



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
 - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

19924 Moton ~~Plat~~ ^{Legal Description}

SUBDIVISION

George Morton Estate

LOT 1,2,3,4 BLOCK 2

GENERAL LOCATION

Corner of Summer Lee & Horizon Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-32

CURRENT USE

Undeveloped

PROPOSED ZONING

PD-32

PROPOSED USE

Condominium

ACREAGE

1.413

LOTS [CURRENT]

n/a

LOTS [PROPOSED]

n/a

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

RIV Rockwall LLC

APPLICANT

RIV Rockwall LLC

CONTACT PERSON

Brad Boswell

CONTACT PERSON

Daniel Boswell

ADDRESS

2040 Century Center Blvd.
Suite 10

ADDRESS

2040 Century Center Blvd
Suite 10

CITY, STATE & ZIP

Irving, TX, 75062

CITY, STATE & ZIP

Irving, TX, 75062

PHONE

214-493-3346

PHONE

817-504-2231

E-MAIL

bboswell@psg-dallas.com

E-MAIL

dwboswell@psg-dallas.com

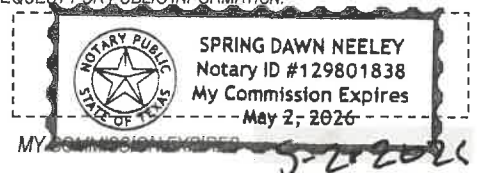
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brad Boswell [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 \$ 150.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 05th DAY OF February, 2023 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 05th DAY OF February, 2023
OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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:

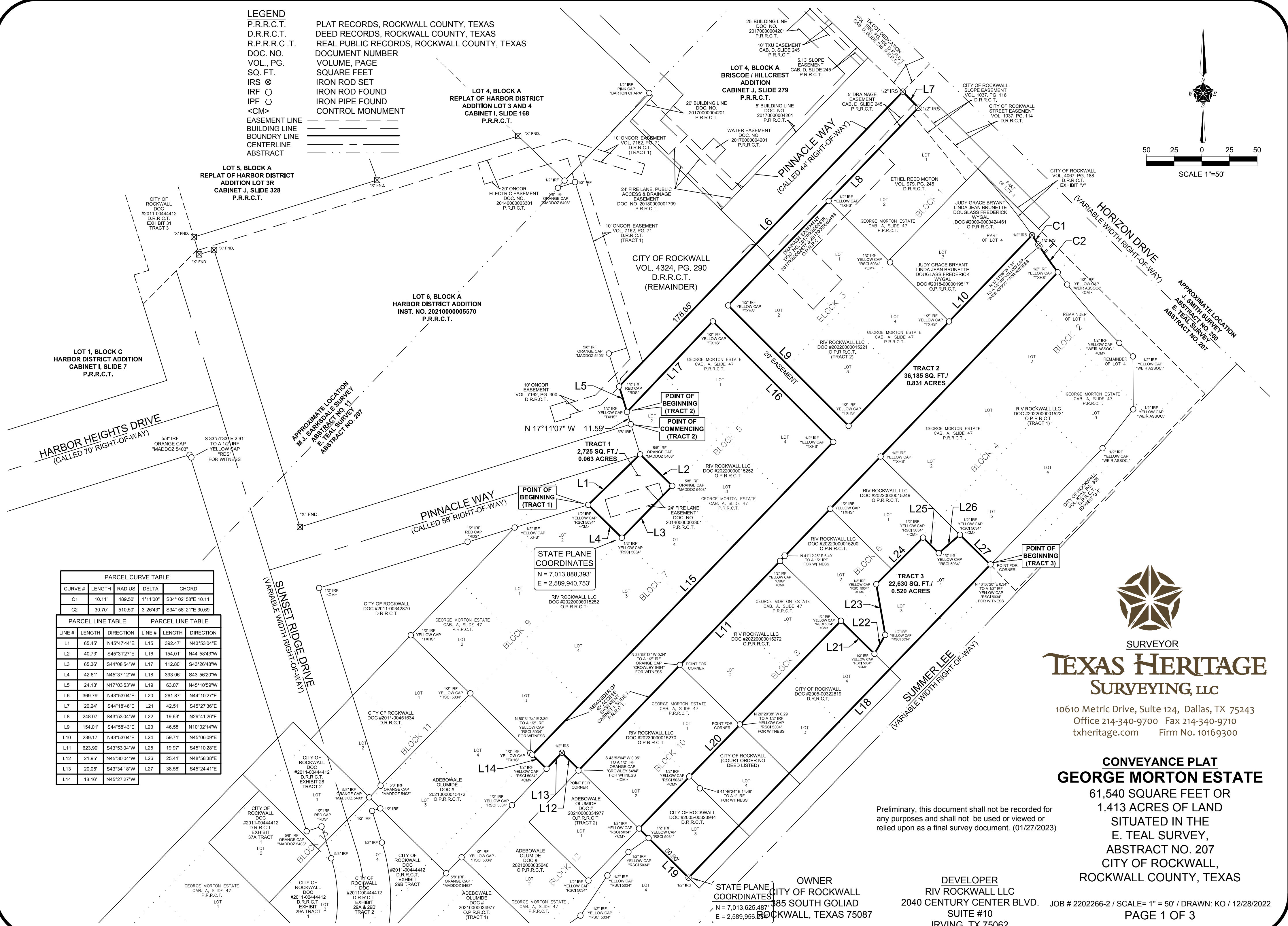
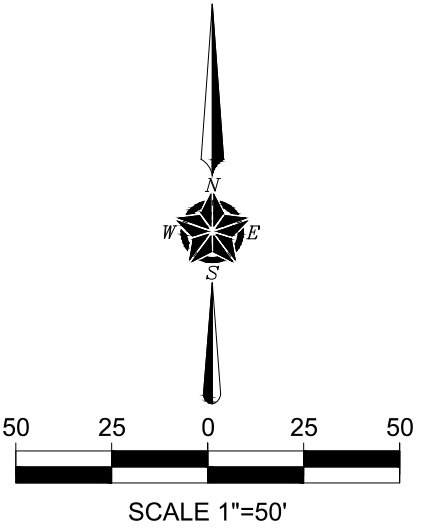
NOTES: The requirements listed below are based on the case type, which is indicated in the '[]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

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 checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded 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. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" 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 <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" 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 <i>[Final Plat & Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat & Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat & Master Plat]</i>	<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 <i>[Master Plat]</i>	<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 <i>[Preliminary Plat & Master Plat]</i>	<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 <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input checked="" 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 <i>[Master Plat]</i>	<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 <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" 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 <i>[Master Plat]</i>	<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 <i>[Final Plat]</i>	<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 <i>[Final Plat]</i>	<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 <i>[Final Plat]</i>	<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 checked="" type="checkbox"/>	<input 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 & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.

LEGEND
P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
R.P.R.R.C.T. REAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
DOC. NO. DOCUMENT NUMBER
VOL., PG. VOLUME, PAGE
SQ. FT. SQUARE FEET
IRS ⊗ IRON ROD SET
IRF ○ IRON ROD FOUND
IPF ○ IRON PIPE FOUND
<CM> CONTROL MONUMENT
EASEMENT LINE
BUILDING LINE
BOUNDRY LINE
CENTERLINE
ABSTRACT



PARCEL CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	10.11'	489.50'	1°11'00"
C2	30.70'	510.50'	3°26'43"

PARCEL LINE TABLE		PARCEL LINE TABLE			
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	65.45'	N45°47'44"E	L15	392.47'	N43°53'04"E
L2	40.73'	S45°31'27"E	L16	154.01'	N44°58'43"W
L3	85.36'	S44°08'54"W	L17	112.80'	S43°28'48"W
L4	42.61'	N45°37'12"W	L18	393.06'	S43°56'20"W
L5	24.13'	N17°03'53"W	L19	63.07'	N45°10'59"W
L6	369.79'	N43°53'04"E	L20	261.87'	N44°10'27"E
L7	20.24'	S44°18'46"E	L21	42.51'	S45°27'36"E
L8	248.07'	S43°53'04"W	L22	19.63'	N29°41'26"E
L9	154.01'	S44°58'43"E	L23	46.58'	N10°02'14"W
L10	239.17'	N43°53'04"E	L24	59.71'	N45°06'09"E
L11	623.99'	S43°53'04"W	L25	19.97'	S45°10'28"E
L12	21.95'	N45°30'04"W	L26	25.41'	N48°58'38"E
L13	20.05'	S43°34'18"W	L27	38.58'	S45°24'41"W
L14	18.16'	N45°27'27"W			

STATE PLANE COORDINATES
N = 7,013,888.393'
E = 2,589,940.753'

OWNER
CITY OF ROCKWALL
385 SOUTH GOLIAD
ROCKWALL, TEXAS 75087

DEVELOPER
RIV ROCKWALL LLC
2040 CENTURY CENTER BLVD.
SUITE #10
IRVING, TX 75062



SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

CONVEYANCE PLAT
GEORGE MORTON ESTATE

61,540 SQUARE FEET OR
1.413 ACRES OF LAND
SITUATED IN THE
E. TEAL SURVEY,
ABSTRACT NO. 207
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (01/27/2023)

OWNER'S CERTIFICATE
(PUBLIC DEDICATION)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS the City of Rockwall, being the owner of several tracts of land in the County of Rockwall, State of Texas, said tracts being described as follows:

TRACT 1:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being a portion of that tract of land described as Exhibit 37, Tract 1, Special Warranty Deed to The City of Rockwall as recorded in Document No. 2011-00444412, Official Public Records, Rockwall, County, Texas, same being a portion of Lot 1, Block 7, George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47, Plat Records, Rockwall County, Texas, same being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for a point in a northwest line of that tract of land described in General Warranty Deed to RIV Rockwall LLC recorded in Document No. 20220000015252, Official Public Records, Rockwall, County, Texas, same being the southeast corner of Pinnacle Way, (called 58' right-of-way), same being on the shared line of Lots 1 & 2, Block 7 of said George Morton Estate;

THENCE North 45 degrees 47 minutes 44 seconds East, traversing said Lot 1, Block 7, a distance of 65.45 feet to a 5/8 inch iron rod found with orange plastic cap stamped "MADDOZ 5403" in the shared line of said Lot 1, Block 7 and Lot 2, Block 5 of said George Morton Estate, same being the eastmost point of said Pinnacle Way;

THENCE South 45 degrees 31 minutes 27 seconds East, along the southwest line of said Lot 2, Block 5 and along the northwest lines of said RIV ROCKWALL 20220000015252 tract, a distance of 40.73 feet to a 5/8 inch iron rod found with orange plastic cap stamped "MADDOZ 5403", same being the shared corner of Lots 2 & 3, Block 5 and Lots 1 & 3, Block 7 of said George Morton Estate;

THENCE South 44 degrees 08 minutes 54 seconds West, along the northwest line of said Lot 4, Block 7 and continuing along the northwest lines of said RIV ROCKWALL 20220000015252 tract, a distance of 65.36 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the shared corner of Lots 1, 2, 3 & 4, Block 7 of said George Morton Estate;

THENCE North 45 degrees 37 minutes 12 seconds West, along the northeast line of said Lot 2, Block 7 and continuing along a northwest line of said RIV ROCKWALL 20220000015252 tract, a distance of 42.61 feet to the POINT OF BEGINNING and containing 2,725 square feet or 0.063 acres of land more or less.

