

J 345
FINAL PLAT
PARK PLACE WEST PHASE III ADDITION
 BEING 82 RESIDENTIAL LOTS ON 24.439 ACRES OF LAND
 IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

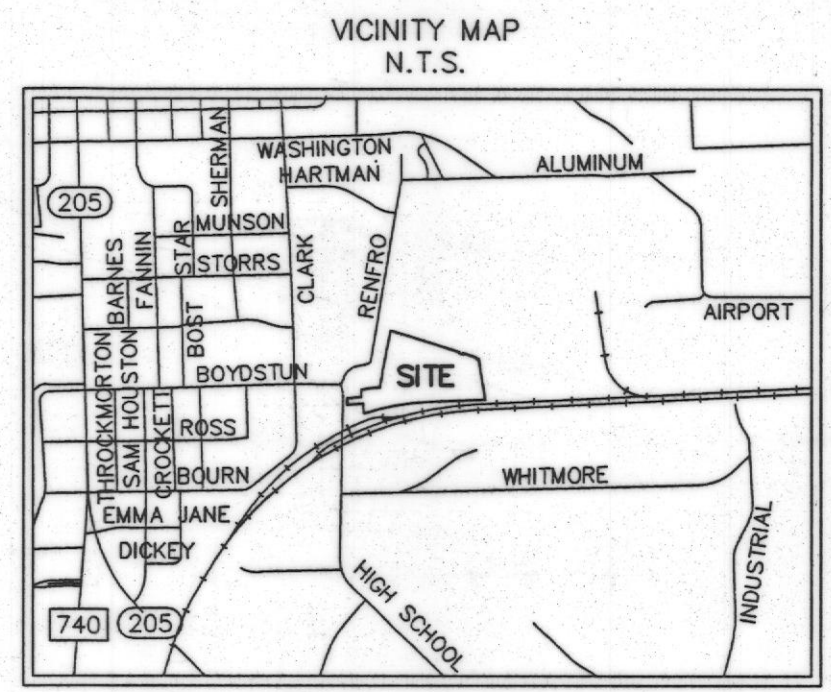
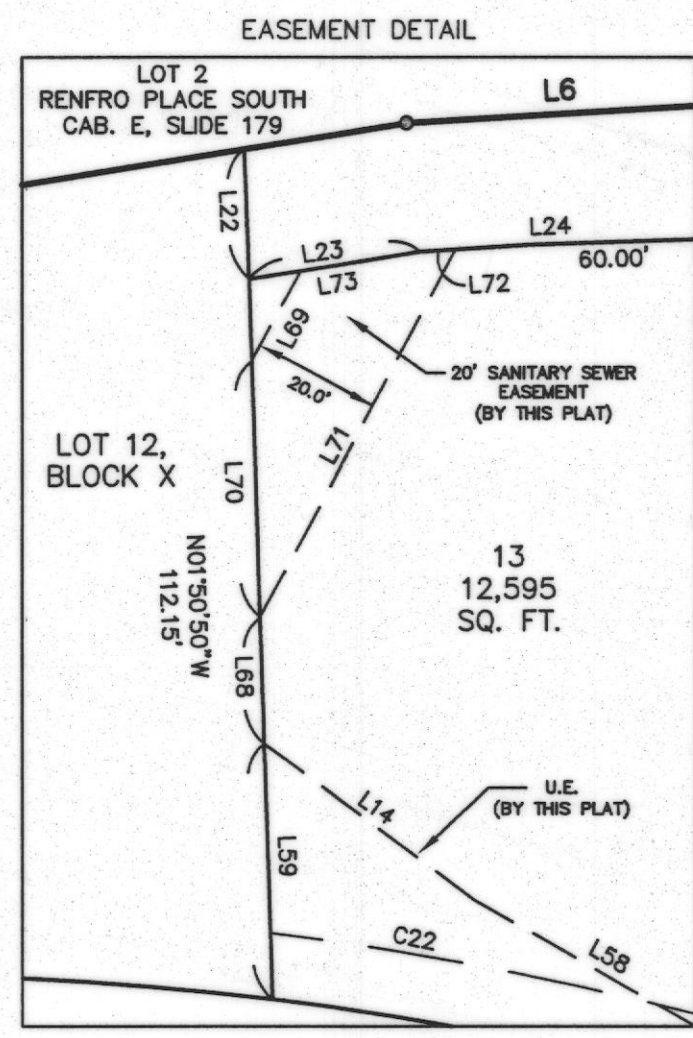
ENGINEER:
 BINKLEY & BARFIELD
 1801 GATEWAY BOULEVARD
 SUITE 101
 RICHARDSON, TEXAS 75080
 972-644-2800
 972-644-2817 F
 CONTACT: MICHELLE HIRST

