

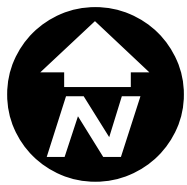
P2019-018 - PARK PLACE WEST, PHASE III ADDITION PLAT - LOCATION MAP =

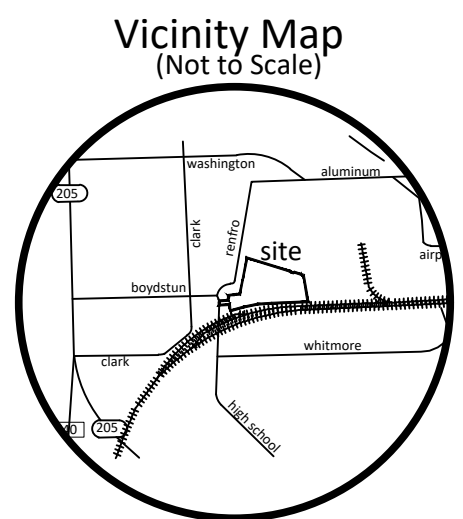
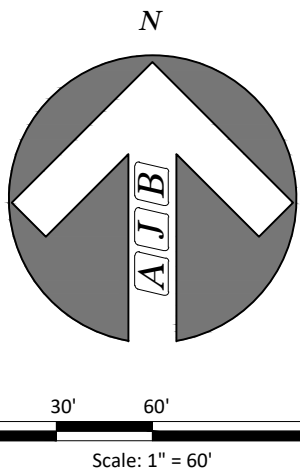


City of Rockwall

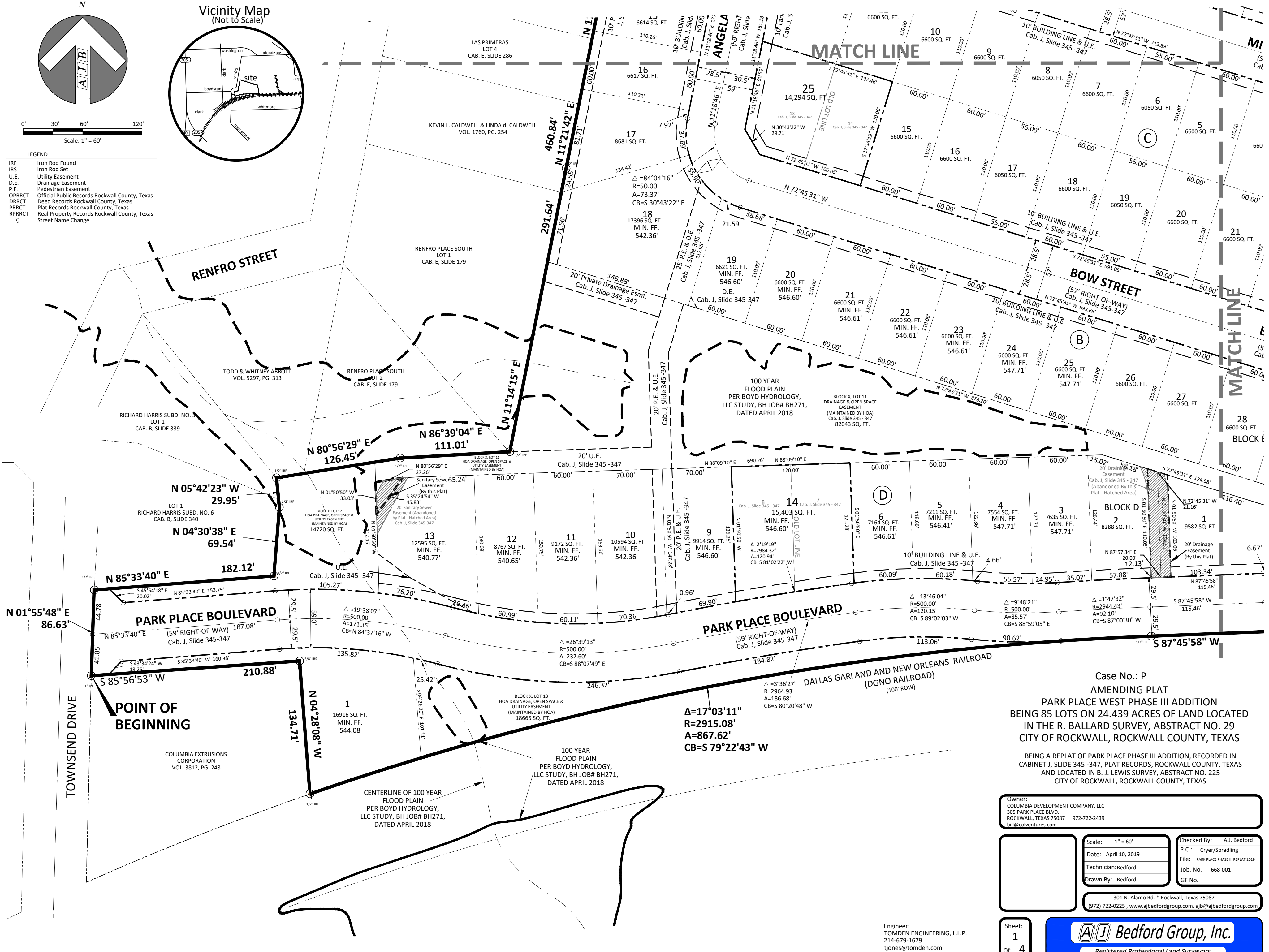
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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