TRACT 2:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being a portion of that tract of land described as a 20' and 40' Easement, George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47, Plat Records, Rockwall County, Texas, same being more particularly described by metes and bounds as follows;

COMMENCING at a 5/8 inch iron rod found for the northeast corner of Pinnacle Way, (called 58' right-of-way), same being the east corner of Lot 6, Block A, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Document No. 20210000005570, Plat Records, Rockwall County, Texas, same being a point on the west line of Lot 2, Block 5;

THENCE North 17 degrees 11 minutes 07 seconds West, along the southernmost southeast line of said Lot 6, Block A and traversing Lot 2, Block 5 of said George Morton Estate, a distance of 11.59 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" at the southwest end of a section of said 20' easement, same being the west corner of the remainder of said Lot 2, Block 5, same being the POINT OF BEGINNING;

THENCE North 17 degrees 03 minutes 53 seconds West, continuing along the southeast line of said Lot 6, Block A, a distance of 178.65 feet to a 1/2 inch iron rod found with red plastic cap stamped "RDS" at the southwest corner of the remainder of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4324, Page 290, Deed Records, Rockwall, County, Texas;

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said City of Rockwall tract, passing at a distance of 178.65 feet to the southwest corner of Pinnacle Way (called 44' right-of-way and continuing for a total distance of 369.79 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the southeast corner of said Pinnacle Way, same being the northeast corner of said 20' easement and lying in the southwest right-of-way line of Horizon Drive (variable width right-of-way);

THENCE South 44 degrees 18 minutes 46 seconds East, along the said southwest right-of-way line of Horizon Drive, a distance of 20.24 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS", same lying in the northwest line tract of that tract of land described in Substitute Trustee's Deed affected by Affidavit of Ownership to Ethel Reed Moton recorded in Volume 979, Page 245, Deed Records, Rockwall County, Texas, same lying in the northwest line of Lot 1, Block 1 of said George Morton Estate;

THENCE South 43 degrees 53 minutes 04 seconds West, along the northwest line of said Blocks 1 and 3, of said George Morton Estate, a distance of 248.07 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the west corner of said Block 3;

THENCE South 44 degrees 58 minutes 43 seconds East, along the southwest line of said Block 3, a distance of 154.01 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the south corner of said Block 3;

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said Blocks 3 and 1, a distance of 239.17 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the east corner of that tract of land described in Special Warranty Deed to Judy Grace Bryant, Linda Jean Brunette and Douglass Frederick Wygal as recorded in Document No. 2009-00424461, Official Public Records, Rockwall County, Texas, and lying in the said southwest right-of-way line of Horizon Drive, same being the start of a tangent curve to the right having a radius of 489.50 feet a delta angle of 01 degrees 11 minutes 00 seconds and a chord bearing and distance of South 34 degrees 02 minutes 58 seconds East 10.11 feet;

THENCE along the said southwest right-of-way line of Horizon Drive with the curve to the right, an arc distance of 10.11 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve, same being the start of a tangent curve to the left having a radius of 510.50 feet a delta angle of 03 degrees 26 minutes 43 seconds and a chord bearing and distance of South 34 degrees 58 minutes 21 seconds East 30.69 feet;

THENCE continuing along the said southwest right-of-way line of Horizon Drive with the curve to the left, an arc distance of 30.70 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve for the north corner of the remainder of Block 2 of said George Morton Estate;

THENCE South 43 degrees 53 minutes 04 seconds West, along the northwest line of Blocks 2, 4, 6, 8 and 10 of said George Morton Estate, a distance of 623.99 feet to a point for corner for the north corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebawale as recorded in Document No. 20210000034977, Official Public Records, Rockwall County, Texas, same being a northeast corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebawale as recorded in Document No. 20210000035046, Official Public Records, Rockwall County, Texas;

THENCE North 43 degrees 30 minutes 04 seconds West, along a north line of said Adebawale 20210000035046 tract, a distance of 21.95 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 43 degrees 34 minutes 18 seconds West, continuing along a north line of said Adebawale 20210000035046 tract, a distance of 20.05 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described in General Warranty Deed to Olumide Adebawale as recorded in Document No. 20210000034928, Official Public Records, Rockwall County, Texas;

THENCE North 45 Degrees 27 minutes 27 seconds West, along the northeast line of said Adebawale 20210000034928 tract, a distance of 18.16 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the south corner of Block 9 of said George Morton Estate, from which a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" bears North 50 degrees 31 minutes 34 seconds East 2.39 feet for witness;

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said Blocks 9, 7 and 5, a distance of 392.47 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the east corner of said Block 5;

THENCE North 44 Degrees 58 minutes 43 seconds West, along the northeast line of said Block 5, a distance of 154.01 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the north corner of said Block 5;

THENCE South 43 degrees 26 minutes 48 seconds West, along the northwest line of said Block 5, a distance of 112.80 feet to the POINT OF BEGINNING and containing 36,185 square feet or 0.831 acres of land more or less.

TRACT 3:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being a portion of Summer Lee Drive (variable width right-of-way, same being a portion of Lots 3 and 4, Block 6 George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47, Plat Records, Rockwall County, Texas, along with 2 tracts of land described in Warranty Deeds to the City of Rockwall as Document No. 2005-00322819 and Document No. 2005-00323944, Official Public Records, Rockwall County, Texas and 1 tract of land to the City of Rockwall (no deed found), together consisting of Lots 3 and 4, Block 8 and Lots 3 and 4, Block 10 of said George Morton Estate, all together being more particularly described by metes and bounds as follows;

BEGINNING at a point for corner for the south corner of Lot 3, Block 4 of said George Morton Estate, same being the south corner of that tract of land described as Tract 1 in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 2022-0000015221, Official Public Records, Rockwall County, Texas, same lying in the current northwest right-of-way line of said Summer Lee Drive from which a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" bears North 43 degrees 56 minutes 20 seconds East 0.34 feet for witness;

THENCE South 43 degrees 56 minutes 20 seconds West, along the said current northwest right-of-way line of said Summer Lee Drive, traversing said Lots 3 and 4, Block 6 and along the southeast lines of said City of Rockwall tracts, a distance of 393.06 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the south corner of said City of Rockwall 2005-00323944 tract;

THENCE North 45 degrees 10 minutes 59 seconds West, along the southwest line of said City of Rockwall 2005-00323944 tract, passing at a distance of 50.90 feet a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the southeast corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebawale as recorded in Document No. 20210000035046, Official Public Records, Rockwall County, Texas and continuing for a total distance of 63.07 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebawale as recorded in Document No. 20210000034977, Official Public Records, Rockwall County, Texas, same being the south corner of that tract of land described in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 20220000015270, Official Public Records, Rockwall County, Texas;

THENCE North 44 degrees 10 minutes 27 seconds East, along the southeast line of Lots 2 and 1, Block 10 and Lots 2 and 1, Block 8 of said George Morton Estate, a distance of 261.87 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG" for the east corner of that tract of land described in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 20220000015272, Official Public Records, Rockwall County, Texas, same lying in the southwest line of that tract of land described in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 20220000015200, Official Public Records, Rockwall County, Texas;

THENCE South 45 degrees 27 minutes 36 seconds East, along the southwest line of said RIV Rockwall LLC 20220000015200 tract, a distance of 42.51 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the south corner of same and lying in the said current right-of-way line of Summer Lee Drive;

THENCE along the said current right-of-way line of Summer Lee Drive the following bearings and distances;

North 29 degrees 41 minutes 26 seconds East a distance of 19.63 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for an angle point;

North 10 degrees 02 minutes 14 seconds East a distance of 46.58 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for an angle point;

North 45 degrees 06 minutes 09 seconds East a distance of 59.71 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for an angle point;

South 45 degrees 10 minutes 28 seconds East, a distance of 19.97 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for an angle point;

North 48 degrees 58 minutes 38 seconds East a distance of 25.41 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for an angle point;

South 45 degrees 24 minutes 41 seconds East a distance of 38.58 feet to the POINT OF BEGINNING and containing 22,630 square feet or 0.520 acres of land more or less.

OWNER
CITY OF ROCKWALL
385 SOUTH GOLIAD
ROCKWALL, TEXAS 75087

DEVELOPER
RIV ROCKWALL LLC
2040 CENTURY CENTER BLVD.
SUITE #10
IRVING, TX 75062



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

CONVEYANCE PLAT
GEORGE MORTON ESTATE
61,540 SQUARE FEET OR
1.413 ACRES OF LAND
SITUATED IN THE
E. TEAL SURVEY,
ABSTRACT NO. 207
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

JOB # 2202266-2 / SCALE= 1" = 50' / DRAWN: KO / 12/28/2022

PAGE 2 OF 3

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

THAT THE CITY OF ROCKWALL, acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as **GEORGE MORTON ESTATE**, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the [SUBDIVISION NAME] 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 [SUBDIVISION NAME] 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:

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

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

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared xxxxx, 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 _____, 2023.

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

GENERAL NOTES

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

OWNER
CITY OF ROCKWALL
385 SOUTH GOLIAD
ROCKWALL, TEXAS 75087

DEVELOPER
RIV ROCKWALL LLC
2040 CENTURY CENTER BLVD.
SUITE #10
IRVING, TX 75062



10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, Gary E. Johnson, a Registered Professional Land Surveyor R.P.L.S. 5299, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods with yellow plastic caps stamped "TXHS" under my direction and supervision.

Dated this the _____ day of _____, 2023.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (01/27/2023)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

CITY SIGNATURE BLOCK

PLANNING AND ZONING COMMISSION DATE

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2023.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____ day of _____, 2023.

MAYOR, CITY OF ROCKWALL CITY SECRETARY CITY ENGINEER

CONVEYANCE PLAT
GEORGE MORTON ESTATE
61,540 SQUARE FEET OR
1.413 ACRES OF LAND
SITUATED IN THE
E. TEAL SURVEY,
ABSTRACT NO. 207
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS



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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
 - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

^{ID#} 19924 ^{Legal Description} Moton ~~Plat~~

SUBDIVISION

George Morton Estate

LOT

1,2,3,4

BLOCK

2

GENERAL LOCATION

Corner of Summer Lee & Horizon Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-32

CURRENT USE

Undeveloped

PROPOSED ZONING

PD-32

PROPOSED USE

Condominium

ACREAGE

1.413

LOTS [CURRENT]

n/a

LOTS [PROPOSED]

n/a

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

RIV Rockwall LLC

APPLICANT

RIV Rockwall LLC

CONTACT PERSON

Brad Boswell

CONTACT PERSON

Daniel Boswell

ADDRESS

2040 Century Center Blvd.
Suite 10

ADDRESS

2040 Century Center Blvd
Suite 10

CITY, STATE & ZIP

Irving, TX, 75062

CITY, STATE & ZIP

Irving, TX, 75062

PHONE

214-493-3346

PHONE

817-504-2231

E-MAIL

bboswell@psg-dallas.com

E-MAIL

dwboswell@psg-dallas.com

NOTARY VERIFICATION [REQUIRED]

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

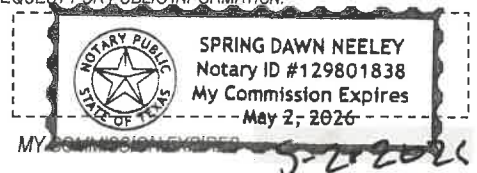
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 150.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 05th DAY OF February, 2023 BY SIGNING THIS APPLICATION, 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."

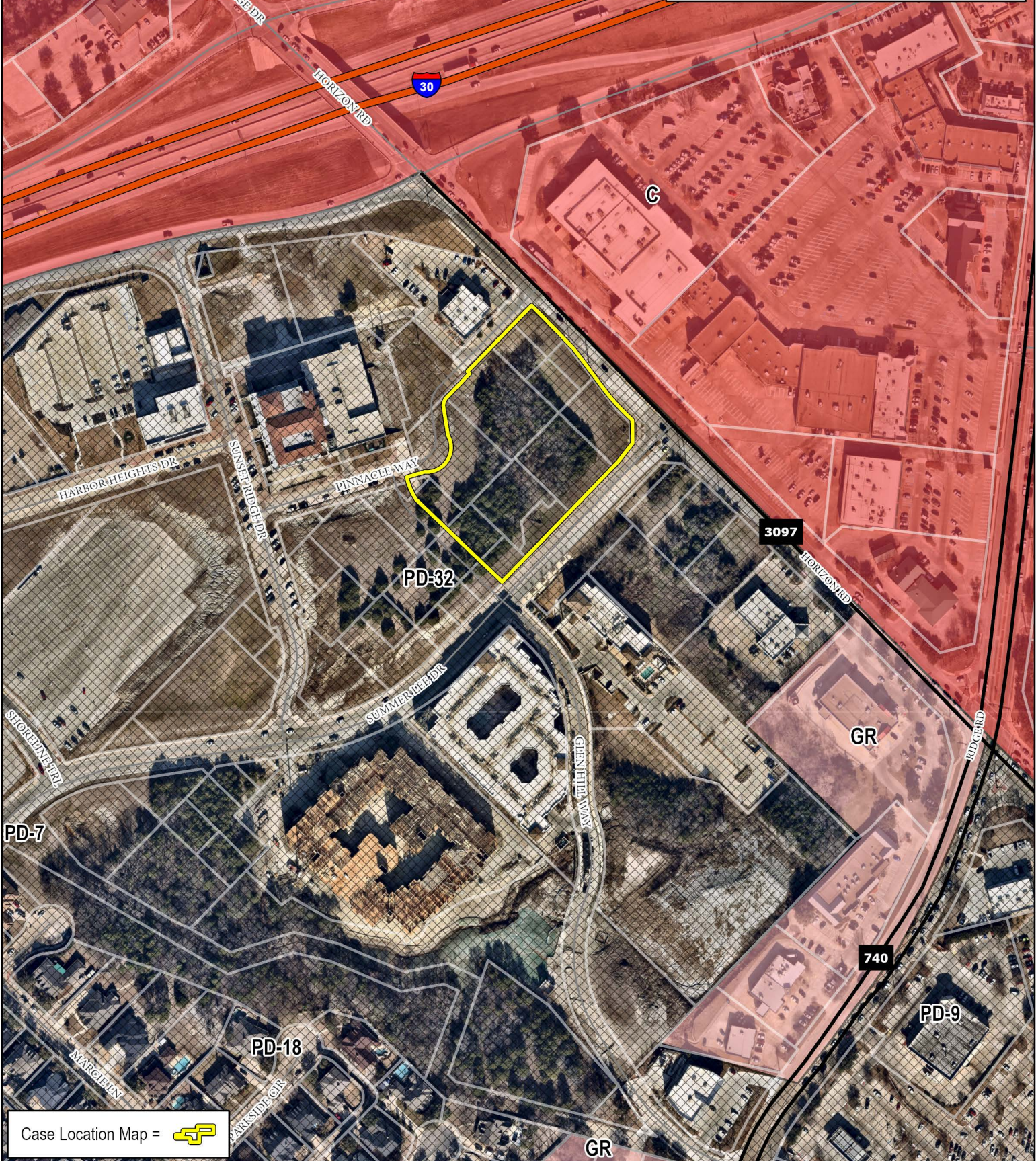
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 05th DAY OF February, 2023


OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 



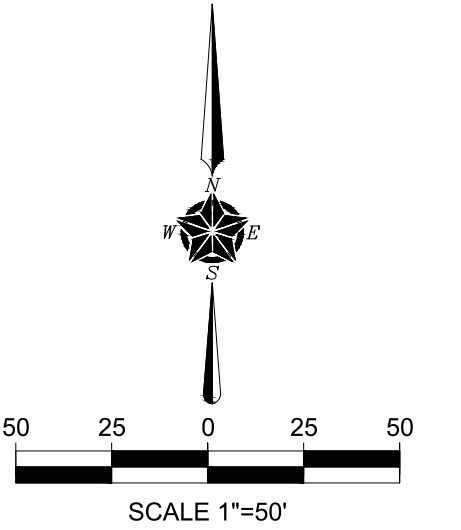
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

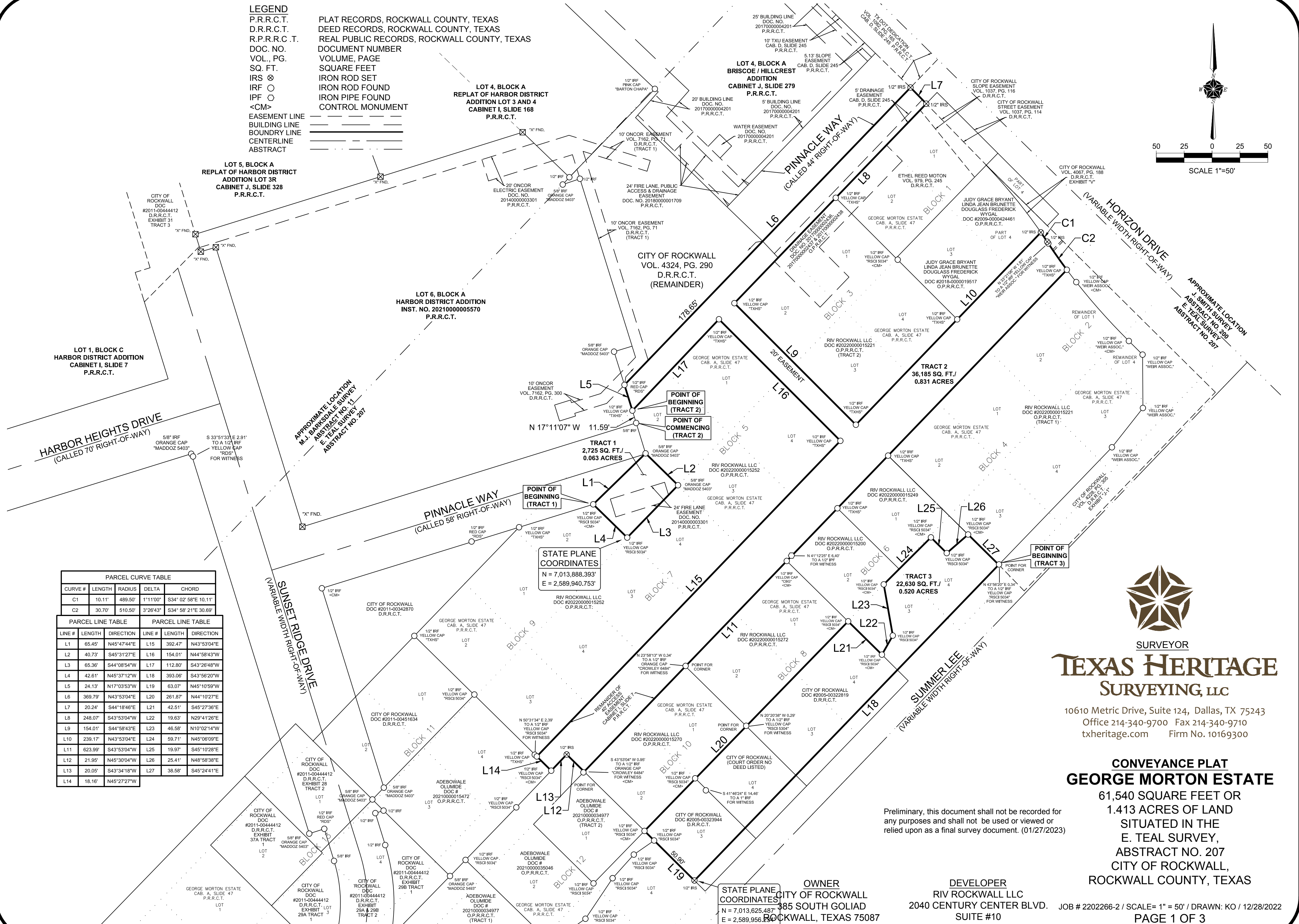


LEGEND
P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
R.P.R.R.C.T. REAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
DOC. NO. DOCUMENT NUMBER
VOL., PG. VOLUME, PAGE
SQ. FT. SQUARE FEET
IRS ⊗ IRON ROD SET
IRF ○ IRON ROD FOUND
IPF ○ IRON PIPE FOUND
<CM> CONTROL MONUMENT
EASEMENT LINE
BUILDING LINE
BOUNDRY LINE
CENTERLINE
ABSTRACT



PARCEL CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	10.11'	489.50'	1°11'00" S34° 02' 58"E 10.11'
C2	30.70'	510.50'	3°26'43" S34° 58' 21"E 30.69'

PARCEL LINE TABLE		PARCEL LINE TABLE			
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	65.45'	N45°47'44"E	L15	392.47'	N43°53'04"E
L2	40.73'	S45°31'27"E	L16	154.01'	N44°58'43"W
L3	85.36'	S44°08'54"W	L17	112.80'	S43°28'48"W
L4	42.61'	N45°37'12"W	L18	393.06'	S43°56'20"W
L5	24.13'	N17°03'53"W	L19	63.07'	N45°10'59"W
L6	369.79'	N43°53'04"E	L20	261.87'	N44°10'27"E
L7	20.24'	S44°18'46"E	L21	42.51'	S45°27'36"E
L8	248.07'	S43°53'04"W	L22	19.63'	N29°41'26"E
L9	154.01'	S44°58'43"E	L23	46.58'	N10°02'14"W
L10	239.17'	N43°53'04"E	L24	59.71'	N45°06'09"E
L11	623.99'	S43°53'04"W	L25	19.97'	S45°10'28"E
L12	21.95'	N45°30'04"W	L26	25.41'	N48°58'38"E
L13	20.05'	S43°34'18"W	L27	38.58'	S45°24'41"W
L14	18.16'	N45°27'27"W			



STATE PLANE COORDINATES
N = 7,013,888.393'
E = 2,589,940.753'

OWNER
CITY OF ROCKWALL
385 SOUTH GOLIAD
ROCKWALL, TEXAS 75087

DEVELOPER
RIV ROCKWALL LLC
2040 CENTURY CENTER BLVD.
SUITE #10
IRVING, TX 75062

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

CONVEYANCE PLAT
GEORGE MORTON ESTATE
61,540 SQUARE FEET OR
1.413 ACRES OF LAND
SITUATED IN THE
E. TEAL SURVEY,
ABSTRACT NO. 207
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (01/27/2023)

OWNER'S CERTIFICATE
(PUBLIC DEDICATION)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS the City of Rockwall, being the owner of several tracts of land in the County of Rockwall, State of Texas, said tracts being described as follows:

TRACT 1:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being a portion of that tract of land described as Exhibit 37, Tract 1, Special Warranty Deed to The City of Rockwall as recorded in Document No. 2011-00444412, Official Public Records, Rockwall, County, Texas, same being a portion of Lot 1, Block 7, George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47, Plat Records, Rockwall County, Texas, same being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for a point in a northwest line of that tract of land described in General Warranty Deed to RIV Rockwall LLC recorded in Document No. 20220000015252, Official Public Records, Rockwall, County, Texas, same being the southeast corner of Pinnacle Way, (called 58' right-of-way), same being on the shared line of Lots 1 & 2, Block 7 of said George Morton Estate;

THENCE North 45 degrees 47 minutes 44 seconds East, traversing said Lot 1, Block 7, a distance of 65.45 feet to a 5/8 inch iron rod found with orange plastic cap stamped "MADDOZ 5403" in the shared line of said Lot 1, Block 7 and Lot 2, Block 5 of said George Morton Estate, same being the eastmost point of said Pinnacle Way;

THENCE South 45 degrees 31 minutes 27 seconds East, along the southwest line of said Lot 2, Block 5 and along the northwest lines of said RIV ROCKWALL 20220000015252 tract, a distance of 40.73 feet to a 5/8 inch iron rod found with orange plastic cap stamped "MADDOZ 5403", same being the shared corner of Lots 2 & 3, Block 5 and Lots 1 & 3, Block 7 of said George Morton Estate;

THENCE South 44 degrees 08 minutes 54 seconds West, along the northwest line of said Lot 4, Block 7 and continuing along the northwest lines of said RIV ROCKWALL 20220000015252 tract, a distance of 65.36 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the shared corner of Lots 1, 2, 3 & 4, Block 7 of said George Morton Estate;

THENCE North 45 degrees 37 minutes 12 seconds West, along the northeast line of said Lot 2, Block 7 and continuing along a northwest line of said RIV ROCKWALL 20220000015252 tract, a distance of 42.61 feet to the POINT OF BEGINNING and containing 2,725 square feet or 0.063 acres of land more or less.

TRACT 2:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being a portion of that tract of land described as a 20' and 40' Easement, George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47, Plat Records, Rockwall County, Texas, same being more particularly described by metes and bounds as follows;

COMMENCING at a 5/8 inch iron rod found for the northeast corner of Pinnacle Way, (called 58' right-of-way), same being the east corner of Lot 6, Block A, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Document No. 20210000005570, Plat Records, Rockwall County, Texas, same being a point on the west line of Lot 2, Block 5;

THENCE North 17 degrees 11 minutes 07 seconds West, along the southernmost southeast line of said Lot 6, Block A and traversing Lot 2, Block 5 of said George Morton Estate, a distance of 11.59 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" at the southwest end of a section of said 20' easement, same being the west corner of the remainder of said Lot 2, Block 5, same being the POINT OF BEGINNING;

THENCE North 17 degrees 03 minutes 53 seconds West, continuing along the southeast line of said Lot 6, Block A, a distance of 178.65 feet to a 1/2 inch iron rod found with red plastic cap stamped "RDS" at the southwest corner of the remainder of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4324, Page 290, Deed Records, Rockwall, County, Texas;

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said City of Rockwall tract, passing at a distance of 178.65 feet to the southwest corner of Pinnacle Way (called 44' right-of-way and continuing for a total distance of 369.79 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the southeast corner of said Pinnacle Way, same being the northeast corner of said 20' easement and lying in the southwest right-of-way line of Horizon Drive (variable width right-of-way);

THENCE South 44 degrees 18 minutes 46 seconds East, along the said southwest right-of-way line of Horizon Drive, a distance of 20.24 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS", same lying in the northwest line tract of that tract of land described in Substitute Trustee's Deed affected by Affidavit of Ownership to Ethel Reed Moton recorded in Volume 979, Page 245, Deed Records, Rockwall County, Texas, same lying in the northwest line of Lot 1, Block 1 of said George Morton Estate;

THENCE South 43 degrees 53 minutes 04 seconds West, along the northwest line of said Blocks 1 and 3, of said George Morton Estate, a distance of 248.07 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the west corner of said Block 3;

THENCE South 44 degrees 58 minutes 43 seconds East, along the southwest line of said Block 3, a distance of 154.01 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the south corner of said Block 3;

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said Blocks 3 and 1, a distance of 239.17 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the east corner of that tract of land described in Special Warranty Deed to Judy Grace Bryant, Linda Jean Brunette and Douglass Frederick Wygal as recorded in Document No. 2009-00424461, Official Public Records, Rockwall County, Texas, and lying in the said southwest right-of-way line of Horizon Drive, same being the start of a tangent curve to the right having a radius of 489.50 feet a delta angle of 01 degrees 11 minutes 00 seconds and a chord bearing and distance of South 34 degrees 02 minutes 58 seconds East 10.11 feet;

THENCE along the said southwest right-of-way line of Horizon Drive with the curve to the right, an arc distance of 10.11 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve, same being the start of a tangent curve to the left having a radius of 510.50 feet a delta angle of 03 degrees 26 minutes 43 seconds and a chord bearing and distance of South 34 degrees 58 minutes 21 seconds East 30.69 feet;

THENCE continuing along the said southwest right-of-way line of Horizon Drive with the curve to the left, an arc distance of 30.70 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve for the north corner of the remainder of Block 2 of said George Morton Estate;

THENCE South 43 degrees 53 minutes 04 seconds West, along the northwest line of Blocks 2, 4, 6, 8 and 10 of said George Morton Estate, a distance of 623.99 feet to a point for corner for the north corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebawale as recorded in Document No. 20210000034977, Official Public Records, Rockwall County, Texas, same being a northeast corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebawale as recorded in Document No. 20210000035046, Official Public Records, Rockwall County, Texas;

THENCE North 43 degrees 30 minutes 04 seconds West, along a north line of said Adebawale 20210000035046 tract, a distance of 21.95 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 43 degrees 34 minutes 18 seconds West, continuing along a north line of said Adebawale 20210000035046 tract, a distance of 20.05 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described in General Warranty Deed to Olumide Adebawale as recorded in Document No. 20210000034928, Official Public Records, Rockwall County, Texas;

THENCE North 45 Degrees 27 minutes 27 seconds West, along the northeast line of said Adebawale 20210000034928 tract, a distance of 18.16 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the south corner of Block 9 of said George Morton Estate, from which a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" bears North 50 degrees 31 minutes 34 seconds East 2.39 feet for witness;

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said Blocks 9, 7 and 5, a distance of 392.47 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the east corner of said Block 5;

THENCE North 44 Degrees 58 minutes 43 seconds West, along the northeast line of said Block 5, a distance of 154.01 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the north corner of said Block 5;

THENCE South 43 degrees 26 minutes 48 seconds West, along the northwest line of said Block 5, a distance of 112.80 feet to the POINT OF BEGINNING and containing 36,185 square feet or 0.831 acres of land more or less.

