



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John Kies and Park Hills Blvd.

SUBDIVISION Boardwalk Development Addition LOT L3 BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-71

CURRENT USE AG

PROPOSED ZONING PD-71

PROPOSED USE Retail Commercial

ACREAGE 9.14

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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 Property Corporation

APPLICANT Same

CONTACT PERSON Bill Bricker

CONTACT PERSON _____

ADDRESS 2235 Ridge Rd S 200

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP _____

PHONE 214-801-6157

PHONE _____

E-MAIL bill@colventures.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

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

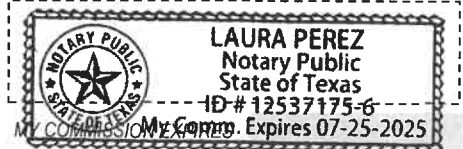
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 482.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. BY SIGNING THIS APPLICATION, 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 18 DAY OF October, 2024

OWNER'S SIGNATURE Charles W Bricker

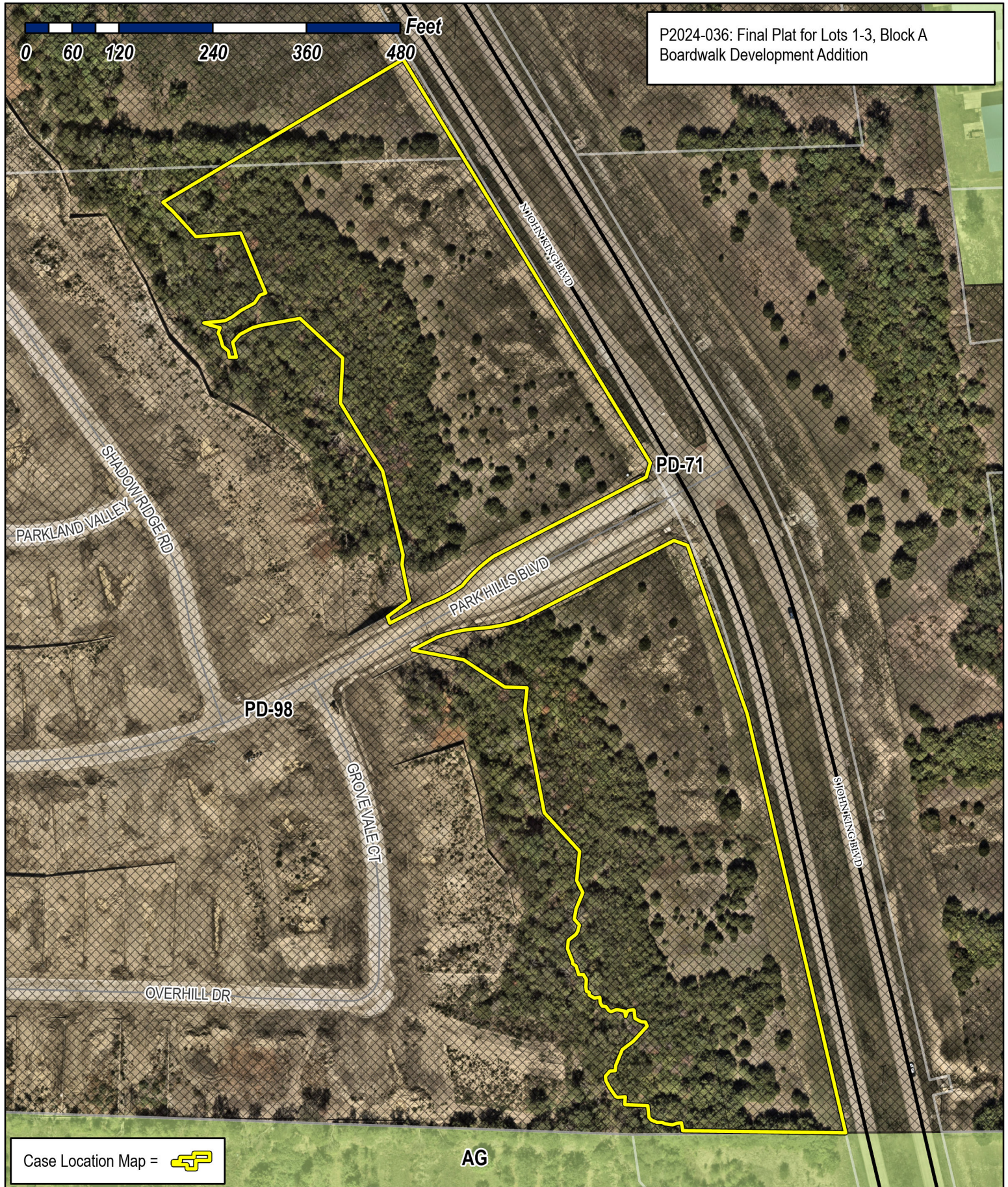
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


