

P2018-007 - PARK PLACE WEST, PHASE III ADDITION
 FINAL PLAT - LOCATION MAP = [icon]

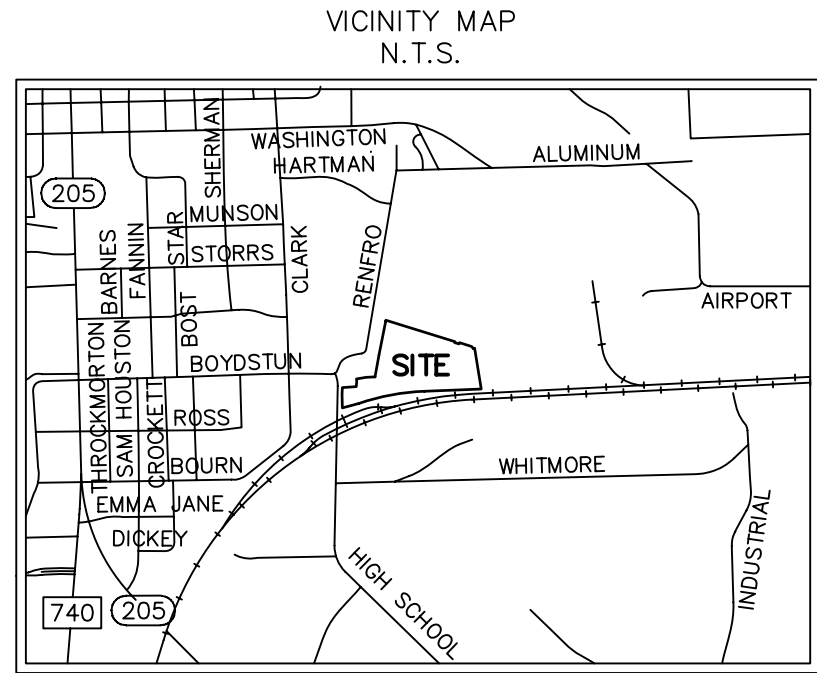


City of Rockwall

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

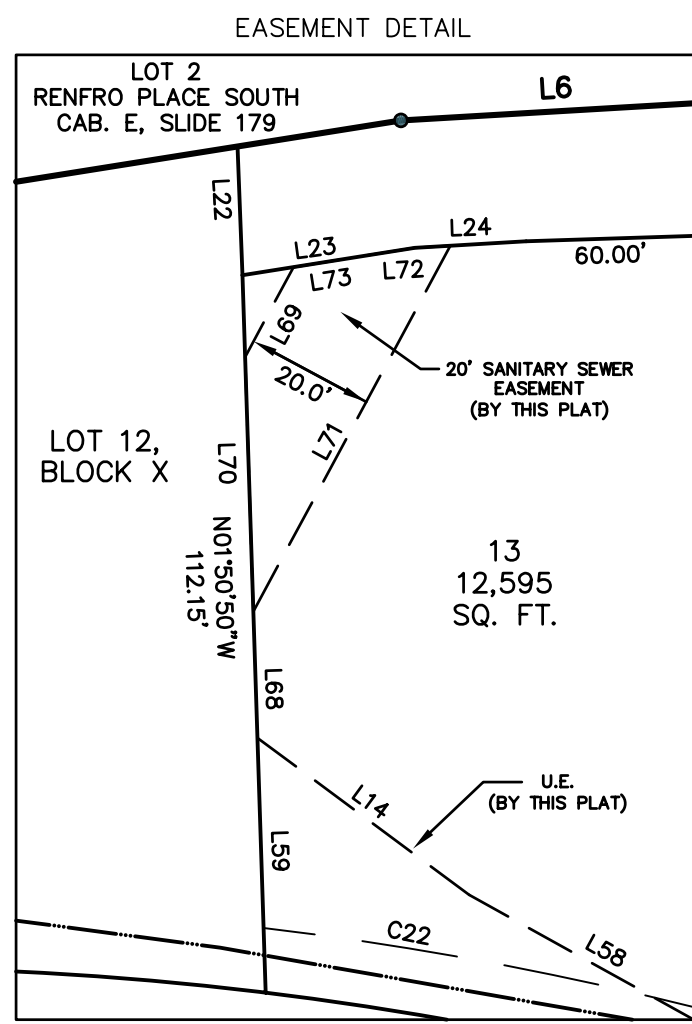
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GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