- LEGEND**
- IRF Iron Rod Found
 - IRS Iron Rod Set
 - U.E. Utility Easement
 - D.E. Drainage Easement
 - P.E. Pedestrian Easement
 - OPRRCT Official Public Records Rockwall County, Texas
 - DRRCT Deed Records Rockwall County, Texas
 - PRRCT Plat Records Rockwall County, Texas
 - RPRRCT Real Property Records Rockwall County, Texas
 - Street Name Change



Case No.: P
 AMENDING PLAT
 PARK PLACE WEST PHASE III ADDITION
 BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED
 IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN
 CABINET J, SLIDE 345-347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
 COLUMBIA DEVELOPMENT COMPANY, LLC
 305 PARK PLACE BLVD.
 ROCKWALL, TEXAS 75087 972-722-2439
 bill@colventures.com

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: April 10, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: PARK PLACE PHASE III REPLAT 2019
Drawn By: Bedford	Job. No. 668-001
	GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
 (972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

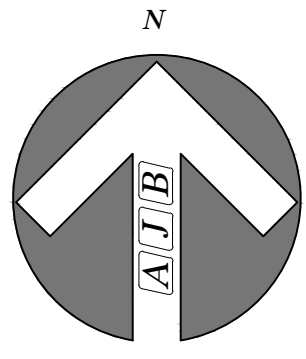


Engineer:
 TOMDEN ENGINEERING, L.L.P.
 214-679-1679
 tjones@tomden.com

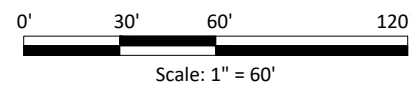
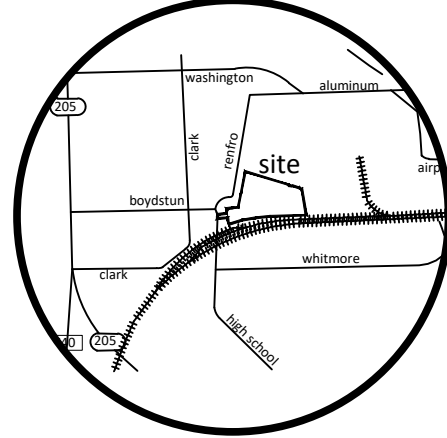
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TBPLS REG#10118200

