



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

MASTER PLAT
PRELIMINARY PLAT
FINAL PLAT
REPLAT
AMENDING OR MINOR PLAT
PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO. P2022-085

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS A portion of JA Ramsey Survey, Abstract No. 186; Property ID 12255; FM 549

SUBDIVISION Shaddock Homestead

LOT

BLOCK

GENERAL LOCATION FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD-92, Ord No. 21-24

CURRENT USE

PROPOSED ZONING PD-92, Ord No. 21-24

PROPOSED USE

Single Family Residential

ACREAGE 129.485

LOTS [CURRENT] 1

LOTS [PROPOSED] 175

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

☐ OWNER SH Dev Klutts Rockwall, LLC

☒ APPLICANT

Michael Joyce Properties

CONTACT PERSON Peter H. Shaddock, Jr.

CONTACT PERSON

Meredith Joyce

ADDRESS 2400 Dallas Parkway, Ste. 460

ADDRESS

767 Justin Rd

CITY, STATE & ZIP Plano, TX 75093

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 214-240-6004

PHONE 512-694-6394

E-MAIL land@shaddockhomes.com

E-MAIL

meredith@michaeljoyceproperties.com

NOTARY VERIFICATION (REQUIRED)

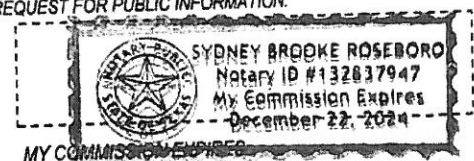
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Peter Shaddock Jr. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 2889.70 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF October, 2022. 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 14 DAY OF October, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 50 100 200

SCALE: 1" = 100'

TOMAS JIMENEZ
DOC. NO. 2017000021846
O.P.R.R.C.T.

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2607530.367	7012611.969
ELEV = 555.50	

POINT OF BEGINNING

CITY LIMITS

N88°26'14"E 1360.23'

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

WILLIE CLARK
VOL. 120, PG. 767
D.R.R.C.T.

CITY LIMITS

HOMESTEAD PHASE I

LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31 BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J

BEING 54.570 ACRES OR 2,377,089.26 SF
TOTAL RESIDENTIAL LOTS 175
TOTAL OPEN SPACE LOTS 9

SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

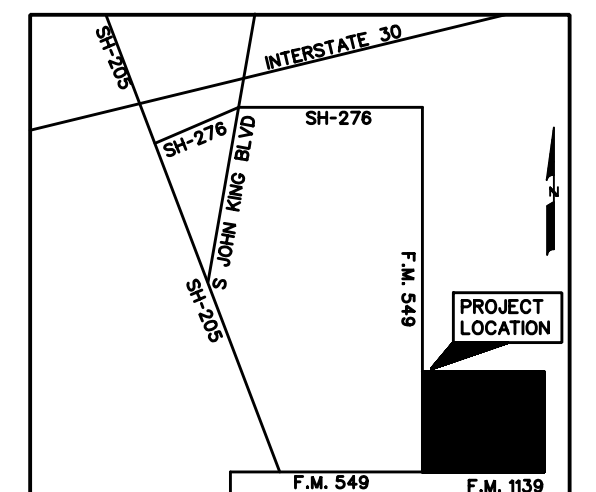
$\Delta = 09^{\circ}51'55''$
 $R = 545.00'$
 $L = 93.84'$
 $C = 93.72'$
 $B = S04^{\circ}00'59''W$

N89°05'02"E 386.80'

THOMPSON STREET (50' R.O.W.)

$\Delta = 83^{\circ}06'28''$
 $R = 1125.00'$
 $L = 1631.82'$
 $C = 1492.48'$
 $B = S47^{\circ}31'48''W$

MATCHLINE
SHEET 2 OF 6



OCTOBER 2022

SCALE 1"=100'

CASE NO. P2022-XXX

SHEET 1 OF 3

NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 5054, PG. 202

F.M. 549
(VARIABLE R.O.W.)

LOT 1 BLOCK D
OPEN SPACE - 1.374 AC.

BEN DRIVE (50' R.O.W.)

FISHER ROAD (50' R.O.W.)

BEXAR STREET (50' R.O.W.)

TOBIAS LANE (50' R.O.W.)

LOT 9 BLOCK F
OPEN SPACE
1.600 AC.

LOT 23 BLK D
OPEN SPACE
0.546 AC.

LOT 1 BLOCK H
OPEN SPACE/DRAINAGE/DETENTION EASMENT
TO BE MAINTAINED BY HOA
4.275 ACRES

ANDRADE MARTIN
VOL. 2673, PG. 62
D.R.R.C.T.

VOL. 329, PG. 287
D.R.R.C.T.

DON & GINDY LANEY
VOL. 158, PG. 140
D.R.R.C.T.

HECTOR T. CHAVEZ
DOC. NO. 2017000001853
O.P.R.R.C.T.

S.M. & RACHEL
VOL. 175, PG. 27
D.R.R.C.T.

JONATHAN H. &
L. JENNY H. HULLETT
DOC. NO. 20170000002890
O.P.R.R.C.T.

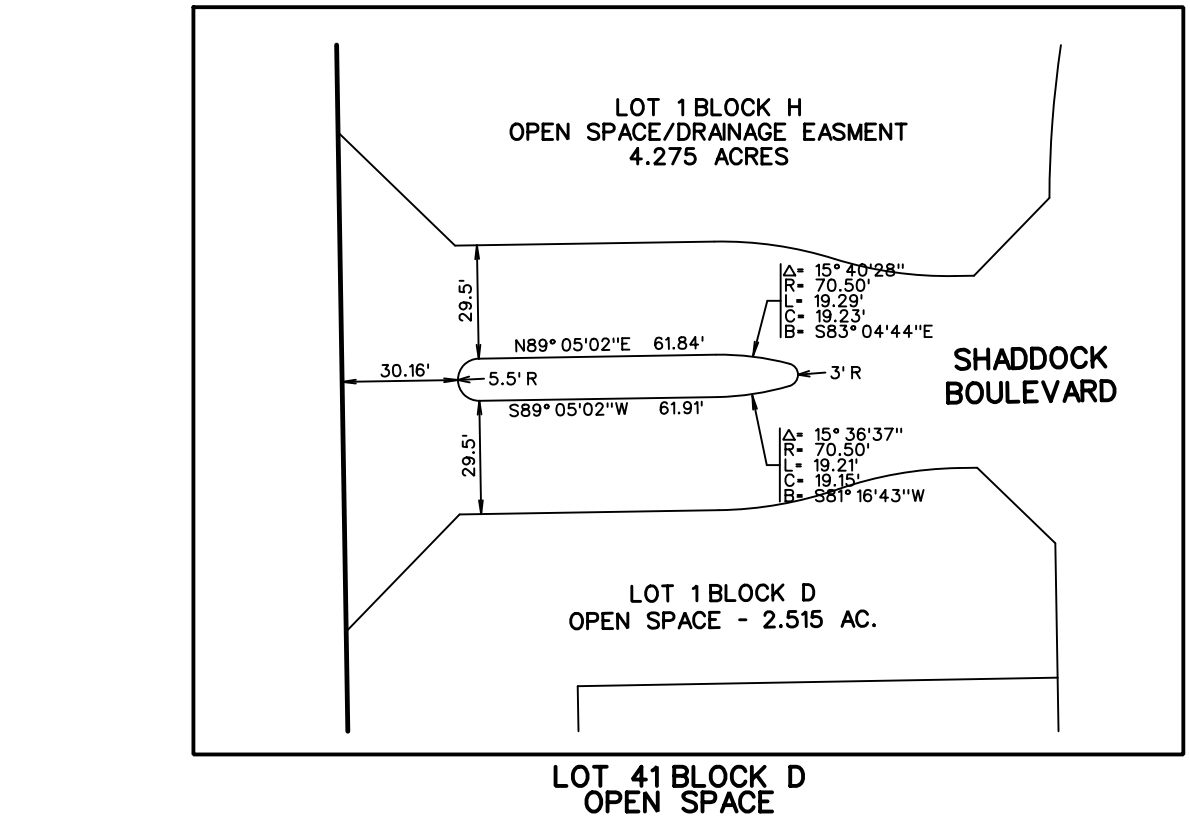
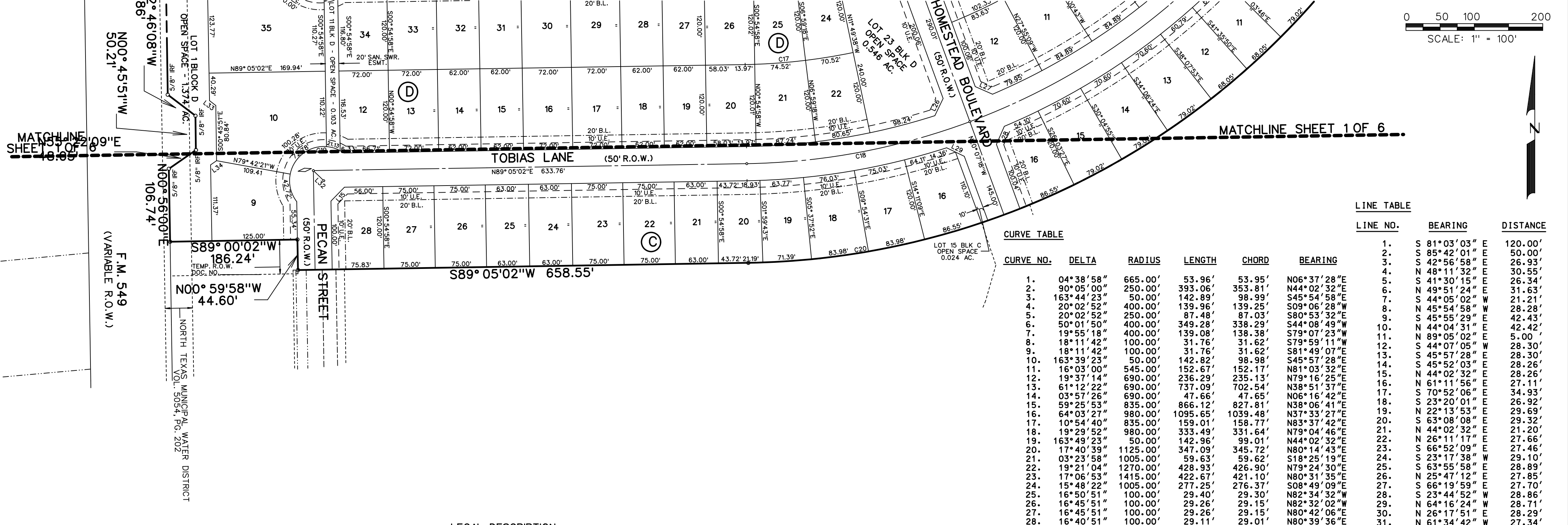
JONATHAN H. HULLETT
VOL. 183, PG. 21
D.R.R.C.T.

HARRY CRUMP
VOL. 315, PG. 319
D.R.R.C.T.

JAMES & ELVIRA MATTHEWS
VOL. 108, PG. 106
D.R.R.C.T.

5°22'09"E
MATCHLINE
SHEET 2 OF 6

CORWIN JOB *21048



- NOTES
- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement.
S.S.E. - Sanitary Sewer Easement.
 - The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
 - All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
 - All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, being part of a 196.008 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the most northerly northwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.);

THENCE, North 88° 26'14" East, along the north line of said 196.008 acre tract, for a distance of 1360.23 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 00° 54'58" East, departing said north line, for a distance of 366.10 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 545.00 feet, a central angle of 09° 51'55";

THENCE, along said curve to the right for an arc distance of 93.84 feet (Chord Bearing South 04° 00'59" West 93.72 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 81° 03'03" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 665.00 feet, a central angle of 04° 38'58";

THENCE, along said curve to the left for an arc distance of 53.96 feet (Chord Bearing North 06° 37'28" East 53.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 85° 42'01" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 42° 56'58" East, for a distance of 26.93 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 89° 05'02" East, for a distance of 386.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 00° 54'58" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 1125.00 feet, a central angle of 83° 06'28";

THENCE, along said curve to the right for an arc distance of 1631.82 feet (Chord Bearing South 47° 31'48" West 1492.48 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South 89° 05'02" West, for a distance of 658.55 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 00° 59'58" West, for a distance of 44.60 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 89° 00'02" West, for a distance of 186.24 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the west line of said 196.008 acre tract and being in the east line of said F.M. 549;

THENCE, North 00° 56'00" West, along said east and west lines, for a distance of 106.74 feet, to a 5/8 inch iron rod found;

THENCE, North 55° 22'09" East, continuing along said lines, for a distance of 48.05 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 45'51" West, continuing along said lines, for a distance of 50.21 feet, to a 5/8 inch iron rod found;

THENCE, North 52° 46'08" West, continuing along said lines, for a distance of 50.86 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 1098.65 feet, to a 5/8 inch iron rod found;

THENCE, North 89° 05'09" East, continuing along said lines, for a distance of 29.97 feet, to a 5/8 inch iron rod found;

THENE, North 00° 54'51" West, continuing along said lines, for a distance of 117.73 feet, to the POINT OF BEGINNING and containing 54.570 acres of land.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	04° 38' 58"	665.00'	53.96'	53.95'	N06° 37' 28" E
2.	90° 05' 00"	250.00'	393.06'	353.81'	S85° 42' 01" E
3.	163° 44' 23"	50.00'	142.89'	98.99'	S42° 56' 58" E
4.	20° 02' 52"	400.00'	139.96'	139.25'	S09° 06' 28" W
5.	20° 02' 52"	250.00'	87.48'	87.03'	S80° 53' 32" E
6.	50° 01' 50"	400.00'	349.28'	338.29'	S44° 08' 49" W
7.	18° 11' 42"	400.00'	139.08'	138.38'	S79° 07' 23" W
8.	18° 11' 42"	100.00'	31.76'	31.62'	S79° 59' 11" W
9.	18° 11' 42"	100.00'	31.76'	31.62'	S81° 49' 07" E
10.	163° 39' 23"	50.00'	142.82'	98.98'	S45° 57' 28" E
11.	16° 03' 00"	545.00'	152.67'	152.17'	N81° 03' 32" E
12.	19° 37' 14"	690.00'	236.29'	235.13'	N79° 16' 25" E
13.	61° 12' 22"	690.00'	737.09'	702.54'	S70° 52' 06" E
14.	03° 57' 26"	690.00'	47.66'	47.65'	N06° 16' 42" E
15.	59° 25' 53"	835.00'	866.12'	827.81'	N38° 06' 41" E
16.	64° 03' 27"	980.00'	1095.65'	1039.48'	N37° 33' 21" E
17.	10° 54' 40"	835.00'	159.01'	158.77'	N83° 37' 42" E
18.	19° 29' 52"	980.00'	333.49'	331.64'	N79° 04' 46" E
19.	163° 49' 23"	50.00'	142.86'	99.01'	N44° 02' 32" E
20.	17° 40' 39"	1125.00'	347.09'	345.72'	N80° 14' 43" E
21.	03° 23' 58"	1005.00'	59.63'	59.62'	S18° 25' 19" E
22.	19° 21' 04"	1270.00'	428.93'	426.90'	N79° 24' 30" E
23.	17° 06' 53"	1415.00'	422.67'	421.10'	N80° 31' 35" E
24.	15° 48' 22"	1005.00'	277.25'	276.37'	S08° 49' 09" E
25.	16° 50' 51"	100.00'	29.40'	29.30'	N82° 34' 32" W
26.	16° 45' 51"	100.00'	29.26'	29.15'	N82° 32' 02" W
27.	16° 45' 51"	100.00'	29.26'	29.15'	N80° 42' 06" E
28.	16° 40' 51"	100.00'	29.11'	29.01'	N80° 39' 36" E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 81° 03' 03" E	120.00'
2.	S 85° 42' 01" E	50.00'
3.	S 42° 56' 58" E	26.93'
4.	N 48° 11' 32" E	30.55'
5.	S 41° 30' 15" E	26.34'
6.	N 49° 51' 24" E	31.63'
7.	S 44° 05' 02" W	21.21'
8.	N 45° 54' 58" W	28.28'
9.	S 45° 55' 29" E	42.43'
10.	N 44° 04' 31" E	42.42'
11.	N 89° 05' 02" E	5.00'
12.	S 44° 07' 05" W	28.30'
13.	S 45° 57' 28" E	28.30'
14.	S 45° 52' 03" E	28.26'
15.	N 44° 02' 32" E	28.26'
16.	N 61° 11' 56" E	27.11'
17.	S 70° 52' 06" E	34.93'
18.	S 23° 20' 01" E	26.92'
19.	N 22° 13' 53" E	29.69'
20.	S 63° 08' 08" E	29.32'
21.	N 44° 02' 32" E	21.20'
22.	N 26° 11' 17" E	27.66'
23.	S 66° 52' 09" E	27.46'
24.	S 23° 17' 38" W	29.10'
25.	S 63° 55' 58" E	28.89'
26.	N 25° 47' 12" E	27.85'
27.	S 66° 19' 59" E	27.70'
28.	S 23° 44' 52" W	28.86'
29.	N 64° 16' 24" W	28.71'
30.	N 26° 17' 51" E	28.29'
31.	N 61° 34' 42" W	27.34'
32.	S 45° 57' 28" E	21.23'
33.	S 52° 46' 08" E	11.65'
34.	S 55° 22' 09" W	10.60'
35.	S 45° 55' 29" E	42.43'
36.	N 44° 38' 47" E	42.85'
37.	S 44° 05' 02" W	28.28'
38.	N 45° 54' 58" W	28.28'

FINAL PLAT
OF
HOMESTEAD PHASE I
LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31 BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
BEING 54.570 ACRES OR 2,377,089.26 SF
TOTAL RESIDENTIAL LOTS 175
TOTAL OPEN SPACE LOTS 9
SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

OWNER'S CERTIFICATE

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 the HOMESTEAD PHASE I, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the HOMESTEAD PHASE I, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

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

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

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

SHADDOCK HOMES, LTD.

