



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-053 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☒ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED _____



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 (200+36.42*15=\$746.30)
- ☒ Final Plat (\$300.00 + \$20.00 Acre) ¹ 300+20*36.42=\$1028.40
- ☐ 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
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address	none		
Subdivision	Discovery Lakes, Phase 1	Lot	Block
General Location	36.42 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-78	Current Use	None		
Proposed Zoning	PD-78	Proposed Use	Single Family Residential		
Acreage	36.42	Lots [Current]	1	Lots [Proposed]	31

☒ **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]

<input type="checkbox"/> Owner	Discovery Lakes, LLC.	<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.
Contact Person	Nick DiGiuseppe	Contact Person	Cameron Slown
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013
Phone	972-960-9941	Phone	817-889-5050
E-Mail	southbrookinvestments@outlook.com	E-Mail	cslow@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Nick DiGiuseppe [Owner] the undersigned, who stated the information on this application to be true and certified the following:

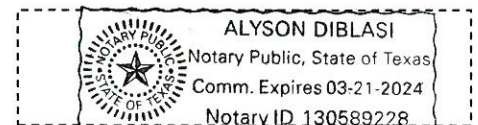
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \$1028.40, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of October, 20 21. By signing this 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 14th day of October, 20 21

Owner's Signature

Notary Public in and for the State of Texas

Alyson Diblasi
Alyson Diblasi



My Commission Expires 03-21-2024



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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Other Application Fees:

- ☐ Tree Removal (\$75.00)
☐ Variance Request (\$100.00)

Notes:

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PROPERTY INFORMATION [PLEASE PRINT]

Address none
 Subdivision Discovery Lakes, Phase 1 Lot Block
 General Location 36.42 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-78 Current Use None
 Proposed Zoning PD-78 Proposed Use Single Family Residential
 Acreage 36.42 Lots [Current] 1 Lots [Proposed] 31

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Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013
Phone	972-960-9941	Phone	817-889-5050
E-Mail	southbrookinvestments@outlook.com	E-Mail	cslown@tnpinc.com

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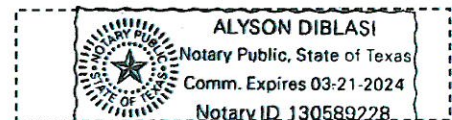
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Given under my hand and seal of office on this the 14th day of October, 2021

Owner's Signature

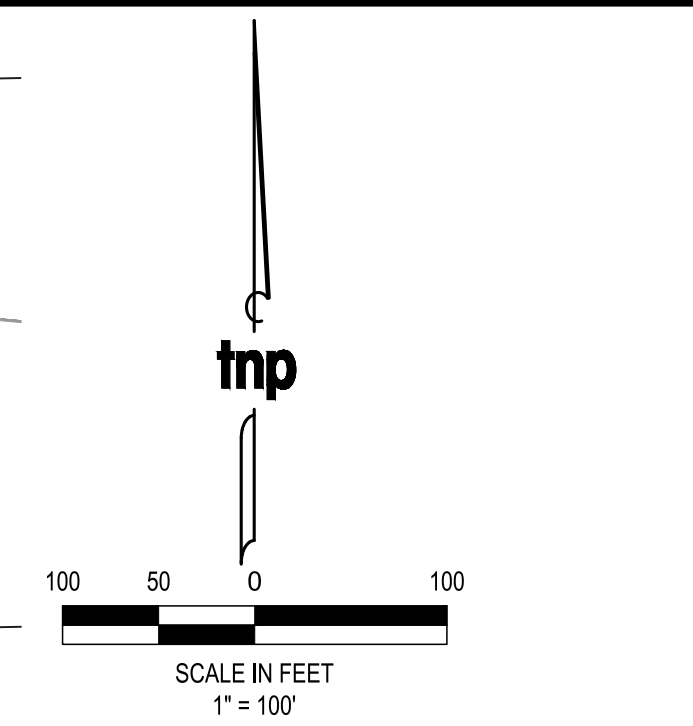
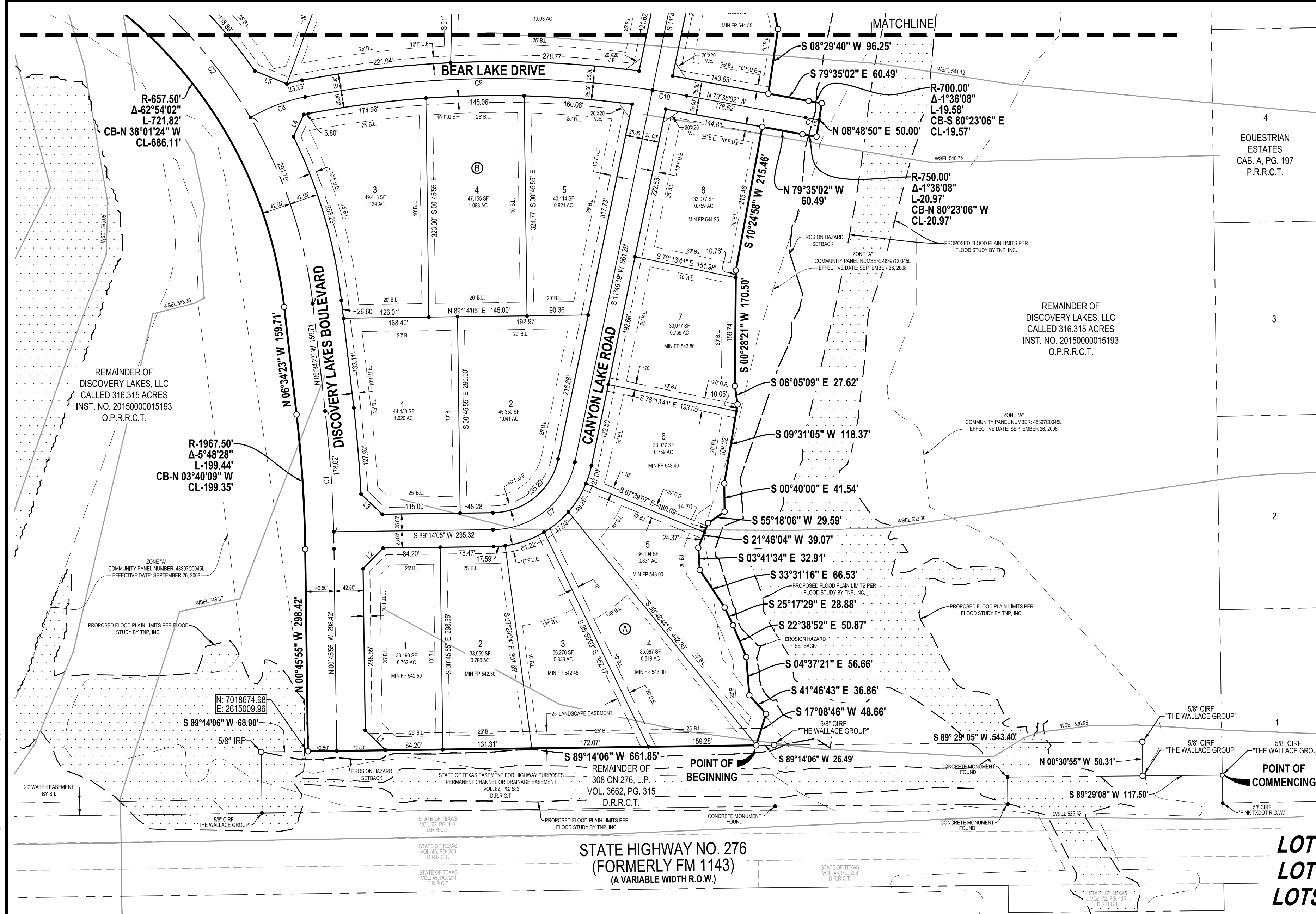
Notary Public in and for the State of Texas

Nick DiGiuseppe
Alyson Diblasi



My Commission Expires 03-21-2024

Drawing: C:\Users\jmadocx\AppData\Local\Temp\AcPlot\222602021_10_04_SBD_20370 Final Plat.dwg at Oct 14, 2021 12:34pm by jmadocx



- LEGEND**
- IRF - IRON ROD FOUND
 - CIRF - CAPPED IRON ROD FOUND
 - CIRS - CAPPED IRON ROD SET
 - N.T.S. - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - SF - SQUARE FEET
 - AC - ACRES
 - B.L. - BUILDING LINE
 - MIN FP - MINIMUM FINISHED PAD
 - D.E. - DRAINAGE EASEMENT
 - F.U.E. - FRANCHISE UTILITY EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - W.E. - WATER EASEMENT
 - V.E. - VISIBILITY EASEMENT
 - S.I. - SEPARATE INSTRUMENT
 - WSEL - WATER SURFACE ELEVATION
 - D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY, TEXAS
 - O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
- NOTES:**
- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM THE CITY OF ROCKWALL'S GEODETIC CONTROL NETWORK VIE REAL TIME KINEMATIC (RTK) METHODS. AN AVERAGE COMBINATION FACTOR OF 1.000148822 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.
 - BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0045L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 - 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.
 - ALL CORNERS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" SET UNLESS OTHERWISE NOTED ON THE SURVEY.

FINAL PLAT
LOTS 1-8, BLOCK A
LOTS 1-5, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-7, BLOCK D
LOT 1, BLOCK E
DISCOVERY LAKES, PHASE 1

31 RESIDENTIAL LOTS
1 COMMON AREA
1,475,877 SQUARE FEET OR 33.881 ACRES

BEING A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT NUMBER 100 AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
DISCOVERY LAKES, LLC
15400 Knoll Trail, Suite 230
Dallas, Texas 75248

PROJECT INFORMATION
Project No.: SBD 20370
Date: June 6, 2021
Drawn By: WS
Scale: 1"=100'
SHEET 1 of 3

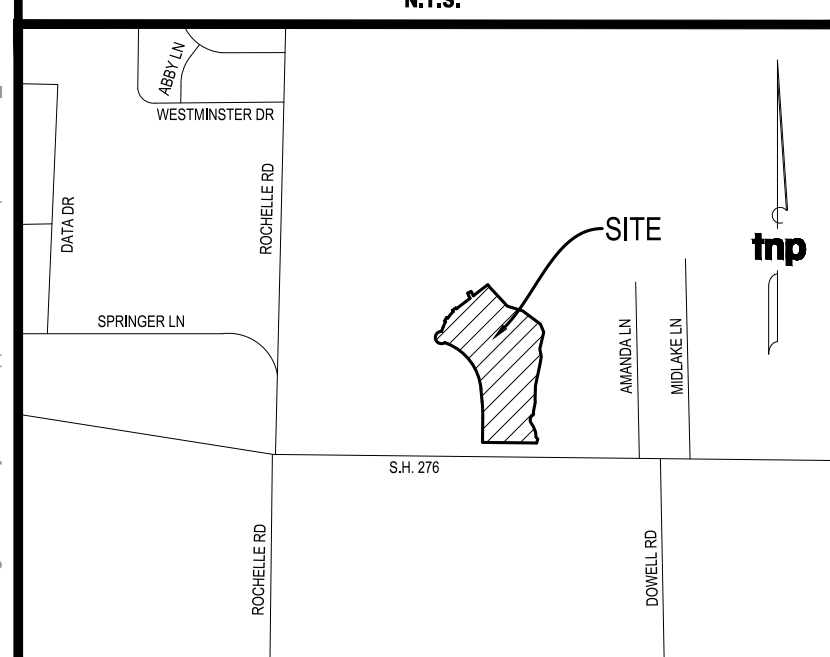
SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnppinc.com

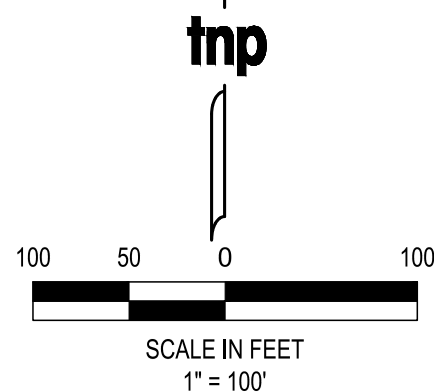


BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	3°24'59"	29.81'	N 61°39'03" W	29.81'
C2	550.00'	3°15'28"	31.27'	S 61°34'26" E	31.27'
C3	275.00'	3°23'37"	16.29'	N 38°52'27" W	16.29'
C4	800.00'	1°12'53"	16.96'	N 36°34'12" W	16.96'
C5	750.00'	1°17'11"	16.84'	S 36°32'03" E	16.84'
C6	225.00'	2°5'102"	11.19'	S 38°36'10" E	11.19'
C7	825.00'	2°4'112"	38.68'	N 27°5'101" W	38.68'
C8	775.00'	2°03'01"	27.73'	S 27°31'56" E	27.73'

CENTERLINE CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2010.00'	5°48'28"	203.75'	N 03°40'09" W	203.66'
C2	700.00'	62°54'02"	768.48'	N 38°01'24" W	730.46'
C3	500.00'	32°09'00"	280.56'	N 34°58'28" E	276.90'
C4	800.00'	4°11'32"	58.54'	N 28°36'12" W	58.52'
C5	800.00'	53°45'20"	750.57'	S 57°34'38" E	723.34'
C6	125.00'	98°19'37"	209.93'	S 38°20'29" E	186.12'
C7	125.00'	77°27'46"	189.00'	S 50°30'12" W	156.42'
C8	250.00'	19°54'26"	86.86'	N 69°14'35" E	86.43'
C9	1525.00'	19°20'58"	515.01'	N 88°52'17" E	512.56'
C10	1525.00'	1°55'29"	51.23'	S 80°29'30" W	51.22'
C11	250.00'	5°43'53"	25.01'	N 40°02'35" W	25.00'
C12	775.00'	1°14'58"	16.90'	N 36°33'09" W	16.90'
C13	525.00'	5°59'52"	54.96'	N 60°16'42" W	54.93'
C14	636.60'	1°44'11"	19.29'	N 51°30'08" E	19.29'
C15	725.00'	1°36'08"	20.27'	N 80°23'06" W	20.27'

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	75.00'	6°59'19"	9.15'	N 32°46'38" W	9.14'





REMAINDER OF
DISCOVERY LAKES, LLC
CALLED 316.315 ACRES
INST. NO. 2015000015193
O.P.R.R.C.T.

ZONE "A"
COMMUNITY PANEL NUMBER: 48397C0045L
EFFECTIVE DATE: SEPTEMBER 26, 2008

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COMMUNITY PANEL NUMBER: 48397C0045L
EFFECTIVE DATE: SEPTEMBER 26, 2008

REMAINDER OF
DISCOVERY LAKES, LLC
CALLED 316.315 ACRES
INST. NO. 2015000015193
O.P.R.R.C.T.

ZONE "AE"
COMMUNITY PANEL NUMBER: 48397C0045L
EFFECTIVE DATE: SEPTEMBER 26, 2008

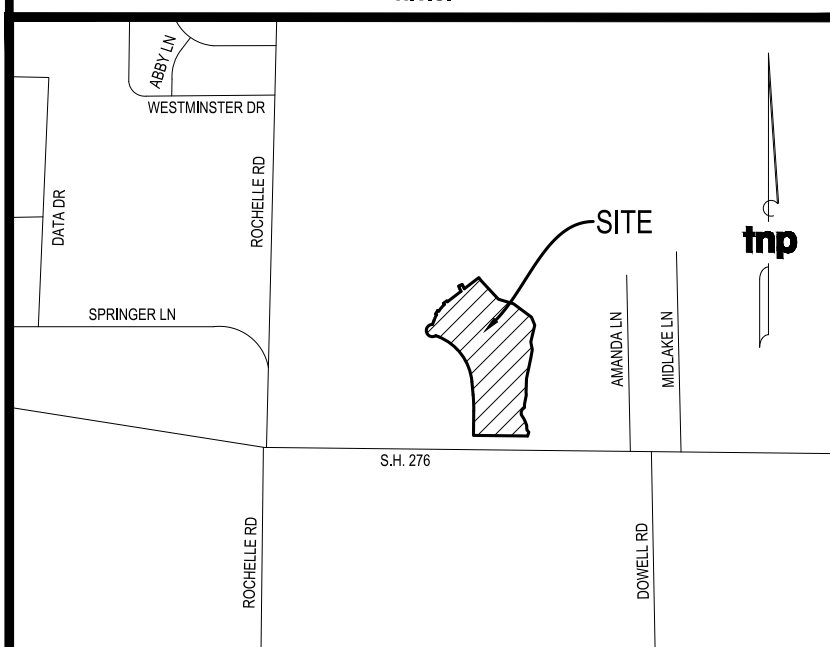
ZONE "A"
COMMUNITY PANEL NUMBER: 48397C0045L
EFFECTIVE DATE: SEPTEMBER 26, 2008

PROPOSED FLOOD PLAIN LIMITS PER
FLOOD STUDY BY TNP, INC.

REMAINDER OF
DISCOVERY LAKES, LLC
CALLED 316.315 ACRES
INST. NO. 2015000015193
O.P.R.R.C.T.

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COMMUNITY PANEL NUMBER: 48397C0045L
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VICINITY MAP
N.T.S.