BLOCK "X" LOT AREAS		
LOT #	AREA	DESCRIPTION
LOT 10	56,532 SQ. FT. 1.298 AC.	HOA DRAINAGE & OPEN SPACE ESMT
LOT 11	82,045 SQ. FT. 1.883 AC.	HOA DRAINAGE & OPEN SPACE ESMT
LOT 12	14,713 SQ. FT. 0.338 AC.	HOA DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 13	18,666 SQ. FT. 0.428 AC.	HOA DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 14	1,462 SQ. FT. 0.034 AC.	HOA LANDSCAPE & OPEN SPACE ESMT
LOT 15	2,926 SQ. FT. 0.067 AC.	HOA LANDSCAPE & OPEN SPACE ESMT
LOT 16	1,267 SQ. FT. 0.029 AC.	HOA LANDSCAPE & OPEN SPACE ESMT

- NOTES:
1. IRF - Iron Rod Found
 2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
 3. EX. U.E. - existing utility easement
 4. D.E. - Drainage Easement
 5. U.E. - Utility Easement
 6. PED. - Pedestrian
 7. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 8. P.O.B. - Point of Beginning.
 9. O.P.R.D.C.T. - Official Public Records, Collin County, Texas.
 10. D.R.C.C.T. - Deed Records, Collin County, Texas.
 11. Bearings based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Adminstrated by Western Data Systems.
 12. Visibility clips shall be 20"x20" on the roadways and 10"x10" on the alleys.
 13. Street sign blades and decorative signs shall be maintained by the HOA.
 14. Minimum finished floor elevations to be two feet above the adjacent 100-year floodplain. Actual finished floor of houses to be determined by home builder.

ENGINEER:
BINKLEY & BARFIELD
1801 GATEWAY BOULEVARD
SUITE 101
RICHARDSON, TEXAS 75080
972-644-2800
972-644-2817 F

OWNER:
COLUMBIA DEVELOPMENT
COMPANY, LLC
1200 E. WASHINGTON
ROCKWALL, TX 75087

1/15/2018 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

FINAL PLAT
PARK PLACE WEST PHASE III ADDITION
BEING 82 RESIDENTIAL LOTS ON 25.291 ACRES OF LAND
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
FEBRUARY 2017

CASE NO. P-3451

JOB NO.: P-3451
DATE: 2/20/2017
REV: 6/20/2017
SCALE: 1" = 60'
DRAWN: J.B.W.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

