



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 Spans between S John King Blvd & FM 549 at Mercers Colony Avenue

SUBDIVISION Juniper Phase 1 LOT BLOCK

GENERAL LOCATION Spans between S John King Blvd & FM 549 at Mercers Colony Avenue

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-103 CURRENT USE Single Family

PROPOSED ZONING PROPOSED USE

ACREAGE 143.431 LOTS [CURRENT] LOTS [PROPOSED] 195

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 Ryan Joyce

ADDRESS
CITY, STATE & ZIP

ADDRESS
CITY STATE & ZIP

PHONE
E-MAIL

PHONE
E-MAIL

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 \$ 3,168.62 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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."

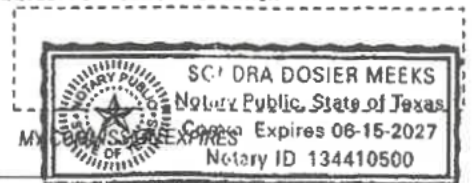
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF December, 2025

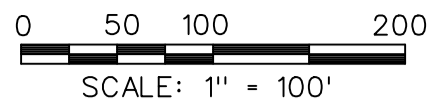
OWNER'S SIGNATURE

John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

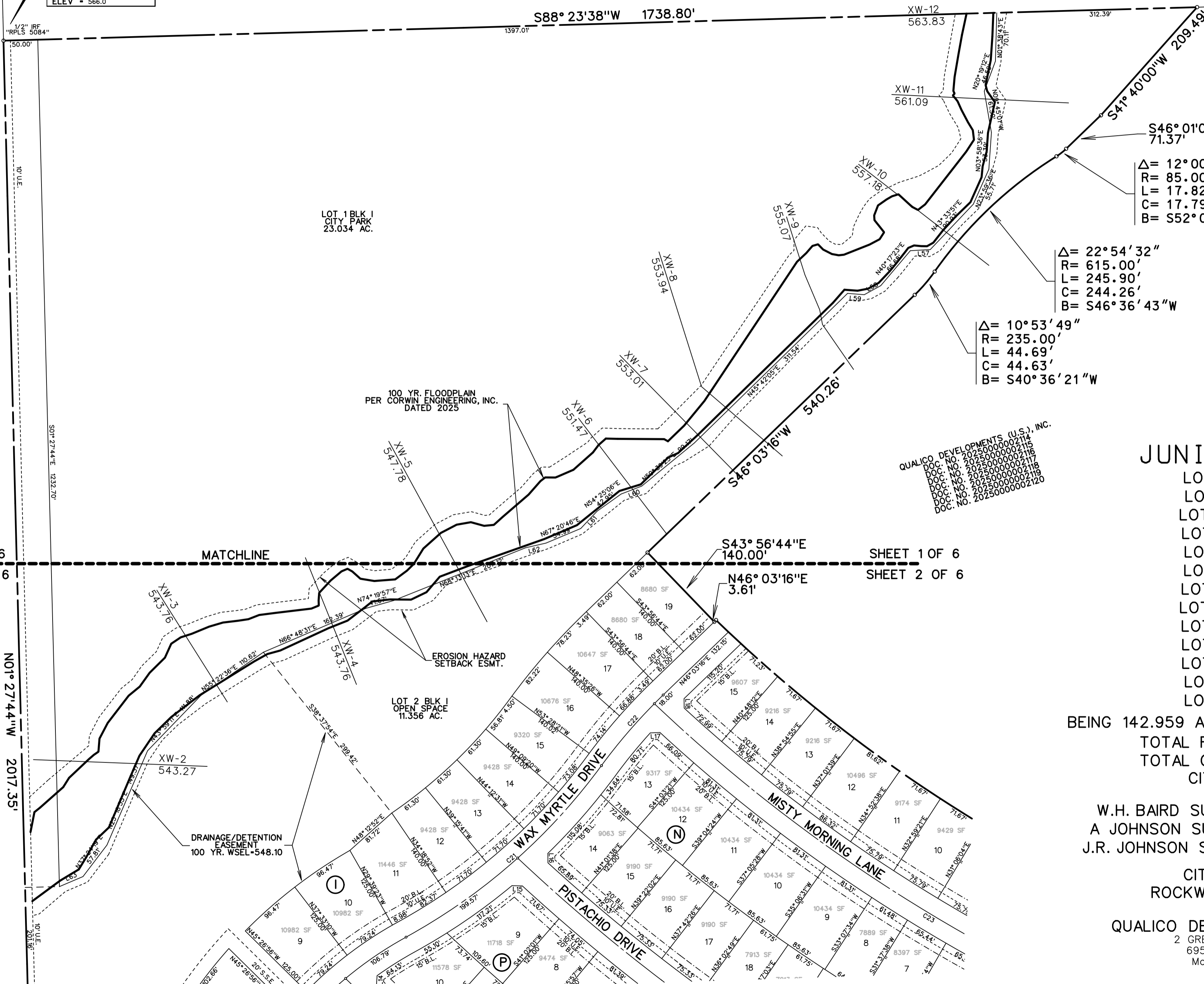
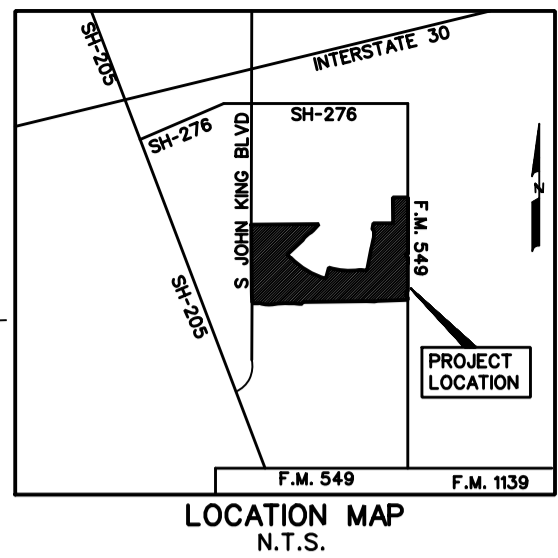
Sandra Dosier Meeks





CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2603286.354	7014926.513
ELEV = 566.0	

ROCKWALL INDEPENDENT SCHOOL DISTRICT
INST. NO. 2010-00443616



$\Delta = 12^{\circ}00'43''$
 $R = 85.00'$
 $L = 17.82'$
 $C = 17.79'$
 $B = S52^{\circ}03'37''$

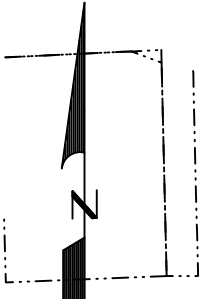
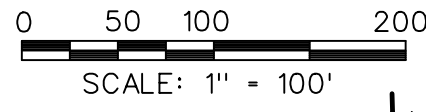
$\Delta = 22^{\circ}54'32''$
 $R = 615.00'$
 $L = 245.90'$
 $C = 244.26'$
 $B = S46^{\circ}36'43''W$

$\Delta = 10^{\circ}53'49''$
 $R = 235.00'$
 $L = 44.69'$
 $C = 44.63'$
 $B = S40^{\circ}36'21''W$

QUALICO DEVELOPMENTS (U.S.), INC.
 DOC. NO. 20250000002114
 DOC. NO. 20250000002115
 DOC. NO. 20250000002116
 DOC. NO. 20250000002117
 DOC. NO. 20250000002118
 DOC. NO. 20250000002119
 DOC. NO. 20250000002120

FINAL PLAT OF
JUNIPER PHASE I
 LOTS 1-11, BLOCK A
 LOTS 1-9, BLOCK B
 LOTS 1-33, BLOCK C
 LOTS 1-15, BLOCK D
 LOTS 1-11, BLOCK E
 LOTS 1-19, BLOCK I
 LOTS 1-15, BLOCK M
 LOTS 1-28, BLOCK N
 LOTS 1-15, BLOCK O
 LOTS 1-21, BLOCK P
 LOTS 1-12, BLOCK R
 LOTS 1-9, BLOCK Q
 LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF
 TOTAL RESIDENTIAL LOTS 195
 TOTAL OPEN SPACE LOTS 14
 CITY PARK LOT 1
 SITUATED WITHIN
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
 2 GREENSIDE AT CRAIG RANCH
 6950 TPC DRIVE, STE. 150
 MCKINNEY, TEXAS 75070
 469-659-6150



