



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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 3150 Horizon Road, Rockwall, TX 75032

Subdivision Presbyterian Hospital of Rockwall Addition

Lot 24

Block A

General Location Horizon Road @ Tubbs Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-9

Current Use Hospital

Proposed Zoning PD-9

Proposed Use Hospital

Acreage 23.0927 acres

Lots [Current] 5

Lots [Proposed] 1

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

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

Owner Rockwall Regional Hospital, LLC

Applicant Raymond L. Goodson Jr., Inc.

Contact Person Jason Linscott

Contact Person Brian R. Wade

Address 3150 Horizon Road

Address 12001 N. Central Expy.

Suite 300

City, State & Zip Rockwall, TX 75032

City, State & Zip Dallas, TX 75243

Phone 469-698-1354

Phone (214) 739-8100

E-Mail Jason.linscott@phrtexas.com

E-Mail bwade@rlginc.com

NOTARY VERIFICATION [REQUIRED]

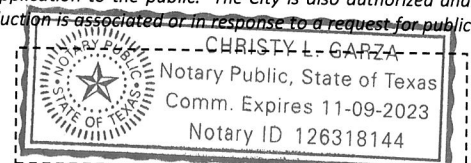
Before me, the undersigned authority, on this day personally appeared Jason Linscott [Owner] the undersigned, who stated the information on this application to be true and certified the following:

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

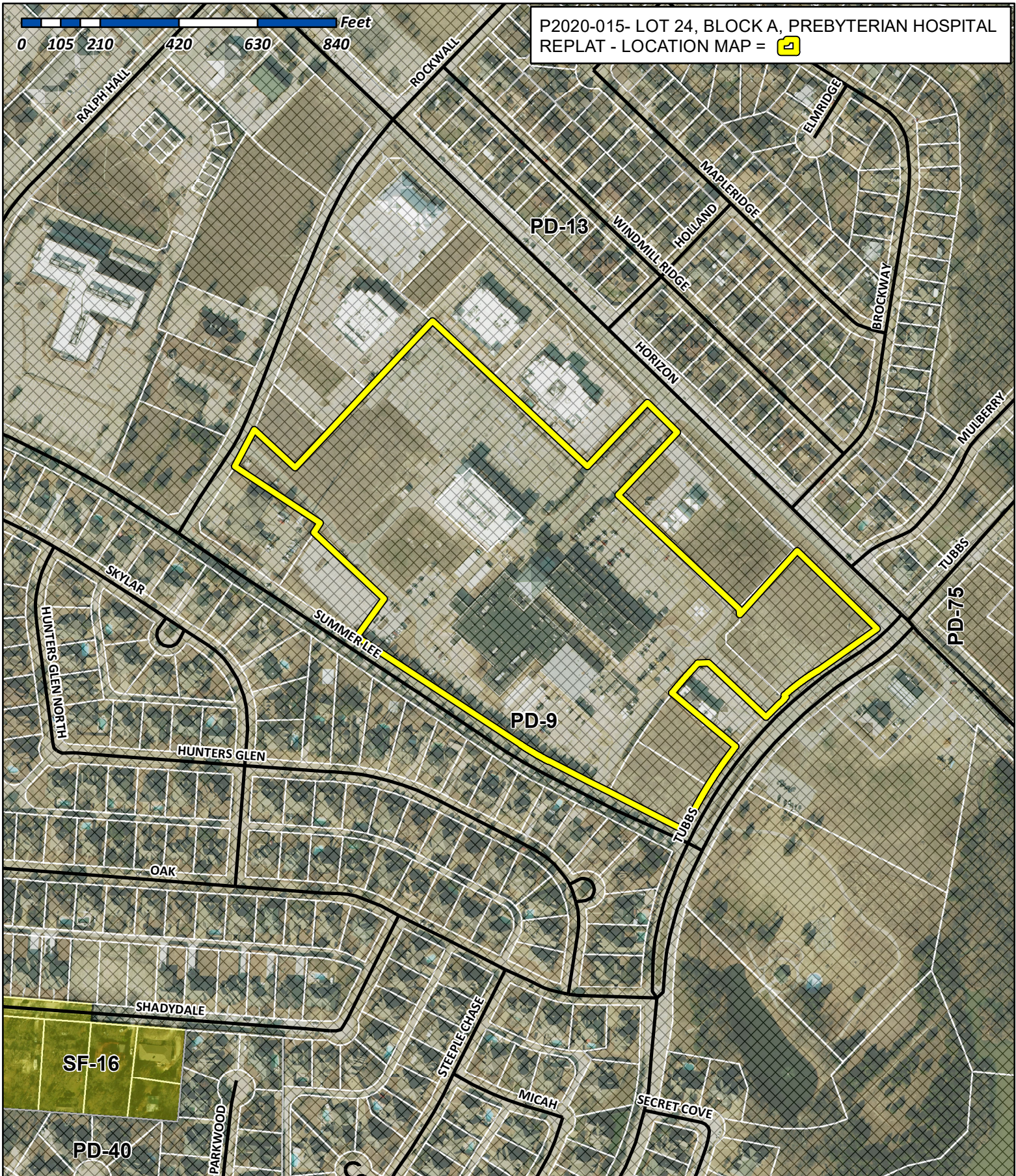
Given under my hand and seal of office on this the 13th day of December, 20 19.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 11/9/2023



