



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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX].

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
☒ 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 **Mims Rd, TX**

SUBDIVISION **A0219 G Wells, Tract 3, Acres 90.5 (Pt of 140.5 AC TR)** LOT BLOCK

GENERAL LOCATION **Southwest of Intersection Mims Rd & National Dr**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-101**

CURRENT USE **Single Family**

PROPOSED ZONING

PROPOSED USE

ACREAGE **140.494**

LOTS [CURRENT] **147**

LOTS [PROPOSED]

- ☒ **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 **Qualico Developments (US), Inc.**

☒ APPLICANT **Michael Joyce Properties**

CONTACT PERSON **John Vick**

CONTACT PERSON **Meredith Joyce**

ADDRESS **14400 The Lakes Blvd**

ADDRESS **767 Justin Road**

CITY, STATE & ZIP **Austin, TX 78660**

CITY, STATE & ZIP **Rockwall, TX 75087**

PHONE **469-769-6150**

PHONE **512-694-6394**

E-MAIL **John.Vick@qualico.com**

E-MAIL **meredith@michaeljoyceproperties.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [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 \$ 3,109.88 TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 17th DAY OF April, 2025 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."

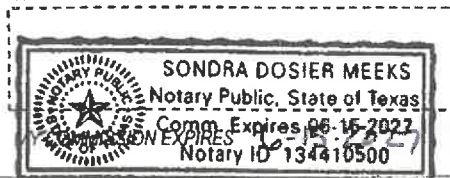
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF April, 2025.

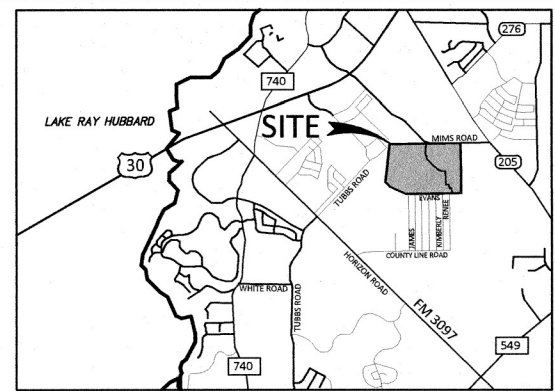
OWNER'S SIGNATURE

John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sondra Dosier Meeks



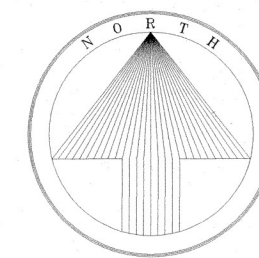


VICINITY MAP
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF (unless otherwise noted)

AC Acre
SF Square Feet
BL Building Line
C1 Curve No.
L1 Line No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement
WE Water Easement
SSE Sanitary Sewer Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



180 90 0 180 360

SCALE 1" = 180'

FINAL PLAT
PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-39, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L; LOTS 1-4, BLOCK M
140.494 ACRES/6,119,939 SQ. FT.
147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-001

April 17, 2025

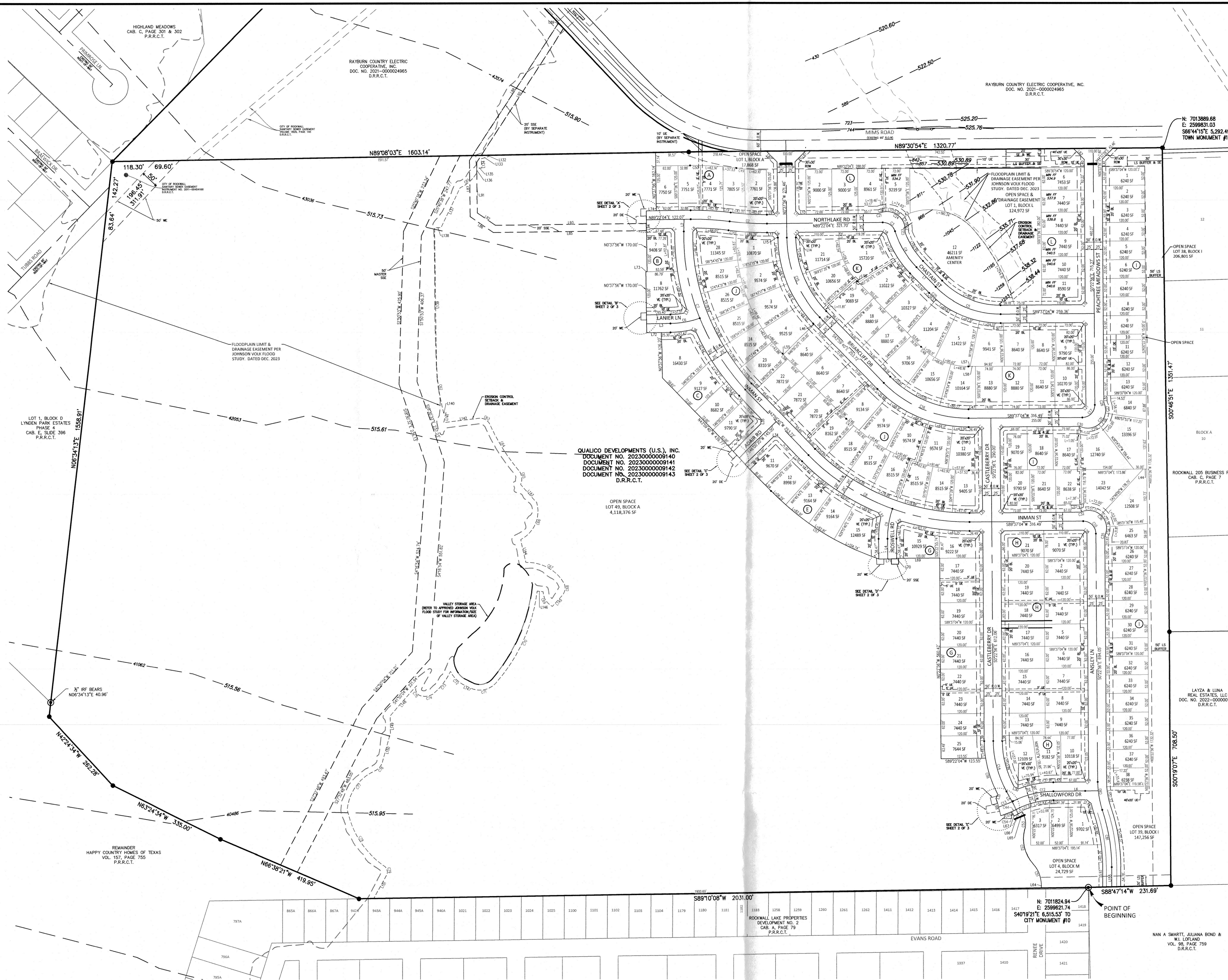
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 3

JOHNSON VOLK
CONSULTING

TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE



LEGAL DESCRIPTION:

BEING a 140.494 acre tract of land situated in the Glover Wells Survey, Abstract Number 219 and the John R. Johnston Survey, Abstract Number 128 of Rockwall County, Texas, being that tract of land conveyed to The Estate of Evelyn B. Lofland according to the document filed of record in Volume 86, Page 558, Deed Records Rockwall County, Texas and VICMAR I, LTD. according to the document filed of record in Volume 2016, Page 200, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the south line of said VICMAR I tract, same being the common northeast corner of that tract of land conveyed to Happy Country Homes of Texas, according to the document filed of record in Volume 157, Page 755 (D.R.R.C.T.) and being the common northwest corner of that tract of land conveyed to Nan A. Smartt, Juliana Bond and W.I. Lofland according to the document filed of record in Volume 98, Page 759 (D.R.R.C.T.);

THENCE S 89° 10' 08" W with the south line of said VICMAR I tract, same being the common north line of said Happy Country Homes tract, for a distance of 2031.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE leaving said common line, continuing with the south line of said VICMAR I tract the following three (3) courses and distances:

- N 66° 38' 21" W, a distance of 419.95 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;
- N 63° 24' 34" W, a distance of 335.00 feet to a point for corner of this tract, located within the limits of the current water level of a large pond;
- N 42° 24' 34" W, a distance of 262.28 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE N 06° 34' 13" E, passing at a distance of 40.96 feet a 1/2" iron rod found for the southeast corner of Lot 1, Block D, Lynden Park Estates, Phase 4, an addition to the City of Rockwall according to the plat filed of record in Cabinet E, Slide 396 Plat Records Rockwall County, Texas (P.R.R.C.T.), continuing with the plastic cap stamped "JVC" set for the northeast corner of said Lynden Park Estates, same being the southeast corner of Highland Meadows, an addition to the City of Rockwall according to the plat filed of record in Cabinet C, Page 301/302 (P.R.R.C.T.), also being the southwest corner of that tract of land conveyed to Rayburn Country Electric Cooperative, Inc. according to the document filed of record in Document Number 20210000024965 (D.R.R.C.T.) and being the common northwest corner of this tract;

THENCE N 89° 08' 03" E with the south line of said Rayburn Country Electric Cooperative, Inc. tract, same being common with the north line of this tract, a distance of 1603.14 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a common corner of said tract and this tract, from which a found 60-D Nail found for a reference to said corner bears S 31° 40' 24" E, 0.71 feet, also from said corner, a 5/8" iron rod found for reference to said corner bears S 43° 21' 16" E, 28.37 feet;

THENCE N 89° 30' 54" E, continuing with said common line, for a distance of 1320.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the northeast corner of this tract, from which a 3/8" iron rod found for reference to said corner bears S 82° 16' 02" E, 3.04 feet;

THENCE S 00° 46' 51" E, leaving said common line, with the west line of Rockwall 205 Business Park, an addition to the City of Rockwall, according to the plat filed of record in Cabinet C, Page 7 (P.R.R.C.T.) for a distance of 1351.47 feet to a 1/2" iron rod found for the southwest corner of said addition, the northwest corner of that tract of land conveyed to Layza & Luna Real Estate, LLC according to the document filed of record in Document Number 20220000001115 (D.R.R.C.T.) and common corner of this tract;

THENCE S 00° 19' 07" E with the west line of said Layza & Luna Real Estate, LLC tract, for a distance of 708.50 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the north line of the above-mentioned Nan A. Smartt, Juliana Bond and W.I. Lofland tract, for the southwest corner of said Layza & Luna Real Estate, LLC tract and common southeast corner of this tract;

THENCE S 88° 47' 14" W, with said north line, a distance of 231.69 feet to the POINT OF BEGINNING and containing 6,119,939 square feet or 140.494 acres of land.

GENERAL NOTES:

- SUBDIVIDERS STATEMENT: SELLING A PORTION OF THIS ADDITION BY MEETS AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212 MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
- PUBLIC IMPROVEMENT STATEMENT: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDINGS PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUE, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
- DRAINAGE AND DETENTION EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.
- STREET APPURTENANCES: ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF _____ §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the PEACHTREE MEADOWS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the PEACHTREE MEADOWS subdivision have been notified and signed this plat. I (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. I (we) also understand the following:

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

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

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of QUALICO DEVELOPMENTS (U.S), INC., 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 under my hand and seal of office, this ____ day of _____, 2025.

Notary public in and for the State of Texas

Signature _____
Name _____
Title _____

My Commission Expires

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

APPROVED:

I hereby certify that the above and forgoing Final Plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on ____ day of _____, 2025.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-39, BLOCK I; LOTS 1-28, BLOCK J;
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140.494 ACRES/6,119,939 SQ. FT.
147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
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SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-001

April 17, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 3 OF 3

 **JOHNSON VOLK**
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972-201-3102

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L1 | 76.12 | N43° 59' 40"W |
| L2 | 34.00 | S01° 17' 33"W |
| L3 | 65.40 | N89° 22' 04"E |
| L4 | 56.47 | N00° 22' 56"W |
| L5 | 70.49 | N28° 31' 41"W |
| L6 | 125.22 | N89° 37' 04"E |
| L7 | 14.35 | N44° 45' 59"W |
| L8 | 14.28 | S45° 44' 30"W |
| L9 | 20.00 | N89° 22' 04"E |
| L10 | 14.14 | S44° 22' 04"W |
| L11 | 14.14 | S45° 37' 56"E |
| L12 | 20.00 | S89° 22' 04"W |
| L13 | 14.14 | S44° 22' 04"W |
| L14 | 4.64 | N00° 37' 56"W |
| L15 | 4.64 | S00° 37' 56"E |
| L16 | 14.14 | S45° 37' 56"E |
| L17 | 20.00 | N89° 22' 04"E |
| L18 | 15.97 | S53° 37' 04"E |
| L19 | 14.14 | S44° 37' 04"W |
| L20 | 14.14 | S45° 22' 56"E |
| L21 | 14.14 | S44° 37' 04"W |
| L22 | 14.14 | S44° 37' 04"W |
| L23 | 14.14 | S45° 22' 56"E |
| L24 | 14.14 | S45° 22' 56"E |
| L25 | 14.14 | S44° 37' 04"W |
| L26 | 14.14 | S45° 22' 56"E |
| L27 | 14.14 | S44° 37' 04"W |
| L28 | 14.14 | S45° 22' 56"E |
| L29 | 14.14 | S44° 37' 04"W |
| L30 | 15.06 | S70° 28' 23"E |
| L31 | 12.86 | S21° 27' 06"W |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L32 | 13.43 | N59° 20' 04"E |
| L33 | 15.27 | S27° 12' 21"E |
| L34 | 14.14 | N88° 59' 40"W |
| L35 | 14.14 | S01° 00' 20"W |
| L36 | 15.39 | S63° 57' 28"E |
| L37 | 15.11 | N30° 45' 11"E |
| L38 | 15.06 | S00° 22' 56"E |
| L39 | 15.06 | S00° 22' 56"E |
| L40 | 23.00 | S00° 22' 56"E |
| L41 | 20.80 | S00° 22' 56"E |
| L42 | 14.64 | S00° 37' 56"E |
| L43 | 28.93 | S54° 36' 39"W |
| L44 | 10.14 | S43° 37' 04"E |
| L46 | 3.76 | S43° 59' 40"E |
| L47 | 20.49 | S89° 37' 04"W |
| L48 | 22.62 | S43° 59' 40"E |
| L49 | 17.58 | S43° 59' 40"E |
| L50 | 20.92 | N43° 59' 40"W |
| L51 | 23.14 | S43° 59' 40"E |
| L52 | 16.53 | S00° 22' 56"E |
| L53 | 21.96 | N89° 37' 04"E |
| L54 | 23.14 | S43° 59' 40"E |
| L55 | 3.76 | S43° 59' 40"E |
| L56 | 4.88 | S43° 59' 40"E |
| L57 | 5.57 | N89° 37' 04"E |
| L58 | 14.92 | N89° 37' 04"E |
| L59 | 17.15 | S43° 59' 40"E |
| L60 | 42.48 | S45° 33' 31"E |
| L61 | 42.37 | S44° 26' 29"W |
| L62 | 42.39 | N45° 26' 01"W |
| L63 | 42.46 | S44° 33' 59"W |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L64 | 10.02 | N00° 49' 52"W |
| L65 | 3.99 | N28° 31' 41"W |
| L66 | 25.00 | S61° 28' 19"W |
| L67 | 6.01 | N28° 31' 41"W |
| L68 | 50.00 | N17° 17' 24"W |
| L69 | 120.00 | S89° 37' 04"W |
| L70 | 1.41 | S00° 22' 56"E |
| L71 | 50.00 | S89° 37' 04"W |
| L72 | 40.10 | S89° 22' 04"W |
| L73 | 3.20 | N89° 22' 04"E |
| L74 | 27.18 | N89° 22' 04"E |
| L75 | 15.00 | S89° 22' 04"W |
| L76 | 20.00 | N00° 37' 56"W |
| L77 | 42.18 | N89° 22' 04"E |
| L78 | 5.50 | S00° 37' 56"E |
| L79 | 27.18 | S89° 22' 04"W |
| L80 | 14.50 | S00° 37' 56"E |
| L81 | 27.93 | S89° 22' 04"W |
| L82 | 20.00 | N00° 37' 56"W |
| L83 | 27.93 | N89° 22' 04"E |
| L84 | 20.00 | S00° 37' 56"E |
| L85 | 425.42 | S89° 22' 04"W |
| L86 | 77.67 | N55° 20' 07"W |
| L87 | 157.65 | N00° 37' 56"W |
| L88 | 455.52 | N32° 57' 40"E |
| L89 | 20.61 | S43° 04' 39"E |
| L90 | 444.51 | S32° 57' 40"W |
| L91 | 141.27 | S00° 37' 56"E |
| L92 | 60.96 | S55° 20' 07"E |
| L93 | 419.06 | N89° 22' 04"E |
| L94 | 20.00 | S00° 37' 56"E |

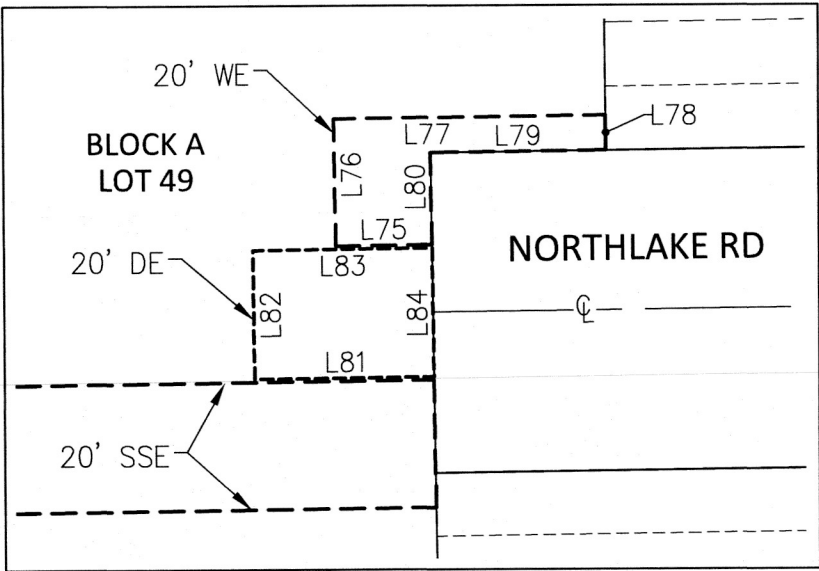
| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L97 | 15.00 | S89° 22' 04"W |
| L98 | 20.00 | N00° 37' 56"W |
| L99 | 15.00 | N89° 22' 04"E |
| L100 | 20.00 | S00° 37' 56"E |
| L101 | 20.00 | N43° 59' 40"W |
| L102 | 15.00 | S46° 00' 20"W |
| L103 | 20.00 | S43° 59' 40"E |
| L104 | 15.00 | N46° 00' 20"E |
| L105 | 20.00 | S43° 59' 40"E |
| L106 | 26.30 | N46° 00' 20"E |
| L107 | 20.00 | N43° 59' 40"W |
| L108 | 26.30 | S46° 00' 20"W |
| L109 | 14.50 | S89° 37' 04"W |
| L110 | 5.84 | N70° 40' 35"W |
| L111 | 16.97 | S00° 22' 56"E |
| L112 | 20.00 | N89° 37' 04"E |
| L113 | 15.00 | N00° 22' 56"W |
| L114 | 20.00 | N89° 37' 04"E |
| L115 | 16.41 | N00° 22' 56"W |
| L116 | 5.50 | S89° 37' 04"W |
| L117 | 1.41 | S00° 22' 56"E |
| L118 | 14.50 | S89° 37' 04"W |
| L119 | 15.00 | S00° 22' 56"E |
| L120 | 14.50 | N17° 17' 24"W |
| L121 | 20.00 | S13° 32' 42"E |
| L122 | 7.11 | N21° 27' 06"E |
| L123 | 20.18 | S17° 17' 24"E |
| L124 | 35.17 | S80° 24' 51"W |
| L125 | 20.00 | N09° 35' 09"W |
| L126 | 32.47 | N80° 24' 51"E |
| L127 | 6.43 | S24° 13' 16"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L128 | 12.41 | S00° 37' 56"E |
| L129 | 20.00 | N89° 22' 04"E |
| L130 | 8.23 | S00° 37' 56"E |
| L131 | 3.28 | S24° 13' 16"E |
| L132 | 3.33 | S01° 08' 38"W |
| L133 | 20.60 | S71° 38' 13"W |
| L134 | 25.67 | S02° 40' 47"E |
| L135 | 13.88 | S89° 22' 04"W |
| L136 | 12.51 | S00° 37' 56"E |
| L137 | 123.48 | S25° 24' 57"W |
| L138 | 18.07 | S89° 22' 04"W |
| L139 | 367.86 | S00° 37' 56"E |
| L140 | 6.32 | N75° 31' 46"E |
| L141 | 28.73 | S11° 59' 01"W |
| L142 | 97.92 | N83° 13' 10"E |
| L143 | 67.86 | S41° 21' 16"E |
| L144 | 65.46 | S12° 26' 30"E |
| L145 | 41.77 | S41° 41' 24"W |
| L146 | 16.74 | N83° 56' 13"W |
| L147 | 24.57 | N64° 34' 51"W |
| L148 | 110.72 | S41° 30' 26"W |
| L149 | 48.80 | S00° 37' 56"E |
| L150 | 83.43 | S15° 22' 09"W |
| L151 | 73.95 | S28° 48' 35"W |
| L155 | 55.35 | N00° 06' 25"E |

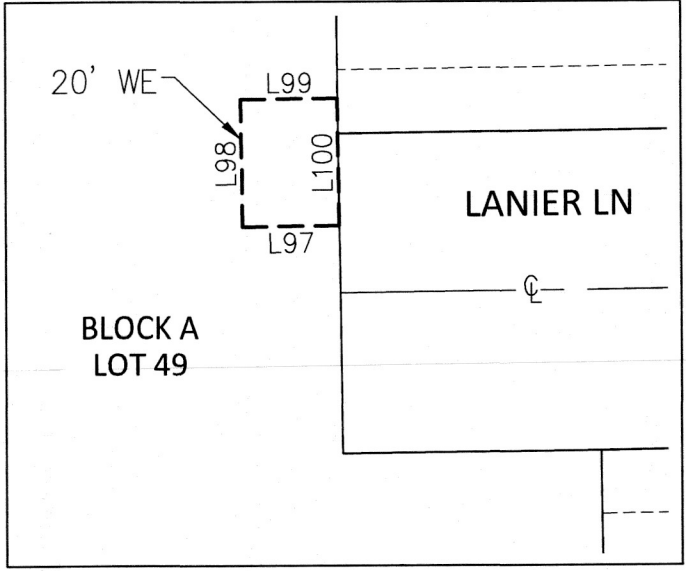
| Curve Table | | | | | |
|-------------|--------|--------|-----------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C1 | 107.91 | 775.00 | 7°58'39" | 107.82 | N86° 38' 36"W |
| C2 | 107.91 | 775.00 | 7°58'39" | 107.82 | S86° 38' 36"E |
| C3 | 44.91 | 35.00 | 73°31'21" | 41.89 | N53° 52' 15"W |
| C4 | 117.31 | 250.00 | 26°53'05" | 116.23 | S30° 33' 08"E |
| C5 | 202.40 | 250.00 | 46°23'15" | 196.92 | S67° 11' 18"E |
| C6 | 82.86 | 250.00 | 18°59'27" | 82.48 | N79° 52' 21"E |
| C7 | 486.10 | 615.00 | 45°17'13" | 473.54 | S21° 21' 04"E |
| C8 | 497.91 | 615.00 | 46°23'15" | 484.43 | S67° 11' 18"E |
| C9 | 85.13 | 250.00 | 19°30'36" | 84.72 | S09° 22' 22"W |
| C10 | 54.98 | 35.00 | 90°00'00" | 49.50 | N45° 22' 56"W |
| C12 | 116.77 | 250.00 | 26°45'44" | 115.71 | S76° 14' 12"W |
| C13 | 43.00 | 250.00 | 9°51'16" | 42.95 | N67° 46' 58"E |
| C14 | 147.37 | 300.00 | 28°08'46" | 145.90 | S14° 27' 18"E |
| C15 | 245.97 | 325.00 | 43°21'45" | 240.14 | S22° 18' 48"E |
| C16 | 263.13 | 325.00 | 46°23'15" | 256.00 | S67° 11' 18"E |
| C17 | 54.98 | 35.00 | 90°00'00" | 49.50 | N44° 37' 04"E |
| C18 | 29.12 | 800.00 | 2°05'09" | 29.12 | N89° 35' 21"W |
| C19 | 20.07 | 800.00 | 1°26'15" | 20.07 | N83° 22' 24"W |
| C20 | 21.61 | 800.00 | 1°32'52" | 21.61 | S83° 25' 43"E |
| C21 | 4.11 | 10.00 | 23°33'23" | 4.08 | N77° 35' 23"E |
| C22 | 13.38 | 50.00 | 15°20'06" | 13.34 | S73° 28' 44"W |
| C23 | 4.64 | 10.00 | 26°34'16" | 4.60 | S07° 09' 53"E |
| C24 | 55.38 | 50.00 | 63°27'52" | 52.59 | N67° 07' 17"W |
| C25 | 26.57 | 275.00 | 5°32'10" | 26.56 | S46° 45' 45"E |
| C26 | 4.11 | 10.00 | 23°33'23" | 4.08 | S12° 09' 37"E |
| C27 | 28.78 | 50.00 | 32°58'26" | 28.38 | N07° 27' 06"W |
| C28 | 37.14 | 50.00 | 42°33'45" | 36.29 | N30° 19' 00"E |

| Curve Table | | | | | |
|-------------|--------|--------|-----------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C29 | 53.74 | 50.00 | 61°34'35" | 51.19 | N82° 23' 10"E |
| C30 | 4.11 | 10.00 | 23°33'23" | 4.08 | N78° 36' 14"W |
| C31 | 37.14 | 50.00 | 42°33'45" | 36.29 | N30° 19' 00"E |
| C32 | 4.11 | 10.00 | 23°33'23" | 4.08 | N77° 50' 23"E |
| C33 | 1.07 | 50.00 | 1°13'22" | 1.07 | S66° 40' 22"W |
| C34 | 24.27 | 50.00 | 27°48'37" | 24.03 | N09° 16' 09"E |
| C35 | 4.11 | 10.00 | 23°33'23" | 4.08 | S11° 23' 46"W |
| C36 | 37.14 | 50.00 | 42°33'45" | 36.29 | N25° 55' 02"W |
| C44 | 16.49 | 275.00 | 3°26'09" | 16.49 | S64° 34' 25"W |
| C45 | 7.08 | 180.00 | 2°15'18" | 7.08 | S42° 52' 02"E |
| C46 | 28.39 | 470.00 | 3°27'39" | 28.39 | S45° 43' 30"E |
| C47 | 28.39 | 470.00 | 3°27'39" | 28.39 | S45° 43' 30"E |
| C48 | 30.97 | 180.00 | 9°51'27" | 30.93 | S48° 55' 24"E |
| C49 | 24.92 | 625.00 | 2°17'04" | 24.92 | S83° 47' 49"E |
| C50 | 29.12 | 925.00 | 1°48'14" | 29.12 | N89° 43' 49"W |
| C51 | 63.06 | 87.51 | 41°17'02" | 61.70 | N21° 28' 29"W |
| C52 | 103.50 | 105.19 | 56°22'36" | 99.37 | N13° 22' 00"W |
| C53 | 47.35 | 62.50 | 43°24'15" | 46.22 | N06° 49' 33"W |
| C54 | 8.06 | 20.50 | 22°30'57" | 8.00 | N39° 47' 09"W |
| C55 | 30.81 | 276.35 | 6°23'16" | 30.79 | S69° 30' 30"W |
| C56 | 106.60 | 325.00 | 18°47'33" | 106.12 | N18° 15' 09"W |
| C57 | 356.84 | 760.00 | 26°54'07" | 353.57 | N57° 26' 44"W |
| C58 | 15.65 | 239.50 | 3°44'41" | 15.65 | N74° 34' 57"E |
| C59 | 18.80 | 219.50 | 4°54'22" | 18.79 | N74° 00' 06"E |
| C60 | 20.03 | 276.35 | 4°09'11" | 20.03 | S68° 43' 04"W |
| C61 | 63.90 | 98.80 | 37°03'09" | 62.79 | S47° 57' 20"W |
| C62 | 150.95 | 625.00 | 13°50'18" | 150.59 | S07° 33' 05"E |