[Signature]





P2024-036: Final Plat for Lots 1-3, Block A Boardwalk Development Addition



Case Location Map = 

AG

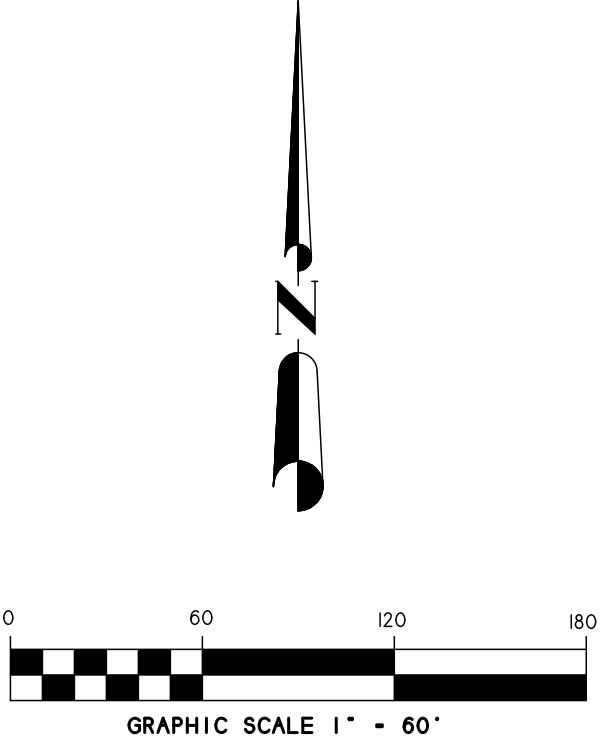