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

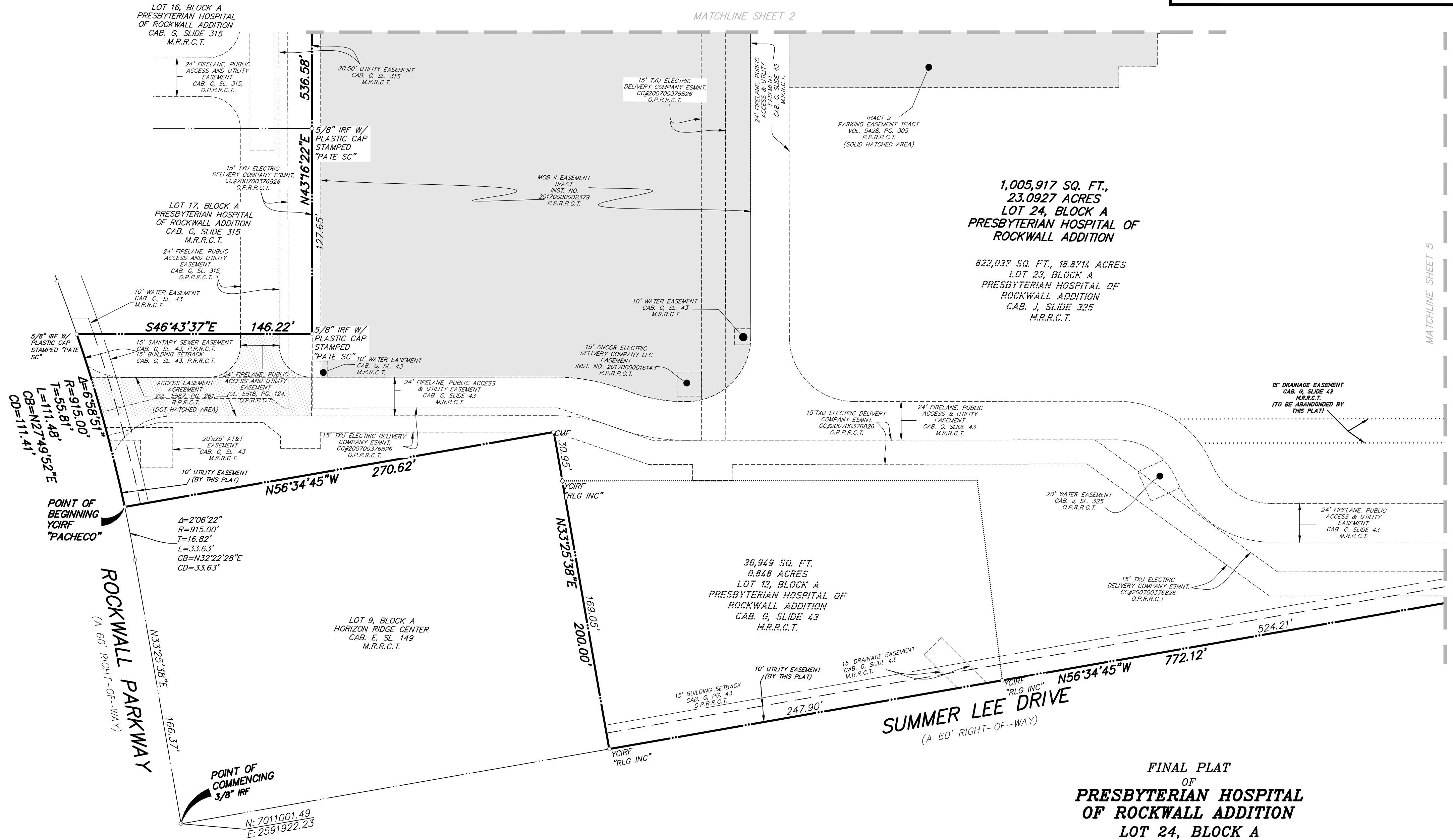
0 105 210 420 630 840 Feet

City of Rockwall

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

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





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

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

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