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LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°45'54" W	42.43'
L2	N 44°14'05" E	42.43'
L3	S 46°40'27" E	43.09'
L4	N 25°32'51" E	36.15'
L5	N 67°57'06" W	51.01'
L6	N 45°33'50" W	36.57'
L7	N 12°32'02" W	34.13'

CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 26°30'25" W	47.19'
L2	N 42°54'31" W	13.20'

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OWNER
DISCOVERY LAKES, LLC
15400 Knoll Trail, Suite 230
Dallas, Texas 75248

PROJECT INFORMATION
Project No.: SBD 20370
Date: April 07, 2021
Drawn By: WS
Scale: 1"=100'
SHEET 2 of 3



CASE NO. _____

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnppinc.com

FINAL PLAT
LOTS 1-8, BLOCK A
LOTS 1-5, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-7, BLOCK D
LOT 1, BLOCK E
DISCOVERY LAKES, PHASE 1

31 RESIDENTIAL LOTS
1 COMMON AREA
1,475,877 SQUARE FEET OR 33.881 ACRES

BEING A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT
NUMBER 100 AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL}

WHEREAS, Discovery Lakes, LLC is the owner of a called 33.662 acre tract of land in the M.E. Hawkins Survey, Abstract Number 100, in the City of Rockwall, Rockwall County, Texas, same being a portion of a called 316.315 acre tract to Discovery Lakes, LLC as recorded in Instrument Number 2015000015193 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found on the north right-of-way of State Highway No. 276, a variable width right-of-way, same being the west line of Lot 1, Equestrian Estates, an addition to Rockwall County, Texas as recorded in Cabinet A, Page 197 of the Plat Records of Rockwall County, Texas for the southeast corner of said 316.315 acre tract;

THENCE South 89 degrees 29 minutes 08 seconds West, departing the west line of said Equestrian Estates and along the north right-of-way of said State Highway No. 276, same being the south line of said 316.315 acre tract, a distance of 117.50 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE North 00 degrees 30 minutes 55 seconds West, departing the north right-of-way of said State Highway No. 276 and continuing along the south line of said 316.315 acre tract, a distance of 50.31 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE South 89 degrees 29 minutes 05 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 543.40 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE South 89 degrees 14 minutes 06 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 26.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the POINT OF BEGINNING of the herein described tract;

THENCE South 89 degrees 14 minutes 06 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 661.85 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner from which a 5/8 inch iron rod found for an ell corner of said 316.315 acre tract bears South 89 degrees 14 minutes 06 seconds West, a distance of 68.90 feet;

THENCE departing the south line of said 316.315 acre tract and through the interior of said 316.315 acre tract, the following courses and distances:

North 00 degrees 45 minutes 55 seconds West, a distance of 298.42 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 1967.50 feet, a central angle of 05 degrees 48 minutes 28 seconds, an arc length of 199.44 feet, a chord bearing of North 03 degrees 40 minutes 09 seconds West, a distance of 199.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 06 degrees 34 minutes 23 seconds West, a distance of 159.71 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 657.50 feet, a central angle of 62 degrees 54 minutes 02 seconds, an arc length of 721.82 feet, a chord bearing of North 38 degrees 01 minutes 24 seconds West, a distance of 686.11 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 69 degrees 28 minutes 25 seconds West, a distance of 14.63 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 86 degrees 36 minutes 59 seconds West, a distance of 36.57 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 75.00 feet, a central angle of 183 degrees 44 minutes 05 seconds, an arc length of 240.51 feet, a chord bearing of North 17 degrees 45 minutes 49 seconds West, a distance of 149.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 50 degrees 19 minutes 57 seconds East, a distance of 34.13 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 18 degrees 53 minutes 58 seconds East, a distance of 32.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 525.00 feet, a central angle of 08 degrees 24 minutes 09 seconds, an arc length of 76.99 feet, a chord bearing of North 23 degrees 06 minutes 02 seconds East, a distance of 76.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a reverse curve to the left;

With said reverse curve to the left having a radius of 500.00 feet, a central angle of 03 degrees 24 minutes 59 seconds, an arc length of 29.81 feet, a chord bearing of North 61 degrees 39 minutes 03 seconds West, a distance of 29.81 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 28 degrees 21 minutes 37 seconds East, a distance of 50.02 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 550.00 feet, a central angle of 03 degrees 15 minutes 28 seconds, an arc length of 31.27 feet, a chord bearing of South 61 degrees 34 minutes 26 seconds East, a distance of 31.27 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 525.00 feet, a central angle of 11 degrees 37 minutes 35 seconds, an arc length of 106.53 feet, a chord bearing of North 38 degrees 34 minutes 25 seconds East, a distance of 106.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 275.00 feet, a central angle of 03 degrees 23 minutes 37 seconds, an arc length of 16.29 feet, a chord bearing of North 38 degrees 52 minutes 27 seconds West, a distance of 16.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 800.00 feet, a central angle of 01 degrees 12 minutes 53 seconds, an arc length of 16.96 feet, a chord bearing of North 36 degrees 34 minutes 12 seconds West, a distance of 16.96 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 52 degrees 57 minutes 47 seconds East, a distance of 50.01 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 750.00 feet, a central angle of 01 degrees 17 minutes 11 seconds, an arc length of 16.84 feet, a chord bearing of South 36 degrees 32 minutes 03 seconds East, a distance of 16.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the left;

With said compound curve continuing to the left having a radius of 225.00 feet, a central angle of 02 degrees 51 minutes 02 seconds, an arc length of 11.19 feet, a chord bearing of South 38 degrees 36 minutes 10 seconds East, a distance of 11.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 51 degrees 02 minutes 57 seconds East, a distance of 210.54 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 825.00 feet, a central angle of 02 degrees 41 minutes 12 seconds, an arc length of 38.68 feet, a chord bearing of North 27 degrees 51 minutes 01 seconds West, a distance of 38.68 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 26 degrees 30 minutes 25 seconds West, a distance of 47.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 63 degrees 29 minutes 35 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 26 degrees 30 minutes 25 seconds East, a distance of 47.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 775.00 feet, a central angle of 02 degrees 03 minutes 01 seconds, an arc length of 27.73 feet, a chord bearing of South 27 degrees 31 minutes 56 seconds East, a distance of 27.73 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 51 degrees 02 minutes 57 seconds East, a distance of 263.70 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 661.60 feet, a central angle of 01 degrees 43 minutes 30 seconds, an arc length of 19.92 feet, a chord bearing of North 51 degrees 30 minutes 16 seconds East, a distance of 19.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 37 degrees 43 minutes 33 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 611.60 feet, a central angle of 01 degrees 44 minutes 56 seconds, an arc length of 18.67 feet, a chord bearing of South 51 degrees 30 minutes 00 seconds West, a distance of 18.67 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 51 degrees 02 minutes 57 seconds West, a distance of 40.18 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 44 degrees 23 minutes 27 seconds East, a distance of 307.03 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 74 degrees 29 minutes 43 seconds East, a distance of 192.26 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 54 degrees 50 minutes 25 seconds East, a distance of 273.99 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 23 degrees 45 minutes 49 seconds East, a distance of 106.60 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 12 degrees 03 minutes 24 seconds West, a distance of 209.74 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 12 degrees 21 minutes 51 seconds East, a distance of 96.93 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 08 degrees 29 minutes 40 seconds West, a distance of 96.25 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 79 degrees 35 minutes 02 seconds East, a distance of 60.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 700.00 feet, a central angle of 01 degrees 36 minutes 08 seconds, an arc length of 19.58 feet, a chord bearing of South 80 degrees 23 minutes 06 seconds East, a distance of 19.57 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 08 degrees 48 minutes 50 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 750.00 feet, a central angle of 01 degrees 36 minutes 08 seconds, an arc length of 20.97 feet, a chord bearing of North 80 degrees 23 minutes 06 seconds West, a distance of 20.97 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 79 degrees 35 minutes 02 seconds West, a distance of 60.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 10 degrees 24 minutes 58 seconds West, a distance of 215.46 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 00 degrees 28 minutes 21 seconds West, a distance of 170.50 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 08 degrees 05 minutes 09 seconds East, a distance of 27.62 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 09 degrees 31 minutes 05 seconds West, a distance of 118.37 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 00 degrees 40 minutes 00 seconds East, a distance of 41.54 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 55 degrees 18 minutes 06 seconds West, a distance of 29.59 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 21 degrees 46 minutes 04 seconds West, a distance of 39.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 03 degrees 41 minutes 34 seconds East, a distance of 32.91 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 33 degrees 31 minutes 16 seconds East, a distance of 66.53 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 25 degrees 17 minutes 29 seconds East, a distance of 28.88 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 22 degrees 38 minutes 52 seconds East, a distance of 50.87 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 04 degrees 37 minutes 21 seconds East, a distance of 56.66 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 41 degrees 46 minutes 43 seconds East, a distance of 36.86 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 17 degrees 08 minutes 46 seconds West, a distance of 48.66 feet to the POINT OF BEGINNING containing 1,475,877 square feet, or 33.881 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox II, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2021

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.

BRIAN J. MADDOX II,
R.P.L.S. NO. 6659

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL}

We, the undersigned owners of the land shown on this plat, and designated herein as Discovery Lakes, Phase 1 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 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, 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.
- 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; 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, 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.

- Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

Discovery Lakes, LLC

Representative: _____

STATE OF TEXAS)
COUNTY OF ROCKWALL}

Before me, the undersigned authority, on this day personally appeared _____, 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 _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

FINAL PLAT
LOTS 1-8, BLOCK A
LOTS 1-5, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-7, BLOCK D
LOT 1, BLOCK E
DISCOVERY LAKES, PHASE 1

31 RESIDENTIAL LOTS
1 COMMON AREA
1,475,877 SQUARE FEET OR 33.881 ACRES

BEING A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT NUMBER 100 AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



CASE NO. _____

OWNER
DISCOVERY LAKES, LLC
15400 Knoll Trail, Suite 230
Dallas, Texas 75248

PROJECT INFORMATION
Project No.: SBD 20370
Date: April 07, 2021
Drawn By: WS
Scale: 1"=100'
SHEET 3 of 3

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com



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 (200+36.42*15=\$746.30)
☒ Final Plat (\$300.00 + \$20.00 Acre)¹ 300+20*36.42=\$1028.40
☐ 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
☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
☐ Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address none
 Subdivision Discovery Lakes, Phase 1 Lot Block
 General Location 36.42 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-78 Current Use None
 Proposed Zoning PD-78 Proposed Use Single Family Residential
 Acreage 36.42 Lots [Current] 1 Lots [Proposed] 31

☒ **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]

<input type="checkbox"/> Owner	Discovery Lakes, LLC.	<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.
Contact Person	Nick DiGiuseppe	Contact Person	Cameron Slown
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013
Phone	972-960-9941	Phone	817-889-5050
E-Mail	southbrookinvestments@outlook.com	E-Mail	cslow@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Nick DiGiuseppe [Owner] the undersigned, who stated the information on this application to be true and certified the following:

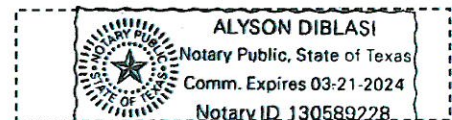
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$1028.40, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of October, 2021. By signing this application, 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 14th day of October, 2021

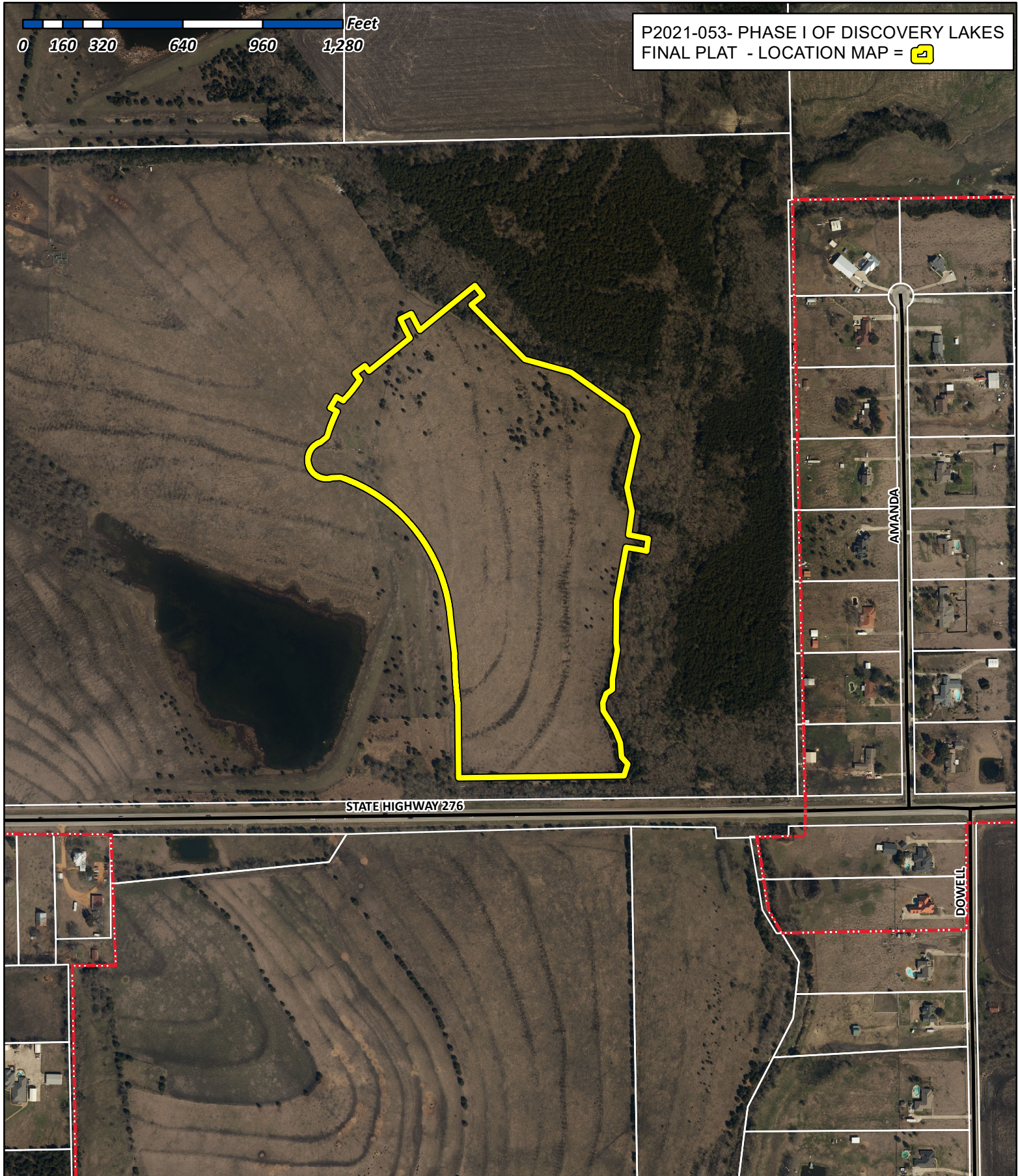
Owner's Signature

Notary Public in and for the State of Texas

Nick DiGiuseppe
Alyson Diblasi



My Commission Expires 03-21-2024



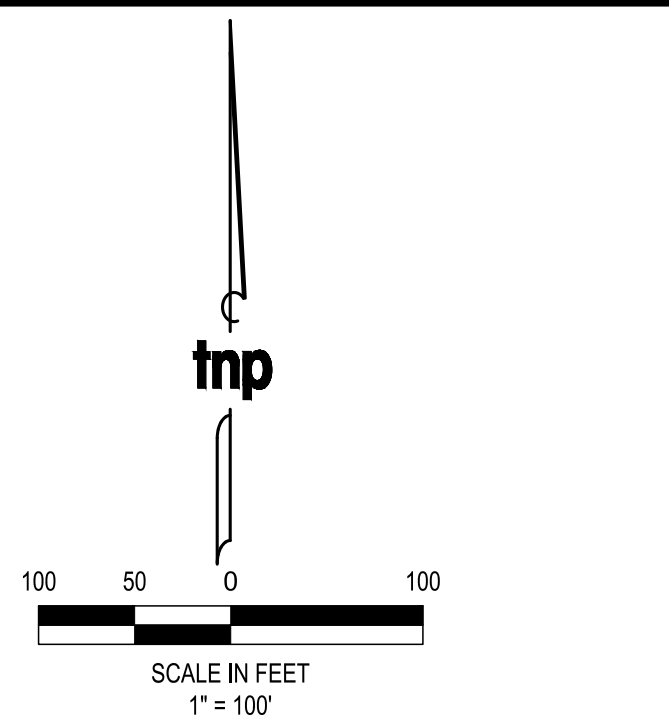
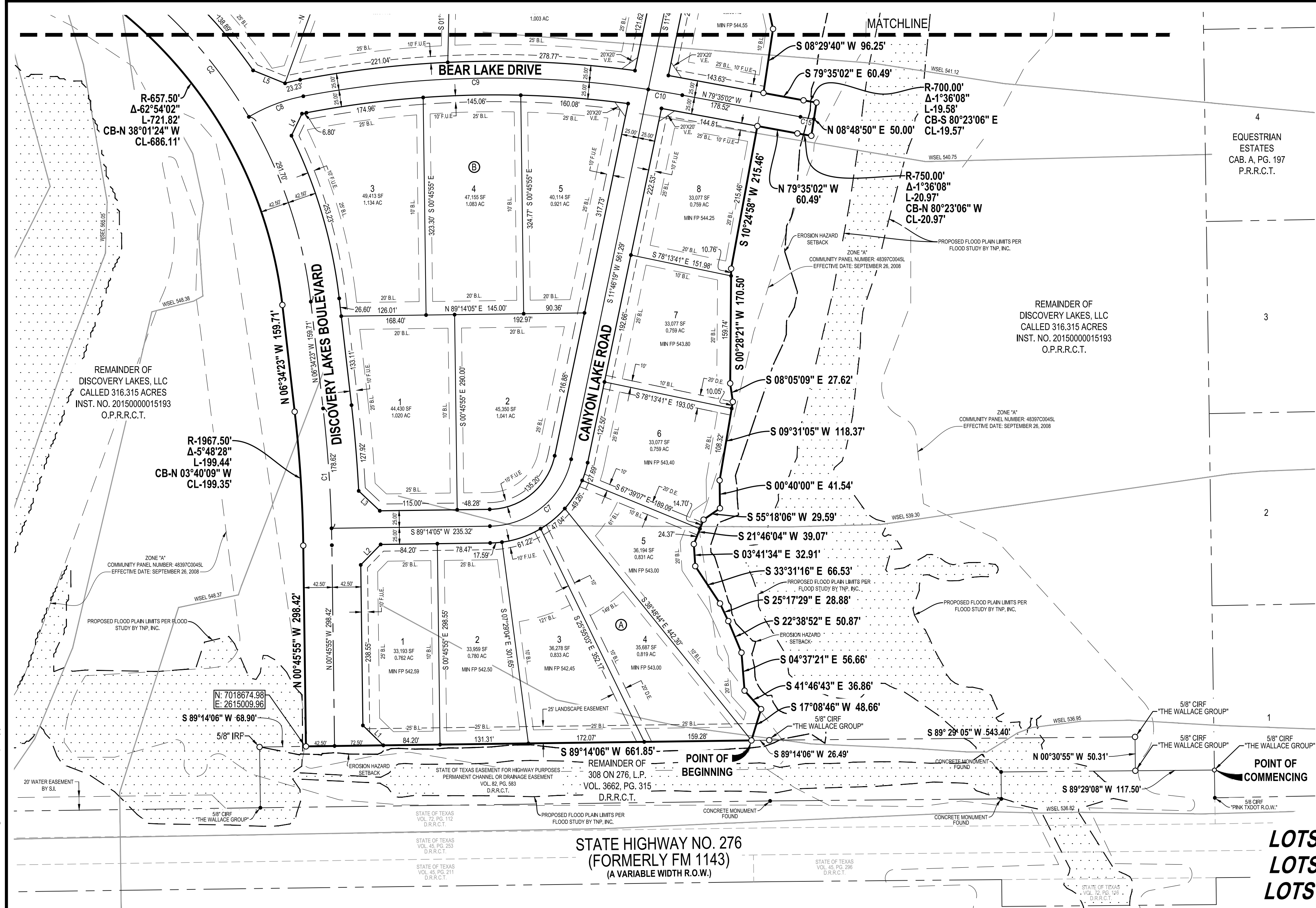
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



Drawing: C:\Users\jmadocx\AppData\Local\Temp\AcPlot\222602021_10_04_SBD_20370 Final Plat.dwg at Oct 14, 2021 12:34pm by jmadocx



- LEGEND**
- IRF - IRON ROD FOUND
 - CIRF - CAPPED IRON ROD FOUND
 - CIRS - CAPPED IRON ROD SET
 - N.T.S. - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - SF - SQUARE FEET
 - AC - ACRES
 - B.L. - BUILDING LINE
 - MIN FP - MINIMUM FINISHED PAD
 - D.E. - DRAINAGE EASEMENT
 - F.U.E. - FRANCHISE UTILITY EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - W.E. - WATER EASEMENT
 - V.E. - VISIBILITY EASEMENT
 - S.I. - SEPARATE INSTRUMENT
 - WSEL - WATER SURFACE ELEVATION
 - D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY, TEXAS
 - O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
- NOTES:**
- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM THE CITY OF ROCKWALL'S GEODETIC CONTROL NETWORK VIE REAL TIME KINEMATIC (RTK) METHODS. AN AVERAGE COMBINATION FACTOR OF 1.000148822 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.
 - BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0045L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 - 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.
 - ALL CORNERS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" SET UNLESS OTHERWISE NOTED ON THE SURVEY.