STATE OF TEXAS
COUNTY OF DALLAS
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 _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTE: 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.

Homestead									
Block C		Block D		Block F		Block H		Block I	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
15*	1051	34	8632	10	8640	1*	186204	10	9547
16	9590	35	22269	11	8640	2	7549	11	9547
17	9541	36	13128	12	8640	3	7600	12	10815
18	9541	37	12500	13	7440	4	7651	13	10939
19	8110	38	12500	14	7440	5	7702	14	9616
20	7654	39	12500	15	8640	6	7753	15	9616
21	7560	40	12500	16	8640	7	7804	16	8225
22	9000	41	913	17	10151	8	7854	17	8225
23	9000	Block E		Block G		9	7905	18	9616
24	7560	Lot	SF	Lot	SF	10	7956	19	9616
25	7560	1	8930	1	9816	11	8007	20	8225
26	9000	2	8640	2	7500	12	8052	21	9954
27	9000	3	8640	3	7500	13	10731	22	10593
28	8910	4	7440	4	7500	14	7330	Block J	
Block D		5	7440	5	7500	15	7440	Lot	SF
Lot	SF	6	8640	6	7500	16	7775	1	10025
1*	59855	7	8640	7	7500	17	9155	2	7730
9	12984	8	8640	8	7500	18	9678	3	7730
10	21685	9	7530	9	7500	19	8109	4	8977
11*	4507	10	9172	10	7500	20	8109	5	8977
12	8630	11	9888	11	7500	21	9417	6	7730
13	8640	12*	2103	12	7500	22	9417	7	7730
14	7440	13	10281	13	7500	23	10197	8	8977
15	7440	14	8524	14	7528	24	11210	9	8977
16	8640	15	7800	15	10028	25	9252	10	8977
17	8640	16	9360	16	9606	26	9252	11	7730
18	7440	17	9360	17	7500	27	9252	12	7730
19	7440	18	7800	18	7500	28	7967	13	8977
20	8640	19	7800	19	7500	29	7967	14	8977
21	9706	20	9480	20	7500	30	9252	15	8977
22	9070	21	9438	21	7500	31	9252	16	9440
23*	23810	22	8951	22	7500	Block I			
24	7854	Block F		23	7500	Lot	SF		
25	8180	Lot	SF	24	7500	1	11614		
26	8640	1	10130	25	7500	2	9614		
27	7440	2	8640	26	7500	3	9547		
28	7440	3	8640	27	7499	4	8165		
29	8640	4	7440	28*	15929	5	8165		
30	8640	5	7440			6	9547		
31	7440	6	8640			7	9547		
32	7440	7	8640			8	8165		
33	8640	8	8640			9	8165		
		9*	69710						
Denotes HOA Lots									

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2022.

WARREN L. CORWIN
R.P.L.S. No. 4621

Planning & Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.

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

WITNESS OUR HANDS, this _____ day of _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
OF
HOMESTEAD PHASE I
LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31 BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
BEING 54.570 ACRES OR 2,377,089.26 SF
TOTAL RESIDENTIAL LOTS 175
TOTAL OPEN SPACE LOTS 9
SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093



DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO. P2022-085

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS A portion of JA Ramsey Survey, Abstract No. 186; Property ID 12255; FM 549

SUBDIVISION Shaddock Homestead

LOT

BLOCK

GENERAL LOCATION FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD-92, Ord No. 21-24

CURRENT USE

PROPOSED ZONING PD-92, Ord No. 21-24

PROPOSED USE

Single Family Residential

ACREAGE 129.485

LOTS [CURRENT] 1

LOTS [PROPOSED] 175

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

☐ OWNER SH Dev Klutts Rockwall, LLC

☒ APPLICANT

Michael Joyce Properties

CONTACT PERSON Peter H. Shaddock, Jr.

CONTACT PERSON

Meredith Joyce

ADDRESS 2400 Dallas Parkway, Ste. 460

ADDRESS

767 Justin Rd

CITY, STATE & ZIP Plano, TX 75093

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE 214-240-6004

PHONE

512-694-6394

E-MAIL land@shaddockhomes.com

E-MAIL

meredith@michaeljoyceproperties.com

NOTARY VERIFICATION (REQUIRED)

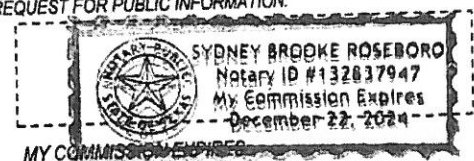
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Peter Shaddock Jr. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

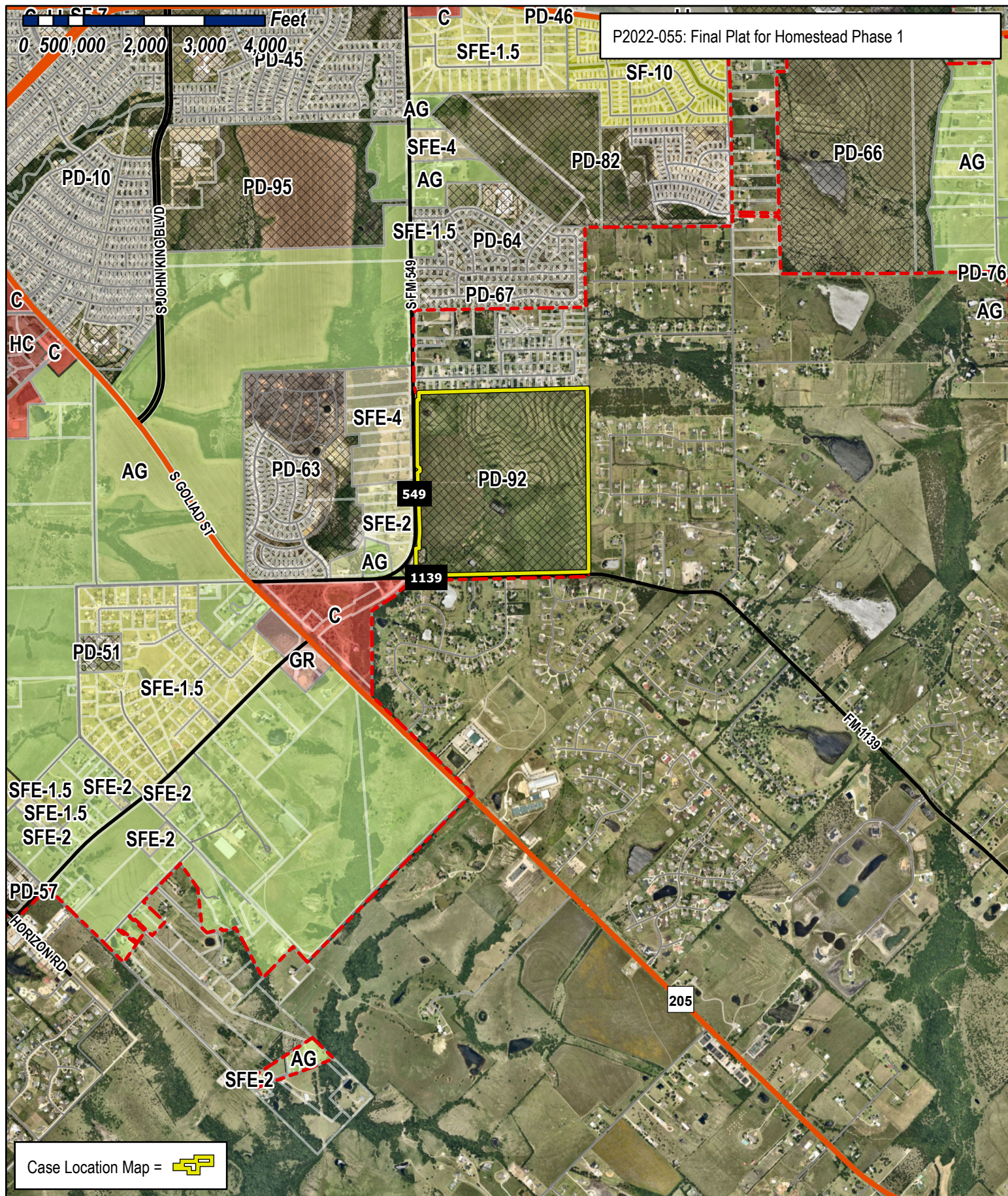
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 2889.70 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF October, 2022. BY SIGNING THIS APPLICATION, 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 14 DAY OF October, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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.



0 50 100 200

SCALE: 1" = 100'

TOMAS JIMENEZ
DOC. NO. 2017000021846
O.P.R.R.C.T.

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2607530.367	7012611.969
ELEV = 555.50	

POINT OF BEGINNING

CITY LIMITS

N88°26'14"E 1360.23'

PREPARED BY
CORWIN ENGINEERING, INC.
TBPCLS #F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

WILLIE CLARK
VOL. 120, PG. 767
D.R.R.C.T.

CITY LIMITS

HOMESTEAD PHASE I

LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31 BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J

BEING 54.570 ACRES OR 2,377,089.26 SF
TOTAL RESIDENTIAL LOTS 175
TOTAL OPEN SPACE LOTS 9

SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186

IN THE
CITY OF ROCKWALL
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2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

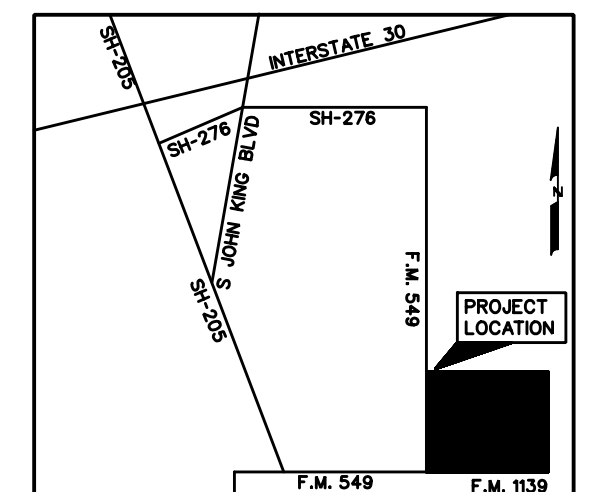
$\Delta = 09^{\circ}51'55''$
 $R = 545.00'$
 $L = 93.84'$
 $C = 93.72'$
 $B = S04^{\circ}00'59''W$

N89°05'02"E 386.80'

THOMPSON STREET (50' R.O.W.)

$\Delta = 83^{\circ}06'28''$
 $R = 1125.00'$
 $L = 1631.82'$
 $C = 1492.48'$
 $B = S47^{\circ}31'48''W$

MATCHLINE
SHEET 2 OF 6



OCTOBER 2022

SCALE 1"=100'

CASE NO. P2022-XXX

SHEET 1 OF 3

NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 5054, PG. 202

F.M. 549
(VARIABLE R.O.W.)

LOT 1 BLOCK D
OPEN SPACE - 1.374 AC.

BEN DRIVE (50' R.O.W.)

FISHER ROAD (50' R.O.W.)

BEXAR STREET (50' R.O.W.)

TOBIAS LANE (50' R.O.W.)

LOT 9 BLOCK F
OPEN SPACE
1.600 AC.

LOT 23 BLK D
OPEN SPACE
0.546 AC.

LOT 1 BLOCK H
OPEN SPACE/DRAINAGE/DETENTION EASMENT
TO BE MAINTAINED BY HOA
4.275 ACRES

ANDRADE MARTIN
VOL. 2673, PG. 62
D.R.R.C.T.

VOL. 329, PG. 287
D.R.R.C.T.

DON & GINDY LANEY
VOL. 154, PG. 140
D.R.R.C.T.

HECTOR T. CHAVEZ
VOL. 400, PG. 185.3
O.P.R.R.C.T.

S.M. & R. PACHECO
VOL. 175, PG. 27
D.R.R.C.T.

JOHANN H. &
L. JENNY H. HULLETT
VOL. 207, PG. 100002890
O.P.R.R.C.T.

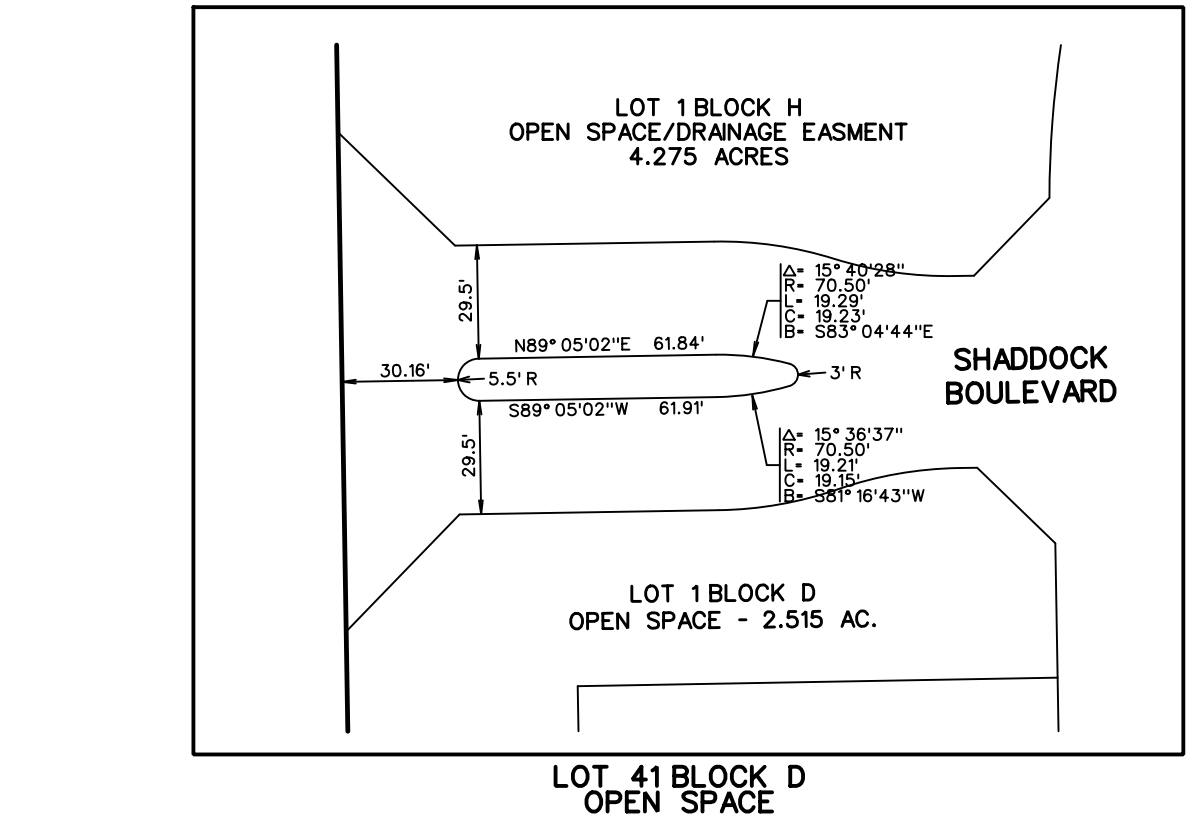
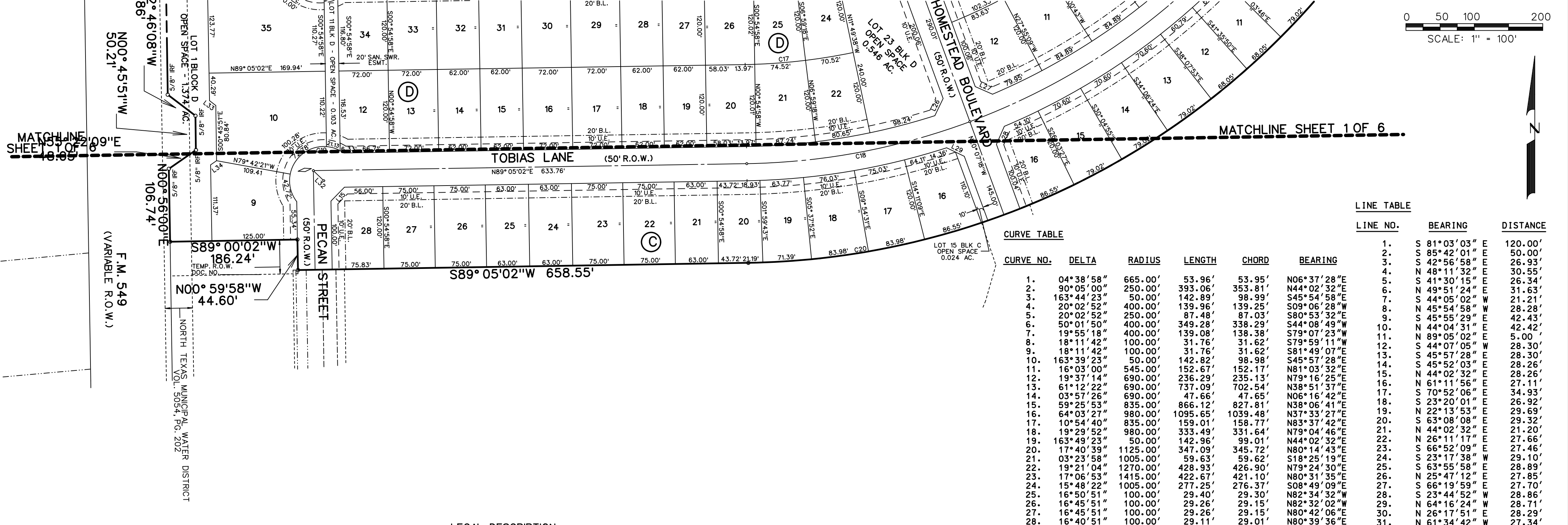
JOHANN H. HULLETT
VOL. 207, PG. 100002890
O.P.R.R.C.T.