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

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

DATE: 03-19-2020

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

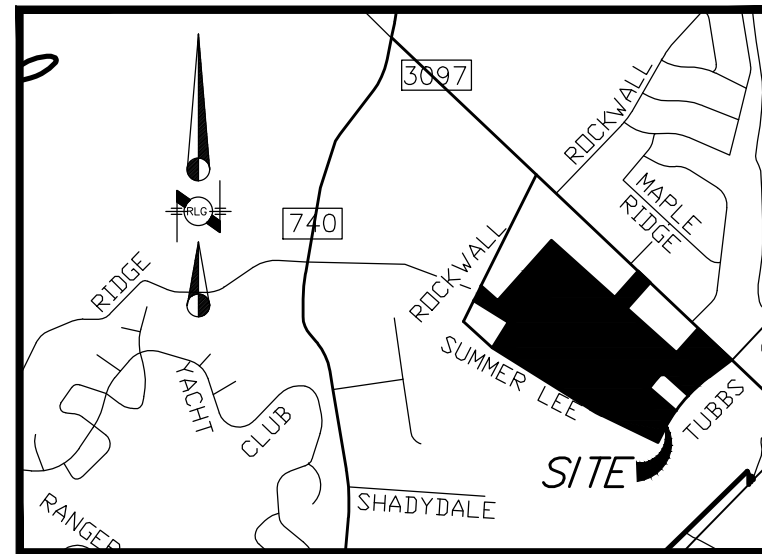
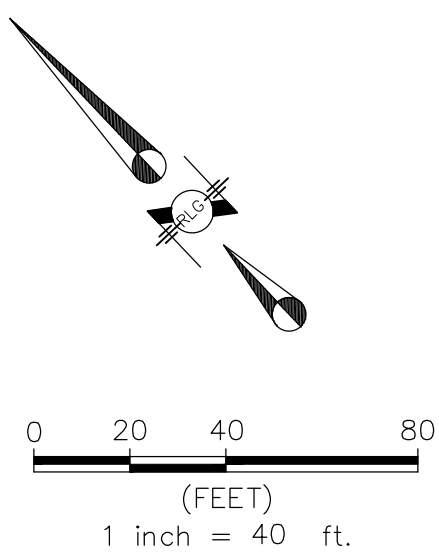
OWNER:
TEXAS HEALTH RESOURCES
9330 AMBERTON PKWY., SUITE #1000
DALLAS, TX 75243
PHONE NUMBER
C/O CINDY PERRIN