OWNER:
 COLUMBIA DEVELOPMENT
 COMPANY, LLC
 305 PARK PLACE BOULEVARD
 ROCKWALL, TX 75087
 972-722-2439

CASE NO. P2018-007

JOB NO.:	P-3451	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET 1 OF 4
DATE:	2/20/2017		
REV:	6/20/2017	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
SCALE:	1" = 60'		
DRAWN:	J.B.W.		
		tman@peisersurveying.com FIRM No. 100999-00 Member Since 1977	

SEE SHEET 3 FOR
 LINE & CURVE TABLES



- NOTES:
1. IRF - Iron Rod Found
 2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
 3. EX. U.E. - existing utility easement
 4. D.E. - Drainage Easement
 5. U.E. - Utility Easement
 6. PED. - Pedestrian
 7. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 8. P.O.B. - Point of Beginning.
 9. O.P.R.D.C.T. - Official Public Records, Collin County, Texas.
 10. D.R.C.C.T. - Deed Records, Collin County, Texas.
 11. \diamond - Street Name Change
 12. Bearings based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Adminstrated by Western Data Systems.
 13. Visibility clips shall be 20"x20" on the roadways and 10"x10" on the alleys.
 14. Street sign blades and decorative signs shall be maintained by the HOA.
 15. Minimum finished floor elevations to be two feet above the adjacent 100-year floodplain. Actual finished floor of houses to be determined by home builder.
 16. 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 83054.
 17. Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.

J 346
FINAL PLAT
PARK PLACE WEST PHASE III ADDITION
 BEING 87 LOTS ON 24.439 ACRES OF LAND IN THE
 R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 FEBRUARY 2017