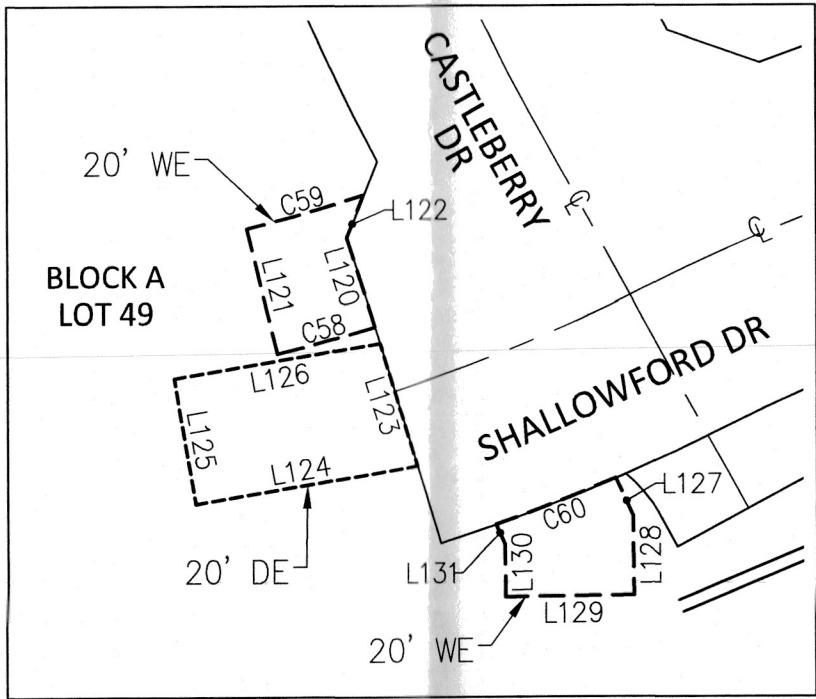
| Curve Table | | | | | |
|-------------|--------|--------|-----------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C63 | 37.88 | 30.00 | 72°20'43" | 35.41 | S60° 36' 29"E |
| C64 | 150.15 | 570.97 | 15°04'01" | 149.71 | S31° 58' 08"E |
| C65 | 43.03 | 39.22 | 62°52'11" | 40.91 | S08° 04' 53"E |
| C66 | 121.28 | 89.01 | 78°03'52" | 112.11 | S23° 45' 17"W |
| C67 | 124.39 | 118.45 | 60°10'11" | 118.75 | S61° 57' 49"E |
| C68 | 38.52 | 30.00 | 73°34'08" | 35.93 | S04° 54' 20"W |
| C69 | 50.24 | 48.24 | 59°39'39" | 48.00 | N32° 39' 12"W |
| C70 | 284.75 | 472.73 | 34°30'45" | 280.46 | S24° 07' 21"W |
| C71 | 77.53 | 60.00 | 74°02'25" | 72.25 | S78° 23' 56"W |
| C72 | 50.07 | 86.82 | 33°02'34" | 49.38 | N43° 00' 04"W |
| C73 | 78.16 | 192.55 | 23°15'28" | 77.63 | S36° 56' 23"W |
| C74 | 39.38 | 43.94 | 51°20'35" | 38.07 | S81° 34' 04"W |
| C75 | 33.54 | 19.83 | 96°56'09" | 29.68 | N19° 21' 49"W |
| C76 | 35.14 | 40.00 | 50°20'10" | 34.02 | S40° 32' 14"W |
| C77 | 137.41 | 131.64 | 59°48'22" | 131.26 | S35° 48' 08"W |
| C78 | 194.04 | 248.11 | 44°48'33" | 189.13 | S33° 15' 11"E |
| C79 | 29.48 | 20.00 | 84°28'03" | 26.89 | S13° 25' 26"E |
| C80 | 52.67 | 250.00 | 12°04'19" | 52.58 | S06° 25' 05"E |
| C81 | 162.26 | 500.00 | 18°35'37" | 161.55 | N09° 11' 23"W |



DETAIL 'A'
SCALE: 1"=30'



DETAIL 'B'
SCALE: 1"=30'





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX].

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
☒ 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 **Mims Rd, TX**

SUBDIVISION **A0219 G Wells, Tract 3, Acres 90.5 (Pt of 140.5 AC TR)** LOT BLOCK

GENERAL LOCATION **Southwest of Intersection Mims Rd & National Dr**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-101**

CURRENT USE **Single Family**

PROPOSED ZONING

PROPOSED USE

ACREAGE **140.494**

LOTS [CURRENT] **147**

LOTS [PROPOSED]

- ☒ **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 **Qualico Developments (US), Inc.**

☒ APPLICANT **Michael Joyce Properties**

CONTACT PERSON **John Vick**

CONTACT PERSON **Meredith Joyce**

ADDRESS **14400 The Lakes Blvd**

ADDRESS **767 Justin Road**

CITY, STATE & ZIP **Austin, TX 78660**

CITY, STATE & ZIP **Rockwall, TX 75087**

PHONE **469-769-6150**

PHONE **512-694-6394**

E-MAIL **John.Vick@qualico.com**

E-MAIL **meredith@michaeljoyceproperties.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [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 \$ 3,109.88 TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 17th DAY OF April, 2025 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."

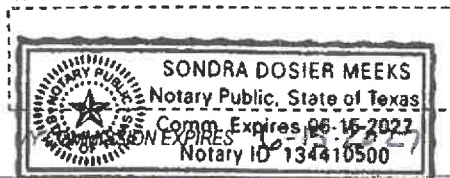
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF April, 2025.

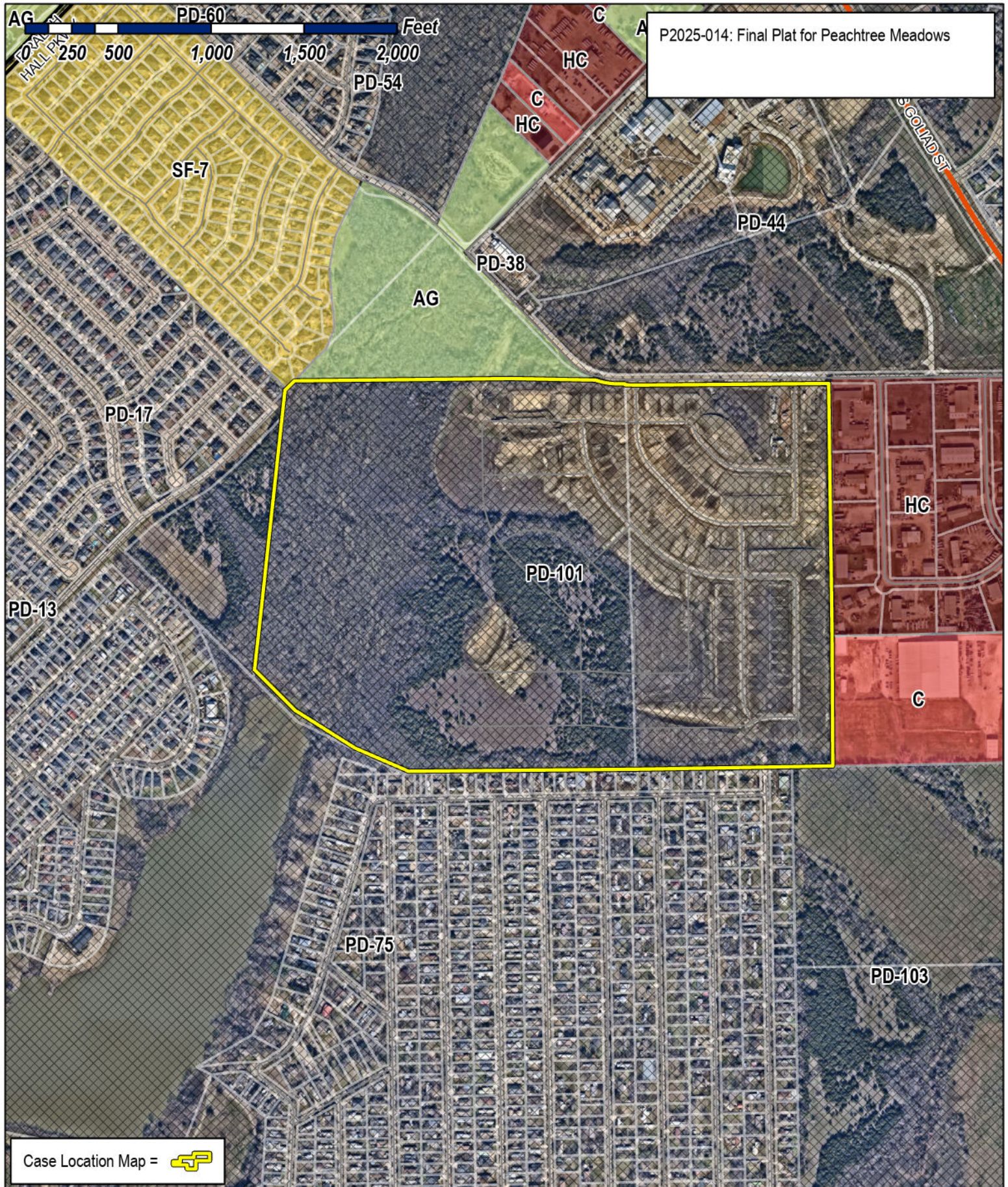
OWNER'S SIGNATURE

John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sondra Dosier Meeks



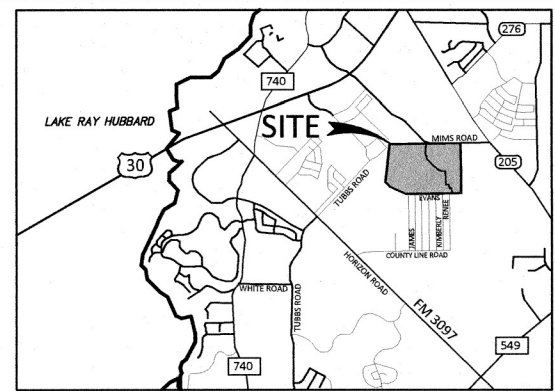


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



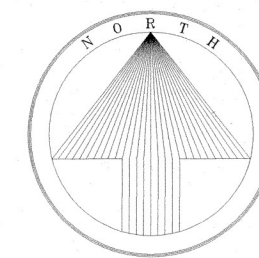


VICINITY MAP
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF (unless otherwise noted)

AC Acre
SF Square Feet
BL Building Line
C1 Curve No.
L1 Line No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement
WE Water Easement
SSE Sanitary Sewer Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



180 90 0 180 360

SCALE 1" = 180'

FINAL PLAT
PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-39, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L; LOTS 1-4, BLOCK M
140.494 ACRES/6,119,939 SQ. FT.
147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-001

April 17, 2025

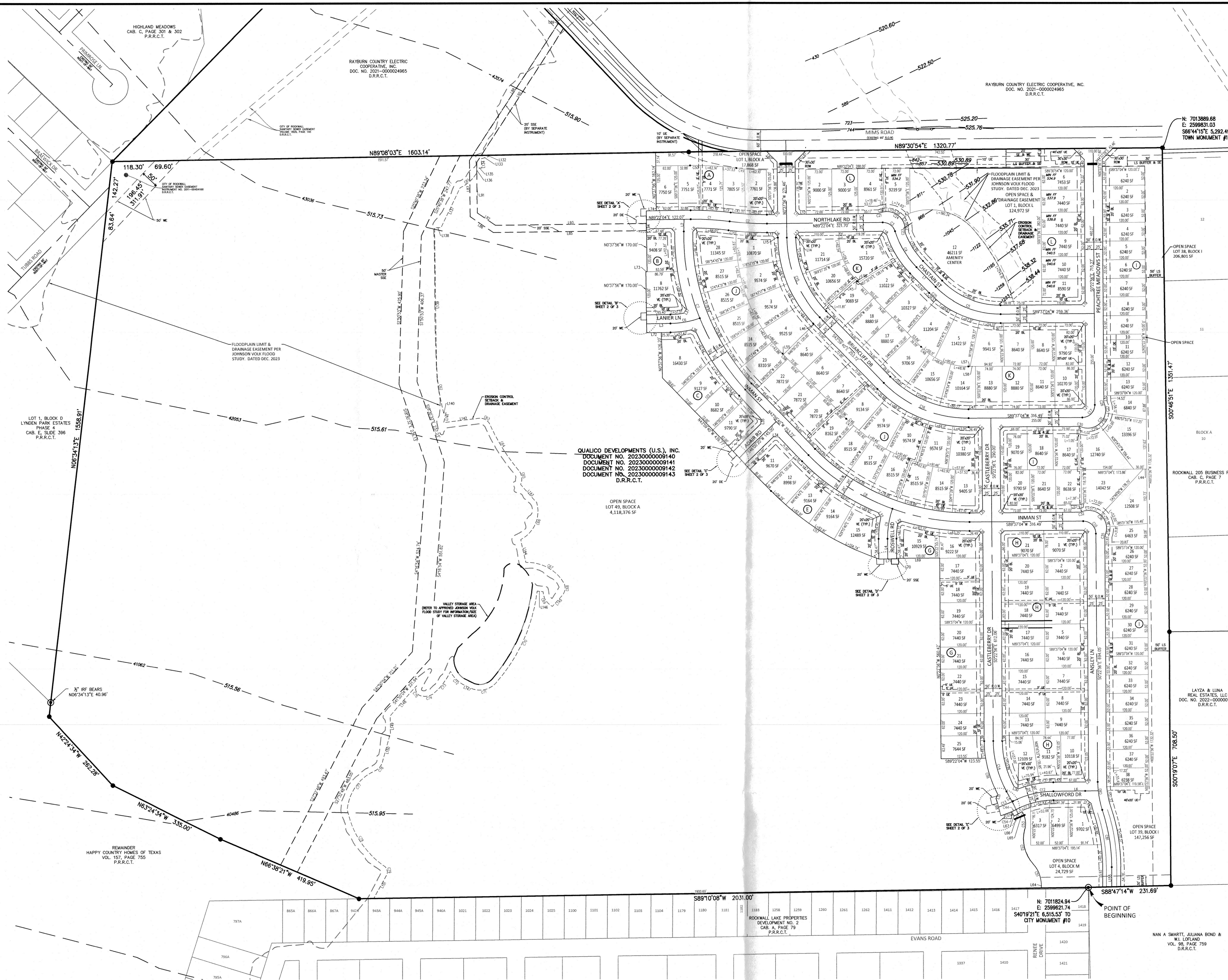
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 3

JOHNSON VOLK
CONSULTING

TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE



LEGAL DESCRIPTION:

BEING a 140.494 acre tract of land situated in the Glover Wells Survey, Abstract Number 219 and the John R. Johnston Survey, Abstract Number 128 of Rockwall County, Texas, being that tract of land conveyed to The Estate of Evelyn B. Lofland according to the document filed of record in Volume 86, Page 558, Deed Records Rockwall County, Texas and VICMAR I, LTD. according to the document filed of record in Volume 2016, Page 200, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the south line of said VICMAR I tract, same being the common northeast corner of that tract of land conveyed to Happy Country Homes of Texas, according to the document filed of record in Volume 157, Page 755 (D.R.R.C.T.) and being the common northwest corner of that tract of land conveyed to Nan A. Smartt, Juliana Bond and W.I. Lofland according to the document filed of record in Volume 98, Page 759 (D.R.R.C.T.);

THENCE S 89° 10' 08" W with the south line of said VICMAR I tract, same being the common north line of said Happy Country Homes tract, for a distance of 2031.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE leaving said common line, continuing with the south line of said VICMAR I tract the following three (3) courses and distances:

N 66° 38' 21" W, a distance of 419.95 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

N 63° 24' 34" W, a distance of 335.00 feet to a point for corner of this tract, located within the limits of the current water level of a large pond;

N 42° 24' 34" W, a distance of 262.28 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE N 06° 34' 13" E, passing at a distance of 40.96 feet a 1/2" iron rod found for the southeast corner of Lot 1, Block D, Lynden Park Estates, Phase 4, an addition to the City of Rockwall according to the plat filed of record in Cabinet E, Slide 396 Plat Records Rockwall County, Texas (P.R.R.C.T.), continuing with the east line of said Lynden Park Estates, Phase 4 for a distance of 1558.91 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the northeast corner of said Lynden Park Estates, same being the southeast corner of Highland Meadows, an addition to the City of Rockwall according to the plat filed of record in Cabinet C, Page 301/302 (P.R.R.C.T.), also being the southwest corner of that tract of land conveyed to Rayburn Country Electric Cooperative, Inc. according to the document filed of record in Document Number 20210000024965 (D.R.R.C.T.) and being the common northwest corner of this tract;

THENCE N 89° 08' 03" E with the south line of said Rayburn Country Electric Cooperative, Inc. tract, same being common with the north line of this tract, a distance of 1603.14 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a common corner of said tract and this tract, from which a found 60-D Nail found for a reference to said corner bears S 31° 40' 24" E, 0.71 feet, also from said corner, a 5/8" iron rod found for reference to said corner bears S 43° 21' 16" E, 28.37 feet;

THENCE N 89° 30' 54" E, continuing with said common line, for a distance of 1320.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the northeast corner of this tract, from which a 3/8" iron rod found for reference to said corner bears S 82° 16' 02" E, 3.04 feet;

THENCE S 00° 46' 51" E, leaving said common line, with the west line of Rockwall 205 Business Park, an addition to the City of Rockwall, according to the plat filed of record in Cabinet C, Page 7 (P.R.R.C.T.) for a distance of 1351.47 feet to a 1/2" iron rod found for the southwest corner of said addition, the northwest corner of that tract of land conveyed to Layza & Luna Real Estate, LLC according to the document filed of record in Document Number 20220000001115 (D.R.R.C.T.) and common corner of this tract;

THENCE S 00° 19' 07" E with the west line of said Layza & Luna Real Estate, LLC tract, for a distance of 708.50 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the north line of the above-mentioned Nan A. Smartt, Juliana Bond and W.I. Lofland tract, for the southwest corner of said Layza & Luna Real Estate, LLC tract and common southeast corner of this tract;

THENCE S 88° 47' 14" W, with said north line, a distance of 231.69 feet to the POINT OF BEGINNING and containing 6,119,939 square feet or 140.494 acres of land.

GENERAL NOTES:

- SUBDIVIDERS STATEMENT: SELLING A PORTION OF THIS ADDITION BY MEETS AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212 MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
- PUBLIC IMPROVEMENT STATEMENT: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDINGS PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUE, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
- DRAINAGE AND DETENTION EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.
- STREET APPURTENANCES: ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF _____ §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the PEACHTREE MEADOWS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the PEACHTREE MEADOWS subdivision have been notified and signed this plat. I (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. I (we) also understand the following:

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

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

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of QUALICO DEVELOPMENTS (U.S), INC., 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 under my hand and seal of office, this ____ day of _____, 2025.

Notary public in and for the State of Texas

Signature _____
Name _____
Title _____

My Commission Expires

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

APPROVED:

I hereby certify that the above and forgoing Final Plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on ____ day of _____, 2025.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-39, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L; LOTS 1-4, BLOCK M
140.494 ACRES/6,119,939 SQ. FT.
147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-001

April 17, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 3 OF 3

 **JOHNSON VOLK**
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972-201-3102

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L1 | 76.12 | N43° 59' 40"W |
| L2 | 34.00 | S01° 17' 33"W |
| L3 | 65.40 | N89° 22' 04"E |
| L4 | 56.47 | N00° 22' 56"W |
| L5 | 70.49 | N28° 31' 41"W |
| L6 | 125.22 | N89° 37' 04"E |
| L7 | 14.35 | N44° 45' 59"W |
| L8 | 14.28 | S45° 44' 30"W |
| L9 | 20.00 | N89° 22' 04"E |
| L10 | 14.14 | S44° 22' 04"W |
| L11 | 14.14 | S45° 37' 56"E |
| L12 | 20.00 | S89° 22' 04"W |
| L13 | 14.14 | S44° 22' 04"W |
| L14 | 4.64 | N00° 37' 56"W |
| L15 | 4.64 | S00° 37' 56"E |
| L16 | 14.14 | S45° 37' 56"E |
| L17 | 20.00 | N89° 22' 04"E |
| L18 | 15.97 | S53° 37' 04"E |
| L19 | 14.14 | S44° 37' 04"W |
| L20 | 14.14 | S45° 22' 56"E |
| L21 | 14.14 | S44° 37' 04"W |
| L22 | 14.14 | S44° 37' 04"W |
| L23 | 14.14 | S45° 22' 56"E |
| L24 | 14.14 | S45° 22' 56"E |
| L25 | 14.14 | S44° 37' 04"W |
| L26 | 14.14 | S45° 22' 56"E |
| L27 | 14.14 | S44° 37' 04"W |
| L28 | 14.14 | S45° 22' 56"E |
| L29 | 14.14 | S44° 37' 04"W |
| L30 | 15.06 | S70° 28' 23"E |
| L31 | 12.86 | S21° 27' 06"W |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L32 | 13.43 | N59° 20' 04"E |
| L33 | 15.27 | S27° 12' 21"E |
| L34 | 14.14 | N88° 59' 40"W |
| L35 | 14.14 | S01° 00' 20"W |
| L36 | 15.39 | S63° 57' 28"E |
| L37 | 15.11 | N30° 45' 11"E |
| L38 | 15.06 | S00° 22' 56"E |
| L39 | 15.06 | S00° 22' 56"E |
| L40 | 23.00 | S00° 22' 56"E |
| L41 | 20.80 | S00° 22' 56"E |
| L42 | 14.64 | S00° 37' 56"E |
| L43 | 28.93 | S54° 36' 39"W |
| L44 | 10.14 | S43° 37' 04"E |
| L46 | 3.76 | S43° 59' 40"E |
| L47 | 20.49 | S89° 37' 04"W |
| L48 | 22.62 | S43° 59' 40"E |
| L49 | 17.58 | S43° 59' 40"E |
| L50 | 20.92 | N43° 59' 40"W |
| L51 | 23.14 | S43° 59' 40"E |
| L52 | 16.53 | S00° 22' 56"E |
| L53 | 21.96 | N89° 37' 04"E |
| L54 | 23.14 | S43° 59' 40"E |
| L55 | 3.76 | S43° 59' 40"E |
| L56 | 4.88 | S43° 59' 40"E |
| L57 | 5.57 | N89° 37' 04"E |
| L58 | 14.92 | N89° 37' 04"E |
| L59 | 17.15 | S43° 59' 40"E |
| L60 | 42.48 | S45° 33' 31"E |
| L61 | 42.37 | S44° 26' 29"W |
| L62 | 42.39 | N45° 26' 01"W |
| L63 | 42.46 | S44° 33' 59"W |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L64 | 10.02 | N00° 49' 52"W |
| L65 | 3.99 | N28° 31' 41"W |
| L66 | 25.00 | S61° 28' 19"W |
| L67 | 6.01 | N28° 31' 41"W |
| L68 | 50.00 | N17° 17' 24"W |
| L69 | 120.00 | S89° 37' 04"W |
| L70 | 1.41 | S00° 22' 56"E |
| L71 | 50.00 | S89° 37' 04"W |
| L72 | 40.10 | S89° 22' 04"W |
| L73 | 3.20 | N89° 22' 04"E |
| L74 | 27.18 | N89° 22' 04"E |
| L75 | 15.00 | S89° 22' 04"W |
| L76 | 20.00 | N00° 37' 56"W |
| L77 | 42.18 | N89° 22' 04"E |
| L78 | 5.50 | S00° 37' 56"E |
| L79 | 27.18 | S89° 22' 04"W |
| L80 | 14.50 | S00° 37' 56"E |
| L81 | 27.93 | S89° 22' 04"W |
| L82 | 20.00 | N00° 37' 56"W |
| L83 | 27.93 | N89° 22' 04"E |
| L84 | 20.00 | S00° 37' 56"E |
| L85 | 425.42 | S89° 22' 04"W |
| L86 | 77.67 | N55° 20' 07"W |
| L87 | 157.65 | N00° 37' 56"W |
| L88 | 455.52 | N32° 57' 40"E |
| L89 | 20.61 | S43° 04' 39"E |
| L90 | 444.51 | S32° 57' 40"W |
| L91 | 141.27 | S00° 37' 56"E |
| L92 | 60.96 | S55° 20' 07"E |
| L93 | 419.06 | N89° 22' 04"E |
| L94 | 20.00 | S00° 37' 56"E |