FIRM No. 100999-00
Member Since 1977

SHEET 1 OF 3

LINE	LENGTH	BEARING
L1	86.63'	N 01°55'48" E
L2	182.12'	N 85°33'40" E
L3	69.54'	N 04°30'38" E
L4	29.95'	N 05°42'23" W
L5	126.45'	N 80°56'29" E
L6	111.01'	N 86°39'04" E
L7	291.65'	N 11°14'14" E
L8	59.00'	S 72°45'41" E
L9	158.05'	S 72°45'31" E
L10	20.00'	N 80°40'06" E
L11	134.71'	N 04°28'08" W
L12	210.88'	S 85°56'53" W
L13	208.56'	N 01°20'58" E
L14	41.20'	N 53°26'47" W
L15	18.25'	S 43°34'24" W
L16	10.06'	S 85°33'40" W
L17	4.84'	S 85°33'40" W
L18	20.13'	S 46°15'17" E
L19	12.13'	S 87°45'58" W
L20	20.00'	S 87°45'58" W
L21	103.34'	S 87°45'58" W
L22	20.14'	N 02°11'44" W
L23	27.26'	N 80°56'29" E
L24	17.43'	N 86°39'04" E
L25	15.02'	N 88°09'10" E
L26	58.18'	S 72°45'31" E
L27	77.31'	S 01°50'50" E
L28	116.40'	S 72°45'31" E
L29	77.22'	N 01°50'50" W
L30	67.56'	S 01°50'50" E
L31	4.32'	N 72°45'31" W
L32	7.07'	S 27°45'37" E
L33	21.22'	S 27°45'37" E
L34	19.45'	N 17°14'18" E
L35	13.13'	S 02°15'22" E
L36	21.22'	S 62°14'23" W
L37	28.28'	N 62°14'23" E
L38	7.07'	N 62°14'23" E
L39	21.22'	S 27°45'37" E
L40	28.29'	S 27°45'37" E
L41	7.07'	N 27°45'37" W
L42	134.71'	N 04°28'08" W
L43	210.88'	S 85°56'53" W
L44	10.00'	S 01°50'50" W
L45	26.78'	S 59°16'37" W
L46	29.71'	S 30°43'23" E
L47	7.06'	S 62°14'24" W
L48	28.28'	N 62°14'24" E
L49	21.22'	S 62°14'24" W
L50	14.76'	S 72°45'31" E
L51	35.78'	S 22°01'07" E
L52	2.46'	N 87°45'58" E
L53	18.17'	N 09°19'54" W
L54	0.67'	S 47°14'02" E
L55	50.67'	S 72°45'31" E
L56	12.93'	N 27°45'42" W
L57	27.40'	S 27°45'41" E
L58	71.66'	S 60°56'46" E
L59	39.83'	N 01°50'50" W
L60	143.21'	N 88°09'10" E
L61	97.55'	S 01°50'50" E
L62	55.43'	N 17°14'19" E
L63	52.09'	N 17°14'19" E
L64	116.61'	S 01°50'50" E
L65	121.79'	S 72°45'31" E
L66	20.00'	S 11°14'14" W
L67	20.00'	S 72°45'42" E
L68	19.75'	N 01°50'43" W
L69	15.93'	S 28°18'24" W
L70	39.82'	S 01°50'50" E
L71	64.93'	N 28°18'24" E
L72	5.58'	S 86°39'04" W
L73	19.19'	S 80°56'29" W

