



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-015 P&Z DATE 05/11/2021 CC DATE _____ 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 type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-015

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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
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- PLAT REINSTATEMENT REQUEST (\$100.00)

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- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1020, 1024, 1028 Michael Gardens, 1021, 1025, 1029 Bow St
 SUBDIVISION Park Place West LOT 6, 7, 8 BLOCK C
 GENERAL LOCATION Off Park Place Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD CURRENT USE Residential
 PROPOSED ZONING PD (Same) PROPOSED USE Same
 ACREAGE .8585 LOTS [CURRENT] 6 LOTS [PROPOSED] 4

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]

<input checked="" type="checkbox"/> OWNER	<u>Columbia Development</u>	<input checked="" type="checkbox"/> APPLICANT	
CONTACT PERSON	<u>Bill Bricker</u>	CONTACT PERSON	<u>Bill Bricker</u>
ADDRESS	<u>305 Park Place Blvd.</u>	ADDRESS	<u>305 Park Place Blvd.</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>972-722-2439</u>	PHONE	<u>972-722-2439</u>
E-MAIL	<u>bill@colventures.com</u>	E-MAIL	<u>bill@colventures.com</u>

NOTARY VERIFICATION [REQUIRED]

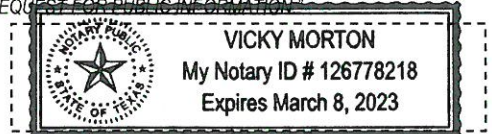
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CW Bricker [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF April, 2021 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."

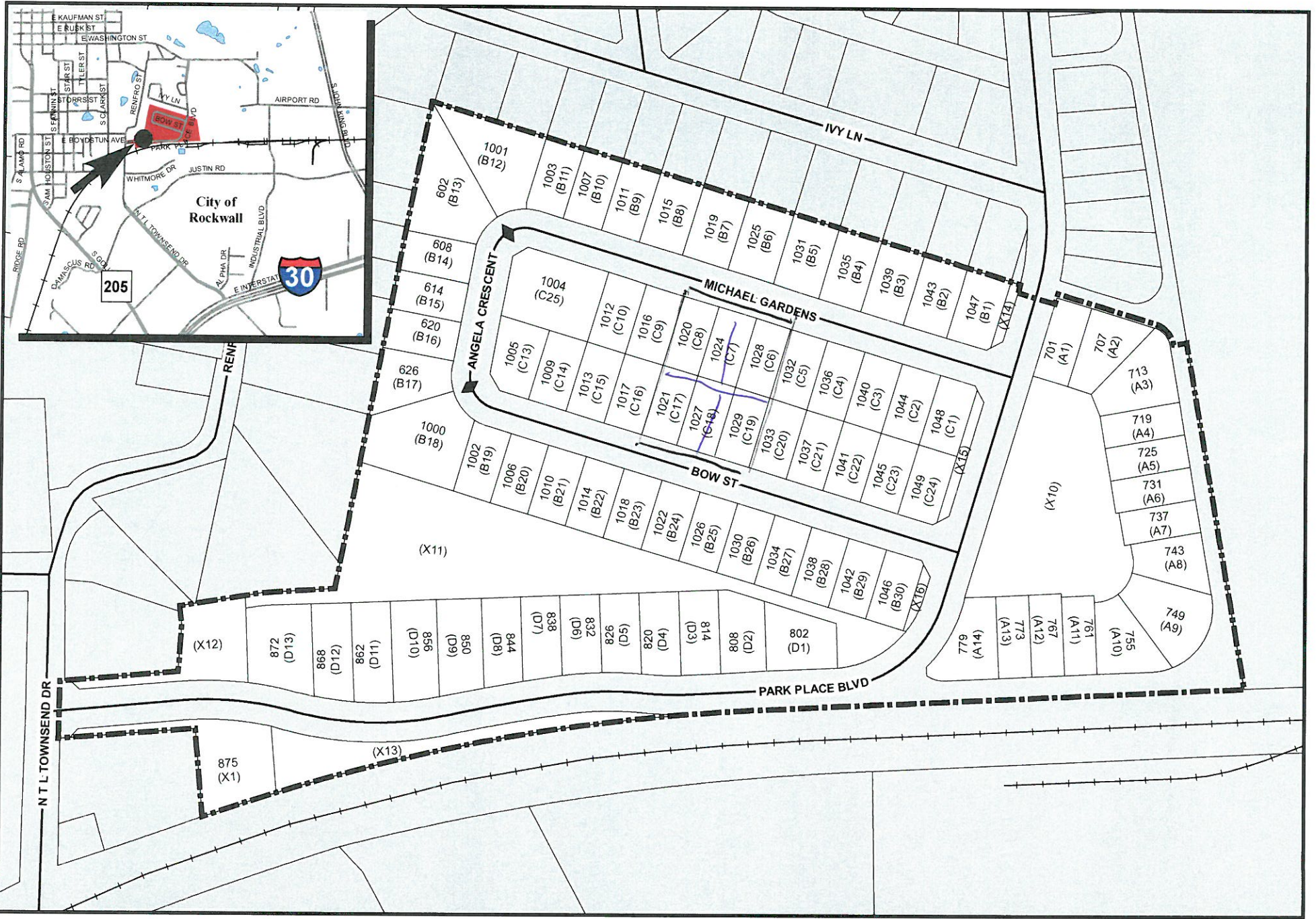
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF April, 2021