TRACT 3:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being a portion of Summer Lee Drive (variable width right-of-way, same being a portion of Lots 3 and 4, Block 6 George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47, Plat Records, Rockwall County, Texas, along with 2 tracts of land described in Warranty Deeds to the City of Rockwall as Document No. 2005-00322819 and Document No. 2005-00323944, Official Public Records, Rockwall County, Texas and 1 tract of land to the City of Rockwall (no deed found), together consisting of Lots 3 and 4, Block 8 and Lots 3 and 4, Block 10 of said George Morton Estate, all together being more particularly described by metes and bounds as follows;

BEGINNING at a point for corner for the south corner of Lot 3, Block 4 of said George Morton Estate, same being the south corner of that tract of land described as Tract 1 in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 2022-0000015221, Official Public Records, Rockwall County, Texas, same lying in the current northwest right-of-way line of said Summer Lee Drive from which a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" bears North 43 degrees 56 minutes 20 seconds East 0.34 feet for witness;

THENCE South 43 degrees 56 minutes 20 seconds West, along the said current northwest right-of-way line of said Summer Lee Drive, traversing said Lots 3 and 4, Block 6 and along the southeast lines of said City of Rockwall tracts, a distance of 393.06 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the south corner of said City of Rockwall 2005-00323944 tract;

THENCE North 45 degrees 10 minutes 59 seconds West, along the southwest line of said City of Rockwall 2005-00323944 tract, passing at a distance of 50.90 feet a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the southeast corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebawale as recorded in Document No. 20210000035046, Official Public Records, Rockwall County, Texas and continuing for a total distance of 63.07 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebawale as recorded in Document No. 20210000034977, Official Public Records, Rockwall County, Texas, same being the south corner of that tract of land described in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 20220000015200, Official Public Records, Rockwall County, Texas;

THENCE North 44 degrees 10 minutes 27 seconds East, along the southeast line of Lots 2 and 1, Block 10 and Lots 2 and 1, Block 8 of said George Morton Estate, a distance of 261.87 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG" for the east corner of that tract of land described in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 20220000015272, Official Public Records, Rockwall County, Texas, same lying in the southwest line of that tract of land described in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 20220000015200, Official Public Records, Rockwall County, Texas;

THENCE South 45 degrees 27 minutes 36 seconds East, along the southwest line of said RIV Rockwall LLC 20220000015200 tract, a distance of 42.51 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the south corner of same and lying in the said current right-of-way line of Summer Lee Drive;

THENCE along the said current right-of-way line of Summer Lee Drive the following bearings and distances;

North 29 degrees 41 minutes 26 seconds East a distance of 19.63 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for an angle point;

North 10 degrees 02 minutes 14 seconds East a distance of 46.58 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for an angle point;

North 45 degrees 06 minutes 09 seconds East a distance of 59.71 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for an angle point;

South 45 degrees 10 minutes 28 seconds East, a distance of 19.97 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for an angle point;

North 48 degrees 58 minutes 38 seconds East a distance of 25.41 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for an angle point;

South 45 degrees 24 minutes 41 seconds East a distance of 38.58 feet to the POINT OF BEGINNING and containing 22,630 square feet or 0.520 acres of land more or less.

OWNER
CITY OF ROCKWALL
385 SOUTH GOLIAD
ROCKWALL, TEXAS 75087

DEVELOPER
RIV ROCKWALL LLC
2040 CENTURY CENTER BLVD.
SUITE #10
IRVING, TX 75062



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

CONVEYANCE PLAT
GEORGE MORTON ESTATE
61,540 SQUARE FEET OR
1.413 ACRES OF LAND
SITUATED IN THE
E. TEAL SURVEY,
ABSTRACT NO. 207
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

JOB # 2202266-2 / SCALE= 1" = 50' / DRAWN: KO / 12/28/2022

PAGE 2 OF 3

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

THAT THE CITY OF ROCKWALL, acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as **GEORGE MORTON ESTATE**, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the [SUBDIVISION NAME] 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 [SUBDIVISION NAME] 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:

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

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

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared xxxxx, 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 _____, 2023.

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

GENERAL NOTES

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

OWNER
CITY OF ROCKWALL
385 SOUTH GOLIAD
ROCKWALL, TEXAS 75087

DEVELOPER
RIV ROCKWALL LLC
2040 CENTURY CENTER BLVD.
SUITE #10
IRVING, TX 75062



10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, Gary E. Johnson, a Registered Professional Land Surveyor R.P.L.S. 5299, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods with yellow plastic caps stamped "TXHS" under my direction and supervision.

Dated this the _____ day of _____, 2023.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (01/27/2023)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

CITY SIGNATURE BLOCK

PLANNING AND ZONING COMMISSION DATE

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2023.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____ day of _____, 2023.

MAYOR, CITY OF ROCKWALL CITY SECRETARY CITY ENGINEER

CONVEYANCE PLAT
GEORGE MORTON ESTATE
61,540 SQUARE FEET OR
1.413 ACRES OF LAND
SITUATED IN THE
E. TEAL SURVEY,
ABSTRACT NO. 207
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: April 25, 2023
APPLICANT: Daniel Boswell; *RIV Properties LLC*
CASE NUMBER: P2023-008; *Conveyance Plat for Lots 1-3, Block A, George Morton Estate Addition*

SUMMARY

Consider a request by Daniel Boswell of RIV Properties on behalf of Brad Boswell of RIV Properties for the approval of a Conveyance Plat for Lots 1-3, Block A, George Morton Estates Addition being a 3.59-acre tract of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Conveyance Plat for a 3.59-acre parcel of land (*i.e. Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition*) for the purpose of creating three (3) parcels of land (*i.e. Lot 1-3, Block A, George Morton Estate Addition*). Currently, the subject property is vacant and divided into 27 separate lots. The applicant is requesting the Conveyance Plat in order to assemble the land into three (3) lots for future development on Lots 1 & 2, and Lot 3 being an open space lot. In addition, the applicant is proposing to dedicate right-of-way for Glen Hill Way and Pinnacle Drive, and is incorporating portions of the City's excess right-of-way in exchange for these proposed dedications.
- Background. The City Council annexed the subject property into the City of Rockwall on November 7, 1960 through the adoption of *Ordinance No. 60-03*. Upon annexation, the subject property was zoned Agricultural (AG) District. On December 7, 1966, the subject property was platted into its current configuration as part of the George Morton Estate Addition. Based on the May 16, 1983 and December 7, 1993 *Historic Zoning Maps*, at some point between these dates portions of the subject property adjacent to Horizon Road [*FM-3097*] were rezoned to General Retail (GR) District. On June 19, 1989, portions of the subject property were also rezoned to Planned Development District 32 (PD-32) [*Ordinance No. 89-20*]. The PD-32 ordinance was amended four (4) times by *Ordinance No.'s 89-20, 02-55, 08-11, & 10-21*. On March 7, 2022, the City Council approved a *PD Development Plan* [*Ordinance No. 22-10*] for the subject property. The *PD Development Plan* was amended twice by *Ordinance No.'s 22-36 & 23-05*. On March 14, the Planning and Zoning Commission approved a *Site Plan* [*Case No. SP2023-008*] to allow the construction of a 176-unit condominium building on the subject property.
- Conformance to the Subdivision Ordinance. 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. Conditional approval of this Conveyance Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Conveyance Plat for *Lots 1-3, Block A, George Morton Estate 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 Conveyance Plat; and,
- (2) Any construction resulting from the approval of this Conveyance 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.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 4/20/2023

PROJECT NUMBER: P2023-008
PROJECT NAME: P2023-008 George Morton Estate
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Consider a request by Daniel Boswell of RIV Properties on behalf of Brad Boswell of RIV Properties for the approval of a Conveyance Plat for Lots 1 & 2, Block A, George Morton Estates Addition being a 3.59-acre tract of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/20/2023	Needs Review

04/20/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Daniel Boswell of RIV Properties on behalf of Brad Boswell of RIV Properties for the approval of a Conveyance Plat for Lots 1-3, Block A, George Morton Estates Addition being a 3.59-acre tract of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2023-008) in the lower right-hand corner of all pages on future submittals.

M.4 Please provide a vicinity map. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.5 Lot 3 does not meet the dimensional requirements for Planned Development District 32 (PD-32). To allow Lot 3 to remain, please indicate it as open space. This lot has potential to be a pocket park, which achieves a policy within Planned Development District 32 (PD-32) and could be used to bring the project closer into conformance with the District. For questions please contact staff. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please make the follow changes to the Owner's Certificate due to differences between the plat, Owner's Certificate, and the line and curve tables:

1. C2 length shown as both 44.6 and 44.61
2. L14 distance shown as both 28.53 and 40.12
3. L19 direction is inconsistent
4. L20 distance is inconsistent

M.7 Please remove the preliminary language from the surveyor's signature block. A notary is not required for the surveyor, their seal serves this purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 The subdivision ordinance has been updated, which has caused changes to the platting language required on the plat. Please review the subdivision ordinance attached to the provided email. Please review Sections 38-7 and 38-9 to ensure all of the platting information is correct. Information to review is the Owner's Certification, all signature blocks, public improvement statement, and the storm drainage improvement statement. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.9 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: April 25, 2023
 City Council: May 1, 2023

I.10 Please note that once the Conveyance Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/20/2023	Needs Review

04/20/2023: - Show the ROW dedication along Pinnacle Way.
 - Show the existing drainage easement on Summer Lee.
 - See attached markup.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/17/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/18/2023	Approved

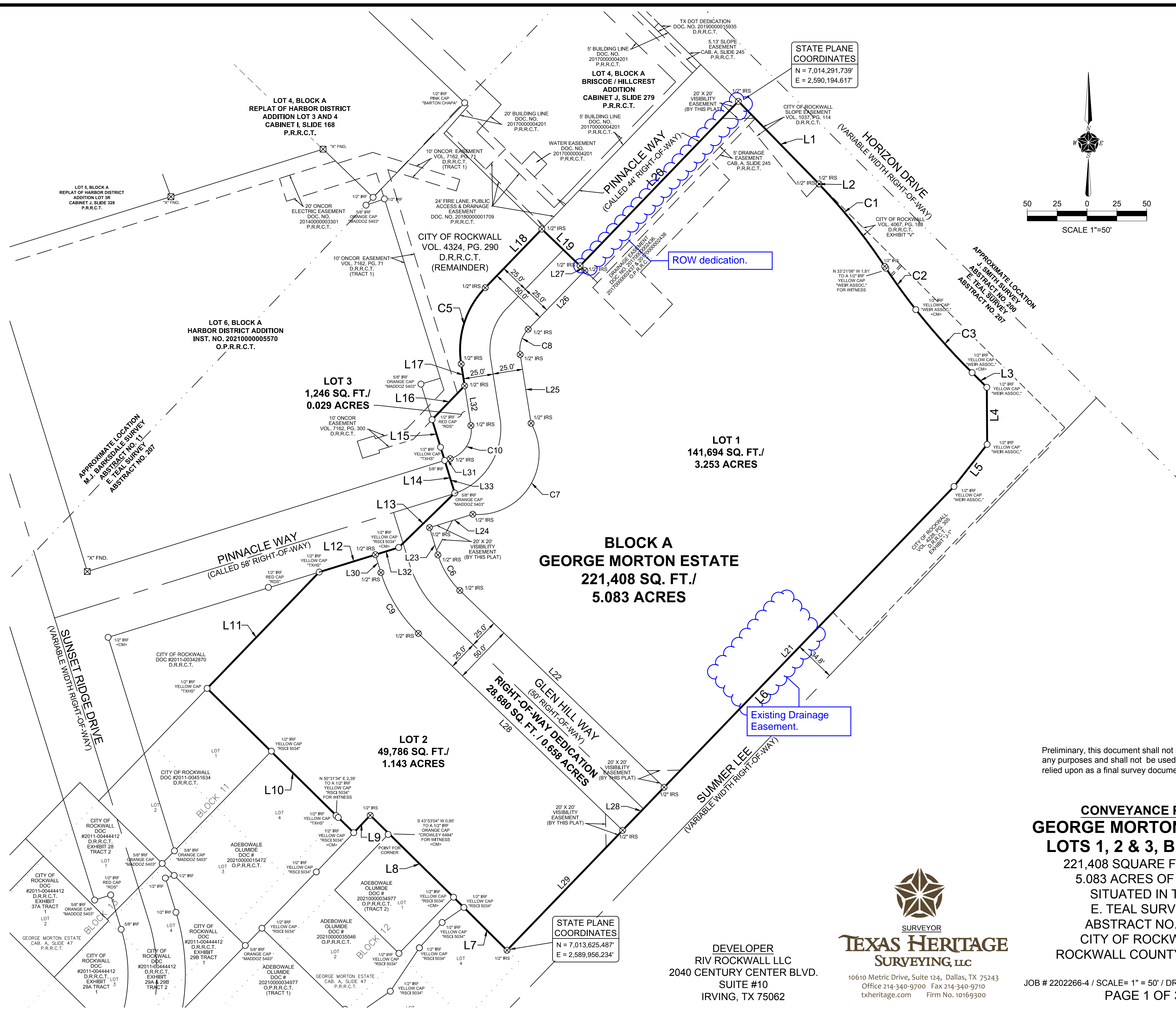
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/14/2023	Approved