SITUATED WITHIN
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

JUNIPER PHASE I

LOTS 1-11, BLOCK A, LOTS 1-9, BLOCK B
 LOTS 1-33, BLOCK C, LOTS 1-15, BLOCK D
 LOTS 1-11, BLOCK E, LOTS 1-19, BLOCK I
 LOTS 1-15, BLOCK M, LOTS 1-28, BLOCK N
 LOTS 1-15, BLOCK O, LOTS 1-21, BLOCK P
 LOTS 1-12, BLOCK R, LOTS 1-9, BLOCK Q
 LOTS 1-4, BLOCK S

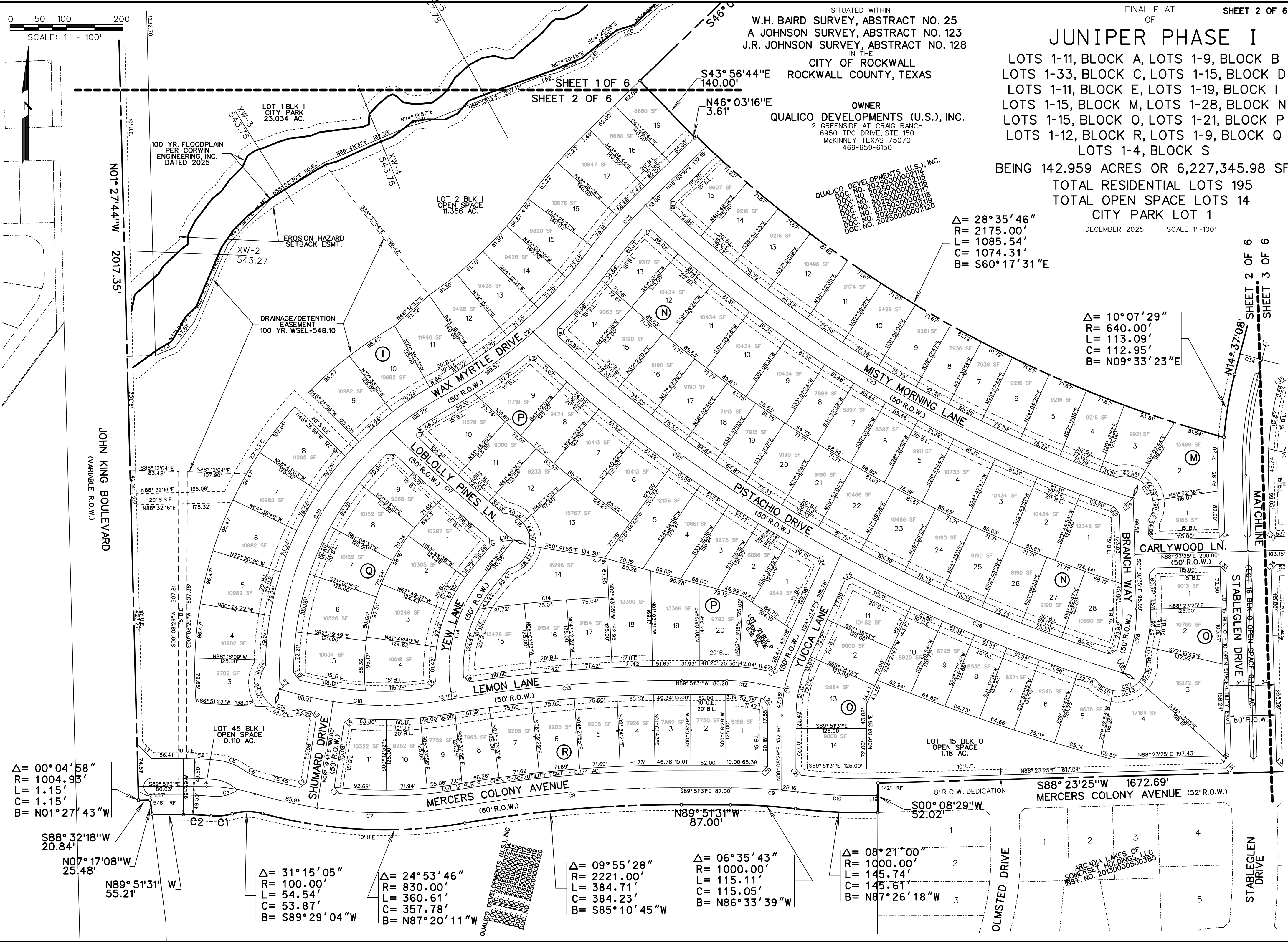
OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
 2 GREENSIDE AT CRAIG RANCH
 6950 TPC DRIVE, STE. 150
 MCKINNEY, TEXAS 75070
 469-659-6150

BEING 142.959 ACRES OR 6,227,345.98 SF
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 CITY PARK LOT 1

DECEMBER 2025 SCALE 1"=100'

$\Delta = 28^{\circ} 35' 46''$
 $R = 2175.00'$
 $L = 1085.54'$
 $C = 1074.31'$
 $B = S60^{\circ} 17' 31'' E$

$\Delta = 10^{\circ} 07' 29''$
 $R = 640.00'$
 $L = 113.00'$
 $C = 112.95'$
 $B = N09^{\circ} 33' 23'' E$



$\Delta = 00^{\circ} 04' 58''$
 $R = 1004.93'$
 $L = 1.15'$
 $C = 1.15'$
 $B = N01^{\circ} 27' 43'' W$

$S88^{\circ} 32' 18'' W$
 $20.84'$
 $N07^{\circ} 17' 08'' W$
 $25.48'$
 $N89^{\circ} 51' 31'' W$
 $55.21'$

$\Delta = 31^{\circ} 15' 05''$
 $R = 100.00'$
 $L = 54.54'$
 $C = 53.87'$
 $B = S89^{\circ} 29' 04'' W$

$\Delta = 24^{\circ} 53' 46''$
 $R = 830.00'$
 $L = 360.61'$
 $C = 357.78'$
 $B = N87^{\circ} 20' 11'' W$

$\Delta = 09^{\circ} 55' 28''$
 $R = 2221.00'$
 $L = 384.71'$
 $C = 384.23'$
 $B = S85^{\circ} 10' 45'' W$

$\Delta = 06^{\circ} 35' 43''$
 $R = 1000.00'$
 $L = 115.11'$
 $C = 115.05'$
 $B = N86^{\circ} 33' 39'' W$

$\Delta = 08^{\circ} 21' 00''$
 $R = 1000.00'$
 $L = 145.74'$
 $C = 145.61'$
 $B = N87^{\circ} 26' 18'' W$

QUALICO DEVELOPMENTS (U.S.), INC.
 DOC. NO. 2025000002114
 DOC. NO. 2025000002115
 DOC. NO. 2025000002116
 DOC. NO. 2025000002117
 DOC. NO. 2025000002118
 DOC. NO. 2025000002119
 DOC. NO. 2025000002120

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC
 INST. NO. 201360000500385

SHEET 2 OF 6
 SHEET 3 OF 6

LOT 15 BLK O OPEN SPACE 0.11 AC

STABLE GLEN DRIVE

JUNIPER PHASE I

- LOTS 1-11, BLOCK A
- LOTS 1-9, BLOCK B
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SITUATED WITHIN
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNER
 QUALICO DEVELOPMENTS (U.S.), INC.
 2 GREENSIDE AT CRAIG RANCH
 6950 TPC DRIVE, STE. 150
 MCKINNEY, TEXAS 75070
 469-659-6150

DECEMBER 2025 SCALE 1"=100'

$\Delta = 01^{\circ}16'00''$
 $R = 950.00'$
 $L = 21.00'$
 $C = 21.00'$
 $B = N11^{\circ}05'14''E$