SHEET 1 OF 7

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

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



VICINITY MAP
NOT TO SCALE

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

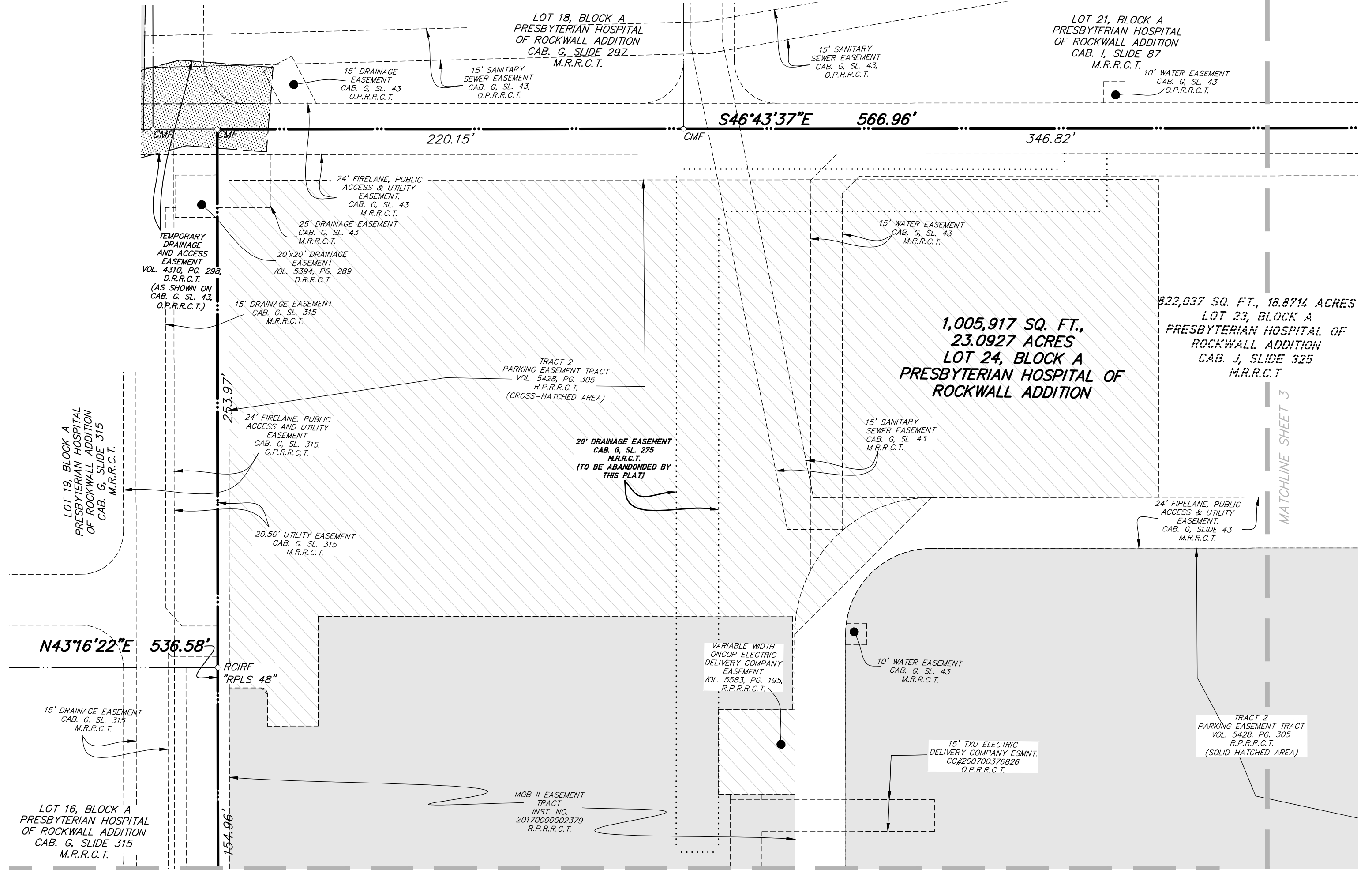
- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere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