OWNER'S SIGNATURE CW Bricker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Texas



MY COMMISSION EXPIRES March 8, 2023



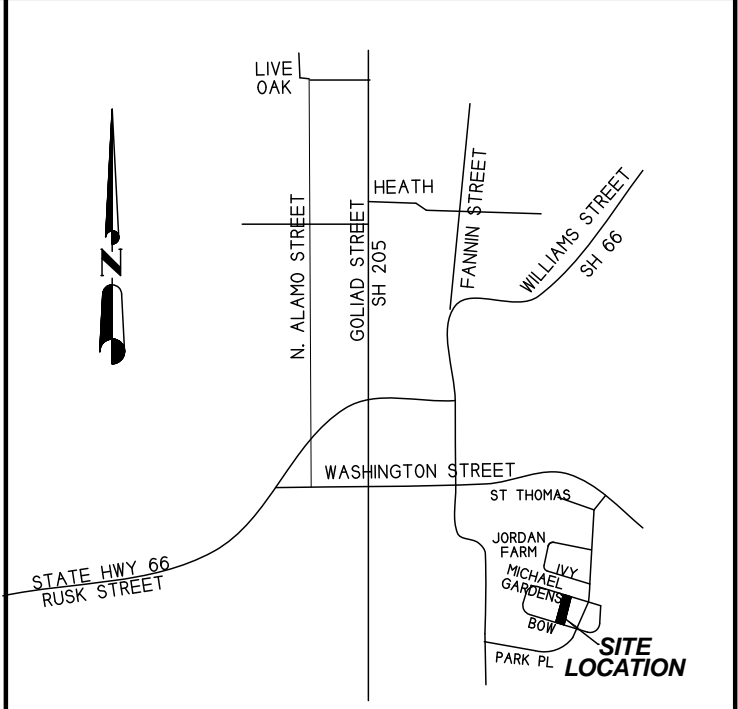
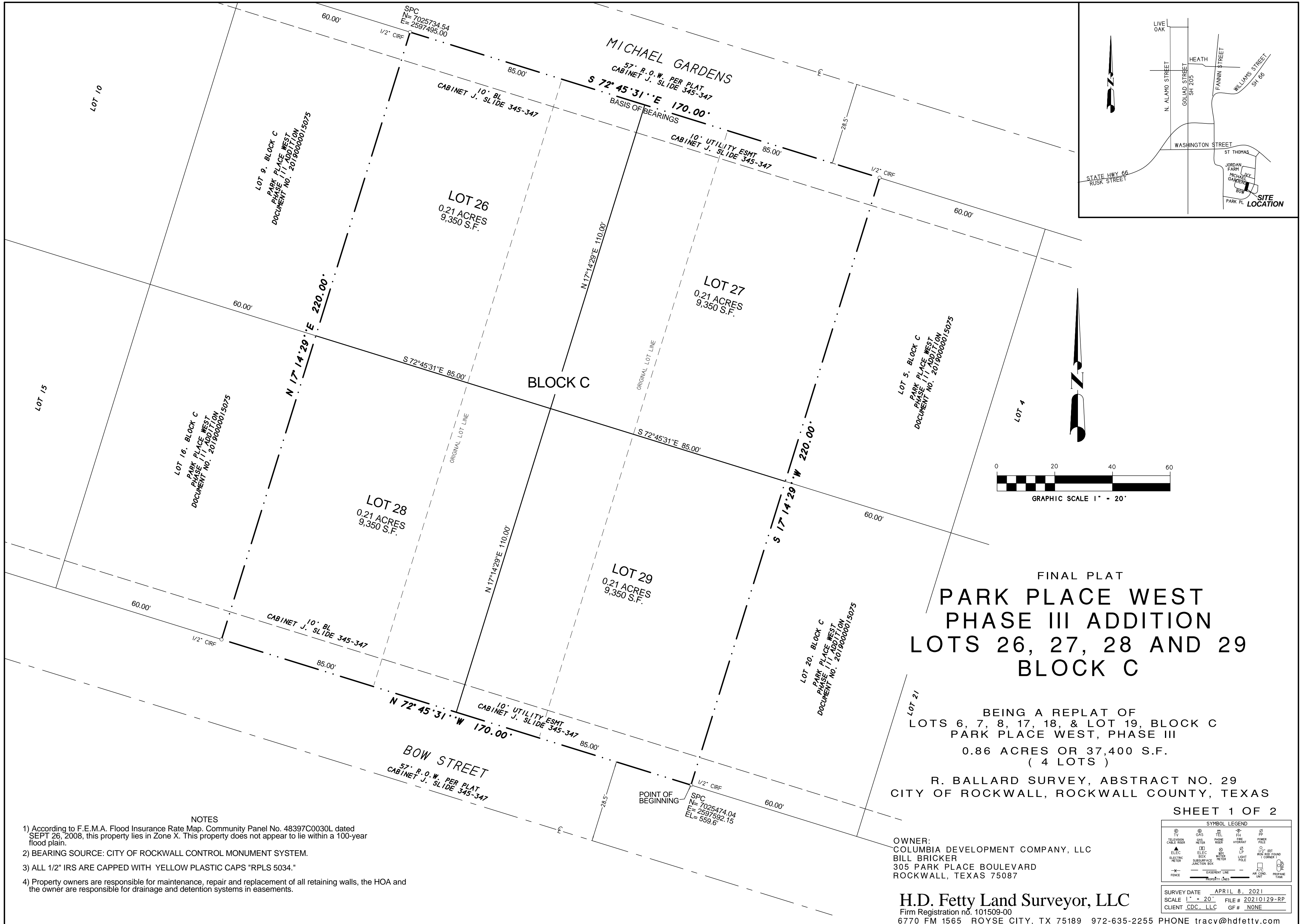
0 100 Feet

Date: 6/9/2020

City of Rockwall Geographic Information Systems

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

PARK PLACE WEST PH 3 ADDITION



FINAL PLAT
**PARK PLACE WEST
 PHASE III ADDITION
 LOTS 26, 27, 28 AND 29
 BLOCK C**

BEING A REPLAT OF
 LOTS 6, 7, 8, 17, 18, & LOT 19, BLOCK C
 PARK PLACE WEST, PHASE III
 0.86 ACRES OR 37,400 S.F.
 (4 LOTS)

R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) Property owners are responsible for maintenance, repair and replacement of all retaining walls, the HOA and the owner are responsible for drainage and detention systems in easements.