SHEET 4 OF 6 XE-8
 SHEET 3 OF 6 555.64

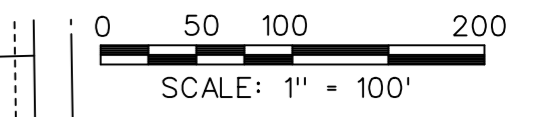
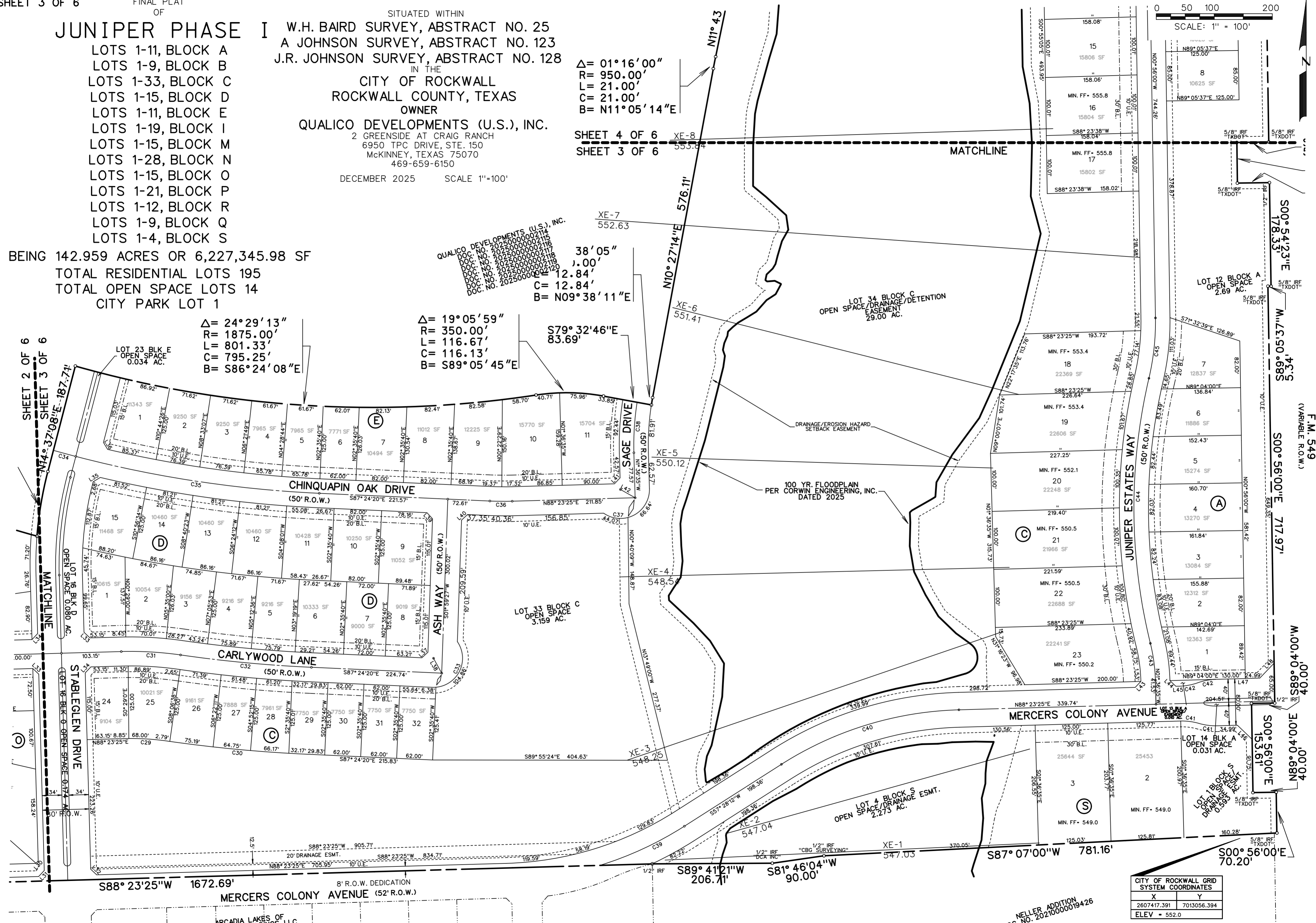
BEING 142.959 ACRES OR 6,227,345.98 SF
 TOTAL RESIDENTIAL LOTS 195
 TOTAL OPEN SPACE LOTS 14
 CITY PARK LOT 1

$\Delta = 24^{\circ}29'13''$
 $R = 1875.00'$
 $L = 801.33'$
 $C = 795.25'$
 $B = S86^{\circ}24'08''E$

QUALICO DEVELOPMENTS (U.S.), INC.
 DOC. NO. 2025000002114
 DOC. NO. 2025000002115
 DOC. NO. 2025000002116
 DOC. NO. 2025000002117
 DOC. NO. 2025000002118
 DOC. NO. 2025000002119
 DOC. NO. 2025000002120
 DOC. NO. 2025000002121
 DOC. NO. 2025000002122

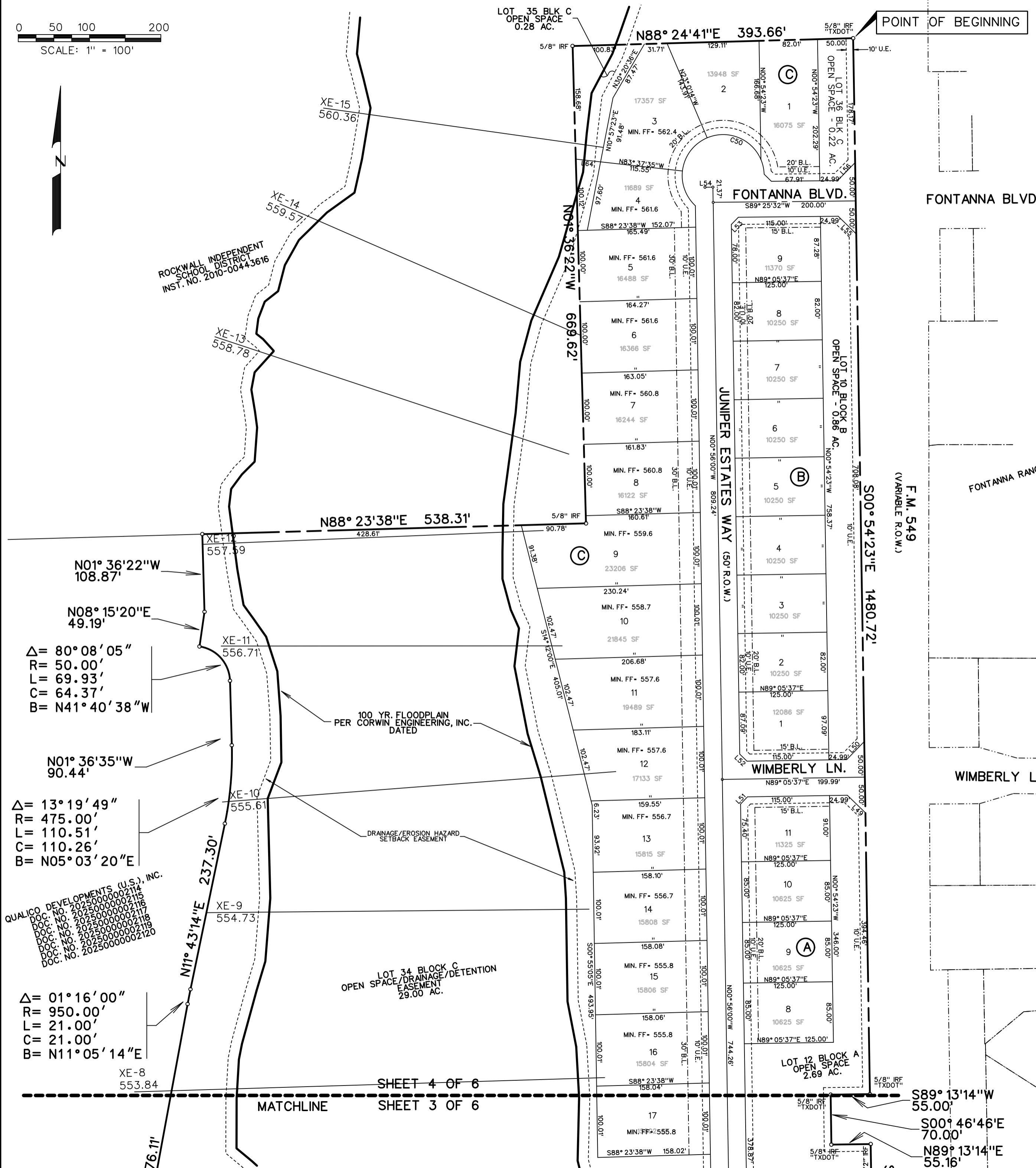
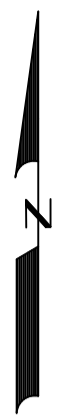
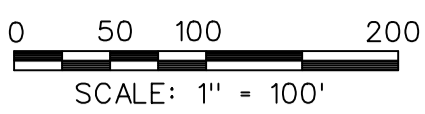
$\Delta = 19^{\circ}05'59''$
 $R = 350.00'$
 $L = 116.67'$
 $C = 116.13'$
 $B = S89^{\circ}05'45''E$

$\Delta = 38^{\circ}05'11''$
 $R = 12.84'$
 $L = 12.84'$
 $C = 12.84'$
 $B = N09^{\circ}38'11''E$



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2607417.391	7013056.394
ELEV = 552.0	

WELLER ADDITION
 DOC. NO. 20210000019426



NOTES:

1. Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 2021000032297 in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line
U.E. - Utility Easements
C.M. - Controlling Monument
S.S.E. - Sanitary Sewer Easement
D.E. - Drainage Easement
--- City Limits Line
◇ - Street Name Change
5. 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.
6. All decorative signagem posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
7. All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
8. Please refer to Sheet 1 of plan set for NTMWD notes.
9. Selling a portion of this addition by metes 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.
10. 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 subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, 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.