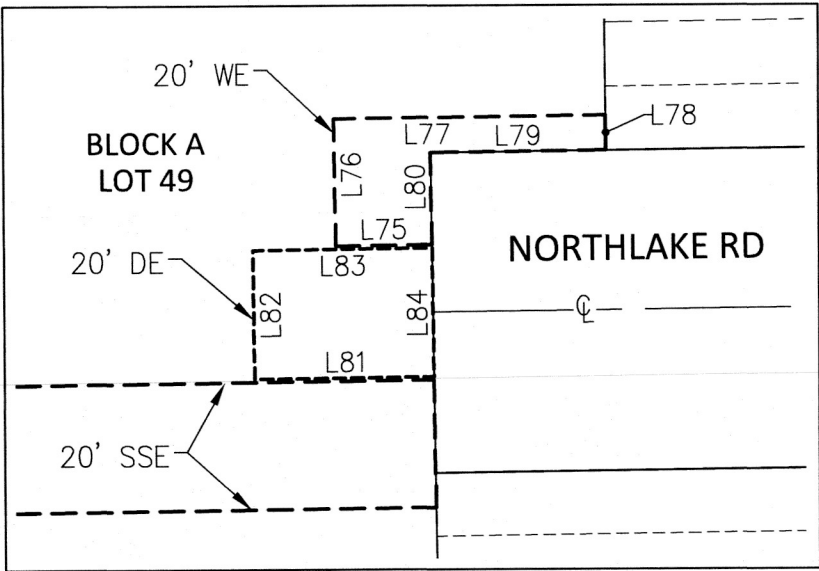
| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L97 | 15.00 | S89° 22' 04"W |
| L98 | 20.00 | N00° 37' 56"W |
| L99 | 15.00 | N89° 22' 04"E |
| L100 | 20.00 | S00° 37' 56"E |
| L101 | 20.00 | N43° 59' 40"W |
| L102 | 15.00 | S46° 00' 20"W |
| L103 | 20.00 | S43° 59' 40"E |
| L104 | 15.00 | N46° 00' 20"E |
| L105 | 20.00 | S43° 59' 40"E |
| L106 | 26.30 | N46° 00' 20"E |
| L107 | 20.00 | N43° 59' 40"W |
| L108 | 26.30 | S46° 00' 20"W |
| L109 | 14.50 | S89° 37' 04"W |
| L110 | 5.84 | N70° 40' 35"W |
| L111 | 16.97 | S00° 22' 56"E |
| L112 | 20.00 | N89° 37' 04"E |
| L113 | 15.00 | N00° 22' 56"W |
| L114 | 20.00 | N89° 37' 04"E |
| L115 | 16.41 | N00° 22' 56"W |
| L116 | 5.50 | S89° 37' 04"W |
| L117 | 1.41 | S00° 22' 56"E |
| L118 | 14.50 | S89° 37' 04"W |
| L119 | 15.00 | S00° 22' 56"E |
| L120 | 14.50 | N17° 17' 24"W |
| L121 | 20.00 | S13° 32' 42"E |
| L122 | 7.11 | N21° 27' 06"E |
| L123 | 20.18 | S17° 17' 24"E |
| L124 | 35.17 | S80° 24' 51"W |
| L125 | 20.00 | N09° 35' 09"W |
| L126 | 32.47 | N80° 24' 51"E |
| L127 | 6.43 | S24° 13' 16"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L128 | 12.41 | S00° 37' 56"E |
| L129 | 20.00 | N89° 22' 04"E |
| L130 | 8.23 | S00° 37' 56"E |
| L131 | 3.28 | S24° 13' 16"E |
| L132 | 3.33 | S01° 08' 38"W |
| L133 | 20.60 | S71° 38' 13"W |
| L134 | 25.67 | S02° 40' 47"E |
| L135 | 13.88 | S89° 22' 04"W |
| L136 | 12.51 | S00° 37' 56"E |
| L137 | 123.48 | S25° 24' 57"W |
| L138 | 18.07 | S89° 22' 04"W |
| L139 | 367.86 | S00° 37' 56"E |
| L140 | 6.32 | N75° 31' 46"E |
| L141 | 28.73 | S11° 59' 01"W |
| L142 | 97.92 | N83° 13' 10"E |
| L143 | 67.86 | S41° 21' 16"E |
| L144 | 65.46 | S12° 26' 30"E |
| L145 | 41.77 | S41° 41' 24"W |
| L146 | 16.74 | N83° 56' 13"W |
| L147 | 24.57 | N64° 34' 51"W |
| L148 | 110.72 | S41° 30' 26"W |
| L149 | 48.80 | S00° 37' 56"E |
| L150 | 83.43 | S15° 22' 09"W |
| L151 | 73.95 | S28° 48' 35"W |
| L155 | 55.35 | N00° 06' 25"E |

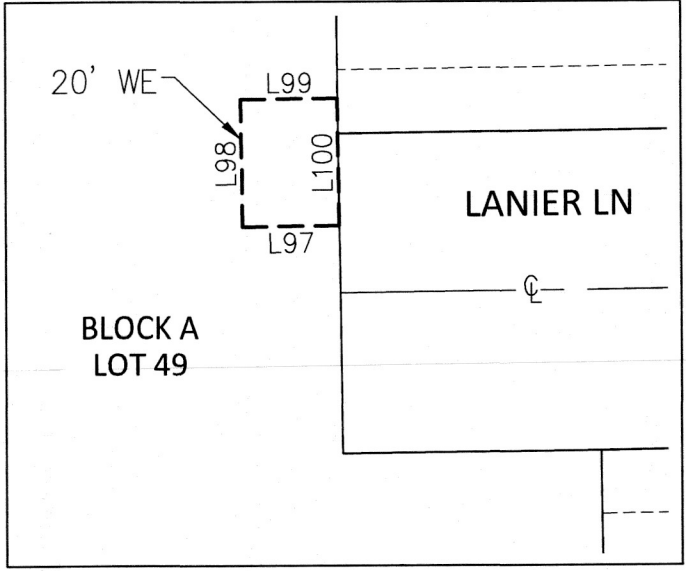
| Curve Table | | | | | |
|-------------|--------|--------|-----------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C1 | 107.91 | 775.00 | 7°58'39" | 107.82 | N86° 38' 36"W |
| C2 | 107.91 | 775.00 | 7°58'39" | 107.82 | S86° 38' 36"E |
| C3 | 44.91 | 35.00 | 73°31'21" | 41.89 | N53° 52' 15"W |
| C4 | 117.31 | 250.00 | 26°53'05" | 116.23 | S30° 33' 08"E |
| C5 | 202.40 | 250.00 | 46°23'15" | 196.92 | S67° 11' 18"E |
| C6 | 82.86 | 250.00 | 18°59'27" | 82.48 | N79° 52' 21"E |
| C7 | 486.10 | 615.00 | 45°17'13" | 473.54 | S21° 21' 04"E |
| C8 | 497.91 | 615.00 | 46°23'15" | 484.43 | S67° 11' 18"E |
| C9 | 85.13 | 250.00 | 19°30'36" | 84.72 | S09° 22' 22"W |
| C10 | 54.98 | 35.00 | 90°00'00" | 49.50 | N45° 22' 56"W |
| C12 | 116.77 | 250.00 | 26°45'44" | 115.71 | S76° 14' 12"W |
| C13 | 43.00 | 250.00 | 9°51'16" | 42.95 | N67° 46' 58"E |
| C14 | 147.37 | 300.00 | 28°08'46" | 145.90 | S14° 27' 18"E |
| C15 | 245.97 | 325.00 | 43°21'45" | 240.14 | S22° 18' 48"E |
| C16 | 263.13 | 325.00 | 46°23'15" | 256.00 | S67° 11' 18"E |
| C17 | 54.98 | 35.00 | 90°00'00" | 49.50 | N44° 37' 04"E |
| C18 | 29.12 | 800.00 | 2°05'09" | 29.12 | N89° 35' 21"W |
| C19 | 20.07 | 800.00 | 1°26'15" | 20.07 | N83° 22' 24"W |
| C20 | 21.61 | 800.00 | 1°32'52" | 21.61 | S83° 25' 43"E |
| C21 | 4.11 | 10.00 | 23°33'23" | 4.08 | N77° 35' 23"E |
| C22 | 13.38 | 50.00 | 15°20'06" | 13.34 | S73° 28' 44"W |
| C23 | 4.64 | 10.00 | 26°34'16" | 4.60 | S07° 09' 53"E |
| C24 | 55.38 | 50.00 | 63°27'52" | 52.59 | N67° 07' 17"W |
| C25 | 26.57 | 275.00 | 5°32'10" | 26.56 | S46° 45' 45"E |
| C26 | 4.11 | 10.00 | 23°33'23" | 4.08 | S12° 09' 37"E |
| C27 | 28.78 | 50.00 | 32°58'26" | 28.38 | N07° 27' 06"W |
| C28 | 37.14 | 50.00 | 42°33'45" | 36.29 | N30° 19' 00"E |

| Curve Table | | | | | |
|-------------|--------|--------|-----------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C29 | 53.74 | 50.00 | 61°34'35" | 51.19 | N82° 23' 10"E |
| C30 | 4.11 | 10.00 | 23°33'23" | 4.08 | N78° 36' 14"W |
| C31 | 37.14 | 50.00 | 42°33'45" | 36.29 | N30° 19' 00"E |
| C32 | 4.11 | 10.00 | 23°33'23" | 4.08 | N77° 50' 23"E |
| C33 | 1.07 | 50.00 | 1°13'22" | 1.07 | S66° 40' 22"W |
| C34 | 24.27 | 50.00 | 27°48'37" | 24.03 | N09° 16' 09"E |
| C35 | 4.11 | 10.00 | 23°33'23" | 4.08 | S11° 23' 46"W |
| C36 | 37.14 | 50.00 | 42°33'45" | 36.29 | N25° 55' 02"W |
| C44 | 16.49 | 275.00 | 3°26'09" | 16.49 | S64° 34' 25"W |
| C45 | 7.08 | 180.00 | 2°15'18" | 7.08 | S42° 52' 02"E |
| C46 | 28.39 | 470.00 | 3°27'39" | 28.39 | S45° 43' 30"E |
| C47 | 28.39 | 470.00 | 3°27'39" | 28.39 | S45° 43' 30"E |
| C48 | 30.97 | 180.00 | 9°51'27" | 30.93 | S48° 55' 24"E |
| C49 | 24.92 | 625.00 | 2°17'04" | 24.92 | S83° 47' 49"E |
| C50 | 29.12 | 925.00 | 1°48'14" | 29.12 | N89° 43' 49"W |
| C51 | 63.06 | 87.51 | 41°17'02" | 61.70 | N21° 28' 29"W |
| C52 | 103.50 | 105.19 | 56°22'36" | 99.37 | N13° 22' 00"W |
| C53 | 47.35 | 62.50 | 43°24'15" | 46.22 | N06° 49' 33"W |
| C54 | 8.06 | 20.50 | 22°30'57" | 8.00 | N39° 47' 09"W |
| C55 | 30.81 | 276.35 | 6°23'16" | 30.79 | S69° 30' 30"W |
| C56 | 106.60 | 325.00 | 18°47'33" | 106.12 | N18° 15' 09"W |
| C57 | 356.84 | 760.00 | 26°54'07" | 353.57 | N57° 26' 44"W |
| C58 | 15.65 | 239.50 | 3°44'41" | 15.65 | N74° 34' 57"E |
| C59 | 18.80 | 219.50 | 4°54'22" | 18.79 | N74° 00' 06"E |
| C60 | 20.03 | 276.35 | 4°09'11" | 20.03 | S68° 43' 04"W |
| C61 | 63.90 | 98.80 | 37°03'09" | 62.79 | S47° 57' 20"W |
| C62 | 150.95 | 625.00 | 13°50'18" | 150.59 | S07° 33' 05"E |

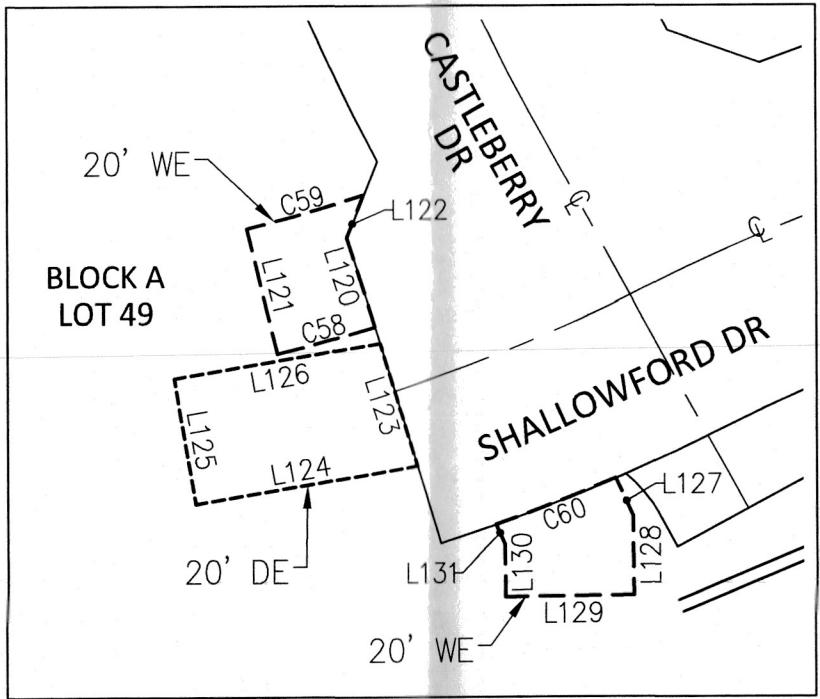
| Curve Table | | | | | |
|-------------|--------|--------|-----------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C63 | 37.88 | 30.00 | 72°20'43" | 35.41 | S60° 36' 29"E |
| C64 | 150.15 | 570.97 | 15°04'01" | 149.71 | S31° 58' 08"E |
| C65 | 43.03 | 39.22 | 62°52'11" | 40.91 | S08° 04' 53"E |
| C66 | 121.28 | 89.01 | 78°03'52" | 112.11 | S23° 45' 17"W |
| C67 | 124.39 | 118.45 | 60°10'11" | 118.75 | S61° 57' 49"E |
| C68 | 38.52 | 30.00 | 73°34'08" | 35.93 | S04° 54' 20"W |
| C69 | 50.24 | 48.24 | 59°39'39" | 48.00 | N32° 39' 12"W |
| C70 | 284.75 | 472.73 | 34°30'45" | 280.46 | S24° 07' 21"W |
| C71 | 77.53 | 60.00 | 74°02'25" | 72.25 | S78° 23' 56"W |
| C72 | 50.07 | 86.82 | 33°02'34" | 49.38 | N43° 00' 04"W |
| C73 | 78.16 | 192.55 | 23°15'28" | 77.63 | S36° 56' 23"W |
| C74 | 39.38 | 43.94 | 51°20'35" | 38.07 | S81° 34' 04"W |
| C75 | 33.54 | 19.83 | 96°56'09" | 29.68 | N19° 21' 49"W |
| C76 | 35.14 | 40.00 | 50°20'10" | 34.02 | S40° 32' 14"W |
| C77 | 137.41 | 131.64 | 59°48'22" | 131.26 | S35° 48' 08"W |
| C78 | 194.04 | 248.11 | 44°48'33" | 189.13 | S33° 15' 11"E |
| C79 | 29.48 | 20.00 | 84°28'03" | 26.89 | S13° 25' 26"E |
| C80 | 52.67 | 250.00 | 12°04'19" | 52.58 | S06° 25' 05"E |
| C81 | 162.26 | 500.00 | 18°35'37" | 161.55 | N09° 11' 23"W |



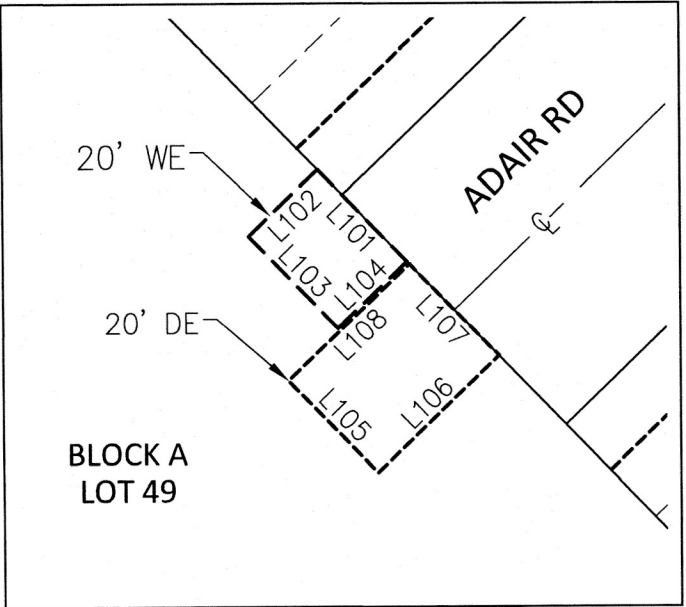
DETAIL 'A'
SCALE: 1"=30'



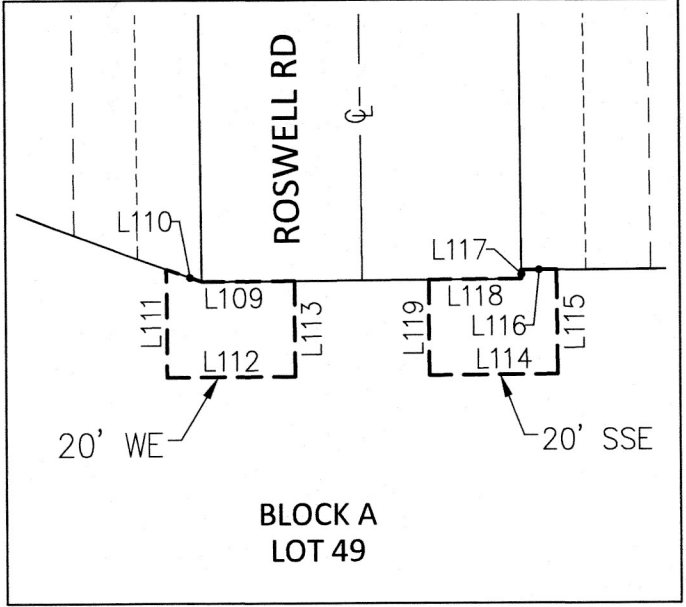
DETAIL 'B'
SCALE: 1"=30'



DETAIL 'E'
SCALE: 1"=30'



DETAIL 'C'
SCALE: 1"=30'



DETAIL 'D'
SCALE: 1"=30'

GENERAL NOTES:

1. OPEN SPACE LOTS AND DRAINAGE AND DETENTION SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE HOA.
2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, W

PROJECT COMMENTS



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

DATE: 4/24/2025

PROJECT NUMBER: P2025-014
PROJECT NAME: Replat for Peachtree Meadows
SITE ADDRESS/LOCATIONS: Southwest of Intersection Mims Road & National Drive

CASE CAPTION: Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Replat for the Peachtree Meadows Subdivision consisting of 147 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------|----------------|-------------------|
| PLANNING | Henry Lee | 04/24/2025 | Needs Review |

04/24/2025: 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 the Peachtree Meadows Subdivision consisting of 147 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive.

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 (P2025-014) in the lower right-hand corner of all pages on future submittals.

M.4 Given that there will be a sidewalk from the subdivision to the Rise to the east, please include a pedestrian access easement.

I.5 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.

I.6 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: April 29, 2025 & May 13, 2025
Parks Board: May 6, 2025
City Council: May 19, 2025

I.7 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.

I.8 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need

to be present for the case to be considered by the planning and zoning commission or city council.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|---------------|----------------|----------------------|
| ENGINEERING | Madelyn Price | 04/22/2025 | Approved w/ Comments |

04/22/2025: 1. Update owner and Doc. No. City of Rockwall.
2. Need filing information
3. Title and call out (curve and line data) SE and WE and the LS Buffer & SB
4. What is this?
5. 20' SE & WE
6. Call out as "Open Space & private drainage easement"
7. What are these?
8. Call out as "Open Space & Private drainage easement"
9. What is this?
10. What is this?

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|-------------------|
| BUILDING | Craig Foshee | 04/23/2025 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| FIRE | Ariana Kistner | 04/24/2025 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------------|----------------|-------------------|
| GIS | Lance Singleton | 04/23/2025 | Approved |

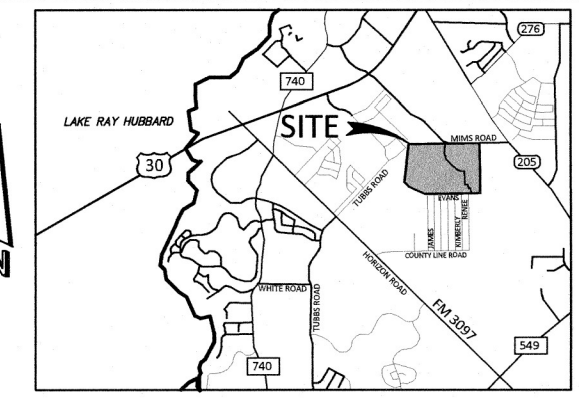
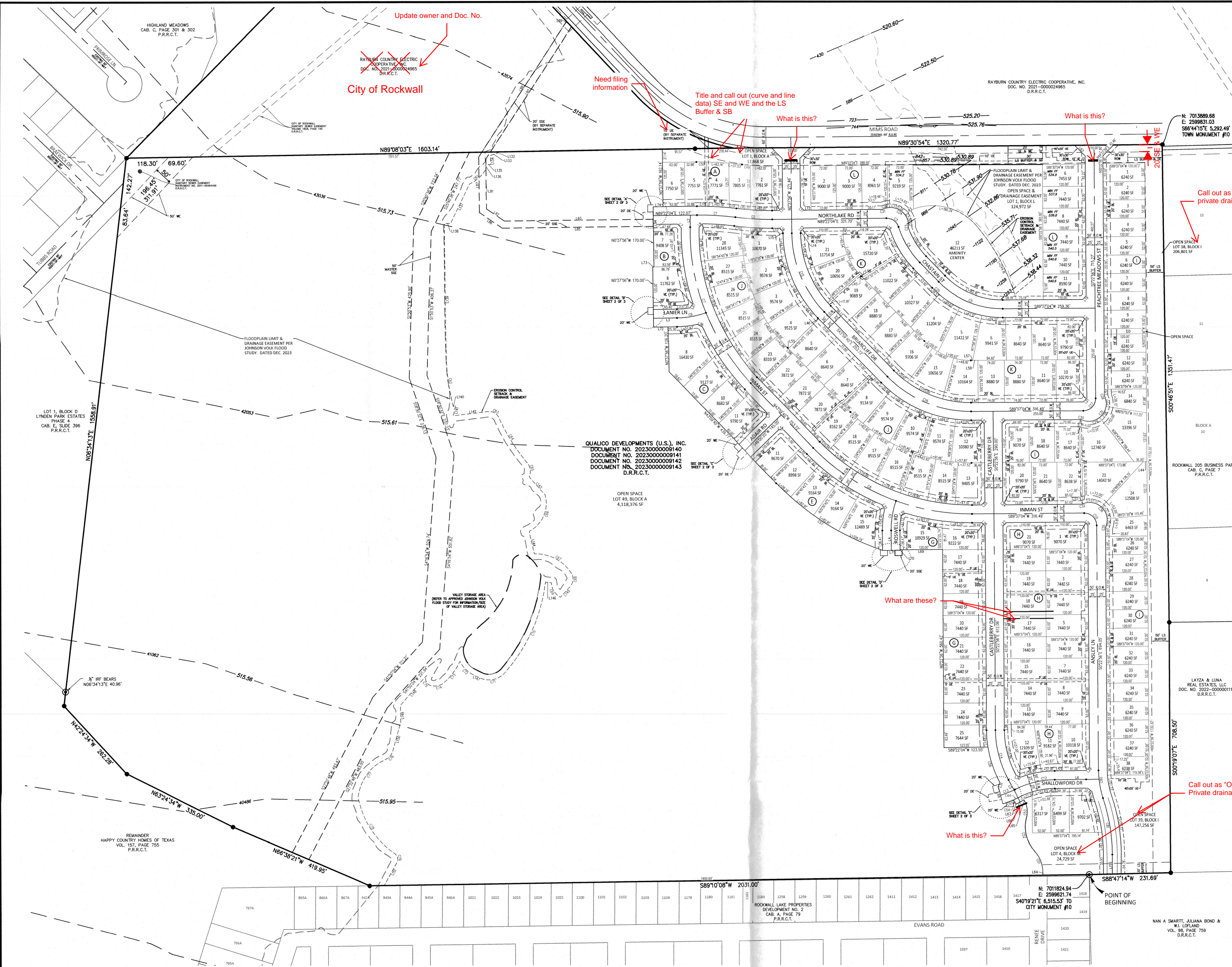
No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------------|----------------|-------------------|
| POLICE | Chris Cleveland | 04/21/2025 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|-------------------|
| PARKS | Travis Sales | 04/21/2025 | Approved |

No Comments

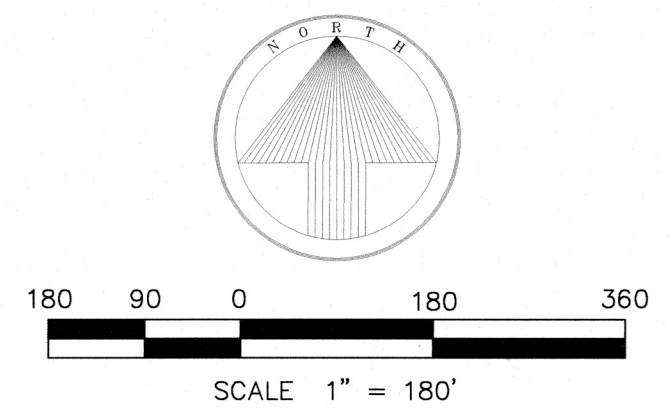


VICINITY MAP
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF (unless otherwise noted)

AC Acre
SF Square Feet
BL Building Line
C1 Curve No.
L1 Line No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement
WE Water Easement
SSE Sanitary Sewer Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



FINAL PLAT PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-39, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L; LOTS 1-4, BLOCK M
140.494 ACRES/6,119,939 SQ. FT.
147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-001

April 17, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 3

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

 **JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX].

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
☒ 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 **Mims Rd, TX**

SUBDIVISION **A0219 G Wells, Tract 3, Acres 90.5 (Pt of 140.5 AC TR)** LOT BLOCK

GENERAL LOCATION **Southwest of Intersection Mims Rd & National Dr**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-101**

CURRENT USE **Single Family**

PROPOSED ZONING

PROPOSED USE

ACREAGE **140.494**

LOTS [CURRENT] **147**

LOTS [PROPOSED]

- ☒ **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 **Qualico Developments (US), Inc.**

☒ APPLICANT **Michael Joyce Properties**

CONTACT PERSON **John Vick**

CONTACT PERSON **Meredith Joyce**

ADDRESS **14400 The Lakes Blvd**

ADDRESS **767 Justin Road**

CITY, STATE & ZIP **Austin, TX 78660**

CITY, STATE & ZIP **Rockwall, TX 75087**

PHONE **469-769-6150**

PHONE **512-694-6394**

E-MAIL **John.Vick@qualico.com**

E-MAIL **meredith@michaeljoyceproperties.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [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 \$ 3,109.88 TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 17th DAY OF April, 2025 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."

