, Map Records, Rockwall County, Texas;

South 46° 43' 37" East, along the southwesterly line of said Lot 18, passing a chiseled "X" in concrete found at a distance of 220.15 feet for the south corner of said Lot 18 and the west corner of Lot 21, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet I, Slide 87, Map Records, Rockwall County, Texas, continuing along the southwesterly line of said Lot 21 to a chiseled "X" in concrete found for a total distance of 566.96 feet for the south corner of said Lot 21 and the most westerly northeast corner of said Lot 23;

North 43° 16' 22" East, along the southeasterly line of said Lot 21, a distance of 233.23 feet to a 1/2" iron rod found for the east corner of said Lot 21 and the most northerly northeast corner of said Lot 23 and being on the southwesterly right-of-way line of Horizon Road (a variable width right-of-way);

**THENCE** South 45° 47' 10" East, along the southwesterly right-of-way line of said Horizon Road, a distance of 112.02 feet to an Aluminum Disk Found stamped "TXDOT" found for the most easterly northeast corner of said Lot 23 and the north corner of Lot 20, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet H, Slide 63, Map Records, Rockwall County, Texas;

**THENCE** along the common line between said Lot 23 and said Lot 20, the following courses and distances:

South 43° 16' 22" West, a distance of 231.39 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the most southerly northeast corner of said Lot 23 and the west corner of said Lot 20;

South 46° 43' 37" East, a distance of 441.68 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found for the south corner of said Lot 20, an easterly corner of said Lot 23 and a westerly corner of Lot 6, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 43, Plat Records, Rockwall County, Texas, continuing along the westerly line of said Lot 6 for a total distance of 444.69 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for an easterly corner of said Lot 23 and a westerly corner of said Lot 6;

**THENCE** North 43° 16' 22" East, along the common line between said Lot 6 and said Lot 20, a distance of 215.03 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found on the southwesterly line of said Horizon Road, for the east corner of said Lot 20 and the north corner of said Lot 6;

**THENCE** South 45° 37' 11" East, along the southwesterly right-of-way line of said Horizon Road, a distance of 307.79 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found at the intersection of the southwesterly right-of-way line of said Horizon Road and the northerly right-of-way of Tubbs Road (an 80-foot right-of-way), for the east corner of said Lot 6,

**THENCE** along the northerly right-of-way of said Tubbs Road, the following courses and distances:

South 54° 35' 45" West, a distance of 186.78 feet to a chiseled "X" in concrete found on the southeasterly line of said Lot 6, and the beginning of a tangent curve to the left;

In a southwesterly direction along said curve to the left whose chord bears South 49° 25' 46" West a distance of 187.74 feet, having a radius of 1042.50, a central angle of 10° 19' 56", passing a chiseled "X" in concrete found at an arc length of 119.90 feet, continuing along said curve to a chiseled "X" in concrete found for a total arc length of 187.99 feet, for an easterly corner of Lot 23 and the east corner of Lot 7, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43);

**THENCE** departing the northerly right-of-way line of said Tubbs Road and along a southeasterly line of said Lot 23, the following courses and distances:

North 46° 43' 37" West, along the northeasterly line of said Lot 7, a distance of 210.30 feet to a 5/8" iron rod found for corner;

South 88° 16' 25" West, along the north line of said Lot 7, a distance of 28.48 feet to a 1/2" iron rod found for corner, and the beginning of a non-tangent curve to the left;

In a southwesterly direction along the northwesterly line of said Lot 7 and said curve to the left whose chord bears South 41° 05' 32" West a distance of 113.78 feet, having a radius of 1411.52 feet, a central angle of 04° 17' 11", and an arc length of 113.81 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for a southeasterly corner of said Lot 23 and the west corner of said Lot 7 and the north corner of Lot 8, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43);

**THENCE** South 47° 48' 26" East, along the common line between said Lot 7 and said Lot 8, a distance of 231.97 feet to a chiseled "X" in concrete found on the northerly right-of-way line of said Tubbs Road, for the east corner of said Lot 8 and the south corner of said Lot 7, and continuing on a non-tangent curve to the left;

**THENCE** along the northerly right-of-way line of said Tubbs Road, the following courses and distances:

In a southwesterly direction along said curve to the left whose chord bears South 33° 01' 52" West a distance of 149.25 feet, having a radius of 1042.50 feet, a central angle of 08° 12' 36", passing at an arc length of 116.47 feet a chiseled "X" in concrete found for the south corner of said Lot 8 and the east corner of Lot 9, Block A, of said Presbyterian Hospital of Rockwall (Cabinet G, Slide 43), and continuing along said curve for a total arc length of 149.38 feet to a chiseled "X" in concrete found for a southeasterly corner of said Lot 9 and the end of said non-tangent curve to the left;

South 28° 55' 34" West, a distance of 94.93 feet to a chiseled "X" in concrete found at the intersection of the northerly right-of-way line of said Tubbs Road and the northeasterly right-of-way line of Summer Lee Drive (a 60-foot right-of-way, for the south corner of said Lot 9;

**THENCE** along the northeasterly right-of-way line of said Summer Lee Drive, the following courses and distances:

North 62° 45' 02" West, passing at a distance of 234.77 feet a chiseled "X" in concrete found for the west corner of said Lot 9 and a south corner of said Lot 23, continuing for a total distance of 411.89 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner, and the beginning of a non-tangent curve to the right;

In a northwesterly direction along said curve to the right whose chord bears North 59° 39' 53" West a distance of 88.82 feet, having a radius of 825.00 feet, a central angle of 06° 10' 17" and an arc length of 88.86 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner, and being the end of said curve to the right;