FINAL PLAT
OF

JUNIPER PHASE I

- LOTS 1-11, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-33, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-11, BLOCK E
- LOTS 1-19, BLOCK I
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- LOTS 1-21, BLOCK P
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BEING 142.959 ACRES OR 6,227,345.98 SF

TOTAL RESIDENTIAL LOTS 195
TOTAL OPEN SPACE LOTS 14
CITY PARK LOT 1

SITUATED WITHIN
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
MCKINNEY, TEXAS 75070
469-659-6150

DECEMBER 2025 SCALE 1"=100'

APPROVED

I hereby certify that the above and foregoing HOMESTEAD PHASE II was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2026.

Mayor, City of Rockwall

Planning & Zoning Commission

City Secretary

City Engineer

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 45°39'37" E	35.86'
2.	N 54°47'05" E	13.87'
3.	S 37°27'42" E	13.87'
4.	N 52°18'19" E	14.47'
5.	N 34°58'57" W	14.47'
6.	N 37°59'56" E	14.47'
7.	N 09°25'42" W	11.84'
8.	N 51°46'18" W	13.66'
9.	N 05°37'39" W	14.15'
10.	N 84°09'06" E	21.28'
11.	N 51°52'12" E	18.24'
12.	S 37°49'16" E	16.80'
13.	N 89°27'54" W	14.52'
14.	N 03°47'33" E	12.88'
15.	N 88°41'35" W	15.12'
16.	S 00°39'47" E	13.73'
17.	S 87°41'24" W	14.12'
18.	S 00°36'01" E	13.73'
19.	N 88°23'25" E	1.01'
20.	N 46°45'54" E	13.76'
21.	N 41°38'52" W	15.01'
22.	N 36°56'57" W	14.97'
23.	S 59°12'46" W	14.97'
24.	N 18°13'25" W	14.72'
25.	N 71°07'20" E	13.70'
26.	N 24°42'51" W	20.06'
27.	N 62°56'13" E	14.27'
28.	S 36°15'49" E	16.45'
29.	S 53°31'15" W	18.28'
30.	N 43°23'25" E	5.86'
31.	S 43°23'26" W	14.14'
32.	N 46°36'42" W	14.20'
33.	N 46°36'35" W	14.14'
34.	N 43°23'25" E	14.14'
35.	N 58°59'22" E	14.30'
36.	S 31°01'36" E	13.98'
37.	S 47°17'33" W	14.07'
38.	N 28°48'45" W	29.29'
39.	N 42°42'27" W	14.22'
40.	N 47°17'33" E	14.07'
41.	S 43°23'25" W	14.14'
42.	N 60°38'45" W	29.15'
43.	N 43°23'25" E	14.14'
44.	S 46°36'35" E	14.14'
45.	N 88°23'25" E	43.56'
46.	N 46°16'18" W	35.15'
47.	N 88°23'25" E	75.00'
48.	N 43°43'42" E	35.57'
49.	S 45°54'23" E	35.36'
50.	S 44°05'37" W	35.36'
51.	S 44°04'49" W	14.14'
52.	N 45°55'12" W	14.15'
53.	S 44°15'35" W	14.10'
54.	S 89°05'37" W	11.17'
55.	N 45°44'25" W	35.46'
56.	S 44°15'35" W	35.25'
57.	N 86°32'59" E	29.03'
58.	N 61°18'50" E	27.31'
59.	S 85°40'04" E	24.51'
60.	S 69°03'45" W	32.26'
61.	N 43°15'51" E	34.60'
62.	N 77°05'02" E	30.48'
63.	N 67°01'56" E	37.33'
64.	N 83°37'35" W	34.99'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	21°24'23"	100.00'	37.36'	37.14'	S84°34'58"W
2.	05°08'40"	550.50'	49.43'	49.41'	N87°17'11"W
3.	14°40'22"	600.00'	153.65'	153.23'	S82°31'20"E
4.	05°08'40"	649.50'	58.32'	58.30'	S87°17'11"E
5.	29°02'17"	100.00'	100.00'	50.68'	S70°11'42"E
6.	17°26'34"	100.00'	30.44'	30.33'	S64°23'51"E
7.	24°35'50"	800.00'	343.44'	340.81'	S87°29'04"E
8.	09°55'28"	2251.00'	389.91'	389.42'	N85°10'45"E
9.	06°35'54"	1030.00'	118.62'	118.55'	S86°33'34"E
10.	08°20'30"	970.00'	141.22'	141.10'	S87°26'20"E
11.	24°13'18"	250.00'	105.69'	104.90'	N12°15'08"E
12.	10°59'25"	300.00'	57.55'	57.46'	N84°21'48"W
13.	09°55'28"	2441.00'	422.82'	422.29'	S85°10'45"W
14.	05°07'33"	2591.06'	231.80'	231.72'	N84°43'09"E
15.	48°45'03"	250.00'	212.72'	206.36'	N14°56'50"W
16.	163°38'29"	50.00'	142.80'	98.98'	N05°37'41"W
17.	05°40'41"	2925.00'	289.87'	289.75'	N48°19'41"W
18.	27°28'54"	610.00'	292.58'	289.79'	N86°02'32"W
19.	14°43'28"	50.00'	128.91'	96.06'	S37°42'59"E
20.	64°48'30"	550.00'	622.12'	589.48'	N28°50'01"E
21.	24°58'39"	875.00'	381.45'	378.43'	N48°44'57"E
22.	09°47'39"	800.00'	136.75'	136.59'	N41°09'27"E
23.	24°59'38"	2235.00'	1014.23'	1006.20'	S58°58'48"E
24.	142°58'54"	50.00'	124.77'	94.83'	S36°13'50"E
25.	14°43'08"	2625.00'	674.34'	672.49'	S54°04'06"E
26.	11°48'52"	2625.00'	541.28'	540.32'	S67°20'06"E
27.	162°33'51"	50.00'	141.86'	98.84'	N62°57'55"E
28.	26°49'44"	250.00'	117.06'	116.00'	N11°48'17"E
29.	09°47'05"	450.00'	76.85'	76.76'	S86°43'02"E
30.	05°34'50"	2475.00'	241.07'	240.97'	S84°36'55"E
31.	09°47'05"	600.00'	102.47'	102.34'	S86°43'02"E
32.	05°34'50"	2325.00'	226.46'	226.37'	S84°36'55"E
33.	12°28'24"	50.00'	111.24'	89.68'	N28°51'27"E
34.	01°07'55"	2025.00'	40.00'	40.00'	N74°48'55"W
35.	12°01'28"	2025.00'	424.98'	424.20'	S81°23'36"E
36.	04°12'15"	525.00'	38.52'	38.51'	S89°30'28"E
37.	12°52'12"	50.00'	110.71'	89.44'	N61°49'31"E
38.	10°30'54"	475.00'	87.17'	87.05'	N03°38'52"E
39.	15°21'24"	600.00'	160.81'	160.33'	N65°08'54"E
40.	30°55'13"	600.00'	323.80'	319.88'	S72°55'49"W
41.	18°11'42"	100.00'	31.76'	31.62'	S82°30'44"E
42.	18°11'42"	100.00'	31.76'	31.62'	S79°17'34"W
43.	11°58'35"	300.00'	62.71'	62.59'	N07°35'52"W
44.	31°42'11"	815.00'	450.96'	445.23'	N02°15'56"E
45.	19°03'02"	435.00'	144.63'	143.97'	N08°35'31"E
46.	07°50'44"	250.00'	34.23'	34.21'	N04°51'22"W
47.	08°46'44"	250.00'	38.31'	38.27'	N04°23'22"W
48.	11°29'12"	200.00'	40.10'	40.03'	N04°08'14"E
49.	10°47'13"	525.00'	98.84'	98.70'	N04°29'14"E
50.	107°16'03"	57.50'	253.63'	92.60'	N49°22'46"E

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

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the JUNIPER PHASE I subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the JUNIPER PHASE I 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 their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

QUALICO DEVELOPMENTS (U.S.), INC.