OWNER:
 COLUMBIA DEVELOPMENT COMPANY, LLC
 BILL BRICKER
 305 PARK PLACE BOULEVARD
 ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
⊗	TV
⊕	TELEPHONE
⊙	CABLE RISER
⊗	GAS METER
⊕	TEL. RISER
⊙	PHASE RISER
⊗	HYDRANT
⊕	PP
⊙	POWER POLE
⊗	ELECT. METER
⊕	ELECT. BOX
⊙	WATER METER
⊗	LP GAS METER
⊕	1" CORNER
⊙	1/2" IRF
⊗	IRON AND BRASS
⊕	1" CORNER
⊙	1/2" IRF
⊗	PROPR. LINES
⊕	PROPR. LINES

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Columbia Development Company, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being all of Lots 6, 7, 8, 17, 18 and Lot 19, Block C, of Amended Plat of PARK PLACE WEST, PHASE III Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Document no. 2019000015075, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the north right-of-way line of Bow Street, a 57' R.O.W. at the southeast corner of Lot 19, Block C;

THENCE N. 72 deg. 45 min. 31 sec. W. along said right-of-way line, a distance of 170.00 feet to a 1/2" iron rod found for corner;

THENCE N. 17 deg. 14 min. 29 sec. E. a distance of 220.00 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 8, Block C, being in the south right-of-way line of Michael Gardens, a 57 foot right-of-way;

THENCE S. 72 deg. 45 min. 31 sec. E. along the north line of Lot 8, Lot 7 and Lot 6, a distance of 170.00 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 6 and northwest corner of Lot 5, Block C;

THENCE S. 17 deg. 14 min. 29 sec. W. a distance of 220.00 feet to the POINT OF BEGINNING and containing 37,400 square feet or 0.86 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as PARK PLACE WEST PHASE III, LOTS 26, 27, 28 AND 29, BLOCK C, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in PARK PLACE WEST PHASE III, LOTS 26, 27, 28 AND 29, BLOCK C have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following:

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

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.

7) Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

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

Bill Bricker
for Columbia Development Company, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____.

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

APPROVED

I hereby certify that the above and foregoing plat of PARK PLACE WEST PHASE III, LOTS 26, 27, 28 AND 29, BLOCK C, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____.

Director of Planning

City Engineer

Date

FINAL PLAT
**PARK PLACE WEST
PHASE III ADDITION
LOTS 26, 27, 28 AND 29
BLOCK C**

BEING A REPLAT OF
LOTS 6, 7, 8, 17, 18, & LOT 19, BLOCK C
PARK PLACE WEST, PHASE III

0.86 ACRES OR 37,400 S.F.
(4 LOTS)

R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SHEET 2 OF 2

OWNER:
COLUMBIA DEVELOPMENT COMPANY, LLC
BILL BRICKER
305 PARK PLACE BOULEVARD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND					
TV TELEVISION CABLE RISER	GAS METER	TEL RIGER	PH POWER POLE	FP FIRE HYDRANT	PP POWER POLE
ELEC ELEC METER	ELEC SUBSURFACE JUNCTION BOX	WTR WTR	LP LIGHT WIRE	1/2" IRON ROD FOUND AT CORNER	CE CORNER
FENCE	EXEMPTION LINE	AR AR	UNIT	PR PR	TR TR

SURVEY DATE APRIL 8, 2021
SCALE 1" = 20' FILE # 20210129-RP
CLIENT CDC, LLC GF # NONE

NOTE: 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, as required under Ordinance 83-54.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-015

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CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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17,18,19