North 56° 34' 45" West, passing at a distance of 524.21 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the most southerly west corner of said Lot 23 and the south corner of Lot 12, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43), continuing for a total distance of 772.12 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the west corner of said Lot 12 and the south corner of Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, according to the plat recorded in Cabinet E, Slide 149, Map Records, Rockwall County, Texas;

**THENCE** North 33° 25' 38" East, departing the northeasterly right-of-way line of said Summer Lee Drive and along the common line between said Lot 12 and said Lot 9, Block A, Horizon Ridge Center, passing at a distance of 169.05 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the north corner of said Lot 12, a westerly corner of said Lot 23 and an easterly corner of said Lot 9, Block A, Horizon Ridge Center, continuing for a total distance of 200.00 feet to a chiseled "X" in concrete found for the east corner of said Lot 9, Block A, Horizon Ridge Center, and a westerly corner of said Lot 23;

**THENCE** North 56° 34' 45" West, along the common line between said Lot 23 and said Lot 9, Block A, of said Horizon Ridge Center, a distance of 270.62 feet to the **POINT OF BEGINNING**, containing 1,005,917 square feet or 23.0927 acres, more or less.

FINAL PLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOT 24, BLOCK A  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
**LOTS 6, 8, 9, 12 & 23, BLOCK A**  
**TOTAL 23.0927 ACRES**  
EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 40'

DATE: 03-19-2020

OWNER:  
TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

SURVEYOR:  
RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rlg@rlginc.com  
TX PE REC #P-498  
TBPLS REC #100341-00

SHEET 6 OF 7

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian R. Wade, 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.

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ROCKWALL REGIONAL HOSPITAL, LLC, 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] day of [MONTH], [YEAR].

Notary Public in and for the State of Texas

My Commission Expires

Signature of Party with Mortgage or Lien Interest [IF APPLICABLE:]

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] day of [MONTH], [YEAR].

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] day of [MONTH], [YEAR].

Mayor, City of Rockwall

DATE

City Secretary

DATE

City Engineer

DATE

FINAL PLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOT 24, BLOCK A  
BEING A REPLAT  
OF  
**PRESBYTERIAN HOSPITAL  
OF ROCKWALL ADDITION**  
LOTS 6, 8, 9, 12 & 23, BLOCK A  
TOTAL 23.0927 ACRES  
EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 40'

DATE: 03-19-2020

**OWNER:**

TEXAS HEALTH RESOURCES  
9330 AMBERTON PKWY., SUITE #1000  
DALLAS, TX 75243  
PHONE NUMBER  
C/O CINDY PERRIN

**SURVEYOR:**

RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rig@rlginc.com  
TX PE REG #F-493  
TBPLS REC #100341-00

SHEET 7 OF 7

RECORDED	INST#	-	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27,256Z
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April 30, 2020

TO: Brian R. Wade  
Raymond L. Goodson Jr., Inc.  
12001 N. Central Expressway, Suite 300  
Dallas, TX 75243

CC: Rockwall Regional Hospital, LLC  
Jason Linscott  
3150 Horizon Road  
Rockwall, TX 75032

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

SUBJECT: P2020-015; *Replat for Lot 24, Block A, Presbyterian Hospital of Rockwall Addition*

Brian R. Wade:

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 April 20, 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) For reference, include the case number (*P2020-015*) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).
- b) This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District No. 9 (PD-9), and the General Commercial District Standards of Article V, that are applicable to the subject property. [*§01.02(D), Art. 11, UDC*].
- c) Label the building setback lines where adjacent to a street. [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]
- d) Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page. [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]
- e)
- f) Correct all Lot, Block, Addition labels by moving the Sq. Ft. & Acres statements below the Lot, Block, Addition:  
Example: Lot 24, Block A  
Presbyterian Addition of  
Rockwall Addition  
1,005,917 SQ. FT.,  
23.0927 Acres
- g) The standard plat wording found on page 2 needs to be moved to page 7 for standard uniformity of the plat.
- h) Correct the plat approval signature page. The two (2) statements under "Approved:" need to be adjusted by extending each written line and clearing the blank spaces that are apparent. Additionally, where the WITNESS OUR HANDS line is, correct the plat approval signature page. The two (2) statements under "Approved:" need to be adjusted by extending each written line and clearing the blank spaces that are apparent. Additionally, where the WITNESS OUR HANDS line is, remove the brackets (i.e. [day], [month], & [year]) and replaced with blank lines. Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies.



Engineering Staff Comments:

- a) You must tie two points to Rockwall GPS. This is given as a Northing and Easting.
  - b) Line data for L12 and L14 are required to be 20' minimum. Please correct.
  - c) The two drainage easements on the "parking lot phase 1" are to remain in place. The parking lot will not be effected by these easements. Refer to the Engineering marked-up plans for clarification.
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On April 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the plat by a vote of 6-0, with Chairman Chodun absent.

City Council

On April 20, 2020, the City Council made a motion to approve the plat with staff conditions. The motion passed by a vote of 7-0.

Plat Filing Instructions

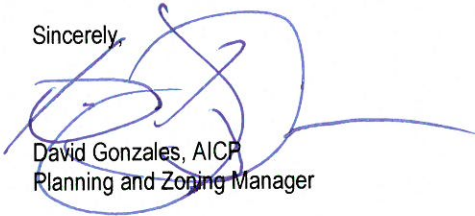
Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- at a minimum -- the 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 \$380.00 for the filing fees made out to the *Rockwall County Clerk's Office*. [estimate only, with one (1) tax certificate. Verify the number of properties and include an additional \$4.00 for each tax certificate].

Please note that the filling 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 1<sup>st</sup> and December 31<sup>st</sup>, 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