HARRY CRUMP
VOL. 3105, PG. 319
D.R.R.C.T.

JAMES & ELVIRA MATTHEWS
VOL. 108, PG. 106
D.R.R.C.T.

5°22'09"E
MATCHLINE
SHEET 2 OF 6

CORWIN JOB #21048



- NOTES
- 1. Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
 - 2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - 4. B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement.
S.S.E. - Sanitary Sewer Easement.
 - 5. The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
 - 6. All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
 - 7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, being part of a 196.008 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the most northerly northwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.);

THENCE, North 88° 26'14" East, along the north line of said 196.008 acre tract, for a distance of 1360.23 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 00° 54'58" East, departing said north line, for a distance of 366.10 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 545.00 feet, a central angle of 09° 51'55";

THENCE, along said curve to the right for an arc distance of 93.84 feet (Chord Bearing South 04° 00'59" West 93.72 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 81° 03'03" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 665.00 feet, a central angle of 04° 38'58";

THENCE, along said curve to the left for an arc distance of 53.96 feet (Chord Bearing North 06° 37'28" East 53.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 85° 42'01" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 42° 56'58" East, for a distance of 26.93 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 89° 05'02" East, for a distance of 386.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 00° 54'58" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 1125.00 feet, a central angle of 83° 06'28";

THENCE, along said curve to the right for an arc distance of 1631.82 feet (Chord Bearing South 47° 31'48" West 1492.48 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South 89° 05'02" West, for a distance of 658.55 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 00° 59'58" West, for a distance of 44.60 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 89° 00'02" West, for a distance of 186.24 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the west line of said 196.008 acre tract and being in the east line of said F.M. 549;

THENCE, North 00° 56'00" West, along said east and west lines, for a distance of 106.74 feet, to a 5/8 inch iron rod found;

THENCE, North 55° 22'09" East, continuing along said lines, for a distance of 48.05 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 45'51" West, continuing along said lines, for a distance of 50.21 feet, to a 5/8 inch iron rod found;

THENCE, North 52° 46'08" West, continuing along said lines, for a distance of 50.86 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 1098.65 feet, to a 5/8 inch iron rod found;

THENCE, North 89° 05'09" East, continuing along said lines, for a distance of 29.97 feet, to a 5/8 inch iron rod found;

THENE, North 00° 54'51" West, continuing along said lines, for a distance of 117.73 feet, to the POINT OF BEGINNING and containing 54.570 acres of land.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	04° 38' 58"	665.00'	53.96'	53.95'	N06° 37' 28" E
2.	90° 05' 00"	250.00'	393.06'	353.81'	S85° 42' 01" E
3.	163° 44' 23"	50.00'	142.89'	98.99'	S42° 56' 58" E
4.	20° 02' 52"	400.00'	139.96'	139.25'	S09° 06' 28" W
5.	20° 02' 52"	250.00'	87.48'	87.03'	S80° 53' 32" E
6.	50° 01' 50"	400.00'	349.28'	338.29'	S44° 08' 49" W
7.	18° 11' 42"	400.00'	139.08'	138.38'	S79° 07' 23" W
8.	18° 11' 42"	100.00'	31.76'	31.62'	S79° 59' 11" W
9.	18° 11' 42"	100.00'	31.76'	31.62'	S81° 49' 07" E
10.	163° 39' 23"	50.00'	142.82'	98.98'	S45° 57' 28" E
11.	16° 03' 00"	545.00'	152.67'	152.17'	N81° 03' 32" E
12.	19° 37' 14"	690.00'	236.29'	235.13'	N79° 16' 25" E
13.	61° 12' 22"	690.00'	737.09'	702.54'	S38° 51' 37" E
14.	03° 57' 26"	690.00'	47.66'	47.65'	N06° 16' 42" E
15.	59° 25' 53"	835.00'	866.12'	827.81'	N38° 06' 41" E
16.	64° 03' 27"	980.00'	1095.65'	1039.48'	N37° 33' 21" E
17.	10° 54' 40"	835.00'	159.01'	158.77'	N83° 37' 42" E
18.	19° 29' 52"	980.00'	333.49'	331.64'	N79° 04' 46" E
19.	163° 49' 23"	50.00'	142.86'	99.01'	N44° 02' 32" E
20.	17° 40' 39"	1125.00'	347.09'	345.72'	N80° 14' 43" E
21.	03° 23' 58"	1005.00'	59.63'	59.62'	S18° 25' 19" E
22.	19° 21' 04"	1270.00'	428.93'	426.90'	N79° 24' 30" E
23.	17° 06' 53"	1415.00'	422.67'	421.10'	N80° 31' 35" E
24.	15° 48' 22"	1005.00'	277.25'	276.37'	S08° 49' 09" E
25.	16° 50' 51"	100.00'	29.40'	29.30'	N82° 34' 32" W
26.	16° 45' 51"	100.00'	29.26'	29.15'	N82° 32' 02" W
27.	16° 45' 51"	100.00'	29.26'	29.15'	N80° 42' 06" E
28.	16° 40' 51"	100.00'	29.11'	29.01'	N80° 39' 36" E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 81° 03' 03" E	120.00'
2.	S 85° 42' 01" E	50.00'
3.	S 42° 56' 58" E	26.93'
4.	N 48° 11' 32" E	30.55'
5.	S 41° 30' 15" E	26.34'
6.	N 49° 51' 24" E	31.63'
7.	S 44° 05' 02" W	21.21'
8.	N 45° 54' 58" W	28.28'
9.	S 45° 55' 29" E	42.43'
10.	N 44° 04' 31" E	42.42'
11.	N 89° 05' 02" E	5.00'
12.	S 44° 07' 05" W	28.30'
13.	S 45° 57' 28" E	28.30'
14.	S 45° 52' 03" E	28.26'
15.	N 44° 02' 32" E	28.26'
16.	N 61° 11' 56" E	27.11'
17.	S 70° 52' 06" E	34.93'
18.	S 23° 20' 01" E	26.92'
19.	N 22° 13' 53" E	29.69'
20.	S 63° 08' 08" E	29.32'
21.	N 44° 02' 32" E	21.20'
22.	N 26° 11' 17" E	27.66'
23.	S 66° 52' 09" E	27.46'
24.	S 23° 17' 38" W	29.10'
25.	S 63° 55' 58" E	28.89'
26.	N 25° 47' 12" E	27.85'
27.	S 66° 19' 59" E	27.70'
28.	S 23° 44' 52" W	28.86'
29.	N 64° 16' 24" W	28.71'
30.	N 26° 17' 51" E	28.29'
31.	N 61° 34' 42" W	27.34'
32.	S 45° 57' 28" E	21.23'
33.	S 52° 46' 08" E	11.65'
34.	S 55° 22' 09" W	10.60'
35.	S 45° 55' 29" E	42.43'
36.	N 44° 38' 47" E	42.85'
37.	S 44° 05' 02" W	28.28'
38.	N 45° 54' 58" W	28.28'

FINAL PLAT
OF
HOMESTEAD PHASE I
LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31 BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
BEING 54.570 ACRES OR 2,377,089.26 SF
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

OWNER'S CERTIFICATE

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 the HOMESTEAD PHASE I, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the HOMESTEAD PHASE I, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. The detention drainage system is to be maintained, repaired and owned by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements including the City Park.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

SHADDOCK HOMES, LTD.

STATE OF TEXAS
COUNTY OF DALLAS

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 _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTE: 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.

Homestead									
Block C		Block D		Block F		Block H		Block I	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
15*	1051	34	8632	10	8640	1*	186204	10	9547
16	9590	35	22269	11	8640	2	7549	11	9547
17	9541	36	13128	12	8640	3	7600	12	10815
18	9541	37	12500	13	7440	4	7651	13	10939
19	8110	38	12500	14	7440	5	7702	14	9616
20	7654	39	12500	15	8640	6	7753	15	9616
21	7560	40	12500	16	8640	7	7804	16	8225
22	9000	41	913	17	10151	8	7854	17	8225
23	9000	Block E		Block G		9	7905	18	9616
24	7560	Lot	SF	Lot	SF	10	7956	19	9616
25	7560	1	8930	1	9816	11	8007	20	8225
26	9000	2	8640	2	7500	12	8052	21	9954
27	9000	3	8640	3	7500	13	10731	22	10593
28	8910	4	7440	4	7500	14	7330	Block J	
Block D		5	7440	5	7500	15	7440	Lot	SF
Lot	SF	6	8640	6	7500	16	7775	1	10025
1*	59855	7	8640	7	7500	17	9155	2	7730
9	12984	8	8640	8	7500	18	9678	3	7730
10	21685	9	7530	9	7500	19	8109	4	8977
11*	4507	10	9172	10	7500	20	8109	5	8977
12	8630	11	9888	11	7500	21	9417	6	7730
13	8640	12*	2103	12	7500	22	9417	7	7730
14	7440	13	10281	13	7500	23	10197	8	8977
15	7440	14	8524	14	7528	24	11210	9	8977
16	8640	15	7800	15	10028	25	9252	10	8977
17	8640	16	9360	16	9606	26	9252	11	7730
18	7440	17	9360	17	7500	27	9252	12	7730
19	7440	18	7800	18	7500	28	7967	13	8977
20	8640	19	7800	19	7500	29	7967	14	8977
21	9706	20	9480	20	7500	30	9252	15	8977
22	9070	21	9438	21	7500	31	9252	16	9440
23*	23810	22	8951	22	7500	Block I			
24	7854	Block F		23	7500	Lot	SF		
25	8180	Lot	SF	24	7500	1	11614		
26	8640	1	10130	25	7500	2	9614		
27	7440	2	8640	26	7500	3	9547		
28	7440	3	8640	27	7499	4	8165		
29	8640	4	7440	28*	15929	5	8165		
30	8640	5	7440			6	9547		
31	7440	6	8640			7	9547		
32	7440	7	8640			8	8165		
33	8640	8	8640			9	8165		
		9*	69710						
Denotes HOA Lots									

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2022.

WARREN L. CORWIN
R.P.L.S. No. 4621

Planning & Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.

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

WITNESS OUR HANDS, this _____ day of _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
OF
HOMESTEAD PHASE I
LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31 BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
BEING 54.570 ACRES OR 2,377,089.26 SF
TOTAL RESIDENTIAL LOTS 175
TOTAL OPEN SPACE LOTS 9
SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

PROJECT COMMENTS



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

DATE: 10/20/2022

PROJECT NUMBER: P2022-055
PROJECT NAME: Final Plat for Shaddock Homestead
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat for Phase 1 of the Homestead Subdivision consisting of 175 single-family residential lots and being a 129.485-acre portion of a larger 195.3177-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	10/20/2022	Approved w/ Comments

10/20/2022: P2022-055: Final Plat for Phase 1 of the Homestead Subdivision

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 Homestead Subdivision consisting of 175 single-family residential lots and being a 129.485-acre portion of a larger 195.3177-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2022-055) in the lower right-hand corner of all pages on future submittals.

M.4 Within the Title Block correct Tract 5 to Tract 6.

M.5 There should be two (2) corners tied to state plane coordinates.

M.6 Include the Lot Area on each lot.

M.7 Please show the rest of the subdivision on this plat. Have the remaining phases as one (1) lot, have the Park in a separate Lot and Block, and dedicate the Park with this phase.

M.8 Please review and correct all items listed by the Engineering Department.

I.9 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 approval. The Planning and Zoning Commission Meeting for this case will be held on November 15, 2022.

I.10 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: October 25, 2022

Parks Board: November 1, 2022

Planning and Zoning Action: November 15, 2022

City Council: November 21, 2022

I.11 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/19/2022	Needs Review
10/19/2022: - Call out 100-year water surface elevation of the pond, and the minimum FFE of adjacent lots. - Label in chart (sheet 5) as an HOA lot for the roadway entrance median. - Width of easements outside of ROW are subject to change with review and acceptance of utilities. - Will need document information before filing. Why are you using an easement when you can plat the property? Show as a temporary easement when you show the remainder of the tract as one lot - Water line easement in the extension of Pecan Street? - Show and plat all easements on the remaining undeveloped property needed to serve Phase 1. This includes water, sewer, and drainage easements. Remaining property should be plated as well. Plat as one lot that includes easements. - add: ",drainage and detention easements" to Note 7.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/18/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/17/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/17/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/17/2022	Approved
No Comments			

0 50 100 200

SCALE: 1" = 100'

TOMAS JIMENEZ
DOC. NO. 2017000021846
O.P.R.R.C.T.

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2607530.367	7012611.969
ELEV = 555.50	

POINT OF BEGINNING

CITY LIMITS

N88° 26'14"E 1360.23'

N88° 19'29"E 803.98'

CITY LIMITS

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

WILLIE CLARK
VOL. 120, PG. 767
D.R.R.C.T.

Width of
easements
outside of
ROW are
subject to
change with
review and
acceptance of
utilities.

$\Delta = 09^{\circ}51'55''$
 $R = 545.00'$
 $L = 93.84'$
 $C = 93.72'$
 $B = S04^{\circ}00'59''W$

BEING 54.570 ACRES OR 2,377,089.26 SF
TOTAL RESIDENTIAL LOTS 175
TOTAL OPEN SPACE LOTS 9

SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

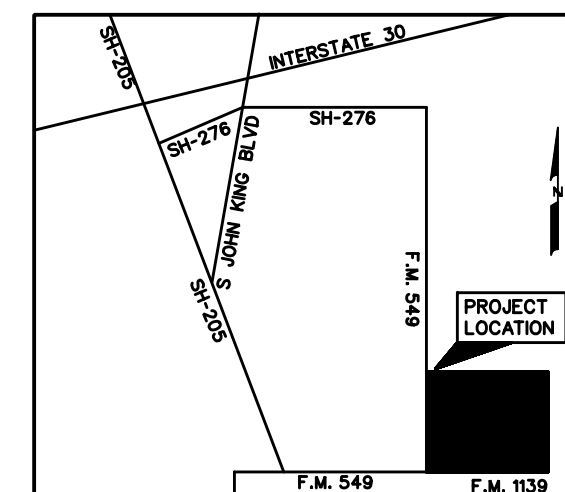
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

N89° 05'02"E 386.80'

THOMPSON STREET (50' R.O.W.)

$\Delta = 83^{\circ}06'28''$
 $R = 1125.00'$
 $L = 1631.82'$
 $C = 1492.48'$
 $B = S47^{\circ}31'48''W$

MATCHLINE
SHEET 2 OF 6



OCTOBER 2022

SCALE 1"=100'

CASE NO. P2022-XXX

SHEET 1 OF 3

NORTH TEXAS MUNICIPAL WATER DISTRICT
(VARIABLE R.O.W.)

F.M. 549
(VARIABLE R.O.W.)

Call out 100-year
water surface
elevation of the
pond, and the
minimum FFE of
adjacent lots.

Label in chart (sheet
5) as an HOA lot

LOT 1 BLOCK H
OPEN SPACE/DRAINAGE/DETENTION EASMENT
TO BE MAINTAINED BY HOA
4.275 ACRES

LORA LEE LANE (50' R.O.W.)

N89° 05'02"E 785.08'

LOT 28 BLOCK G
OPEN SPACE
0.366 AC.

SHADDOCK BOULEVARD (50' R.O.W.)

N89° 05'02"E 892.27'

LOT 9 BLOCK F
OPEN SPACE
1.600 AC.

FISHER ROAD (50' R.O.W.)

N89° 05'02"E 634.60'

BEXAR STREET (50' R.O.W.)