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

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

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

CASE NO. P2018-007

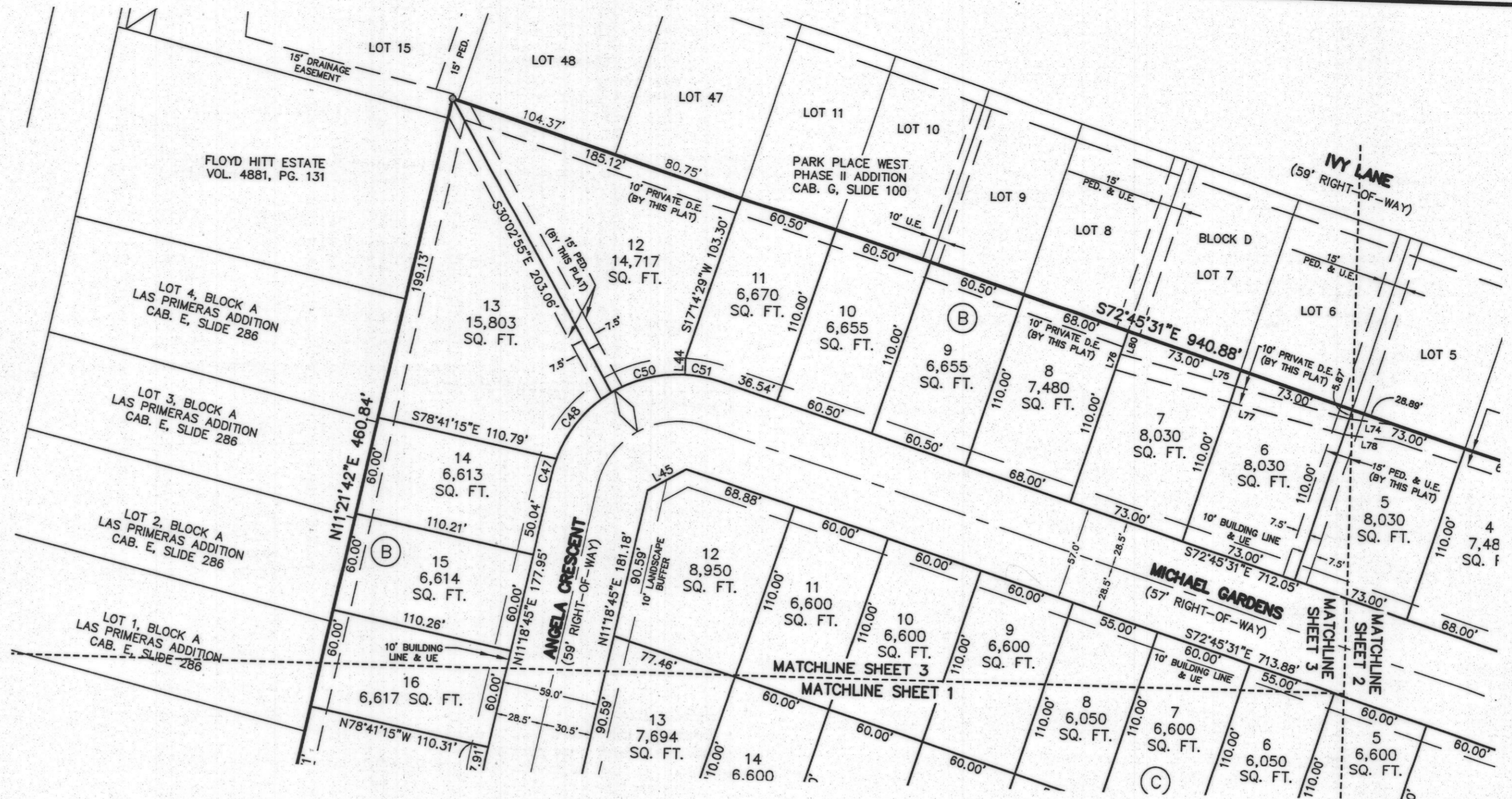
JOB NO.: P-3451	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	Texas Society of Professional Surveyors 	2
DATE: 2/13/2017			
REV:	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL BOUNDARIES TOPOGRAPHY MORTGAGE	4
SCALE: 1" = 100'	DRAWN: J.B.W.	tman@peisersurveying.com FIRM No. 100999-00 Member Since 1977	