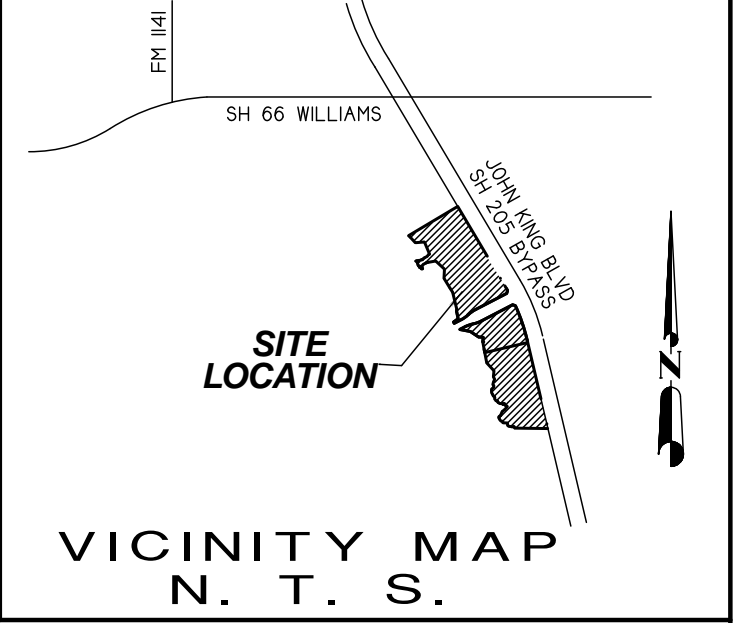
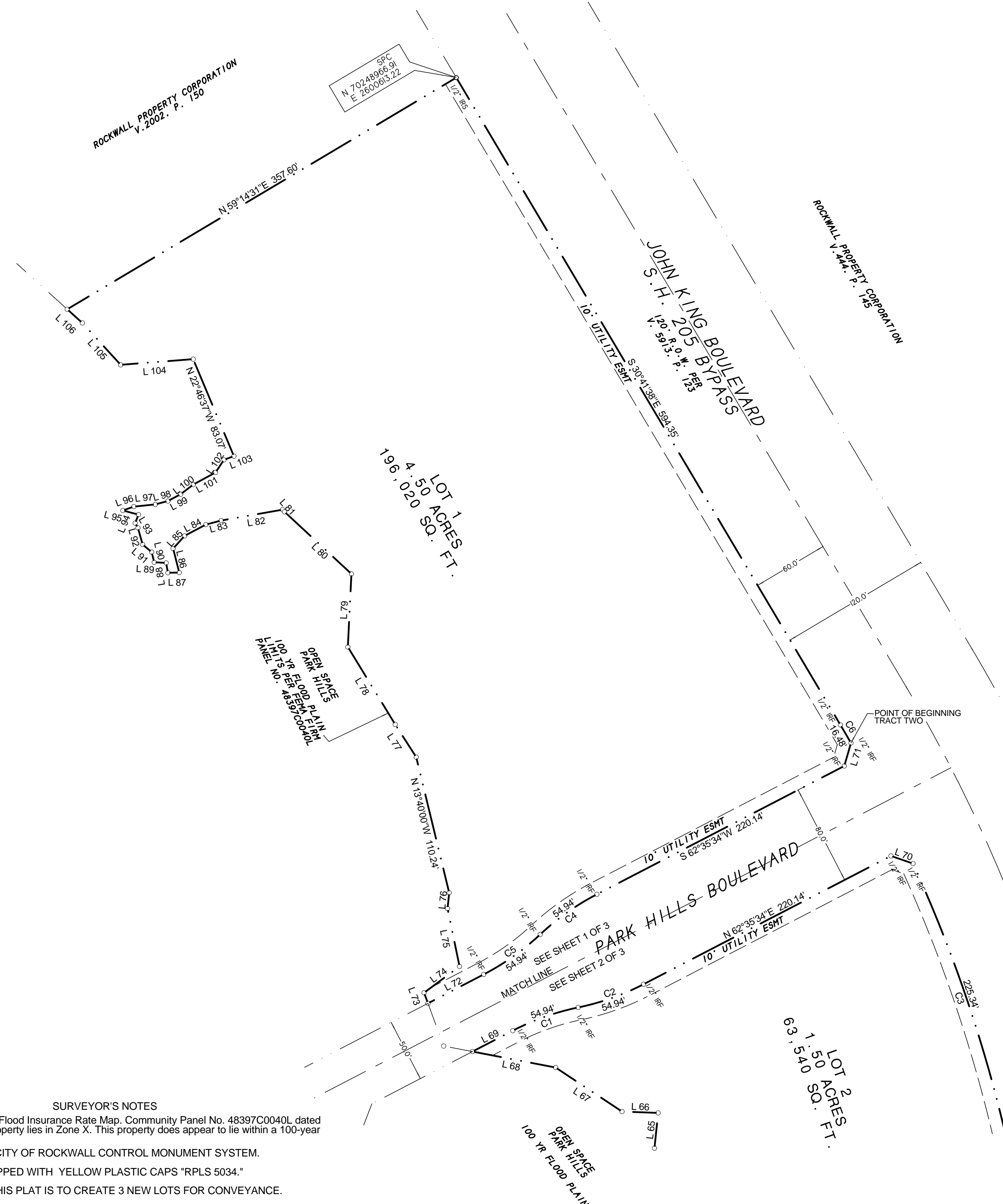


City of Rockwall

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.