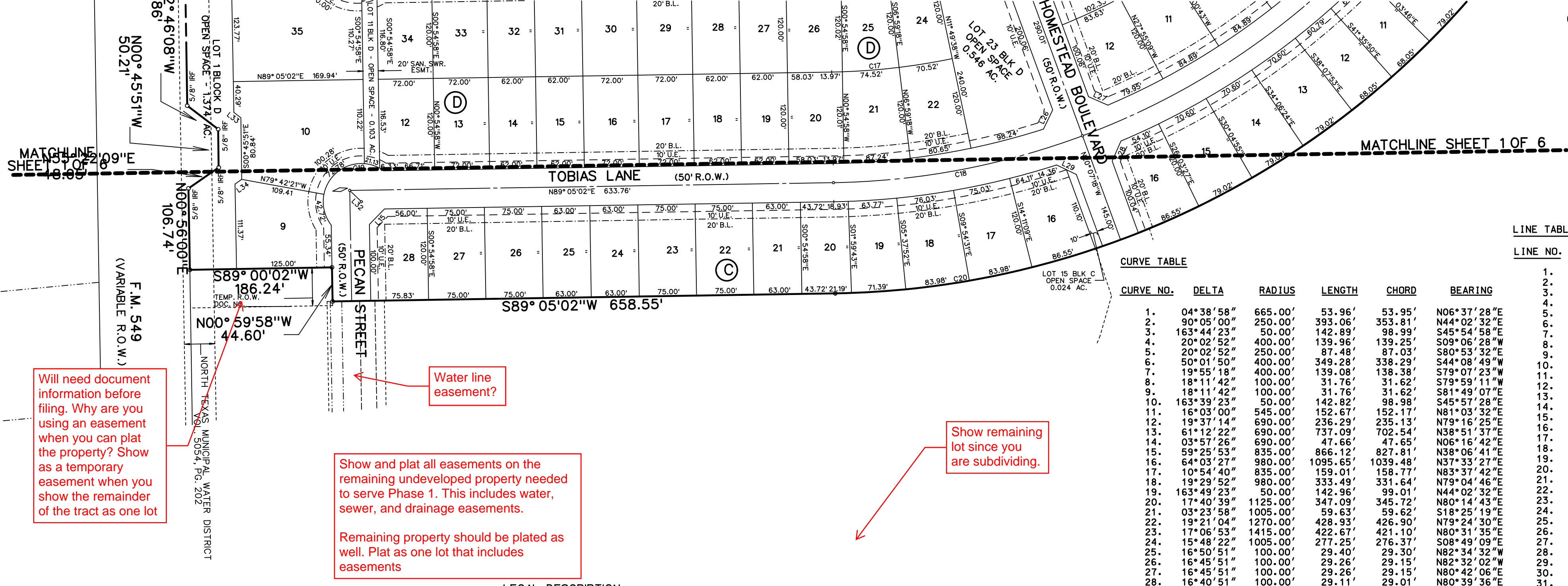
N89° 05'02"E 634.18'

TOBIAS LANE (50' R.O.W.)

N89° 05'02"E 633.76'

5° 22'09"E
MATCHLINE
SHEET 2 OF 6

CORWIN JOB *21048



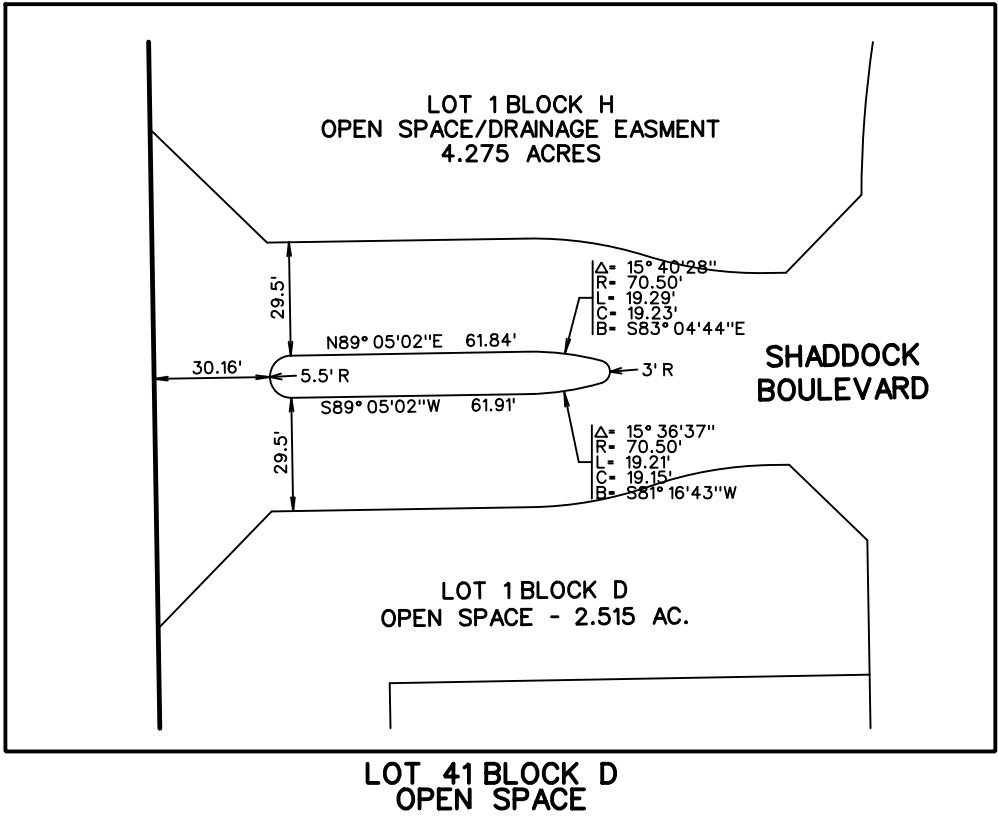
Will need document information before filing. Why are you using an easement when you can plat the property? Show as a temporary easement when you show the remainder of the tract as one lot

Water line easement?

Show and plat all easements on the remaining undeveloped property needed to serve Phase 1. This includes water, sewer, and drainage easements.

Remaining property should be plated as well. Plat as one lot that includes easements

Show remaining lot since you are subdividing.



NOTES

- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement.
S.S.E. - Sanitary Sewer Easement.
- The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
- All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

add: ",drainage and detention easements"

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 81°03'03" E	120.00'
2.	S 85°42'01" E	50.00'
3.	S 42°56'58" E	26.93'
4.	N 48°11'32" E	30.55'
5.	S 41°30'15" E	26.34'
6.	N 49°51'24" E	31.63'
7.	S 44°05'02" W	21.21'
8.	N 45°54'58" W	28.28'
9.	S 45°55'29" E	42.43'
10.	N 44°04'31" E	42.42'
11.	N 89°05'02" E	5.00'
12.	S 44°07'05" W	28.30'
13.	S 45°57'28" E	28.30'
14.	S 45°52'03" E	28.26'
15.	N 44°02'32" E	28.26'
16.	N 61°11'56" E	27.11'
17.	S 70°52'06" E	34.93'
18.	S 23°20'01" E	26.92'
19.	N 22°13'53" E	29.69'
20.	S 63°08'08" E	29.32'
21.	N 44°02'32" E	21.20'
22.	N 26°11'17" E	27.66'
23.	S 66°52'09" E	27.46'
24.	S 23°17'38" W	29.10'
25.	S 63°55'58" E	28.89'
26.	N 25°47'12" E	27.85'
27.	S 66°19'59" E	27.70'
28.	S 23°44'52" W	28.86'
29.	N 64°16'24" W	28.71'
30.	N 80°31'35" E	28.29'
31.	N 61°34'42" W	27.34'
32.	S 45°57'28" E	21.23'
33.	S 52°46'08" E	11.65'
34.	S 55°22'09" W	10.60'
35.	S 45°55'29" E	42.43'
36.	N 44°38'47" E	42.85'
37.	S 44°05'02" W	28.28'
38.	N 45°54'58" W	28.28'

FINAL PLAT
OF

HOMESTEAD PHASE I

LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31 BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J

BEING 54.570 ACRES OR 2,377,089.26 SF
TOTAL RESIDENTIAL LOTS 175
TOTAL OPEN SPACE LOTS 9

SITUATED WITHIN

TRACT 5 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

OWNER'S CERTIFICATE

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 the HOMESTEAD PHASE I, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the HOMESTEAD PHASE I, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

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

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

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

SHADDOCK HOMES, LTD.

STATE OF TEXAS
COUNTY OF DALLAS
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 _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTE: 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.

HOA Lot?

Homestead									
Block C		Block D		Block F		Block H		Block I	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
15*	1051	34	8632	10	8640	1*	186204	10	9547
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1*	59855	7	8640	7	7500	17	9155	2	7730
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11*	4507	10	9172	10	7500	20	8109	5	8977
12	8630	11	9888	11	7500	21	9417	6	7730
13	8640	12*	2103	12	7500	22	9417	7	7730
14	7440	13	10281	13	7500	23	10197	8	8977
15	7440	14	8524	14	7528	24	11210	9	8977
16	8640	15	7800	15	10028	25	9252	10	8977
17	8640	16	9360	16	9606	26	9252	11	7730
18	7440	17	9360	17	7500	27	9252	12	7730
19	7440	18	7800	18	7500	28	7967	13	8977
20	8640	19	7800	19	7500	29	7967	14	8977
21	9706	20	9480	20	7500	30	9252	15	8977
22	9070	21	9438	21	7500	31	9252	16	9440
23*	23810	22	8951	22	7500	Block I			
24	7854	Block F		23	7500	Lot	SF		
25	8180	Lot	SF	24	7500	1	11614		
26	8640	1	10130	25	7500	2	9614		
27	7440	2	8640	26	7500	3	9547		
28	7440	3	8640	27	7499	4	8165		
29	8640	4	7440	28*	15929	5	8165		
30	8640	5	7440			6	9547		
31	7440	6	8640			7	9547		
32	7440	7	8640			8	8165		
33	8640	8	8640			9	8165		
		9*	69710						
Denotes HOA Lots									

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2022.

WARREN L. CORWIN
R.P.L.S. No. 4621

Planning & Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.

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

WITNESS OUR HANDS, this _____ day of _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
OF
HOMESTEAD PHASE I
LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31 BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
BEING 54.570 ACRES OR 2,377,089.26 SF
TOTAL RESIDENTIAL LOTS 175
TOTAL OPEN SPACE LOTS 9
SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093



DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO. P2022-085

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS A portion of JA Ramsey Survey, Abstract No. 186; Property ID 12255; FM 549

SUBDIVISION Shaddock Homestead

LOT

BLOCK

GENERAL LOCATION FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD-92, Ord No. 21-24

CURRENT USE

PROPOSED ZONING PD-92, Ord No. 21-24

PROPOSED USE

Single Family Residential

ACREAGE 129.485

LOTS [CURRENT] 1

LOTS [PROPOSED] 175

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

☐ OWNER SH Dev Klutts Rockwall, LLC

☒ APPLICANT

Michael Joyce Properties

CONTACT PERSON Peter H. Shaddock, Jr.

CONTACT PERSON

Meredith Joyce

ADDRESS 2400 Dallas Parkway, Ste. 460

ADDRESS

767 Justin Rd

CITY, STATE & ZIP Plano, TX 75093

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 214-240-6004

PHONE 512-694-6394

E-MAIL land@shaddockhomes.com

E-MAIL

meredith@michaeljoyceproperties.com

NOTARY VERIFICATION (REQUIRED)

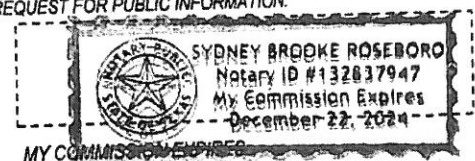
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Peter Shaddock Jr. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

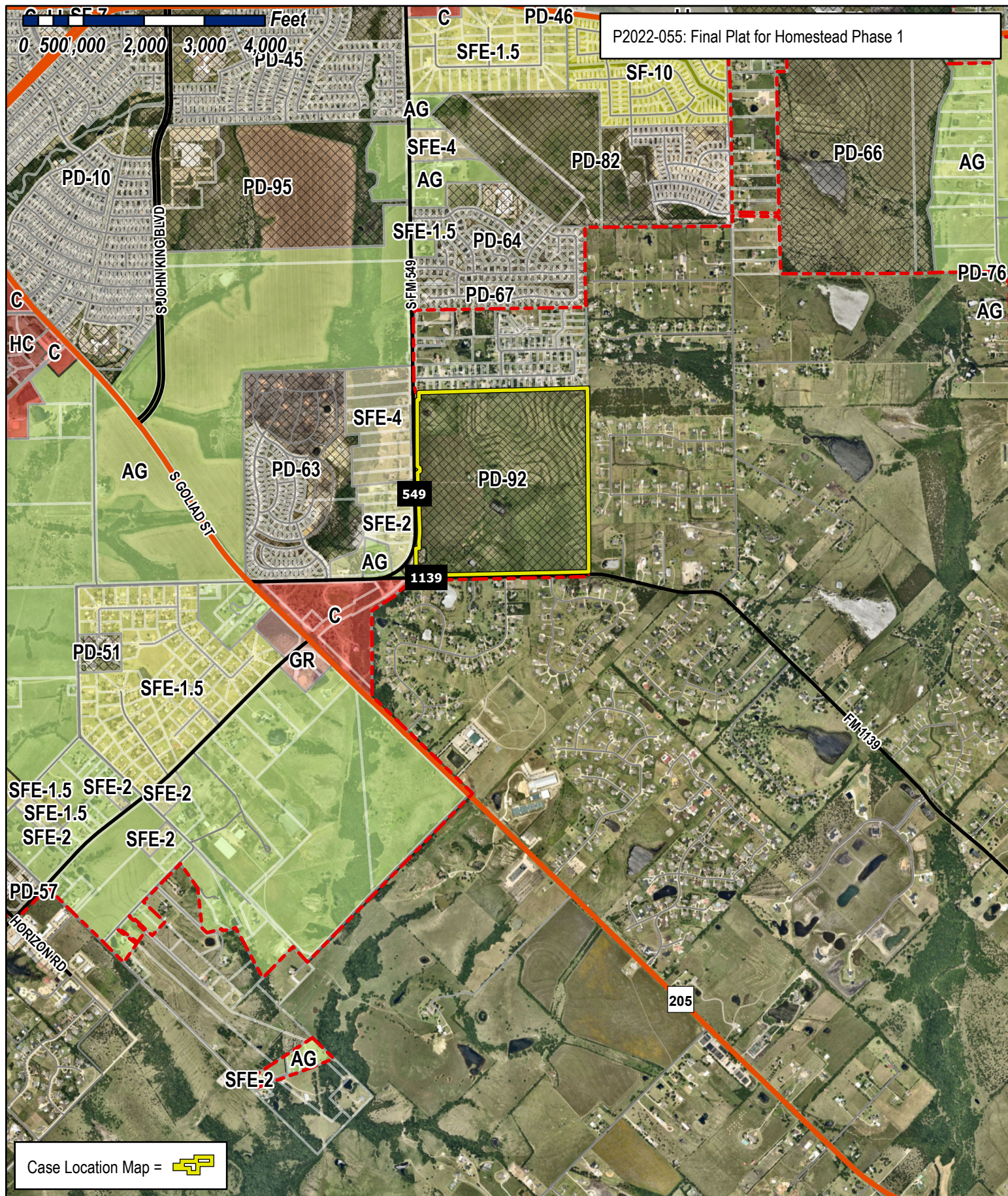
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 2889.70 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF October, 2022. BY SIGNING THIS APPLICATION, 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 14 DAY OF October, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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.



0 50 100 200

SCALE: 1" = 100'

TOMAS JIMENEZ
DOC. NO. 2017000021846
O.P.R.R.C.T.

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2607530.367	7012611.969
ELEV = 555.50	

POINT OF BEGINNING

CITY LIMITS

N88°26'14"E 1360.23'

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

WILLIE CLARK
VOL. 120, PG. 767
D.R.R.C.T.

CITY LIMITS

HOMESTEAD PHASE I

LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31 BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J

BEING 54.570 ACRES OR 2,377,089.26 SF
TOTAL RESIDENTIAL LOTS 175
TOTAL OPEN SPACE LOTS 9

SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186

IN THE
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ROCKWALL COUNTY, TEXAS

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SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

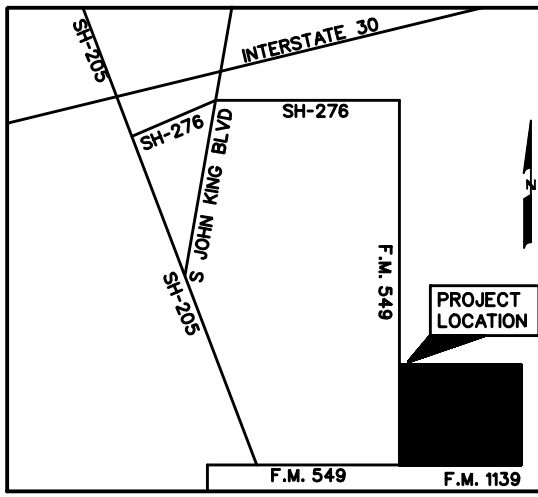
$\Delta = 09^{\circ}51'55''$
 $R = 545.00'$
 $L = 93.84'$
 $C = 93.72'$
 $B = S04^{\circ}00'59''W$

N89°05'02"E 386.80'

THOMPSON STREET (50' R.O.W.)