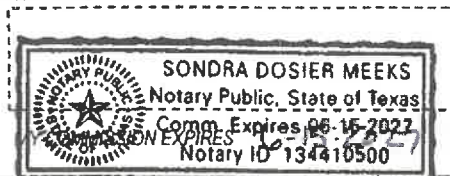
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF April, 2025.

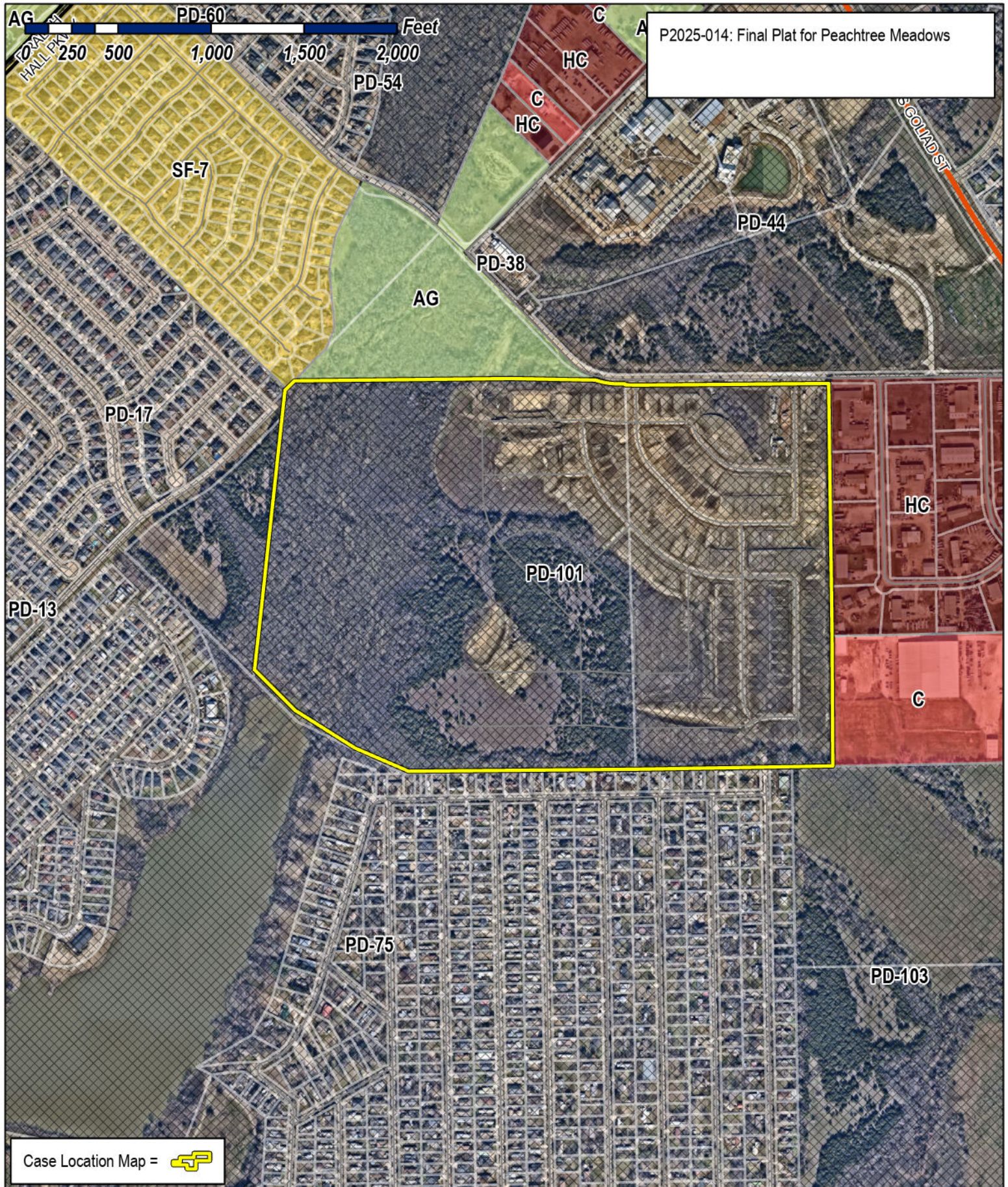
OWNER'S SIGNATURE

John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sondra Dosier Meeks



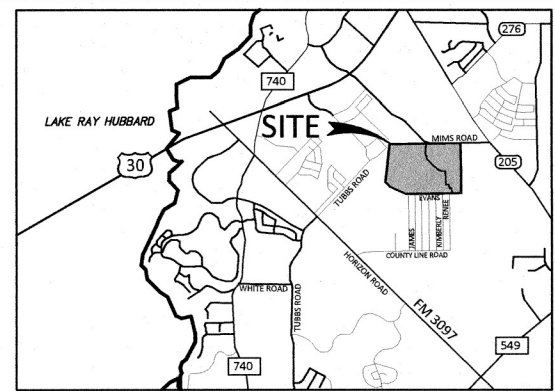


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



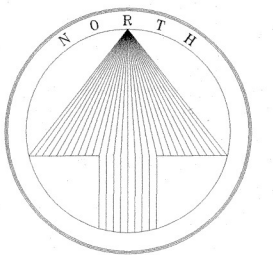


VICINITY MAP
N.T.S.

LEGEND

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- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF (unless otherwise noted)

AC Acre
SF Square Feet
BL Building Line
C1 Curve No.
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<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement
WE Water Easement
SSE Sanitary Sewer Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



180 90 0 180 360

SCALE 1" = 180'

FINAL PLAT
PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
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140.494 ACRES/6,119,939 SQ. FT.
147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-001

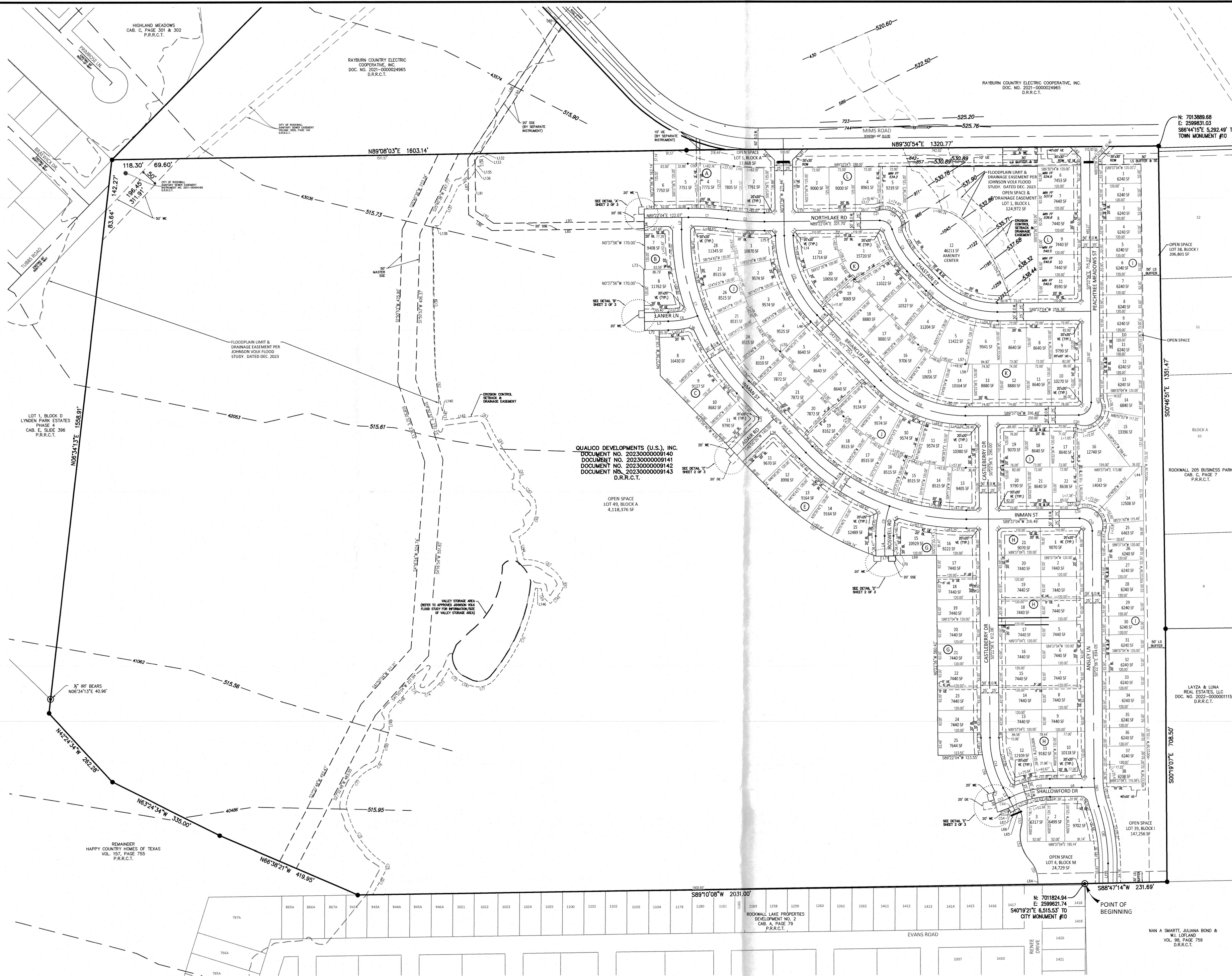
April 17, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 3

JOHNSON VOLK
CONSULTING

TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE



LEGAL DESCRIPTION:

BEING a 140.494 acre tract of land situated in the Glover Wells Survey, Abstract Number 219 and the John R. Johnston Survey, Abstract Number 128 of Rockwall County, Texas, being that tract of land conveyed to The Estate of Evelyn B. Lofland according to the document filed of record in Volume 86, Page 558, Deed Records Rockwall County, Texas and VICMAR I, LTD. according to the document filed of record in Volume 2016, Page 200, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the south line of said VICMAR I tract, same being the common northeast corner of that tract of land conveyed to Happy Country Homes of Texas, according to the document filed of record in Volume 157, Page 755 (D.R.R.C.T.) and being the common northwest corner of that tract of land conveyed to Nan A. Smartt, Juliana Bond and W.I. Lofland according to the document filed of record in Volume 98, Page 759 (D.R.R.C.T.);

THENCE S 89° 10' 08" W with the south line of said VICMAR I tract, same being the common north line of said Happy Country Homes tract, for a distance of 2031.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE leaving said common line, continuing with the south line of said VICMAR I tract the following three (3) courses and distances:

N 66° 38' 21" W, a distance of 419.95 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

N 63° 24' 34" W, a distance of 335.00 feet to a point for corner of this tract, located within the limits of the current water level of a large pond;

N 42° 24' 34" W, a distance of 262.28 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE N 06° 34' 13" E, passing at a distance of 40.96 feet a 1/2" iron rod found for the southeast corner of Lot 1, Block D, Lynden Park Estates, Phase 4, an addition to the City of Rockwall according to the plat filed of record in Cabinet E, Slide 396 Plat Records Rockwall County, Texas (P.R.R.C.T.), continuing with the east line of said Lynden Park Estates, Phase 4 for a distance of 1558.91 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the northeast corner of said Lynden Park Estates, same being the southeast corner of Highland Meadows, an addition to the City of Rockwall according to the plat filed of record in Cabinet C, Page 301/302 (P.R.R.C.T.), also being the southwest corner of that tract of land conveyed to Rayburn Country Electric Cooperative, Inc. according to the document filed of record in Document Number 20210000024965 (D.R.R.C.T.) and being the common northwest corner of this tract;

THENCE N 89° 08' 03" E with the south line of said Rayburn Country Electric Cooperative, Inc. tract, same being common with the north line of this tract, a distance of 1603.14 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a common corner of said tract and this tract, from which a found 60-D Nail found for a reference to said corner bears S 31° 40' 24" E, 0.71 feet, also from said corner, a 5/8" iron rod found for reference to said corner bears S 43° 21' 16" E, 28.37 feet;

THENCE N 89° 30' 54" E, continuing with said common line, for a distance of 1320.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the northeast corner of this tract, from which a 3/8" iron rod found for reference to said corner bears S 82° 16' 02" E, 3.04 feet;

THENCE S 00° 46' 51" E, leaving said common line, with the west line of Rockwall 205 Business Park, an addition to the City of Rockwall, according to the plat filed of record in Cabinet C, Page 7 (P.R.R.C.T.) for a distance of 1351.47 feet to a 1/2" iron rod found for the southwest corner of said addition, the northwest corner of that tract of land conveyed to Layza & Luna Real Estate, LLC according to the document filed of record in Document Number 20220000001115 (D.R.R.C.T.) and common corner of this tract;

THENCE S 00° 19' 07" E with the west line of said Layza & Luna Real Estate, LLC tract, for a distance of 708.50 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the north line of the above-mentioned Nan A. Smartt, Juliana Bond and W.I. Lofland tract, for the southwest corner of said Layza & Luna Real Estate, LLC tract and common southeast corner of this tract;

THENCE S 88° 47' 14" W, with said north line, a distance of 231.69 feet to the POINT OF BEGINNING and containing 6,119,939 square feet or 140.494 acres of land.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF _____ §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the PEACHTREE MEADOWS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the PEACHTREE MEADOWS subdivision have been notified and signed this plat. I (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. I (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 there respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm 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 the same out of the escrow deposit, should the developer and/or owner fail to 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 shall be fixed by the city council of the City of Rockwall.

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

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of QUALICO DEVELOPMENTS (U.S), INC., 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 under my hand and seal of office, this _____ day of _____, 2025.

Notary public in and for the State of Texas

Signature _____
Name _____
Title _____

My Commission Expires

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

APPROVED:

I hereby certify that the above and forgoing Final Plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on _____ day of _____, 2025.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
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CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-001

April 17, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 3 OF 3

 **JOHNSON VOLK**
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972-201-3102

Owner/Applicant:
Qualico Developments (U.S.), Inc.
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Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L1 | 76.12 | N43° 59' 40"W |
| L2 | 34.00 | S01° 17' 33"W |
| L3 | 65.40 | N89° 22' 04"E |
| L4 | 56.47 | N00° 22' 56"W |
| L5 | 70.49 | N28° 31' 41"W |
| L6 | 125.22 | N89° 37' 04"E |
| L7 | 14.35 | N44° 45' 59"W |
| L8 | 14.28 | S45° 44' 30"W |
| L9 | 20.00 | N89° 22' 04"E |
| L10 | 14.14 | S44° 22' 04"W |
| L11 | 14.14 | S45° 37' 56"E |
| L12 | 20.00 | S89° 22' 04"W |
| L13 | 14.14 | S44° 22' 04"W |
| L14 | 4.64 | N00° 37' 56"W |
| L15 | 4.64 | S00° 37' 56"E |
| L16 | 14.14 | S45° 37' 56"E |
| L17 | 20.00 | N89° 22' 04"E |
| L18 | 15.97 | S53° 37' 04"E |
| L19 | 14.14 | S44° 37' 04"W |
| L20 | 14.14 | S45° 22' 56"E |
| L21 | 14.14 | S44° 37' 04"W |
| L22 | 14.14 | S44° 37' 04"W |
| L23 | 14.14 | S45° 22' 56"E |
| L24 | 14.14 | S45° 22' 56"E |
| L25 | 14.14 | S44° 37' 04"W |
| L26 | 14.14 | S45° 22' 56"E |
| L27 | 14.14 | S44° 37' 04"W |
| L28 | 14.14 | S45° 22' 56"E |
| L29 | 14.14 | S44° 37' 04"W |
| L30 | 15.06 | S70° 28' 23"E |
| L31 | 12.86 | S21° 27' 06"W |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L32 | 13.43 | N59° 20' 04"E |
| L33 | 15.27 | S27° 12' 21"E |
| L34 | 14.14 | N88° 59' 40"W |
| L35 | 14.14 | S01° 00' 20"W |
| L36 | 15.39 | S63° 57' 28"E |
| L37 | 15.11 | N30° 45' 11"E |
| L38 | 15.06 | S00° 22' 56"E |
| L39 | 15.06 | S00° 22' 56"E |
| L40 | 23.00 | S00° 22' 56"E |
| L41 | 20.80 | S00° 22' 56"E |
| L42 | 14.64 | S00° 37' 56"E |
| L43 | 28.93 | S54° 36' 39"W |
| L44 | 10.14 | S43° 37' 04"E |
| L46 | 3.76 | S43° 59' 40"E |
| L47 | 20.49 | S89° 37' 04"W |
| L48 | 22.62 | S43° 59' 40"E |
| L49 | 17.58 | S43° 59' 40"E |
| L50 | 20.92 | N43° 59' 40"W |
| L51 | 23.14 | S43° 59' 40"E |
| L52 | 16.53 | S00° 22' 56"E |
| L53 | 21.96 | N89° 37' 04"E |
| L54 | 23.14 | S43° 59' 40"E |
| L55 | 3.76 | S43° 59' 40"E |
| L56 | 4.88 | S43° 59' 40"E |
| L57 | 5.57 | N89° 37' 04"E |
| L58 | 14.92 | N89° 37' 04"E |
| L59 | 17.15 | S43° 59' 40"E |
| L60 | 42.48 | S45° 33' 31"E |
| L61 | 42.37 | S44° 26' 29"W |
| L62 | 42.39 | N45° 26' 01"W |
| L63 | 42.46 | S44° 33' 59"W |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L64 | 10.02 | N00° 49' 52"W |
| L65 | 3.99 | N28° 31' 41"W |
| L66 | 25.00 | S61° 28' 19"W |
| L67 | 6.01 | N28° 31' 41"W |
| L68 | 50.00 | N17° 17' 24"W |
| L69 | 120.00 | S89° 37' 04"W |
| L70 | 1.41 | S00° 22' 56"E |
| L71 | 50.00 | S89° 37' 04"W |
| L72 | 40.10 | S89° 22' 04"W |
| L73 | 3.20 | N89° 22' 04"E |
| L74 | 27.18 | N89° 22' 04"E |
| L75 | 15.00 | S89° 22' 04"W |
| L76 | 20.00 | N00° 37' 56"W |
| L77 | 42.18 | N89° 22' 04"E |
| L78 | 5.50 | S00° 37' 56"E |
| L79 | 27.18 | S89° 22' 04"W |
| L80 | 14.50 | S00° 37' 56"E |
| L81 | 27.93 | S89° 22' 04"W |
| L82 | 20.00 | N00° 37' 56"W |
| L83 | 27.93 | N89° 22' 04"E |
| L84 | 20.00 | S00° 37' 56"E |
| L85 | 425.42 | S89° 22' 04"W |
| L86 | 77.67 | N55° 20' 07"W |
| L87 | 157.65 | N00° 37' 56"W |
| L88 | 455.52 | N32° 57' 40"E |
| L89 | 20.61 | S43° 04' 39"E |
| L90 | 444.51 | S32° 57' 40"W |
| L91 | 141.27 | S00° 37' 56"E |
| L92 | 60.96 | S55° 20' 07"E |
| L93 | 419.06 | N89° 22' 04"E |
| L94 | 20.00 | S00° 37' 56"E |

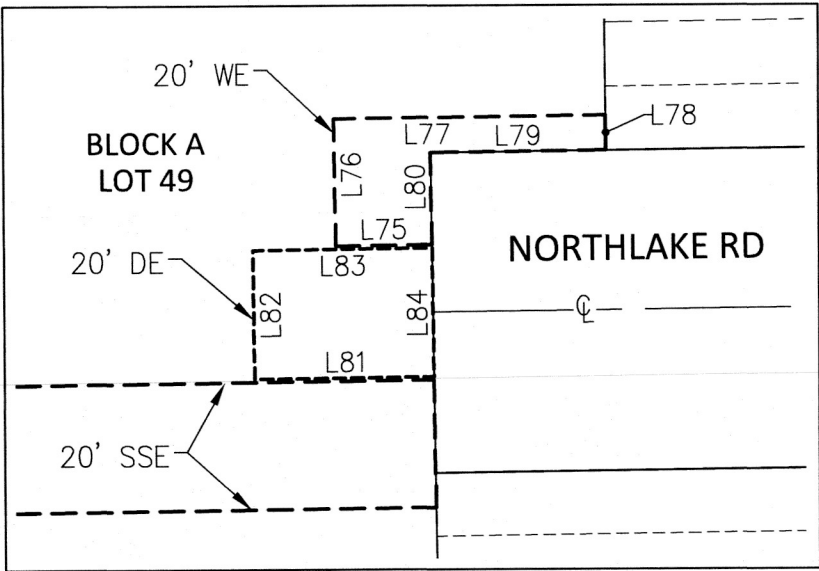
| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L97 | 15.00 | S89° 22' 04"W |
| L98 | 20.00 | N00° 37' 56"W |
| L99 | 15.00 | N89° 22' 04"E |
| L100 | 20.00 | S00° 37' 56"E |
| L101 | 20.00 | N43° 59' 40"W |
| L102 | 15.00 | S46° 00' 20"W |
| L103 | 20.00 | S43° 59' 40"E |
| L104 | 15.00 | N46° 00' 20"E |
| L105 | 20.00 | S43° 59' 40"E |
| L106 | 26.30 | N46° 00' 20"E |
| L107 | 20.00 | N43° 59' 40"W |
| L108 | 26.30 | S46° 00' 20"W |
| L109 | 14.50 | S89° 37' 04"W |
| L110 | 5.84 | N70° 40' 35"W |
| L111 | 16.97 | S00° 22' 56"E |
| L112 | 20.00 | N89° 37' 04"E |
| L113 | 15.00 | N00° 22' 56"W |
| L114 | 20.00 | N89° 37' 04"E |
| L115 | 16.41 | N00° 22' 56"W |
| L116 | 5.50 | S89° 37' 04"W |
| L117 | 1.41 | S00° 22' 56"E |
| L118 | 14.50 | S89° 37' 04"W |
| L119 | 15.00 | S00° 22' 56"E |
| L120 | 14.50 | N17° 17' 24"W |
| L121 | 20.00 | S13° 32' 42"E |
| L122 | 7.11 | N21° 27' 06"E |
| L123 | 20.18 | S17° 17' 24"E |
| L124 | 35.17 | S80° 24' 51"W |
| L125 | 20.00 | N09° 35' 09"W |
| L126 | 32.47 | N80° 24' 51"E |
| L127 | 6.43 | S24° 13' 16"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L128 | 12.41 | S00° 37' 56"E |
| L129 | 20.00 | N89° 22' 04"E |
| L130 | 8.23 | S00° 37' 56"E |
| L131 | 3.28 | S24° 13' 16"E |
| L132 | 3.33 | S01° 08' 38"W |
| L133 | 20.60 | S71° 38' 13"W |
| L134 | 25.67 | S02° 40' 47"E |
| L135 | 13.88 | S89° 22' 04"W |
| L136 | 12.51 | S00° 37' 56"E |
| L137 | 123.48 | S25° 24' 57"W |
| L138 | 18.07 | S89° 22' 04"W |
| L139 | 367.86 | S00° 37' 56"E |
| L140 | 6.32 | N75° 31' 46"E |
| L141 | 28.73 | S11° 59' 01"W |
| L142 | 97.92 | N83° 13' 10"E |
| L143 | 67.86 | S41° 21' 16"E |
| L144 | 65.46 | S12° 26' 30"E |
| L145 | 41.77 | S41° 41' 24"W |
| L146 | 16.74 | N83° 56' 13"W |
| L147 | 24.57 | N64° 34' 51"W |
| L148 | 110.72 | S41° 30' 26"W |
| L149 | 48.80 | S00° 37' 56"E |
| L150 | 83.43 | S15° 22' 09"W |
| L151 | 73.95 | S28° 48' 35"W |
| L155 | 55.35 | N00° 06' 25"E |