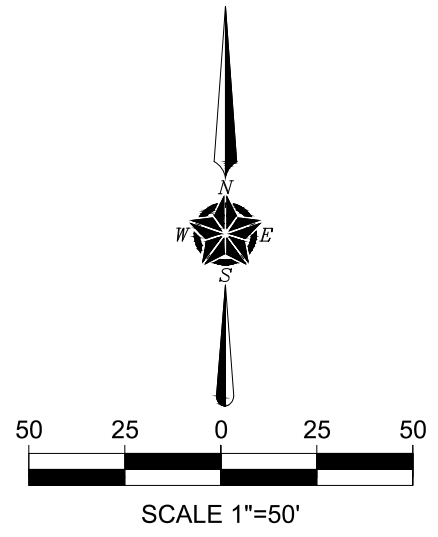
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/17/2023	Approved

No Comments



STATE PLANE
COORDINATES
N = 7,014,291.739'
E = 2,590,194.617'



**BLOCK A
GEORGE MORTON ESTATE
221,408 SQ. FT./
5.083 ACRES**

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (04/17/2023)

**CONVEYANCE PLAT
GEORGE MORTON ESTATE
LOTS 1, 2 & 3, BLOCK A**
221,408 SQUARE FEET OR
5.083 ACRES OF LAND
SITUATED IN THE
E. TEAL SURVEY,
ABSTRACT NO. 207
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS



**TEXAS HERITAGE
SURVEYING, LLC**

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

DEVELOPER
RIV ROCKWALL LLC
2040 CENTURY CENTER BLVD.
SUITE #10
IRVING, TX 75062

STATE PLANE
COORDINATES
N = 7,013,625.487'
E = 2,589,956.234'



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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
 - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

19924 Moton ~~Plat~~ ^{Legal Description}

SUBDIVISION

George Morton Estate

LOT

1,2,3,4

BLOCK

2

GENERAL LOCATION

Corner of Summer Lee & Horizon Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-32

CURRENT USE

Undeveloped

PROPOSED ZONING

PD-32

PROPOSED USE

Condominium

ACREAGE

1.413

LOTS [CURRENT]

n/a

LOTS [PROPOSED]

n/a

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

RIV Rockwall LLC

APPLICANT

RIV Rockwall LLC

CONTACT PERSON

Brad Boswell

CONTACT PERSON

Daniel Boswell

ADDRESS

2040 Century Center Blvd.
Suite 10

ADDRESS

2040 Century Center Blvd
Suite 10

CITY, STATE & ZIP

Irving, TX, 75062

CITY, STATE & ZIP

Irving, TX, 75062

PHONE

214-493-3346

PHONE

817-504-2231

E-MAIL

bboswell@psg-dallas.com

E-MAIL

dwboswell@psg-dallas.com

NOTARY VERIFICATION [REQUIRED]

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

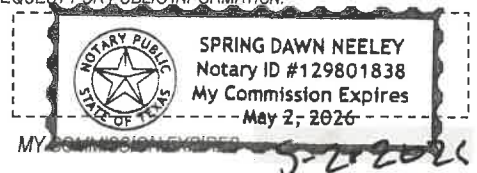
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 150.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 05th DAY OF February, 20 23 BY SIGNING THIS APPLICATION, 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."

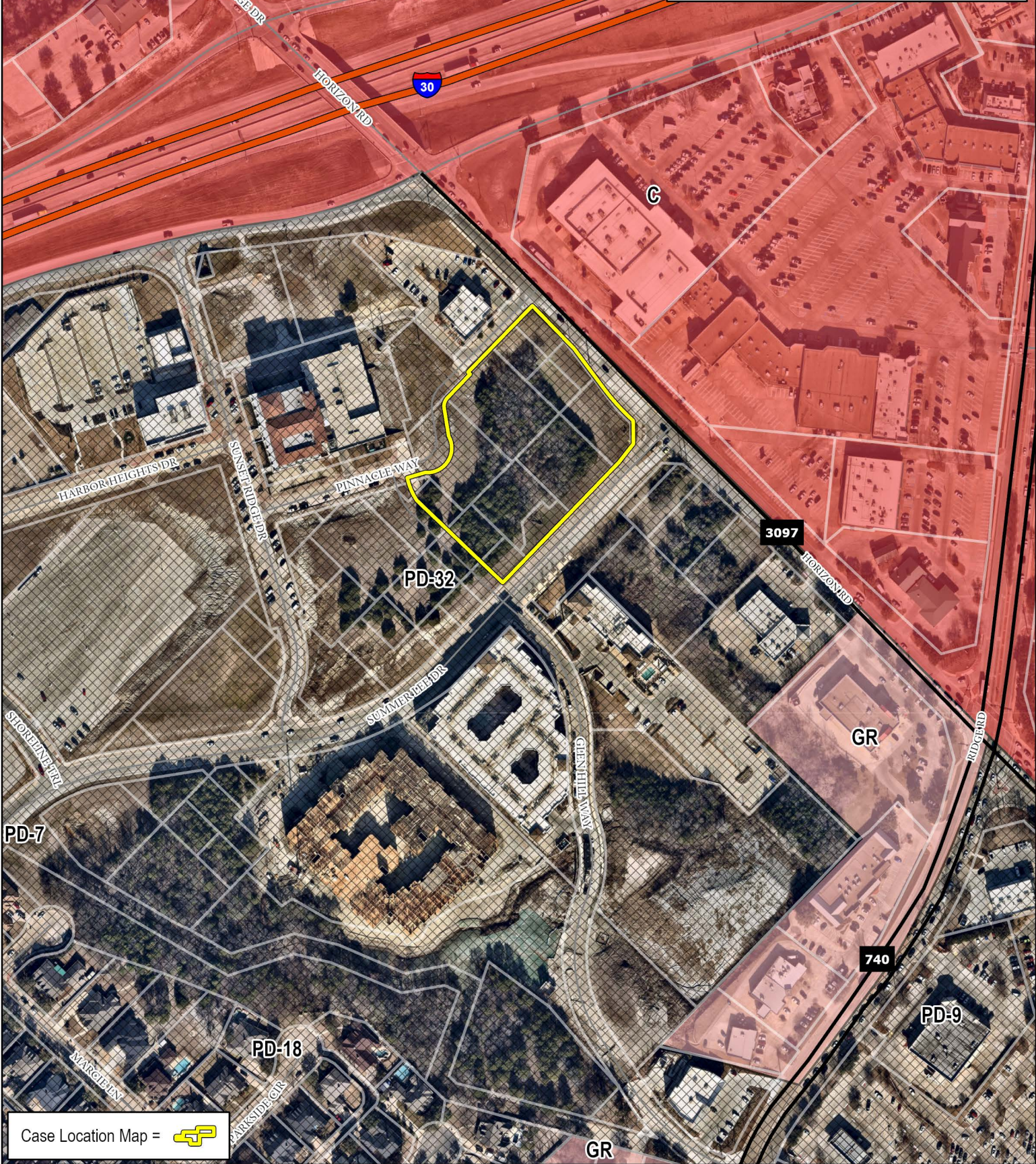
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 05th DAY OF February, 20 23


OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 



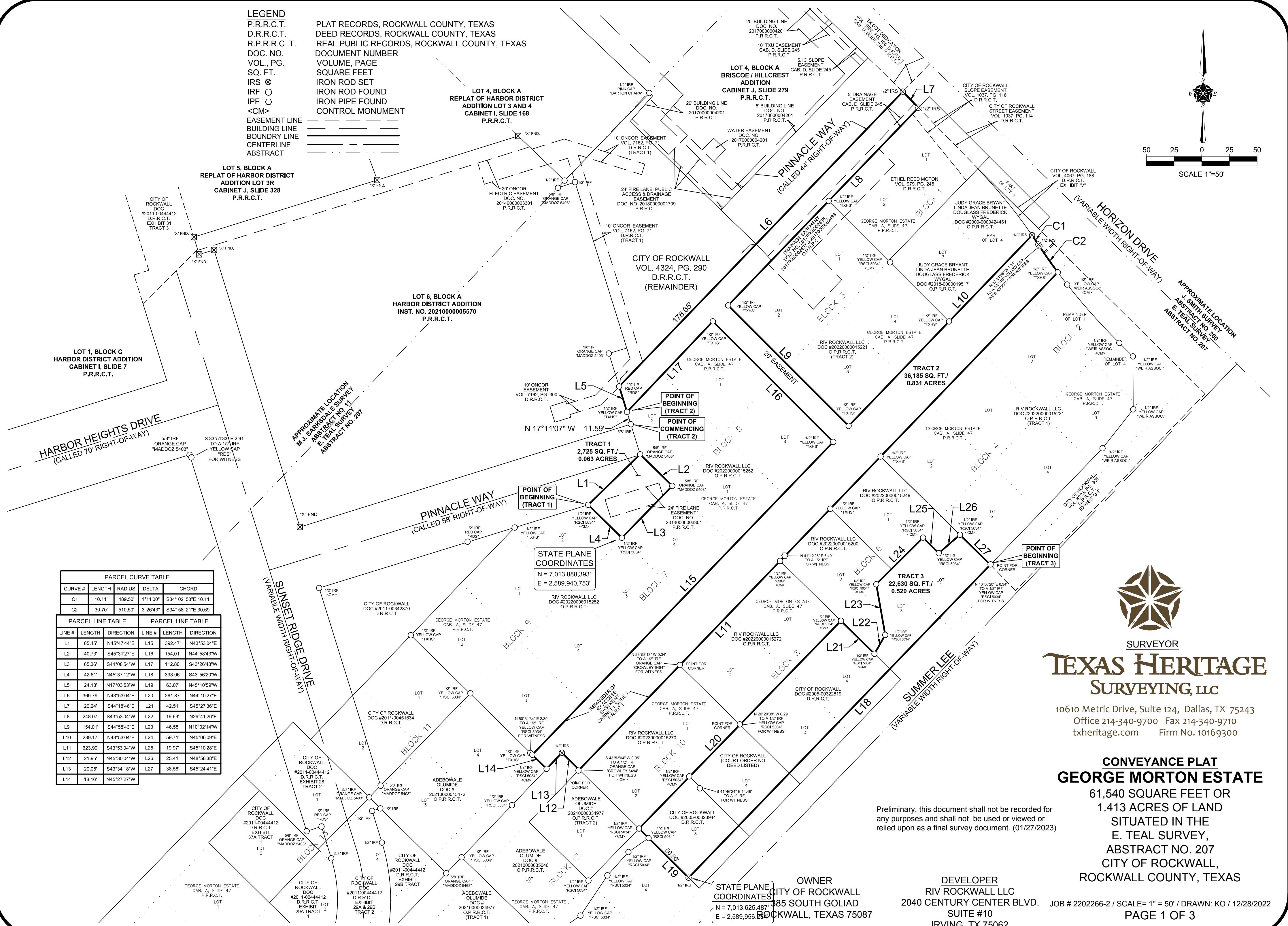
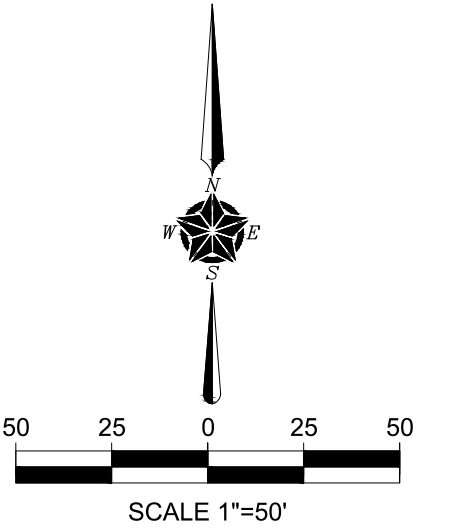
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



LEGEND
P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
R.P.R.R.C.T. REAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
DOC. NO. DOCUMENT NUMBER
VOL., PG. VOLUME, PAGE
SQ. FT. SQUARE FEET
IRS ⊗ IRON ROD SET
IRF ○ IRON ROD FOUND
IPF ○ IRON PIPE FOUND
<CM> CONTROL MONUMENT
EASEMENT LINE
BUILDING LINE
BOUNDRY LINE
CENTERLINE
ABSTRACT



PARCEL CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	10.11'	489.50'	1°11'00"
C2	30.70'	510.50'	3°26'43"