CONVEYANCE PLAT
**LOTS 1-3, BLOCK A
 BOARDWALK DEVELOPMENT
 ADDITION**

BEING THREE (3) LOTS
 9.14 ACRES/398,198 S.F.

SITUATED WITHIN THE
 GEORGE W. REDLIN SURVEY, A-183
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- SURVEYOR'S NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) THE PURPOSE OF THIS PLAT IS TO CREATE 3 NEW LOTS FOR CONVEYANCE.

OWNER:
 ROCKWALL PROPERTY CORPORATION
 2235 RIDGE ROAD, STE 201
 ROCKWALL, TEXAS 75087

SHEET 1 OF 3

SYMBOL LEGEND	
	TELEVISION
	GAS
	ELECTRIC
	FENCE
	ELECTRIC
	BOX
	METER
	SUBSURFACE
	JUNCTION BOX
	EASERTM LINE
	PROPERTY LINES
	TEL
	FIRE
	HYDRANT
	ELECTRIC
	LP
	WATER
	LIGHT
	POLE
	AFC
	PROPANE TANK

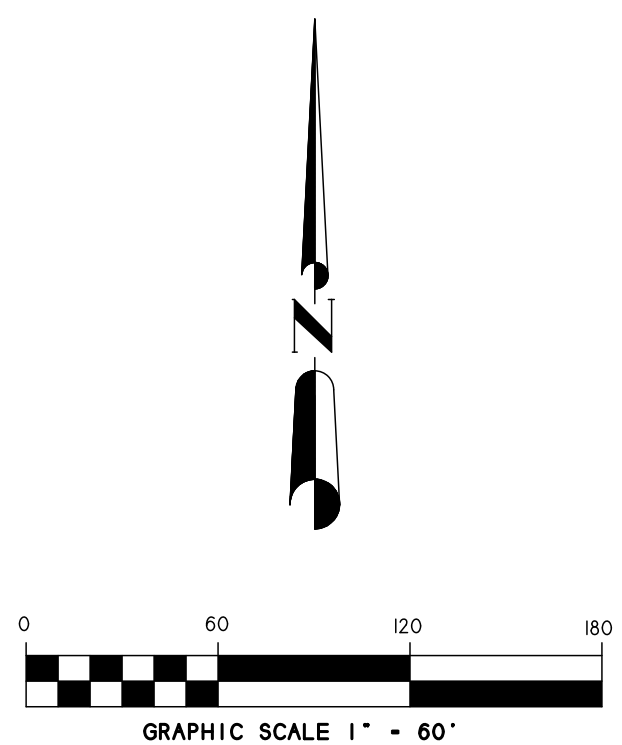
SURVEY DATE: OCTOBER 7, 2024
 SCALE: 1" = 60' FILE # 20240108
 CLIENT: RPC

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	15°44'24"	200.00	54.94	27.65	54.77	N 70°27'47"E
2	15°44'24"	200.00	54.94	27.65	54.77	N 70°27'47"E
3	11°19'32"	1140.00	225.34	113.04	224.97	S 18°52'58"E
4	15°44'24"	200.00	54.94	27.65	54.77	S 54°43'21"W
5	15°44'24"	200.00	54.94	27.65	54.77	S 54°43'21"W
6	0°49'42"	1140.00	16.48	8.24	16.48	S 30°20'38"E