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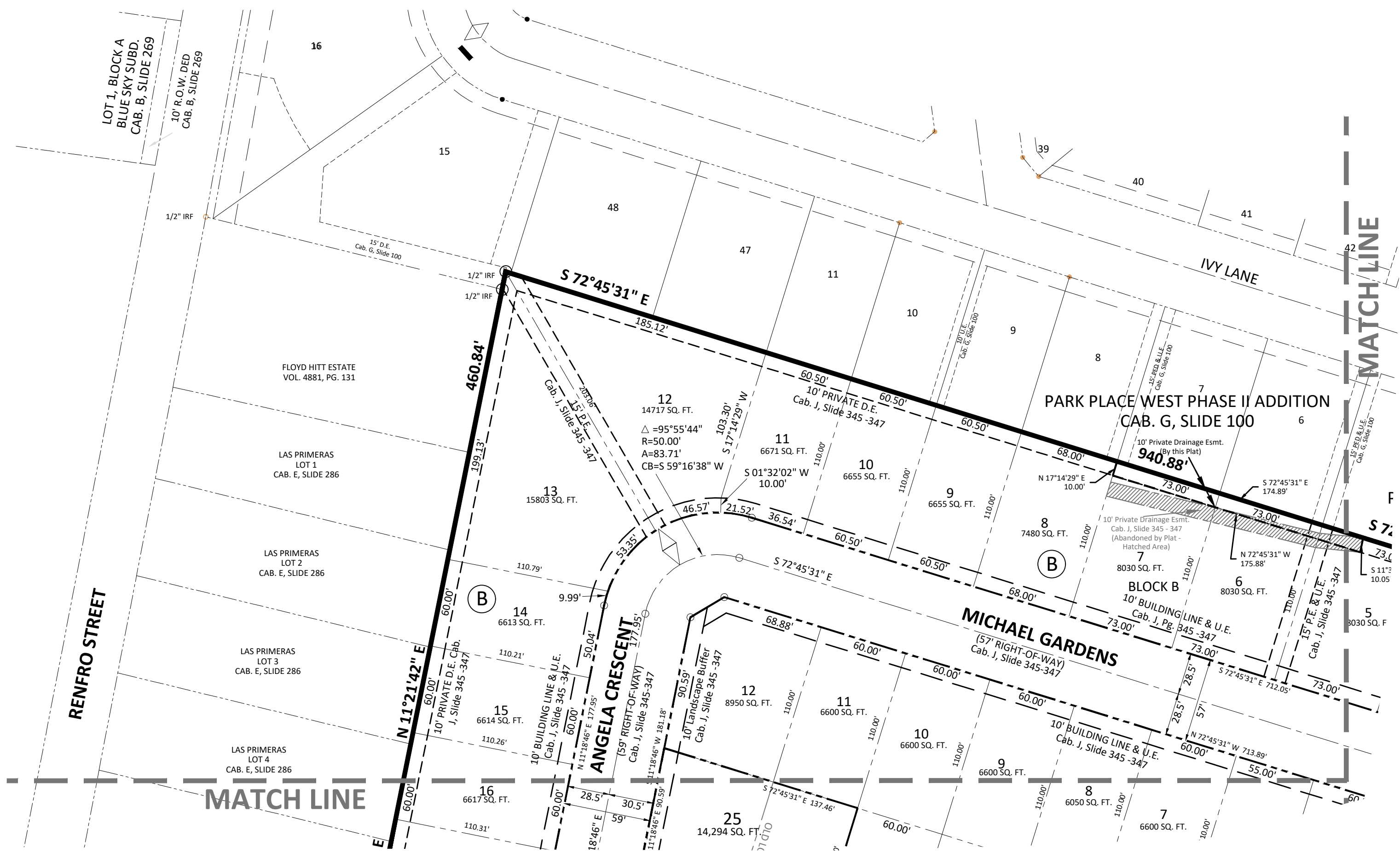
Vicinity Map
(Not to Scale)



LEGEND

- IRF Iron Rod Found
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- RPRRCT Real Property Records Rockwall County, Texas
- ↕ Street Name Change

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



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 Technician: Bedford
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301 N. Alamo Rd. * Rockwall, Texas 75087
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Sheet:
 3
 Of: 4



Engineer:
 TOMDEN ENGINEERING, L.L.P.
 214-679-1679
 tjones@tomden.com

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OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS COLUMBIA DEVELOPMENT COMPANY, LLC, are the owners of a **24.439 acre** tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas and being all of the FINAL PLAT for PARK PLACE WEST PHASE III ADDITION according to the plat recorded in Cabinet J, Slide 348 of Official Public Records of Rockwall, County Texas and being more particularly described as follows:

BEGINNING at a 1" iron pipe found for the westerly southwest corner of said PARK PLACE WEST PHASE III ADDITION and being located in the east line of T. L. TOWNSEN DRIVE (variable width);

THENCE along the east line of said T.L. TOWNSEND DRIVE, **NORTH 01°55'48" EAST** a distance of **86.63** feet to a ½ inch iron rod found for corner;

THENCE departing the east line of said T.L. TOWNSEND DRIVE, **NORTH 85°33'40" EAST** a distance of **182.12** feet to a ½ inch iron rod found for the southeast corner of Lot 1, Block A of Richard Harris Subdivision No. 6 recorded in Cabinet B, Slide 340, Official Public Records of Rockwall County, Texas;

THENCE NORTH 04°30'38" WEST a distance of **69.54** feet to a ½ inch iron rod found for corner;