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	12.35'	320.50'	02°12'27"	N 16°08'05" E	12.35'
C2	16.35'	379.50'	02°28'06"	N 16°30'16" E	16.35'
C3	44.28'	40.00'	63°25'37"	N 41°02'42" W	42.05'
C4	867.62'	2914.93'	17°03'14"	S 79°22'42" W	864.42'
C5	242.78'	2923.97'	04°45'26"	S 68°27'42" W	242.71'
C6	3.35'	470.50'	00°24'28"	S 85°45'52" W	3.35'
C7	12.11'	49.32'	14°04'00"	S 85°10'02" E	12.08'
C8	135.82'	470.50'	16°32'22"	N 83°10'11" W	135.35'
C9	25.42'	470.50'	03°05'45"	N 76°21'07" W	25.42'
C10	246.32'	529.50'	26°39'13"	S 88°07'49" E	244.10'
C11	184.82'	2935.43'	03°36'27"	S 80°20'48" W	184.79'
C12	113.06'	470.50'	13°46'04"	S 89°02'03" W	112.79'
C13	90.62'	529.50'	09°48'21"	S 88°59'06" E	90.51'
C14	91.21'	2914.93'	01°47'34"	S 87°00'32" W	91.21'
C15	118.01'	2914.93'	02°19'11"	S 72°00'40" W	118.01'
C16					
C17	16.42'	1923.71'	00°29'21"	S 70°38'12" W	16.42'
C18	62.31'	2830.79'	01°15'40"	S 69°55'10" W	62.31'
C19	153.00'	2923.97'	02°58'53"	S 67°47'55" W	152.98'
C20	11.05'	2923.97'	00°12'59"	S 66°11'29" W	11.05'
C21	105.27'	528.88'	11°24'13"	N 88°44'33" W	105.09'
C22	76.20'	520.08'	03°56'17"	N 76°43'57" W	76.24'
C23	26.45'	470.50'	03°13'18"	S 76°24'52" E	26.45'
C24	60.99'	470.50'	07°25'37"	S 81°44'19" E	60.95'
C25	60.11'	470.50'	07°19'12"	S 89°06'43" E	60.07'
C26	70.36'	470.50'	08°34'04"	N 82°56'39" E	70.29'
C27	0.96'	470.50'	00°07'03"	N 78°36'06" E	0.96'
C28	69.90'	2994.43'	01°20'15"	S 79°12'42" W	69.90'
C29	60.55'	2994.43'	01°09'31"	S 80°27'35" W	60.54'
C30	58.09'	2994.43'	01°06'41"	S 81°35'40" W	58.09'
C31	2.30'	529.50'	00°14'58"	S 82°16'30" W	2.30'
C32	60.09'	529.50'	06°30'08"	S 85°39'03" W	60.06'
C33	60.18'	529.50'	06°30'43"	N 87°50'32" W	60.15'
C34	4.66'	529.50'	00°30'16"	N 84°20'03" W	4.66'
C35	55.57'	470.50'	08°46'03"	S 87°27'57" E	55.54'
C36	24.95'	470.50'	03°02'18"	N 87°37'53" E	24.95'
C37	35.07'	2973.93'	00°40'32"	S 86°27'00" W	35.07'
C38	57.95'	2973.93'	01°06'59"	S 87°20'46" W	57.95'
C39	6.67'	150.50'	02°32'17"	N 86°29'49" E	6.67'
C40	121.54'	150.50'	46°16'21"	N 62°05'30" E	118.27'
C41	57.04'	150.50'	21°43'02"	N 28°05'49" E	56.70'
C42	102.46'	209.50'	28°01'16"	N 31°14'56" E	101.44'
C43	30.05'	49.00'	35°08'25"	S 74°39'50" E	29.58'
C44	21.59'	78.50'	15°45'35"	S 64°52'44" E	21.52'
C45	55.90'	78.50'	40°48'07"	S 36°35'53" E	54.73'
C46	37.69'	78.50'	27°30'35"	S 02°26'32" E	37.33'
C47	9.99'	78.50'	07°20'54"	S 14°58'09" W	9.98'
C48	53.35'	78.50'	38°56'14"	S 38°04'23" W	52.33'
C49	31.34'	78.75'	22°48'02"	S 46°05'18" W	31.13'
C50	46.57'	78.50'	33°59'31"	S 74°32'16" W	45.90'
C51	21.52'	78.50'	13°42'27"	N 80°36'45" W	21.45'
C52	37.64'	34.00'	63°25'37"	N 41°02'43" W	35.75'
C53	101.68'	60.00'	97°05'52"	N 39°13'02" E	89.94'
C54	25.97'	60.00'	24°48'10"	N 03°04'10" E	25.77'
C55	39.26'	60.00'	37°29'18"	N 34°12'55" E	38.56'
C56	36.45'	60.00'	34°48'24"	N 70°21'46" E	35.89'
C57	131.98'	97.00'	77°57'34"	N 29°38'52" E	122.03'
C58	164.38'	97.00'	97°05'52"	N 39°13'02" E	145.41'
C59	40.09'	90.00'	25°31'29"	N 59°59'47" W	39.76'
C60	36.65'	90.00'	23°19'54"	N 13°30'47" W	36.40'
C61	27.66'	110.00'	14°24'35"	N 09°03'08" W	27.59'

NOTES:
1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. EX U.E. - existing utility easement
4. D.E. - Drainage Easement
5. U.E. - Utility Easement
6. PED. - Pedestrian
7. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
8. P.O.B. - Point of Beginning.
9. O.P.R.D.C.T. - Official Public Records, Collin County, Texas.
10. D.R.C.C.T. - Deed Records, Collin County, Texas.
11. Bearings based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Administered by Western Data Systems.
12. Visibility clips shall be 20"x20" on the roadways and 10"x10" on the alleys.
13. Street sign blades and decorative signs shall be maintained by the HOA.
14. Flood Sections shown hereon taken from Binkley & Barfield plans.