FINAL PLAT
LOTS 1-8, BLOCK A
LOTS 1-5, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-7, BLOCK D
LOT 1, BLOCK E
DISCOVERY LAKES, PHASE 1

31 RESIDENTIAL LOTS
1 COMMON AREA
1,475,877 SQUARE FEET OR 33.881 ACRES

BEING A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT NUMBER 100 AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

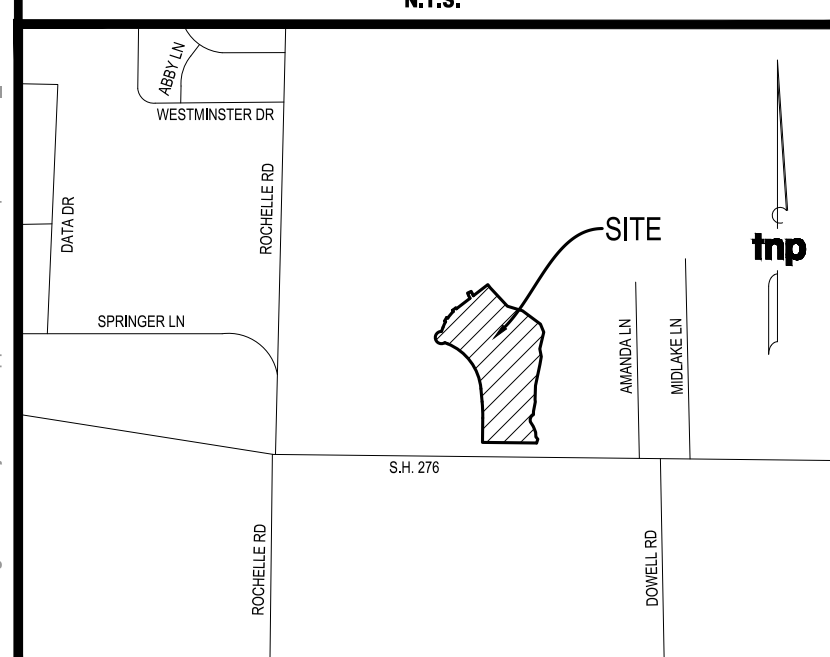
OWNER
DISCOVERY LAKES, LLC
15400 Knoll Trail, Suite 230
Dallas, Texas 75248

PROJECT INFORMATION
Project No.: SBD 20370
Date: June 6, 2021
Drawn By: WS
Scale: 1"=100'
SHEET 1 of 3



CASE NO. _____

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
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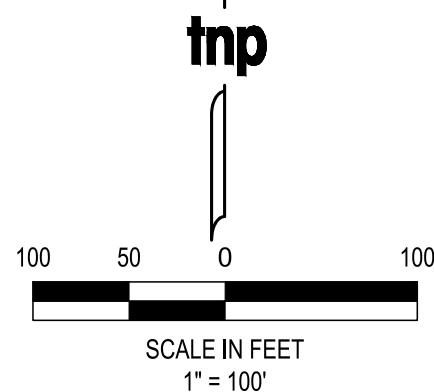


BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	3°24'59"	29.81'	N 61°39'03" W	29.81'
C2	550.00'	3°15'28"	31.27'	S 61°34'26" E	31.27'
C3	275.00'	3°23'37"	16.29'	N 38°52'27" W	16.29'
C4	800.00'	1°12'53"	16.96'	N 36°34'12" W	16.96'
C5	750.00'	1°17'11"	16.84'	S 36°32'03" E	16.84'
C6	225.00'	2°5'102"	11.19'	S 38°36'10" E	11.19'
C7	825.00'	2°4'112"	38.68'	N 27°5'101" W	38.68'
C8	775.00'	2°03'01"	27.73'	S 27°31'56" E	27.73'

LOT LINE TABLE			CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 45°45'54" W	42.43'	L1	N 26°30'25" W	47.19'
L2	N 44°14'05" E	42.43'	L2	N 42°54'31" W	13.20'
L3	S 46°40'27" E	43.09'			
L4	N 25°32'51" E	36.15'			
L5	N 67°57'06" W	51.01'			
L6	N 45°33'50" W	36.57'			
L7	N 12°32'02" W	34.13'			

CENTERLINE CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2010.00'	5°48'28"	203.75'	N 03°40'09" W	203.66'
C2	700.00'	62°54'02"	768.48'	N 38°01'24" E	730.46'
C3	500.00'	32°09'00"	280.56'	N 34°58'28" E	276.90'
C4	800.00'	4°11'32"	58.54'	N 28°36'12" W	58.52'
C5	800.00'	53°45'20"	750.57'	S 57°34'38" E	723.34'
C6	125.00'	98°19'37"	209.93'	S 38°20'29" E	186.12'
C7	125.00'	77°27'46"	189.00'	S 50°30'12" W	156.42'
C8	250.00'	19°54'26"	86.86'	N 69°14'35" E	86.43'
C9	1525.00'	19°20'58"	515.01'	N 88°52'17" E	512.56'
C10	1525.00'	1°55'29"	51.23'	S 80°29'30" E	51.22'
C11	250.00'	5°43'53"	25.01'	N 40°02'35" W	25.00'
C12	775.00'	1°14'58"	16.90'	N 36°33'09" W	16.90'
C13	525.00'	5°59'52"	54.96'	N 60°16'42" W	54.93'
C14	636.60'	1°44'11"	19.29'	N 51°30'08" E	19.29'
C15	725.00'	1°36'08"	20.27'	N 80°23'06" W	20.27'

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	75.00'	6°59'19"	9.15'	N 32°46'38" W	9.14'



REMAINDER OF
DISCOVERY LAKES, LLC
CALLED 316.315 ACRES
INST. NO. 2015000015193
O.P.R.R.C.T.

ZONE "A"
COMMUNITY PANEL NUMBER: 48397C0045L
EFFECTIVE DATE: SEPTEMBER 26, 2008

ZONE "A"
COMMUNITY PANEL NUMBER: 48397C0045L
EFFECTIVE DATE: SEPTEMBER 26, 2008

REMAINDER OF
DISCOVERY LAKES, LLC
CALLED 316.315 ACRES
INST. NO. 2015000015193
O.P.R.R.C.T.

ZONE "AE"
COMMUNITY PANEL NUMBER: 48397C0045L
EFFECTIVE DATE: SEPTEMBER 26, 2008

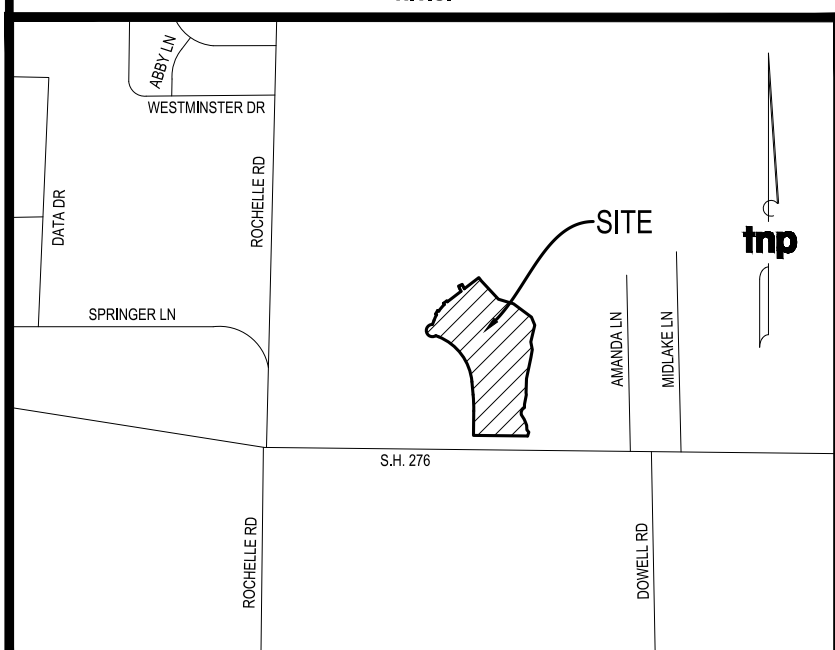
ZONE "A"
COMMUNITY PANEL NUMBER: 48397C0045L
EFFECTIVE DATE: SEPTEMBER 26, 2008

PROPOSED FLOOD PLAIN LIMITS PER
FLOOD STUDY BY TNP, INC.

REMAINDER OF
DISCOVERY LAKES, LLC
CALLED 316.315 ACRES
INST. NO. 2015000015193
O.P.R.R.C.T.

ZONE "AE"
COMMUNITY PANEL NUMBER: 48397C0045L
EFFECTIVE DATE: SEPTEMBER 26, 2008

VICINITY MAP
N.T.S.



BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	3°24'59"	29.81'	N 61°39'03" W	29.81'
C2	550.00'	3°15'28"	31.27'	S 61°34'26" E	31.27'
C3	275.00'	3°23'37"	16.29'	N 38°52'27" W	16.29'
C4	800.00'	1°12'53"	16.96'	N 36°34'12" W	16.96'
C5	750.00'	1°17'11"	16.84'	S 36°32'03" E	16.84'
C6	225.00'	2°5'102"	11.19'	S 38°36'10" E	11.19'
C7	825.00'	2°41'12"	38.68'	N 27°51'01" W	38.68'
C8	775.00'	2°03'01"	27.73'	S 27°31'56" E	27.73'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°45'54" W	42.43'
L2	N 44°14'05" E	42.43'
L3	S 46°40'27" E	43.09'
L4	N 25°32'51" E	36.15'
L5	N 67°57'06" W	51.01'
L6	N 45°33'50" W	36.57'
L7	N 12°32'02" W	34.13'

CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 26°30'25" W	47.19'
L2	N 42°54'31" W	13.20'

CENTERLINE CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2010.00'	5°48'28"	203.75'	N 03°40'09" W	203.66'
C2	700.00'	62°54'02"	768.48'	N 38°01'24" W	730.46'
C3	500.00'	32°09'00"	280.56'	N 34°58'28" E	276.90'
C4	800.00'	4°11'32"	58.54'	N 28°36'12" W	58.52'
C5	800.00'	53°45'20"	750.57'	S 57°34'38" E	723.34'
C6	125.00'	96°19'37"	209.93'	S 38°20'29" E	186.12'
C7	125.00'	77°27'46"	169.00'	S 50°30'12" W	156.42'
C8	250.00'	19°54'26"	86.86'	N 69°14'35" E	86.43'
C9	1525.00'	19°20'58"	515.01'	N 88°52'17" E	512.56'
C10	1525.00'	1°55'29"	51.23'	S 80°29'30" E	51.22'
C11	250.00'	5°43'53"	25.01'	N 40°02'35" W	25.00'
C12	775.00'	1°14'58"	16.90'	N 36°33'09" W	16.90'
C13	525.00'	5°59'52"	54.96'	N 60°16'42" W	54.93'
C14	636.60'	1°44'11"	19.29'	N 51°30'08" E	19.29'
C15	725.00'	1°36'08"	20.27'	N 80°23'06" W	20.27'

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	75.00'	6°59'19"	9.15'	N 32°46'38" W	9.14'

OWNER
DISCOVERY LAKES, LLC
15400 Knoll Trail, Suite 230
Dallas, Texas 75248

PROJECT INFORMATION
Project No.: SBD 20370
Date: April 07, 2021
Drawn By: WS
Scale: 1"=100'
SHEET 2 of 3



CASE NO. _____

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnppinc.com

FINAL PLAT
LOTS 1-8, BLOCK A
LOTS 1-5, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-7, BLOCK D
LOT 1, BLOCK E
DISCOVERY LAKES, PHASE 1

31 RESIDENTIAL LOTS
1 COMMON AREA
1,475,877 SQUARE FEET OR 33.881 ACRES

BEING A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT
NUMBER 100 AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

8

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EQUESTRIAN
ESTATES
CAB. A, PG. 197
P.R.R.C.T.

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL}

WHEREAS, Discovery Lakes, LLC is the owner of a called 33.662 acre tract of land in the M.E. Hawkins Survey, Abstract Number 100, in the City of Rockwall, Rockwall County, Texas, same being a portion of a called 316.315 acre tract to Discovery Lakes, LLC as recorded in Instrument Number 2015000015193 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found on the north right-of-way of State Highway No. 276, a variable width right-of-way, same being the west line of Lot 1, Equestrian Estates, an addition to Rockwall County, Texas as recorded in Cabinet A, Page 197 of the Plat Records of Rockwall County, Texas for the southeast corner of said 316.315 acre tract;

THENCE South 89 degrees 29 minutes 08 seconds West, departing the west line of said Equestrian Estates and along the north right-of-way of said State Highway No. 276, same being the south line of said 316.315 acre tract, a distance of 117.50 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE North 00 degrees 30 minutes 55 seconds West, departing the north right-of-way of said State Highway No. 276 and continuing along the south line of said 316.315 acre tract, a distance of 50.31 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE South 89 degrees 29 minutes 05 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 543.40 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE South 89 degrees 14 minutes 06 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 26.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the POINT OF BEGINNING of the herein described tract;

THENCE South 89 degrees 14 minutes 06 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 661.85 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner from which a 5/8 inch iron rod found for an ell corner of said 316.315 acre tract bears South 89 degrees 14 minutes 06 seconds West, a distance of 68.90 feet;

THENCE departing the south line of said 316.315 acre tract and through the interior of said 316.315 acre tract, the following courses and distances:

North 00 degrees 45 minutes 55 seconds West, a distance of 298.42 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 1967.50 feet, a central angle of 05 degrees 48 minutes 28 seconds, an arc length of 199.44 feet, a chord bearing of North 03 degrees 40 minutes 09 seconds West, a distance of 199.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 06 degrees 34 minutes 23 seconds West, a distance of 159.71 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 657.50 feet, a central angle of 62 degrees 54 minutes 02 seconds, an arc length of 721.82 feet, a chord bearing of North 38 degrees 01 minutes 24 seconds West, a distance of 686.11 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 69 degrees 28 minutes 25 seconds West, a distance of 14.63 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 86 degrees 36 minutes 59 seconds West, a distance of 36.57 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 75.00 feet, a central angle of 183 degrees 44 minutes 05 seconds, an arc length of 240.51 feet, a chord bearing of North 17 degrees 45 minutes 49 seconds West, a distance of 149.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 50 degrees 19 minutes 57 seconds East, a distance of 34.13 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 18 degrees 53 minutes 58 seconds East, a distance of 32.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 525.00 feet, a central angle of 08 degrees 24 minutes 09 seconds, an arc length of 76.99 feet, a chord bearing of North 23 degrees 06 minutes 02 seconds East, a distance of 76.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a reverse curve to the left;

With said reverse curve to the left having a radius of 500.00 feet, a central angle of 03 degrees 24 minutes 59 seconds, an arc length of 29.81 feet, a chord bearing of North 61 degrees 39 minutes 03 seconds West, a distance of 29.81 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 28 degrees 21 minutes 37 seconds East, a distance of 50.02 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 550.00 feet, a central angle of 03 degrees 15 minutes 28 seconds, an arc length of 31.27 feet, a chord bearing of South 61 degrees 34 minutes 26 seconds East, a distance of 31.27 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 525.00 feet, a central angle of 11 degrees 37 minutes 35 seconds, an arc length of 106.53 feet, a chord bearing of North 38 degrees 34 minutes 25 seconds East, a distance of 106.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 275.00 feet, a central angle of 03 degrees 23 minutes 37 seconds, an arc length of 16.29 feet, a chord bearing of North 38 degrees 52 minutes 27 seconds West, a distance of 16.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 800.00 feet, a central angle of 01 degrees 12 minutes 53 seconds, an arc length of 16.96 feet, a chord bearing of North 36 degrees 34 minutes 12 seconds West, a distance of 16.96 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 52 degrees 57 minutes 47 seconds East, a distance of 50.01 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 750.00 feet, a central angle of 01 degrees 17 minutes 11 seconds, an arc length of 16.84 feet, a chord bearing of South 36 degrees 32 minutes 03 seconds East, a distance of 16.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the left;

With said compound curve continuing to the left having a radius of 225.00 feet, a central angle of 02 degrees 51 minutes 02 seconds, an arc length of 11.19 feet, a chord bearing of South 38 degrees 36 minutes 10 seconds East, a distance of 11.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 51 degrees 02 minutes 57 seconds East, a distance of 210.54 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 825.00 feet, a central angle of 02 degrees 41 minutes 12 seconds, an arc length of 38.68 feet, a chord bearing of North 27 degrees 51 minutes 01 seconds West, a distance of 38.68 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 26 degrees 30 minutes 25 seconds West, a distance of 47.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 63 degrees 29 minutes 35 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 26 degrees 30 minutes 25 seconds East, a distance of 47.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 775.00 feet, a central angle of 02 degrees 03 minutes 01 seconds, an arc length of 27.73 feet, a chord bearing of South 27 degrees 31 minutes 56 seconds East, a distance of 27.73 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 51 degrees 02 minutes 57 seconds East, a distance of 263.70 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 661.60 feet, a central angle of 01 degrees 43 minutes 30 seconds, an arc length of 19.92 feet, a chord bearing of North 51 degrees 30 minutes 16 seconds East, a distance of 19.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 37 degrees 43 minutes 33 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 611.60 feet, a central angle of 01 degrees 44 minutes 56 seconds, an arc length of 18.67 feet, a chord bearing of South 51 degrees 30 minutes 00 seconds West, a distance of 18.67 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 51 degrees 02 minutes 57 seconds West, a distance of 40.18 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 44 degrees 23 minutes 27 seconds East, a distance of 307.03 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 74 degrees 29 minutes 43 seconds East, a distance of 192.26 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 54 degrees 50 minutes 25 seconds East, a distance of 273.99 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 23 degrees 45 minutes 49 seconds East, a distance of 106.60 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 12 degrees 03 minutes 24 seconds West, a distance of 209.74 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 12 degrees 21 minutes 51 seconds East, a distance of 96.93 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 08 degrees 29 minutes 40 seconds West, a distance of 96.25 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 79 degrees 35 minutes 02 seconds East, a distance of 60.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 700.00 feet, a central angle of 01 degrees 36 minutes 08 seconds, an arc length of 19.58 feet, a chord bearing of South 80 degrees 23 minutes 06 seconds East, a distance of 19.57 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 08 degrees 48 minutes 50 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 750.00 feet, a central angle of 01 degrees 36 minutes 08 seconds, an arc length of 20.97 feet, a chord bearing of North 80 degrees 23 minutes 06 seconds West, a distance of 20.97 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 79 degrees 35 minutes 02 seconds West, a distance of 60.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 10 degrees 24 minutes 58 seconds West, a distance of 215.46 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 00 degrees 28 minutes 21 seconds West, a distance of 170.50 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 08 degrees 05 minutes 09 seconds East, a distance of 27.62 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 09 degrees 31 minutes 05 seconds West, a distance of 118.37 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 00 degrees 40 minutes 00 seconds East, a distance of 41.54 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 55 degrees 18 minutes 06 seconds West, a distance of 29.59 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 21 degrees 46 minutes 04 seconds West, a distance of 39.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 03 degrees 41 minutes 34 seconds East, a distance of 32.91 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 33 degrees 31 minutes 16 seconds East, a distance of 66.53 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 25 degrees 17 minutes 29 seconds East, a distance of 28.88 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 22 degrees 38 minutes 52 seconds East, a distance of 50.87 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 04 degrees 37 minutes 21 seconds East, a distance of 56.66 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 41 degrees 46 minutes 43 seconds East, a distance of 36.86 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 17 degrees 08 minutes 46 seconds West, a distance of 48.66 feet to the POINT OF BEGINNING containing 1,475,877 square feet, or 33.881 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox II, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2021

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.

BRIAN J. MADDOX II,
R.P.L.S. NO. 6659

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL}

We, the undersigned owners of the land shown on this plat, and designated herein as Discovery Lakes, Phase 1 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 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. 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, 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.

7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

Discovery Lakes, LLC

Representative: _____

STATE OF TEXAS)
COUNTY OF ROCKWALL}

Before me, the undersigned authority, on this day personally appeared _____, 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 _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

FINAL PLAT
LOTS 1-8, BLOCK A
LOTS 1-5, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-7, BLOCK D
LOT 1, BLOCK E
DISCOVERY LAKES, PHASE 1

31 RESIDENTIAL LOTS
1 COMMON AREA
1,475,877 SQUARE FEET OR 33.881 ACRES

BEING A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT NUMBER 100 AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
DISCOVERY LAKES, LLC
15400 Knoll Trail, Suite 230
Dallas, Texas 75248

PROJECT INFORMATION
Project No.: SBD 20370
Date: April 07, 2021
Drawn By: WS
Scale: 1"=100'
SHEET 3 of 3



CASE NO. _____

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 10/22/2021

PROJECT NUMBER: P2021-053
PROJECT NAME: Final Plat for Phase 1 of the Discovery Lakes Subdivision
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Andrew Reyna
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: areyna@rockwall.com

CASE CAPTION: Discuss and consider a request by Cameron Slown of Teague, Nall & Perkins, Inc. on behalf of Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Final Plat for Phase 1 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 36.42-acre tract of land identified as a portion of Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District, generally located on the north side of SH-276 east of the intersection of SH-276 and Rochelle Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Andrew Reyna	10/20/2021	Approved w/ Comments

10/20/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Phase 1 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 36.42-acre tract of land identified as a portion of Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District, generally located on the north side of SH-276 east of the intersection of SH-276 and Rochelle Road.