THENCE NORTH 05°42'23" WEST a distance of **29.95** feet to a ½ inch iron rod found for corner;

THENCE NORTH 80°56'29" EAST a distance of **126.45** feet to a ½ inch iron rod found for corner;

THENCE NORTH 86°39'04" EAST a distance **111.01** feet to a ½ inch iron rod found for corner;

THENCE NORTH 11°14'14" EAST a distance of **291.65** feet to a ½ inch iron rod found for corner;

THENCE NORTH 11°11'42" EAST a distance of **460.84** feet to a ½ inch iron rod found for the westerly northwest corner of said *PARK PLACE WEST PHASE III, ADDITION*;

THENCE along the north line of said *PARK PLACE WEST PHASE III, ADDITION* as follows:

SOUTH 72°45'31" EAST a distance of **940.88** feet to a ½ inch iron rod found for the beginning of a non-tangent curve to the right having a radius of 320.50 feet and a chord bearing of South 16°08'05" West;

Continuing said non-tangent curve to the right through a central angle of **02°12'27"** for an arc length of **12.35** feet to a ½ inch iron rod found for corner;

NORTH 17°08'59" EAST a distance of **59.00** feet to a ½ inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 379.50 feet and a chord bearing of North 16°00'16" East;

Continuing with said non-tangent curve to the left through a central angle of **02°28'02"** for an arc length of **16.35** feet to a ½ inch iron rod found in the south line of an alley dedication for *PARK PLACE PHASE III*;

THENCE along the south line of said alley dedication, **SOUTH 72°45'31" EAST** a distance of **158.05** feet to a ½ inch iron rod found for the beginning of a curve to the right having radius of 40.00 feet and a chord bearing of South 41°02'42" East;

THENCE with said curve to the right through a central angle of **63°25'37"** for an arc length of **44.28** feet to a ½ inch iron rod found for corner;

THENCE NORTH 80°40'06" EAST a distance of **20.00** feet to ½ inch iron rod found for corner;

THENCE SOUTH 09°19'54" EAST a distance of **534.46** feet to a ½ inch iron rod found for the southeast corner of said *PARK PLACE PHASE III* and being located in the north line of DALLAS GARLAND AND NEW ORLEANS RAILROAD (100' wide);

THENCE along the south line of said *PARK PLACE PHASE III* and the north line of said DALLAS GARLAND AND NEW ORLEANS RAILROAD, **SOUTH 87°45'58" WEST** a distance of **741.38** feet to ½ inch iron rod found for the beginning of a curve to the left having a radius of 2915.08 and a chord bearing of South 79°22'43" West;

THENCE continuing with the south line of said *PARK PLACE PHASE III* and the north line of said DALLAS GARLAND AND NEW ORLEANS RAILROAD said curve to the left through a central angle of **17°03'11"** for an arc length of **867.62** feet to a ½ inch iron rod found for the southerly southwest corner of said *PARK PLACE PHASE III*;

THENCE departing the north line of said DALLAS GARLAND AND NEW ORLEANS RAILROAD and continuing with the south line of said *PARK PLACE PHASE III*, **NORTH 04°28'08" WEST** a distance of **134.71** feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the south line of said *PARK PLACE PHASE III*, **SOUTH 85°56'53" WEST** a distance of **210.88** feet to the **PLACE OF BEGINNING**;

CONTAINING within these metes and bounds **24.439 acres** or **1,064,546** square feet of land more or less.

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

We, **COLUMBIA DEVELOPMENT COMPANY, LLC**, the undersigned owners of the land shown on this plat, and designated herein as **PARK PLACE 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. We further certify that all other parties who have a mortgage or lien interest in the **PARK PLACE PHASE III ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

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

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

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

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

COLUMBIA DEVELOPMENT COMPANY, LLC

Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, 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 therein stated.

Given upon my hand and seal of office this ____ day of _____, 2019

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

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 _____, 2019.

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 _____, 2019.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
jay@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

Case No.: P
AMENDING PLAT
PARK PLACE WEST PHASE III ADDITION
BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED
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BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN CABINET J, SLIDE 345 -347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TEXAS 75087 972-722-2439
bill@colventures.com

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Date: April 10, 2019	P.C.: Cryer/Spradling
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Sheet: 4
Of: 4
AJ Bedford Group, Inc.
Registered Professional Land Surveyors

Engineer:
TOMDEN ENGINEERING, L.L.P.
214-679-1679
tjones@tomden.com

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