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 PROPOSED ZONING PD (Same) PROPOSED USE Same
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<input checked="" type="checkbox"/> OWNER	<u>Columbia Development</u>	<input checked="" type="checkbox"/> APPLICANT	
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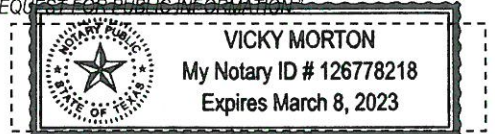
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OWNER'S SIGNATURE CW Bricker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Texas



MY COMMISSION EXPIRES March 8, 2023



P2021-015- LOTS 26-29, BLOCK C,
PARK PLACE PHASE III ADDITION
REPLAT - LOCATION MAP = [icon]

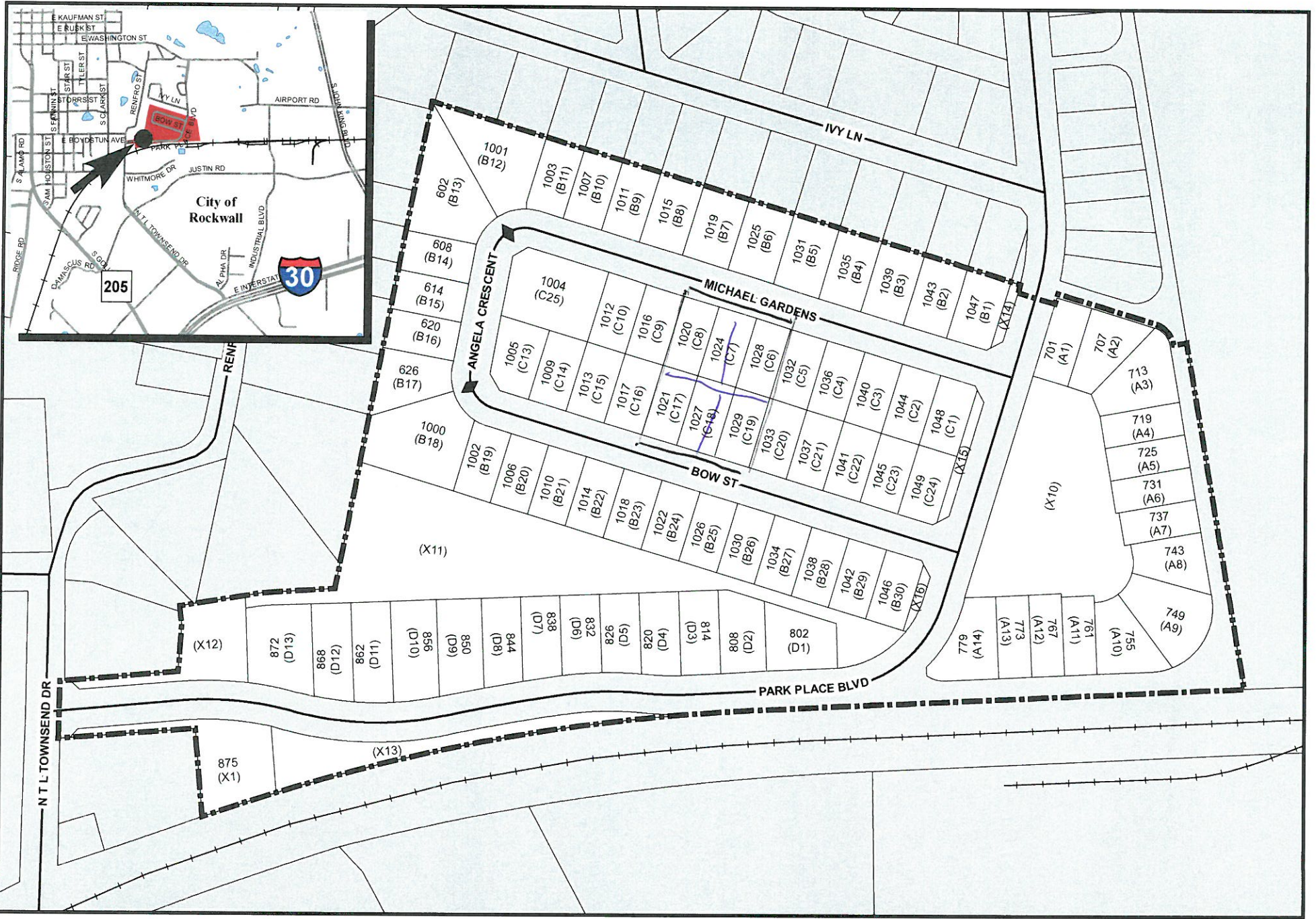