Jay Hankla

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JAY HANKLA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2026.

Notary Public in and for the State of Texas

FINAL PLAT
OF

JUNIPER PHASE I

- LOTS 1-11, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-33, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-11, BLOCK E
- LOTS 1-19, BLOCK I
- LOTS 1-15, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-15, BLOCK O
- LOTS 1-21, BLOCK P
- LOTS 1-12, BLOCK R
- LOTS 1-9, BLOCK Q
- LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF
TOTAL RESIDENTIAL LOTS 195
TOTAL OPEN SPACE LOTS 14
CITY PARK LOT 1

SITUATED WITHIN

W.H. BAIRD SURVEY, ABSTRACT NO. 25
A JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

QUALICO DEVELOPMENTS (U.S.), INC.

2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
MCKINNEY, TEXAS 75070
469-659-6150

DECEMBER 2025

LEGAL DESCRIPTION

BEING, a tract of land situated in the Abner Johnston Survey, Abstract No. 123 in the City of Rockwall, Rockwall County, Texas, being all of a 261.9194 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the most northerly northeast corner of said 261.9194 acre tract and being in the west line of F.M. 549 (Variable R.O.W.):

THENCE, South 00° 54' 23" East, along the east line of said 261.9194 acre tract and the west line of said F.M. 549, for a distance of 1480.72 feet, to a 5/8 inch iron rod found:

THENCE, South 89° 13' 14" West, continuing along said lines, for a distance of 55.00 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 46' 46" East, continuing along said lines, for a distance of 70.00 feet, to a 5/8 inch iron rod found:

THENCE, North 89° 13' 14" East, continuing along said lines, for a distance of 55.16 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 54' 23" East, continuing along said lines, for a distance of 178.33 feet, to a 5/8 inch iron rod found:

THENCE, South 89° 05' 37" West, continuing along said lines, for a distance of 5.34 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 56' 00" East, continuing along said lines, for a distance of 717.97 feet, to a 1/2 inch iron rod found:

THENCE, South 89° 04' 00" West, continuing along said lines, for a distance of 40.00 feet, to a 5/8 inch iron rod found capped with Txdot:

THENCE, South 00° 56' 00" East, continuing along said lines, for a distance of 153.61 feet, to a 5/8 inch iron rod found capped with Txdot:

THENCE, North 89° 04' 00" East, continuing along said lines, for a distance of 40.00 feet, to a 1/2 inch iron rod found:

THENCE, South 00° 56' 00" East, continuing along said lines, for a distance of 70.20 feet, to a 5/8 inch iron rod found capped with Txdot, at the most southerly southeast corner of said 261.9194 acre tract:

THENCE, South 87° 07' 00" West, departing said west line and along the south line of said 261.9194 acre tract, for a distance of 781.16 feet, to a 1/2 inch iron rod found capped with CBG Surveying:

THENCE, South 81° 46' 04" West, continuing along said south line, for a distance of 90.00 feet, to a 1/2 inch iron rod found capped DCA Inc:

THENCE, South 89° 41' 21" West, continuing along said south line, for a distance of 206.71 feet, to a 1/2 inch iron rod found at the northwest corner of said Somerset Phase 2, an addition to the City of Rockwall, as recorded in Doc. No. in the Plat Records of Rockwall County, Texas:

THENCE, South 88° 23' 25" West, continuing along said south line and with the north line of said Somerset Phase 2, for a distance of 1672.69 feet, to a 1/2 inch iron rod found at the northwest corner of said Somerset Phase 2 being an ell corner of said 261.9194 acre tract:

THENCE, South 00° 08' 29" West, along the west line of said Somerset Phase 2 and the east line of said 261.9194 acre tract, for a distance of 52.02 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the right, having a radius of 1000.00 feet, a central angle of 08° 21' 00":

THENCE, departing said lines and with said curve to the right for an arc distance of 145.74 feet (Chord Bearing North 87° 26' 18" West - 145.61 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 1000.00 feet, a central angle of 06° 35' 43":

THENCE, along said curve to the left for an arc distance of 115.11 feet (Chord Bearing North 86° 33' 39" West - 115.05 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 89° 51' 31" West, for a distance of 87.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point curvature of a curve to the left, having radius of 2221.00 feet, a central angle of 09° 55' 28":

THENCE, along said curve to the left for an arc distance of 384.71 feet (Chord Bearing South 85° 10' 45" West - 384.23 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius of 830.00 feet, a central angle of 24° 53' 46":

THENCE, along said curve to the right for an arc distance of 360.61 feet (Chord Bearing North 87° 20' 11" West - 357.78 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 31° 15' 05":

THENCE, along said curve to the left for an arc distance of 54.54 feet (Chord Bearing South 89° 29' 04" West - 53.87 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius 100.00 feet, a central angle of 21° 24' 23":

THENCE, along said curve to the right for an arc distance of 37.36 feet (Chord Bearing South 84° 34' 58" West - 37.14 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point reverse curvature of a curve to the left, having a radius of 550.50 feet, a central angle of 05° 08' 40":

THENCE, along said curve to the left for an arc distance of 49.43 feet (Chord Bearing North 87° 17' 11" West - 49.41 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 89° 51' 31" West, for a distance of 55.21 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", in the west line of said 261.9194 acre tract and being in the east line of John King Boulevard (Variable R.O.W.):

THENCE, North 07° 17' 08" West, along said east and west lines, for a distance of 25.48 feet, to a 5/8 inch iron rod found:

THENCE, South 88° 32' 18" West, continuing along said east and west lines, for a distance of 20.84 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 1004.93 feet, a central angle of 00° 04' 58":

THENCE, continuing along said lines and with said curve to the left for an arc distance of 1.15 feet (Chord Bearing North 01° 27' 43" West - 1.15 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, North 01° 27' 44" West, continuing along said lines, for a distance of 2017.35 feet, to a 1/2 inch iron rod found capped "RPLS 5084", at the most westerly northwest corner of said 261.9194 acre tract and being the southwest corner of a tract in Deed to Rockwall Independent School District, as recorded in Doc. No. 2010-00443616 in said Deed Records:

THENCE, North 88° 23' 38" East, along the north line of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract, for a distance of 1759.40 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 41° 40' 00" West, departing said north and south lines, for a distance of 224.76 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 46° 03' 16" West, for a distance of 71.37 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 12° 00' 43":

THENCE, along said curve to the right for an arc distance of 20.96 feet (Chord Bearing South 52° 03' 37" West - 20.93 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 600.00 feet, a central angle of 22° 54' 22":

THENCE, along said curve to the left for an arc distance of 239.90 feet (Chord Bearing South 46° 36' 43" West - 238.31 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius of 250.00 feet, a central angle of 10° 53' 49":

THENCE, along said curve to the right for an arc distance of 47.54 feet (Chord Bearing South 40° 36' 21" West 47.78 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, South 46° 03' 16" West, for a distance of 540.26 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 43° 56' 44" East, for a distance of 125.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 46° 03' 16" East, for a distance of 3.61 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the left, having a radius of 2175.00 feet, a central angle of 28° 35' 46":

THENCE, along said curve to the left for an arc distance of 1085.54 feet (Chord Bearing South 60° 17' 31" East - 1074.31 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the right, having a radius of 640.00 feet, a central angle of 10° 07' 29":

THENCE, along said curve to the right for an arc distance of 113.09 feet (Chord Bearing North 09° 33' 23" East - 112.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 14° 37' 08" East, for a distance of 187.71 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to left, having a radius of 1875.00 feet, a central angle of 24° 29' 13":

THENCE, along said curve to the left for an arc distance of 801.33 feet (Chord Bearing South 86° 24' 08" East - 795.25 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point reverse curvature of a curve to the right, having a radius of 350.00 feet, a central angle of 19° 05' 59":

THENCE, along said curve to the right for an arc distance of 116.67 feet (Chord Bearing South 89° 05' 45" East - 116.13 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", to the point of tangency:

THENCE, South 79° 32' 46" East, for a distance of 83.69 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 10° 27' 14" East, for a distance of 576.11 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point curvature of a curve to the right, having a radius of 950.00 feet, a central angle of 01° 16' 00":