SEE SHEET 3 FOR LINE & CURVE TABLES

LINE	LENGTH	BEARING
L1	86.63'	N 01°55'48" E
L2	182.12'	N 85°33'40" E
L3	69.54'	N 04°30'38" E
L4	29.95'	N 05°42'23" W
L5	126.45'	N 80°56'29" E
L6	111.01'	N 86°39'04" E
L7	10.00'	N 17°14'29" E
L8	59.00'	S 72°45'42" E
L9	158.05'	S 72°45'31" E
L10	20.00'	N 80°40'06" E
L11	28.28'	N 27°45'37" W
L12	34.31'	S 17°14'18" W
L13	208.56'	N 01°20'58" E
L14	41.20'	N 53°26'47" W
L15	18.25'	S 43°34'24" W
L16	14.91'	S 85°33'40" W
L17	4.84'	S 85°33'40" W
L18	20.13'	S 46°15'17" E
L19	12.05'	S 87°45'58" W
L20	20.00'	S 87°45'58" W
L21	103.34'	S 87°45'58" W
L22	20.14'	N 02°11'44" W
L23	27.26'	N 80°56'29" E
L24	17.43'	N 86°39'04" E
L25	15.02'	N 88°09'10" E
L26	58.18'	S 72°45'31" E
L27	77.31'	S 01°50'50" E
L28	116.40'	S 72°45'31" E
L29	77.22'	N 01°50'50" W
L30	67.56'	S 01°50'50" E
L31	4.32'	N 72°45'31" W
L32	7.07'	S 27°45'37" E
L33	21.22'	S 27°45'37" E
L34	19.45'	N 17°14'18" E
L35	13.13'	S 02°15'22" E
L36	21.22'	S 62°14'23" W
L37	28.28'	N 62°14'23" E
L38	7.07'	N 62°14'23" E
L39	21.22'	S 27°45'37" E
L40	28.29'	S 27°45'37" E
L41	7.07'	N 27°45'37" W
L42	134.71'	N 04°28'08" W
L43	210.88'	S 85°56'53" W
L44	10.00'	S 01°32'01" W
L45	26.78'	S 59°16'37" W
L46	29.71'	S 30°43'23" E
L47	7.06'	S 62°14'24" W
L48	28.28'	N 62°14'24" W
L49	21.22'	S 62°14'24" E
L50	14.76'	S 72°45'31" E
L51	35.78'	S 22°01'07" E
L52	2.47'	N 87°45'58" E
L53	18.16'	N 09°19'54" W
L54	0.67'	S 47°14'02" E
L55	50.67'	S 72°45'31" E
L56	12.93'	N 27°45'42" W
L57	27.40'	S 27°45'41" E
L58	71.66'	S 60°56'46" E
L59	39.83'	N 01°50'50" W
L60	143.21'	N 88°09'10" E
L61	97.55'	S 01°50'50" E
L62	55.43'	N 17°14'19" E
L63	52.07'	N 17°14'19" E
L64	116.61'	S 01°50'50" E
L65	121.78'	S 72°45'31" E
L66	20.11'	S 11°14'14" W
L67	20.00'	S 72°45'31" E
L68	19.75'	N 01°50'43" W
L69	15.93'	S 28°18'24" W
L70	39.82'	S 01°50'50" E
L71	64.93'	N 28°18'24" E
L72	5.58'	S 86°39'04" W
L73	19.19'	S 80°56'29" W
L74	29.48'	N 84°14'37" W
L75	146.27'	N 76°13'01" W
L76	10.02'	S 17°14'29" W
L77	146.26'	S 76°10'54" E
L78	30.48'	S 84°04'19" E
L79	247.11'	S 72°45'31" E
L80	14.70'	S 17°14'29" W
L81	99.80'	S 09°19'54" E
L82	28.37'	S 45°15'54" W
L83	80.11'	S 87°45'58" W
L84	9.66'	S 17°13'32" W
L85	95.26'	S 72°45'01" E
L86	20.00'	N 17°19'14" E
L87	95.43'	N 72°44'55" W
L88	10.34'	S 16°26'51" W

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	12.35'	320.50'	02°12'27"	S 16°08'05" W	12.35'
C2	16.35'	379.50'	02°28'05"	N 16°00'16" E	16.35'
C3	44.28'	40.00'	63°25'37"	S 41°02'42" E	42.05'
C4	867.62'	2914.93'	17°03'14"	S 79°22'42" W	864.42'
C5	242.78'	2923.97'	04°45'26"	S 68°27'42" W	242.71'
C6	3.35'	470.50'	00°24'28"	S 85°45'52" W	3.35'
C7	12.11'	49.00'	14°09'42"	S 85°09'12" E	12.08'
C8	135.82'	470.50'	16°32'22"	N 83°10'11" W	135.35'
C9	25.42'	470.50'	03°05'45"	N 76°21'07" W	25.42'
C10	246.32'	529.50'	26°39'13"	S 88°07'49" E	244.10'
C11	184.82'	2935.43'	03°36'27"	S 80°20'48" W	184.79'
C12	113.06'	470.50'	13°46'04"	S 89°02'03" W	112.79'
C13	90.62'	529.50'	09°48'21"	S 88°59'06" E	90.51'
C14	91.21'	2914.93'	01°47'34"	S 87°00'32" W	91.21'
C15	118.01'	2914.93'	02°19'11"	S 72°00'40" W	118.01'
C16					
C17	16.42'	1923.71'	00°29'21"	S 70°38'12" W	16.42'
C18	62.31'	2830.79'	01°15'40"	S 69°55'10" W	62.31'
C19	153.00'	2923.97'	02°59'53"	S 67°47'55" W	152.98'
C20	11.05'	2923.97'	00°12'59"	S 66°11'29" W	11.05'
C21	105.26'	529.50'	11°23'25"	N 88°44'39" W	105.09'
C22	76.20'	529.50'	08°14'42"	N 78°55'36" W	76.13'
C23	26.45'	470.50'	03°13'18"	S 76°24'52" E	26.45'
C24	60.99'	470.50'	07°25'37"	S 81°44'19" E	60.95'
C25	60.11'	470.50'	07°19'12"	S 89°06'43" E	60.07'
C26	70.36'	470.50'	08°34'04"	N 82°56'39" E	70.29'
C27	0.96'	470.50'	00°07'03"	N 78°36'06" E	0.96'
C28	69.90'	2994.43'	01°20'15"	S 79°12'42" W	69.90'
C29	60.55'	2994.43'	01°09'31"	S 80°27'35" W	60.54'
C30	58.09'	2994.43'	01°06'41"	S 81°35'40" W	58.09'