PARCEL LINE TABLE		PARCEL LINE TABLE			
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	65.45'	N45°47'44"E	L15	392.47'	N43°53'04"E
L2	40.73'	S45°31'27"E	L16	154.01'	N44°58'43"W
L3	65.36'	S44°08'54"W	L17	112.80'	S43°28'48"W
L4	42.61'	N45°37'12"W	L18	393.06'	S43°56'20"W
L5	24.13'	N17°03'53"W	L19	63.07'	N45°10'59"W
L6	369.79'	N43°53'04"E	L20	261.87'	N44°10'27"E
L7	20.24'	S44°18'46"E	L21	42.51'	S45°27'36"E
L8	248.07'	S43°53'04"W	L22	19.63'	N29°41'26"E
L9	154.01'	S44°58'43"E	L23	46.58'	N10°02'14"W
L10	239.17'	N43°53'04"E	L24	59.71'	N45°06'09"E
L11	623.99'	S43°53'04"W	L25	19.97'	S45°10'28"E
L12	21.95'	N45°30'04"W	L26	25.41'	N48°58'38"E
L13	20.05'	S43°34'18"W	L27	38.58'	S45°24'41"W
L14	18.16'	N45°27'27"W			

STATE PLANE COORDINATES
N = 7,013,888.393'
E = 2,589,940.753'

OWNER
CITY OF ROCKWALL
385 SOUTH GOLIAD
ROCKWALL, TEXAS 75087

DEVELOPER
RIV ROCKWALL LLC
2040 CENTURY CENTER BLVD.
SUITE #10
IRVING, TX 75062



10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

CONVEYANCE PLAT
GEORGE MORTON ESTATE
61,540 SQUARE FEET OR
1.413 ACRES OF LAND
SITUATED IN THE
E. TEAL SURVEY,
ABSTRACT NO. 207
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (01/27/2023)

OWNER'S CERTIFICATE
(PUBLIC DEDICATION)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS the City of Rockwall, being the owner of several tracts of land in the County of Rockwall, State of Texas, said tracts being described as follows:

TRACT 1:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being a portion of that tract of land described as Exhibit 37, Tract 1, Special Warranty Deed to The City of Rockwall as recorded in Document No. 2011-00444412, Official Public Records, Rockwall, County, Texas, same being a portion of Lot 1, Block 7, George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47, Plat Records, Rockwall County, Texas, same being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for a point in a northwest line of that tract of land described in General Warranty Deed to RIV Rockwall LLC recorded in Document No. 20220000015252, Official Public Records, Rockwall, County, Texas, same being the southeast corner of Pinnacle Way, (called 58' right-of-way), same being on the shared line of Lots 1 & 2, Block 7 of said George Morton Estate;

THENCE North 45 degrees 47 minutes 44 seconds East, traversing said Lot 1, Block 7, a distance of 65.45 feet to a 5/8 inch iron rod found with orange plastic cap stamped "MADDOZ 5403" in the shared line of said Lot 1, Block 7 and Lot 2, Block 5 of said George Morton Estate, same being the eastmost point of said Pinnacle Way;

THENCE South 45 degrees 31 minutes 27 seconds East, along the southwest line of said Lot 2, Block 5 and along the northwest lines of said RIV ROCKWALL 20220000015252 tract, a distance of 40.73 feet to a 5/8 inch iron rod found with orange plastic cap stamped "MADDOZ 5403", same being the shared corner of Lots 2 & 3, Block 5 and Lots 1 & 3, Block 7 of said George Morton Estate;

THENCE South 44 degrees 08 minutes 54 seconds West, along the northwest line of said Lot 4, Block 7 and continuing along the northwest lines of said RIV ROCKWALL 20220000015252 tract, a distance of 65.36 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the shared corner of Lots 1, 2, 3 & 4, Block 7 of said George Morton Estate;

THENCE North 45 degrees 37 minutes 12 seconds West, along the northeast line of said Lot 2, Block 7 and continuing along a northwest line of said RIV ROCKWALL 20220000015252 tract, a distance of 42.61 feet to the POINT OF BEGINNING and containing 2,725 square feet or 0.063 acres of land more or less.

TRACT 2:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being a portion of that tract of land described as a 20' and 40' Easement, George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47, Plat Records, Rockwall County, Texas, same being more particularly described by metes and bounds as follows;

COMMENCING at a 5/8 inch iron rod found for the northeast corner of Pinnacle Way, (called 58' right-of-way), same being the east corner of Lot 6, Block A, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Document No. 20210000005570, Plat Records, Rockwall County, Texas, same being a point on the west line of Lot 2, Block 5;

THENCE North 17 degrees 11 minutes 07 seconds West, along the southernmost southeast line of said Lot 6, Block A and traversing Lot 2, Block 5 of said George Morton Estate, a distance of 11.59 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" at the southwest end of a section of said 20' easement, same being the west corner of the remainder of said Lot 2, Block 5, same being the POINT OF BEGINNING;

THENCE North 17 degrees 03 minutes 53 seconds West, continuing along the southeast line of said Lot 6, Block A, a distance of 178.65 feet to a 1/2 inch iron rod found with red plastic cap stamped "RDS" at the southwest corner of the remainder of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4324, Page 290, Deed Records, Rockwall, County, Texas;

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said City of Rockwall tract, passing at a distance of 178.65 feet to the southwest corner of Pinnacle Way (called 44' right-of-way and continuing for a total distance of 369.79 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the southeast corner of said Pinnacle Way, same being the northeast corner of said 20' easement and lying in the southwest right-of-way line of Horizon Drive (variable width right-of-way);

THENCE South 44 degrees 18 minutes 46 seconds East, along the said southwest right-of-way line of Horizon Drive, a distance of 20.24 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS", same lying in the northwest line tract of that tract of land described in Substitute Trustee's Deed affected by Affidavit of Ownership to Ethel Reed Moton recorded in Volume 979, Page 245, Deed Records, Rockwall County, Texas, same lying in the northwest line of Lot 1, Block 1 of said George Morton Estate;

THENCE South 43 degrees 53 minutes 04 seconds West, along the northwest line of said Blocks 1 and 3, of said George Morton Estate, a distance of 248.07 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the west corner of said Block 3;

THENCE South 44 degrees 58 minutes 43 seconds East, along the southwest line of said Block 3, a distance of 154.01 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the south corner of said Block 3;

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said Blocks 3 and 1, a distance of 239.17 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the east corner of that tract of land described in Special Warranty Deed to Judy Grace Bryant, Linda Jean Brunette and Douglass Frederick Wygal as recorded in Document No. 2009-00424461, Official Public Records, Rockwall County, Texas, and lying in the said southwest right-of-way line of Horizon Drive, same being the start of a tangent curve to the right having a radius of 489.50 feet a delta angle of 01 degrees 11 minutes 00 seconds and a chord bearing and distance of South 34 degrees 02 minutes 58 seconds East 10.11 feet;

THENCE along the said southwest right-of-way line of Horizon Drive with the curve to the right, an arc distance of 10.11 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve, same being the start of a tangent curve to the left having a radius of 510.50 feet a delta angle of 03 degrees 26 minutes 43 seconds and a chord bearing and distance of South 34 degrees 58 minutes 21 seconds East 30.69 feet;

THENCE continuing along the said southwest right-of-way line of Horizon Drive with the curve to the left, an arc distance of 30.70 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve for the north corner of the remainder of Block 2 of said George Morton Estate;

THENCE South 43 degrees 53 minutes 04 seconds West, along the northwest line of Blocks 2, 4, 6, 8 and 10 of said George Morton Estate, a distance of 623.99 feet to a point for corner for the north corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebawale as recorded in Document No. 20210000034977, Official Public Records, Rockwall County, Texas, same being a northeast corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebawale as recorded in Document No. 20210000035046, Official Public Records, Rockwall County, Texas;

THENCE North 43 degrees 30 minutes 04 seconds West, along a north line of said Adebawale 20210000035046 tract, a distance of 21.95 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 43 degrees 34 minutes 18 seconds West, continuing along a north line of said Adebawale 20210000035046 tract, a distance of 20.05 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described in General Warranty Deed to Olumide Adebawale as recorded in Document No. 20210000034928, Official Public Records, Rockwall County, Texas;

THENCE North 45 Degrees 27 minutes 27 seconds West, along the northeast line of said Adebawale 20210000034928 tract, a distance of 18.16 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the south corner of Block 9 of said George Morton Estate, from which a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" bears North 50 degrees 31 minutes 34 seconds East 2.39 feet for witness;

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said Blocks 9, 7 and 5, a distance of 392.47 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the east corner of said Block 5;

THENCE North 44 Degrees 58 minutes 43 seconds West, along the northeast line of said Block 5, a distance of 154.01 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the north corner of said Block 5;

THENCE South 43 degrees 26 minutes 48 seconds West, along the northwest line of said Block 5, a distance of 112.80 feet to the POINT OF BEGINNING and containing 36,185 square feet or 0.831 acres of land more or less.

TRACT 3:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being a portion of Summer Lee Drive (variable width right-of-way, same being a portion of Lots 3 and 4, Block 6 George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47, Plat Records, Rockwall County, Texas, along with 2 tracts of land described in Warranty Deeds to the City of Rockwall as Document No. 2005-00322819 and Document No. 2005-00323944, Official Public Records, Rockwall County, Texas and 1 tract of land to the City of Rockwall (no deed found), together consisting of Lots 3 and 4, Block 8 and Lots 3 and 4, Block 10 of said George Morton Estate, all together being more particularly described by metes and bounds as follows;

BEGINNING at a point for corner for the south corner of Lot 3, Block 4 of said George Morton Estate, same being the south corner of that tract of land described as Tract 1 in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 2022-0000015221, Official Public Records, Rockwall County, Texas, same lying in the current northwest right-of-way line of said Summer Lee Drive from which a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" bears North 43 degrees 56 minutes 20 seconds East 0.34 feet for witness;

THENCE South 43 degrees 56 minutes 20 seconds West, along the said current northwest right-of-way line of said Summer Lee Drive, traversing said Lots 3 and 4, Block 6 and along the southeast lines of said City of Rockwall tracts, a distance of 393.06 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the south corner of said City of Rockwall 2005-00323944 tract;

THENCE North 45 degrees 10 minutes 59 seconds West, along the southwest line of said City of Rockwall 2005-00323944 tract, passing at a distance of 50.90 feet a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the southeast corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebawale as recorded in Document No. 20210000035046, Official Public Records, Rockwall County, Texas and continuing for a total distance of 63.07 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebawale as recorded in Document No. 20210000034977, Official Public Records, Rockwall County, Texas, same being the south corner of that tract of land described in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 20220000015200, Official Public Records, Rockwall County, Texas;

THENCE North 44 degrees 10 minutes 27 seconds East, along the southeast line of Lots 2 and 1, Block 10 and Lots 2 and 1, Block 8 of said George Morton Estate, a distance of 261.87 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG" for the east corner of that tract of land described in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 20220000015272, Official Public Records, Rockwall County, Texas, same lying in the southwest line of that tract of land described in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 20220000015200, Official Public Records, Rockwall County, Texas;

THENCE South 45 degrees 27 minutes 36 seconds East, along the southwest line of said RIV Rockwall LLC 20220000015200 tract, a distance of 42.51 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the south corner of same and lying in the said current right-of-way line of Summer Lee Drive;

THENCE along the said current right-of-way line of Summer Lee Drive the following bearings and distances;

North 29 degrees 41 minutes 26 seconds East a distance of 19.63 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for an angle point;

North 10 degrees 02 minutes 14 seconds East a distance of 46.58 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for an angle point;

North 45 degrees 06 minutes 09 seconds East a distance of 59.71 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for an angle point;

South 45 degrees 10 minutes 28 seconds East, a distance of 19.97 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for an angle point;

North 48 degrees 58 minutes 38 seconds East a distance of 25.41 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for an angle point;

South 45 degrees 24 minutes 41 seconds East a distance of 38.58 feet to the POINT OF BEGINNING and containing 22,630 square feet or 0.520 acres of land more or less.

OWNER
CITY OF ROCKWALL
385 SOUTH GOLIAD
ROCKWALL, TEXAS 75087

DEVELOPER
RIV ROCKWALL LLC
2040 CENTURY CENTER BLVD.
SUITE #10
IRVING, TX 75062



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

CONVEYANCE PLAT
GEORGE MORTON ESTATE
61,540 SQUARE FEET OR
1.413 ACRES OF LAND
SITUATED IN THE
E. TEAL SURVEY,
ABSTRACT NO. 207
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

JOB # 2202266-2 / SCALE= 1" = 50' / DRAWN: KO / 12/28/2022

PAGE 2 OF 3

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

THAT THE CITY OF ROCKWALL, acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as **GEORGE MORTON ESTATE**, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the [SUBDIVISION NAME] 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 [SUBDIVISION NAME] 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:

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

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

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared xxxxx, 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 _____, 2023.

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

GENERAL NOTES

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

OWNER
CITY OF ROCKWALL
385 SOUTH GOLIAD
ROCKWALL, TEXAS 75087

DEVELOPER
RIV ROCKWALL LLC
2040 CENTURY CENTER BLVD.
SUITE #10
IRVING, TX 75062



10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, Gary E. Johnson, a Registered Professional Land Surveyor R.P.L.S. 5299, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods with yellow plastic caps stamped "TXHS" under my direction and supervision.