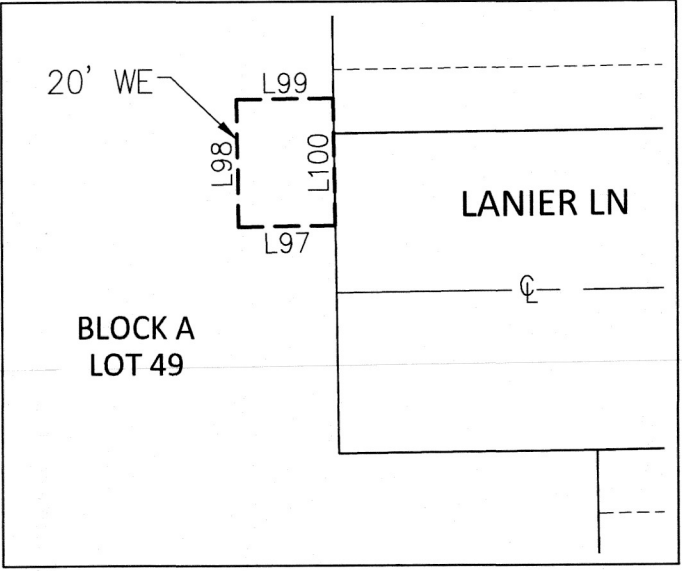
| Curve Table | | | | | |
|-------------|--------|--------|-----------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C1 | 107.91 | 775.00 | 7°58'39" | 107.82 | N86° 38' 36"W |
| C2 | 107.91 | 775.00 | 7°58'39" | 107.82 | S86° 38' 36"E |
| C3 | 44.91 | 35.00 | 73°31'21" | 41.89 | N53° 52' 15"W |
| C4 | 117.31 | 250.00 | 26°53'05" | 116.23 | S30° 33' 08"E |
| C5 | 202.40 | 250.00 | 46°23'15" | 196.92 | S67° 11' 18"E |
| C6 | 82.86 | 250.00 | 18°59'27" | 82.48 | N79° 52' 21"E |
| C7 | 486.10 | 615.00 | 45°17'13" | 473.54 | S21° 21' 04"E |
| C8 | 497.91 | 615.00 | 46°23'15" | 484.43 | S67° 11' 18"E |
| C9 | 85.13 | 250.00 | 19°30'36" | 84.72 | S09° 22' 22"W |
| C10 | 54.98 | 35.00 | 90°00'00" | 49.50 | N45° 22' 56"W |
| C12 | 116.77 | 250.00 | 26°45'44" | 115.71 | S76° 14' 12"W |
| C13 | 43.00 | 250.00 | 9°51'16" | 42.95 | N67° 46' 58"E |
| C14 | 147.37 | 300.00 | 28°08'46" | 145.90 | S14° 27' 18"E |
| C15 | 245.97 | 325.00 | 43°21'45" | 240.14 | S22° 18' 48"E |
| C16 | 263.13 | 325.00 | 46°23'15" | 256.00 | S67° 11' 18"E |
| C17 | 54.98 | 35.00 | 90°00'00" | 49.50 | N44° 37' 04"E |
| C18 | 29.12 | 800.00 | 2°05'09" | 29.12 | N89° 35' 21"W |
| C19 | 20.07 | 800.00 | 1°26'15" | 20.07 | N83° 22' 24"W |
| C20 | 21.61 | 800.00 | 1°32'52" | 21.61 | S83° 25' 43"E |
| C21 | 4.11 | 10.00 | 23°33'23" | 4.08 | N77° 35' 23"E |
| C22 | 13.38 | 50.00 | 15°20'06" | 13.34 | S73° 28' 44"W |
| C23 | 4.64 | 10.00 | 26°34'16" | 4.60 | S07° 09' 53"E |
| C24 | 55.38 | 50.00 | 63°27'52" | 52.59 | N67° 07' 17"W |
| C25 | 26.57 | 275.00 | 5°32'10" | 26.56 | S46° 45' 45"E |
| C26 | 4.11 | 10.00 | 23°33'23" | 4.08 | S12° 09' 37"E |
| C27 | 28.78 | 50.00 | 32°58'26" | 28.38 | N07° 27' 06"W |
| C28 | 37.14 | 50.00 | 42°33'45" | 36.29 | N30° 19' 00"E |

| Curve Table | | | | | |
|-------------|--------|--------|-----------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C29 | 53.74 | 50.00 | 61°34'35" | 51.19 | N82° 23' 10"E |
| C30 | 4.11 | 10.00 | 23°33'23" | 4.08 | N78° 36' 14"W |
| C31 | 37.14 | 50.00 | 42°33'45" | 36.29 | N30° 19' 00"E |
| C32 | 4.11 | 10.00 | 23°33'23" | 4.08 | N77° 50' 23"E |
| C33 | 1.07 | 50.00 | 1°13'22" | 1.07 | S66° 40' 22"W |
| C34 | 24.27 | 50.00 | 27°48'37" | 24.03 | N09° 16' 09"E |
| C35 | 4.11 | 10.00 | 23°33'23" | 4.08 | S11° 23' 46"W |
| C36 | 37.14 | 50.00 | 42°33'45" | 36.29 | N25° 55' 02"W |
| C44 | 16.49 | 275.00 | 3°26'09" | 16.49 | S64° 34' 25"W |
| C45 | 7.08 | 180.00 | 2°15'18" | 7.08 | S42° 52' 02"E |
| C46 | 28.39 | 470.00 | 3°27'39" | 28.39 | S45° 43' 30"E |
| C47 | 28.39 | 470.00 | 3°27'39" | 28.39 | S45° 43' 30"E |
| C48 | 30.97 | 180.00 | 9°51'27" | 30.93 | S48° 55' 24"E |
| C49 | 24.92 | 625.00 | 2°17'04" | 24.92 | S83° 47' 49"E |
| C50 | 29.12 | 925.00 | 1°48'14" | 29.12 | N89° 43' 49"W |
| C51 | 63.06 | 87.51 | 41°17'02" | 61.70 | N21° 28' 29"W |
| C52 | 103.50 | 105.19 | 56°22'36" | 99.37 | N13° 22' 00"W |
| C53 | 47.35 | 62.50 | 43°24'15" | 46.22 | N06° 49' 33"W |
| C54 | 8.06 | 20.50 | 22°30'57" | 8.00 | N39° 47' 09"W |
| C55 | 30.81 | 276.35 | 6°23'16" | 30.79 | S69° 30' 30"W |
| C56 | 106.60 | 325.00 | 18°47'33" | 106.12 | N18° 15' 09"W |
| C57 | 356.84 | 760.00 | 26°54'07" | 353.57 | N57° 26' 44"W |
| C58 | 15.65 | 239.50 | 3°44'41" | 15.65 | N74° 34' 57"E |
| C59 | 18.80 | 219.50 | 4°54'22" | 18.79 | N74° 00' 06"E |
| C60 | 20.03 | 276.35 | 4°09'11" | 20.03 | S68° 43' 04"W |
| C61 | 63.90 | 98.80 | 37°03'09" | 62.79 | S47° 57' 20"W |
| C62 | 150.95 | 625.00 | 13°50'18" | 150.59 | S07° 33' 05"E |

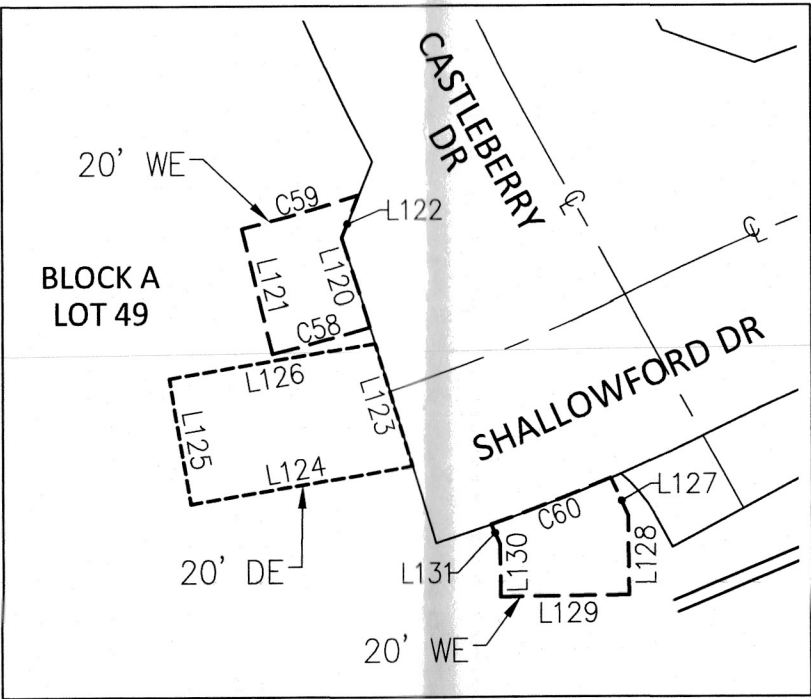
| Curve Table | | | | | |
|-------------|--------|--------|-----------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C63 | 37.88 | 30.00 | 72°20'43" | 35.41 | S60° 36' 29"E |
| C64 | 150.15 | 570.97 | 15°04'01" | 149.71 | S31° 58' 08"E |
| C65 | 43.03 | 39.22 | 62°52'11" | 40.91 | S08° 04' 53"E |
| C66 | 121.28 | 89.01 | 78°03'52" | 112.11 | S23° 45' 17"W |
| C67 | 124.39 | 118.45 | 60°10'11" | 118.75 | S61° 57' 49"E |
| C68 | 38.52 | 30.00 | 73°34'08" | 35.93 | S04° 54' 20"W |
| C69 | 50.24 | 48.24 | 59°39'39" | 48.00 | N32° 39' 12"W |
| C70 | 284.75 | 472.73 | 34°30'45" | 280.46 | S24° 07' 21"W |
| C71 | 77.53 | 60.00 | 74°02'25" | 72.25 | S78° 23' 56"W |
| C72 | 50.07 | 86.82 | 33°02'34" | 49.38 | N43° 00' 04"W |
| C73 | 78.16 | 192.55 | 23°15'28" | 77.63 | S36° 56' 23"W |
| C74 | 39.38 | 43.94 | 51°20'35" | 38.07 | S81° 34' 04"W |
| C75 | 33.54 | 19.83 | 96°56'09" | 29.68 | N19° 21' 49"W |
| C76 | 35.14 | 40.00 | 50°20'10" | 34.02 | S40° 32' 14"W |
| C77 | 137.41 | 131.64 | 59°48'22" | 131.26 | S35° 48' 08"W |
| C78 | 194.04 | 248.11 | 44°48'33" | 189.13 | S33° 15' 11"E |
| C79 | 29.48 | 20.00 | 84°28'03" | 26.89 | S13° 25' 26"E |
| C80 | 52.67 | 250.00 | 12°04'19" | 52.58 | S06° 25' 05"E |
| C81 | 162.26 | 500.00 | 18°35'37" | 161.55 | N09° 11' 23"W |



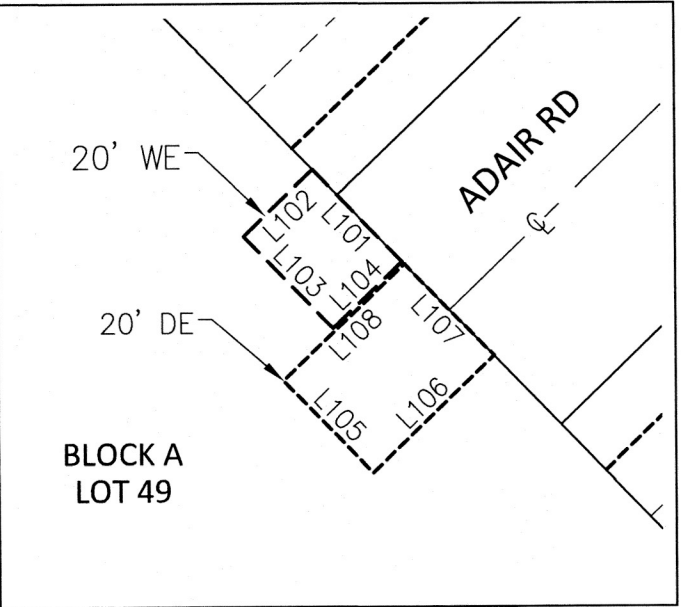
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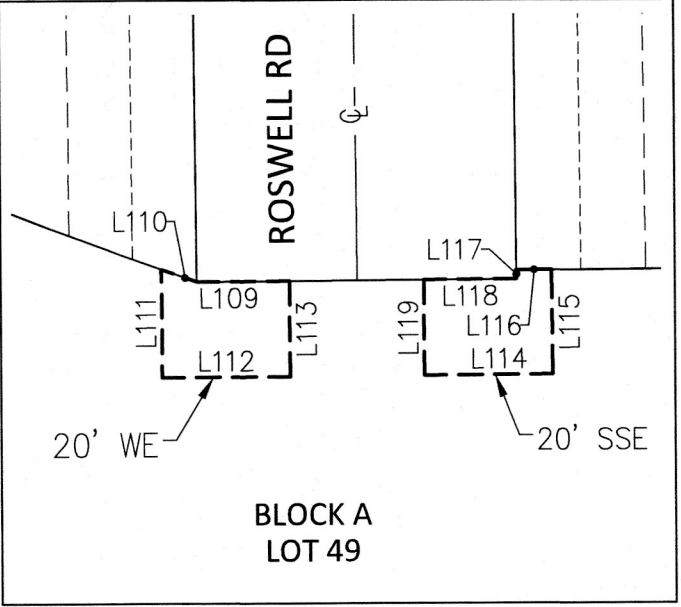
DETAIL 'B'
SCALE: 1"=30'



DETAIL 'E'
SCALE: 1"=30'



DETAIL 'C'
SCALE: 1"=30'





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: April 29, 2025

APPLICANT: Meredith Joyce; *Michael Joyce Properties*

CASE NUMBER: P2025-014; *Final Plat for Phase 1 of the Peachtree Meadows Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Final Plat for the Peachtree Meadows Subdivision consisting of 147 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 45.95-acre tract of land (*i.e. Tract 5 of the J. R. Johnson Survey, Abstract No. 128*) for the purpose of establishing Phase 1 of the Peachtree Meadows Subdivision, which will consist of 147 single-family residential lots and six (6) open space lots (*i.e. Lots 1-6, Block A; Lots 7 & 8, Block B; Lots 8-11, Block C; Lots 11-15, Block E; Lots 15-25, Block G; Lots 1-21, Block H; Lots 1-39, Block I; Lots 1-28, Block J; Lots 1-21; Block K; Lots 1-12, Block L; Lots 1-4, Block M, Peachtree Meadows Phase 1 Subdivision*). Staff should note that a final plat for Phase 1 of the Peachtree Meadows Subdivision was previously approved [*Case No. P2024-001*] on February 20, 2024; however, this plat was never filed and has since expired. Given this, the applicant submitted a new final plat request proposing to reduce the overall lot count by one (1) residential lot for the purpose of establishing a future connection to the adjacent Juniper Subdivision.
- ☑ Background. The subject property was annexed by the City Council on December 20, 1999 through the adoption of *Ordinance No. 99-33*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 6, 2023, the City Council approved a zoning case [*Case No. Z2023-003*] that changed the zoning designation of the subject property from an Agricultural (AG) District to Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses. On July 17, 2023, the City Council approved a master plat [*Case No. P2023-016*] and a preliminary plat [*Case No. P2023-017*] that establish the phasing and preliminary lot layout for the residential subdivision. On November 6, 2023, the City Council approved an *Alternative Tree Mitigation Settlement Agreement* [*Case No. MIS2023-016*]. On February 13, 2024, the Planning and Zoning Commission approved a PD site plan [*Case No. SP2024-001*] for Phase 1 of the Peachtree Meadows Subdivision. On February 20, 2024, the City Council approved a final plat [*Case No. P2024-001*] for Phase 1 of the Peachtree Meadows Subdivision; however, this subdivision plat was not filed and expired on August 18, 2024 (*i.e. 180-days after the approval of the subdivision plat*).
- ☑ Parks Board. The subject property is located within *Park District #14*, which carries a *Cash-in-Lieu of Land* fee of \$351.96 per residential lot and a *Pro-Rata Equipment Fee* of \$300.77 per lot. On May 6, 2025, the Parks and Recreation Board reviewed the Final Plat and made a recommendation to assess the following fees:

(1) The property owner shall pay *Pro-Rata Equipment* fees of \$44,213.19 (*i.e. \$300.77 x 147 Lots = \$44,213.19*).

(2) The property owner shall pay *Cash in Lieu of Land* fees of \$51,738.12 (*i.e. \$351.96 x 147 Lots = \$51,738.12*).

- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this 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, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.
- ☑ Conditions of Approval. 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.

CONDITIONS OF APPROVAL

If City Council chooses to approve of a Final Plat for Phase 1 of the Peachtree Meadows 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 release of the civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; 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.

PROJECT COMMENTS



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

DATE: 4/24/2025

PROJECT NUMBER: P2025-014
PROJECT NAME: Replat for Peachtree Meadows
SITE ADDRESS/LOCATIONS: Southwest of Intersection Mims Road & National Drive

CASE CAPTION: Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Replat for the Peachtree Meadows Subdivision consisting of 147 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------|----------------|-------------------|
| PLANNING | Henry Lee | 04/24/2025 | Needs Review |

04/24/2025: 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 the Peachtree Meadows Subdivision consisting of 147 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive.

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 (P2025-014) in the lower right-hand corner of all pages on future submittals.

M.4 Given that there will be a sidewalk from the subdivision to the Rise to the east, please include a pedestrian access easement.

I.5 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.

I.6 The projected meeting dates for this case are as follows:

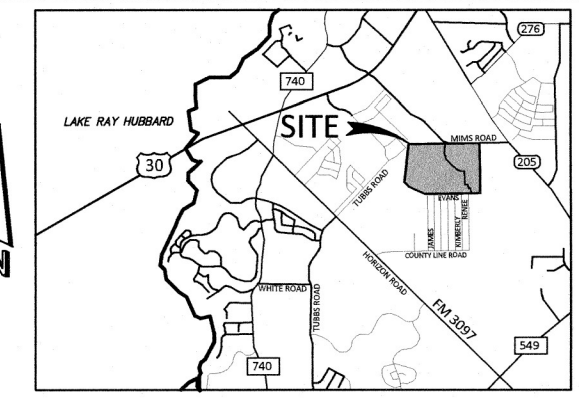
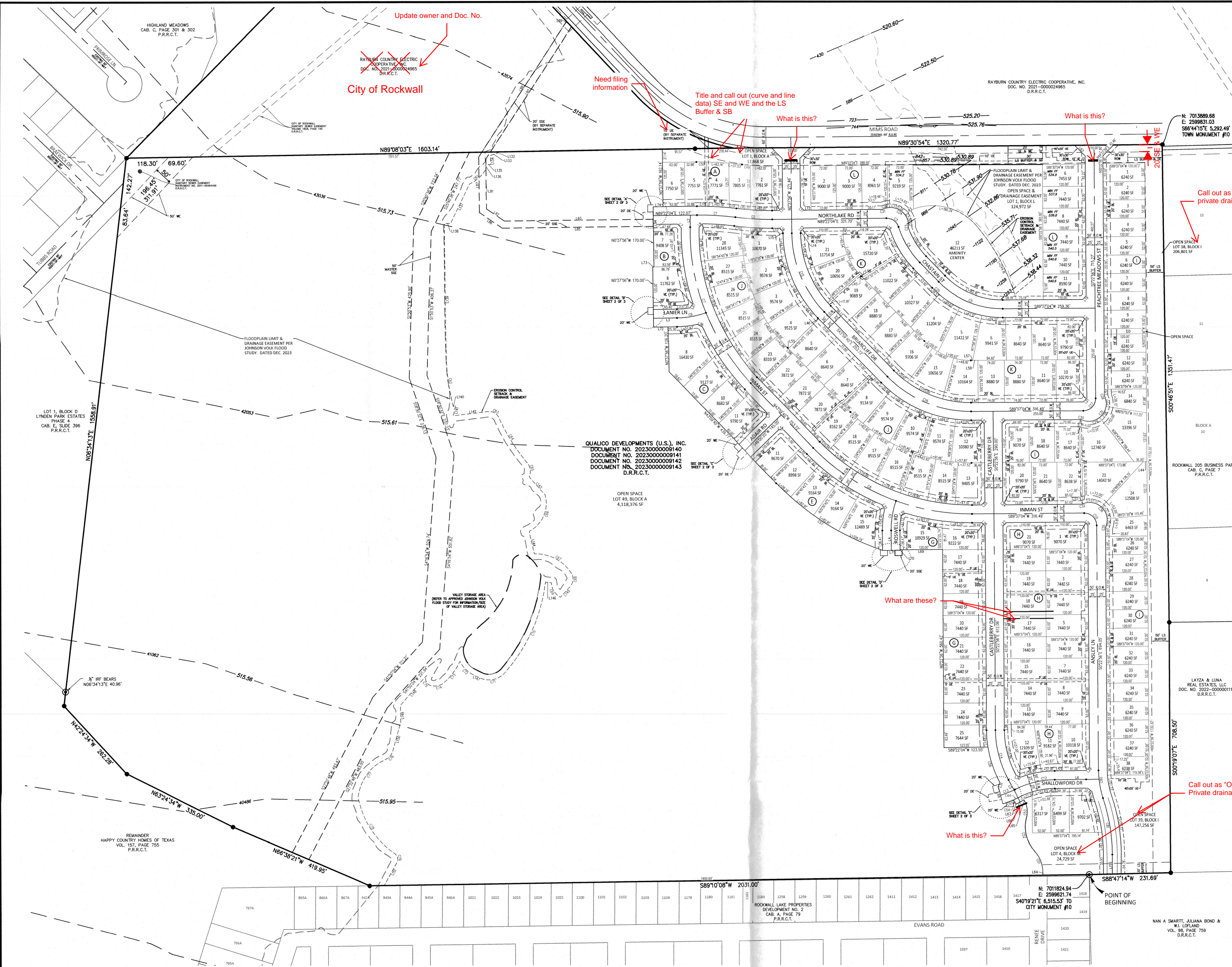
Planning and Zoning Commission: April 29, 2025 & May 13, 2025
Parks Board: May 6, 2025
City Council: May 19, 2025

I.7 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.

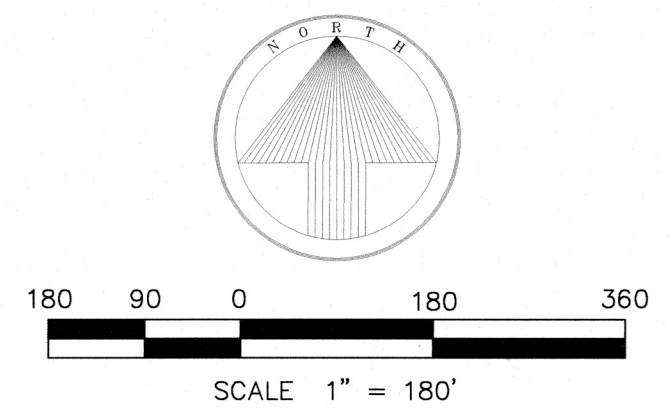
I.8 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need

to be present for the case to be considered by the planning and zoning commission or city council.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|-----------------|----------------|----------------------|
| ENGINEERING | Madelyn Price | 04/22/2025 | Approved w/ Comments |
| 04/22/2025: 1. Update owner and Doc. No. City of Rockwall. 2. Need filing information 3. Title and call out (curve and line data) SE and WE and the LS Buffer & SB 4. What is this? 5. 20' SE & WE 6. Call out as "Open Space & private drainage easement" 7. What are these? 8. Call out as "Open Space & Private drainage easement" 9. What is this? 10. What is this? | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| BUILDING | Craig Foshee | 04/23/2025 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| FIRE | Ariana Kistner | 04/24/2025 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| GIS | Lance Singleton | 04/23/2025 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| POLICE | Chris Cleveland | 04/21/2025 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| PARKS | Travis Sales | 04/21/2025 | Approved |
| No Comments | | | |



- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
- AC Acre
SF Square Feet
BL Building Line
C1 Curve No.
L1 Line No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement
WE Water Easement
SSE Sanitary Sewer Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



FINAL PLAT PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-39, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L; LOTS 1-4, BLOCK M
140.494 ACRES/6,119,939 SQ. FT.
147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-001

April 17, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 3

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX].

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
☒ 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 **Mims Rd, TX**

SUBDIVISION **A0219 G Wells, Tract 3, Acres 90.5 (Pt of 140.5 AC TR)** LOT BLOCK

GENERAL LOCATION **Southwest of Intersection Mims Rd & National Dr**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-101**

CURRENT USE **Single Family**

PROPOSED ZONING

PROPOSED USE

ACREAGE **140.494**

LOTS [CURRENT] **147**

LOTS [PROPOSED]

- ☒ **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 **Qualico Developments (US), Inc.**

☒ APPLICANT **Michael Joyce Properties**

CONTACT PERSON **John Vick**

CONTACT PERSON **Meredith Joyce**

ADDRESS **14400 The Lakes Blvd**

ADDRESS **767 Justin Road**

CITY, STATE & ZIP **Austin, TX 78660**

CITY, STATE & ZIP **Rockwall, TX 75087**

PHONE **469-769-6150**

PHONE **512-694-6394**

E-MAIL **John.Vick@qualico.com**

E-MAIL **meredith@michaeljoyceproperties.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [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 \$ 3,109.88 TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 17th DAY OF April, 2025 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."

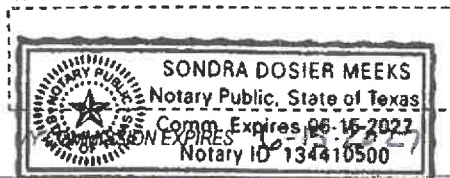
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF April, 2025.