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

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

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

Property Owner Signature _____



MATCHLINE SHEET 1

MATCHLINE SHEET 3

LEGEND

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

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

VICINITY MAP
NOT TO SCALE

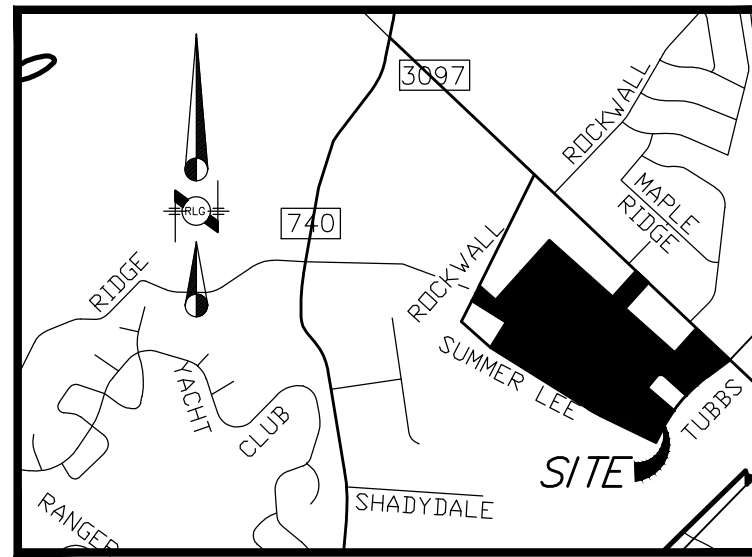
0 20 40 80
(FEET)
1 inch = 40 ft.

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

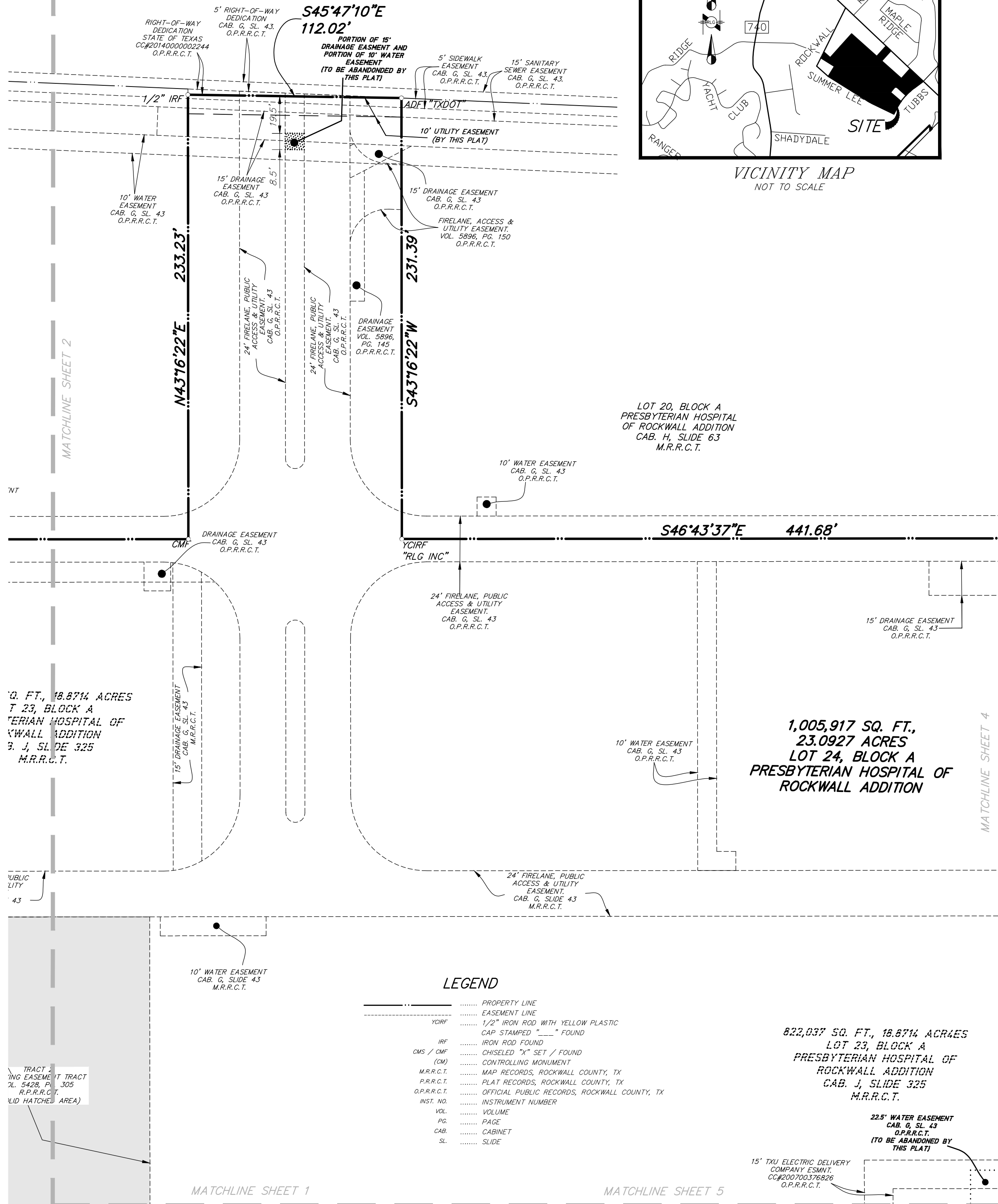
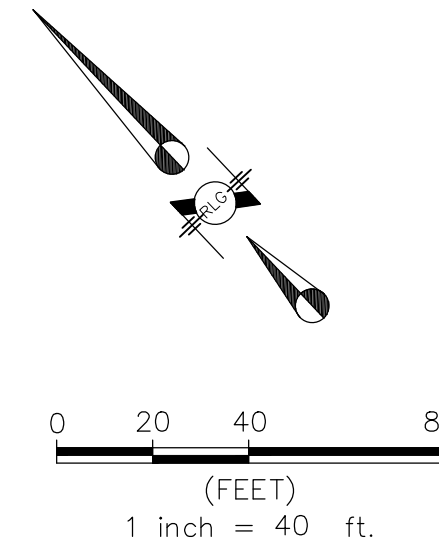
SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REG #P-498
TBPLS REC #100341-00

