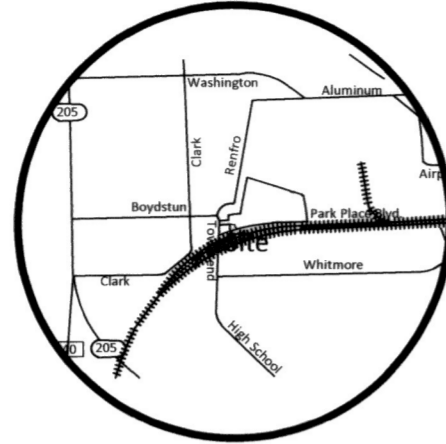


Vicinity Map  
(Not to Scale)



LEGEND

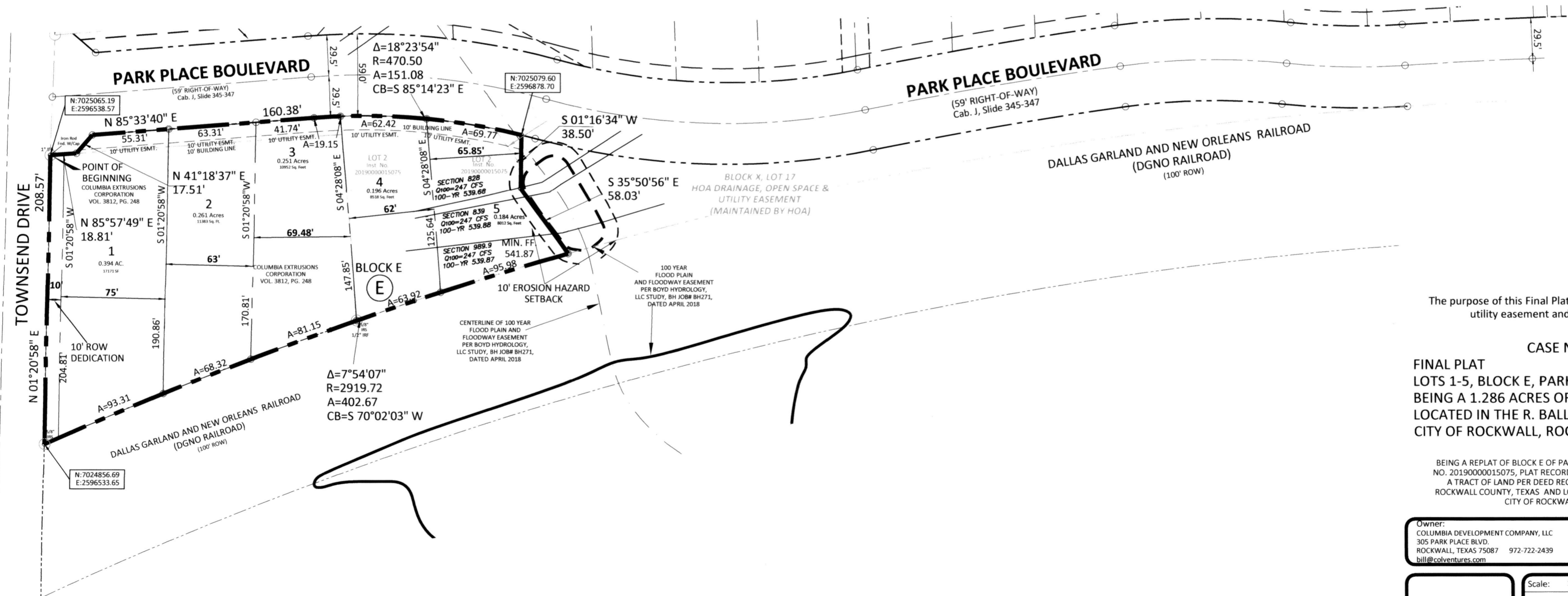
IRF	Iron Rod Found
IRS	Iron Rod Set
U.E.	Utility Easement
OPRRCT	Official Public Records Rockwall County, Texas
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
MFF	Minimum Finished Floor
○	Property Corner(s)

LINE TYPE LEGEND

---	Boundary
- - - -	Right-of-Way
- · - · -	Adjoiner
- · - - -	Erosion Setback
- · - · - ·	Center Line Street
- · - - - ·	Building Line
- · - - - -	Utility Easement

NOTES:

1. The purpose of this Final Plat is to create 5 Lots in Block E and adding a 10' Utility Easement and dedicating 10' ROW along Townsend Drive.
2. 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.
3. Basis of Bearings: Bearings are based on the Amending Plat of PARK PLACE WEST PHASE III ADDITION recorded in Inst. No. 20190000015075, Plat Records Rockwall County, Texas.
4. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to it's accuracy.
5. Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.
7. Property owner is responsible for maintenance, repair, and reconstruction of all detention/drainage facilities in easements.



The purpose of this Final Plat is to create 5 lots and dedicate utility easement and dedicate right of way.