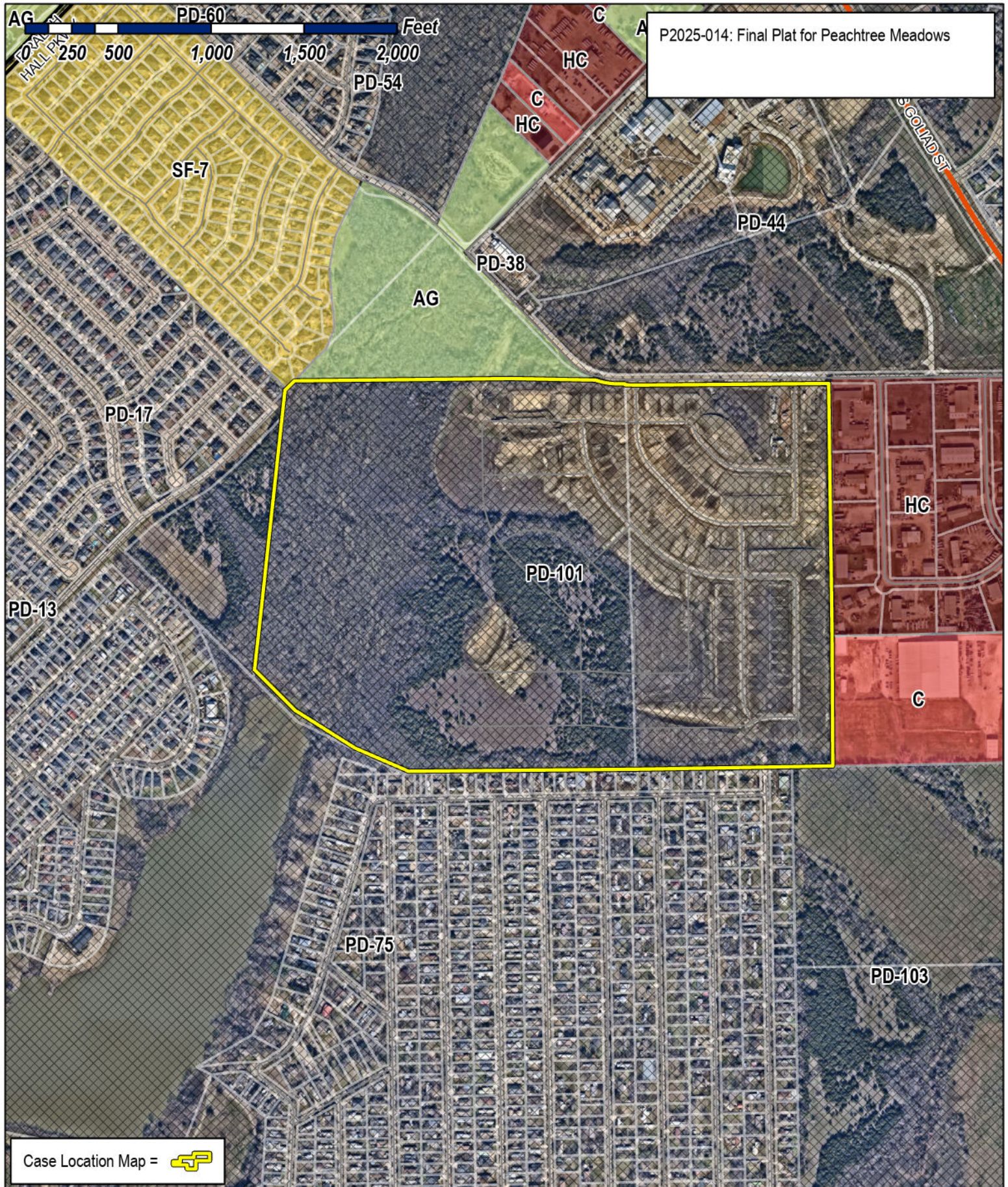
OWNER'S SIGNATURE

John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sondra Dosier Meeks



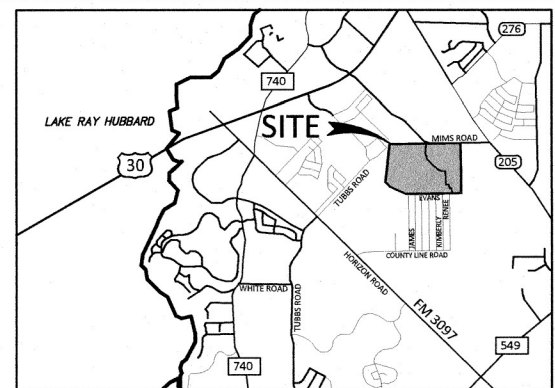


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



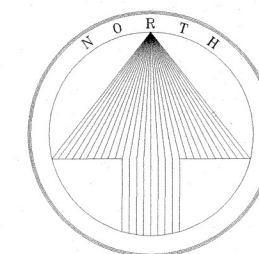


VICINITY MAP
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF (unless otherwise noted)

AC Acre
SF Square Feet
BL Building Line
C1 Curve No.
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<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
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D.R.R.C.T.= Deed Records of Rockwall County, Texas
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180 90 0 180 360

SCALE 1" = 180'

FINAL PLAT
PEACHTREE MEADOWS

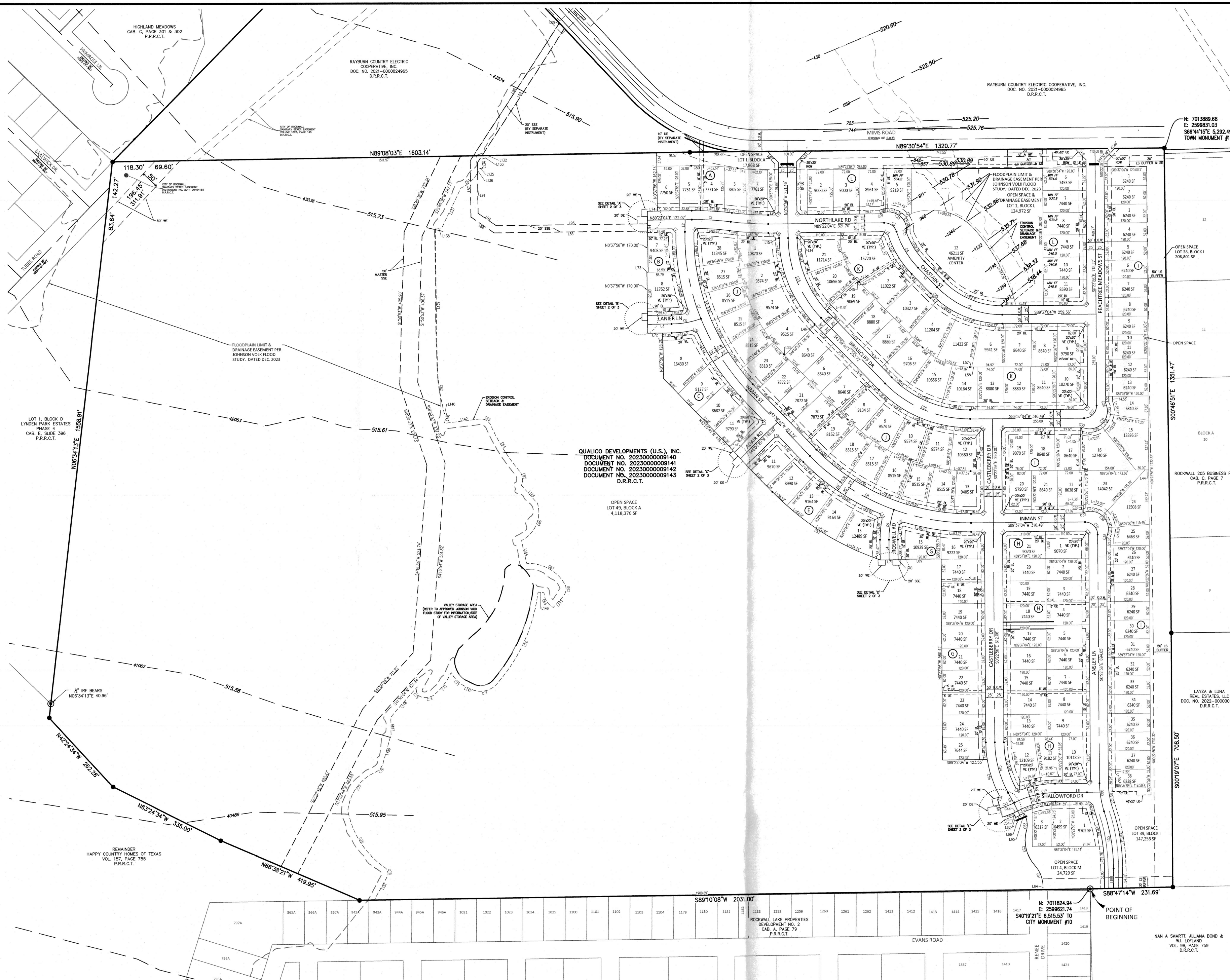
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April 17, 2025
EXIST. ZONING: PD-101
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SHEET 1 OF 3

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Phone: 972-201-3102
Contact: Tom Dayton, PE



LEGAL DESCRIPTION:

BEING a 140.494 acre tract of land situated in the Glover Wells Survey, Abstract Number 219 and the John R. Johnston Survey, Abstract Number 128 of Rockwall County, Texas, being that tract of land conveyed to The Estate of Evelyn B. Lofland according to the document filed of record in Volume 86, Page 558, Deed Records Rockwall County, Texas and VICMAR I, LTD. according to the document filed of record in Volume 2016, Page 200, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the south line of said VICMAR I tract, same being the common northeast corner of that tract of land conveyed to Happy Country Homes of Texas, according to the document filed of record in Volume 157, Page 755 (D.R.R.C.T.) and being the common northwest corner of that tract of land conveyed to Nan A. Smartt, Juliana Bond and W.I. Lofland according to the document filed of record in Volume 98, Page 759 (D.R.R.C.T.);

THENCE S 89° 10' 08" W with the south line of said VICMAR I tract, same being the common north line of said Happy Country Homes tract, for a distance of 2031.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE leaving said common line, continuing with the south line of said VICMAR I tract the following three (3) courses and distances:

N 66° 38' 21" W, a distance of 419.95 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

N 63° 24' 34" W, a distance of 335.00 feet to a point for corner of this tract, located within the limits of the current water level of a large pond;

N 42° 24' 34" W, a distance of 262.28 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE N 06° 34' 13" E, passing at a distance of 40.96 feet a 1/2" iron rod found for the southeast corner of Lot 1, Block D, Lynden Park Estates, Phase 4, an addition to the City of Rockwall according to the plat filed of record in Cabinet E, Slide 396 Plat Records Rockwall County, Texas (P.R.R.C.T.), continuing with the east line of said Lynden Park Estates, Phase 4 for a distance of 1558.91 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the northeast corner of said Lynden Park Estates, same being the southeast corner of Highland Meadows, an addition to the City of Rockwall according to the plat filed of record in Cabinet C, Page 301/302 (P.R.R.C.T.), also being the southwest corner of that tract of land conveyed to Rayburn Country Electric Cooperative, Inc. according to the document filed of record in Document Number 20210000024965 (D.R.R.C.T.) and being the common northwest corner of this tract;

THENCE N 89° 08' 03" E with the south line of said Rayburn Country Electric Cooperative, Inc. tract, same being common with the north line of this tract, a distance of 1603.14 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a common corner of said tract and this tract, from which a found 60-D Nail found for a reference to said corner bears S 31° 40' 24" E, 0.71 feet, also from said corner, a 5/8" iron rod found for reference to said corner bears S 43° 21' 16" E, 28.37 feet;

THENCE N 89° 30' 54" E, continuing with said common line, for a distance of 1320.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the northeast corner of this tract, from which a 3/8" iron rod found for reference to said corner bears S 82° 16' 02" E, 3.04 feet;

THENCE S 00° 46' 51" E, leaving said common line, with the west line of Rockwall 205 Business Park, an addition to the City of Rockwall, according to the plat filed of record in Cabinet C, Page 7 (P.R.R.C.T.) for a distance of 1351.47 feet to a 1/2" iron rod found for the southwest corner of said addition, the northwest corner of that tract of land conveyed to Layza & Luna Real Estate, LLC according to the document filed of record in Document Number 20220000001115 (D.R.R.C.T.) and common corner of this tract;

THENCE S 00° 19' 07" E with the west line of said Layza & Luna Real Estate, LLC tract, for a distance of 708.50 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the north line of the above-mentioned Nan A. Smartt, Juliana Bond and W.I. Lofland tract, for the southwest corner of said Layza & Luna Real Estate, LLC tract and common southeast corner of this tract;

THENCE S 88° 47' 14" W, with said north line, a distance of 231.69 feet to the POINT OF BEGINNING and containing 6,119,939 square feet or 140.494 acres of land.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF _____ §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the PEACHTREE MEADOWS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the PEACHTREE MEADOWS subdivision have been notified and signed this plat. I (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. I (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 there respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm 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 the same out of the escrow deposit, should the developer and/or owner fail to 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 shall be fixed by the city council of the City of Rockwall.

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

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of QUALICO DEVELOPMENTS (U.S), INC., 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 under my hand and seal of office, this ____ day of _____, 2025.

Notary public in and for the State of Texas

Signature _____
Name _____
Title _____

My Commission Expires

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

APPROVED:

I hereby certify that the above and forgoing Final Plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on ____ day of _____, 2025.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
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April 17, 2025
EXIST. ZONING: PD-101
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SHEET 3 OF 3

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Phone: 972-201-3102
Contact: Tom Dayton, PE

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L1 | 76.12 | N43° 59' 40"W |
| L2 | 34.00 | S01° 17' 33"W |
| L3 | 65.40 | N89° 22' 04"E |
| L4 | 56.47 | N00° 22' 56"W |
| L5 | 70.49 | N28° 31' 41"W |
| L6 | 125.22 | N89° 37' 04"E |
| L7 | 14.35 | N44° 45' 59"W |
| L8 | 14.28 | S45° 44' 30"W |
| L9 | 20.00 | N89° 22' 04"E |
| L10 | 14.14 | S44° 22' 04"W |
| L11 | 14.14 | S45° 37' 56"E |
| L12 | 20.00 | S89° 22' 04"W |
| L13 | 14.14 | S44° 22' 04"W |
| L14 | 4.64 | N00° 37' 56"W |
| L15 | 4.64 | S00° 37' 56"E |
| L16 | 14.14 | S45° 37' 56"E |
| L17 | 20.00 | N89° 22' 04"E |
| L18 | 15.97 | S53° 37' 04"E |
| L19 | 14.14 | S44° 37' 04"W |
| L20 | 14.14 | S45° 22' 56"E |
| L21 | 14.14 | S44° 37' 04"W |
| L22 | 14.14 | S44° 37' 04"W |
| L23 | 14.14 | S45° 22' 56"E |
| L24 | 14.14 | S45° 22' 56"E |
| L25 | 14.14 | S44° 37' 04"W |
| L26 | 14.14 | S45° 22' 56"E |
| L27 | 14.14 | S44° 37' 04"W |
| L28 | 14.14 | S45° 22' 56"E |
| L29 | 14.14 | S44° 37' 04"W |
| L30 | 15.06 | S70° 28' 23"E |
| L31 | 12.86 | S21° 27' 06"W |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L32 | 13.43 | N59° 20' 04"E |
| L33 | 15.27 | S27° 12' 21"E |
| L34 | 14.14 | N88° 59' 40"W |
| L35 | 14.14 | S01° 00' 20"W |
| L36 | 15.39 | S63° 57' 28"E |
| L37 | 15.11 | N30° 45' 11"E |
| L38 | 15.06 | S00° 22' 56"E |
| L39 | 15.06 | S00° 22' 56"E |
| L40 | 23.00 | S00° 22' 56"E |
| L41 | 20.80 | S00° 22' 56"E |
| L42 | 14.64 | S00° 37' 56"E |
| L43 | 28.93 | S54° 36' 39"W |
| L44 | 10.14 | S43° 37' 04"E |
| L46 | 3.76 | S43° 59' 40"E |
| L47 | 20.49 | S89° 37' 04"W |
| L48 | 22.62 | S43° 59' 40"E |
| L49 | 17.58 | S43° 59' 40"E |
| L50 | 20.92 | N43° 59' 40"W |
| L51 | 23.14 | S43° 59' 40"E |
| L52 | 16.53 | S00° 22' 56"E |
| L53 | 21.96 | N89° 37' 04"E |
| L54 | 23.14 | S43° 59' 40"E |
| L55 | 3.76 | S43° 59' 40"E |
| L56 | 4.88 | S43° 59' 40"E |
| L57 | 5.57 | N89° 37' 04"E |
| L58 | 14.92 | N89° 37' 04"E |
| L59 | 17.15 | S43° 59' 40"E |
| L60 | 42.48 | S45° 33' 31"E |
| L61 | 42.37 | S44° 26' 29"W |
| L62 | 42.39 | N45° 26' 01"W |
| L63 | 42.46 | S44° 33' 59"W |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L64 | 10.02 | N00° 49' 52"W |
| L65 | 3.99 | N28° 31' 41"W |
| L66 | 25.00 | S61° 28' 19"W |
| L67 | 6.01 | N28° 31' 41"W |
| L68 | 50.00 | N17° 17' 24"W |
| L69 | 120.00 | S89° 37' 04"W |
| L70 | 1.41 | S00° 22' 56"E |
| L71 | 50.00 | S89° 37' 04"W |
| L72 | 40.10 | S89° 22' 04"W |
| L73 | 3.20 | N89° 22' 04"E |
| L74 | 27.18 | N89° 22' 04"E |
| L75 | 15.00 | S89° 22' 04"W |
| L76 | 20.00 | N00° 37' 56"W |
| L77 | 42.18 | N89° 22' 04"E |
| L78 | 5.50 | S00° 37' 56"E |
| L79 | 27.18 | S89° 22' 04"W |
| L80 | 14.50 | S00° 37' 56"E |
| L81 | 27.93 | S89° 22' 04"W |
| L82 | 20.00 | N00° 37' 56"W |
| L83 | 27.93 | N89° 22' 04"E |
| L84 | 20.00 | S00° 37' 56"E |
| L85 | 425.42 | S89° 22' 04"W |
| L86 | 77.67 | N55° 20' 07"W |
| L87 | 157.65 | N00° 37' 56"W |
| L88 | 455.52 | N32° 57' 40"E |
| L89 | 20.61 | S43° 04' 39"E |
| L90 | 444.51 | S32° 57' 40"W |
| L91 | 141.27 | S00° 37' 56"E |
| L92 | 60.96 | S55° 20' 07"E |
| L93 | 419.06 | N89° 22' 04"E |
| L94 | 20.00 | S00° 37' 56"E |

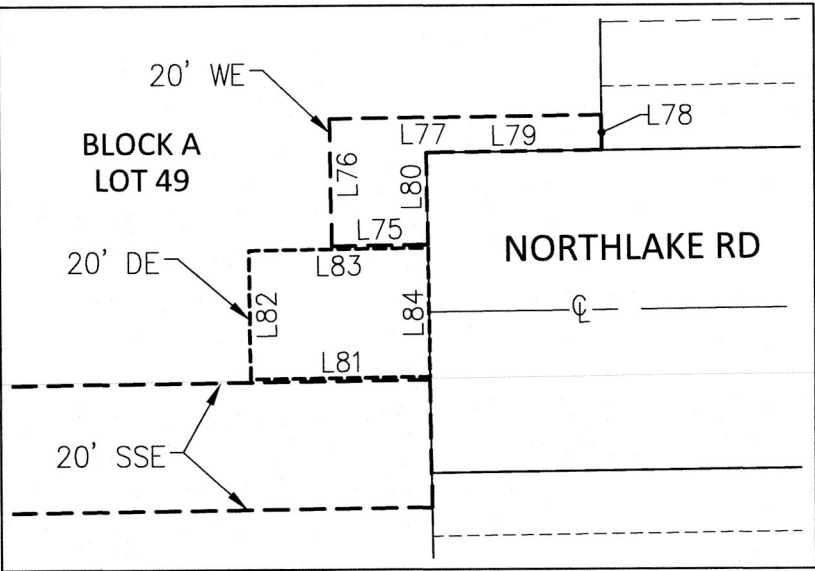
| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L97 | 15.00 | S89° 22' 04"W |
| L98 | 20.00 | N00° 37' 56"W |
| L99 | 15.00 | N89° 22' 04"E |
| L100 | 20.00 | S00° 37' 56"E |
| L101 | 20.00 | N43° 59' 40"W |
| L102 | 15.00 | S46° 00' 20"W |
| L103 | 20.00 | S43° 59' 40"E |
| L104 | 15.00 | N46° 00' 20"E |
| L105 | 20.00 | S43° 59' 40"E |
| L106 | 26.30 | N46° 00' 20"E |
| L107 | 20.00 | N43° 59' 40"W |
| L108 | 26.30 | S46° 00' 20"W |
| L109 | 14.50 | S89° 37' 04"W |
| L110 | 5.84 | N70° 40' 35"W |
| L111 | 16.97 | S00° 22' 56"E |
| L112 | 20.00 | N89° 37' 04"E |
| L113 | 15.00 | N00° 22' 56"W |
| L114 | 20.00 | N89° 37' 04"E |
| L115 | 16.41 | N00° 22' 56"W |
| L116 | 5.50 | S89° 37' 04"W |
| L117 | 1.41 | S00° 22' 56"E |
| L118 | 14.50 | S89° 37' 04"W |
| L119 | 15.00 | S00° 22' 56"E |
| L120 | 14.50 | N17° 17' 24"W |
| L121 | 20.00 | S13° 32' 42"E |
| L122 | 7.11 | N21° 27' 06"E |
| L123 | 20.18 | S17° 17' 24"E |
| L124 | 35.17 | S80° 24' 51"W |
| L125 | 20.00 | N09° 35' 09"W |
| L126 | 32.47 | N80° 24' 51"E |
| L127 | 6.43 | S24° 13' 16"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L128 | 12.41 | S00° 37' 56"E |
| L129 | 20.00 | N89° 22' 04"E |
| L130 | 8.23 | S00° 37' 56"E |
| L131 | 3.28 | S24° 13' 16"E |
| L132 | 3.33 | S01° 08' 38"W |
| L133 | 20.60 | S71° 38' 13"W |
| L134 | 25.67 | S02° 40' 47"E |
| L135 | 13.88 | S89° 22' 04"W |
| L136 | 12.51 | S00° 37' 56"E |
| L137 | 123.48 | S25° 24' 57"W |
| L138 | 18.07 | S89° 22' 04"W |
| L139 | 367.86 | S00° 37' 56"E |
| L140 | 6.32 | N75° 31' 46"E |
| L141 | 28.73 | S11° 59' 01"W |
| L142 | 97.92 | N83° 13' 10"E |
| L143 | 67.86 | S41° 21' 16"E |
| L144 | 65.46 | S12° 26' 30"E |
| L145 | 41.77 | S41° 41' 24"W |
| L146 | 16.74 | N83° 56' 13"W |
| L147 | 24.57 | N64° 34' 51"W |
| L148 | 110.72 | S41° 30' 26"W |
| L149 | 48.80 | S00° 37' 56"E |
| L150 | 83.43 | S15° 22' 09"W |
| L151 | 73.95 | S28° 48' 35"W |
| L155 | 55.35 | N00° 06' 25"E |

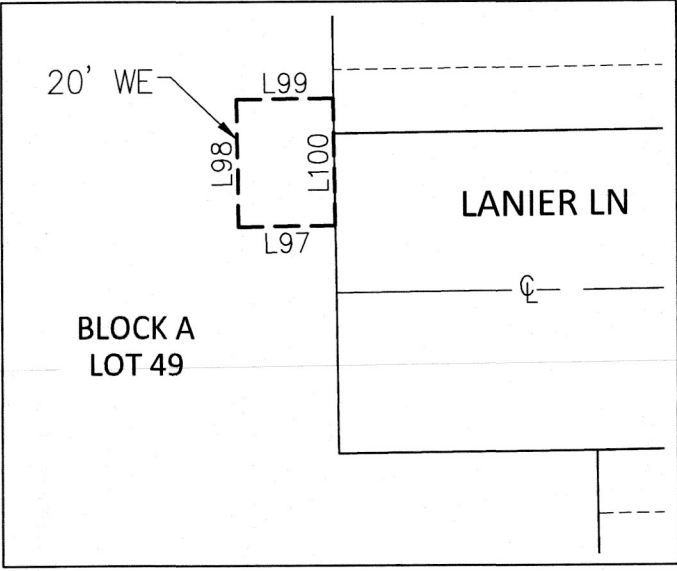
| Curve Table | | | | | |
|-------------|--------|--------|-----------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C1 | 107.91 | 775.00 | 7°58'39" | 107.82 | N86° 38' 36"W |
| C2 | 107.91 | 775.00 | 7°58'39" | 107.82 | S86° 38' 36"E |
| C3 | 44.91 | 35.00 | 73°31'21" | 41.89 | N53° 52' 15"W |
| C4 | 117.31 | 250.00 | 26°53'05" | 116.23 | S30° 33' 08"E |
| C5 | 202.40 | 250.00 | 46°23'15" | 196.92 | S67° 11' 18"E |
| C6 | 82.86 | 250.00 | 18°59'27" | 82.48 | N79° 52' 21"E |
| C7 | 486.10 | 615.00 | 45°17'13" | 473.54 | S21° 21' 04"E |
| C8 | 497.91 | 615.00 | 46°23'15" | 484.43 | S67° 11' 18"E |
| C9 | 85.13 | 250.00 | 19°30'36" | 84.72 | S09° 22' 22"W |
| C10 | 54.98 | 35.00 | 90°00'00" | 49.50 | N45° 22' 56"W |
| C12 | 116.77 | 250.00 | 26°45'44" | 115.71 | S76° 14' 12"W |
| C13 | 43.00 | 250.00 | 9°51'16" | 42.95 | N67° 46' 58"E |
| C14 | 147.37 | 300.00 | 28°08'46" | 145.90 | S14° 27' 18"E |
| C15 | 245.97 | 325.00 | 43°21'45" | 240.14 | S22° 18' 48"E |
| C16 | 263.13 | 325.00 | 46°23'15" | 256.00 | S67° 11' 18"E |
| C17 | 54.98 | 35.00 | 90°00'00" | 49.50 | N44° 37' 04"E |
| C18 | 29.12 | 800.00 | 2°05'09" | 29.12 | N89° 35' 21"W |
| C19 | 20.07 | 800.00 | 1°26'15" | 20.07 | N83° 22' 24"W |
| C20 | 21.61 | 800.00 | 1°32'52" | 21.61 | S83° 25' 43"E |
| C21 | 4.11 | 10.00 | 23°33'23" | 4.08 | N77° 35' 23"E |
| C22 | 13.38 | 50.00 | 15°20'06" | 13.34 | S73° 28' 44"W |
| C23 | 4.64 | 10.00 | 26°34'16" | 4.60 | S07° 09' 53"E |
| C24 | 55.38 | 50.00 | 63°27'52" | 52.59 | N67° 07' 17"W |
| C25 | 26.57 | 275.00 | 5°32'10" | 26.56 | S46° 45' 45"E |
| C26 | 4.11 | 10.00 | 23°33'23" | 4.08 | S12° 09' 37"E |
| C27 | 28.78 | 50.00 | 32°58'26" | 28.38 | N07° 27' 06"W |
| C28 | 37.14 | 50.00 | 42°33'45" | 36.29 | N30° 19' 00"E |

| Curve Table | | | | | |
|-------------|--------|--------|-----------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C29 | 53.74 | 50.00 | 61°34'35" | 51.19 | N82° 23' 10"E |
| C30 | 4.11 | 10.00 | 23°33'23" | 4.08 | N78° 36' 14"W |
| C31 | 37.14 | 50.00 | 42°33'45" | 36.29 | N30° 19' 00"E |
| C32 | 4.11 | 10.00 | 23°33'23" | 4.08 | N77° 50' 23"E |
| C33 | 1.07 | 50.00 | 1°13'22" | 1.07 | S66° 40' 22"W |
| C34 | 24.27 | 50.00 | 27°48'37" | 24.03 | N09° 16' 09"E |
| C35 | 4.11 | 10.00 | 23°33'23" | 4.08 | S11° 23' 46"W |
| C36 | 37.14 | 50.00 | 42°33'45" | 36.29 | N25° 55' 02"W |
| C44 | 16.49 | 275.00 | 3°26'09" | 16.49 | S64° 34' 25"W |
| C45 | 7.08 | 180.00 | 2°15'18" | 7.08 | S42° 52' 02"E |
| C46 | 28.39 | 470.00 | 3°27'39" | 28.39 | S45° 43' 30"E |
| C47 | 28.39 | 470.00 | 3°27'39" | 28.39 | S45° 43' 30"E |
| C48 | 30.97 | 180.00 | 9°51'27" | 30.93 | S48° 55' 24"E |
| C49 | 24.92 | 625.00 | 2°17'04" | 24.92 | S83° 47' 49"E |
| C50 | 29.12 | 925.00 | 1°48'14" | 29.12 | N89° 43' 49"W |
| C51 | 63.06 | 87.51 | 41°17'02" | 61.70 | N21° 28' 29"W |
| C52 | 103.50 | 105.19 | 56°22'36" | 99.37 | N13° 22' 00"W |
| C53 | 47.35 | 62.50 | 43°24'15" | 46.22 | N06° 49' 33"W |
| C54 | 8.06 | 20.50 | 22°30'57" | 8.00 | N39° 47' 09"W |
| C55 | 30.81 | 276.35 | 6°23'16" | 30.79 | S69° 30' 30"W |
| C56 | 106.60 | 325.00 | 18°47'33" | 106.12 | N18° 15' 09"W |
| C57 | 356.84 | 760.00 | 26°54'07" | 353.57 | N57° 26' 44"W |
| C58 | 15.65 | 239.50 | 3°44'41" | 15.65 | N74° 34' 57"E |
| C59 | 18.80 | 219.50 | 4°54'22" | 18.79 | N74° 00' 06"E |
| C60 | 20.03 | 276.35 | 4°09'11" | 20.03 | S68° 43' 04"W |
| C61 | 63.90 | 98.80 | 37°03'09" | 62.79 | S47° 57' 20"W |
| C62 | 150.95 | 625.00 | 13°50'18" | 150.59 | S07° 33' 05"E |

