



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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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

<sup>ID#</sup> 19924 <sup>Legal Description</sup> 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:

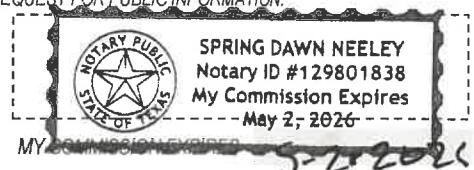
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 150.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 05th DAY OF February, 2023 BY SIGNING THIS APPLICATION,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

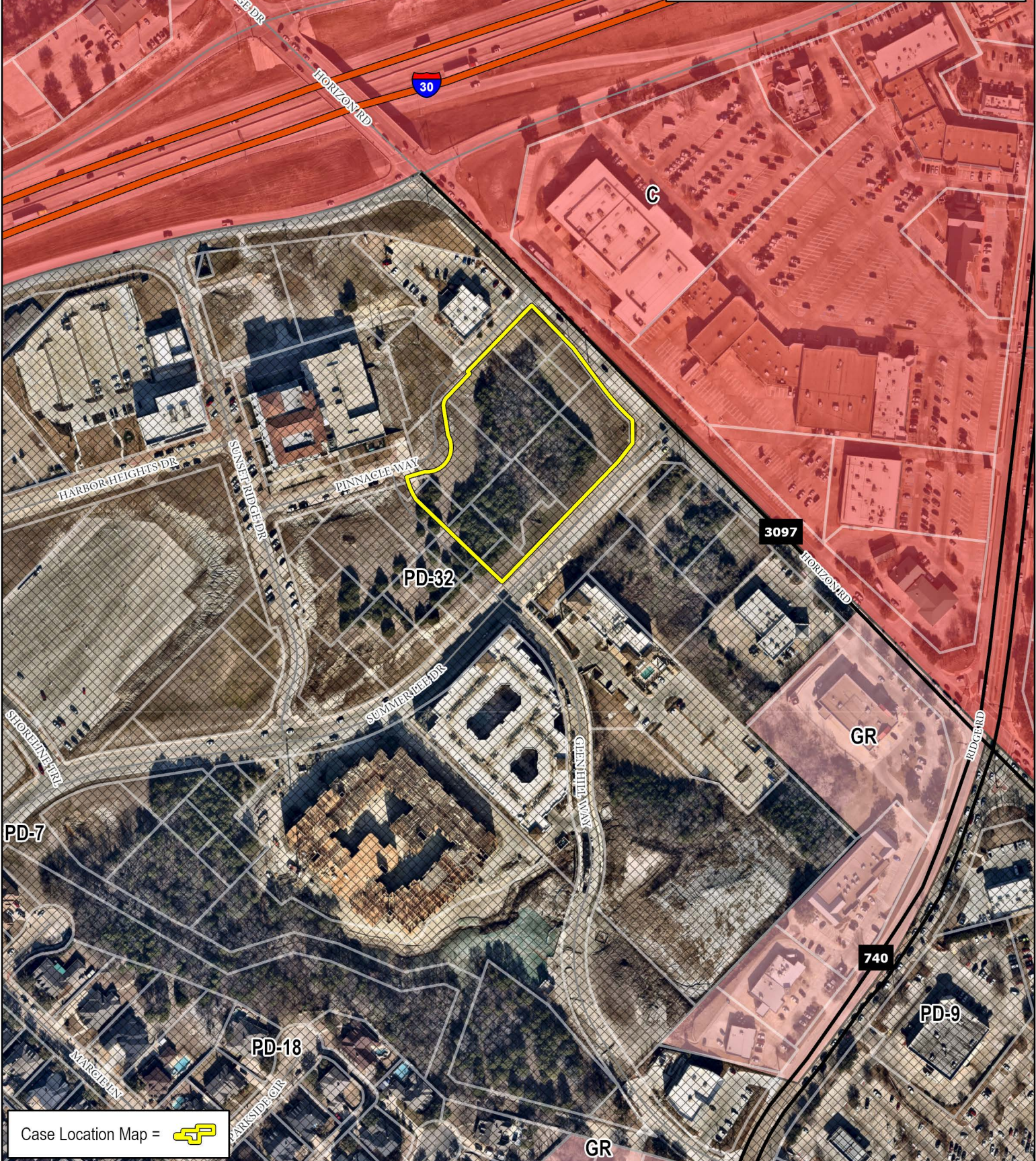
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 05th DAY OF February, 2023