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



VICINITY MAP
NOT TO SCALE



NOTES:

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

CONTROLLING MONUMENTS: AS SHOWN

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

EXISTING BUILDINGS TO REMAIN

SEE SHEET 1 OF 4 FOR LINE AND CURVE TABLES

IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54

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

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

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

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

SCALE: 1" = 40'

DATE: 03-19-2020

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- YCRIF 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "....." FOUND
- IRF IRON ROD FOUND
- CMS / CMF CHISELED "X" SET / FOUND
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- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TX
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- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
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822,037 SQ. FT., 18.8714 ACRES
LOT 23, BLOCK A
PRESBYTERIAN HOSPITAL OF
ROCKWALL ADDITION
CAB. J, SLIDE 325
M.R.R.C.T.

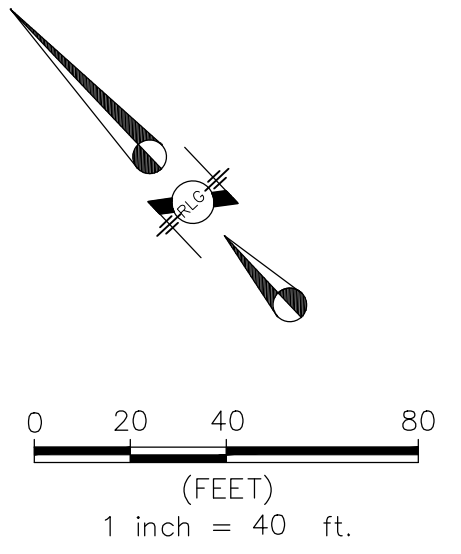
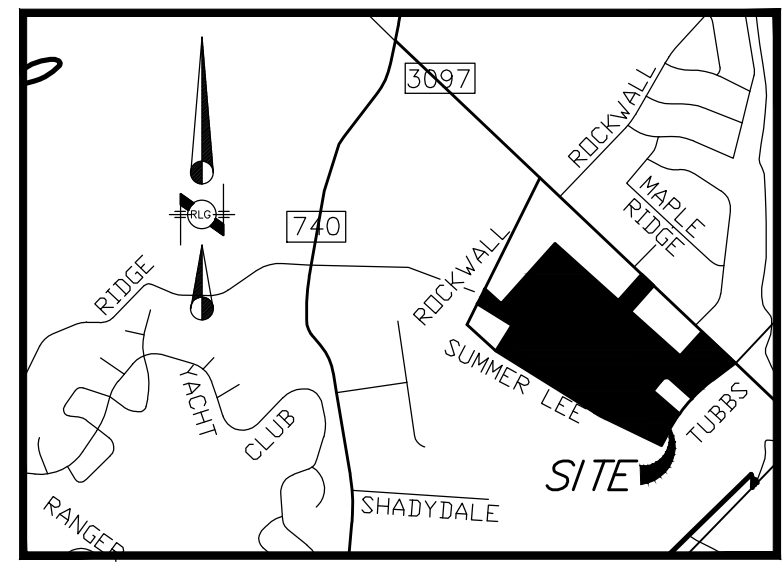
OWNER:
TEXAS HEALTH RESOURCES
9330 AMBERTON PKWY., SUITE #1000
DALLAS, TX 75243
PHONE NUMBER
C/O CINDY PERRIN