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C31	2.30'	529.50'	00°14'58"	S 82°16'30" W	2.30'
C32	60.09'	529.50'	06°30'08"	S 85°39'03" W	60.06'
C33	60.18'	529.50'	06°30'43"	N 87°50'32" W	60.15'
C34	4.66'	529.50'	00°30'16"	N 84°20'03" W	4.66'
C35	55.57'	470.50'	06°46'03"	S 87°27'57" E	55.54'
C36	24.95'	470.50'	03°02'18"	N 87°37'53" E	24.95'
C37	35.07'	2973.93'	00°40'32"	S 86°27'00" W	35.07'
C38	57.95'	2973.93'	01°06'59"	S 87°20'46" W	57.95'
C39	6.67'	150.50'	02°32'17"	N 86°29'49" E	6.67'
C40	121.54'	150.50'	46°16'21"	N 62°05'30" E	118.27'
C41	57.04'	150.50'	21°43'02"	N 28°05'49" E	56.70'
C42	102.46'	209.50'	28°01'16"	N 31°14'56" E	101.44'
C43	30.05'	49.00'	35°08'25"	S 74°39'50" E	29.58'
C44	21.59'	78.50'	15°45'35"	S 64°52'44" E	21.52'
C45	55.90'	78.50'	40°48'07"	S 36°35'53" E	54.73'
C46	37.69'	78.50'	27°30'35"	S 02°26'32" E	37.33'
C47	9.99'	78.50'	07°20'54"	S 14°58'09" W	9.98'
C48	53.34'	78.50'	38°04'22"	S 38°56'06" W	52.32'
C49	31.34'	78.75'	22°48'02"	S 46°05'18" W	31.13'
C50	46.57'	78.50'	33°59'36"	S 74°32'13" W	45.89'
C51	21.52'	78.50'	15°42'27"	N 80°36'45" W	21.45'
C52	37.64'	34.00'	63°25'37"	N 41°02'43" W	35.75'
C53	101.68'	60.00'	97°05'52"	N 39°13'02" E	89.94'
C54	25.97'	60.00'	24°48'10"	N 03°04'10" E	25.77'
C55	39.26'	60.00'	37°29'18"	N 34°12'55" E	38.56'
C56	36.45'	60.00'	34°48'24"	N 70°21'46" E	35.89'
C57	131.98'	97.00'	77°57'34"	N 29°38'52" E	122.03'
C58	164.38'	97.00'	97°05'52"	N 39°13'02" E	145.41'
C59	40.09'	90.00'	25°31'29"	N 59°59'47" W	39.76'
C60	36.65'	90.00'	23°19'54"	N 13°30'47" W	36.40'
C61	27.66'	110.00'	14°24'35"	N 09°03'08" W	27.59'



J 347
FINAL PLAT
PARK PLACE WEST PHASE III ADDITION
 BEING 87 LOTS ON 24.439 ACRES OF LAND IN THE
 R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 FEBRUARY 2017

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

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

CASE NO. P2018-007

JOB NO.:	P-3451	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	
DATE:	2/13/2017		
REV:			
SCALE:	1" = 100'	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL TOPOGRAPHY MORTGAGE
DRAWN:	J.B.W.	tmankin@peisersurveying.com	Texas Society of Professional Surveyors Member Since 1977

FIRM No. 100999-00

OWNER'S CERTIFICATION

WHEREAS COLUMBIA DEVELOPMENT COMPANY, LLC, BEING the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:
BEING that certain tract of land situated in the R. Ballard Survey, Abstract No. 29, in the City of Rockwall, Rockwall County, Texas, and being all of that certain 2.60 acre tract and a portion of that certain 51.01 acre tract of land conveyed to Columbia Development Company, LLC by deed record in Volume 4743, Page 96, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