Line	Bearing	Distance
1	N 9°53'27"W	10.26'
2	N 89°07'50"W	1.50'
3	S 81°05'03"W	4.38'
4	S 72°14'21"W	5.36'
5	N 82°14'47"W	10.09'
6	N 59°50'32"W	3.50'
7	N 89°27'04"W	6.98'
8	N 67°30'52"W	7.73'
9	N 39°38'33"W	4.48'
10	N 6°12'28"W	15.02'
11	N 87°43'57"W	28.88'
12	N 50°42'40"W	0.76'
13	N 4°35'18"E	9.74'
14	S 85°09'33"W	9.74'
15	N 65°39'32"W	2.70'
16	N 35°13'48"W	13.07'
17	N 28°21'00"W	10.67'
18	N 7°37'31"W	5.82'
19	N 40°54'20"E	8.92'
20	N 85°10'35"E	6.87'
21	N 5°28'06"E	6.88'
22	N 22°33'43"E	21.66'
23	N 52°49'10"E	17.81'
24	N 42°30'58"E	26.10'
25	N 23°23'23"W	5.81'
26	N 87°37'12"W	5.34'
27	N 60°55'42"W	9.15'
28	N 5°36'36"W	10.05'
29	N 45°12'19"W	1.43'
30	S 80°45'14"W	6.29'
31	S 42°50'56"W	2.68'
32	S 19°28'40"W	5.90'
33	N 7°54'12"W	6.68'
34	N 78°10'33"W	10.55'
35	S 69°33'10"W	7.77'
36	N 63°43'02"W	3.33'
37	N 35°24'39"W	6.09'
38	N 81°52'24"W	5.01'
39	N 30°01'27"W	5.00'
40	N 4°14'35"W	7.00'
41	S 81°02'47"W	7.07'
42	N 58°04'25"W	7.79'
43	N 0°39'01"W	3.35'
44	N 68°19'31"W	3.61'
45	N 8°44'56"W	5.38'
46	N 3°21'41"E	9.81'
47	N 31°13'54"W	7.28'
48	S 89°23'53"W	6.01'
49	N 16°26'05"W	11.31'
50	N 55°11'10"W	5.61'
51	N 4°31'23"E	2.39'
52	N 21°43'23"W	6.45'
53	N 4°52'36"W	11.67'
54	N 5°22'12"E	10.60'
55	N 51°46'12"E	12.73'
56	N 29°47'35"E	4.23'
57	N 15°27'47"E	8.20'
58	N 40°37'19"W	10.13'
59	N 9°56'32"E	13.38'
60	N 22°38'47"E	22.44'

Line	Bearing	Distance
61	N 27°06'51"W	17.39'
62	N 5°48'00"E	37.66'
63	N 42°32'37"W	66.83'
64	N 10°07'55"W	46.33'
65	N 5°58'08"E	28.02'
66	N 87°49'07"W	28.55'
67	N 56°28'11"W	62.92'
68	N 79°08'23"W	66.86'
69	N 62°35'32"E	35.86'
70	S 70°57'16"E	18.46'
71	S 16°08'24"W	18.92'
72	S 62°35'34"W	49.54'
73	N 20°12'22"W	8.90'
74	N 53°25'21"E	34.88'
75	N 11°41'53"W	46.67'
76	N 5°55'22"E	12.51'
77	N 32°45'32"W	30.72'
78	N 31°26'15"W	71.66'
79	N 2°48'29"E	57.76'
80	N 47°09'28"W	72.07'
81	N 42°22'14"W	2.30'
82	S 79°58'06"W	49.22'
83	S 75°11'13"W	12.52'
84	S 62°02'36"W	19.00'
85	S 42°11'35"W	13.50'
86	S 14°15'00"E	19.57'
87	S 88°59'44"W	8.97'
88	N 9°57'07"W	7.88'
89	N 86°43'21"W	9.47'
90	N 13°57'22"W	8.25'
91	N 50°03'06"W	9.31'
92	N 15°46'57"W	13.69'
93	N 30°01'05"W	4.30'
94	N 21°04'29"E	7.19'
95	N 75°03'07"W	12.75'
96	N 70°40'12"E	9.15'
97	N 84°09'12"E	17.06'
98	N 74°48'26"E	10.36'
99	N 61°56'23"E	11.33'
100	N 52°38'59"E	12.58'
101	N 61°26'15"E	19.99'
102	N 33°50'14"E	12.04'
103	N 69°46'05"E	8.34'
104	S 85°31'53"W	57.43'
105	N 42°29'55"W	44.81'
106	N 47°50'45"W	16.12'
107	S 13°13'12"E	17.68'
108	N 10°56'13"W	23.22'