$\Delta = 83^{\circ}06'28''$
 $R = 1125.00'$
 $L = 1631.82'$
 $C = 1492.48'$
 $B = S47^{\circ}31'48''W$

MATCHLINE
SHEET 2 OF 6



OCTOBER 2022

SCALE 1"=100'

CASE NO. P2022-XXX

SHEET 1 OF 3

NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 5054, PG. 202

F.M. 549
(VARIABLE R.O.W.)

LOT 1 BLOCK D
OPEN SPACE - 1.374 AC.

BEN DRIVE (50' R.O.W.)

FISHER ROAD (50' R.O.W.)

BEXAR STREET (50' R.O.W.)

TOBIAS LANE (50' R.O.W.)

LOT 9 BLOCK F
OPEN SPACE
1.600 AC.

LOT 23 BLK D
OPEN SPACE
0.546 AC.

LOT 1 BLOCK H
OPEN SPACE/DRAINAGE/DETENTION EASMENT
TO BE MAINTAINED BY HOA
4.275 ACRES

ANDRADE MARTIN
VOL. 2673, PG. 62
D.R.R.C.T.

VOL. 329, PG. 287
D.R.R.C.T.

DON & GINDY LANEY
VOL. 156, PG. 140
D.R.R.C.T.

HECTOR T. CHAVEZ
VOL. 400, PG. 185.3
O.P.R.R.C.T.

S.M. & R. PACHECO
VOL. 175, PG. 27
D.R.R.C.T.

JOHANN H. &
L. JENNY H. HULLETT
VOL. 207, PG. 100002890
O.P.R.R.C.T.

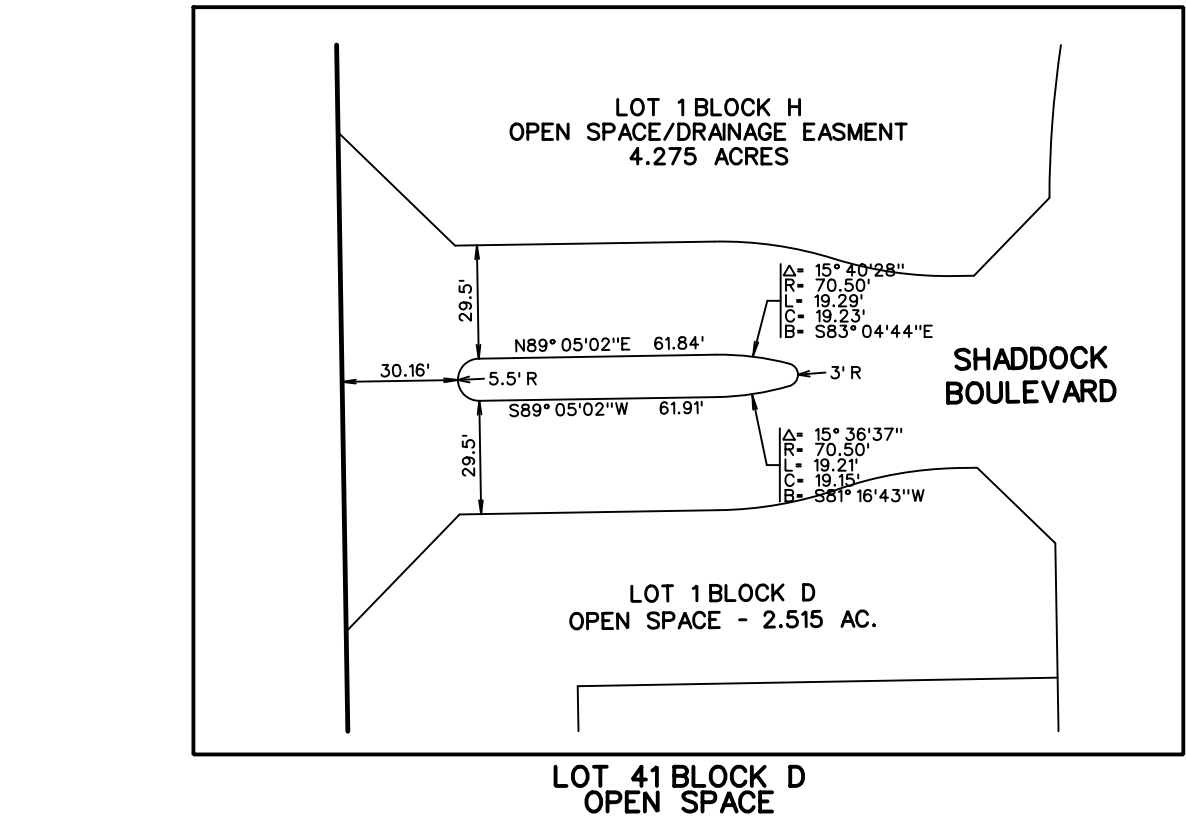
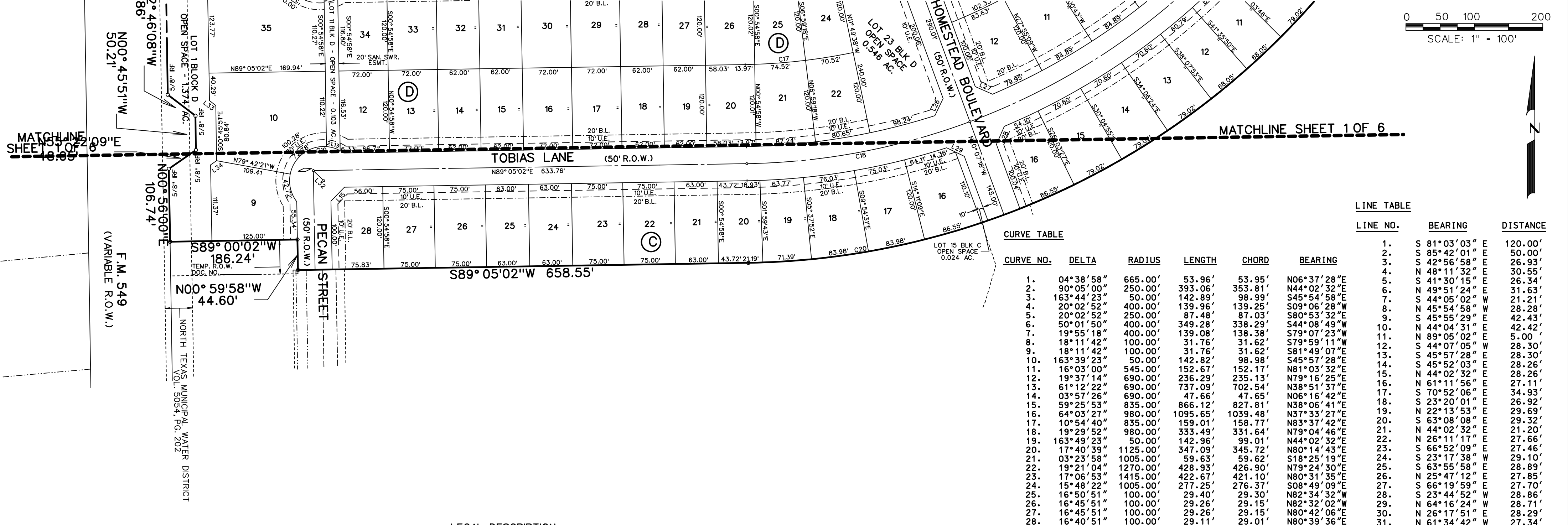
JOHANN H. HULLETT
VOL. 207, PG. 21
D.R.R.C.T.

HARRY CRUMP
VOL. 315, PG. 319
D.R.R.C.T.

JAMES & ELVIRA MATTHEWS
VOL. 70, PG. 106
D.R.R.C.T.

5°22'09"E
MATCHLINE
SHEET 2 OF 6

CORWIN JOB *21048



NOTES

- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement.
S.S.E. - Sanitary Sewer Easement.
- The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
- All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, being part of a 196.008 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the most northerly northwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.);

THENCE, North 88° 26' 14" East, along the north line of said 196.008 acre tract, for a distance of 1360.23 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 00° 54' 58" East, departing said north line, for a distance of 366.10 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 545.00 feet, a central angle of 09° 51' 55";

THENCE, along said curve to the right for an arc distance of 93.84 feet (Chord Bearing South 04° 00' 59" West 93.72 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 81° 03' 03" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 665.00 feet, a central angle of 04° 38' 58";

THENCE, along said curve to the left for an arc distance of 53.96 feet (Chord Bearing North 06° 37' 28" East 53.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 85° 42' 01" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 42° 56' 58" East, for a distance of 26.93 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 89° 05' 02" East, for a distance of 386.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 00° 54' 58" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 1125.00 feet, a central angle of 83° 06' 28";

THENCE, along said curve to the right for an arc distance of 1631.82 feet (Chord Bearing South 47° 31' 48" West 1492.48 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South 89° 05' 02" West, for a distance of 658.55 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 00° 59' 58" West, for a distance of 44.60 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 89° 00' 02" West, for a distance of 186.24 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the west line of said 196.008 acre tract and being in the east line of said F.M. 549;

THENCE, North 00° 56' 00" West, along said east and west lines, for a distance of 106.74 feet, to a 5/8 inch iron rod found;

THENCE, North 55° 22' 09" East, continuing along said lines, for a distance of 48.05 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 45' 51" West, continuing along said lines, for a distance of 50.21 feet, to a 5/8 inch iron rod found;

THENCE, North 52° 46' 08" West, continuing along said lines, for a distance of 50.86 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 56' 00" West, continuing along said lines, for a distance of 1098.65 feet, to a 5/8 inch iron rod found;

THENCE, North 89° 05' 09" East, continuing along said lines, for a distance of 29.97 feet, to a 5/8 inch iron rod found;

THENE, North 00° 54' 51" West, continuing along said lines, for a distance of 117.73 feet, to the POINT OF BEGINNING and containing 54.570 acres of land.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	04° 38' 58"	665.00'	53.96'	53.95'	N06° 37' 28" E
2.	90° 05' 00"	250.00'	393.06'	353.81'	S85° 42' 01" E
3.	163° 44' 23"	50.00'	142.89'	98.99'	S42° 56' 58" E
4.	20° 02' 52"	400.00'	139.96'	139.25'	S09° 06' 28" W
5.	20° 02' 52"	250.00'	87.48'	87.03'	S80° 53' 32" E
6.	50° 01' 50"	400.00'	349.28'	338.29'	S44° 08' 49" W
7.	18° 11' 42"	400.00'	139.08'	138.38'	S79° 07' 23" W
8.	18° 11' 42"	100.00'	31.76'	31.62'	S79° 59' 11" W
9.	18° 11' 42"	100.00'	31.76'	31.62'	S81° 49' 07" E
10.	163° 39' 23"	50.00'	142.82'	98.98'	S45° 57' 28" E
11.	16° 03' 00"	545.00'	152.67'	152.17'	N81° 03' 32" E
12.	19° 37' 14"	690.00'	236.29'	235.13'	N79° 16' 25" E
13.	61° 12' 22"	690.00'	737.09'	702.54'	S38° 51' 37" E
14.	03° 57' 26"	690.00'	47.66'	47.65'	N06° 16' 42" E
15.	59° 25' 53"	835.00'	866.12'	827.81'	N38° 06' 41" E
16.	64° 03' 27"	980.00'	1095.65'	1039.48'	N37° 33' 21" E
17.	10° 54' 40"	835.00'	159.01'	158.77'	N83° 37' 42" E
18.	19° 29' 52"	980.00'	333.49'	331.64'	N79° 04' 46" E
19.	163° 49' 23"	50.00'	142.86'	99.01'	N44° 02' 32" E
20.	17° 40' 39"	1125.00'	347.09'	345.72'	N80° 14' 43" E
21.	03° 23' 58"	1005.00'	59.63'	59.62'	S18° 25' 19" E
22.	19° 21' 04"	1270.00'	428.93'	426.90'	N79° 24' 30" E
23.	17° 06' 53"	1415.00'	422.67'	421.10'	N80° 31' 35" E
24.	15° 48' 22"	1005.00'	277.25'	276.37'	S08° 49' 09" E
25.	16° 50' 51"	100.00'	29.40'	29.30'	N82° 34' 32" W
26.	16° 45' 51"	100.00'	29.26'	29.15'	N82° 32' 02" W
27.	16° 45' 51"	100.00'	29.26'	29.15'	N80° 42' 06" E
28.	16° 40' 51"	100.00'	29.11'	29.01'	N80° 39' 36" E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 81° 03' 03" E	120.00'
2.	S 85° 42' 01" E	50.00'
3.	S 42° 56' 58" E	26.93'
4.	N 48° 11' 32" E	30.55'
5.	S 41° 30' 15" E	26.34'
6.	N 49° 51' 24" E	31.63'
7.	S 44° 05' 02" W	21.21'
8.	N 45° 54' 58" W	28.28'
9.	S 45° 55' 29" E	42.43'
10.	N 44° 04' 31" E	42.42'
11.	N 89° 05' 02" E	5.00'
12.	S 44° 07' 05" W	28.30'
13.	S 45° 57' 28" E	28.30'
14.	S 45° 52' 03" E	28.26'
15.	N 44° 02' 32" E	28.26'
16.	N 61° 11' 56" E	27.11'
17.	S 70° 52' 06" E	34.93'
18.	S 23° 20' 01" E	26.92'
19.	N 22° 13' 53" E	29.69'
20.	S 63° 08' 08" E	29.32'
21.	N 44° 02' 32" E	21.20'
22.	N 26° 11' 17" E	27.66'
23.	S 66° 52' 09" E	27.46'
24.	S 23° 17' 38" W	29.10'
25.	S 63° 55' 58" E	28.89'
26.	N 25° 47' 12" E	27.85'
27.	S 66° 19' 59" E	27.70'
28.	S 23° 44' 52" W	28.86'
29.	N 64° 16' 24" W	28.71'
30.	N 26° 17' 51" E	28.29'
31.	N 61° 34' 42" W	27.34'
32.	S 45° 57' 28" E	21.23'
33.	S 52° 46' 08" E	11.65'
34.	S 55° 22' 09" W	10.60'
35.	S 45° 55' 29" E	42.43'
36.	N 44° 38' 47" E	42.85'
37.	S 44° 05' 02" W	28.28'
38.	N 45° 54' 58" W	28.28'

FINAL PLAT
OF

HOMESTEAD PHASE I

LOTS 15-28, BLOCK C

LOTS 1 & 9-40, BLOCK D

LOTS 1-22, BLOCK E

LOTS 1-17, BLOCK F

LOTS 1-28, BLOCK G

LOTS 1-31 BLOCK H

LOTS 1-22, BLOCK I

LOTS 1-16, BLOCK J

BEING 54.570 ACRES OR 2,377,089.26 SF

TOTAL RESIDENTIAL LOTS 175

TOTAL OPEN SPACE LOTS 9

SITUATED WITHIN

TRACT 5 OF THE J.A. RAMSEY SURVEY,

ABSTRACT NO. 186

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

SHADDOCK HOMES, LTD.

2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

OCTOBER 2022

SCALE 1"=100'

CASE NO. P2022-XXX

SHEET 2 OF 3

OWNER'S CERTIFICATE

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 the HOMESTEAD PHASE I, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the HOMESTEAD PHASE I, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

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

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

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

SHADDOCK HOMES, LTD.

STATE OF TEXAS
COUNTY OF DALLAS
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 _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTE: 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.

Homestead									
Block C		Block D		Block F		Block H		Block I	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
15*	1051	34	8632	10	8640	1*	186204	10	9547
16	9590	35	22269	11	8640	2	7549	11	9547
17	9541	36	13128	12	8640	3	7600	12	10815
18	9541	37	12500	13	7440	4	7651	13	10939
19	8110	38	12500	14	7440	5	7702	14	9616
20	7654	39	12500	15	8640	6	7753	15	9616
21	7560	40	12500	16	8640	7	7804	16	8225
22	9000	41	913	17	10151	8	7854	17	8225
23	9000	Block E		Block G		9	7905	18	9616
24	7560	Lot	SF	Lot	SF	10	7956	19	9616
25	7560	1	8930	1	9816	11	8007	20	8225
26	9000	2	8640	2	7500	12	8052	21	9954
27	9000	3	8640	3	7500	13	10731	22	10593
28	8910	4	7440	4	7500	14	7330	Block J	
Block D		5	7440	5	7500	15	7440	Lot	SF
Lot	SF	6	8640	6	7500	16	7775	1	10025
1*	59855	7	8640	7	7500	17	9155	2	7730
9	12984	8	8640	8	7500	18	9678	3	7730
10	21685	9	7530	9	7500	19	8109	4	8977
11*	4507	10	9172	10	7500	20	8109	5	8977
12	8630	11	9888	11	7500	21	9417	6	7730
13	8640	12*	2103	12	7500	22	9417	7	7730
14	7440	13	10281	13	7500	23	10197	8	8977
15	7440	14	8524	14	7528	24	11210	9	8977
16	8640	15	7800	15	10028	25	9252	10	8977
17	8640	16	9360	16	9606	26	9252	11	7730
18	7440	17	9360	17	7500	27	9252	12	7730
19	7440	18	7800	18	7500	28	7967	13	8977
20	8640	19	7800	19	7500	29	7967	14	8977
21	9706	20	9480	20	7500	30	9252	15	8977
22	9070	21	9438	21	7500	31	9252	16	9440
23*	23810	22	8951	22	7500	Block I			
24	7854	Block F		23	7500	Lot	SF		
25	8180	Lot	SF	24	7500	1	11614		
26	8640	1	10130	25	7500	2	9614		
27	7440	2	8640	26	7500	3	9547		
28	7440	3	8640	27	7499	4	8165		
29	8640	4	7440	28*	15929	5	8165		
30	8640	5	7440			6	9547		
31	7440	6	8640			7	9547		
32	7440	7	8640			8	8165		
33	8640	8	8640			9	8165		
		9*	69710						
Denotes HOA Lots									

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2022.