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2018.

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 _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

Timothy R. Mankin Date
Registered Professional Land Surveyor, No. 6122

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

I the undersigned owner of the land shown on this plat, and designated herein as the **PARK PLACE WEST PHASE III ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **PARK PLACE WEST PHASE III ADDITION** subdivision have been notified and signed this plat. I 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 also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- All detention/drainage systems to be maintained, repaired, and replaced by property owner.
- 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 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.
- Non standard street signs, poles and fixtures to be maintained by Home Owner's Association.

WITNESS MY HAND, this _____ day of _____, 2018.

COLUMBIA DEVELOPMENT COMPANY, LLC

By: OWNER

STATE OF TEXAS:

COUNTY OF _____:
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

WITNESS MY HAND, this _____ day of _____, 2018.

COLUMBIA EXTRUSIONS CORPORATION

By: OWNER

STATE OF TEXAS:

COUNTY OF _____:
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

FINAL PLAT
PARK PLACE WEST PHASE III ADDITION
BEING 82 RESIDENTIAL LOTS ON 25.291 ACRES OF LAND
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
FEBRUARY 2017

ENGINEER:
BINKLEY & BARFIELD
1801 GATEWAY BOULEVARD
SUITE 101
RICHARDSON, TEXAS 75080
972-644-2800
972-644-2817 F
CONTACT: THOMAS JONES

OWNER:
COLUMBIA DEVELOPMENT
COMPANY, LLC
1200 E. WASHINGTON
ROCKWALL, TX 75087

CASE NO. P _____		JOB NO.: P-3451		 PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	 COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	2 OF 3
DATE:	2/13/2017	REV:	6/20/2017			
REV:	1/15/2018					
DRAWN:	J.B.W.	tmankin@peisersurveying.com				
FIRM No. 100999-00		Member Since 1977				

1/15/2018 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

OWNER'S CERTIFICATION

WHEREAS COLUMBIA DEVELOPMENT COMPANY, LLC and COLUMBIA EXTRUSIONS CORPORATION, BEING the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the R. Ballard Survey, Abstract No. 29, in the City of Rockwall, Rockwall County, Texas, and being all of that certain 2.60 acre tract and a portion of that certain 51.01 acre tract of land conveyed to Columbia Development Company, LLC by deed recorded in Volume 4743, Page 96, of the Deed Records of Rockwall County, Texas, and that certain tract of land conveyed to Columbia Extrusions Corporation by deed recorded in Volume 4036, Page 81, and Volume 3812, Page 248, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most westerly Northwest corner of said Columbia tract, same being the Southwest corner of Lot 1, Block A, Richard Harris Subdivision No. 6, according to the plat thereof recorded in Volume 478, Page 181, Plat Records, Rockwall County, Texas, same being in the easterly right-of-way line of T.L. Townsend Drive (variable width right-of-way);

THENCE along the common line of said Columbia tract and said Lot 1, Richard Harris Subdivision No. 6 as follows:

North 85 deg. 33 min. 40 sec. East, a distance of 182.12 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for internal corner, same being the Southeast corner of said Lot 1, Richard Harris Subdivision No. 6;

North 04 deg. 30 min. 38 sec. East, a distance of 69.54 feet to a 1/2 inch iron rod set for angle point;

North 05 deg. 42 min. 23 sec. West, passing the Northeast corner of said Lot 1, Richard Harris Subdivision No. 6, same being the most southerly Southeast corner of Lot 1, Block A, Richard Harris Subdivision No. 5, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 339, Plat Records, Rockwall County, Texas, and continuing along the common line of said Columbia Development tract and said Lot 1, Richard Harris Subdivision No. 5, a total distance of 29.95 feet to a 1/2 inch iron rod set for corner;