I.2 For questions or comments concerning this case please contact Andrew Reyna in the Planning Department at (972) 772-6488 or email areyna@rockwall.com.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 78 (PD-78), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.4 For reference, include the case number (P2021-053) in the lower right-hand corner of all pages on future submittals.

M.5 Lot(s) 6, 7, and 8, Block A and Lot(s) 1, 2, Block D do not meet the minimum lot size (i.e lot width and depth) requirements of Lot Type A. With this being said, Lot 8, Block A and Lot 1, Block D would need to be oriented with the front building line facing Bear Lake Drive to be considered Lot Type A. If not oriented toward Bear Lake Drive, these lots would be considered Type B lots.

The remaining lots (i.e. Lot(s) 6 and 7, Block A and Lot 2, Block D) are considered to be Lot Type B. Keep in mind the ordinance does not permit Lot Type A to be less than 40 lots overall.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to submittal on mylar for filing.

I.7 Please note the scheduled meetings for this case:

- (1) Planning & Zoning work session meeting will be held on October 26, 2021.
- (2) Parks and Recreation Board meeting will be held on November 2, 2021.

(2) Planning & Zoning regular meeting will be held on November 9, 2021.

(3) City Council regular meeting will be held on November 15, 2021.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/21/2021	Needs Review

10/21/2021: M - Verify Floodplain in the spillway area for pond. does not appear to be drawn/shaded correctly.

M - 20-ft Sanitary Sewer Line Easement between lots 5 and 6.

M - Offsite Drainage Easement Required here from Plat limits to creek.

M - Include final instrument number once filed.

M - 20-ft Water Line Easement between lots 3 and 4.

M - Add note 6. "The H.O.A. shall be responsible for maintaining all non standard decorative signs, pole/post, hardware and foundations."

M - The H.O.A. shall be responsible for maintaining all non standard decorative signs, pole/post, hardware and foundations.

M - Remove Franchise. Just U.E.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/19/2021	Approved w/ Comments

10/19/2021: Please submit CAD (.dwg) of road centerlines and lot lines so addressing can begin. Send to lsingleton@rockwall.com

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Andrew Reyna	10/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/19/2021	Approved w/ Comments

10/19/2021: 1. Provide landscape plans for common areas and detention if applicable

2. P2021-053 (Henry Lee) (Final Plat)

Park District 24 (collect fees only)

Cash In Lieu of Land: \$448.00 x 31 lots = \$13,888.00

Pro Rata Equipment Fee: \$425.00 x 31 lots = \$13,175.00

Total per lot x lots = \$873.00 x 31 lots = \$27,063.00



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 (200+36.42*15=\$746.30)
☒ Final Plat (\$300.00 + \$20.00 Acre)¹ 300+20*36.42=\$1028.40
☐ 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
☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
☐ Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address none
 Subdivision Discovery Lakes, Phase 1 Lot Block
 General Location 36.42 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-78 Current Use None
 Proposed Zoning PD-78 Proposed Use Single Family Residential
 Acreage 36.42 Lots [Current] 1 Lots [Proposed] 31

☒ **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]

<input type="checkbox"/> Owner	Discovery Lakes, LLC.	<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.
Contact Person	Nick DiGiuseppe	Contact Person	Cameron Slown
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013
Phone	972-960-9941	Phone	817-889-5050
E-Mail	southbrookinvestments@outlook.com	E-Mail	cslown@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Nick DiGiuseppe [Owner] the undersigned, who stated the information on this application to be true and certified the following:

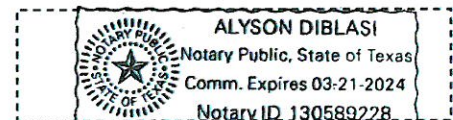
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$1028.40, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of October, 2021. By signing this application, 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 14th day of October, 2021

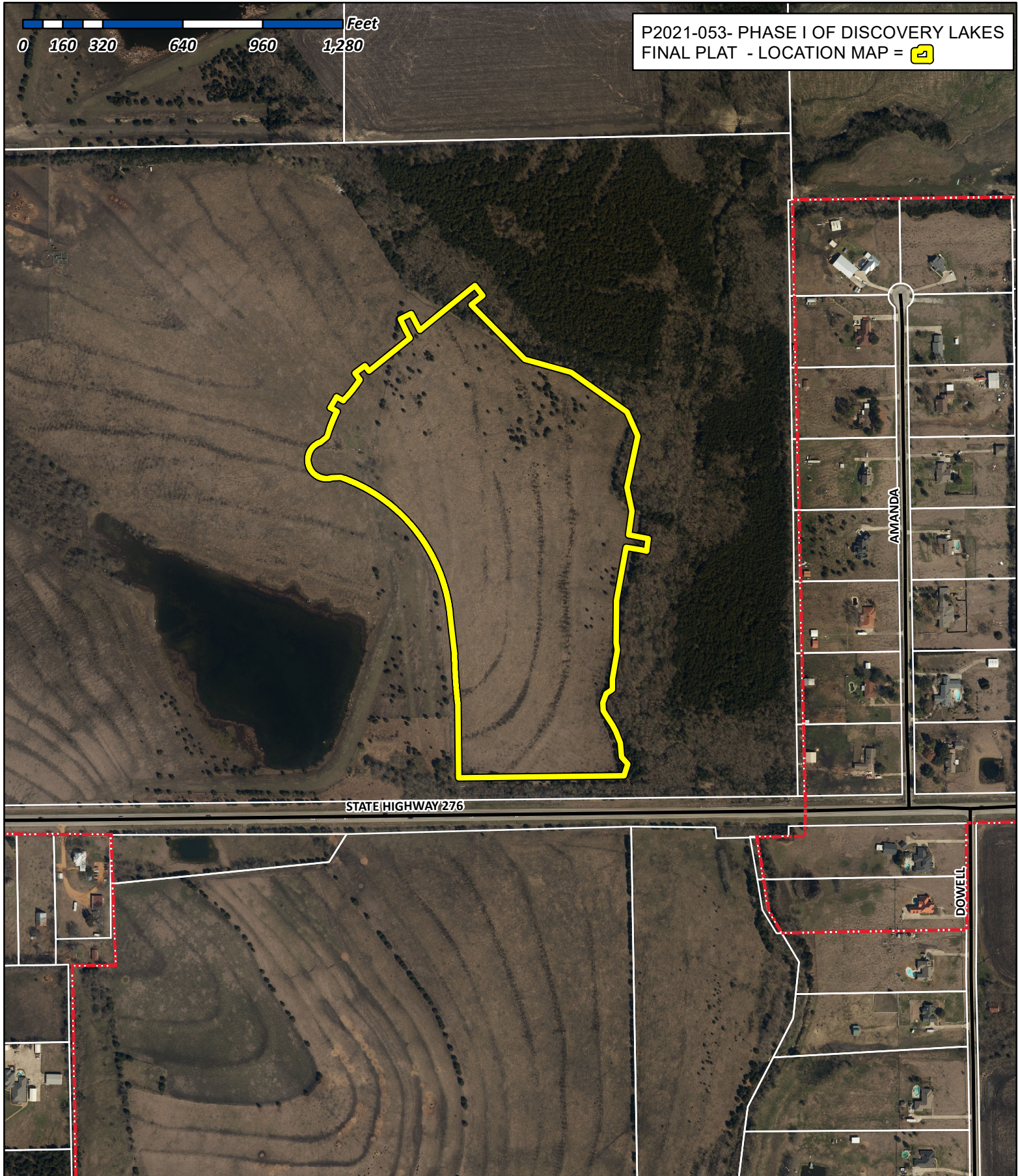
Owner's Signature

Notary Public in and for the State of Texas

[Signature]
Alyson Diblasi



My Commission Expires 03-21-2024



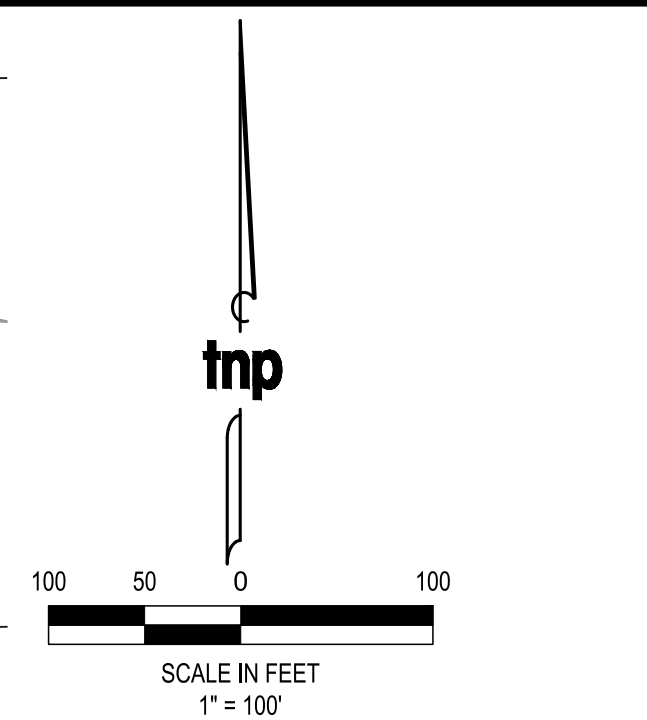
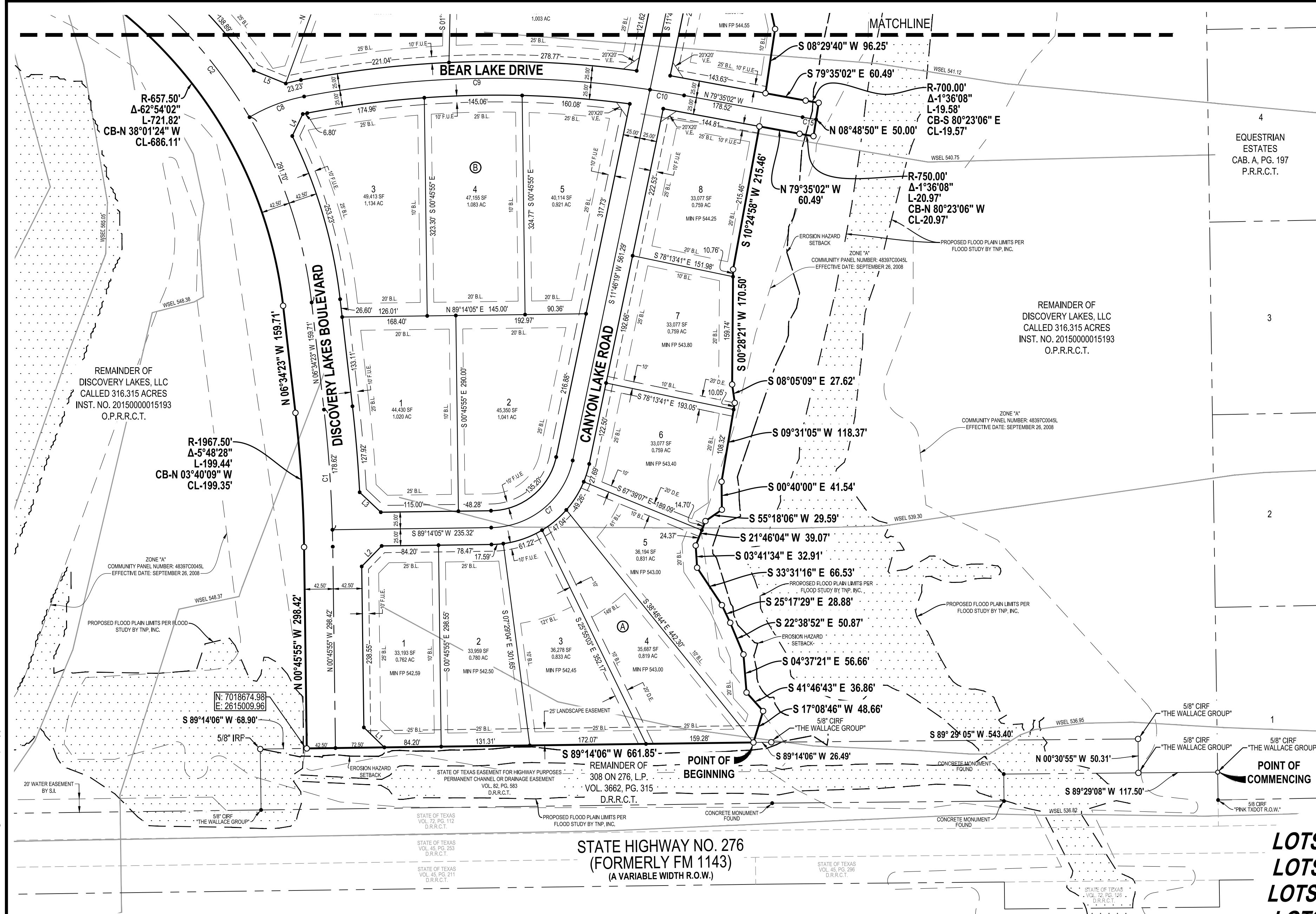
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



Drawing: C:\Users\jmadocx\AppData\Local\Temp\AcPlot\222602021_10_04_SBD_20370 Final Plat.dwg at Oct 14, 2021 12:34pm by jmadocx



- LEGEND**
- IRF - IRON ROD FOUND
 - CIRF - CAPPED IRON ROD FOUND
 - CIRS - CAPPED IRON ROD SET
 - N.T.S. - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - SF - SQUARE FEET
 - AC - ACRES
 - B.L. - BUILDING LINE
 - MIN FP - MINIMUM FINISHED PAD
 - D.E. - DRAINAGE EASEMENT
 - F.U.E. - FRANCHISE UTILITY EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - W.E. - WATER EASEMENT
 - V.E. - VISIBILITY EASEMENT
 - S.I. - SEPARATE INSTRUMENT
 - WSEL - WATER SURFACE ELEVATION
 - D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY, TEXAS
 - O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
- NOTES:**
- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM THE CITY OF ROCKWALL'S GEODETIC CONTROL NETWORK VIE REAL TIME KINEMATIC (RTK) METHODS. AN AVERAGE COMBINATION FACTOR OF 1.000148822 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.
 - BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0045L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 - 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.
 - ALL CORNERS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" SET UNLESS OTHERWISE NOTED ON THE SURVEY.

FINAL PLAT
LOTS 1-8, BLOCK A
LOTS 1-5, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-7, BLOCK D
LOT 1, BLOCK E
DISCOVERY LAKES, PHASE 1

31 RESIDENTIAL LOTS
1 COMMON AREA
1,475,877 SQUARE FEET OR 33.881 ACRES

BEING A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT NUMBER 100 AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
DISCOVERY LAKES, LLC
15400 Knoll Trail, Suite 230
Dallas, Texas 75248

PROJECT INFORMATION
Project No.: SBD 20370
Date: June 6, 2021
Drawn By: WS
Scale: 1"=100'
SHEET 1 of 3



CASE NO. _____

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnppinc.com

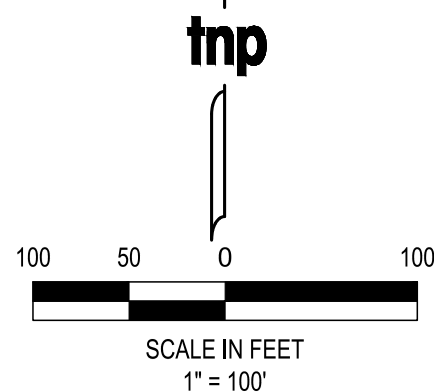
BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	3°24'59"	29.81'	N 61°39'03" W	29.81'
C2	550.00'	3°15'28"	31.27'	S 61°34'26" E	31.27'
C3	275.00'	3°23'37"	16.29'	N 38°52'27" W	16.29'
C4	800.00'	1°12'53"	16.96'	N 36°34'12" W	16.96'
C5	750.00'	1°17'11"	16.84'	S 36°32'03" E	16.84'
C6	225.00'	2°5'102"	11.19'	S 38°36'10" E	11.19'
C7	825.00'	2°4'112"	38.68'	N 27°5'101" W	38.68'
C8	775.00'	2°03'01"	27.73'	S 27°31'56" E	27.73'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°45'54" W	42.43'
L2	N 44°14'05" E	42.43'
L3	S 46°40'27" E	43.09'
L4	N 25°32'51" E	36.15'
L5	N 67°57'06" W	51.01'
L6	N 45°33'50" W	36.57'
L7	N 12°32'02" W	34.13'

CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 26°30'25" W	47.19'
L2	N 42°54'31" W	13.20'

CENTERLINE CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2010.00'	5°48'28"	203.75'	N 03°40'09" W	203.66'
C2	700.00'	62°54'02"	768.48'	N 38°01'24" E	730.46'
C3	500.00'	32°09'00"	280.56'	N 34°58'28" E	276.90'
C4	800.00'	4°11'32"	58.54'	N 28°36'12" W	58.52'
C5	800.00'	53°45'20"	750.57'	S 57°34'38" E	723.34'
C6	125.00'	98°19'37"	209.93'	S 38°20'29" E	186.12'
C7	125.00'	77°27'46"	189.00'	S 50°30'12" W	156.42'
C8	250.00'	19°54'26"	86.86'	N 69°14'35" E	86.43'
C9	1525.00'	19°20'58"	515.01'	N 88°52'17" E	512.56'
C10	1525.00'	1°55'29"	51.23'	S 80°29'30" E	51.22'
C11	250.00'	5°43'53"	25.01'	N 40°02'35" W	25.00'
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C13	525.00'	5°59'52"	54.96'	N 60°16'42" W	54.93'
C14	636.60'	1°44'11"	19.29'	N 51°30'08" E	19.29'
C15	725.00'	1°36'08"	20.27'	N 80°23'06" W	20.27'

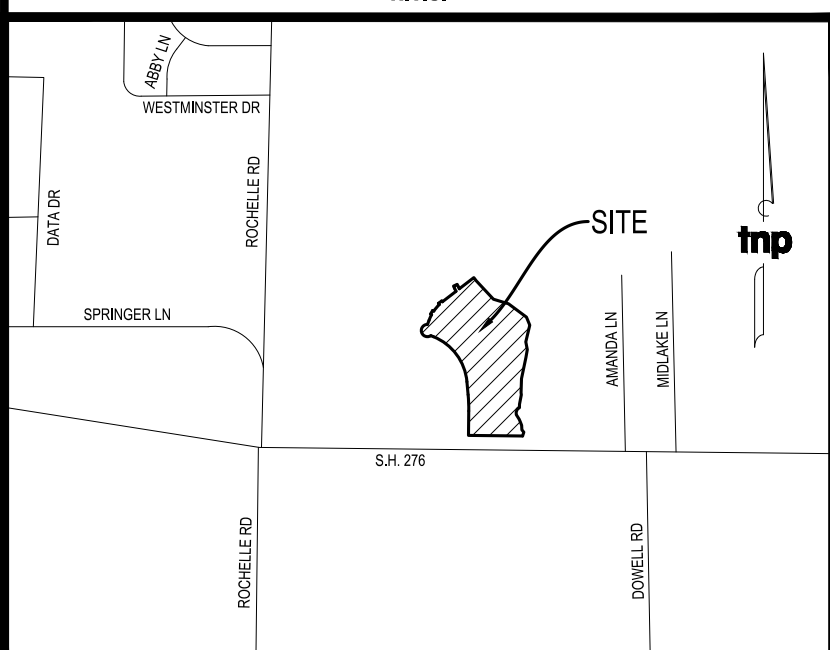
LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	75.00'	6°59'19"	9.15'	N 32°46'38" W	9.14'



REMAINDER OF
DISCOVERY LAKES, LLC
CALLED 316.315 ACRES
INST. NO. 2015000015193
O.P.R.R.C.T.



VICINITY MAP
N.T.S.