GENERAL NOTES:

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

ROBERT O. DILLENDER
SHERRY DILLENDER
VOL. 3356, PG. 177

SPC
N 7027578.61
E 2601177.11

CONVEYANCE PLAT LOTS 1-3, BLOCK A BOARDWALK DEVELOPMENT ADDITION

BEING THREE (3) LOTS
9.14 ACRES/398,198 S.F.

SITUATED WITHIN THE
GEORGE W. REDLIN SURVEY, A-183
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 3

OWNER:
ROCKWALL PROPERTY CORPORATION
2235 RIDGE ROAD, STE 201
ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
	TELEPHONE
	GAS
	ELECTRIC
	ELECTRIC BOX
	ELECTRIC SANJUNCTION BOX
	FENCE
	EASEMENT LINE
	WATER
	WATER BOX
	WATER SANJUNCTION BOX
	HYDRANT
	LIGHT
	LIGHT POLE
	A/C UNIT
	PROPANE TANK

SURVEY DATE: OCTOBER 7, 2024
SCALE: 1" = 60' FILE # 20240108
CLIENT: RPC

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL PROPERTY CORPORATION, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

TRACT ONE
All that certain lot, tract or parcel of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas, being a part of a 97.167 acres tract described in a Warranty deed to Rockwall Property Corporation, as recorded in Volume 444, Page 148, Deed Records of Rockwall County, Texas, and the tracts described in a Deed to Rockwall Property Corporation as recorded in Document no. 2024000001438, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the West right-of-way line of John King Boulevard and the South boundary line of said 97.167 acres tract;

THENCE N. 89 deg. 15 min. 43 sec. W, along the south boundary of said 97.167 acres tract, a distance of 208.48 feet to the southeast corner of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas;

THENCE in a northerly direction along the east boundary of Park Hills as follows:

N 9°53'27"W, 10.26'; N 89°07'50"W, 1.50'; S 81°05'03"W, 4.38'; S 72°14'21"W, 5.96'; N 82°14'47"W, 10.09'; N 59°50'32"W, 3.50'; N 89°27'04"W, 6.98'; N 67°30'52"W, 7.73'; N 39°38'33"W, 4.48'; N 6°12'28"W, 15.02'; N 87°43'57"W, 28.88'; N 50°42'40"W, 0.76'; N 4°35'18"E, 9.74'; S 85°09'33"W, 9.74'; N 65°39'32"W, 2.70'; N 35°13'48"W, 13.07'; N 28°21'00"W, 10.67'; N 7°37'31"W, 5.82'; N 40°54'20"E, 8.92'; N 85°10'35"E, 6.87'; N 5°28'06"E, 6.88'; N 22°33'43"E, 21.66'; N 52°49'10"E, 17.81'; N 42°30'58"E, 26.10'; N 23°23'23"W, 5.81'; N 87°37'12"W, 5.34'; N 60°55'42"W, 9.15'; N 5°36'38"W, 10.05'; N 45°12'19"W, 1.43'; N 80°45'14"W, 6.29'; S 42°50'56"W, 2.68'; S 19°28'40"W, 5.90'; N 7°54'12"W, 6.68'; N 78°10'33"W, 10.55'; S 69°33'10"W, 7.77'; N 63°43'02"W, 3.33'; N 35°24'39"W, 6.09'; N 81°52'24"W, 5.01'; N 30°01'27"W, 5.00'; N 4°14'35"W, 7.00'; S 81°02'47"W, 7.07'; N 58°04'25"W, 7.79'; N 0°39'01"W, 3.35'; N 68°19'31"W, 3.61'; N 8°44'56"W, 5.38'; N 3°32'14"E, 6.81'; N 31°13'54"W, 7.28'; S 89°23'53"W, 6.01'; N 16°26'05"W, 11.31'; N 55°11'10"W, 5.61'; N 4°31'23"E, 2.39'; N 21°43'23"W, 6.45'; N 4°52'36"W, 11.67'; N 5°22'12"E, 10.60'; N 51°46'12"E, 12.73'; N 29°47'35"E, 4.23'; N 15°27'47"E, 8.20'; N 40°37'19"W, 10.13'; N 9°56'32"E, 13.38'; N 22°38'47"E, 22.44'; N 27°06'51"W, 17.39'; N 5°48'00"E, 37.66'; N 42°32'37"W, 66.83'; N 10°56'13"W, 88.76'; N 10°07'55"W, 46.33'; N 5°58'08"E, 28.02'; N 87°49'07"W, 28.55'; N 56°28'11"W, 62.92'; N 79°08'23"W, 66.86' to a point in the south right-of-way of Park Hills Boulevard,