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

THENCE North 01 deg. 55 min. 48 sec. East, along the common line of said Columbia Development tract and said T.L. Townsend Drive, a distance of 86.63 feet to a 1/2 inch iron rod found for the most westerly Northwest corner of the herein described tract, same being the Southwest corner of Lot 1, Block A, Richard Harris Subdivision No. 6, according to the plat thereof recorded in Volume 478, Page 181, Plat Records, Rockwall County, Texas;

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

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

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

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

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

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

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

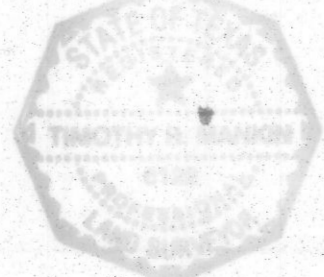
THENCE North 11 deg. 21 min. 42 sec. East, along the common line of said Columbia Development tract and said Caldwell tract, passing the Northeast corner of said Caldwell tract, same being the Southeast corner of Block A, Las Primeras Addition, an addition to the City of Rockwall, Rockwall County, Texas,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

SURVEYOR'S CERTIFICATE

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

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

5/16/2018
Date



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

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

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

South 72 deg. 45 min. 42 sec. East, a distance of 59.00 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the left, having a radius of 379.50 feet and a delta angle of 02 deg. 28 min. 05 sec.;

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

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

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

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

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

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

THENCE along the common line of said Columbia Development and said DGNO Railroad as follows:

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

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

THENCE along the common line of said Columbia Development tract and said Columbia Extrusion tract as follows:

North 04 deg. 28 min. 08 sec. West, a distance of 134.71 feet to a 1/2 inch iron rod set for internal corner, same being the Northeast corner of said Columbia Extrusion tract;

South 85 deg. 56 min. 53 sec. West, a distance of 210.88 feet to the POINT OF BEGINNING and containing 24.439 acres of computed land, more or less.

RECOMMENDED FOR FINAL APPROVAL

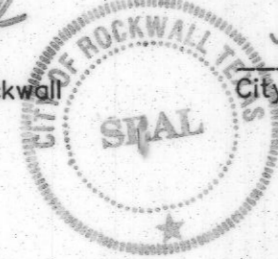
Planning & Zoning Commission, Chairman Date 5/16/18

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 16 day of May, 2018.

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

WITNESS OUR HANDS, this 16th day of May, 2018.

Mayor, City of Rockwall City Secretary City Engineer



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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

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

- 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. All detention/drainage systems to be maintained, repaired, and replaced by property owner.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.
8. Non standard street signs, poles and fixtures to be maintained by Home Owner's Association.

WITNESS MY HAND, this 18 day of May, 2018.

COLUMBIA DEVELOPMENT COMPANY, LLC

CW Bricker

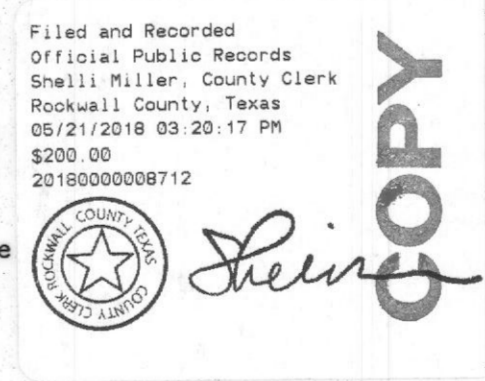
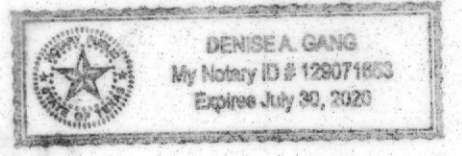
By:

STATE OF TEXAS: COUNTY OF Rockwall

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF May, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS



COPIES

J 348 FINAL PLAT PARK PLACE WEST PHASE III ADDITION BEING 87 LOTS ON 24.439 ACRES OF LAND IN THE R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS FEBRUARY 2017

CASE NO. P2018-007

Table with 4 columns: JOB NO., DATE, REV., SCALE, DRAWN; and 4 columns: FIRM NAME, ADDRESS, COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE, and other details.