WARREN L. CORWIN
R.P.L.S. No. 4621

Planning & Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.

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

WITNESS OUR HANDS, this _____ day of _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
OF
HOMESTEAD PHASE I
LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31 BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
BEING 54.570 ACRES OR 2,377,089.26 SF
TOTAL RESIDENTIAL LOTS 175
TOTAL OPEN SPACE LOTS 9
SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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 15, 2022

APPLICANT: Meredith Joyce, *Michael Joyce Properties*

CASE NUMBER: P2022-055; *Final Plat for Phase 1 of the Homestead Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat for Phase 1 of the Homestead Subdivision consisting of 175 single-family residential lots and being a 129.485-acre portion of a larger 195.3177-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

PLAT INFORMATION

- ☒ The applicant is requesting the approval of a Final Plat for a 195.3177-acre tract of land (*i.e. Tract 6 of the J. A. Ramsey Survey, Abstract No. 186*) for the purpose of establishing Phase 1 of the Homestead Subdivision. Phase 1 will consist of 175 single-family residential lots that are zoned Planned Development District 92 (PD-92) for Single-Family 8.4 (SF-8.4) District land uses. The site is generally located at the northeast corner of the intersection of FM-549 and FM-1139.
- ☒ A portion of the subject property (*i.e. 103.142-acres*) was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. The City Council annexed the remainder of the subject property on October 4, 2010 by *Ordinance No. 10-27*. At the time of annexation both of these portions of the subject property were zoned Agricultural (AG) District. On July 6, 2021, the City Council approved Planned Development District 92 (PD-92) [*Ordinance No. 21-24*] for Single-Family 8.4 (SF-8.4) District land uses on the subject property. On August 16, 2021, the City Council approved a preliminary plat [*Case No. P2021-044*] and a master plat [*Case No. P2021-041*] for the subject property. On June 14, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-027*] that laid out the landscaping and hardscaping. On June 20, 2022, the City Council approved a final plat [*Case No. P2022-023*] for the subject property. On September 13, 2022, the Planning and Zoning Commission approved a new site plan [*Case No. SP2022-048*] for the subject property, due to changes to with the design of the residential subdivision. On September 19, 2022, the City Council approved a preliminary plat [*Case No. P2022-042*] and a master plat [*Case No. P2022-043*] for the subject property.
- ☒ On November 1, 2022, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay pro-rata equipment fees of \$83,300.00 (*i.e. \$476.00 x 175 Lots*), which will be due prior to the issuance of a building permit.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this Final 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 the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

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

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) The development of the subject property shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this Final 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

PLANNING & ZONING CASE NO. P2022-085

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS A portion of JA Ramsey Survey, Abstract No. 186; Property ID 12255; FM 549

SUBDIVISION Shaddock Homestead

LOT

BLOCK

GENERAL LOCATION FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD-92, Ord No. 21-24

CURRENT USE

PROPOSED ZONING PD-92, Ord No. 21-24

PROPOSED USE

Single Family Residential

ACREAGE 129.485

LOTS [CURRENT] 1

LOTS [PROPOSED] 175

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

☐ OWNER SH Dev Klutts Rockwall, LLC

☒ APPLICANT

Michael Joyce Properties

CONTACT PERSON Peter H. Shaddock, Jr.

CONTACT PERSON

Meredith Joyce

ADDRESS 2400 Dallas Parkway, Ste. 460

ADDRESS

767 Justin Rd

CITY, STATE & ZIP Plano, TX 75093

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 214-240-6004

PHONE 512-694-6394

E-MAIL land@shaddockhomes.com

E-MAIL

meredith@michaeljoyceproperties.com

NOTARY VERIFICATION (REQUIRED)

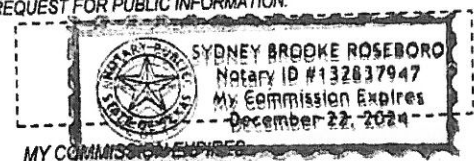
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Peter Shaddock Jr. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

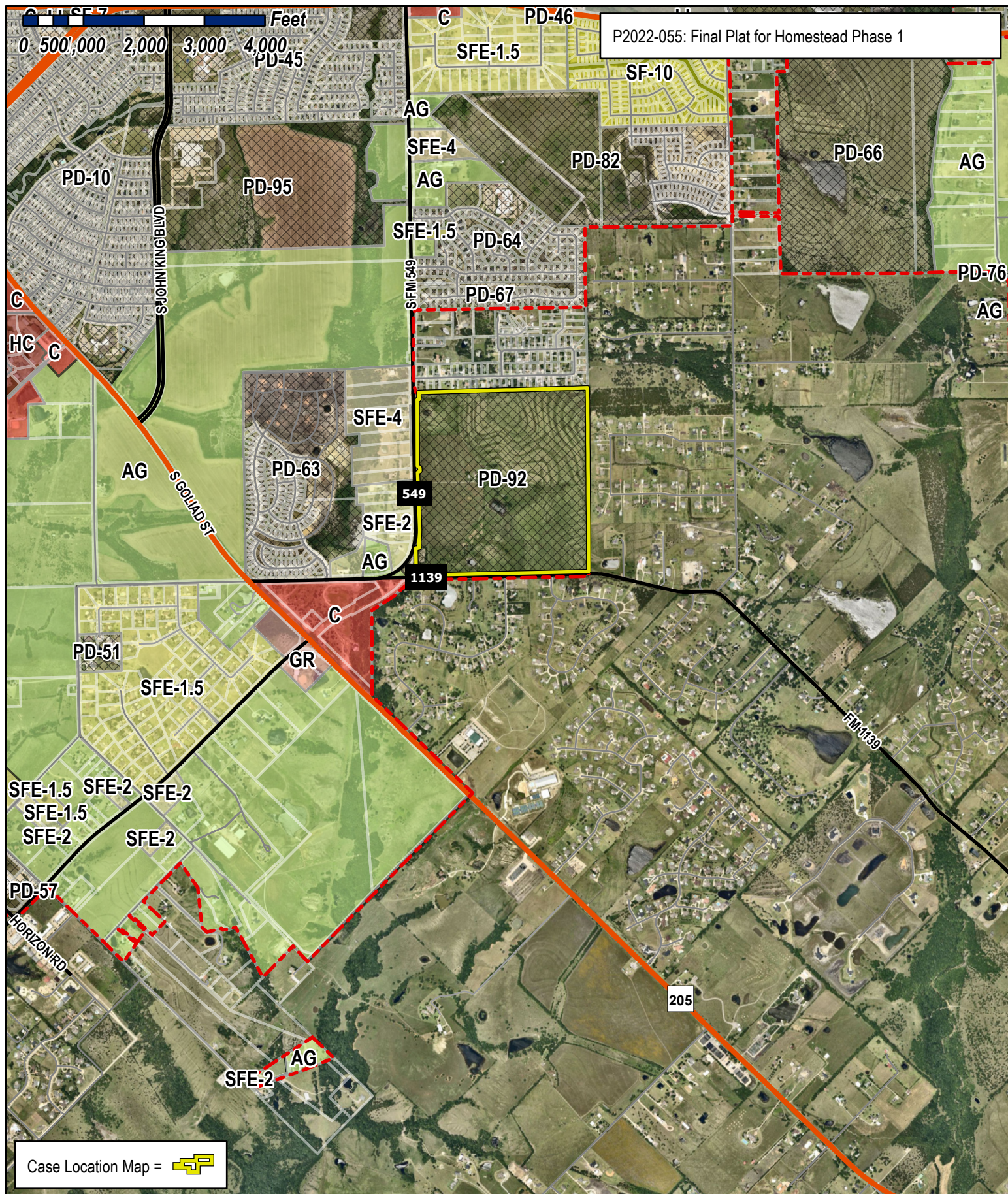
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 2889.70 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF October, 2022. BY SIGNING THIS APPLICATION, 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 14 DAY OF October, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



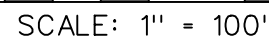


City of Rockwall

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.





TOMAS JIMENEZ
DOC. NO. 2017000021846
O.P.R.R.C.T.

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2607530.367	7012611.969
ELEV = 555.50	

POINT OF BEGINNING

CITY LIMITS

N88° 26'14"E | 1360.23'

N88° 19'29"E 803.98'

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FINAL PLAT
OF

HOMESTEAD PHASE I

LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J

BEING 54.570 ACRES OR 2,377,089.26 SF
TOTAL RESIDENTIAL LOTS 175
TOTAL OPEN SPACE LOTS 9

SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

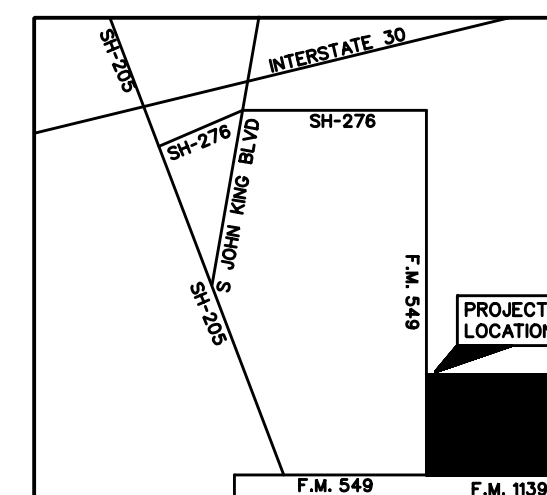
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

$$\begin{aligned}\Delta &= 09^{\circ}51'55'' \\ R &= 545.00' \\ L &= 93.84' \\ C &= 93.72' \\ B &= S04^{\circ}00'59''W\end{aligned}$$

N89° 05'02"E 386.80'

THOMPSON STREET (50' R.O.W.)

50.00'
500°54'58"E

$$\begin{aligned}\Delta &= 83^{\circ}06'28'' \\ R &= 1125.00' \\ L &= 1631.82' \\ C &= 1492.48' \\ B &= S47^{\circ}31'48''W\end{aligned}$$


OCTOBER 2022

SCALE 1"=100'

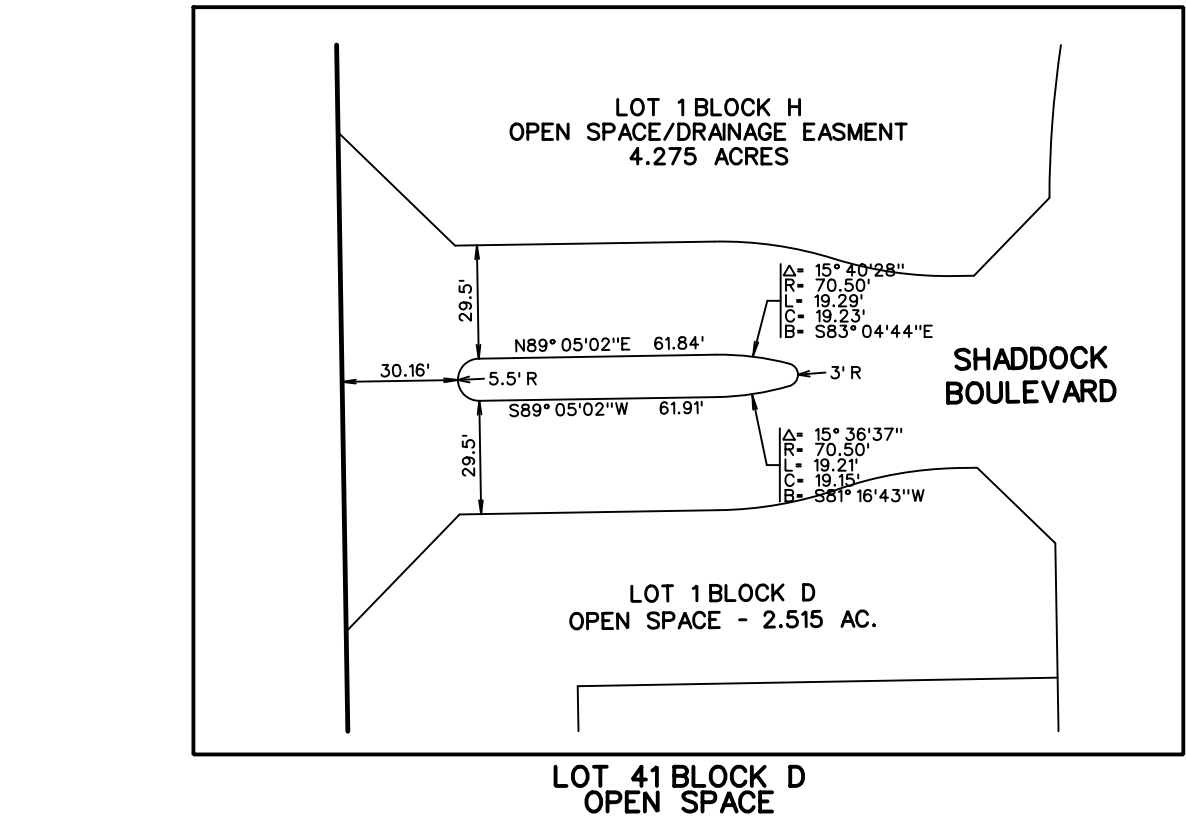
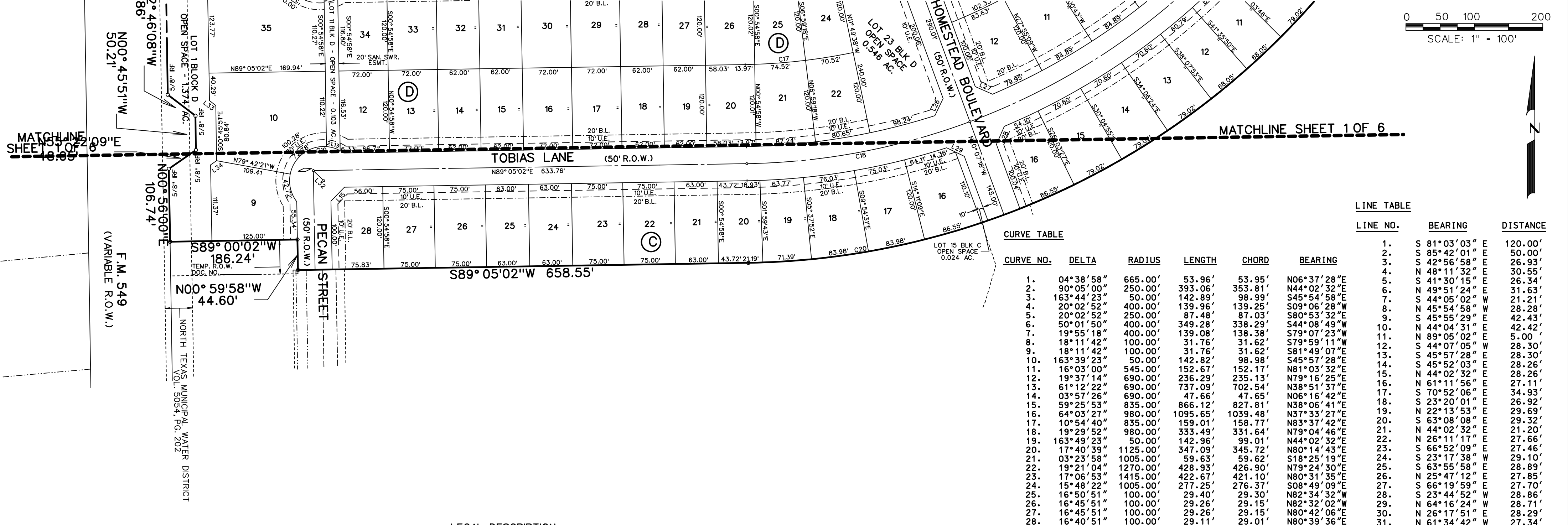
CASE NO. P2022-XXX

SHEET 1 OF 3

MATCHLINE
SHEET 2 OF 6

5° 22'09"E
05'
MATCHLINE
SHEET 2 OF 6

CORWIN JOB #21048



NOTES

- 1. Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
- 2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- 4. B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement.
S.S.E. - Sanitary Sewer Easement.
- 5. The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
- 6. All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- 7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, being part of a 196.008 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the most northerly northwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.);

THENCE, North 88° 26'14" East, along the north line of said 196.008 acre tract, for a distance of 1360.23 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 00° 54'58" East, departing said north line, for a distance of 366.10 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 545.00 feet, a central angle of 09° 51'55";

THENCE, along said curve to the right for an arc distance of 93.84 feet (Chord Bearing South 04° 00'59" West 93.72 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 81° 03'03" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 665.00 feet, a central angle of 04° 38'58";