OWNER'S SIGNATURE

*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 



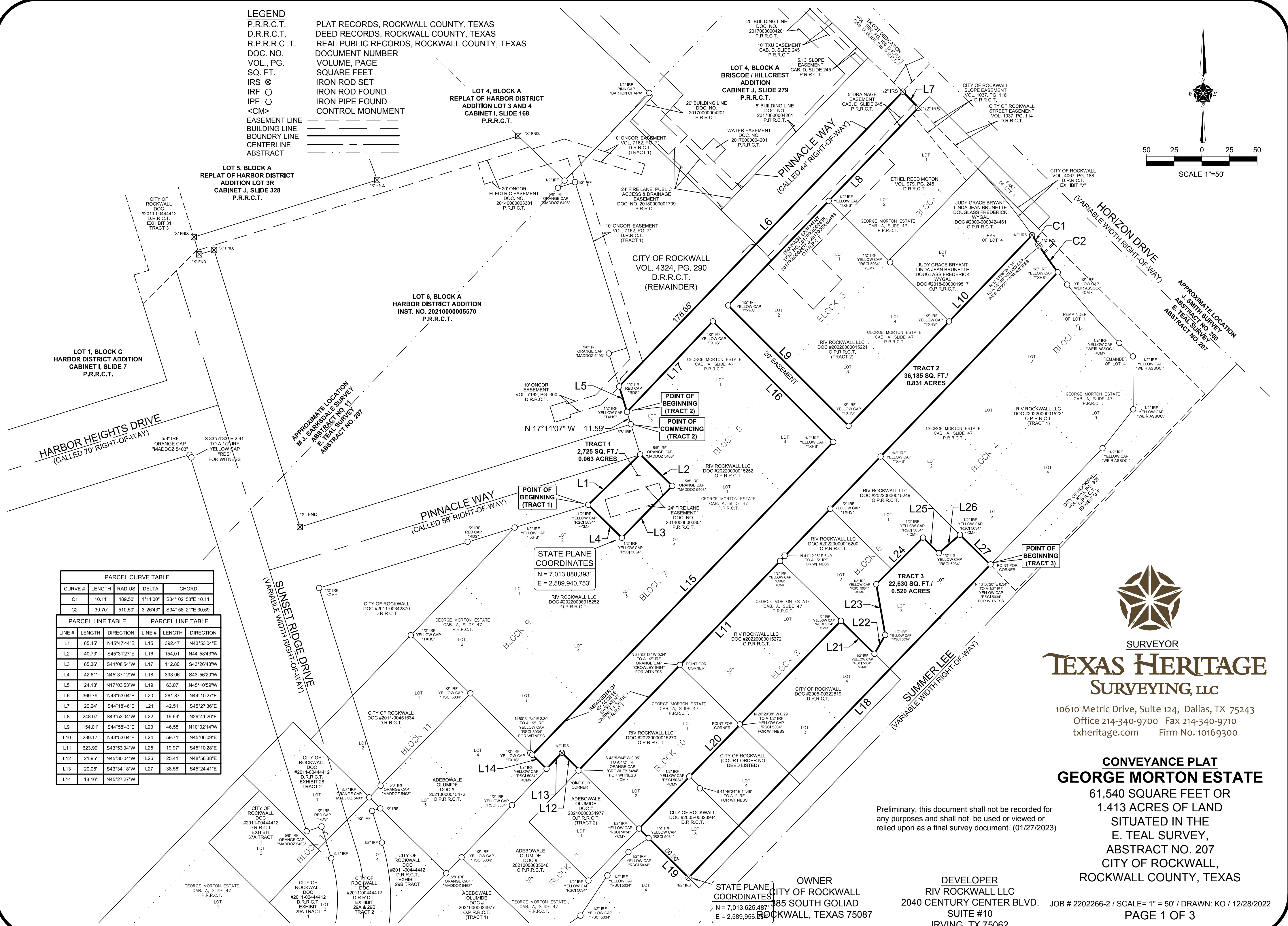
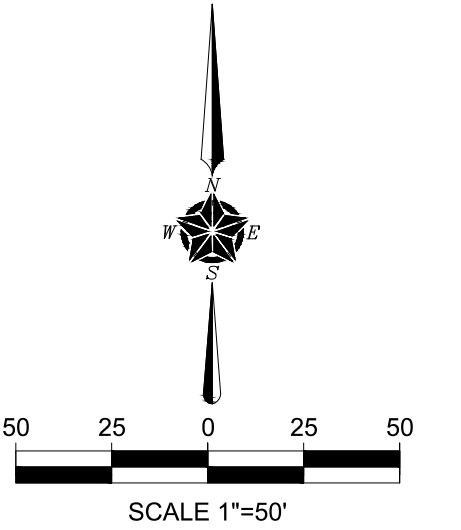
# City of Rockwall

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'

STATE PLANE COORDINATES  
N = 7,013,625.487'  
E = 2,589,956.594'



**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**  
CITY OF ROCKWALL  
385 SOUTH GOLIAD  
ROCKWALL, TEXAS 75087

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

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