THENCE, along said curve to the right for an arc distance of 21.00 feet (Chord Bearing North 11° 05' 14" East - 21.00 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 11° 43' 14" East, for a distance of 237.30 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of curvature of a curve to the left, having a radius of 475.00 feet, a central angle of 13° 19' 49":

THENCE, along said curve to the left for an arc distance of 110.51 feet (Chord Bearing North 05° 03' 20" East - 110.26 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 01° 36' 35" West, for a distance of 90.44 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a non-tangent curve to the left, having a d radius of 50.00 feet, a central angle of 80° 08' 05":

THENCE, along said curve to the left for an arc distance of 69.93 feet (Chord Bearing North 41° 40' 38" West - 67.37 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 08° 15' 20" East, for a distance of 159.70 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", in the north of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract:

THENCE, North 88° 23' 38" East, along said north and south lines, for a distance of 519.39 feet, to a 5/8 inch iron rod found at the southeast corner of said Rockwall Independent School District tract and being an ell corner of said 261.9194 acre tract:

THENCE, North 01° 36' 22" West, along east line of Rockwall Independent School District tract and the west line of said 261.9194 acre tract, for a distance of 669.62 feet, to a 5/8 inch iron rod found at the north most northerly northwest corner of said 261.9194 acre tract:

THENCE, North 88° 24' 41" East, along the north line of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract, for a distance of 393.66 feet, to the POINT OF BEGINNING and containing 142.959 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this ____ day of _____, 2026.

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

FINAL PLAT
OF

JUNIPER PHASE I

- LOTS 1-11, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-33, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-11, BLOCK E
- LOTS 1-19, BLOCK I
- LOTS 1-15, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-15, BLOCK O
- LOTS 1-21, BLOCK P
- LOTS 1-12, BLOCK R
- LOTS 1-9, BLOCK Q
- LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF

TOTAL RESIDENTIAL LOTS 195
TOTAL OPEN SPACE LOTS 14
CITY PARK LOT 1

SITUATED WITHIN

W.H. BAIRD SURVEY, ABSTRACT NO. 25
A JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
MCKINNEY, TEXAS 75070
469-659-6150

DECEMBER 2025



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 Spans between S John King Blvd & FM 549 at Mercers Colony Avenue

SUBDIVISION Juniper Phase 1

LOT

BLOCK

GENERAL LOCATION Spans between S John King Blvd & FM 549 at Mercers Colony Avenue

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-103

CURRENT USE Single Family

PROPOSED ZONING

PROPOSED USE

ACREAGE 143.431

LOTS [CURRENT]

LOTS [PROPOSED] 195

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 Ryan Joyce

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

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 \$ 3,168.62 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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."

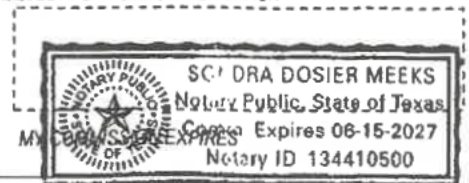
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF December, 2025

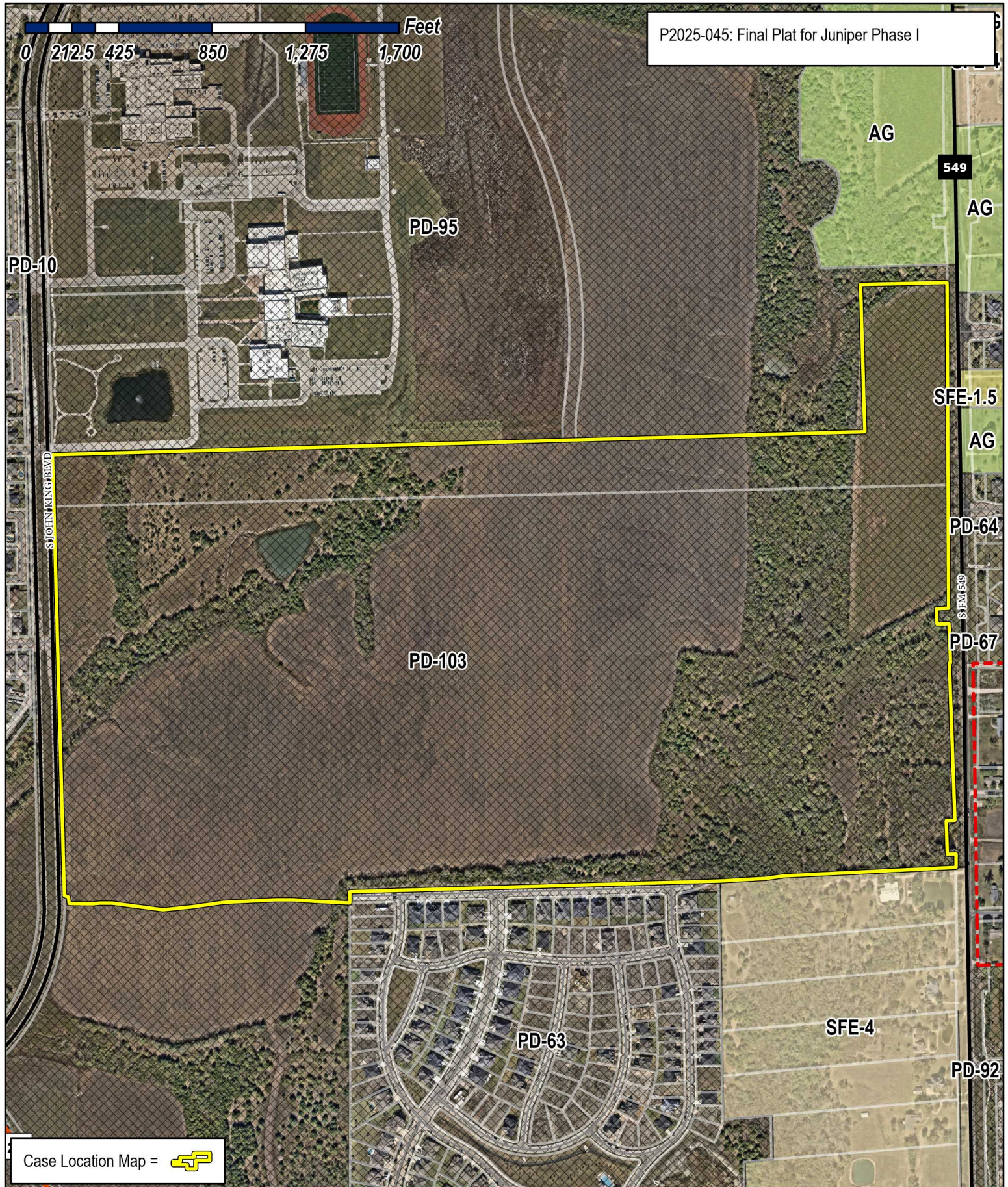
OWNER'S SIGNATURE

John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sandra Dosier Meeks





Case Location Map = 

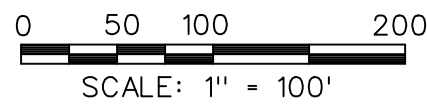


City of Rockwall

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

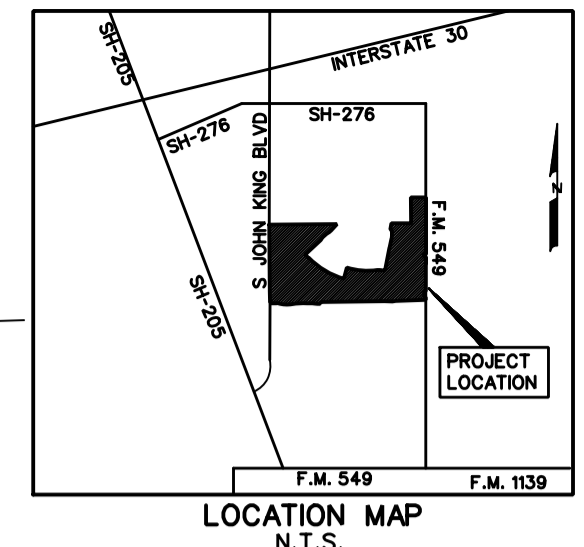
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2603286.354	7014926.513
ELEV = 566.0	

ROCKWALL INDEPENDENT SCHOOL DISTRICT
INST. NO. 2010-00443616



S88°23'38"W 1738.80' XW-12 563.83 312.39'

JOHN KING BOULEVARD
(VARIABLE R.O.W.)