THENCE N. 62 deg. 35 min. 32 sec. E. along said right-of-way line, a distance of 35.86 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the right having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the left having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE N. 62 deg. 35 min. 34 sec. E. along said right-of-way line, a distance of 220.14 feet to a 1/2" iron rod found for corner;

THENCE S. 70 deg. 57 min. 16 sec. E. along said right-of-way line, a distance of 18.46 feet to a 1/2" iron rod found for corner in the west right-of-way of John King Boulevard;

THENCE in a southeasterly direction along a curve to the right having a central angle of 11°19'32", a radius of 1140.00 feet, a tangent of 113.04', a chord of S 18°52'58"E, 224.97 feet, along said right-of-way, an arc distance of 225.34 feet to a 1/2" iron rod set for corner;

THENCE S. 13 deg. 13 min. 12 sec. E. along the west right-of-way line of said John King Boulevard, a distance of 570.01 feet to the POINT OF BEGINNING and containing 202,178 square feet or 4.64 acres of land.

TRACT TWO
All that certain lot, tract or parcel of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas, being a part of a 97.167 acres tract described in a Warranty deed to Rockwall Property Corporation, as recorded in Volume 444, Page 148, Deed Records of Rockwall County, Texas, and the tracts described in a Deed to Rockwall Property Corporation as recorded in Document no. 2024000001438, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the West right-of-way line of John King Boulevard and the northwest right-of-way of Park Hills Boulevard;

THENCE S. 16 deg. 08 min. 24 sec. W, along the southeast right-of-way of Park Hills Boulevard, a distance of 18.92 feet to a 1/2" iron rod found for corner;

THENCE S. 62 deg. 35 min. 34 sec. W, along said right-of-way line, a distance of 220.14 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 15°44'24", a radius of 200.00 feet, a tangent of 27.65 feet, a chord of S 54°43'21"W, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the left having a central angle of 15°44'24", a radius of 200.00 feet, a tangent of 27.65 feet, a chord of S 54°43'21"W, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE S. 62 deg. 35 min. 34 sec. W, along said right-of-way line, a distance of 49.54 feet to a point for corner in the east line of Open Space of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas;

THENCE in northerly direction along the east boundary of Park Hills as follows:

