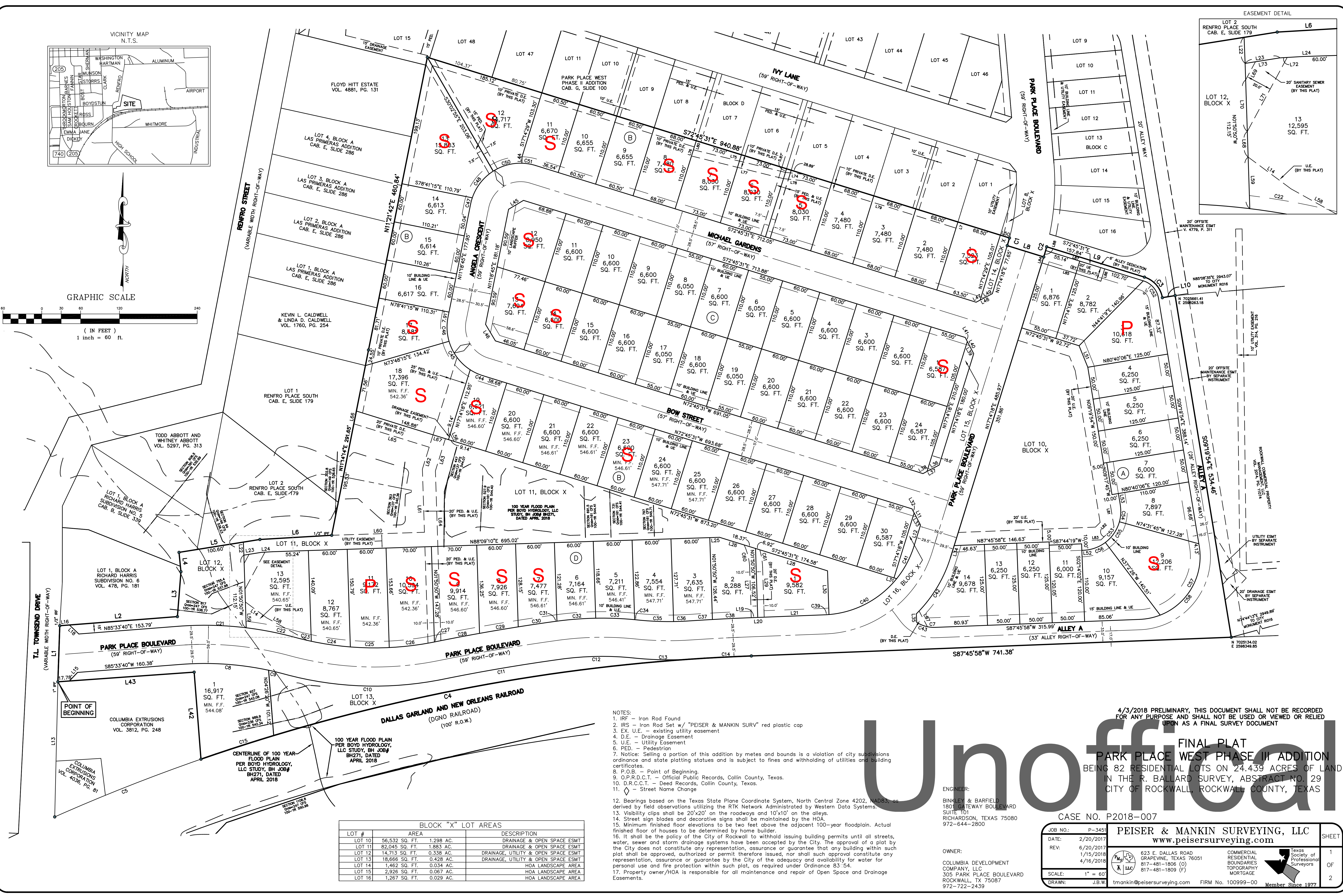
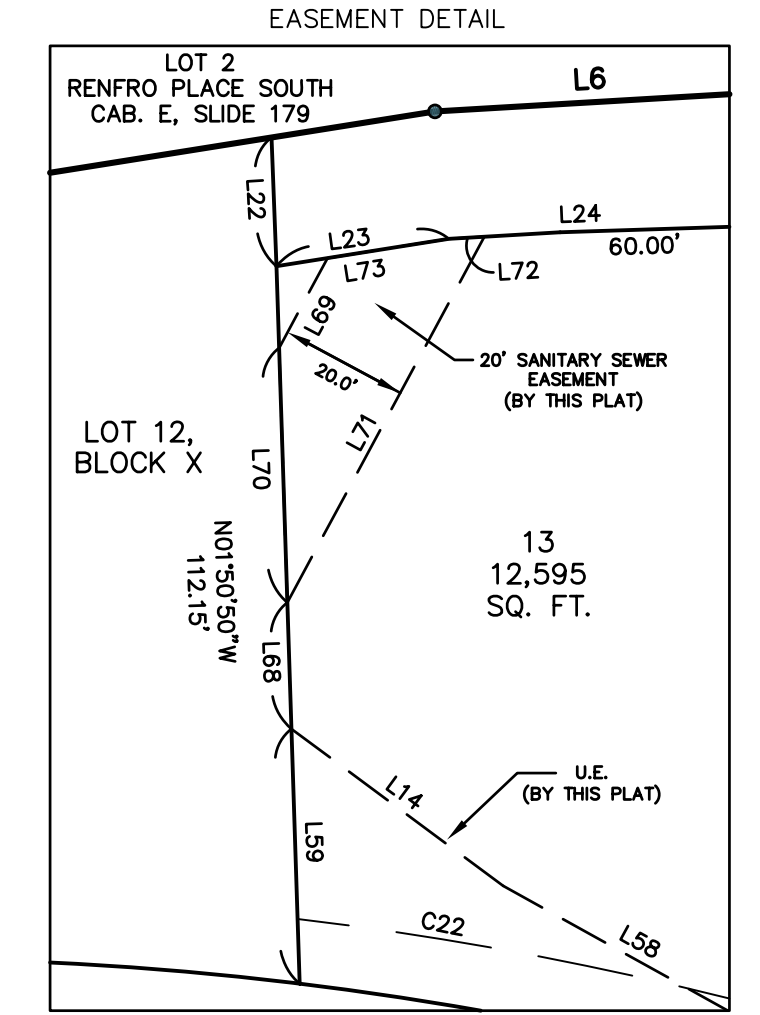
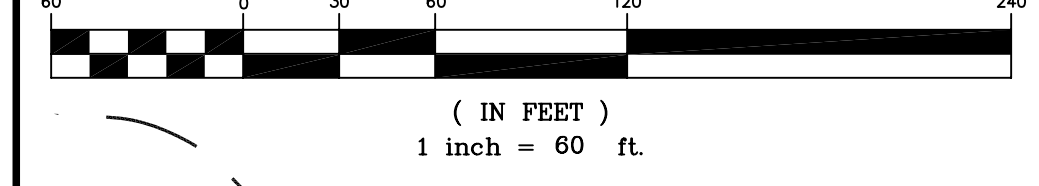


GRAPHIC SCALE



- 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: Sealing 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.T. - Dead 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 Administered 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 therefor 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.
17. Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.

BLOCK "X" LOT AREAS		
LOT #	AREA	DESCRIPTION
LOT 10	56,532 SQ. FT. 1.298 AC.	DRAINAGE & OPEN SPACE ESMT
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

4/3/2018 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Unofficial

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 BATEWAY BOULEVARD
SUITE 101
RICHARDSON, TEXAS 75080
972-644-2800

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	
DATE:	2/20/2017				
REV:	6/20/2017				
REV:	1/15/2018 4/16/2018				
SCALE:	1" = 60'	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	1	
DRAWN:	J.B.W.	trmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977	2