CASE NO: P2022-034

FINAL PLAT  
LOTS 1-5, BLOCK E, PARK PLACE PHASE IV ADDITION  
BEING A 1.286 ACRES OF LAND  
LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF BLOCK E OF PARK PLACE PHASE III ADDITION, RECORDED IN INST. NO. 20190000015075, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND A PORTION OF A TRACT OF LAND PER DEED RECORDED IN VOL. 3812, PG. 248, DEED RECORDS, ROCKWALL COUNTY, TEXAS AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

Scale: 1" = 60'	Checked By: F.R. OWENS
Date: July 17, 2022	P.C.: Cryer/Spradling
Technician: Bedford/Spradling	File: PARK PLACE PHASE 4
Drawn By: Bedford/Spradling	Job No. 668-001
	GF No.

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

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Of: 2



TBPLS REG#10118200

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

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS COLUMBIA DEVELOPMENT COMPANY, LLC are the owners of a 1.286 acre tract of land situated in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas and being a portion of a 0.582 acre tract of land to Columbia Development Company, LLC per Deed Record in Vol. 3812, Pg. 240, Deed Records, Rockwall County, Texas and also a portion of Block E of Park Place West Phase III Addition according to the Amending Plat recorded in Inst. No. 20190000015075, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1" iron rod with cap found for corner and being located in the east line of Townsend Drive and being located in the south line of Park Place Boulevard (59' Wide);

THENCE along the south line of said Park Place Boulevard as follows:

NORTH 85°57'49" EAST a distance of 18.81 feet to a point for corner;

NORTH 41°18'37" EAST a distance of 17.51 feet to a point for corner;

NORTH 85°33'40" EAST a distance of 160.38 feet to a point for corner and being the beginning of a curve to the right with a radius of 470.50 feet and a chord bearing of SOUTH 85°14'23" EAST;

ALONG said curve to the right through a central angle of 18°23'54" feet and an arc length of 151.08 feet to a point for corner in Block X, Lot 17 of said Park Place West Phase III;

THENCE along the west line of said Block X, Lot 17 as follows:

SOUTH 01°16'34" WEST a distance of 38.50 feet to a point for corner;

SOUTH 35°50'56" EAST a distance of 58.03 feet to a point for corner located in the south line of said 1.286 acre tract and being the beginning of a curve to the left with a radius of 2919.72 feet and a chord bearing of SOUTH 70°02'03" WEST;

ALONG said curve to the left through a central angle of 7°54'07" for an arc length of 402.67 feet to a 5/8 inch iron rod found for corner and being located in the east line of said Townsend Drive;

THENCE NORTH 01°20'58" EAST a distance of 208.57 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.286 acres or 56,003 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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.

Handwritten signature of Frank R. Owens

Frank R. Owens
Registered Professional Land Surveyor No. 5387
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087



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

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

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

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

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

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

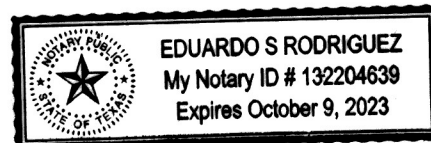
COLUMBIA DEVELOPMENT COMPANY, LLC
Handwritten signature of Charles W. Bricker
Name: Charles W. Bricker
Title: President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Charles W. 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 15th day of September, 2022.

Handwritten signature of Notary Public
Notary Public in and for the State of Texas



NOTES:

- 1. The purpose of this Final Plat is to create 5 Lots in Block E and adding a 10' Utility Easement and dedicating 10' ROW along Townsend Drive.
2. 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.
3. Basis of Bearings: Bearings are based on the Amending Plat of PARK PLACE WEST PHASE III ADDITION recorded in Inst. No. 20190000015075, Plat Records Rockwall County, Texas.
4. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to it's accuracy.
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The purpose of this Final Plat is to create 5 lots and dedicate utility easement and dedicate right of way.

CASE NO: P2022-034

FINAL PLAT
LOTS 1-5, BLOCK E, PARK PLACE PHASE IV ADDITION
BEING A 1.286 ACRES OF LAND
LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF BLOCK E OF PARK PLACE PHASE III ADDITION, RECORDED IN INST. NO. 20190000015075, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND A PORTION OF A TRACT OF LAND PER DEED RECORDED IN VOL. 3812, PG. 248, DEED RECORDS, ROCKWALL COUNTY, TEXAS AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

Table with 2 columns: Checked By: F.R. OWENS, P.C.: Cryer/Spradling, Date: July 17, 2022, File: PARK PLACE PHASE 4, Technician: Bedford, Job No.: 668-001, Drawn By: Bedford, GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087
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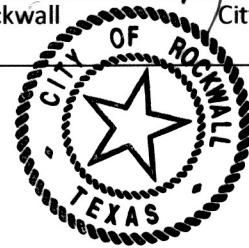
Sheet: 2/2

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



TBPLS REG#10118200

RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission Date 9/21/22
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 15 day of August, 2022.
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 27th day of September, 2022
Mayor, City of Rockwall City Secretary City Engineer



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
09/29/2022 10:34:23 AM
\$100.00
20220000021659



Handwritten signature of Jennifer Fogg

N:\ALL FILES\TOMDEN ENGINEERING\Rockwall\PARK PLACE WEST - PHASE III\PHASE III 2019\PARK PLACE PHASE FINAL PLAT (2022-07-08).dwg, FINAL PLAT PAGES: 18X24, 9/14/2022 9:31:31 AM