THENCE, along said curve to the left for an arc distance of 53.96 feet (Chord Bearing North 06° 37'28" East 53.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 85° 42'01" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 42° 56'58" East, for a distance of 26.93 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 89° 05'02" East, for a distance of 386.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 00° 54'58" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 1125.00 feet, a central angle of 83° 06'28";

THENCE, along said curve to the right for an arc distance of 1631.82 feet (Chord Bearing South 47° 31'48" West 1492.48 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South 89° 05'02" West, for a distance of 658.55 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 00° 59'58" West, for a distance of 44.60 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 89° 00'02" West, for a distance of 186.24 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the west line of said 196.008 acre tract and being in the east line of said F.M. 549;

THENCE, North 00° 56'00" West, along said east and west lines, for a distance of 106.74 feet, to a 5/8 inch iron rod found;

THENCE, North 55° 22'09" East, continuing along said lines, for a distance of 48.05 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 45'51" West, continuing along said lines, for a distance of 50.21 feet, to a 5/8 inch iron rod found;

THENCE, North 52° 46'08" West, continuing along said lines, for a distance of 50.86 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 1098.65 feet, to a 5/8 inch iron rod found;

THENCE, North 89° 05'09" East, continuing along said lines, for a distance of 29.97 feet, to a 5/8 inch iron rod found;

THENE, North 00° 54'51" West, continuing along said lines, for a distance of 117.73 feet, to the POINT OF BEGINNING and containing 54.570 acres of land.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	04° 38' 58"	665.00'	53.96'	53.95'	N06° 37' 28"E
2.	90° 05' 00"	250.00'	393.06'	353.81'	S85° 42' 01"E
3.	163° 44' 23"	50.00'	142.89'	98.99'	S45° 54' 58"E
4.	20° 02' 52"	400.00'	139.96'	139.25'	S09° 06' 28"W
5.	20° 02' 52"	250.00'	87.48'	87.03'	S80° 53' 32"E
6.	50° 01' 50"	400.00'	349.28'	338.29'	S44° 08' 49"W
7.	18° 11' 42"	400.00'	139.08'	138.38'	S79° 07' 23"W
8.	18° 11' 42"	100.00'	31.76'	31.62'	S79° 59' 11"W
9.	18° 11' 42"	100.00'	31.76'	31.62'	S81° 49' 07"E
10.	163° 39' 23"	50.00'	142.82'	98.98'	S45° 57' 28"E
11.	16° 03' 00"	545.00'	152.67'	152.17'	N81° 03' 32"E
12.	19° 37' 14"	690.00'	236.29'	235.13'	N79° 16' 25"E
13.	61° 12' 22"	690.00'	737.09'	702.54'	S38° 51' 37"E
14.	03° 57' 26"	690.00'	47.66'	47.65'	N06° 16' 42"E
15.	59° 25' 53"	835.00'	866.12'	827.81'	N38° 06' 41"E
16.	64° 03' 27"	980.00'	1095.65'	1039.48'	N37° 33' 21"E
17.	10° 54' 40"	835.00'	159.01'	158.77'	N83° 37' 42"E
18.	19° 29' 52"	980.00'	333.49'	331.64'	N79° 04' 46"E
19.	163° 49' 23"	50.00'	142.86'	99.01'	N44° 02' 32"E
20.	17° 40' 39"	1125.00'	347.09'	345.72'	N80° 14' 43"E
21.	03° 23' 58"	1005.00'	59.63'	59.62'	S18° 25' 19"E
22.	19° 21' 04"	1270.00'	428.93'	426.90'	N79° 24' 30"E
23.	17° 06' 53"	1415.00'	422.67'	421.10'	N80° 31' 35"E
24.	15° 48' 22"	1005.00'	277.25'	276.37'	S08° 49' 09"E
25.	16° 50' 51"	100.00'	29.40'	29.30'	N82° 34' 32"W
26.	16° 45' 51"	100.00'	29.26'	29.15'	N82° 32' 02"W
27.	16° 45' 51"	100.00'	29.26'	29.15'	N80° 42' 06"E
28.	16° 40' 51"	100.00'	29.11'	29.01'	N80° 39' 36"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 81° 03' 03" E	120.00'
2.	S 85° 42' 01" E	50.00'
3.	S 42° 56' 58" E	26.93'
4.	N 48° 11' 32" E	30.55'
5.	S 41° 30' 15" E	26.34'
6.	N 49° 51' 24" E	31.63'
7.	S 44° 05' 02" W	21.21'
8.	N 45° 54' 58" W	28.28'
9.	S 45° 55' 29" E	42.43'
10.	N 44° 04' 31" E	42.42'
11.	N 89° 05' 02" E	5.00'
12.	S 44° 07' 05" W	28.30'
13.	S 45° 57' 28" E	28.30'
14.	S 45° 52' 03" E	28.26'
15.	N 44° 02' 32" E	28.26'
16.	N 61° 11' 56" E	27.11'
17.	S 70° 52' 06" E	34.93'
18.	S 23° 20' 01" E	26.92'
19.	N 22° 13' 53" E	29.69'
20.	S 63° 08' 08" E	29.32'
21.	N 44° 02' 32" E	21.20'
22.	N 26° 11' 17" E	27.66'
23.	S 66° 52' 09" E	27.46'
24.	S 23° 17' 38" W	29.10'
25.	S 63° 55' 58" E	28.89'
26.	N 25° 47' 12" E	27.85'
27.	S 66° 19' 59" E	27.70'
28.	S 23° 44' 52" W	28.86'
29.	N 64° 16' 24" W	28.71'
30.	N 26° 17' 51" E	28.29'
31.	N 61° 34' 42" W	27.34'
32.	S 45° 57' 28" E	21.23'
33.	S 52° 46' 08" E	11.65'
34.	S 55° 22' 09" W	10.60'
35.	S 45° 55' 29" E	42.43'
36.	N 44° 38' 47" E	42.85'
37.	S 44° 05' 02" W	28.28'
38.	N 45° 54' 58" W	28.28'

FINAL PLAT

OF

HOMESTEAD PHASE I

LOTS 15-28, BLOCK C

LOTS 1 & 9-40, BLOCK D

LOTS 1-22, BLOCK E

LOTS 1-17, BLOCK F

LOTS 1-28, BLOCK G

LOTS 1-31 BLOCK H

LOTS 1-22, BLOCK I

LOTS 1-16, BLOCK J

BEING 54.570 ACRES OR 2,377,089.26 SF

TOTAL RESIDENTIAL LOTS 175

TOTAL OPEN SPACE LOTS 9

SITUATED WITHIN

TRACT 5 OF THE J.A. RAMSEY SURVEY,

ABSTRACT NO. 186

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

SHADDOCK HOMES, LTD.

2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

OCTOBER 2022

SCALE 1"=100'

CASE NO. P2022-XXX

SHEET 2 OF 3

OWNER'S CERTIFICATE

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 the HOMESTEAD PHASE I, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the HOMESTEAD PHASE I, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. The detention drainage system is to be maintained, repaired and owned by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements including the City Park.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

SHADDOCK HOMES, LTD.

STATE OF TEXAS
COUNTY OF DALLAS
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 _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTE: 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.

Homestead									
Block C		Block D		Block F		Block H		Block I	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
15*	1051	34	8632	10	8640	1*	186204	10	9547
16	9590	35	22269	11	8640	2	7549	11	9547
17	9541	36	13128	12	8640	3	7600	12	10815
18	9541	37	12500	13	7440	4	7651	13	10939
19	8110	38	12500	14	7440	5	7702	14	9616
20	7654	39	12500	15	8640	6	7753	15	9616
21	7560	40	12500	16	8640	7	7804	16	8225
22	9000	41	913	17	10151	8	7854	17	8225
23	9000	Block E		Block G		9	7905	18	9616
24	7560	Lot	SF	Lot	SF	10	7956	19	9616
25	7560	1	8930	1	9816	11	8007	20	8225
26	9000	2	8640	2	7500	12	8052	21	9954
27	9000	3	8640	3	7500	13	10731	22	10593
28	8910	4	7440	4	7500	14	7330	Block J	
Block D		5	7440	5	7500	15	7440	Lot	SF
Lot	SF	6	8640	6	7500	16	7775	1	10025
1*	59855	7	8640	7	7500	17	9155	2	7730
9	12984	8	8640	8	7500	18	9678	3	7730
10	21685	9	7530	9	7500	19	8109	4	8977
11*	4507	10	9172	10	7500	20	8109	5	8977
12	8630	11	9888	11	7500	21	9417	6	7730
13	8640	12*	2103	12	7500	22	9417	7	7730
14	7440	13	10281	13	7500	23	10197	8	8977
15	7440	14	8524	14	7528	24	11210	9	8977
16	8640	15	7800	15	10028	25	9252	10	8977
17	8640	16	9360	16	9606	26	9252	11	7730
18	7440	17	9360	17	7500	27	9252	12	7730
19	7440	18	7800	18	7500	28	7967	13	8977
20	8640	19	7800	19	7500	29	7967	14	8977
21	9706	20	9480	20	7500	30	9252	15	8977
22	9070	21	9438	21	7500	31	9252	16	9440
23*	23810	22	8951	22	7500	Block I			
24	7854	Block F		23	7500	Lot	SF		
25	8180	Lot	SF	24	7500	1	11614		
26	8640	1	10130	25	7500	2	9614		
27	7440	2	8640	26	7500	3	9547		
28	7440	3	8640	27	7499	4	8165		
29	8640	4	7440	28*	15929	5	8165		
30	8640	5	7440			6	9547		
31	7440	6	8640			7	9547		
32	7440	7	8640			8	8165		
33	8640	8	8640			9	8165		
		9*	69710						
Denotes HOA Lots									

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2022.

WARREN L. CORWIN
R.P.L.S. No. 4621

Planning & Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.

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

WITNESS OUR HANDS, this _____ day of _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
OF
HOMESTEAD PHASE I
LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31 BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
BEING 54.570 ACRES OR 2,377,089.26 SF
TOTAL RESIDENTIAL LOTS 175
TOTAL OPEN SPACE LOTS 9
SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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 21, 2022
APPLICANT: Meredith Joyce, *Michael Joyce Properties*
CASE NUMBER: P2022-055; *Final Plat for Phase 1 of the Homestead Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat for Phase 1 of the Homestead Subdivision consisting of 175 single-family residential lots and being a 129.485-acre portion of a larger 195.3177-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a Final Plat for a 195.3177-acre tract of land (*i.e. Tract 6 of the J. A. Ramsey Survey, Abstract No. 186*) for the purpose of establishing Phase 1 of the Homestead Subdivision. Phase 1 will consist of 175 single-family residential lots that are zoned Planned Development District 92 (PD-92) for Single-Family 8.4 (SF-8.4) District land uses. The site is generally located at the northeast corner of the intersection of FM-549 and FM-1139.
- ☑ A portion of the subject property (*i.e. 103.142-acres*) was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. The City Council annexed the remainder of the subject property on October 4, 2010 by *Ordinance No. 10-27*. At the time of annexation both of these portions of the subject property were zoned Agricultural (AG) District. On July 6, 2021, the City Council approved Planned Development District 92 (PD-92) [*Ordinance No. 21-24*] for Single-Family 8.4 (SF-8.4) District land uses on the subject property. On August 16, 2021, the City Council approved a preliminary plat [*Case No. P2021-044*] and a master plat [*Case No. P2021-041*] for the subject property. On June 14, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-027*] that laid out the landscaping and hardscaping. On June 20, 2022, the City Council approved a final plat [*Case No. P2022-023*] for the subject property. On September 13, 2022, the Planning and Zoning Commission approved a new site plan [*Case No. SP2022-048*] for the subject property, due to changes to with the design of the residential subdivision. On September 19, 2022, the City Council approved a preliminary plat [*Case No. P2022-042*] and a master plat [*Case No. P2022-043*] for the subject property.
- ☑ On November 1, 2022, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay pro-rata equipment fees of \$83,300.00 (*i.e. \$476.00 x 175 Lots*), which will be due prior to the issuance of a building permit.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this Final 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 the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Phase 1 of the Homestead Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) The development of the subject property shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this Final 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 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioners Conway and Llewellyn absent.



DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO. P2022-085

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS A portion of JA Ramsey Survey, Abstract No. 186; Property ID 12255; FM 549

SUBDIVISION Shaddock Homestead

LOT

BLOCK

GENERAL LOCATION FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD-92, Ord No. 21-24

CURRENT USE

PROPOSED ZONING PD-92, Ord No. 21-24

PROPOSED USE

Single Family Residential

ACREAGE 129.485

LOTS [CURRENT] 1

LOTS [PROPOSED] 175

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

☐ OWNER SH Dev Klutts Rockwall, LLC

☒ APPLICANT

Michael Joyce Properties

CONTACT PERSON Peter H. Shaddock, Jr.

CONTACT PERSON

Meredith Joyce

ADDRESS 2400 Dallas Parkway, Ste. 460

ADDRESS

767 Justin Rd

CITY, STATE & ZIP Plano, TX 75093

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 214-240-6004

PHONE 512-694-6394

E-MAIL land@shaddockhomes.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION (REQUIRED)

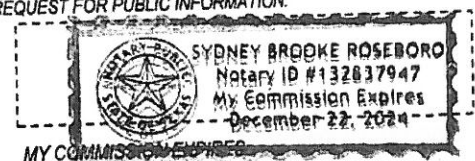
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Peter Shaddock Jr. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

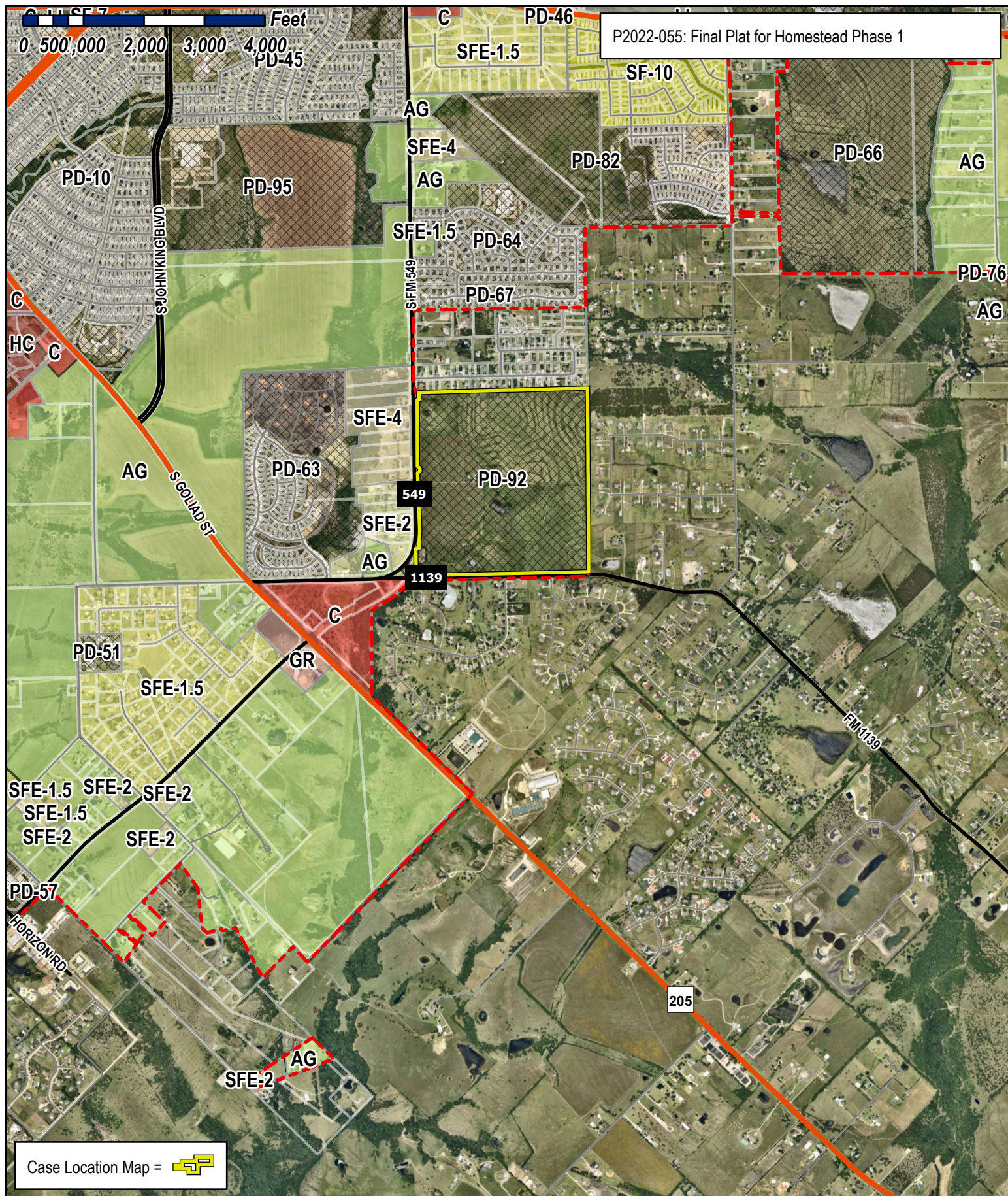
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 2889.70 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF October, 2022. BY SIGNING THIS APPLICATION, 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 14 DAY OF October, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



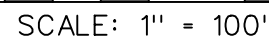


City of Rockwall

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.