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C12	775.00'	1°14'58"	16.90'	N 36°33'09" W	16.90'
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C14	636.60'	1°44'11"	19.29'	N 51°30'08" E	19.29'
C15	725.00'	1°36'08"	20.27'	N 80°23'06" W	20.27'

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	75.00'	6°59'19"	9.15'	N 32°46'38" W	9.14'

OWNER
DISCOVERY LAKES, LLC
15400 Knoll Trail, Suite 230
Dallas, Texas 75248

PROJECT INFORMATION
Project No.: SBD 20370
Date: April 07, 2021
Drawn By: WS
Scale: 1"=100'
SHEET 2 of 3



CASE NO.

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnppinc.com

FINAL PLAT
LOTS 1-8, BLOCK A
LOTS 1-5, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-7, BLOCK D
LOT 1, BLOCK E
DISCOVERY LAKES, PHASE 1

31 RESIDENTIAL LOTS
1 COMMON AREA
1,475,877 SQUARE FEET OR 33.881 ACRES

BEING A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT
NUMBER 100 AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL}

WHEREAS, Discovery Lakes, LLC is the owner of a called 33.662 acre tract of land in the M.E. Hawkins Survey, Abstract Number 100, in the City of Rockwall, Rockwall County, Texas, same being a portion of a called 316.315 acre tract to Discovery Lakes, LLC as recorded in Instrument Number 2015000015193 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found on the north right-of-way of State Highway No. 276, a variable width right-of-way, same being the west line of Lot 1, Equestrian Estates, an addition to Rockwall County, Texas as recorded in Cabinet A, Page 197 of the Plat Records of Rockwall County, Texas for the southeast corner of said 316.315 acre tract;

THENCE South 89 degrees 29 minutes 08 seconds West, departing the west line of said Equestrian Estates and along the north right-of-way of said State Highway No. 276, same being the south line of said 316.315 acre tract, a distance of 117.50 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE North 00 degrees 30 minutes 55 seconds West, departing the north right-of-way of said State Highway No. 276 and continuing along the south line of said 316.315 acre tract, a distance of 50.31 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE South 89 degrees 29 minutes 05 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 543.40 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE South 89 degrees 14 minutes 06 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 26.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the POINT OF BEGINNING of the herein described tract;

THENCE South 89 degrees 14 minutes 06 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 661.85 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner from which a 5/8 inch iron rod found for an ell corner of said 316.315 acre tract bears South 89 degrees 14 minutes 06 seconds West, a distance of 68.90 feet;

THENCE departing the south line of said 316.315 acre tract and through the interior of said 316.315 acre tract, the following courses and distances:

North 00 degrees 45 minutes 55 seconds West, a distance of 298.42 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 1967.50 feet, a central angle of 05 degrees 48 minutes 28 seconds, an arc length of 199.44 feet, a chord bearing of North 03 degrees 40 minutes 09 seconds West, a distance of 199.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 06 degrees 34 minutes 23 seconds West, a distance of 159.71 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 657.50 feet, a central angle of 62 degrees 54 minutes 02 seconds, an arc length of 721.82 feet, a chord bearing of North 38 degrees 01 minutes 24 seconds West, a distance of 686.11 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 69 degrees 28 minutes 25 seconds West, a distance of 14.63 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 86 degrees 36 minutes 59 seconds West, a distance of 36.57 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 75.00 feet, a central angle of 183 degrees 44 minutes 05 seconds, an arc length of 240.51 feet, a chord bearing of North 17 degrees 45 minutes 49 seconds West, a distance of 149.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 50 degrees 19 minutes 57 seconds East, a distance of 34.13 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 18 degrees 53 minutes 58 seconds East, a distance of 32.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 525.00 feet, a central angle of 08 degrees 24 minutes 09 seconds, an arc length of 76.99 feet, a chord bearing of North 23 degrees 06 minutes 02 seconds East, a distance of 76.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a reverse curve to the left;

With said reverse curve to the left having a radius of 500.00 feet, a central angle of 03 degrees 24 minutes 59 seconds, an arc length of 29.81 feet, a chord bearing of North 61 degrees 39 minutes 03 seconds West, a distance of 29.81 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 28 degrees 21 minutes 37 seconds East, a distance of 50.02 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 550.00 feet, a central angle of 03 degrees 15 minutes 28 seconds, an arc length of 31.27 feet, a chord bearing of South 61 degrees 34 minutes 26 seconds East, a distance of 31.27 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 525.00 feet, a central angle of 11 degrees 37 minutes 35 seconds, an arc length of 106.53 feet, a chord bearing of North 38 degrees 34 minutes 25 seconds East, a distance of 106.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 275.00 feet, a central angle of 03 degrees 23 minutes 37 seconds, an arc length of 16.29 feet, a chord bearing of North 38 degrees 52 minutes 27 seconds West, a distance of 16.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 800.00 feet, a central angle of 01 degrees 12 minutes 53 seconds, an arc length of 16.96 feet, a chord bearing of North 36 degrees 34 minutes 12 seconds West, a distance of 16.96 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 52 degrees 57 minutes 47 seconds East, a distance of 50.01 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 750.00 feet, a central angle of 01 degrees 17 minutes 11 seconds, an arc length of 16.84 feet, a chord bearing of South 36 degrees 32 minutes 03 seconds East, a distance of 16.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the left;

With said compound curve continuing to the left having a radius of 225.00 feet, a central angle of 02 degrees 51 minutes 02 seconds, an arc length of 11.19 feet, a chord bearing of South 38 degrees 36 minutes 10 seconds East, a distance of 11.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 51 degrees 02 minutes 57 seconds East, a distance of 210.54 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 825.00 feet, a central angle of 02 degrees 41 minutes 12 seconds, an arc length of 38.68 feet, a chord bearing of North 27 degrees 51 minutes 01 seconds West, a distance of 38.68 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 26 degrees 30 minutes 25 seconds West, a distance of 47.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 63 degrees 29 minutes 35 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 26 degrees 30 minutes 25 seconds East, a distance of 47.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 775.00 feet, a central angle of 02 degrees 03 minutes 01 seconds, an arc length of 27.73 feet, a chord bearing of South 27 degrees 31 minutes 56 seconds East, a distance of 27.73 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 51 degrees 02 minutes 57 seconds East, a distance of 263.70 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 661.60 feet, a central angle of 01 degrees 43 minutes 30 seconds, an arc length of 19.92 feet, a chord bearing of North 51 degrees 30 minutes 16 seconds East, a distance of 19.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 37 degrees 43 minutes 33 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 611.60 feet, a central angle of 01 degrees 44 minutes 56 seconds, an arc length of 18.67 feet, a chord bearing of South 51 degrees 30 minutes 00 seconds West, a distance of 18.67 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 51 degrees 02 minutes 57 seconds West, a distance of 40.18 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 44 degrees 23 minutes 27 seconds East, a distance of 307.03 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 74 degrees 29 minutes 43 seconds East, a distance of 192.26 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 54 degrees 50 minutes 25 seconds East, a distance of 273.99 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 23 degrees 45 minutes 49 seconds East, a distance of 106.60 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 12 degrees 03 minutes 24 seconds West, a distance of 209.74 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 12 degrees 21 minutes 51 seconds East, a distance of 96.93 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 08 degrees 29 minutes 40 seconds West, a distance of 96.25 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 79 degrees 35 minutes 02 seconds East, a distance of 60.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 700.00 feet, a central angle of 01 degrees 36 minutes 08 seconds, an arc length of 19.58 feet, a chord bearing of South 80 degrees 23 minutes 06 seconds East, a distance of 19.57 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 08 degrees 48 minutes 50 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 750.00 feet, a central angle of 01 degrees 36 minutes 08 seconds, an arc length of 20.97 feet, a chord bearing of North 80 degrees 23 minutes 06 seconds West, a distance of 20.97 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 79 degrees 35 minutes 02 seconds West, a distance of 60.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 10 degrees 24 minutes 58 seconds West, a distance of 215.46 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 00 degrees 28 minutes 21 seconds West, a distance of 170.50 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 08 degrees 05 minutes 09 seconds East, a distance of 27.62 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 09 degrees 31 minutes 05 seconds West, a distance of 118.37 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 00 degrees 40 minutes 00 seconds East, a distance of 41.54 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 55 degrees 18 minutes 06 seconds West, a distance of 29.59 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 21 degrees 46 minutes 04 seconds West, a distance of 39.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 03 degrees 41 minutes 34 seconds East, a distance of 32.91 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 33 degrees 31 minutes 16 seconds East, a distance of 66.53 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 25 degrees 17 minutes 29 seconds East, a distance of 28.88 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 22 degrees 38 minutes 52 seconds East, a distance of 50.87 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 04 degrees 37 minutes 21 seconds East, a distance of 56.66 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 41 degrees 46 minutes 43 seconds East, a distance of 36.86 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 17 degrees 08 minutes 46 seconds West, a distance of 48.66 feet to the POINT OF BEGINNING containing 1,475,877 square feet, or 33.881 acres of land.

SURVEYOR'S CERTIFICATE

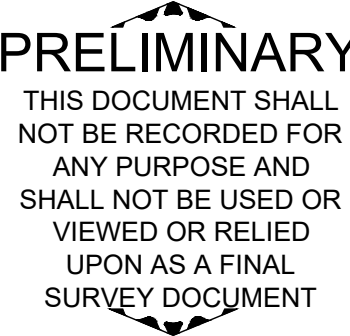
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox II, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2021

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.

BRIAN J. MADDOX II,
R.P.L.S. NO. 6659



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL}

We, the undersigned owners of the land shown on this plat, and designated herein as Discovery Lakes, Phase 1 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 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. 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, 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.

7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

Discovery Lakes, LLC

Representative: _____

STATE OF TEXAS)
COUNTY OF ROCKWALL}

Before me, the undersigned authority, on this day personally appeared _____, 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 _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

FINAL PLAT
LOTS 1-8, BLOCK A
LOTS 1-5, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-7, BLOCK D
LOT 1, BLOCK E
DISCOVERY LAKES, PHASE 1

31 RESIDENTIAL LOTS
1 COMMON AREA
1,475,877 SQUARE FEET OR 33.881 ACRES

BEING A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT NUMBER 100 AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
DISCOVERY LAKES, LLC
15400 Knoll Trail, Suite 230
Dallas, Texas 75248

PROJECT INFORMATION
Project No.: SBD 20370
Date: April 07, 2021
Drawn By: WS
Scale: 1"=100'
SHEET 3 of 3



CASE NO. _____

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

DATE: November 9, 2021

APPLICANT: Cameron Slown; *Teague, Nall and Perkins, Inc.*

CASE NUMBER: P2021-053; *Final Plat for Phase 1 of the Discovery Lakes Subdivision*

SUMMARY

Discuss and consider a request by Cameron Slown of Teague, Nall & Perkins, Inc. on behalf of Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Final Plat for Phase 1 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 36.42-acre tract of land identified as a portion of Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District, generally located on the north side of SH-276 east of the intersection of SH-276 and Rochelle Road.

PLAT INFORMATION

- ☒ The applicant is requesting the approval of a final plat for a 36.42-acre tract of land (*i.e.* a portion of *Tract 1 of the M. E. Hawkins Survey, Abstract No. 100*) for the purpose of establishing 31 single-family residential lots and one (1) common area lot (*i.e.* *Lots 1-9, Block A; Lots 1-5, Block B; Lots 1-11, Block C; Lots 1-7, Block D; Lot 1, Block E Discovery Lakes, Phase 1*). The common area (*i.e.* *Lot 1, Block E*) and Lot 9, Block A will be maintained by the Homeowner's Association (HOA).
- ☒ The subject property was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 5, 2005, the City Council approved *Ordinance No. 05-29 [Case No. Z2005-021]* changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. On August 17, 2015, the zoning designation of the subject property was again changed by *Ordinance No. 15-24 [Case No. Z2015-016]* from a Light Industrial (LI) District to Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. The City Council approved Planned Development District 78 (PD-78) on August 3, 2020 [*Ordinance No. 20-27*]. On November 2, 2020, the City Council approved a preliminary plat [*Case No. P2020-040*] for the subject property. The proposed final plat conforms to this preliminary plat.
- ☒ On November 2, 2021, the Parks and Recreation Board reviewed the final plat and made the following recommendations concerning the proposed subdivision that is located within Park District No. 31:
 - (1) The developer shall pay pro-rata equipment fees of \$13,175.00 (*i.e.* \$425 x 31 lots), which will be due at the time of final plat.
 - (2) The developer shall pay cash-in-lieu of land fees of \$13,888.00 (*i.e.* \$448.00 x 31 lots), which will be due at the time of final plat.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Phase 1 of Discovery Lakes*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The applicant shall adhere to the recommendations made by the Parks Board; and,
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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 (200+36.42*15=\$746.30)
☒ Final Plat (\$300.00 + \$20.00 Acre)¹ 300+20*36.42=\$1028.40
☐ 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
☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
☐ Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address none
 Subdivision Discovery Lakes, Phase 1 Lot Block
 General Location 36.42 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-78 Current Use None
 Proposed Zoning PD-78 Proposed Use Single Family Residential
 Acreage 36.42 Lots [Current] 1 Lots [Proposed] 31

☒ **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]

<input type="checkbox"/> Owner	Discovery Lakes, LLC.	<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.
Contact Person	Nick DiGiuseppe	Contact Person	Cameron Slown
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013
Phone	972-960-9941	Phone	817-889-5050
E-Mail	southbrookinvestments@outlook.com	E-Mail	cslown@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Nick DiGiuseppe [Owner] the undersigned, who stated the information on this application to be true and certified the following:

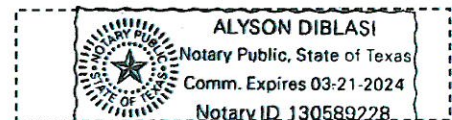
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$1028.40, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of October, 2021. By signing this application, 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 14th day of October, 2021

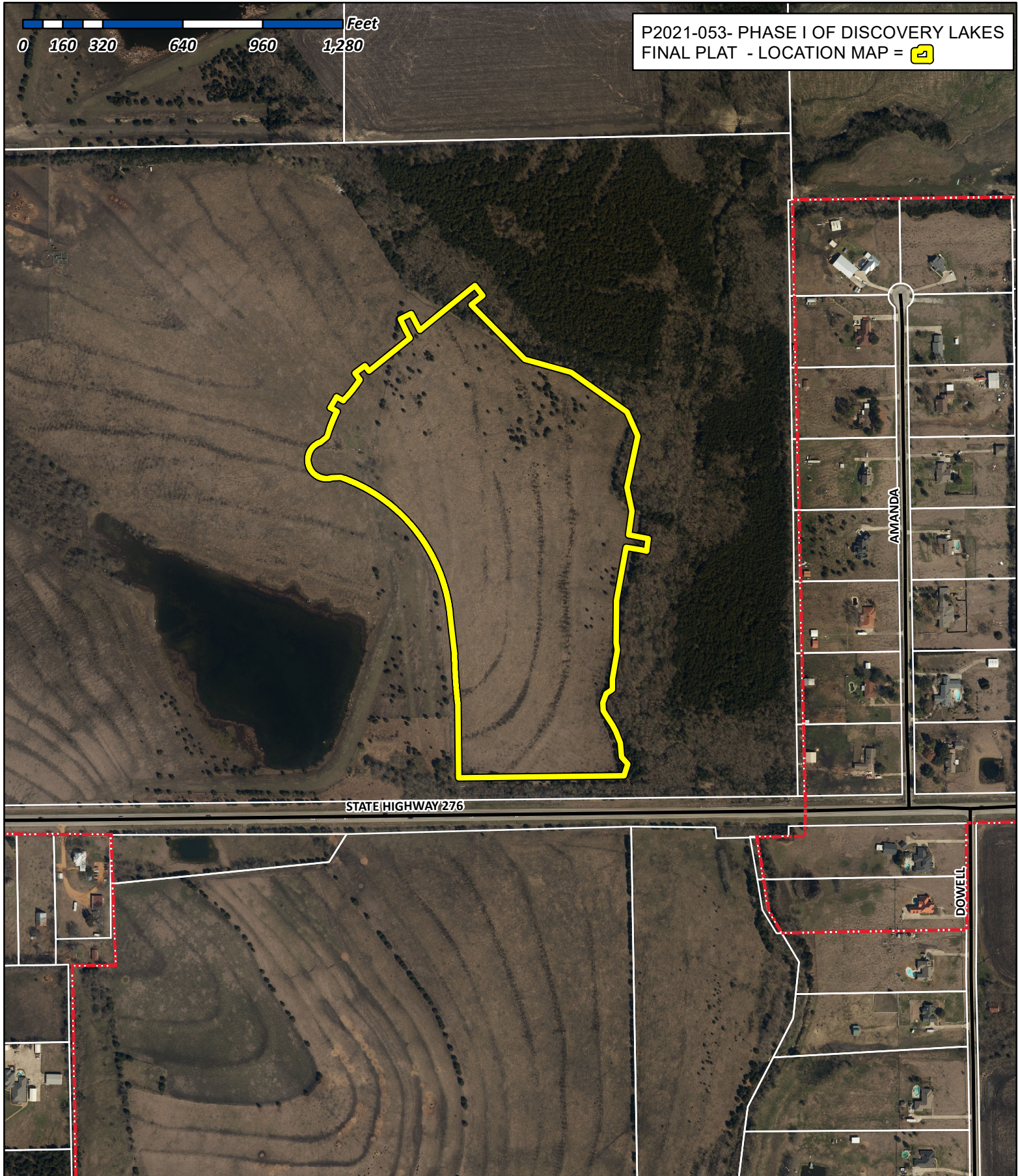
Owner's Signature

Notary Public in and for the State of Texas

Nick DiGiuseppe
Alyson Diblasi



My Commission Expires 03-21-2024



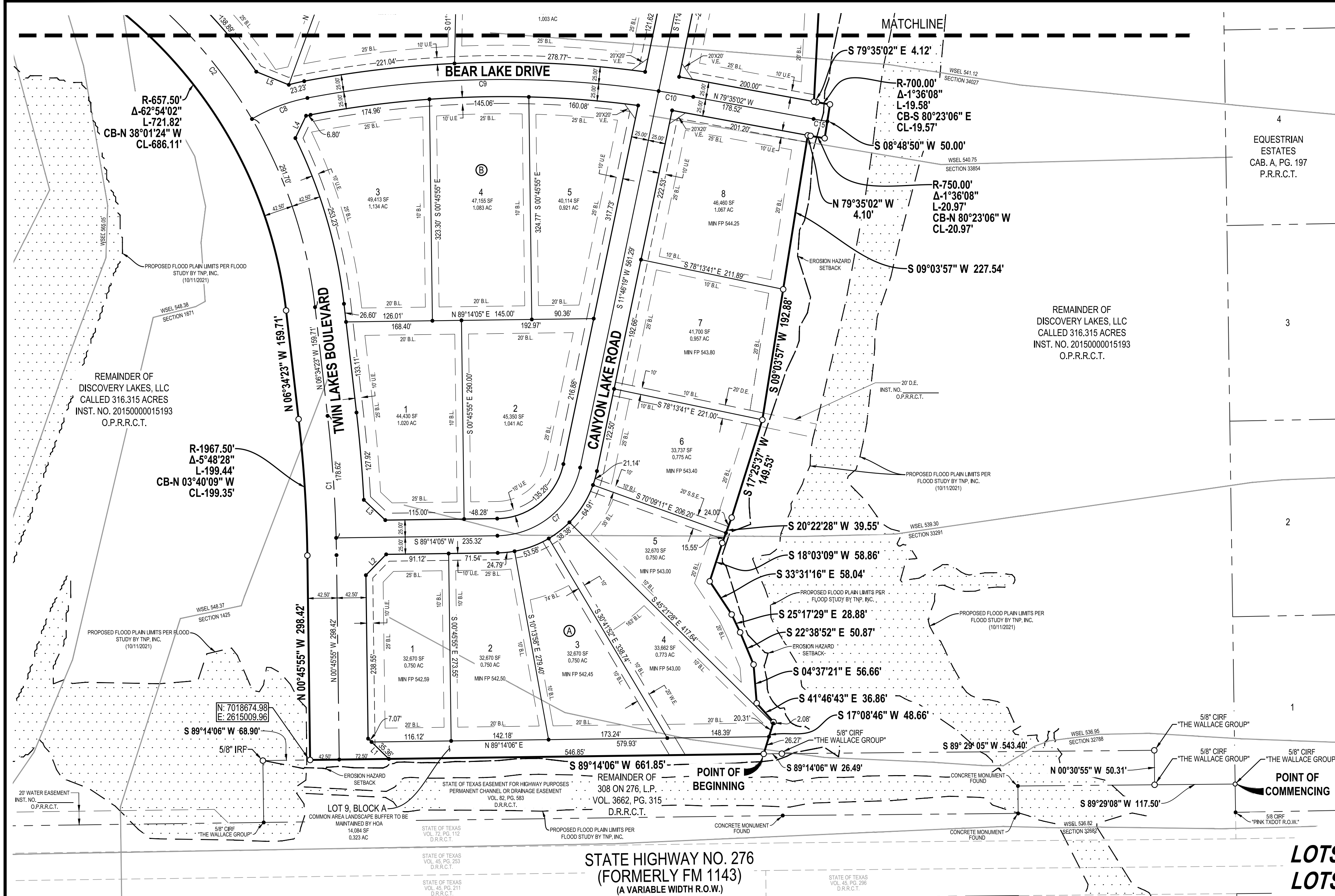
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