City of Rockwall

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

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





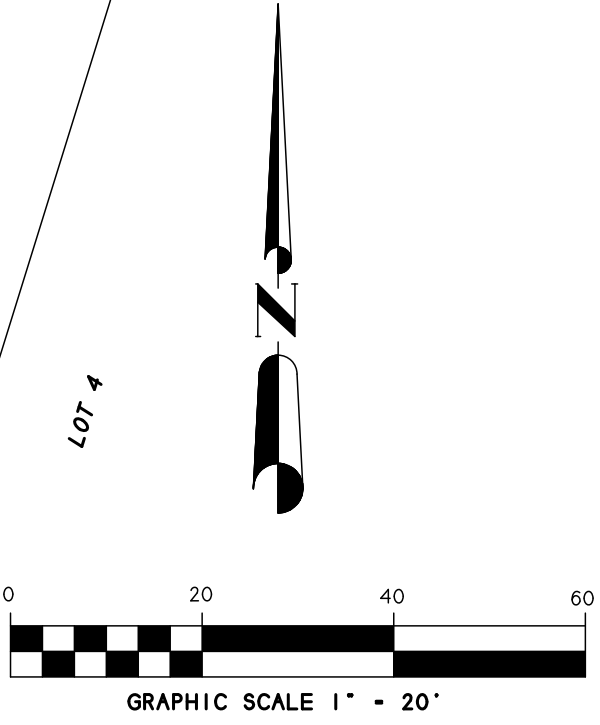
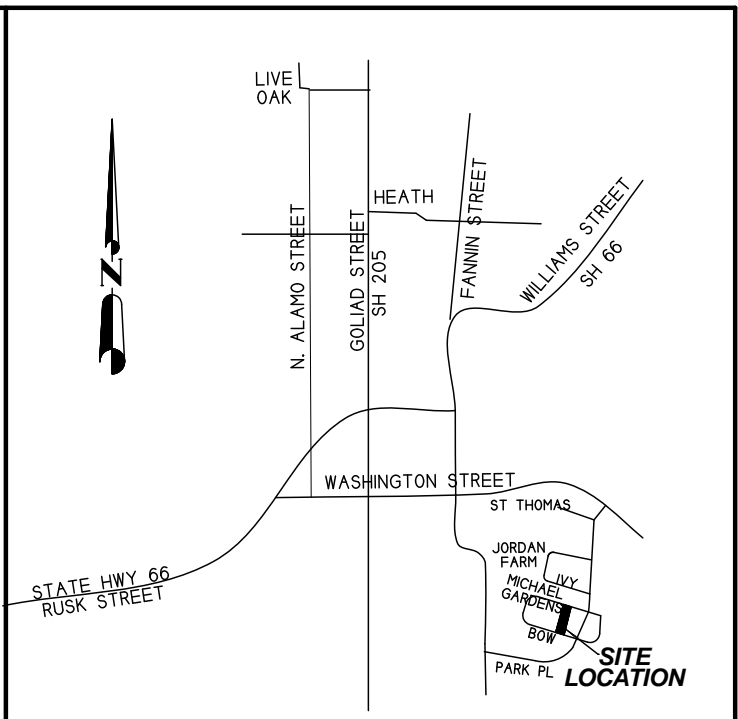
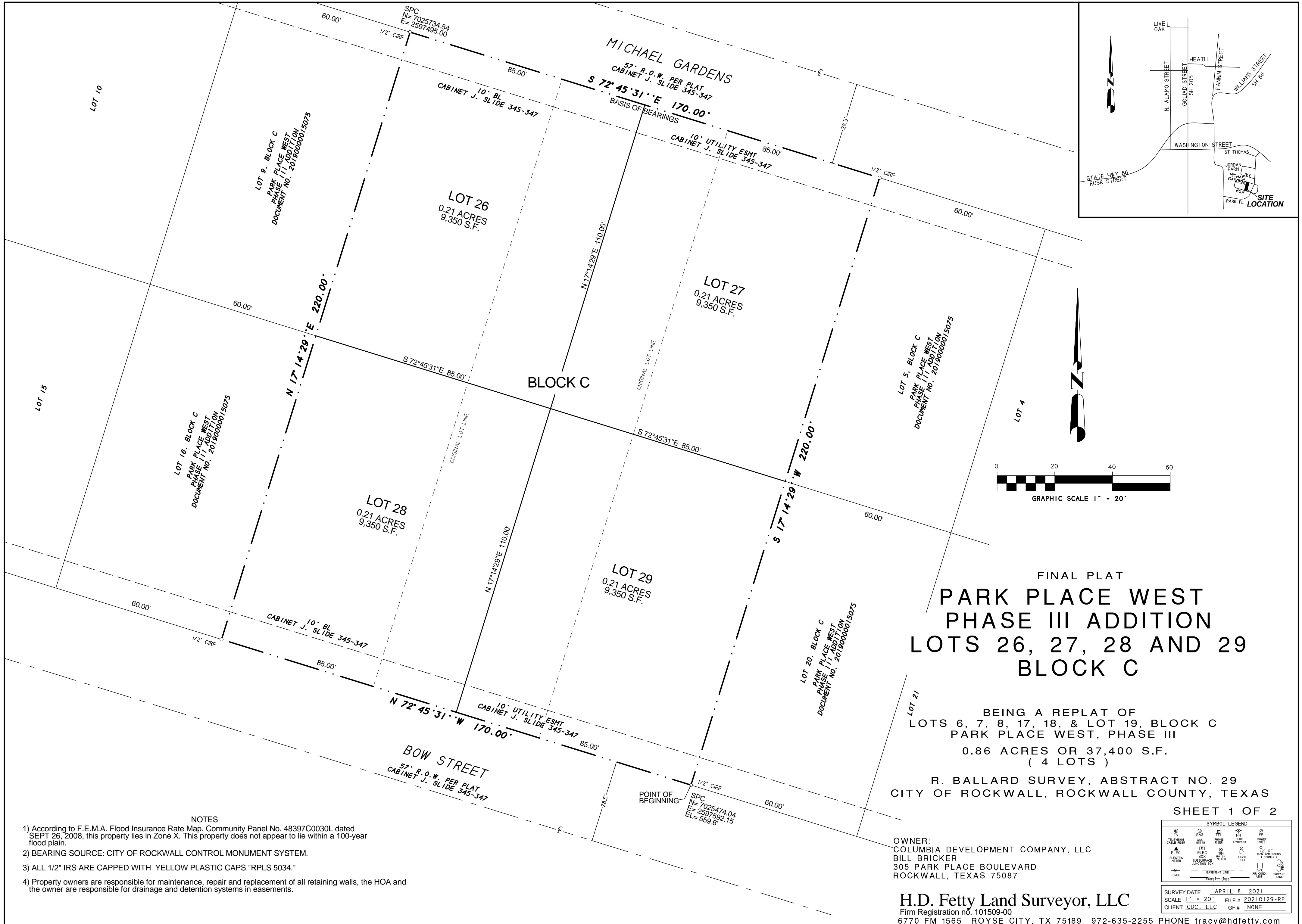
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Date: 6/9/2020