Dated this the _____ day of _____, 2023.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (01/27/2023)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

CITY SIGNATURE BLOCK

PLANNING AND ZONING COMMISSION DATE

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2023.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____ day of _____, 2023.

MAYOR, CITY OF ROCKWALL CITY SECRETARY CITY ENGINEER

CONVEYANCE PLAT
GEORGE MORTON ESTATE
61,540 SQUARE FEET OR
1.413 ACRES OF LAND
SITUATED IN THE
E. TEAL SURVEY,
ABSTRACT NO. 207
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: May 1, 2023
APPLICANT: Daniel Boswell; *RIV Properties LLC*
CASE NUMBER: P2023-008; *Conveyance Plat for Lots 1-3, Block A, George Morton Estate Addition*

SUMMARY

Consider a request by Daniel Boswell of RIV Properties on behalf of Brad Boswell of RIV Properties for the approval of a Conveyance Plat for Lots 1-3, Block A, George Morton Estates Addition being a 3.59-acre tract of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Conveyance Plat for a 3.59-acre parcel of land (*i.e. Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition*) for the purpose of creating three (3) parcels of land (*i.e. Lot 1-3, Block A, George Morton Estate Addition*). Currently, the subject property is vacant and divided into 27 separate lots. The applicant is requesting the Conveyance Plat in order to assemble the land into three (3) lots for future development on Lots 1 & 2, and Lot 3 being an open space lot. In addition, the applicant is proposing to dedicate right-of-way for Glen Hill Way and Pinnacle Drive, and is incorporating portions of the City's excess right-of-way in exchange for these proposed dedications.
- Background. The City Council annexed the subject property into the City of Rockwall on November 7, 1960 through the adoption of *Ordinance No. 60-03*. Upon annexation, the subject property was zoned Agricultural (AG) District. On December 7, 1966, the subject property was platted into its current configuration as part of the George Morton Estate Addition. Based on the May 16, 1983 and December 7, 1993 *Historic Zoning Maps*, at some point between these dates portions of the subject property adjacent to Horizon Road [*FM-3097*] were rezoned to General Retail (GR) District. On June 19, 1989, portions of the subject property were also rezoned to Planned Development District 32 (PD-32) [*Ordinance No. 89-20*]. The PD-32 ordinance was amended four (4) times by *Ordinance No.'s 89-20, 02-55, 08-11, & 10-21*. On March 7, 2022, the City Council approved a *PD Development Plan* [*Ordinance No. 22-10*] for the subject property. The *PD Development Plan* was amended twice by *Ordinance No.'s 22-36 & 23-05*. On March 14, the Planning and Zoning Commission approved a *Site Plan* [*Case No. SP2023-008*] to allow the construction of a 176-unit condominium building on the subject property.
- Conformance to the Subdivision Ordinance. 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. Conditional approval of this Conveyance Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Conveyance Plat for *Lots 1-3, Block A, George Morton Estate 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 Conveyance Plat; and,
- (2) Any construction resulting from the approval of this Conveyance 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 25, 2023 Planning and Zoning Commission made a motion to approve the conveyance plat with a vote of 5-0, with Commissioner Llewellyn absent and Commissioner Womble recusing themselves.



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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
 - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

^{ID#} 19924 ^{Legal Description} Moton ~~Plat~~

SUBDIVISION

George Morton Estate

LOT

1,2,3,4

BLOCK

2

GENERAL LOCATION

Corner of Summer Lee & Horizon Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-32

CURRENT USE

Undeveloped

PROPOSED ZONING

PD-32

PROPOSED USE

Condominium

ACREAGE

1.413

LOTS [CURRENT]

n/a

LOTS [PROPOSED]

n/a

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

RIV Rockwall LLC

APPLICANT

RIV Rockwall LLC

CONTACT PERSON

Brad Boswell

CONTACT PERSON

Daniel Boswell

ADDRESS

2040 Century Center Blvd.
Suite 10

ADDRESS

2040 Century Center Blvd
Suite 10

CITY, STATE & ZIP

Irving, TX, 75062

CITY, STATE & ZIP

Irving, TX, 75062

PHONE

214-493-3346

PHONE

817-504-2231

E-MAIL

bboswell@psg-dallas.com

E-MAIL

dwboswell@psg-dallas.com

NOTARY VERIFICATION [REQUIRED]

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

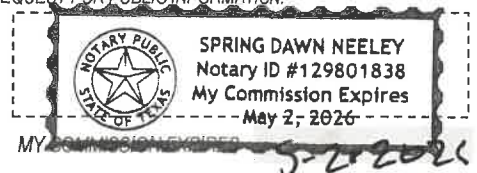
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 150.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 05th DAY OF February, 2023 BY SIGNING THIS APPLICATION, 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."

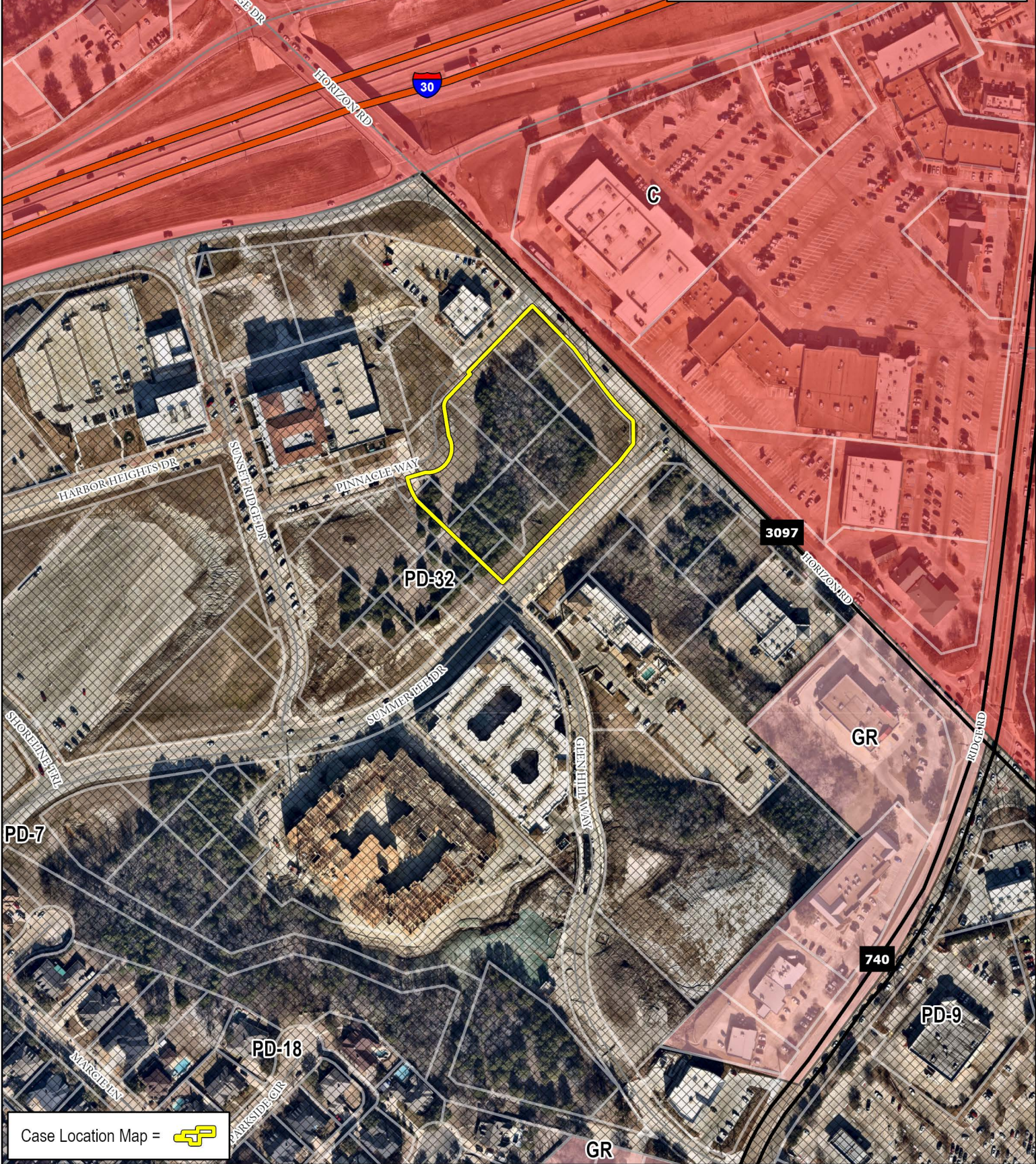
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 05th DAY OF February, 2023


OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 

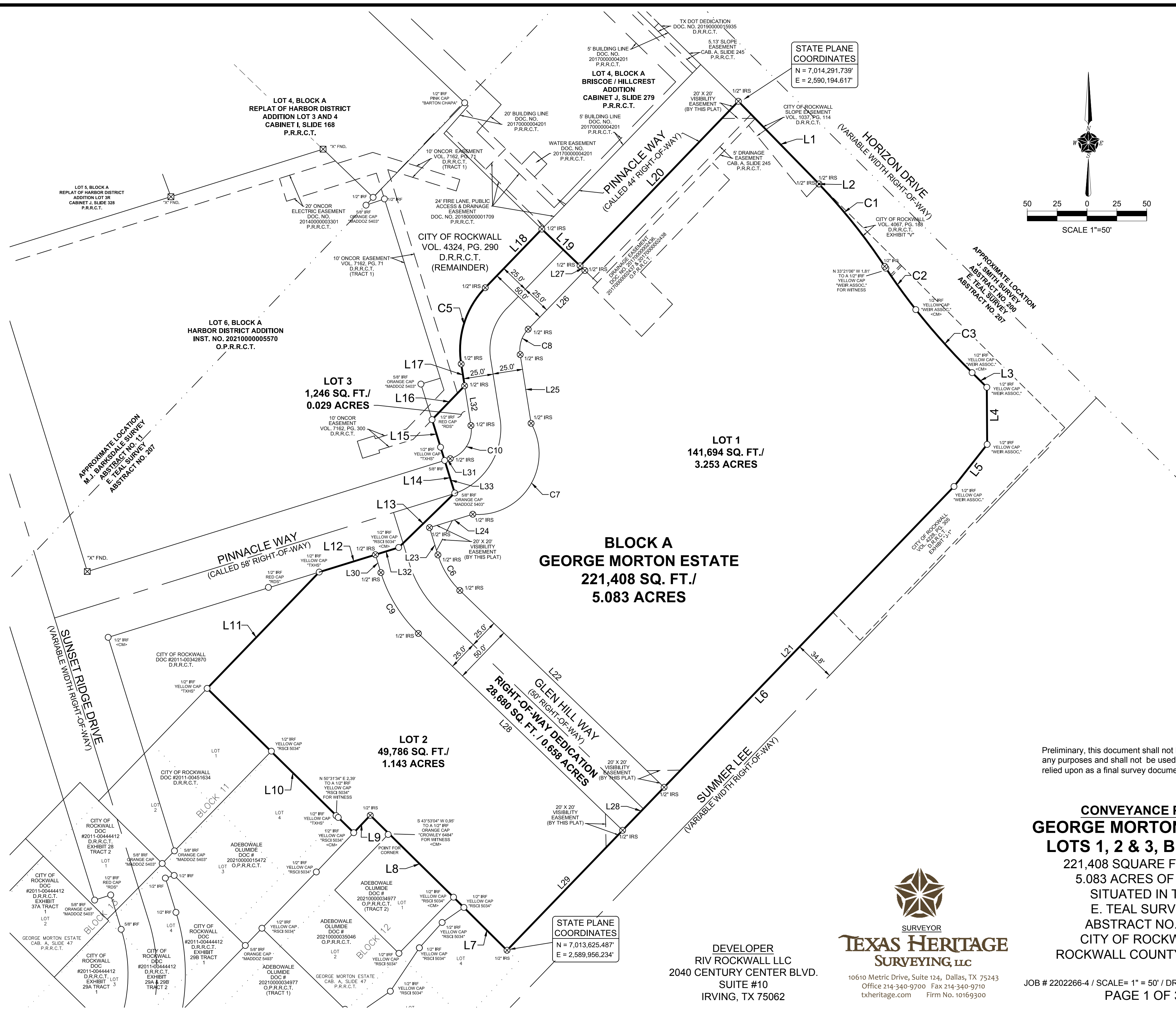


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.