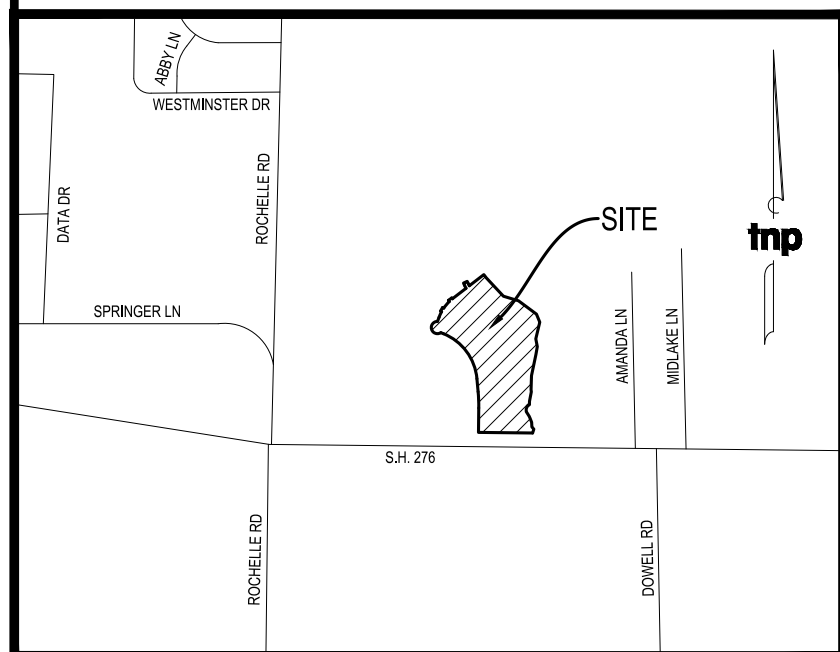
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Drawing: C:\Users\jmadoc\AppData\Local\Temp\AcPublish_1155202021_11 01 SBD 20370 Final Platdwg at Nov 02, 2021 4:38pm by jmadocx



VICINITY MAP
N.T.S.



BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	3°24'59"	29.81'	N 61°39'03" W	29.81'
C2	550.00'	3°15'28"	31.27'	S 61°34'26" E	31.27'
C3	275.00'	3°23'37"	16.29'	N 38°52'27" W	16.29'
C4	800.00'	1°12'53"	16.96'	N 36°34'12" W	16.96'
C5	750.00'	1°17'11"	16.84'	S 36°32'03" E	16.84'
C6	225.00'	2°5'102"	11.19'	S 38°36'10" E	11.19'
C7	825.00'	2°41'12"	38.68'	N 27°51'01" W	38.68'
C8	775.00'	2°03'01"	27.73'	S 27°31'56" E	27.73'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°45'54" W	42.43'
L2	N 44°14'05" E	42.43'
L3	S 46°40'27" E	43.09'
L4	N 25°32'51" E	36.15'
L5	N 67°57'06" W	51.01'
L6	N 45°33'50" W	36.57'
L7	N 12°32'02" W	34.13'

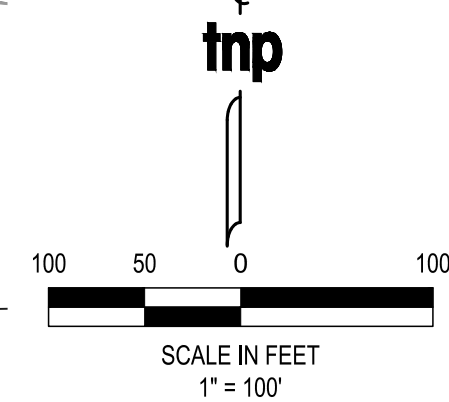
CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 26°30'25" W	47.19'
L2	N 42°54'31" W	13.20'

CENTERLINE CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2010.00'	5°48'28"	203.75'	N 03°40'09" W	203.66'
C2	700.00'	62°54'02"	768.48'	N 38°01'24" W	730.46'
C3	500.00'	32°09'00"	280.56'	N 34°58'28" E	276.90'
C4	800.00'	4°11'32"	58.54'	N 28°36'12" W	58.52'
C5	800.00'	53°45'20"	750.57'	S 57°34'38" E	723.34'
C6	125.00'	98°13'37"	209.93'	S 38°20'29" E	186.12'
C7	125.00'	77°27'46"	189.00'	S 50°30'12" W	156.42'
C8	250.00'	19°54'26"	86.86'	N 69°14'35" E	86.43'
C9	1525.00'	19°20'58"	515.01'	N 88°52'17" E	512.56'
C10	1525.00'	1°55'29"	51.23'	S 80°29'30" W	51.22'
C11	250.00'	5°43'53"	25.01'	N 40°02'35" W	25.00'
C12	775.00'	1°14'58"	16.90'	N 36°33'09" W	16.90'
C13	525.00'	5°59'52"	54.96'	N 60°16'42" W	54.93'
C14	636.60'	1°44'11"	19.29'	N 51°30'08" E	19.29'
C15	725.00'	1°36'08"	20.27'	N 80°23'06" W	20.27'

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	75.00'	6°59'19"	9.15'	N 32°48'38" W	9.14'

REMAINDER OF
DISCOVERY LAKES, LLC
CALLED 316.315 ACRES
INST. NO. 20150000015193
O.P.R.R.C.T.

EQUESTRIAN
ESTATES
CAB. A, PG. 197
P.R.R.C.T.



- LEGEND
- IRF - IRON ROD FOUND
 - CIRF - CAPPED IRON ROD FOUND
 - CIRS - CAPPED IRON ROD SET
 - N.T.S. - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - SF - SQUARE FEET
 - AC - ACRES
 - B.L. - BUILDING LINE
 - MIN FP - MINIMUM FINISHED PAD
 - D.E. - DRAINAGE EASEMENT
 - U.E. - UTILITY EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - W.E. - WATER EASEMENT
 - V.E. - VISIBILITY EASEMENT
 - S.I. - SEPARATE INSTRUMENT
 - WSEL - WATER SURFACE ELEVATION
 - D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY, TEXAS
 - O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
- NOTES:
- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM THE CITY OF ROCKWALL'S GEODETIC CONTROL NETWORK VIE REAL TIME KINEMATIC (RTK) METHODS. AN AVERAGE COMBINATION FACTOR OF 1.000148822 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.
 - BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0045L DATED SEPTEMBER 28, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 - 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.
 - ALL CORNERS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" SET UNLESS OTHERWISE NOTED ON THE SURVEY.
 - THE H.O.A. SHALL BE RESPONSIBLE FOR MAINTAINING ALL NON STANDARD DECORATIVE SIGNS, POLE/POST, HARDWARE AND FOUNDATIONS.

FINAL PLAT
LOTS 1-9, BLOCK A
LOTS 1-5, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-7, BLOCK D
LOT 1, BLOCK E
DISCOVERY LAKES, PHASE 1

31 RESIDENTIAL LOTS
1 COMMON AREA
1,532,217 SQUARE FEET OR 35.175 ACRES

BEING A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT
NUMBER 100 AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
DISCOVERY LAKES, LLC
15400 Knoll Trail, Suite 230
Dallas, Texas 75248

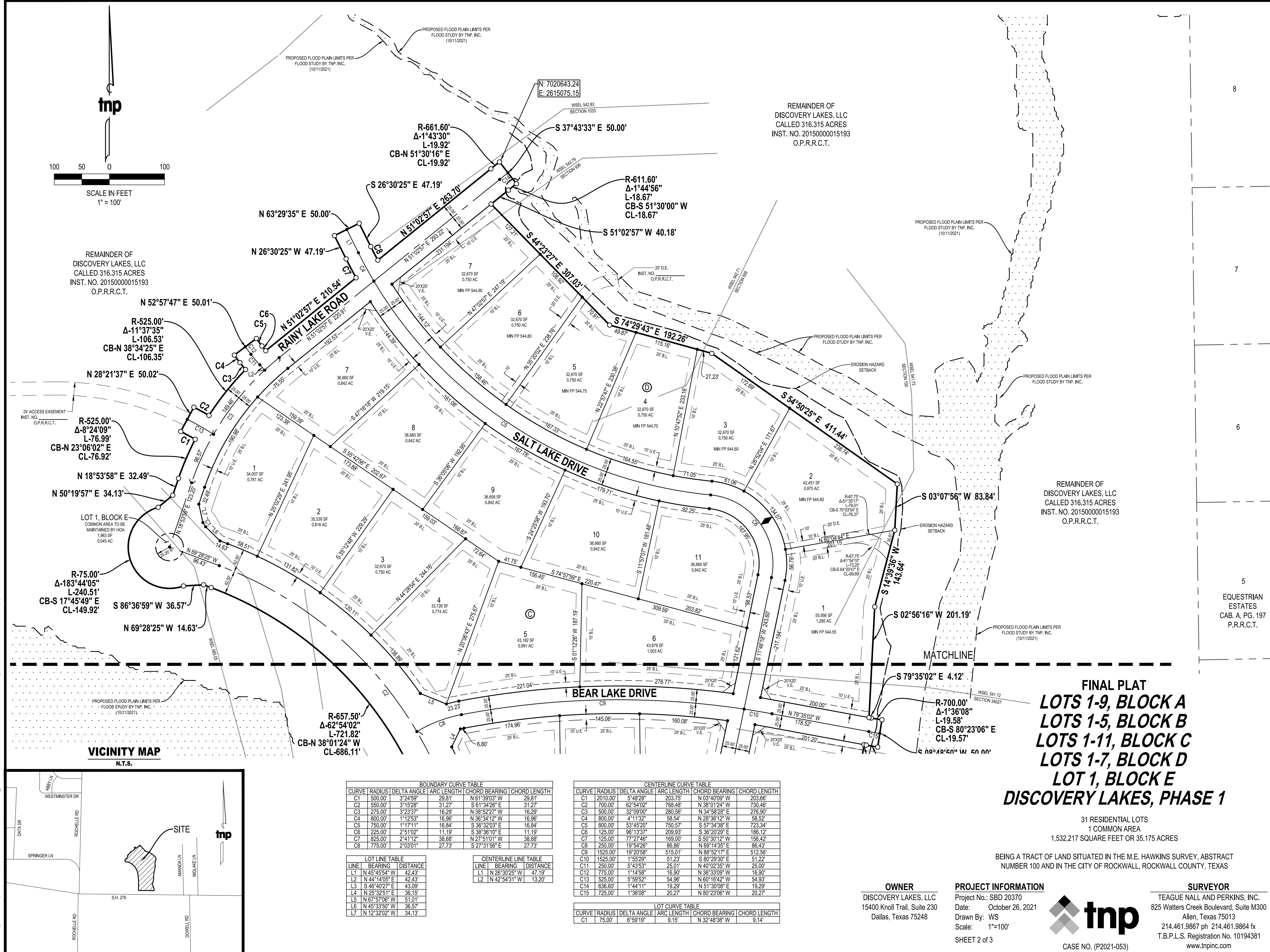
PROJECT INFORMATION
Project No.: SBD 20370
Date: October 26, 2021
Drawn By: WS
Scale: 1"=100'
SHEET 1 of 3



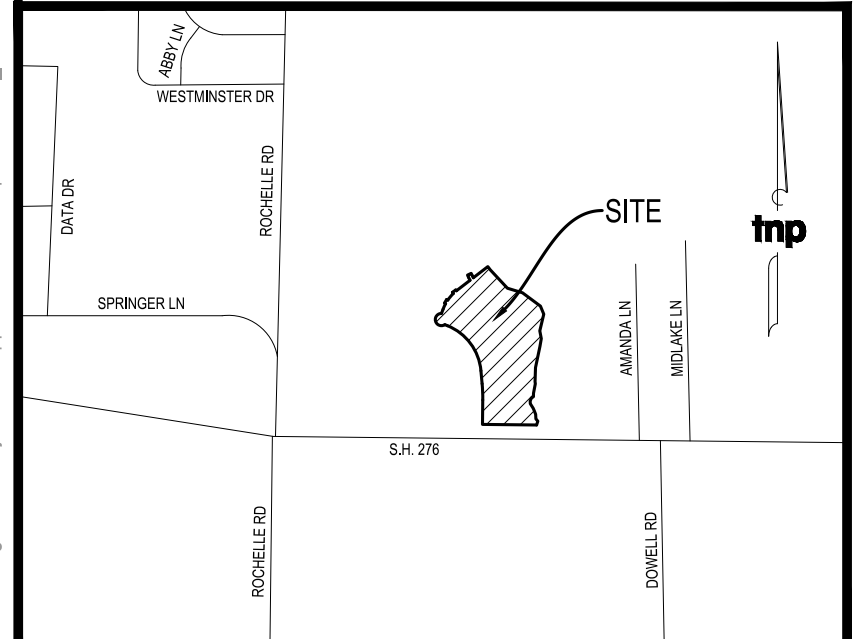
CASE NO. (P2021-053)

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnppinc.com

Drawing: C:\Users\jmadocx\AppData\Local\Temp\AcPublish_1155202021_11 01 SBD 20370 Final Plat.dwg at Nov 02, 2021 4:38pm by jmadocx



VICINITY MAP
N.T.S.



BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	3°24'59"	29.81'	N 61°39'03" W	29.81'
C2	550.00'	3°15'28"	31.27'	S 61°34'26" E	31.27'
C3	275.00'	3°23'37"	16.29'	N 38°52'27" W	16.29'
C4	800.00'	1°12'53"	16.96'	N 36°34'12" W	16.96'
C5	750.00'	1°17'11"	16.84'	S 36°32'03" E	16.84'
C6	225.00'	2°5'102"	11.19'	S 38°36'10" E	11.19'
C7	825.00'	2°4'112"	38.68'	N 27°51'01" W	38.68'
C8	775.00'	2°03'01"	27.73'	S 27°31'56" E	27.73'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°45'54" W	42.43'
L2	N 44°14'05" E	42.43'
L3	S 46°40'27" E	43.09'
L4	N 25°32'51" E	36.15'
L5	N 67°57'06" W	51.01'
L6	N 45°33'50" W	36.57'
L7	N 12°32'02" W	34.13'

CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 26°30'25" W	47.19'
L2	N 42°54'31" W	13.20'

CENTERLINE CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2010.00'	5°48'28"	203.75'	N 03°40'09" W	203.66'
C2	700.00'	62°54'02"	768.48'	N 38°01'24" W	730.46'
C3	500.00'	32°09'00"	280.56'	N 34°58'28" E	276.90'
C4	800.00'	4°11'32"	58.54'	N 28°36'12" W	58.52'
C5	800.00'	53°45'20"	750.57'	S 57°34'38" E	723.34'
C6	125.00'	96°19'37"	209.93'	S 38°20'29" E	186.12'
C7	125.00'	77°27'46"	169.00'	S 50°30'12" W	156.42'
C8	250.00'	19°54'26"	86.86'	N 69°14'35" E	86.43'
C9	1525.00'	19°20'58"	515.01'	N 88°52'17" E	512.56'
C10	1525.00'	1°55'29"	51.23'	S 80°29'30" E	51.22'
C11	250.00'	5°43'53"	25.01'	N 40°02'35" W	25.00'
C12	775.00'	1°14'58"	16.90'	N 36°33'09" W	16.90'
C13	525.00'	5°59'52"	54.96'	N 60°16'42" W	54.93'
C14	636.60'	1°44'11"	19.29'	N 51°30'08" E	19.29'
C15	725.00'	1°36'08"	20.27'	N 80°23'06" W	20.27'

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	75.00'	6°59'19"	9.15'	N 32°48'38" W	9.14'

OWNER
DISCOVERY LAKES, LLC
15400 Knoll Trail, Suite 230
Dallas, Texas 75248

PROJECT INFORMATION
Project No.: SBD 20370
Date: October 26, 2021
Drawn By: WS
Scale: 1"=100'
SHEET 2 of 3



CASE NO. (P2021-053)

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
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FINAL PLAT
LOTS 1-9, BLOCK A
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DISCOVERY LAKES, PHASE 1

31 RESIDENTIAL LOTS
1 COMMON AREA
1,532,217 SQUARE FEET OR 35.175 ACRES

BEING A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT
NUMBER 100 AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL})

WHEREAS, Discovery Lakes, LLC is the owner of a called 33.662 acre tract of land in the M.E. Hawkins Survey, Abstract Number 100, in the City of Rockwall, Rockwall County, Texas, same being a portion of a called 316.315 acre tract to Discovery Lakes, LLC as recorded in Instrument Number 20150000015193 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found on the north right-of-way of State Highway No. 276, a variable width right-of-way, same being the west line of Lot 1, Equestrian Estates, an addition to Rockwall County, Texas as recorded in Cabinet A, Page 197 of the Plat Records of Rockwall County, Texas for the southeast corner of said 316.315 acre tract;

THENCE South 89 degrees 29 minutes 08 seconds West, departing the west line of said Equestrian Estates and along the north right-of-way of said State Highway No. 276, same being the south line of said 316.315 acre tract, a distance of 117.50 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE North 00 degrees 30 minutes 55 seconds West, departing the north right-of-way of said State Highway No. 276 and continuing along the south line of said 316.315 acre tract, a distance of 50.31 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE South 89 degrees 29 minutes 05 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 543.40 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE South 89 degrees 14 minutes 06 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 26.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the POINT OF BEGINNING of the herein described tract;

THENCE South 89 degrees 14 minutes 06 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 661.85 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner from which a 5/8 inch iron rod found for an ell corner of said 316.315 acre tract bears South 89 degrees 14 minutes 06 seconds West, a distance of 68.90 feet;

THENCE departing the south line of said 316.315 acre tract and through the interior of said 316.315 acre tract, the following courses and distances:

North 00 degrees 45 minutes 55 seconds West, a distance of 298.42 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 1967.50 feet, a central angle of 05 degrees 48 minutes 28 seconds, an arc length of 199.44 feet, a chord bearing of North 03 degrees 40 minutes 09 seconds West, a distance of 199.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 06 degrees 34 minutes 23 seconds West, a distance of 159.71 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 657.50 feet, a central angle of 62 degrees 54 minutes 02 seconds, an arc length of 721.82 feet, a chord bearing of North 38 degrees 01 minutes 24 seconds West, a distance of 686.11 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 69 degrees 28 minutes 25 seconds West, a distance of 14.63 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 86 degrees 36 minutes 59 seconds West, a distance of 36.57 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 75.00 feet, a central angle of 183 degrees 44 minutes 05 seconds, an arc length of 240.51 feet, a chord bearing of North 17 degrees 45 minutes 49 seconds West, a distance of 149.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 50 degrees 19 minutes 57 seconds East, a distance of 34.13 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 18 degrees 53 minutes 58 seconds East, a distance of 32.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 525.00 feet, a central angle of 08 degrees 24 minutes 09 seconds, an arc length of 76.99 feet, a chord bearing of North 23 degrees 06 minutes 02 seconds East, a distance of 76.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a reverse curve to the left;