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SHEET 1 OF 2

- NOTES**
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OWNER:
COLUMBIA DEVELOPMENT COMPANY, LLC
BILL BRICKER
305 PARK PLACE BOULEVARD
ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
	TELEVISION CABLE RISER
	GAS METER
	TEL. RISER
	PH. RISER
	HYDRANT
	POWER POLE
	ELECTRIC METER
	ELECTRIC BOX
	WATER METER
	L.P. METER
	LIGHT POLE
	SURFACE JUNCTION BOX
	EASEMENT LINE
	AIR COND. UNIT
	PROPANE TANK

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 8, 2021
SCALE 1" = 20' FILE # 20210129-RP
CLIENT CDC, LLC GF# NONE

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Columbia Development Company, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being all of Lots 6, 7, 8, 17, 18 and Lot 19, Block C, of Amended Plat of PARK PLACE WEST, PHASE III Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Document no. 2019000015075, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the north right-of-way line of Bow Street, a 57' R.O.W. at the southeast corner of Lot 19, Block C;

THENCE N. 72 deg. 45 min. 31 sec. W. along said right-of-way line, a distance of 170.00 feet to a 1/2" iron rod found for corner;

THENCE N. 17 deg. 14 min. 29 sec. E. a distance of 220.00 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 8, Block C, being in the south right-of-way line of Michael Gardens, a 57 foot right-of-way;

THENCE S. 72 deg. 45 min. 31 sec. E. along the north line of Lot 8, Lot 7 and Lot 6, a distance of 170.00 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 6 and northwest corner of Lot 5, Block C;

THENCE S. 17 deg. 14 min. 29 sec. W. a distance of 220.00 feet to the POINT OF BEGINNING and containing 37,400 square feet or 0.86 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as PARK PLACE WEST PHASE III, LOTS 26, 27, 28 AND 29, BLOCK C, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in PARK PLACE WEST PHASE III, LOTS 26, 27, 28 AND 29, BLOCK C have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following:

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

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.

7) Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

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

Bill Bricker
for Columbia Development Company, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

APPROVED

I hereby certify that the above and foregoing plat of PARK PLACE WEST PHASE III, LOTS 26, 27, 28 AND 29, BLOCK C, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____.

Director of Planning

City Engineer

Date

FINAL PLAT
PARK PLACE WEST
PHASE III ADDITION
LOTS 26, 27, 28 AND 29
BLOCK C

BEING A REPLAT OF
LOTS 6, 7, 8, 17, 18, & LOT 19, BLOCK C
PARK PLACE WEST, PHASE III

0.86 ACRES OR 37,400 S.F.
(4 LOTS)

R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
COLUMBIA DEVELOPMENT COMPANY, LLC
BILL BRICKER
305 PARK PLACE BOULEVARD
ROCKWALL, TEXAS 75087

SYMBOL LEGEND											
TV	GAS	TEL	PH	PP							
TELEPHONE	TEL	TEL	PH	PP							
CABLE RISER	METER	RISER	HYDRANT	POLE							
ELEC	ELEC	LP	1/2" IRON	1/2" IRON							
ELECTRIC	ELECTRIC	WELL	WELL	WELL							
METER	METER	WELL	WELL	WELL							
WELL	WELL	WELL	WELL	WELL							
WELL	WELL	WELL	WELL	WELL							
WELL	WELL	WELL	WELL	WELL							
WELL	WELL	WELL	WELL	WELL							
WELL	WELL	WELL	WELL	WELL							
WELL	WELL	WELL	WELL	WELL							

NOTE: 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, as required under Ordinance 83-54.

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 8, 2021
SCALE 1" = 20' FILE # 20210129-RP
CLIENT CDC, LLC GF # NONE



DATE: 06/09/2021

TO: Bill Bricker
305 Park Place Boulevard
Rockwall, TX 75087

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75098

SUBJECT: P2021-015; Lots 26-29, Block C, Park Place West Phase III Addition (Replat)

Bill Bricker:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved administratively by Planning and Zoning Director, Ryan Miller, on 05/12/2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

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.

Should you have any questions or concerns regarding your platting case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

Henry Lee
Planner