THENCE North 80 deg. 56 min. 29 sec. East, along the common line of said Columbia Development tract and said Lot 1, Richard Harris Subdivision No. 5, passing the most easterly Southeast corner of said Lot 1, Richard Harris Subdivision No. 5, same being the Southwest corner of Lot 2, Renfro Place South, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 179, said Plat Records, and continuing along the common line of said Columbia Development tract and said Lot 2, a total distance of 126.45 feet to a 1/2 inch iron rod set for angle point;

THENCE North 86 deg. 39 min. 04 sec. East, along the common line of said Columbia Development tract and said Lot 2, a distance of 111.01 feet to a 1/2 inch iron rod found for internal corner, same being the Southeast corner of said Lot 2;

THENCE North 11 deg. 14 min. 14 sec. East, continuing along the common line of said Columbia Development tract and said Lot 2, passing the Northeast corner of said Lot 2, same being the Southeast corner of Lot 1, aforesaid Renfro Place South, and continuing along the common line of said Columbia Development tract and said Lot 1, Renfro Place South, passing the Northeast corner of said Lot 1, Renfro Place South, same being the Southeast corner of that certain tract of land conveyed to Kevin L. Caldwell and Linda D. Caldwell, by deed recorded in volume 1760, Page 254, aforesaid Deed Records, and continuing along the common line of said Columbia Development tract and said Caldwell tract, a total distance of 291.65 feet to a 1/2 inch iron rod set for angle point;

THENCE North 11 deg. 21 min. 42 sec. East, along the common line of said Columbia Development tract and said Caldwell tract, passing the Northeast corner of said Caldwell tract, same being the Southeast corner of Block A, Las Primeras Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded under Cabinet E, Slide 286, aforesaid Plat Records, and continuing along the common line of said Columbia Development tract and said Block A, passing the Northeast corner of said Block A, same being the Southeast corner of that certain tract of land conveyed to Floyd Hitt Estate, by deed recorded in Volume 4881, Page 131, said Deed Records, and continuing along the common line of said Columbia Development tract and said Hitt tract, passing the Northeast corner of said Hitt tract, same being a south corner of Block D, Park Place West Phase II Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 100, said Plat Records, and continuing along the common line of said Columbia Development tract and said Block D, a total distance of 460.84 feet to a 1/2 inch iron rod set for the most northerly Northwest corner of the herein described tract, same being the most northerly Northwest corner of said Columbia Development tract;

at a 1 inch pipe found for the most westerly southwest corner of the herein described tract, same being the most westerly southwest corner of said Columbia tract, same being the Northwest corner of that certain tract of land conveyed to Columbia Extrusion Corporation., by deed recorded in Volume 3812, Page 248, said Deed Records, same being in the easterly right-of-way line of T.L. Townsend Drive (variable width right-of-way);

THENCE North 01 deg. 55 min. 48 sec. East, along the common line of said Columbia Development tract and said T.L. Townsend Drive, a distance of 86.63 feet to

THENCE South 72 deg. 45 min. 31 sec. East, continuing along the common line of said Columbia Development Addition and said Block D, passing the Southeast corner of said Block D, same being the Southwest corner of Lot 8, Block X, said Park Place West Phase II Addition, and continuing along the common line of said Columbia Development tract and said Lot 8, a total distance of 940.88 feet to a 1/2 inch iron rod set for corner, same being the Southeast corner of said Lot 8, same being in the westerly right-of-way line of Park Place Boulevard (59 foot right-of-way), same being the beginning of a non-tangent curve to the right, having a radius of 320.50 feet and a delta angle of 02 deg. 12 min. 27 sec.;

THENCE along said Columbia Development tract and said Park Place Boulevard as follows:

Along said non-tangent curve to the right, an arc distance of 12.35 feet and a chord bearing and distance of South 16 deg. 08 min. 05 sec. West, 12.35 feet to a 1/2 inch iron rod set for corner;

South 72 deg. 45 min. 41 sec. East, a distance of 59.00 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the left, having a radius of 379.50 feet and a delta angle of 02 deg. 28 min. 05 sec.;