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
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214-739-8100
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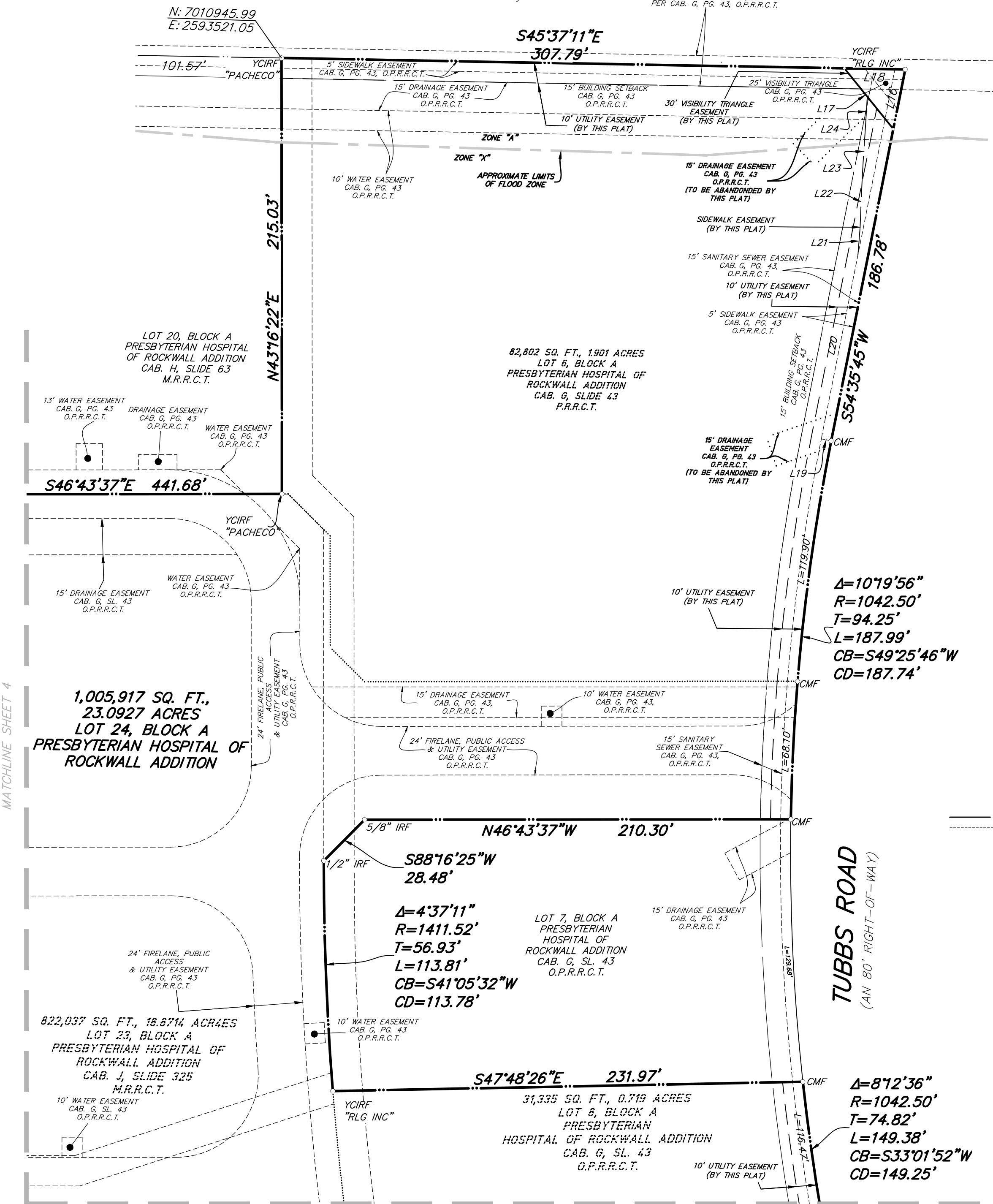
SHEET 3 OF 7