N 20°12'22"W, 8.90'; N 53°25'21"E, 34.88'; N 11°41'53"W, 46.67'; N 5°55'22"E, 12.51'; N 13°40'00"W, 110.24'; N 32°45'32"W, 30.72'; N 31°26'15"W, 71.56'; N 2°48'29"E, 57.76'; N 47°09'28"W, 72.07'; N 42°22'14"W, 2.30'; S 79°58'06"W, 49.22'; S 75°11'13"W, 12.52'; S 62°02'36"W, 19.00'; S 42°11'35"W, 13.50'; S 14°15'00"E, 19.57'; S 88°59'44"W, 8.97'; N 9°57'07"W, 7.88'; N 86°43'21"W, 9.47'; N 13°57'22"W, 8.25'; N 50°03'06"W, 9.31'; N 15°46'57"W, 13.69'; N 30°01'05"W, 4.30'; N 21°04'29"E, 7.19'; N 75°03'07"W, 12.75'; N 70°40'12"E, 9.15'; N 84°09'12"E, 17.06'; N 74°48'26"E, 10.36'; N 61°56'23"E, 11.33'; N 52°38'59"E, 12.58'; N 61°26'15"E, 19.99'; N 33°50'14"E, 12.04'; N 69°46'05"E, 8.34'; N 22°46'37"W, 83.07'; S 85°31'53"W, 57.43'; N 42°29'55"W, 44.81'; N 47°50'45"W, 16.12';

THENCE N. 59 deg. 14 min. 31 sec. E. a distance of 357.60 feet to a 1/2" iron rod set for corner in the west right-of-way line of John King Boulevard S.H. 205 bypass;

THENCE S. 30 deg. 41 min. 38 sec. E. along said right-of-way line, a distance of 594.35 feet to a 1/2" iron rod set for corner;

THENCE in a southeasterly direction along a curve to the right having a central angle of 0°49'42", a radius of 1140.00 feet, a tangent of 8.24 feet, along said right-of-way line, an arc distance of 16.48 feet to the POINT OF BEGINNING and containing 196,020 square feet or 4.50 acres of land.

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 LOTS 1-3, BLOCK A, BOARDWALK DEVELOPMENT ADDITION, an Addition 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 herein expressed. I further certify that all other parties who have a mortgage or lien interest in LOTS 1-3, BLOCK A, BOARDWALK DEVELOPMENT ADDITION, 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, maint aining, 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;

Upon 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 p rogress 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 exaction's made herein.

BILL BRICKER
for ROCKWALL PROPERTY CORPORATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BILL BRICKER, 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 _____.

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

SURVEYOR'S CERTIFICATE
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

APPROVED

I hereby certify that the above and foregoing plat of LOTS 1-3, BLOCK A, BOARDWALK DEVELOPMENT ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____.

Mayor, City of Rockwall _____ Planning and Zoning Chairman

City Secretary City of Rockwall _____ City Engineer

CONVEYANCE PLAT
LOTS 1-3, BLOCK A
BOARDWALK DEVELOPMENT
ADDITION

BEING THREE (3) LOTS
9.14 ACRES/398,198 S.F.

SITUATED WITHIN THE
GEORGE W. REDLIN SURVEY, A-183
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 3 OF 3

SYMBOL LEGEND	
TV TELEVISION CABLE WIRE	TEL TELEPHONE WIRE
PH PHASE RISER	FIH FIRE HYDRANT
PP POWER POLE	
ELEC ELECTRIC METER	WTR WATER METER
ELC ELECTRIC BOX	LP LIGHT POLE
ELC ELECTRIC JUNCTION BOX	LP LIGHT POLE (1 CORNER)
IR IRON ROD FOUND	IRON ROD FOUND (1 CORNER)
PROPRTY LINE	PROPRTY LINE
FENCE	FENCE
EASEMENT LINE	EASEMENT LINE
PROPERTY LINE	PROPERTY LINE

OWNER:
ROCKWALL PROPERTY CORPORATION
2235 RIDGE ROAD, STE 201
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 7, 2024
SCALE 1" = 60' FILE # 20240108
CLIENT RPC