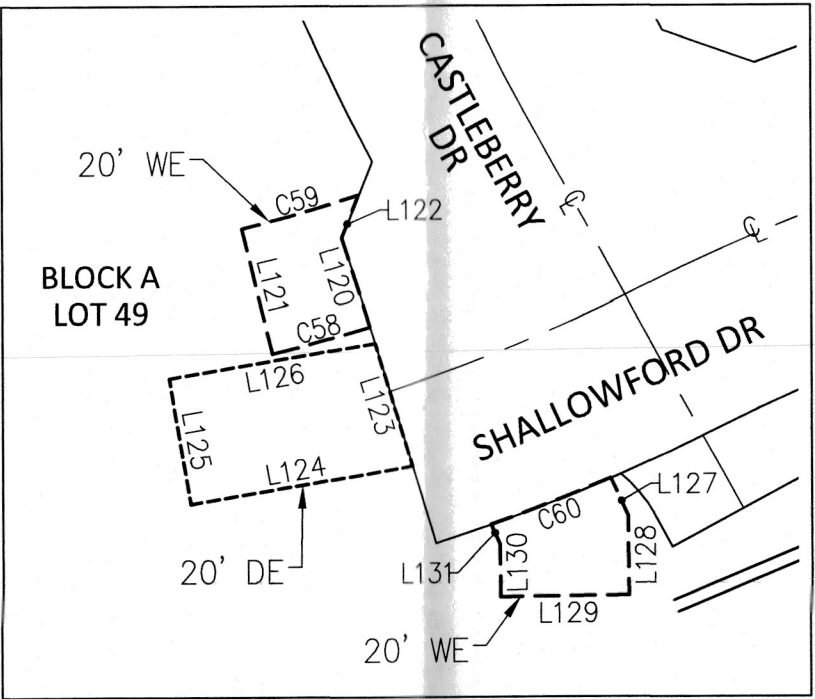
| Curve Table | | | | | |
|-------------|--------|--------|-----------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C63 | 37.88 | 30.00 | 72°20'43" | 35.41 | S60° 36' 29"E |
| C64 | 150.15 | 570.97 | 15°04'01" | 149.71 | S31° 58' 08"E |
| C65 | 43.03 | 39.22 | 62°52'11" | 40.91 | S08° 04' 53"E |
| C66 | 121.28 | 89.01 | 78°03'52" | 112.11 | S23° 45' 17"W |
| C67 | 124.39 | 118.45 | 60°10'11" | 118.75 | S61° 57' 49"E |
| C68 | 38.52 | 30.00 | 73°34'08" | 35.93 | S04° 54' 20"W |
| C69 | 50.24 | 48.24 | 59°39'39" | 48.00 | N32° 39' 12"W |
| C70 | 284.75 | 472.73 | 34°30'45" | 280.46 | S24° 07' 21"W |
| C71 | 77.53 | 60.00 | 74°02'25" | 72.25 | S78° 23' 56"W |
| C72 | 50.07 | 86.82 | 33°02'34" | 49.38 | N43° 00' 04"W |
| C73 | 78.16 | 192.55 | 23°15'28" | 77.63 | S36° 56' 23"W |
| C74 | 39.38 | 43.94 | 51°20'35" | 38.07 | S81° 34' 04"W |
| C75 | 33.54 | 19.83 | 96°56'09" | 29.68 | N19° 21' 49"W |
| C76 | 35.14 | 40.00 | 50°20'10" | 34.02 | S40° 32' 14"W |
| C77 | 137.41 | 131.64 | 59°48'22" | 131.26 | S35° 48' 08"W |
| C78 | 194.04 | 248.11 | 44°48'33" | 189.13 | S33° 15' 11"E |
| C79 | 29.48 | 20.00 | 84°28'03" | 26.89 | S13° 25' 26"E |
| C80 | 52.67 | 250.00 | 12°04'19" | 52.58 | S06° 25' 05"E |
| C81 | 162.26 | 500.00 | 18°35'37" | 161.55 | N09° 11' 23"W |



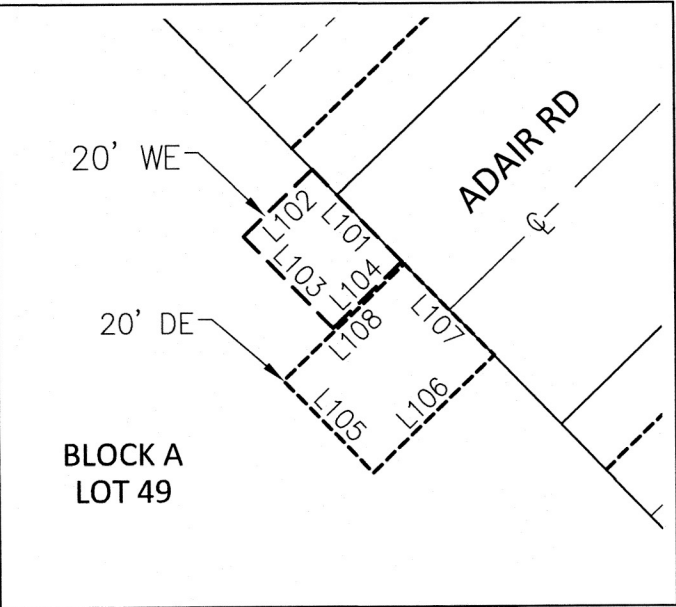
DETAIL 'A'
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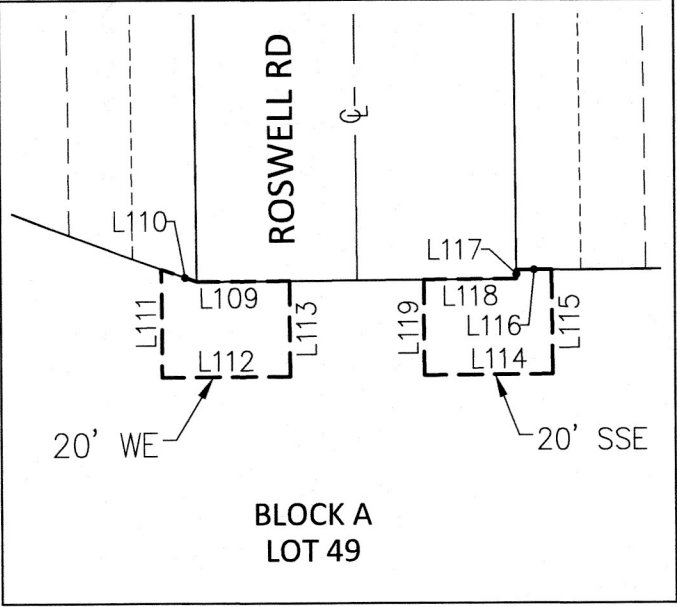
DETAIL 'B'
SCALE: 1"=30'



DETAIL 'E'
SCALE: 1"=30'



DETAIL 'C'
SCALE: 1"=30'





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: May 19, 2025

APPLICANT: Meredith Joyce; *Michael Joyce Properties*

CASE NUMBER: P2025-014; *Final Plat for Phase 1 of the Peachtree Meadows Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Final Plat for the Peachtree Meadows Subdivision consisting of 147 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 45.95-acre tract of land (*i.e. Tract 5 of the J. R. Johnson Survey, Abstract No. 128*) for the purpose of establishing Phase 1 of the Peachtree Meadows Subdivision, which will consist of 147 single-family residential lots and six (6) open space lots (*i.e. Lots 1-6, Block A; Lots 7 & 8, Block B; Lots 8-11, Block C; Lots 11-15, Block E; Lots 15-25, Block G; Lots 1-21, Block H; Lots 1-39, Block I; Lots 1-28, Block J; Lots 1-21; Block K; Lots 1-12, Block L; Lots 1-4, Block M, Peachtree Meadows Phase 1 Subdivision*). Staff should note that a final plat for Phase 1 of the Peachtree Meadows Subdivision was previously approved [*Case No. P2024-001*] on February 20, 2024; however, this plat was never filed and has since expired. Given this, the applicant submitted a new final plat request proposing to reduce the overall lot count by one (1) residential lot for the purpose of establishing a future connection to the adjacent Juniper Subdivision.
- ☑ Background. The subject property was annexed by the City Council on December 20, 1999 through the adoption of *Ordinance No. 99-33*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 6, 2023, the City Council approved a zoning case [*Case No. Z2023-003*] that changed the zoning designation of the subject property from an Agricultural (AG) District to Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses. On July 17, 2023, the City Council approved a master plat [*Case No. P2023-016*] and a preliminary plat [*Case No. P2023-017*] that establish the phasing and preliminary lot layout for the residential subdivision. On November 6, 2023, the City Council approved an *Alternative Tree Mitigation Settlement Agreement* [*Case No. MIS2023-016*]. On February 13, 2024, the Planning and Zoning Commission approved a PD site plan [*Case No. SP2024-001*] for Phase 1 of the Peachtree Meadows Subdivision. On February 20, 2024, the City Council approved a final plat [*Case No. P2024-001*] for Phase 1 of the Peachtree Meadows Subdivision; however, this subdivision plat was not filed and expired on August 18, 2024 (*i.e. 180-days after the approval of the subdivision plat*).
- ☑ Parks Board. The subject property is located within *Park District #14*, which carries a *Cash-in-Lieu of Land* fee of \$351.96 per residential lot and a *Pro-Rata Equipment Fee* of \$300.77 per lot. On May 6, 2025, the Parks and Recreation Board reviewed the Final Plat and made a recommendation to assess the following fees:

(1) The property owner shall pay *Pro-Rata Equipment* fees of \$44,213.19 (*i.e. \$300.77 x 147 Lots = \$44,213.19*).

(2) The property owner shall pay *Cash in Lieu of Land* fees of \$51,738.12 (*i.e. \$351.96 x 147 Lots = \$51,738.12*).

- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this 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, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.
- ☑ Conditions of Approval. 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.

CONDITIONS OF APPROVAL

If City Council chooses to approve of a Final Plat for Phase 1 of the Peachtree Meadows 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 release of the civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; 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 May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 4-0, with Commissioners Thompson and Hustings absent, and one (1) vacant seat.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX].

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
☒ 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 **Mims Rd, TX**

SUBDIVISION **A0219 G Wells, Tract 3, Acres 90.5 (Pt of 140.5 AC TR)** LOT BLOCK

GENERAL LOCATION **Southwest of Intersection Mims Rd & National Dr**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-101**

CURRENT USE **Single Family**

PROPOSED ZONING

PROPOSED USE

ACREAGE **140.494**

LOTS [CURRENT] **147**

LOTS [PROPOSED]

- ☒ **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 **Qualico Developments (US), Inc.**

☒ APPLICANT **Michael Joyce Properties**

CONTACT PERSON **John Vick**

CONTACT PERSON **Meredith Joyce**

ADDRESS **14400 The Lakes Blvd**

ADDRESS **767 Justin Road**

CITY, STATE & ZIP **Austin, TX 78660**

CITY, STATE & ZIP **Rockwall, TX 75087**

PHONE **469-769-6150**

PHONE **512-694-6394**

E-MAIL **John.Vick@qualico.com**

E-MAIL **meredith@michaeljoyceproperties.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [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 \$ 3,109.88 TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 17th DAY OF April, 2025 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."

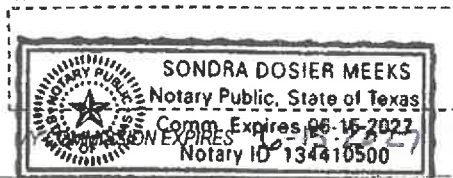
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF April, 2025.

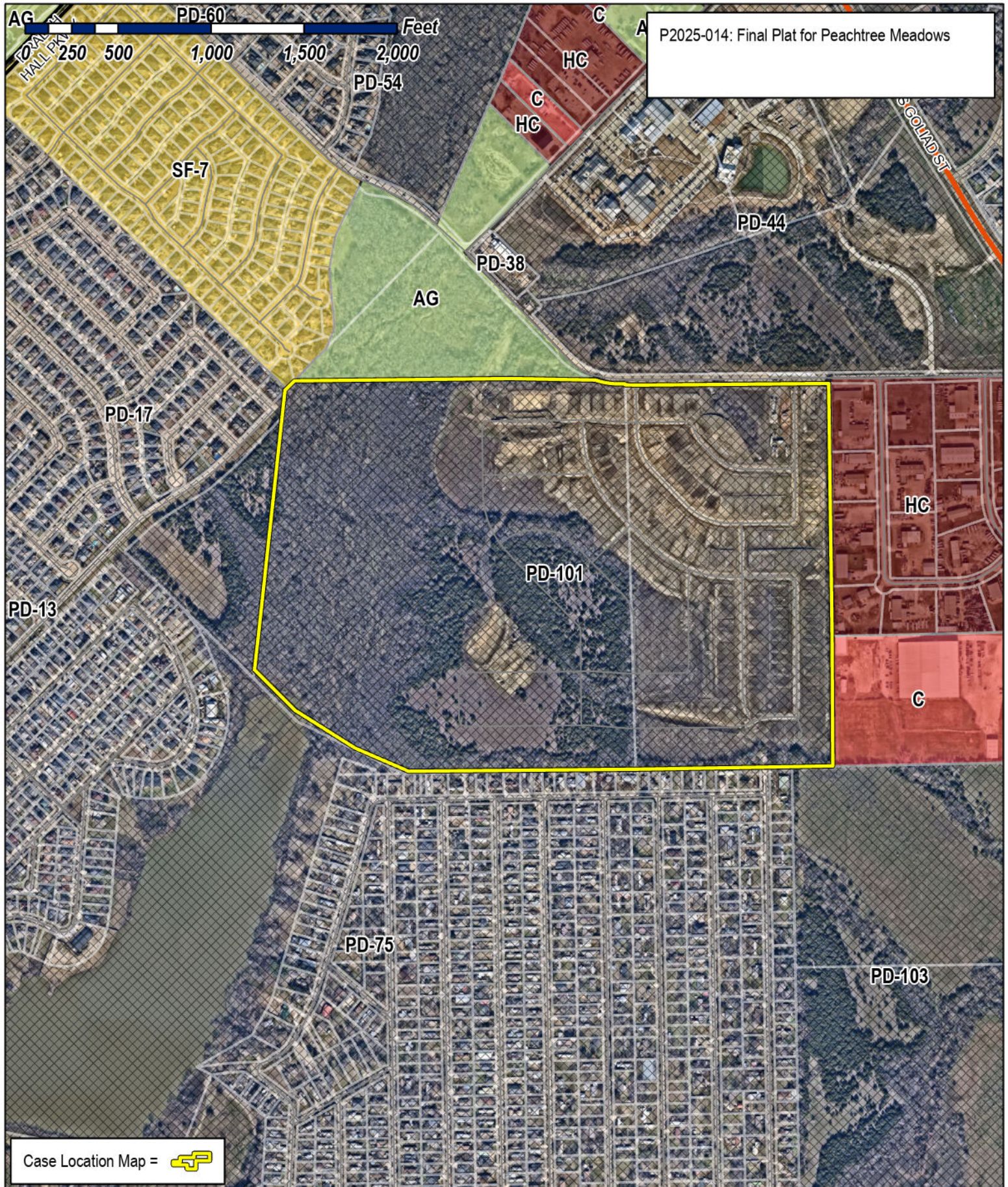
OWNER'S SIGNATURE

John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sondra Dosier Meeks



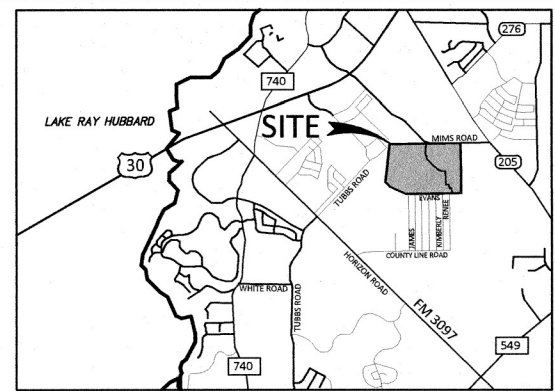


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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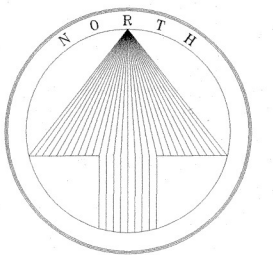


VICINITY MAP
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF (unless otherwise noted)

AC Acre
SF Square Feet
BL Building Line
C1 Curve No.
L1 Line No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement
WE Water Easement
SSE Sanitary Sewer Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



180 90 0 180 360

SCALE 1" = 180'

FINAL PLAT
PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-39, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L; LOTS 1-4, BLOCK M
140.494 ACRES/6,119,939 SQ. FT.
147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-001

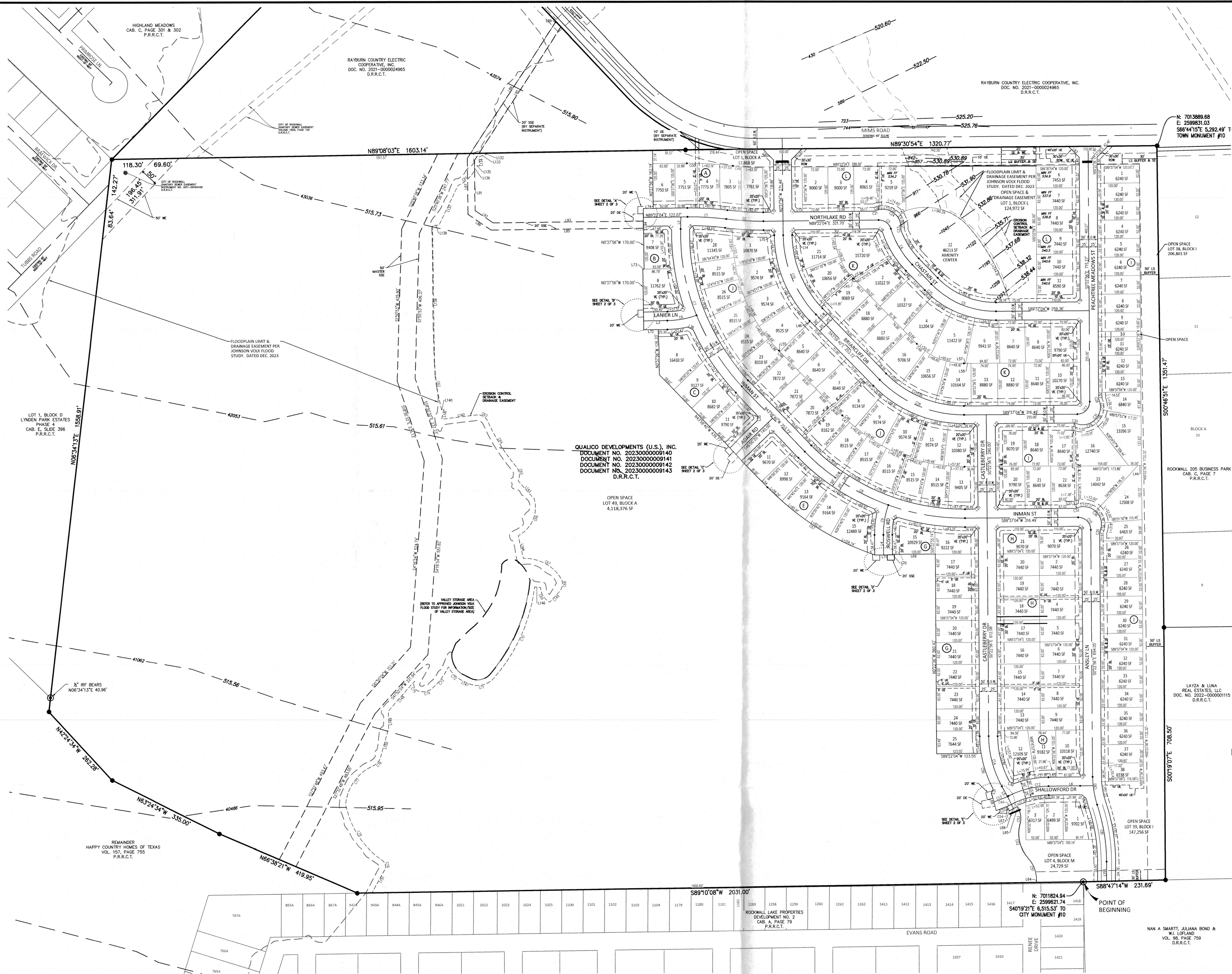
April 17, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 3

JOHNSON VOLK
CONSULTING

TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE



LEGAL DESCRIPTION:

BEING a 140.494 acre tract of land situated in the Glover Wells Survey, Abstract Number 219 and the John R. Johnston Survey, Abstract Number 128 of Rockwall County, Texas, being that tract of land conveyed to The Estate of Evelyn B. Lofland according to the document filed of record in Volume 86, Page 558, Deed Records Rockwall County, Texas and VICMAR I, LTD. according to the document filed of record in Volume 2016, Page 200, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the south line of said VICMAR I tract, same being the common northeast corner of that tract of land conveyed to Happy Country Homes of Texas, according to the document filed of record in Volume 157, Page 755 (D.R.R.C.T.) and being the common northwest corner of that tract of land conveyed to Nan A. Smartt, Juliana Bond and W.I. Lofland according to the document filed of record in Volume 98, Page 759 (D.R.R.C.T.);

THENCE S 89° 10' 08" W with the south line of said VICMAR I tract, same being the common north line of said Happy Country Homes tract, for a distance of 2031.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE leaving said common line, continuing with the south line of said VICMAR I tract the following three (3) courses and distances:

N 66° 38' 21" W, a distance of 419.95 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

N 63° 24' 34" W, a distance of 335.00 feet to a point for corner of this tract, located within the limits of the current water level of a large pond;

N 42° 24' 34" W, a distance of 262.28 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE N 06° 34' 13" E, passing at a distance of 40.96 feet a 1/2" iron rod found for the southeast corner of Lot 1, Block D, Lynden Park Estates, Phase 4, an addition to the City of Rockwall according to the plat filed of record in Cabinet E, Slide 396 Plat Records Rockwall County, Texas (P.R.R.C.T.), continuing with the east line of said Lynden Park Estates, Phase 4 for a distance of 1558.91 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the northeast corner of said Lynden Park Estates, same being the southeast corner of Highland Meadows, an addition to the City of Rockwall according to the plat filed of record in Cabinet C, Page 301/302 (P.R.R.C.T.), also being the southwest corner of that tract of land conveyed to Rayburn Country Electric Cooperative, Inc. according to the document filed of record in Document Number 20210000024965 (D.R.R.C.T.) and being the common northwest corner of this tract;

THENCE N 89° 08' 03" E with the south line of said Rayburn Country Electric Cooperative, Inc. tract, same being common with the north line of this tract, a distance of 1603.14 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a common corner of said tract and this tract, from which a found 60-D Nail found for a reference to said corner bears S 31° 40' 24" E, 0.71 feet, also from said corner, a 5/8" iron rod found for reference to said corner bears S 43° 21' 16" E, 28.37 feet;

THENCE N 89° 30' 54" E, continuing with said common line, for a distance of 1320.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the northeast corner of this tract, from which a 3/8" iron rod found for reference to said corner bears S 82° 16' 02" E, 3.04 feet;

THENCE S 00° 46' 51" E, leaving said common line, with the west line of Rockwall 205 Business Park, an addition to the City of Rockwall, according to the plat filed of record in Cabinet C, Page 7 (P.R.R.C.T.) for a distance of 1351.47 feet to a 1/2" iron rod found for the southwest corner of said addition, the northwest corner of that tract of land conveyed to Layza & Luna Real Estate, LLC according to the document filed of record in Document Number 20220000001115 (D.R.R.C.T.) and common corner of this tract;

THENCE S 00° 19' 07" E with the west line of said Layza & Luna Real Estate, LLC tract, for a distance of 708.50 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the north line of the above-mentioned Nan A. Smartt, Juliana Bond and W.I. Lofland tract, for the southwest corner of said Layza & Luna Real Estate, LLC tract and common southeast corner of this tract;

THENCE S 88° 47' 14" W, with said north line, a distance of 231.69 feet to the POINT OF BEGINNING and containing 6,119,939 square feet or 140.494 acres of land.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF _____ §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the PEACHTREE MEADOWS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the PEACHTREE MEADOWS subdivision have been notified and signed this plat. I (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. I (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 there respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm 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 the same out of the escrow deposit, should the developer and/or owner fail to 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 shall be fixed by the city council of the City of Rockwall.