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



VICINITY MAP
NOT TO SCALE



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

EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SCALE: 1" = 40'
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OWNER:
TEXAS HEALTH RESOURCES
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DALLAS, TX 75243
PHONE NUMBER
C/O CINDY PERRIN

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SCALE: 1" = 40'

DATE: 03-19-2020

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

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

SHEET 6 OF 7

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

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

Surveyor Signature

Registered Public Surveyor No.

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this [DAY] day of [MONTH], [YEAR].

Notary Public in and for the State of Texas

My Commission Expires

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

Planning & Zoning Commission, Chairman

Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Mayor, City of Rockwall

DATE

City Secretary

DATE

City Engineer

DATE

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

SCALE: 1" = 40'

DATE: 03-19-2020

OWNER:

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

SURVEYOR:

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

SHEET 7 OF 7

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

Client:

Client

Client Company

Address 1

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

Prepared by:

Preparer

Your Company Name

123 Main Street

Parcel Name: Site 1 - ~SURVEY : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,010,361.158395'

East: 2,590,301.002611'

Segment# 1: Curve

Length: 111.48'

Radius: 915.00'

Delta: 6°58'51"

Tangent: 55.81'

Chord: 111.41'

Course: N27°49'52"E

Course In: N58°40'43"W

Course Out: S65°39'34"E

RP North: 7,010,836.810212'

East: 2,589,519.350291'

End North: 7,010,459.684386'

East: 2,590,353.017558'

Segment# 2: Line

Course: S46°43'37"E

Length: 146.22'

North: 7,010,359.454081'

East: 2,590,459.479638'

Segment# 3: Line

Course: N43°16'22"E

Length: 536.58'

North: 7,010,750.137185'

East: 2,590,827.290471'

Segment# 4: Line

Course: S46°43'37"E

Length: 566.96'

North: 7,010,361.499696'

East: 2,591,240.091323'

Segment# 5: Line

Course: N43°16'22"E

Length: 233.23'

North: 7,010,531.314114'

East: 2,591,399.964074'

Segment# 6: Line

Segment# 15: Curve

Length: 113.81'

Delta: 4°37'11"

Chord: 113.78'

Course In: S46°35'53"E

RP North: 7,008,866.363755'

End North: 7,009,750.486200'

Radius: 1,411.52'

Tangent: 56.93'

Course: S41°05'32"W

Course Out: N51°13'04"W

East: 2,592,559.701526'

East: 2,591,459.376023'

Segment# 16: Line

Course: S47°48'26"E

North: 7,009,594.688837'

Length: 231.97'

East: 2,591,631.240105'

Segment# 17: Curve

Length: 149.38'

Delta: 8°12'36"

Chord: 149.25'

Course In: S52°51'50"E

RP North: 7,008,965.320587'

End North: 7,009,469.558347'

Radius: 1,042.50'

Tangent: 74.82'

Course: S33°01'52"W

Course Out: N61°04'26"W

East: 2,592,462.324851'

East: 2,591,549.882781'

Segment# 18: Line

Course: S28°55'34"W

North: 7,009,386.471415'

Length: 94.93'

East: 2,591,503.966915'

Segment# 19: Line

Course: N62°45'02"W

North: 7,009,493.964451'

Length: 234.77'

East: 2,591,295.251318'

Segment# 20: Line

Course: N62°45'02"W

North: 7,009,575.061552'

Length: 177.12'

East: 2,591,137.787816'

Segment# 21: Curve

Length: 88.86'

Delta: 6°10'17"

Chord: 88.82'

Course In: N27°14'58"E

Radius: 825.00'

Tangent: 44.47'

Course: N59°39'53"W

Course Out: S33°25'15"W

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

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

Segment# 22: Line

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

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

Segment# 23: Line

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

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

Segment# 24: Line

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

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

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

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

Precision 1: 318,948.75