Along said non-tangent curve to the left, an arc distance of 16.35 feet and a chord bearing and distance of North 16 deg. 00 min. 16 sec. East, 16.35 feet to a 1/2 inch iron rod set for corner, same being in the intersection of said Park Place Boulevard and a 20 foot alley way per Cabinet G, Slide 100;

THENCE along the common line of said Columbia Development tract and said 20 foot alley way as follows:

South 72 deg. 45 min. 31 sec. East, a distance of 158.05 feet to a 1/2 inch iron rod set for the beginning of a curve to the right, having a radius of 40.00 feet and a delta angle of 63 deg. 25 min. 37 sec.;

Along said curve to the right, an arc distance of 44.28 feet and a chord bearing and distance of South 41 deg. 02 min. 42 sec. East, 42.05 feet to a 1/2 inch iron rod set for corner;

North 80 deg. 40 min. 06 sec. East, a distance of 20.00 feet to a 1/2 inch iron rod set for the Northeast corner of the herein described tract, same being the Southeast corner of said 20 foot alley way, same being in the westerly line of that certain tract of land conveyed to Rockwall Commercial Property Management, LLC, by deed recorded in Volume 2014, Page 11074, said Deed Records;

THENCE South 09 deg. 19 min. 54 sec. East, along the common line of said Columbia Development tract and said Rockwall tract, a distance of 534.46 feet to a 1/2 inch iron rod set for the Southeast corner of the herein described tract, same being the Southwest corner of said Rockwall tract, same being in the northerly line of that certain tract of land known as the M.K. & T. Railroad (100 foot right-of-way);

THENCE along the common line of said Columbia Development and said M.K. & T. Railroad as follows:

South 87 deg. 45 min. 58 sec. West, a distance of 741.38 feet to a 1/2 inch iron rod set for the beginning of a curve to the left, having a radius of 2914.93 feet and a delta angle of 17 deg. 03 min. 14 sec.;

Along said curve to the left, an arc distance of 867.62 feet and a chord bearing and distance of South 79 deg. 22 min. 42 sec. West, 864.42 feet to a 1/2 inch iron rod set for angle point, same being the most southerly Southwest corner of said Columbia Development tract, same being the Southeast corner of aforesaid Columbia Extrusion tract, same being the beginning of a curve to the left, having a radius of 2923.97 feet and a delta angle of 04 deg. 45 min. 26 sec.;

Along said curve to the left, an arc distance of 242.78 feet and a chord bearing and distance of South 68 deg. 27 min. 42 sec. West, 242.71 feet to a 1/2 inch iron rod set for the Southwest corner of said Columbia Extrusion tract, same being in the easterly right-of-way line of aforesaid T.L. Townsend Drive;

THENCE along the common line of said Columbia Extrusion tract and said T.L. Townsend Drive as follows:

North 01 deg. 20 min. 58 sec. East, a distance of 208.56 feet to a 1 inch iron pipe found for angle point, same being the Northwest corner of said Columbia Extrusion tract, same being the most westerly Southwest corner of aforesaid Columbia Development tract;

North 01 deg. 55 min. 48 sec. East, a distance of 86.63 feet to the POINT OF BEGINNING and containing 25.291 acres of computed land, more or less.

11/07/2017 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

ENGINEER:

BINKLEY & BARFIELD
1801 GATEWAY BOULEVARD
SUITE 101
RICHARDSON, TEXAS 75080
972-644-2800
972-644-2817 F
CONTACT: THOMAS JONES

OWNER:

COLUMBIA DEVELOPMENT
COMPANY, LLC
1200 E. WASHINGTON
ROCKWALL, TX 75087

**FINAL PLAT
PARK PLACE WEST PHASE III ADDITION
BEING 82 RESIDENTIAL LOTS ON 25.291 ACRES OF LAND
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
FEBRUARY 2017**

CASE NO. P _____

JOB NO.: P-3451	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com		SHEET
DATE: 2/13/2017	 623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	3
REV: 6/20/2017			OF
SCALE: 1" = 100'	DRAWN: J.B.W. tmankin@peisersurveying.com FIRM No. 100999-00 		3