LOT 1 BLK I
CITY PARK
23.034 AC.

S46°01'09"W
71.37'
Δ = 12°00'43"
R = 85.00'
L = 17.82'
C = 17.79'
B = S52°03'37"

Δ = 22°54'32"
R = 615.00'
L = 245.90'
C = 244.26'
B = S46°36'43"W

Δ = 10°53'49"
R = 235.00'
L = 44.69'
C = 44.63'
B = S40°36'21"W

100 YR. FLOODPLAIN
PER CORWIN ENGINEERING, INC.
DATED 2025

QUALICO DEVELOPMENTS (U.S.), INC.
DOC. NO. 20250000002114
DOC. NO. 20250000002115
DOC. NO. 20250000002116
DOC. NO. 20250000002117
DOC. NO. 20250000002118
DOC. NO. 20250000002119
DOC. NO. 20250000002120

FINAL PLAT
OF

JUNIPER PHASE I

- LOTS 1-11, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-33, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-11, BLOCK E
- LOTS 1-19, BLOCK I
- LOTS 1-15, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-15, BLOCK O
- LOTS 1-21, BLOCK P
- LOTS 1-12, BLOCK R
- LOTS 1-9, BLOCK Q
- LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF
TOTAL RESIDENTIAL LOTS 195
TOTAL OPEN SPACE LOTS 14
CITY PARK LOT 1

SITUATED WITHIN
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
MCKINNEY, TEXAS 75070
469-659-6150

SHEET 1 OF 6
SHEET 2 OF 6

MATCHLINE

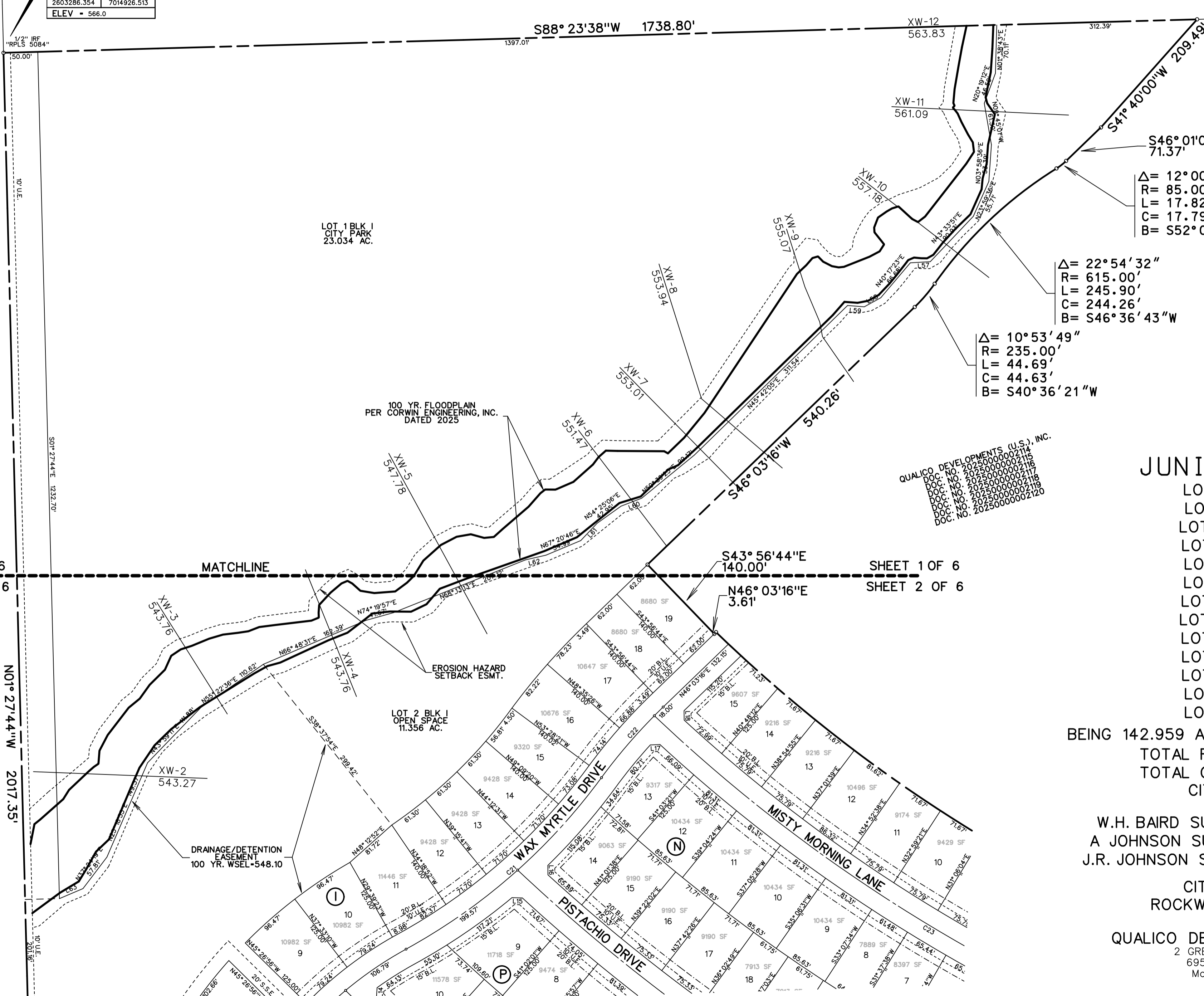
SHEET 1 OF 6
SHEET 2 OF 6

NO1°27'44"W
2017.35'

DRAINAGE/DETENTION
EASEMENT
100 YR. WSEL=548.10

EROSION HAZARD
SETBACK ESMT.

LOT 2 BLK I
OPEN SPACE
11.356 AC.



JUNIPER PHASE I

- LOTS 1-11, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-33, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-11, BLOCK E
- LOTS 1-19, BLOCK I
- LOTS 1-15, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-15, BLOCK O
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- LOTS 1-12, BLOCK R
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 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
 2 GREENSIDE AT CRAIG RANCH
 6950 TPC DRIVE, STE. 150
 MCKINNEY, TEXAS 75070
 469-659-6150

DECEMBER 2025 SCALE 1"=100'

$\Delta = 01^{\circ}16'00''$
 $R = 950.00'$
 $L = 21.00'$
 $C = 21.00'$
 $B = N11^{\circ}05'14''E$