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

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of QUALICO DEVELOPMENTS (U.S), INC., 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 under my hand and seal of office, this ____ day of _____, 2025.

Notary public in and for the State of Texas

Signature _____
Name _____
Title _____

My Commission Expires

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

APPROVED:

I hereby certify that the above and forgoing Final Plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on ____ day of _____, 2025.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-39, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L; LOTS 1-4, BLOCK M
140.494 ACRES/6,119,939 SQ. FT.
147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-001

April 17, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 3 OF 3

 **JOHNSON VOLK**
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972-201-3102

Owner/Applicant:
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6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L1 | 76.12 | N43° 59' 40"W |
| L2 | 34.00 | S01° 17' 33"W |
| L3 | 65.40 | N89° 22' 04"E |
| L4 | 56.47 | N00° 22' 56"W |
| L5 | 70.49 | N28° 31' 41"W |
| L6 | 125.22 | N89° 37' 04"E |
| L7 | 14.35 | N44° 45' 59"W |
| L8 | 14.28 | S45° 44' 30"W |
| L9 | 20.00 | N89° 22' 04"E |
| L10 | 14.14 | S44° 22' 04"W |
| L11 | 14.14 | S45° 37' 56"E |
| L12 | 20.00 | S89° 22' 04"W |
| L13 | 14.14 | S44° 22' 04"W |
| L14 | 4.64 | N00° 37' 56"W |
| L15 | 4.64 | S00° 37' 56"E |
| L16 | 14.14 | S45° 37' 56"E |
| L17 | 20.00 | N89° 22' 04"E |
| L18 | 15.97 | S53° 37' 04"E |
| L19 | 14.14 | S44° 37' 04"W |
| L20 | 14.14 | S45° 22' 56"E |
| L21 | 14.14 | S44° 37' 04"W |
| L22 | 14.14 | S44° 37' 04"W |
| L23 | 14.14 | S45° 22' 56"E |
| L24 | 14.14 | S45° 22' 56"E |
| L25 | 14.14 | S44° 37' 04"W |
| L26 | 14.14 | S45° 22' 56"E |
| L27 | 14.14 | S44° 37' 04"W |
| L28 | 14.14 | S45° 22' 56"E |
| L29 | 14.14 | S44° 37' 04"W |
| L30 | 15.06 | S70° 28' 23"E |
| L31 | 12.86 | S21° 27' 06"W |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L32 | 13.43 | N59° 20' 04"E |
| L33 | 15.27 | S27° 12' 21"E |
| L34 | 14.14 | N88° 59' 40"W |
| L35 | 14.14 | S01° 00' 20"W |
| L36 | 15.39 | S63° 57' 28"E |
| L37 | 15.11 | N30° 45' 11"E |
| L38 | 15.06 | S00° 22' 56"E |
| L39 | 15.06 | S00° 22' 56"E |
| L40 | 23.00 | S00° 22' 56"E |
| L41 | 20.80 | S00° 22' 56"E |
| L42 | 14.64 | S00° 37' 56"E |
| L43 | 28.93 | S54° 36' 39"W |
| L44 | 10.14 | S43° 37' 04"E |
| L46 | 3.76 | S43° 59' 40"E |
| L47 | 20.49 | S89° 37' 04"W |
| L48 | 22.62 | S43° 59' 40"E |
| L49 | 17.58 | S43° 59' 40"E |
| L50 | 20.92 | N43° 59' 40"W |
| L51 | 23.14 | S43° 59' 40"E |
| L52 | 16.53 | S00° 22' 56"E |
| L53 | 21.96 | N89° 37' 04"E |
| L54 | 23.14 | S43° 59' 40"E |
| L55 | 3.76 | S43° 59' 40"E |
| L56 | 4.88 | S43° 59' 40"E |
| L57 | 5.57 | N89° 37' 04"E |
| L58 | 14.92 | N89° 37' 04"E |
| L59 | 17.15 | S43° 59' 40"E |
| L60 | 42.48 | S45° 33' 31"E |
| L61 | 42.37 | S44° 26' 29"W |
| L62 | 42.39 | N45° 26' 01"W |
| L63 | 42.46 | S44° 33' 59"W |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L64 | 10.02 | N00° 49' 52"W |
| L65 | 3.99 | N28° 31' 41"W |
| L66 | 25.00 | S61° 28' 19"W |
| L67 | 6.01 | N28° 31' 41"W |
| L68 | 50.00 | N17° 17' 24"W |
| L69 | 120.00 | S89° 37' 04"W |
| L70 | 1.41 | S00° 22' 56"E |
| L71 | 50.00 | S89° 37' 04"W |
| L72 | 40.10 | S89° 22' 04"W |
| L73 | 3.20 | N89° 22' 04"E |
| L74 | 27.18 | N89° 22' 04"E |
| L75 | 15.00 | S89° 22' 04"W |
| L76 | 20.00 | N00° 37' 56"W |
| L77 | 42.18 | N89° 22' 04"E |
| L78 | 5.50 | S00° 37' 56"E |
| L79 | 27.18 | S89° 22' 04"W |
| L80 | 14.50 | S00° 37' 56"E |
| L81 | 27.93 | S89° 22' 04"W |
| L82 | 20.00 | N00° 37' 56"W |
| L83 | 27.93 | N89° 22' 04"E |
| L84 | 20.00 | S00° 37' 56"E |
| L85 | 425.42 | S89° 22' 04"W |
| L86 | 77.67 | N55° 20' 07"W |
| L87 | 157.65 | N00° 37' 56"W |
| L88 | 455.52 | N32° 57' 40"E |
| L89 | 20.61 | S43° 04' 39"E |
| L90 | 444.51 | S32° 57' 40"W |
| L91 | 141.27 | S00° 37' 56"E |
| L92 | 60.96 | S55° 20' 07"E |
| L93 | 419.06 | N89° 22' 04"E |
| L94 | 20.00 | S00° 37' 56"E |

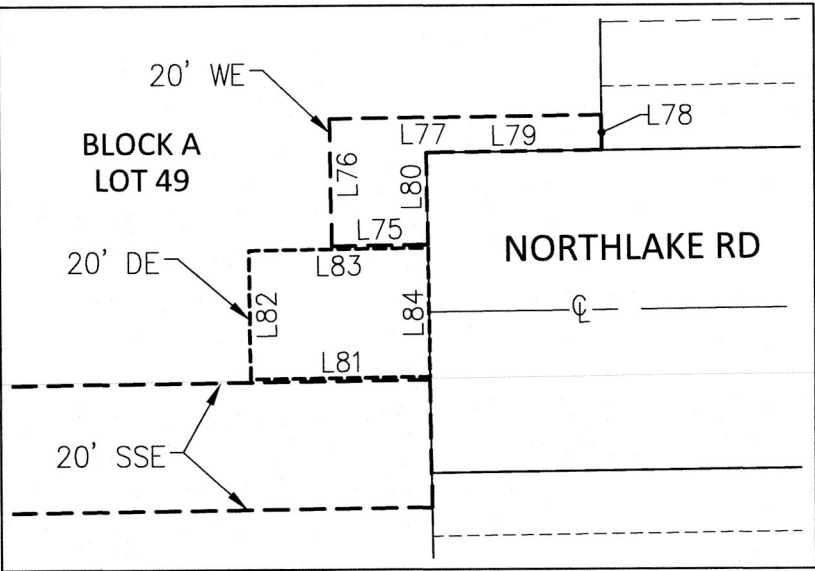
| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L97 | 15.00 | S89° 22' 04"W |
| L98 | 20.00 | N00° 37' 56"W |
| L99 | 15.00 | N89° 22' 04"E |
| L100 | 20.00 | S00° 37' 56"E |
| L101 | 20.00 | N43° 59' 40"W |
| L102 | 15.00 | S46° 00' 20"W |
| L103 | 20.00 | S43° 59' 40"E |
| L104 | 15.00 | N46° 00' 20"E |
| L105 | 20.00 | S43° 59' 40"E |
| L106 | 26.30 | N46° 00' 20"E |
| L107 | 20.00 | N43° 59' 40"W |
| L108 | 26.30 | S46° 00' 20"W |
| L109 | 14.50 | S89° 37' 04"W |
| L110 | 5.84 | N70° 40' 35"W |
| L111 | 16.97 | S00° 22' 56"E |
| L112 | 20.00 | N89° 37' 04"E |
| L113 | 15.00 | N00° 22' 56"W |
| L114 | 20.00 | N89° 37' 04"E |
| L115 | 16.41 | N00° 22' 56"W |
| L116 | 5.50 | S89° 37' 04"W |
| L117 | 1.41 | S00° 22' 56"E |
| L118 | 14.50 | S89° 37' 04"W |
| L119 | 15.00 | S00° 22' 56"E |
| L120 | 14.50 | N17° 17' 24"W |
| L121 | 20.00 | S13° 32' 42"E |
| L122 | 7.11 | N21° 27' 06"E |
| L123 | 20.18 | S17° 17' 24"E |
| L124 | 35.17 | S80° 24' 51"W |
| L125 | 20.00 | N09° 35' 09"W |
| L126 | 32.47 | N80° 24' 51"E |
| L127 | 6.43 | S24° 13' 16"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L128 | 12.41 | S00° 37' 56"E |
| L129 | 20.00 | N89° 22' 04"E |
| L130 | 8.23 | S00° 37' 56"E |
| L131 | 3.28 | S24° 13' 16"E |
| L132 | 3.33 | S01° 08' 38"W |
| L133 | 20.60 | S71° 38' 13"W |
| L134 | 25.67 | S02° 40' 47"E |
| L135 | 13.88 | S89° 22' 04"W |
| L136 | 12.51 | S00° 37' 56"E |
| L137 | 123.48 | S25° 24' 57"W |
| L138 | 18.07 | S89° 22' 04"W |
| L139 | 367.86 | S00° 37' 56"E |
| L140 | 6.32 | N75° 31' 46"E |
| L141 | 28.73 | S11° 59' 01"W |
| L142 | 97.92 | N83° 13' 10"E |
| L143 | 67.86 | S41° 21' 16"E |
| L144 | 65.46 | S12° 26' 30"E |
| L145 | 41.77 | S41° 41' 24"W |
| L146 | 16.74 | N83° 56' 13"W |
| L147 | 24.57 | N64° 34' 51"W |
| L148 | 110.72 | S41° 30' 26"W |
| L149 | 48.80 | S00° 37' 56"E |
| L150 | 83.43 | S15° 22' 09"W |
| L151 | 73.95 | S28° 48' 35"W |
| L155 | 55.35 | N00° 06' 25"E |

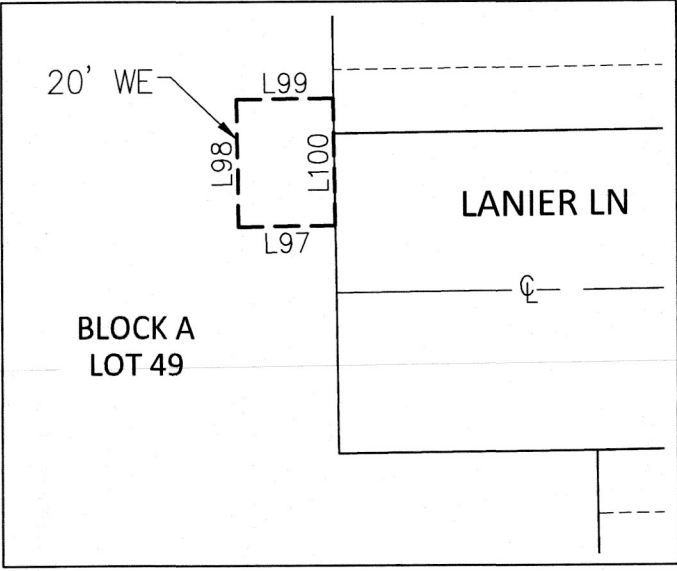
| Curve Table | | | | | |
|-------------|--------|--------|-----------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C1 | 107.91 | 775.00 | 7°58'39" | 107.82 | N86° 38' 36"W |
| C2 | 107.91 | 775.00 | 7°58'39" | 107.82 | S86° 38' 36"E |
| C3 | 44.91 | 35.00 | 73°31'21" | 41.89 | N53° 52' 15"W |
| C4 | 117.31 | 250.00 | 26°53'05" | 116.23 | S30° 33' 08"E |
| C5 | 202.40 | 250.00 | 46°23'15" | 196.92 | S67° 11' 18"E |
| C6 | 82.86 | 250.00 | 18°59'27" | 82.48 | N79° 52' 21"E |
| C7 | 486.10 | 615.00 | 45°17'13" | 473.54 | S21° 21' 04"E |
| C8 | 497.91 | 615.00 | 46°23'15" | 484.43 | S67° 11' 18"E |
| C9 | 85.13 | 250.00 | 19°30'36" | 84.72 | S09° 22' 22"W |
| C10 | 54.98 | 35.00 | 90°00'00" | 49.50 | N45° 22' 56"W |
| C12 | 116.77 | 250.00 | 26°45'44" | 115.71 | S76° 14' 12"W |
| C13 | 43.00 | 250.00 | 9°51'16" | 42.95 | N67° 46' 58"E |
| C14 | 147.37 | 300.00 | 28°08'46" | 145.90 | S14° 27' 18"E |
| C15 | 245.97 | 325.00 | 43°21'45" | 240.14 | S22° 18' 48"E |
| C16 | 263.13 | 325.00 | 46°23'15" | 256.00 | S67° 11' 18"E |
| C17 | 54.98 | 35.00 | 90°00'00" | 49.50 | N44° 37' 04"E |
| C18 | 29.12 | 800.00 | 2°05'09" | 29.12 | N89° 35' 21"W |
| C19 | 20.07 | 800.00 | 1°26'15" | 20.07 | N83° 22' 24"W |
| C20 | 21.61 | 800.00 | 1°32'52" | 21.61 | S83° 25' 43"E |
| C21 | 4.11 | 10.00 | 23°33'23" | 4.08 | N77° 35' 23"E |
| C22 | 13.38 | 50.00 | 15°20'06" | 13.34 | S73° 28' 44"W |
| C23 | 4.64 | 10.00 | 26°34'16" | 4.60 | S07° 09' 53"E |
| C24 | 55.38 | 50.00 | 63°27'52" | 52.59 | N67° 07' 17"W |
| C25 | 26.57 | 275.00 | 5°32'10" | 26.56 | S46° 45' 45"E |
| C26 | 4.11 | 10.00 | 23°33'23" | 4.08 | S12° 09' 37"E |
| C27 | 28.78 | 50.00 | 32°58'26" | 28.38 | N07° 27' 06"W |
| C28 | 37.14 | 50.00 | 42°33'45" | 36.29 | N30° 19' 00"E |

| Curve Table | | | | | |
|-------------|--------|--------|-----------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C29 | 53.74 | 50.00 | 61°34'35" | 51.19 | N82° 23' 10"E |
| C30 | 4.11 | 10.00 | 23°33'23" | 4.08 | N78° 36' 14"W |
| C31 | 37.14 | 50.00 | 42°33'45" | 36.29 | N30° 19' 00"E |
| C32 | 4.11 | 10.00 | 23°33'23" | 4.08 | N77° 50' 23"E |
| C33 | 1.07 | 50.00 | 1°13'22" | 1.07 | S66° 40' 22"W |
| C34 | 24.27 | 50.00 | 27°48'37" | 24.03 | N09° 16' 09"E |
| C35 | 4.11 | 10.00 | 23°33'23" | 4.08 | S11° 23' 46"W |
| C36 | 37.14 | 50.00 | 42°33'45" | 36.29 | N25° 55' 02"W |
| C44 | 16.49 | 275.00 | 3°26'09" | 16.49 | S64° 34' 25"W |
| C45 | 7.08 | 180.00 | 2°15'18" | 7.08 | S42° 52' 02"E |
| C46 | 28.39 | 470.00 | 3°27'39" | 28.39 | S45° 43' 30"E |
| C47 | 28.39 | 470.00 | 3°27'39" | 28.39 | S45° 43' 30"E |
| C48 | 30.97 | 180.00 | 9°51'27" | 30.93 | S48° 55' 24"E |
| C49 | 24.92 | 625.00 | 2°17'04" | 24.92 | S83° 47' 49"E |
| C50 | 29.12 | 925.00 | 1°48'14" | 29.12 | N89° 43' 49"W |
| C51 | 63.06 | 87.51 | 41°17'02" | 61.70 | N21° 28' 29"W |
| C52 | 103.50 | 105.19 | 56°22'36" | 99.37 | N13° 22' 00"W |
| C53 | 47.35 | 62.50 | 43°24'15" | 46.22 | N06° 49' 33"W |
| C54 | 8.06 | 20.50 | 22°30'57" | 8.00 | N39° 47' 09"W |
| C55 | 30.81 | 276.35 | 6°23'16" | 30.79 | S69° 30' 30"W |
| C56 | 106.60 | 325.00 | 18°47'33" | 106.12 | N18° 15' 09"W |
| C57 | 356.84 | 760.00 | 26°54'07" | 353.57 | N57° 26' 44"W |
| C58 | 15.65 | 239.50 | 3°44'41" | 15.65 | N74° 34' 57"E |
| C59 | 18.80 | 219.50 | 4°54'22" | 18.79 | N74° 00' 06"E |
| C60 | 20.03 | 276.35 | 4°09'11" | 20.03 | S68° 43' 04"W |
| C61 | 63.90 | 98.80 | 37°03'09" | 62.79 | S47° 57' 20"W |
| C62 | 150.95 | 625.00 | 13°50'18" | 150.59 | S07° 33' 05"E |

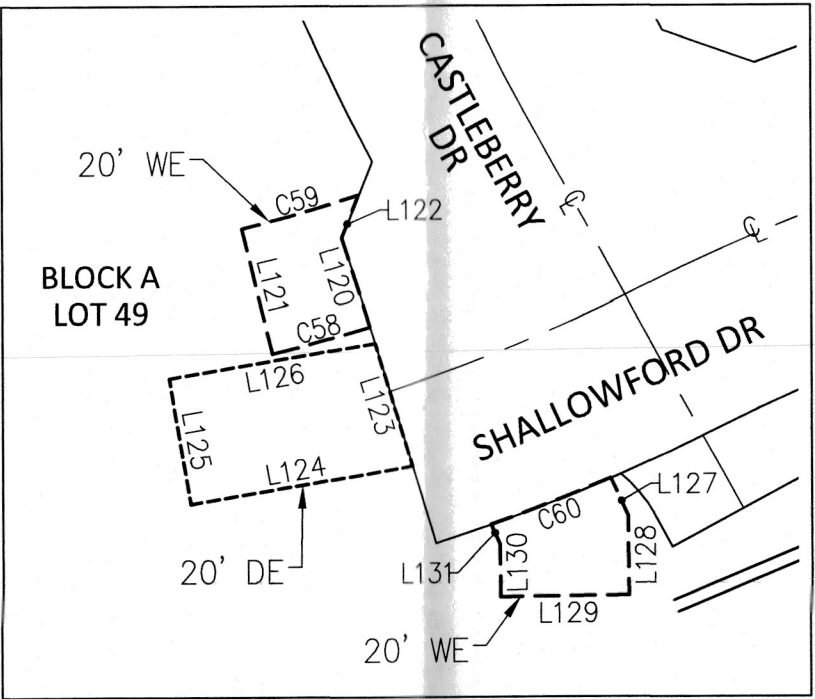
| Curve Table | | | | | |
|-------------|--------|--------|-----------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C63 | 37.88 | 30.00 | 72°20'43" | 35.41 | S60° 36' 29"E |
| C64 | 150.15 | 570.97 | 15°04'01" | 149.71 | S31° 58' 08"E |
| C65 | 43.03 | 39.22 | 62°52'11" | 40.91 | S08° 04' 53"E |
| C66 | 121.28 | 89.01 | 78°03'52" | 112.11 | S23° 45' 17"W |
| C67 | 124.39 | 118.45 | 60°10'11" | 118.75 | S61° 57' 49"E |
| C68 | 38.52 | 30.00 | 73°34'08" | 35.93 | S04° 54' 20"W |
| C69 | 50.24 | 48.24 | 59°39'39" | 48.00 | N32° 39' 12"W |
| C70 | 284.75 | 472.73 | 34°30'45" | 280.46 | S24° 07' 21"W |
| C71 | 77.53 | 60.00 | 74°02'25" | 72.25 | S78° 23' 56"W |
| C72 | 50.07 | 86.82 | 33°02'34" | 49.38 | N43° 00' 04"W |
| C73 | 78.16 | 192.55 | 23°15'28" | 77.63 | S36° 56' 23"W |
| C74 | 39.38 | 43.94 | 51°20'35" | 38.07 | S81° 34' 04"W |
| C75 | 33.54 | 19.83 | 96°56'09" | 29.68 | N19° 21' 49"W |
| C76 | 35.14 | 40.00 | 50°20'10" | 34.02 | S40° 32' 14"W |
| C77 | 137.41 | 131.64 | 59°48'22" | 131.26 | S35° 48' 08"W |
| C78 | 194.04 | 248.11 | 44°48'33" | 189.13 | S33° 15' 11"E |
| C79 | 29.48 | 20.00 | 84°28'03" | 26.89 | S13° 25' 26"E |
| C80 | 52.67 | 250.00 | 12°04'19" | 52.58 | S06° 25' 05"E |
| C81 | 162.26 | 500.00 | 18°35'37" | 161.55 | N09° 11' 23"W |



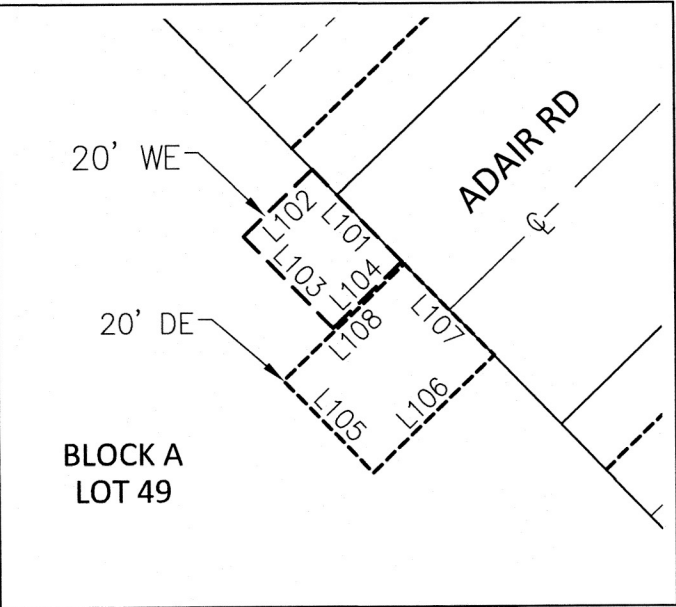
DETAIL 'A'
SCALE: 1"=30'



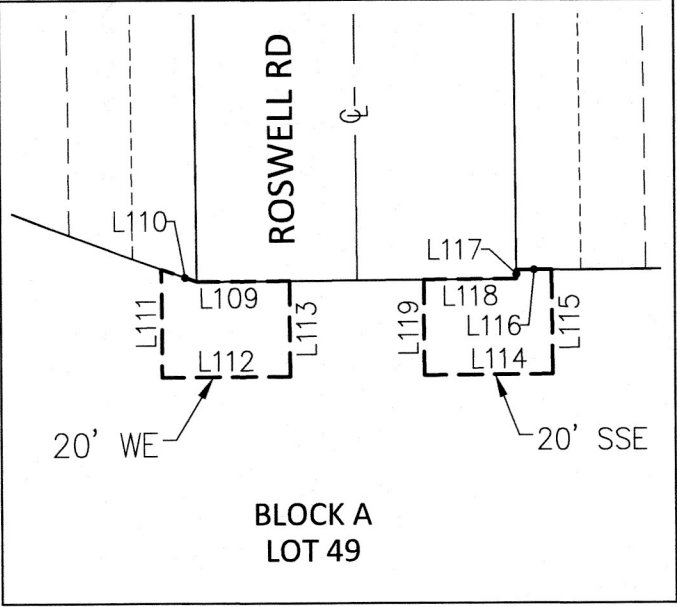
DETAIL 'B'
SCALE: 1"=30'



DETAIL 'E'
SCALE: 1"=30'



DETAIL 'C'
SCALE: 1"=30'





DATE: May 21, 2025

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

CC: John Vick
Qualico Developments (UD), Inc.
14400 The Lakes Boulevard
Austin, TX 78660

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

SUBJECT: P2025-014; Final Plat for the Peachtree Meadows 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 May 19, 2025. 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; and,
- 2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- 3) Any construction resulting from the approval of this Replat 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 May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 4-0, with Commissioners Thompson and Hustings absent, and one (1) vacant seat.

City Council

On May 19, 2025, the City Council approved a motion to approve the Final Plat by a vote of 4-2, with Council Members Jeffus and McCallum dissenting.

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 (*see below*) made out to the *Rockwall County Clerk's Office*.

FILING FEES:

Mylars: \$49.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$29.00 for the 1st certificate and \$4.00 for each additional certificate.

Please note that the filling 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 within a 180-days of the approval date. Failure to adhere to 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) 771-7745.

Please note that after plats have been filed, the applicant/owner has 30 days to pick up any requested certified copies at City Hall. After 30 days, the requested copies will be discarded by staff.

Sincerely,



Henry Lee, AICP, Senior Planner

City of Rockwall Planning and Zoning Department