With said reverse curve to the left having a radius of 500.00 feet, a central angle of 03 degrees 24 minutes 59 seconds, an arc length of 29.81 feet, a chord bearing of North 61 degrees 39 minutes 03 seconds West, a distance of 29.81 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 28 degrees 21 minutes 37 seconds East, a distance of 50.02 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 550.00 feet, a central angle of 03 degrees 15 minutes 28 seconds, an arc length of 31.27 feet, a chord bearing of South 61 degrees 34 minutes 26 seconds East, a distance of 31.27 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 525.00 feet, a central angle of 11 degrees 37 minutes 35 seconds, an arc length of 106.53 feet, a chord bearing of North 38 degrees 34 minutes 25 seconds East, a distance of 106.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 275.00 feet, a central angle of 03 degrees 23 minutes 37 seconds, an arc length of 16.29 feet, a chord bearing of North 38 degrees 52 minutes 27 seconds West, a distance of 16.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 800.00 feet, a central angle of 01 degrees 12 minutes 53 seconds, an arc length of 16.96 feet, a chord bearing of North 36 degrees 34 minutes 12 seconds West, a distance of 16.96 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 52 degrees 57 minutes 47 seconds East, a distance of 50.01 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 750.00 feet, a central angle of 01 degrees 17 minutes 11 seconds, an arc length of 16.84 feet, a chord bearing of South 36 degrees 32 minutes 03 seconds East, a distance of 16.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the left;

With said compound curve continuing to the left having a radius of 225.00 feet, a central angle of 02 degrees 51 minutes 02 seconds, an arc length of 11.19 feet, a chord bearing of South 38 degrees 36 minutes 10 seconds East, a distance of 11.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 51 degrees 02 minutes 57 seconds East, a distance of 210.54 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 825.00 feet, a central angle of 02 degrees 41 minutes 12 seconds, an arc length of 38.68 feet, a chord bearing of North 27 degrees 51 minutes 01 seconds West, a distance of 38.68 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 26 degrees 30 minutes 25 seconds West, a distance of 47.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 63 degrees 29 minutes 35 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 26 degrees 30 minutes 25 seconds East, a distance of 47.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 775.00 feet, a central angle of 02 degrees 03 minutes 01 seconds, an arc length of 27.73 feet, a chord bearing of South 27 degrees 31 minutes 56 seconds East, a distance of 27.73 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 51 degrees 02 minutes 57 seconds East, a distance of 263.70 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 661.60 feet, a central angle of 01 degrees 43 minutes 30 seconds, an arc length of 19.92 feet, a chord bearing of North 51 degrees 30 minutes 16 seconds East, a distance of 19.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 37 degrees 43 minutes 33 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 611.60 feet, a central angle of 01 degrees 44 minutes 56 seconds, an arc length of 18.67 feet, a chord bearing of South 51 degrees 30 minutes 00 seconds West, a distance of 18.67 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 51 degrees 02 minutes 57 seconds West, a distance of 40.18 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 44 degrees 23 minutes 27 seconds East, a distance of 307.03 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 74 degrees 29 minutes 43 seconds East, a distance of 192.26 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 54 degrees 50 minutes 25 seconds East, a distance of 411.44 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 03 degrees 07 minutes 56 seconds West, a distance of 83.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 14 degrees 39 minutes 36 seconds West, a distance of 143.64 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 02 degrees 56 minutes 16 seconds West, a distance of 201.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 79 degrees 35 minutes 02 seconds East, a distance of 4.12 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 700.00 feet, a central angle of 01 degrees 36 minutes 08 seconds, an arc length of 19.58 feet, a chord bearing of South 80 degrees 23 minutes 06 seconds East, a distance of 19.57 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 08 degrees 48 minutes 50 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 750.00 feet, a central angle of 01 degrees 36 minutes 08 seconds, an arc length of 20.97 feet, a chord bearing of North 80 degrees 23 minutes 06 seconds West, a distance of 20.97 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 79 degrees 35 minutes 02 seconds West, a distance of 4.10 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 09 degrees 03 minutes 57 seconds West, a distance of 227.54 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 09 degrees 03 minutes 57 seconds West, a distance of 192.88 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 17 degrees 25 minutes 37 seconds West, a distance of 149.53 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 20 degrees 22 minutes 28 seconds West, a distance of 39.55 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 18 degrees 03 minutes 09 seconds West, a distance of 58.86 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 33 degrees 31 minutes 16 seconds East, a distance of 58.04 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 25 degrees 17 minutes 29 seconds East, a distance of 28.88 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 22 degrees 38 minutes 52 seconds East, a distance of 50.87 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 04 degrees 37 minutes 21 seconds East, a distance of 56.66 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 41 degrees 46 minutes 43 seconds East, a distance of 36.86 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 17 degrees 08 minutes 46 seconds West, a distance of 48.66 feet to the POINT OF BEGINNING containing 1,532,217 square feet, or 35.175 acres of land.

SURVEYOR'S CERTIFICATE

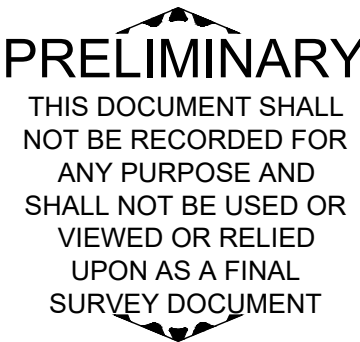
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox II, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2021

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.

BRIAN J. MADDOX II,
R.P.L.S. NO. 6659



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL})

We, the undersigned owners of the land shown on this plat, and designated herein as Discovery Lakes, Phase 1 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 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. 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, 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.

7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

Discovery Lakes, LLC

Representative: _____

STATE OF TEXAS)
COUNTY OF ROCKWALL})


Before me, the undersigned authority, on this day personally appeared _____, 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 _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

FINAL PLAT
LOTS 1-9, BLOCK A
LOTS 1-5, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-7, BLOCK D
LOT 1, BLOCK E
DISCOVERY LAKES, PHASE 1

31 RESIDENTIAL LOTS 1 COMMON AREA 1,532,217 SQUARE FEET OR 35.175 ACRES	
BEING A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT NUMBER 100 AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
OWNER DISCOVERY LAKES, LLC 15400 Knoll Trail, Suite 230 Dallas, Texas 75248	PROJECT INFORMATION Project No.: SBD 20370 Date: October 26, 2021 Drawn By: WS Scale: 1"=100' SHEET 3 of 3
SURVEYOR TEAGUE NALL AND PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 www.tnppinc.com	 CASE NO. (P2021-053)



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: November 15, 2021
APPLICANT: Cameron Slown; *Teague, Nall and Perkins, Inc.*
CASE NUMBER: P2021-053; *Final Plat for Phase 1 of the Discovery Lakes Subdivision*

SUMMARY

Discuss and consider a request by Cameron Slown of Teague, Nall & Perkins, Inc. on behalf of Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Final Plat for Phase 1 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 36.42-acre tract of land identified as a portion of Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District, generally located on the north side of SH-276 east of the intersection of SH-276 and Rochelle Road.

PLAT INFORMATION

- ☒ The applicant is requesting the approval of a final plat for a 36.42-acre tract of land (*i.e.* a portion of *Tract 1 of the M. E. Hawkins Survey, Abstract No. 100*) for the purpose of establishing 31 single-family residential lots and one (1) common area lot (*i.e.* *Lots 1-9, Block A; Lots 1-5, Block B; Lots 1-11, Block C; Lots 1-7, Block D; Lot 1, Block E Discovery Lakes, Phase 1*). The common area (*i.e.* *Lot 1, Block E*) and Lot 9, Block A will be maintained by the Homeowner's Association (HOA).
- ☒ The subject property was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 5, 2005, the City Council approved *Ordinance No. 05-29 [Case No. Z2005-021]* changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. On August 17, 2015, the zoning designation of the subject property was again changed by *Ordinance No. 15-24 [Case No. Z2015-016]* from a Light Industrial (LI) District to Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. The City Council approved Planned Development District 78 (PD-78) on August 3, 2020 [*Ordinance No. 20-27*]. On November 2, 2020, the City Council approved a preliminary plat [*Case No. P2020-040*] for the subject property. The proposed final plat conforms to this preliminary plat.
- ☒ On November 2, 2021, the Parks and Recreation Board reviewed the final plat and made the following recommendations concerning the proposed subdivision that is located within Park District No. 31:
 - (1) The developer shall pay pro-rata equipment fees of \$13,175.00 (*i.e.* \$425 x 31 lots), which will be due at the time of final plat.
 - (2) The developer shall pay cash-in-lieu of land fees of \$13,888.00 (*i.e.* \$448.00 x 31 lots), which will be due at the time of final plat.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to recommend approval of the Final Plat for *Phase 1 of Discovery Lakes*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The applicant shall adhere to the recommendations made by the Parks Board; and,
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On November 9, 2021 the Planning and Zoning Commission approved a motion to approve the Final Plat with the conditions of approval by a vote of 5-0, with Commissioner(s) Thomas and Moeller absent.



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 (200+36.42*15=\$746.30)
☒ Final Plat (\$300.00 + \$20.00 Acre) ¹ 300+20*36.42=\$1028.40
☐ 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
☐ PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
☐ Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address none
 Subdivision Discovery Lakes, Phase 1 Lot Block
 General Location 36.42 Acres out of the 307 Acre Tract near the NE corner of SH 276 and Rochelle Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-78 Current Use None
 Proposed Zoning PD-78 Proposed Use Single Family Residential
 Acreage 36.42 Lots [Current] 1 Lots [Proposed] 31

☒ **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]

<input type="checkbox"/> Owner	Discovery Lakes, LLC.	<input checked="" type="checkbox"/> Applicant	Teague, Nall & Perkins, Inc.
Contact Person	Nick DiGiuseppe	Contact Person	Cameron Slown
Address	15400 Knoll Trail Drive Suite 230	Address	825 Watters Creek Blvd. Suite M300
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Allen, Texas 75013
Phone	972-960-9941	Phone	817-889-5050
E-Mail	southbrookinvestments@outlook.com	E-Mail	cslown@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Nick DiGiuseppe [Owner] the undersigned, who stated the information on this application to be true and certified the following:

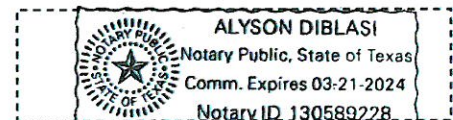
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$1028.40, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of October, 2021. By signing this application, 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 14th day of October, 2021

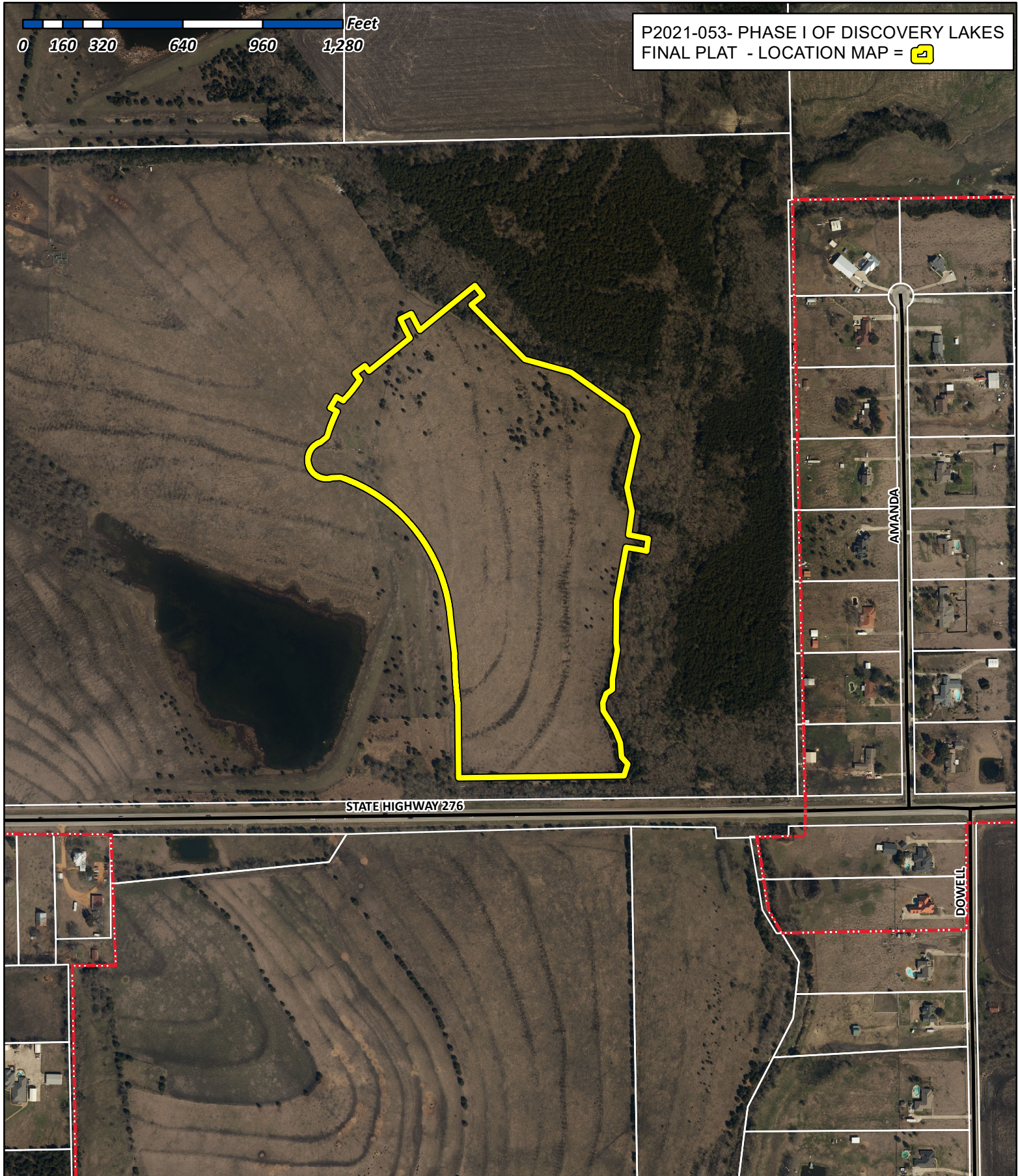
Owner's Signature

Notary Public in and for the State of Texas

Alyson Diblasi



My Commission Expires 03-21-2024



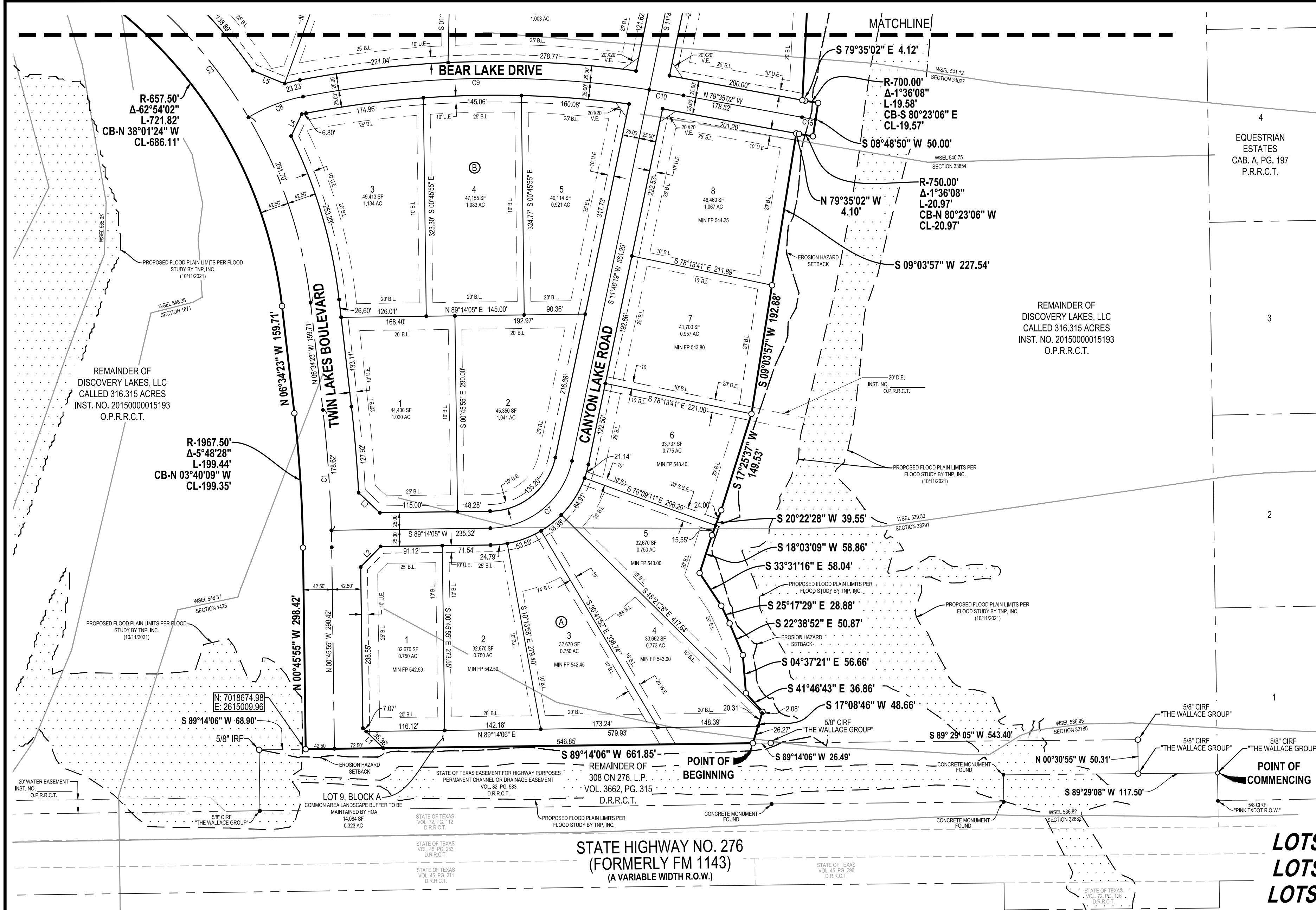
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

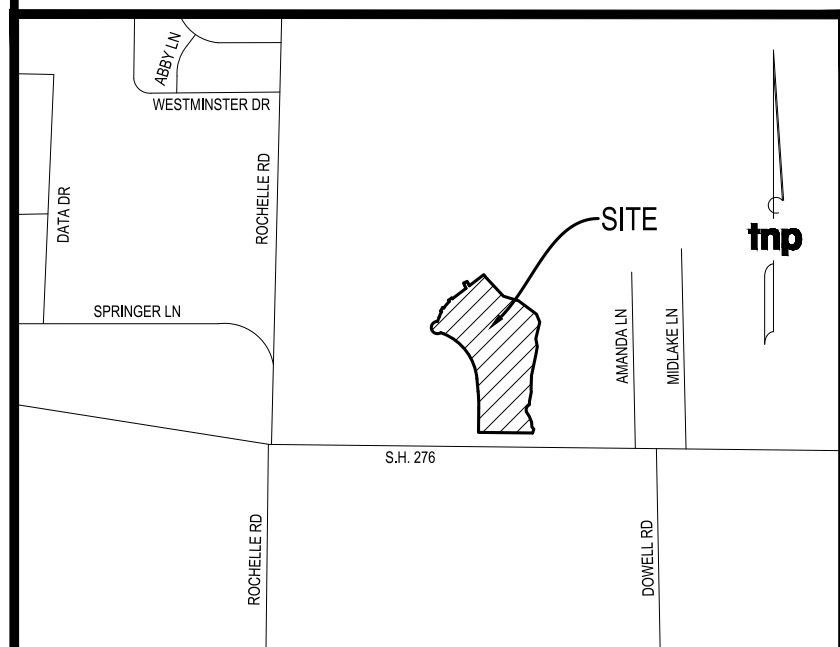
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Drawing: C:\Users\jmadoc\AppData\Local\Temp\AcPublish_1155202021_11 01 SBD 20370 Final Platdwg at Nov 02, 2021 4:38pm by jmadocx



VICINITY MAP
N.T.S.