TOMAS JIMENEZ
DOC. NO. 2017000021846
O.P.R.R.C.T.

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2607530.367	7012611.969
ELEV = 555.50	

POINT OF BEGINNING

CITY LIMITS

N88° 26'14"E | 1360.23'

N88° 19'29"E 803.98'

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

WILLIE CLARK
VOL. 120, PG. 767
D.R.R.C.T.

CITY ! LIMITS

HOMESTEAD PHASE I

LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J

BEING 54.570 ACRES OR 2,377,089.26 SF
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SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY,
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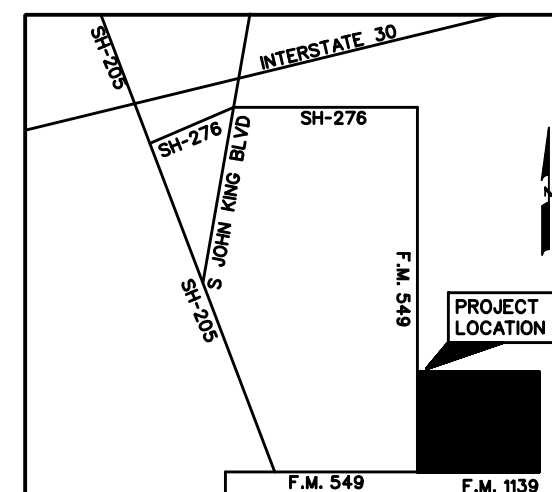
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

$\Delta = 09^{\circ}51'55''$
 $R = 545.00'$
 $L = 93.84'$
 $C = 93.72'$
 $B = S04^{\circ}00'59''W$

N89° 05'02"E 386.80'

THOMPSON STREET (50' R.O.W.)

$$\begin{aligned}\Delta &= 83^{\circ}06'28'' \\ R &= 1125.00' \\ L &= 1631.82' \\ C &= 1492.48' \\ B &= S47^{\circ}31'48''W\end{aligned}$$


OCTOBER 2022

SCALE 1"=100'

CASE NO. P2022-XXX

SHEET 1 OF 3

NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 5054, PG. 202

F.M. 549
VARIABLE R.O.W.)

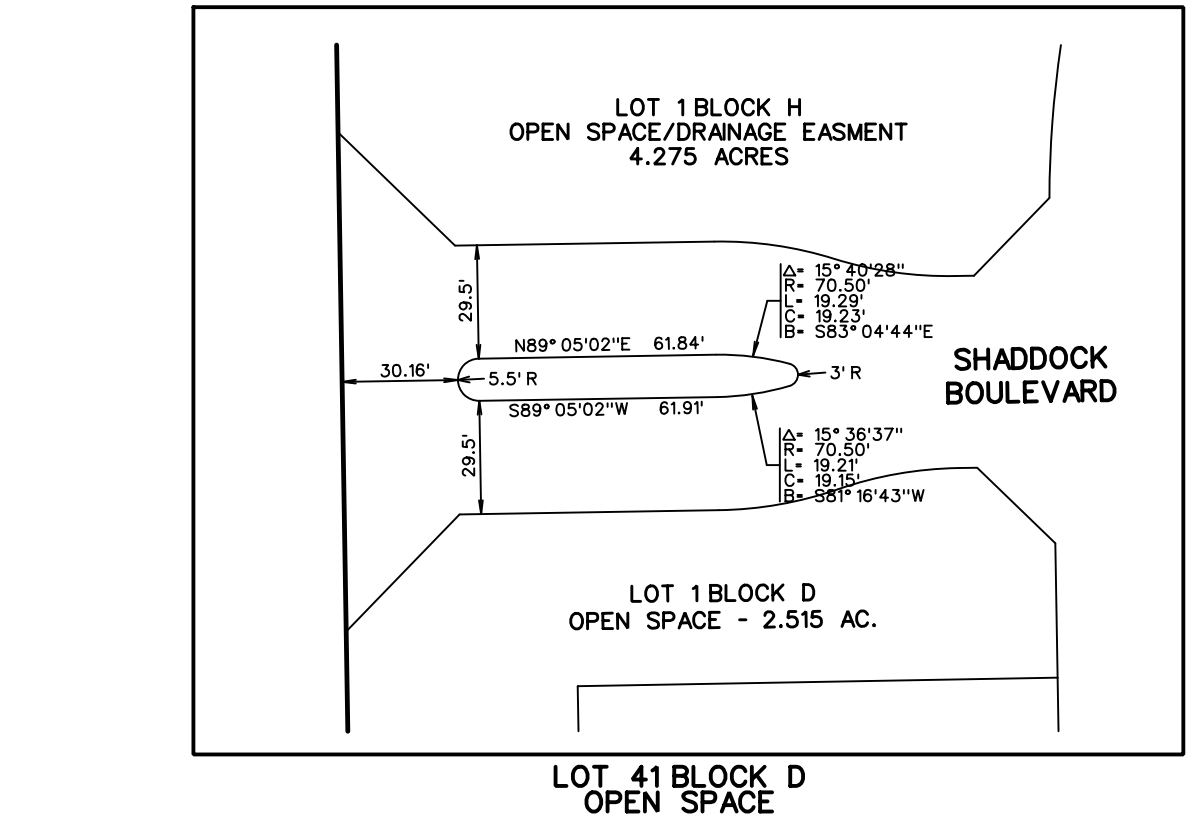
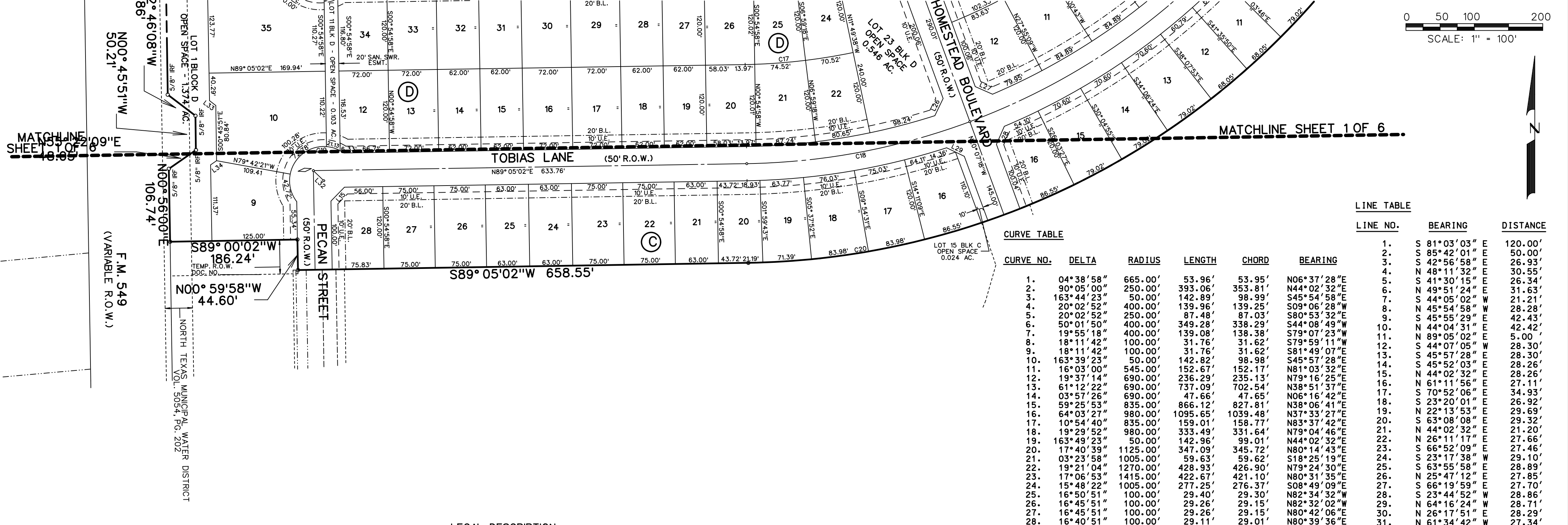
OPEN SPACE - 1.374 AC

50.86'

MATCHLINE
SHEET 2 OF 6

5° 22' 09" E
05'
MATCHLINE
SHEET 2 OF 6

CORWIN JOB #21048



- NOTES
- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement.
S.S.E. - Sanitary Sewer Easement.
 - The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
 - All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
 - All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, being part of a 196.008 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the most northerly northwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.);

THENCE, North 88° 26'14" East, along the north line of said 196.008 acre tract, for a distance of 1360.23 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 00° 54'58" East, departing said north line, for a distance of 366.10 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 545.00 feet, a central angle of 09° 51'55";

THENCE, along said curve to the right for an arc distance of 93.84 feet (Chord Bearing South 04° 00'59" West 93.72 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 81° 03'03" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 665.00 feet, a central angle of 04° 38'58";

THENCE, along said curve to the left for an arc distance of 53.96 feet (Chord Bearing North 06° 37'28" East 53.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 85° 42'01" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 42° 56'58" East, for a distance of 26.93 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 89° 05'02" East, for a distance of 386.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 00° 54'58" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 1125.00 feet, a central angle of 83° 06'28";

THENCE, along said curve to the right for an arc distance of 1631.82 feet (Chord Bearing South 47° 31'48" West 1492.48 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South 89° 05'02" West, for a distance of 658.55 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 00° 59'58" West, for a distance of 44.60 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 89° 00'02" West, for a distance of 186.24 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the west line of said 196.008 acre tract and being in the east line of said F.M. 549;

THENCE, North 00° 56'00" West, along said east and west lines, for a distance of 106.74 feet, to a 5/8 inch iron rod found;

THENCE, North 55° 22'09" East, continuing along said lines, for a distance of 48.05 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 45'51" West, continuing along said lines, for a distance of 50.21 feet, to a 5/8 inch iron rod found;

THENCE, North 52° 46'08" West, continuing along said lines, for a distance of 50.86 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 1098.65 feet, to a 5/8 inch iron rod found;

THENCE, North 89° 05'09" East, continuing along said lines, for a distance of 29.97 feet, to a 5/8 inch iron rod found;

THENE, North 00° 54'51" West, continuing along said lines, for a distance of 117.73 feet, to the POINT OF BEGINNING and containing 54.570 acres of land.

050100200
SCALE: 1" = 100'

N

LINE TABLE			
LINE NO.	BEARING	DISTANCE	
1.	S 81° 03' 03" E	120.00'	
2.	S 85° 42' 01" E	50.00'	
3.	S 42° 56' 58" E	26.93'	
4.	N 48° 11' 32" E	30.55'	
5.	S 41° 30' 15" E	26.34'	
6.	N 49° 51' 24" E	31.63'	
7.	S 44° 05' 02" W	21.21'	
8.	N 45° 54' 58" W	28.28'	
9.	S 45° 55' 29" E	42.43'	
10.	N 44° 04' 31" E	42.42'	
11.	N 89° 05' 02" E	5.00'	
12.	S 44° 07' 05" W	28.30'	
13.	S 45° 57' 28" E	28.30'	
14.	S 45° 52' 03" E	28.26'	
15.	N 44° 02' 32" E	28.26'	
16.	N 61° 11' 56" E	27.11'	
17.	S 70° 52' 06" E	34.93'	
18.	S 23° 20' 01" E	26.92'	
19.	N 22° 13' 53" E	29.69'	
20.	S 63° 08' 08" E	29.32'	
21.	N 44° 02' 32" E	21.20'	
22.	N 26° 11' 17" E	27.66'	
23.	S 66° 52' 09" E	27.46'	
24.	S 23° 17' 38" W	29.10'	
25.	S 63° 55' 58" E	28.89'	
26.	N 25° 47' 12" E	27.85'	
27.	S 66° 19' 59" E	27.70'	
28.	S 23° 44' 52" W	28.86'	
29.	N 64° 16' 24" W	28.71'	
30.	N 80° 42' 06" E	28.29'	
31.	N 61° 34' 42" W	27.34'	
32.	S 45° 57' 28" E	21.23'	
33.	S 52° 46' 08" E	11.65'	
34.	S 55° 22' 09" W	10.60'	
35.	S 45° 55' 29" E	42.43'	
36.	N 44° 38' 47" E	42.85'	
37.	S 44° 05' 02" W	28.28'	
38.	N 45° 54' 58" W	28.28'	

FINAL PLAT
OF
HOMESTEAD PHASE I
LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-31 BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
BEING 54.570 ACRES OR 2,377,089.26 SF
TOTAL RESIDENTIAL LOTS 175
TOTAL OPEN SPACE LOTS 9
SITUATED WITHIN
TRACT 5 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

OWNER'S CERTIFICATE

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 the HOMESTEAD PHASE I, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the HOMESTEAD PHASE I, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

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

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

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

SHADDOCK HOMES, LTD.

STATE OF TEXAS
COUNTY OF DALLAS
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 _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTE: 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.

Homestead									
Block C		Block D		Block F		Block H		Block I	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
15*	1051	34	8632	10	8640	1*	186204	10	9547
16	9590	35	22269	11	8640	2	7549	11	9547
17	9541	36	13128	12	8640	3	7600	12	10815
18	9541	37	12500	13	7440	4	7651	13	10939
19	8110	38	12500	14	7440	5	7702	14	9616
20	7654	39	12500	15	8640	6	7753	15	9616
21	7560	40	12500	16	8640	7	7804	16	8225
22	9000	41	913	17	10151	8	7854	17	8225
23	9000	Block E		Block G		9	7905	18	9616
24	7560	Lot	SF	Lot	SF	10	7956	19	9616
25	7560	1	8930	1	9816	11	8007	20	8225
26	9000	2	8640	2	7500	12	8052	21	9954
27	9000	3	8640	3	7500	13	10731	22	10593
28	8910	4	7440	4	7500	14	7330	Block J	
Block D		5	7440	5	7500	15	7440	Lot	SF
Lot	SF	6	8640	6	7500	16	7775	1	10025
1*	59855	7	8640	7	7500	17	9155	2	7730
9	12984	8	8640	8	7500	18	9678	3	7730
10	21685	9	7530	9	7500	19	8109	4	8977
11*	4507	10	9172	10	7500	20	8109	5	8977
12	8630	11	9888	11	7500	21	9417	6	7730
13	8640	12*	2103	12	7500	22	9417	7	7730
14	7440	13	10281	13	7500	23	10197	8	8977
15	7440	14	8524	14	7528	24	11210	9	8977
16	8640	15	7800	15	10028	25	9252	10	8977
17	8640	16	9360	16	9606	26	9252	11	7730
18	7440	17	9360	17	7500	27	9252	12	7730
19	7440	18	7800	18	7500	28	7967	13	8977
20	8640	19	7800	19	7500	29	7967	14	8977
21	9706	20	9480	20	7500	30	9252	15	8977
22	9070	21	9438	21	7500	31	9252	16	9440
23*	23810	22	8951	22	7500	Block I			
24	7854	Block F		23	7500	Lot	SF		
25	8180	Lot	SF	24	7500	1	11614		
26	8640	1	10130	25	7500	2	9614		
27	7440	2	8640	26	7500	3	9547		
28	7440	3	8640	27	7499	4	8165		
29	8640	4	7440	28*	15929	5	8165		
30	8640	5	7440			6	9547		
31	7440	6	8640			7	9547		
32	7440	7	8640			8	8165		
33	8640	8	8640			9	8165		
		9*	69710						
Denotes HOA Lots									

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2022.

WARREN L. CORWIN
R.P.L.S. No. 4621

Planning & Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.

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

WITNESS OUR HANDS, this _____ day of _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
OF
HOMESTEAD PHASE I
LOTS 15-28, BLOCK C
LOTS 1 & 9-40, BLOCK D
LOTS 1-22, BLOCK E
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LOTS 1-31 BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
BEING 54.570 ACRES OR 2,377,089.26 SF
TOTAL RESIDENTIAL LOTS 175
TOTAL OPEN SPACE LOTS 9
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TRACT 5 OF THE J.A. RAMSEY SURVEY,
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IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

Lee, Henry

From: Miller, Ryan
Sent: Thursday, October 20, 2022 1:04 PM
To: 'Meredith Joyce'
Cc: 'land@shaddockhomes.com'; Lee, Henry
Subject: Project Comments: P2022-055
Attachments: Project Comments (10.20.2022).pdf; Engineering Comments (10.20.2022).pdf

Ms. Joyce,

Attached are the project comments and engineering markups for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session Meeting: October 25, 2022
Planning and Zoning Commission Meeting: November 15, 2022
City Council: November 21, 2022

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is REQUIRED to be at all meetings. Should you have any questions please let me know. Thanks.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD



DATE: November 30, 2022

TO: Meredith Joyce
Michael Joyce Properties
767 Justin Road
Rockwall, TX 75087

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2022-055; *Final Plat for Phase 1 of the Homestead Subdivision*

Meredith Joyce:

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 21, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development of the subject property 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 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioners Conway and Llewellyn absent.

City Council

On November 21, 2022, the City Council approved a motion to approve the Final Plat with a vote of 7-0.

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) 771-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', with a stylized flourish extending to the right.

Henry Lee, AICP
Planner