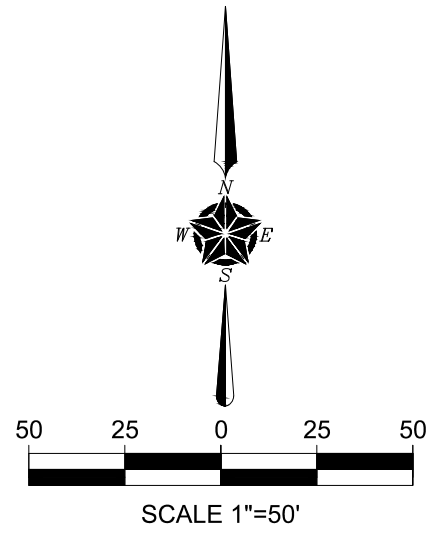




STATE PLANE
COORDINATES
N = 7,014,291.739'
E = 2,590,194.617'

**BLOCK A
GEORGE MORTON ESTATE
221,408 SQ. FT./
5.083 ACRES**

STATE PLANE
COORDINATES
N = 7,013,625.487'
E = 2,589,956.234'



Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (04/17/2023)

**CONVEYANCE PLAT
GEORGE MORTON ESTATE
LOTS 1, 2 & 3, BLOCK A**
221,408 SQUARE FEET OR
5.083 ACRES OF LAND
SITUATED IN THE
E. TEAL SURVEY,
ABSTRACT NO. 207
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS



**TEXAS HERITAGE
SURVEYING, LLC**

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DEVELOPER
RIV ROCKWALL LLC
2040 CENTURY CENTER BLVD.
SUITE #10
IRVING, TX 75062

JOB # 2202266-4 / SCALE= 1" = 50' / DRAWN: KO / 04/14/2023
PAGE 1 OF 3

OWNER'S CERTIFICATE
(PUBLIC DEDICATION)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, RIV ROCKWALL LLC, is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being a portion of that tract of land described as George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47, Plat Records, Rockwall County, Texas, same being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the intersection of the east corner of Pinnacle Way (called 44' right-of-way) and the southwest right-of-way line of Horizon Road (variable width right-of-way);

THENCE along the said southwest right-of-way line of Horizon Road the following bearings and distances;

THENCE South 44 degrees 18 minutes 46 seconds East, a distance of 96.72 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 44 degrees 47 minutes 34 seconds West, a distance of 0.17 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner, same being the start of a tangent curve to the right having a radius of 489.50 feet a delta angle of 10 degrees 20 minutes 09 seconds and a chord bearing and distance of South 38 degrees 37 minutes 33 seconds East 88.18 feet;

THENCE with the curve to the right, an arc distance of 88.30 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve, same being the start of a tangent curve to the left having a radius of 510.50 feet a delta angle of 05 degrees 00 minutes 25 seconds and a chord bearing and distance of South 35 degrees 45 minutes 12 seconds East 44.60 feet, from which a 1/2 inch iron rod found with yellow plastic cap stamped "WEIR ASSOC" bears North 33 degrees 21 minutes 06 seconds West 1.81 feet;

THENCE with the curve to the left, an arc distance of 44.61 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the end of said curve, same being the start of a tangent curve to the right having a radius of 576.50 feet a delta angle of 07 degrees 02 minutes 15 seconds and a chord bearing and distance of South 41 degrees 46 minutes 32 seconds East 70.77 feet;

THENCE with the curve to the right, an arc distance of 70.81 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the end of said curve;

THENCE South 45 degrees 02 minutes 23 seconds East, a distance of 17.32 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the north corner of a clip corner at the intersection of the present northwest right-of-way line of Summer Lee Drive (variable width right-of-way) and said southwest right-of-way line of Horizon Road;

THENCE South 00 degrees 21 minutes 42 seconds East, along the clip corner transition from said Horizon Road to Summer Lee Drive, a distance of 47.83 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for an angle point;

THENCE along the said present northwest right-of-way line of Summer Lee Drive the following bearings and distances;

THENCE South 38 degrees 15 minutes 42 seconds West, a distance of 44.82 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC. for an angle point"

THENCE South 43 degrees 56 minutes 20 seconds West, a distance of 539.17 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" ell corner;

THENCE North 45 degrees 10 minutes 59 seconds West, with said present northwest right-of-way line of Summer Lee Drive, passing at a distance of 50.90 feet a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the southeast corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebawale as recorded in Document No. 2021-0000035046, Official Public Records, Rockwall County, Texas and continuing for a total distance of 63.07 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebawale as recorded in Document No. 2021-0000034977, Official Public Records, Rockwall County, Texas;

THENCE North 45 degrees 30 minutes 04 seconds West, along the northeast line of said Olumide Adebawale tracts, a distance of 97.78 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 43 degrees 34 minutes 18 seconds West, along the northwest line of said Adebawale 2021-0000035046 tract, a distance of 20.05 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described in General Warranty Deed to Olumide Adebawale as recorded in Document No. 2021-0000015472, Official Public Records, Rockwall County, Texas;

THENCE North 45 Degrees 27 minutes 27 seconds West, along the northeast line of said Adebawale 2021-0000015472 tract, passing at a distance of 96.96 feet the north corner of said Adebawale 2021-0000015472 tract, same being the east corner of that tract of land described in General Warranty Deed to City of Rockwall as recorded in Document No. 2011-0000451634, Official Public Records, Rockwall County, Texas, and continuing for a total distance of 172.17 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southeast line of that tract of land described in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 2011-0000342870, Official Public Records, Rockwall County, Texas;

THENCE North 43 degrees 56 minutes 50 seconds East, along the southeast line of RIV ROCKWALL LLC tract 2011-0000342870, a distance of 135.24 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southeast right-of-way line of Pinnacle Way (called 58' right-of-way);

THENCE North 72 degrees 48 minutes 50 seconds East, along the said southeast right-of-way line of Pinnacle Way, a distance of 69.59 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034";

THENCE North 45 degrees 47 minutes 44 seconds East, traversing said Pinnacle Way, a distance of 65.45 feet to a 5/8 inch iron rod found with orange plastic cap stamped "MADDOX 5403" for an angle corner;

THENCE North 17 degrees 11 minutes 07 seconds West, along the northeast end of said Pinnacle way, passing a 5/8 inch iron rod found at a distance of 28.53 feet for the northeast corner of said Pinnacle Way, same being the east corner of Lot 6, Block A, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Document No. 2021000005570, Plat Records, Rockwall County, Texas, and continuing along the south northeast line of said Lot 6, Block A for a total distance of 40.12 feet to a 1/2 inch iron rod found for the south corner of the remainder of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4324, Page 290, Deed Records, Rockwall, County, Texas;

THENCE North 17 degrees 03 minutes 53 seconds West, continuing along the south northeast line of said Lot 6, Block A, a distance of 24.13 feet to a 1/2 inch iron rod found with red plastic cap stamped "RDS";

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said City of Rockwall remainder tract, a distance of 39.31 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an angle point;

THENCE North 08 degrees 59 minutes 31 seconds West, traversing said City of Rockwall remainder tract, a distance of 18.52 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the start of a tangent curve to the right having a radius of 75.00 feet a delta angle of 52 degrees 59 minutes 15 seconds and a chord bearing and distance of North 17 degrees 30 minutes 06 seconds East 66.92 feet;

THENCE along said curve to the right, continuing to traverse said City of Rockwall remainder tract, an arc distance of 69.36 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve;

THENCE North 43 degrees 59 minutes 44 seconds East, continuing to traverse said City of Rockwall remainder tract, a distance of 68.22 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the south corner of Lot 4, Block A, Briscoe / Hillcrest Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 279, Plat Records, Rockwall County, Texas;

THENCE South 46 degrees 00 minutes 16 seconds East along the northeast line of said City of Rockwall remainder tract, along the southwest end of Pinnacle Way, a distance of 44.37 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the south corner of said Pinnacle Way at the northwest line of the northwest 20' easement of the George Morton Estate plat;

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said Pinnacle Way, a distance of 191.23 feet to the POINT OF BEGINNING and containing 221,408 square feet of 5.083 acres of land more or less.

BOUNDARY LINE TABLE			BOUNDARY LINE TABLE			INSIDE LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	96.72'	S44°18'46"E	L11	135.24'	N43°56'50"E	L22	237.45'	S46°03'40"E
L2	0.17'	S44°47'34"W	L12	69.59'	N72°48'50"E	L23	23.92'	S17°11'10"E
L3	17.32'	S45°02'23"E	L13	65.45'	N45°47'44"E	L24	37.91'	S72°48'50"W
L4	47.83'	S0°21'42"E	L14	40.12'	N17°11'07"W	L25	58.21'	S8°59'31"E
L5	44.82'	S38°15'42"W	L15	24.13'	N17°03'53"W	L26	68.31'	S43°59'44"W
L6	539.17'	S43°56'20"W	L16	39.31'	N43°53'04"E	L27	5.63'	N46°06'56"W
L7	63.07'	N45°10'59"W	L17	18.52'	N8°59'31"W	L28	237.45'	N46°03'40"W
L8	97.78'	N45°30'04"W	L18	68.22'	N43°59'44"E	L30	15.66'	N17°11'10"W
L9	20.05'	S43°34'18"W	L19	44.37'	S46°06'56"E	L31	4.92'	N72°48'50"E
L10	172.17'	N45°27'27"W	L20	191.14'	N43°53'04"E	L32	33.63'	S8°59'29"E

BOUNDARY CURVE TABLE					INSIDE CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	88.30'	489.50'	10°20'09"	S38° 37' 33"E 88.18'	C7	111.15'	51.00'	124°52'19"	S32° 39' 00"W 90.42'
C2	44.61'	510.50'	5°00'25"	S35° 45' 12"E 44.60'	C8	23.12'	25.00'	52°59'15"	S17° 30' 06"W 22.31'
C3	70.81'	576.50'	7°02'15"	S41° 46' 32"E 70.77'	C9	60.48'	120.00'	28°52'29"	N31° 37' 25"W 59.84'
C5	69.36'	75.00'	52°59'15"	N17° 30' 06"E 66.92'	C10	35.69'	25.00'	81°48'21"	S31° 54' 39"W 32.74'
C6	35.28'	70.00'	28°52'29"	S31° 37' 25"E 34.91'					



SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

DEVELOPER
RIV ROCKWALL LLC
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SUITE #10
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CONVEYANCE PLAT
GEORGE MORTON ESTATE
LOTS 1, 2 & 3, BLOCK A
221,408 SQUARE FEET OR
5.083 ACRES OF LAND
SITUATED IN THE
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ABSTRACT NO. 207
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

JOB # 2202266-4 / SCALE= 1" = 50' / DRAWN: KO / 04/14/2023

PAGE 2 OF 3

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

THAT THE CITY OF ROCKWALL, acting herein by and through it's duly authorized officers, do hereby adopt this plat designating the herein above described property as **GEORGE MORTON ESTATE, LOTS 1, 2 & 3, BLOCK A**, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the [SUBDIVISION NAME] 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 [SUBDIVISION NAME] 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;

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

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

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared xxxxx, 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 _____, 2023.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, Gary E. Johnson, a Registered Professional Land Surveyor R.P.L.S. 5299, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods with yellow plastic caps stamped "TXHS" under my direction and supervision.

Dated this the _____ day of _____, 2023.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (04/17/2023)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared GARY E JOHNSON, 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 _____, 2023.

CITY SIGNATURE BLOCK

PLANNING AND ZONING COMMISSION DATE

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2023.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____ day of _____, 2023.

MAYOR, CITY OF ROCKWALL CITY SECRETARY CITY ENGINEER

DEVELOPER
RIV ROCKWALL LLC
2040 CENTURY CENTER BLVD.
SUITE #10
IRVING, TX 75062



SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

CONVEYANCE PLAT
GEORGE MORTON ESTATE
LOTS 1, 2 & 3, BLOCK A
221,408 SQUARE FEET OR
5.083 ACRES OF LAND
SITUATED IN THE
E. TEAL SURVEY,
ABSTRACT NO. 207
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

JOB # 2202266-4 / SCALE= 1" = 50' / DRAWN: KO / 04/14/2023

Lee, Henry

From: Daniel Boswell <dwboswell@psg-dallas.com>
Sent: Tuesday, April 18, 2023 12:07 PM
To: Lee, Henry
Cc: Miller, Ryan
Subject: Harbor Residences Off Summer Lee and Horizon
Attachments: 2202266-4 CONVEYANCE PLAT.pdf

Henry,

Here is the update Conveyance plat you requested. I will be stopping by shortly to drop off hard copies and a USB with the plan on it.

Please let me know if you need anything else or have any questions.

Thank you,

Daniel Boswell

Development / Construction Manager

[972-812-7370](tel:972-812-7370) Work Ext. # 116

[817-504-2231](tel:817-504-2231) Cell | dwboswell@psg-dallas.com

2040 Century Center Blvd. Ste. #10 | Irving, TX 75062

<http://www.psg-dallas.com/engineering-project-mgmt/general-contracting>

Project Services Group, Inc.

DESIGN - BUILD - INTEGRATE

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



DATE: May 23, 2023

TO: Daniel Boswell
RIV Rockwall LLC
2040 Century Center Boulevard, Suite 10
Irving, Texas 75062

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2023-008; *Final Plat for Lots 1-3, Block A, George Morton Estates Addition*

Daniel Boswell:

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 May 1, 2023. 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; and,
- (2) Any construction resulting from the approval of this Conveyance 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 25, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Conveyance Plat by a vote of 5-0, with Commissioner Womble abstained and Commissioner Llewellyn absent.

City Council

On May 1, 2023, the City Council approved a motion to approve the Replat by a vote of 7-0.

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) One (1) set(s) 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 the filing fees (See below) made out to the *Rockwall County Clerk's Office*.

FILING FEES:

Mylars: \$50.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$30.00 for the 1st certificate and \$4.00 for each additional 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 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* 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 adhere to 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) 772-6434.

Sincerely,



Henry Lee, AICP, *Senior Planner*
City of Rockwall Planning and Zoning Department