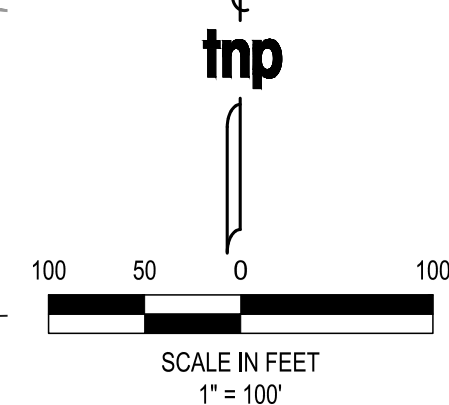
BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	3°24'59"	29.81'	N 61°39'03" W	29.81'
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C8	775.00'	2°03'01"	27.73'	S 27°31'56" E	27.73'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°45'54" W	42.43'
L2	N 44°14'05" E	42.43'
L3	S 46°40'27" E	43.09'
L4	N 25°32'51" E	36.15'
L5	N 67°57'06" W	51.01'
L6	N 45°33'50" W	36.57'
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CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 26°30'25" W	47.19'
L2	N 42°54'31" W	13.20'

CENTERLINE CURVE TABLE					
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C7	125.00'	77°27'46"	189.00'	S 50°30'12" W	156.42'
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C1	75.00'	6°59'19"	9.15'	N 32°48'38" W	9.14'



LEGEND
IRF - IRON ROD FOUND
CIRF - CAPPED IRON ROD FOUND
CIRS - CAPPED IRON ROD SET
N.T.S. - NOT TO SCALE
R.O.W. - RIGHT OF WAY
SF - SQUARE FEET
AC - ACRES
B.L. - BUILDING LINE
MIN FP - MINIMUM FINISHED PAD
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
W.E. - WATER EASEMENT
V.E. - VISIBILITY EASEMENT
S.I. - SEPARATE INSTRUMENT
WSEL - WATER SURFACE ELEVATION
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

- NOTES:
- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM THE CITY OF ROCKWALL'S GEODETIC CONTROL NETWORK VIE REAL TIME KINEMATIC (RTK) METHODS. AN AVERAGE COMBINATION FACTOR OF 1.000148822 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.
 - BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0045L DATED SEPTEMBER 28, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 - 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.
 - ALL CORNERS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" SET UNLESS OTHERWISE NOTED ON THE SURVEY.
 - THE H.O.A. SHALL BE RESPONSIBLE FOR MAINTAINING ALL NON STANDARD DECORATIVE SIGNS, POLE/POST, HARDWARE AND FOUNDATIONS.

FINAL PLAT
LOTS 1-9, BLOCK A
LOTS 1-5, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-7, BLOCK D
LOT 1, BLOCK E
DISCOVERY LAKES, PHASE 1

31 RESIDENTIAL LOTS
1 COMMON AREA
1,532,217 SQUARE FEET OR 35.175 ACRES

BEING A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT
NUMBER 100 AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
DISCOVERY LAKES, LLC
15400 Knoll Trail, Suite 230
Dallas, Texas 75248

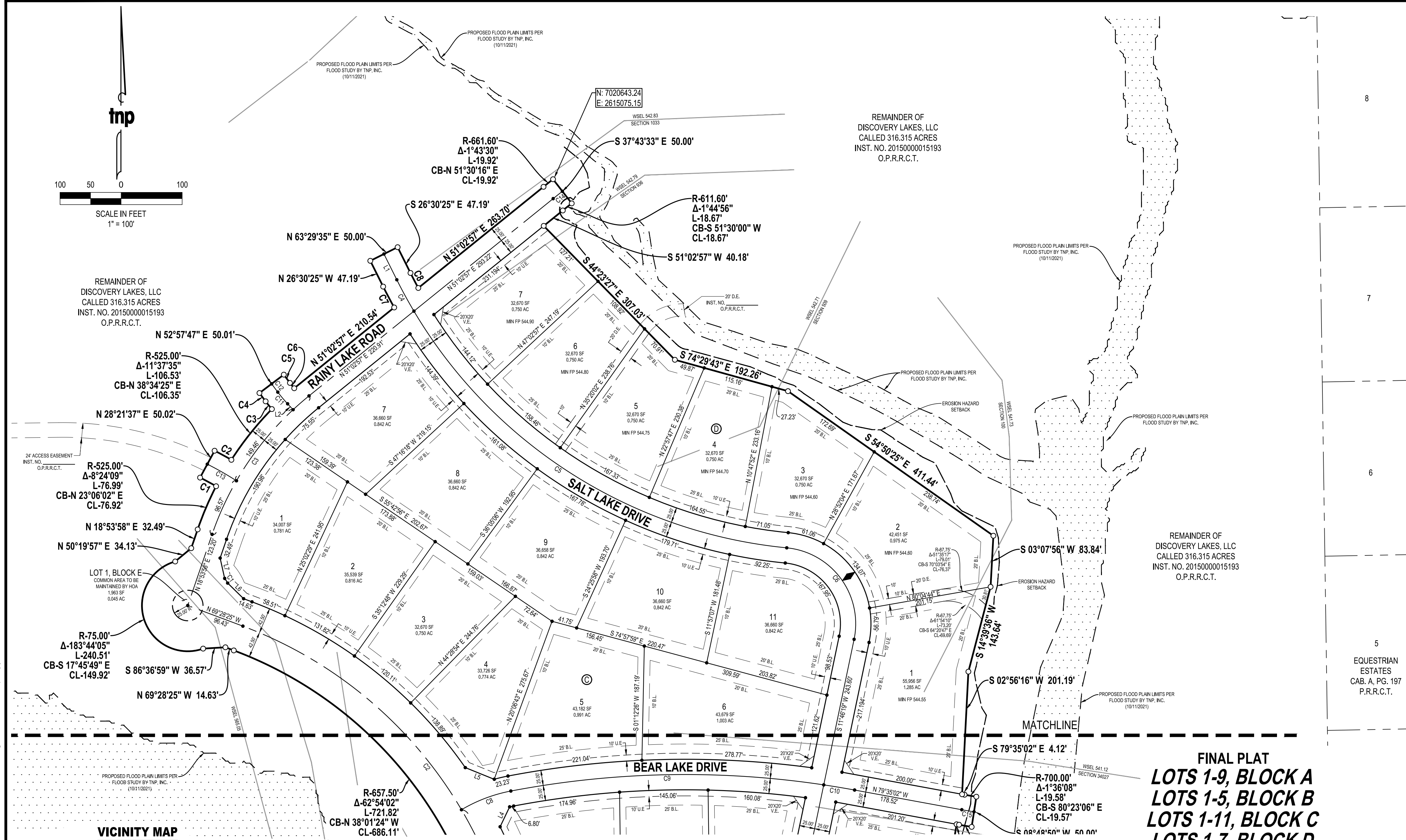
PROJECT INFORMATION
Project No.: SBD 20370
Date: October 26, 2021
Drawn By: WS
Scale: 1"=100'
SHEET 1 of 3



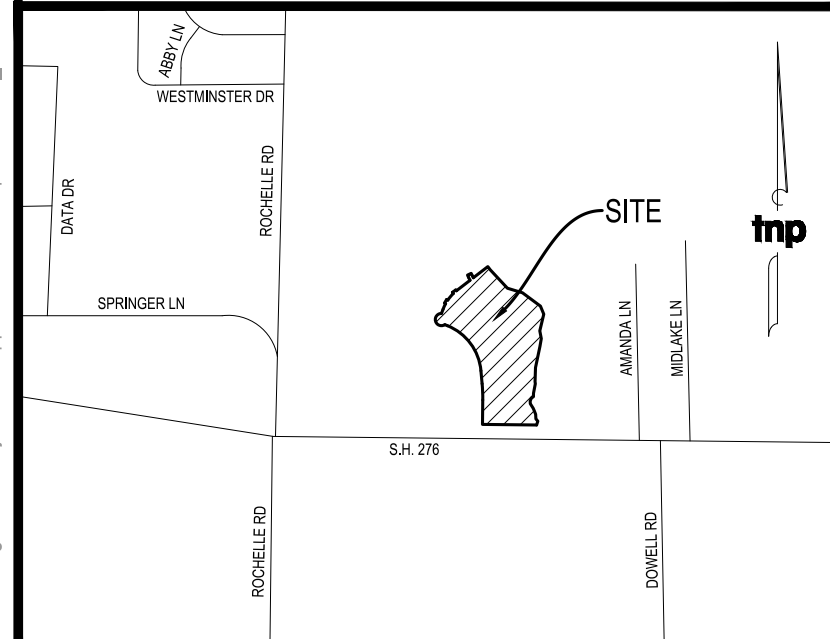
CASE NO. (P2021-053)

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnppinc.com

Drawing: C:\Users\jmadocx\AppData\Local\Temp\AcPublish_1155202021_11 01 SBD 20370 Final Plat.dwg at Nov 02, 2021 4:38pm by jmadocx



VICINITY MAP
N.T.S.



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LOTS 1-5, BLOCK B
LOTS 1-11, BLOCK C
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LOT 1, BLOCK E
DISCOVERY LAKES, PHASE 1

31 RESIDENTIAL LOTS
1 COMMON AREA
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NUMBER 100 AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
DISCOVERY LAKES, LLC
15400 Knoll Trail, Suite 230
Dallas, Texas 75248

PROJECT INFORMATION
Project No.: SBD 20370
Date: October 26, 2021
Drawn By: WS
Scale: 1"=100'
SHEET 2 of 3



CASE NO. (P2021-053)

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnppinc.com

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL})

WHEREAS, Discovery Lakes, LLC is the owner of a called 33.662 acre tract of land in the M.E. Hawkins Survey, Abstract Number 100, in the City of Rockwall, Rockwall County, Texas, same being a portion of a called 316.315 acre tract to Discovery Lakes, LLC as recorded in Instrument Number 20150000015193 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found on the north right-of-way of State Highway No. 276, a variable width right-of-way, same being the west line of Lot 1, Equestrian Estates, an addition to Rockwall County, Texas as recorded in Cabinet A, Page 197 of the Plat Records of Rockwall County, Texas for the southeast corner of said 316.315 acre tract;

THENCE South 89 degrees 29 minutes 08 seconds West, departing the west line of said Equestrian Estates and along the north right-of-way of said State Highway No. 276, same being the south line of said 316.315 acre tract, a distance of 117.50 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE North 00 degrees 30 minutes 55 seconds West, departing the north right-of-way of said State Highway No. 276 and continuing along the south line of said 316.315 acre tract, a distance of 50.31 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE South 89 degrees 29 minutes 05 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 543.40 feet to a 5/8 inch iron rod with cap stamped "THE WALLACE GROUP" found for corner;

THENCE South 89 degrees 14 minutes 06 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 26.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the POINT OF BEGINNING of the herein described tract;

THENCE South 89 degrees 14 minutes 06 seconds West, continuing along the south line of said 316.315 acre tract, a distance of 661.85 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner from which a 5/8 inch iron rod found for an ell corner of said 316.315 acre tract bears South 89 degrees 14 minutes 06 seconds West, a distance of 68.90 feet;

THENCE departing the south line of said 316.315 acre tract and through the interior of said 316.315 acre tract, the following courses and distances:

North 00 degrees 45 minutes 55 seconds West, a distance of 298.42 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 1967.50 feet, a central angle of 05 degrees 48 minutes 28 seconds, an arc length of 199.44 feet, a chord bearing of North 03 degrees 40 minutes 09 seconds West, a distance of 199.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 06 degrees 34 minutes 23 seconds West, a distance of 159.71 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 657.50 feet, a central angle of 62 degrees 54 minutes 02 seconds, an arc length of 721.82 feet, a chord bearing of North 38 degrees 01 minutes 24 seconds West, a distance of 686.11 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 69 degrees 28 minutes 25 seconds West, a distance of 14.63 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 86 degrees 36 minutes 59 seconds West, a distance of 36.57 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 75.00 feet, a central angle of 183 degrees 44 minutes 05 seconds, an arc length of 240.51 feet, a chord bearing of North 17 degrees 45 minutes 49 seconds West, a distance of 149.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 50 degrees 19 minutes 57 seconds East, a distance of 34.13 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 18 degrees 53 minutes 58 seconds East, a distance of 32.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 525.00 feet, a central angle of 08 degrees 24 minutes 09 seconds, an arc length of 76.99 feet, a chord bearing of North 23 degrees 06 minutes 02 seconds East, a distance of 76.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a reverse curve to the left;

With said reverse curve to the left having a radius of 500.00 feet, a central angle of 03 degrees 24 minutes 59 seconds, an arc length of 29.81 feet, a chord bearing of North 61 degrees 39 minutes 03 seconds West, a distance of 29.81 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 28 degrees 21 minutes 37 seconds East, a distance of 50.02 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 550.00 feet, a central angle of 03 degrees 15 minutes 28 seconds, an arc length of 31.27 feet, a chord bearing of South 61 degrees 34 minutes 26 seconds East, a distance of 31.27 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 525.00 feet, a central angle of 11 degrees 37 minutes 35 seconds, an arc length of 106.53 feet, a chord bearing of North 38 degrees 34 minutes 25 seconds East, a distance of 106.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 275.00 feet, a central angle of 03 degrees 23 minutes 37 seconds, an arc length of 16.29 feet, a chord bearing of North 38 degrees 52 minutes 27 seconds West, a distance of 16.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 800.00 feet, a central angle of 01 degrees 12 minutes 53 seconds, an arc length of 16.96 feet, a chord bearing of North 36 degrees 34 minutes 12 seconds West, a distance of 16.96 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 52 degrees 57 minutes 47 seconds East, a distance of 50.01 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 750.00 feet, a central angle of 01 degrees 17 minutes 11 seconds, an arc length of 16.84 feet, a chord bearing of South 36 degrees 32 minutes 03 seconds East, a distance of 16.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve continuing to the left;

With said compound curve continuing to the left having a radius of 225.00 feet, a central angle of 02 degrees 51 minutes 02 seconds, an arc length of 11.19 feet, a chord bearing of South 38 degrees 36 minutes 10 seconds East, a distance of 11.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 51 degrees 02 minutes 57 seconds East, a distance of 210.54 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 825.00 feet, a central angle of 02 degrees 41 minutes 12 seconds, an arc length of 38.68 feet, a chord bearing of North 27 degrees 51 minutes 01 seconds West, a distance of 38.68 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 26 degrees 30 minutes 25 seconds West, a distance of 47.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 63 degrees 29 minutes 35 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 26 degrees 30 minutes 25 seconds East, a distance of 47.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 775.00 feet, a central angle of 02 degrees 03 minutes 01 seconds, an arc length of 27.73 feet, a chord bearing of South 27 degrees 31 minutes 56 seconds East, a distance of 27.73 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 51 degrees 02 minutes 57 seconds East, a distance of 263.70 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 661.60 feet, a central angle of 01 degrees 43 minutes 30 seconds, an arc length of 19.92 feet, a chord bearing of North 51 degrees 30 minutes 16 seconds East, a distance of 19.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 37 degrees 43 minutes 33 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 611.60 feet, a central angle of 01 degrees 44 minutes 56 seconds, an arc length of 18.67 feet, a chord bearing of South 51 degrees 30 minutes 00 seconds West, a distance of 18.67 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 51 degrees 02 minutes 57 seconds West, a distance of 40.18 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 44 degrees 23 minutes 27 seconds East, a distance of 307.03 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 74 degrees 29 minutes 43 seconds East, a distance of 192.26 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 54 degrees 50 minutes 25 seconds East, a distance of 411.44 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 03 degrees 07 minutes 56 seconds West, a distance of 83.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 14 degrees 39 minutes 36 seconds West, a distance of 143.64 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 02 degrees 56 minutes 16 seconds West, a distance of 201.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 79 degrees 35 minutes 02 seconds East, a distance of 4.12 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 700.00 feet, a central angle of 01 degrees 36 minutes 08 seconds, an arc length of 19.58 feet, a chord bearing of South 80 degrees 23 minutes 06 seconds East, a distance of 19.57 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 08 degrees 48 minutes 50 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 750.00 feet, a central angle of 01 degrees 36 minutes 08 seconds, an arc length of 20.97 feet, a chord bearing of North 80 degrees 23 minutes 06 seconds West, a distance of 20.97 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 79 degrees 35 minutes 02 seconds West, a distance of 4.10 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 09 degrees 03 minutes 57 seconds West, a distance of 227.54 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 09 degrees 03 minutes 57 seconds West, a distance of 192.88 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 17 degrees 25 minutes 37 seconds West, a distance of 149.53 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 20 degrees 22 minutes 28 seconds West, a distance of 39.55 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 18 degrees 03 minutes 09 seconds West, a distance of 58.86 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 33 degrees 31 minutes 16 seconds East, a distance of 58.04 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 25 degrees 17 minutes 29 seconds East, a distance of 28.88 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 22 degrees 38 minutes 52 seconds East, a distance of 50.87 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 04 degrees 37 minutes 21 seconds East, a distance of 56.66 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 41 degrees 46 minutes 43 seconds East, a distance of 36.86 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 17 degrees 08 minutes 46 seconds West, a distance of 48.66 feet to the POINT OF BEGINNING containing 1,532,217 square feet, or 35.175 acres of land.

SURVEYOR'S CERTIFICATE

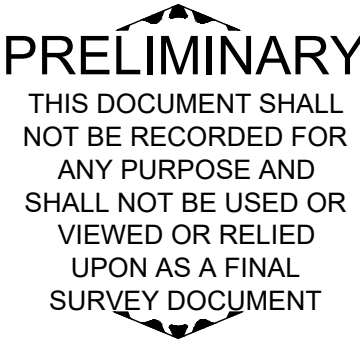
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox II, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2021

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.

BRIAN J. MADDOX II,
R.P.L.S. NO. 6659



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL})

We, the undersigned owners of the land shown on this plat, and designated herein as Discovery Lakes, Phase 1 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 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. 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, 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.

7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

Discovery Lakes, LLC

Representative: _____

STATE OF TEXAS)
COUNTY OF ROCKWALL})

Before me, the undersigned authority, on this day personally appeared _____, 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 _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

FINAL PLAT
LOTS 1-9, BLOCK A
LOTS 1-5, BLOCK B
LOTS 1-11, BLOCK C
LOTS 1-7, BLOCK D
LOT 1, BLOCK E
DISCOVERY LAKES, PHASE 1

31 RESIDENTIAL LOTS
1 COMMON AREA
1,532,217 SQUARE FEET OR 35.175 ACRES

BEING A TRACT OF LAND SITUATED IN THE M.E. HAWKINS SURVEY, ABSTRACT NUMBER 100 AND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



CASE NO. (P2021-053)

OWNER
DISCOVERY LAKES, LLC
15400 Knoll Trail, Suite 230
Dallas, Texas 75248

PROJECT INFORMATION
Project No.: SBD 20370
Date: October 26, 2021
Drawn By: WS
Scale: 1"=100'
SHEET 3 of 3

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpsc.com



November 24, 2021

TO: Cameron Slown
Teague, Nall & Perkins, Inc.
825 Watters Creek Blvd. Suite M300
Allen, TX 75013

CC: Nick DiGiuseppe
Discovery Lakes, LLC
15400 Knoll Trail Drive
Dallas, TX 75248

FROM: Andrew Reyna
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2021-053; Discovery Lakes Phase 1

Cameron Slown:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on November 15, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The final plat of land shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On November 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat with the staff's recommendations by a vote of 5-0, with Council Members Moeller and Thomas absent.

City Council

On November 15, 2021, the City Council approved a motion to approve the *Final Plat* with the conditions of approval by a vote of 5-0, with Council Member Johannesen and Jorif absent.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- at a minimum -- the following:

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (confirm fees with staff) made out to the *Rockwall County Clerk's Office*.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being

platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-6488.

Sincerely,

A handwritten signature in black ink, appearing to read 'AR' or 'Andrew Reyna', written in a cursive style.

Andrew Reyna
Planner