SHEET 4 OF 6 XE-8
 SHEET 3 OF 6 555.64

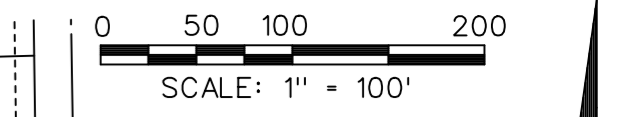
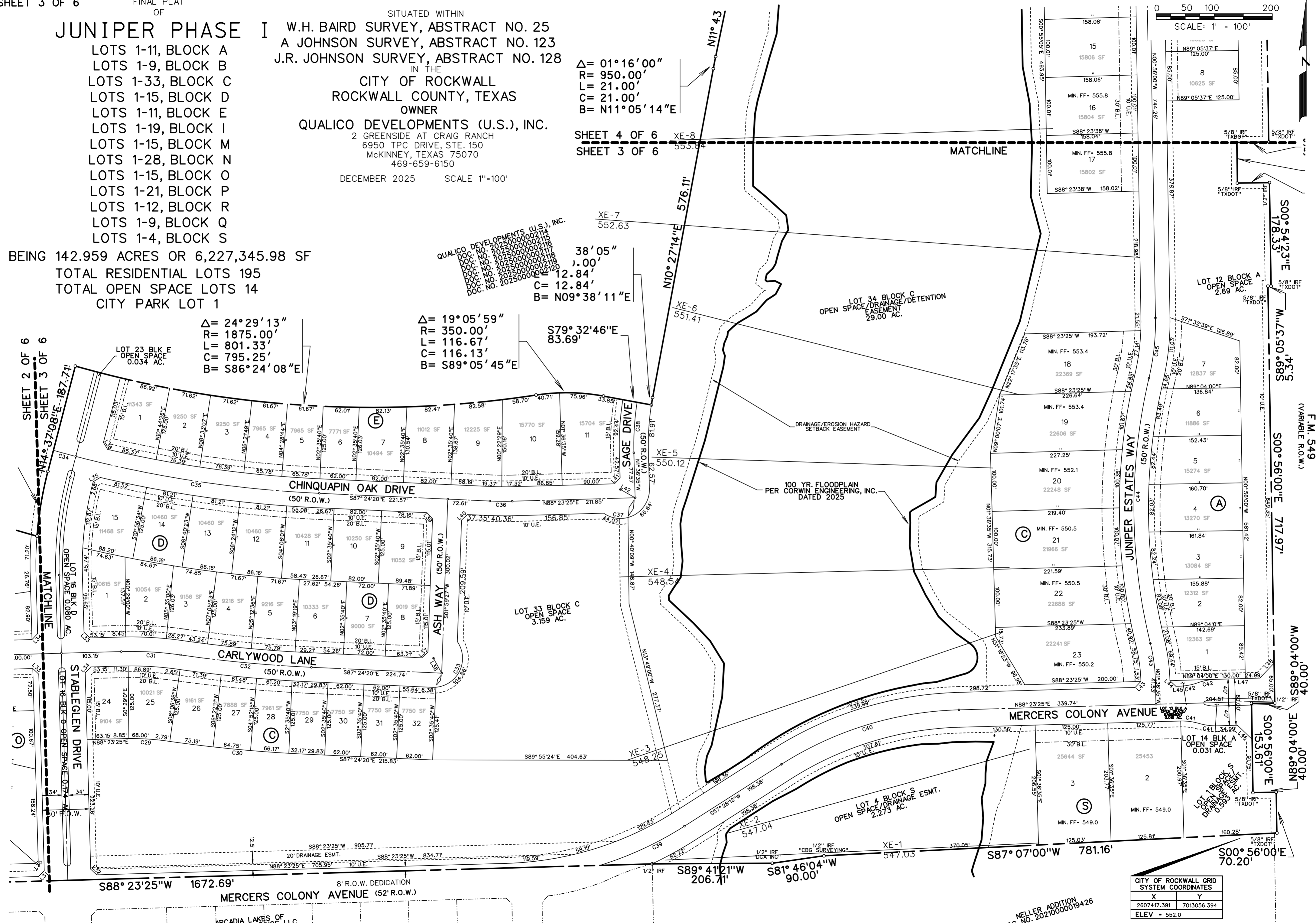
BEING 142.959 ACRES OR 6,227,345.98 SF
 TOTAL RESIDENTIAL LOTS 195
 TOTAL OPEN SPACE LOTS 14
 CITY PARK LOT 1

$\Delta = 24^{\circ}29'13''$
 $R = 1875.00'$
 $L = 801.33'$
 $C = 795.25'$
 $B = S86^{\circ}24'08''E$

QUALICO DEVELOPMENTS (U.S.), INC.
 DOC. NO. 2025000002114
 DOC. NO. 2025000002115
 DOC. NO. 2025000002116
 DOC. NO. 2025000002117
 DOC. NO. 2025000002118
 DOC. NO. 2025000002119
 DOC. NO. 2025000002120
 DOC. NO. 2025000002121
 DOC. NO. 2025000002122

$\Delta = 19^{\circ}05'59''$
 $R = 350.00'$
 $L = 116.67'$
 $C = 116.13'$
 $B = S89^{\circ}05'45''E$

$\Delta = 38^{\circ}05'11''E$
 $R = 12.84'$
 $L = 12.84'$
 $C = 12.84'$
 $B = N09^{\circ}38'11''E$



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2607417.391	7013056.394
ELEV = 552.0	

WELLER ADDITION
 DOC. NO. 20210000019426

APPROVED

I hereby certify that the above and foregoing HOMESTEAD PHASE II was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2026.

Mayor, City of Rockwall

Planning & Zoning Commission

City Secretary

City Engineer

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 45°39'37" E	35.86'
2.	N 54°47'05" E	13.87'
3.	S 37°27'42" E	13.87'
4.	N 52°18'19" E	14.47'
5.	N 34°58'57" W	14.47'
6.	N 37°59'56" E	14.47'
7.	N 09°25'42" W	11.84'
8.	N 51°46'18" W	13.66'
9.	N 05°37'39" W	14.15'
10.	N 84°09'06" E	21.28'
11.	N 51°52'12" E	18.24'
12.	S 37°49'16" E	16.80'
13.	N 89°27'54" W	14.52'
14.	N 03°47'33" E	12.88'
15.	N 88°41'35" W	15.12'
16.	S 00°39'47" E	13.73'
17.	S 87°41'24" W	14.12'
18.	S 00°36'01" E	13.73'
19.	N 88°23'25" E	1.01'
20.	N 46°45'54" E	13.76'
21.	N 41°38'52" W	15.01'
22.	N 36°56'57" W	14.97'
23.	S 59°12'46" W	14.97'
24.	N 18°13'25" W	14.72'
25.	N 71°07'20" E	13.70'
26.	N 24°42'51" W	20.06'
27.	N 62°56'13" E	14.27'
28.	S 36°15'49" E	16.45'
29.	S 53°31'15" W	18.28'
30.	N 43°23'25" E	5.86'
31.	S 43°23'26" W	14.14'
32.	N 46°36'42" W	14.20'
33.	N 46°36'35" W	14.14'
34.	N 43°23'25" E	14.14'
35.	N 58°59'22" E	14.30'
36.	S 31°01'36" E	13.98'
37.	S 47°17'33" W	14.07'
38.	N 28°48'45" W	29.29'
39.	N 42°42'27" W	14.22'
40.	N 47°17'33" E	14.07'
41.	S 43°23'25" W	14.14'
42.	N 60°38'45" W	29.15'
43.	N 43°23'25" E	14.14'
44.	S 46°36'35" E	14.14'
45.	N 88°23'25" E	43.56'
46.	N 46°16'18" W	35.15'
47.	N 88°23'25" E	75.00'
48.	N 43°43'42" E	35.57'
49.	S 45°54'23" E	35.36'
50.	S 44°05'37" W	35.36'
51.	S 44°04'49" W	14.14'
52.	N 45°55'12" W	14.15'
53.	S 44°15'35" W	14.10'
54.	S 89°05'37" W	11.17'
55.	N 45°44'25" W	35.46'
56.	S 44°15'35" W	35.25'
57.	N 86°32'59" E	29.03'
58.	N 61°18'50" E	27.31'
59.	S 85°40'04" E	24.51'
60.	S 69°03'45" W	32.26'
61.	N 43°15'51" E	34.60'
62.	N 77°05'02" E	30.48'
63.	N 67°01'56" E	37.33'
64.	N 83°37'35" W	34.99'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	21°24'23"	100.00'	37.36'	37.14'	S84°34'58"W
2.	05°08'40"	550.50'	49.43'	49.41'	N87°17'11"W
3.	14°40'22"	600.00'	153.65'	153.23'	S82°31'20"E
4.	05°08'40"	649.50'	58.32'	58.30'	S87°17'11"E
5.	29°02'17"	100.00'	100.00'	50.68'	S70°11'42"E
6.	17°26'34"	100.00'	30.44'	30.33'	S64°23'51"E
7.	24°35'50"	800.00'	343.44'	340.81'	S87°29'04"E
8.	09°55'28"	2251.00'	389.91'	389.42'	N85°10'45"E
9.	06°35'54"	1030.00'	118.62'	118.55'	S86°33'34"E
10.	08°20'30"	970.00'	141.22'	141.10'	S87°26'20"E
11.	24°13'18"	250.00'	105.69'	104.90'	N12°15'08"E
12.	10°59'25"	300.00'	57.55'	57.46'	N84°21'48"W
13.	09°55'28"	2441.00'	422.82'	422.29'	S85°10'45"W
14.	05°07'33"	2591.06'	231.80'	231.72'	N84°43'09"E
15.	48°45'03"	250.00'	212.72'	206.36'	N14°56'50"W
16.	163°38'29"	50.00'	142.80'	98.98'	N05°37'41"W
17.	05°40'41"	2925.00'	289.87'	289.75'	N48°19'41"W
18.	27°28'54"	610.00'	292.58'	289.79'	N86°02'32"W
19.	14°43'28"	50.00'	128.91'	96.06'	S37°42'59"E
20.	64°48'30"	550.00'	622.12'	589.48'	N28°50'01"E
21.	24°58'39"	875.00'	381.45'	378.43'	N48°44'57"E
22.	09°47'39"	800.00'	136.75'	136.59'	N41°09'27"E
23.	24°59'38"	2235.00'	1014.23'	1006.20'	S58°58'48"E
24.	142°58'54"	50.00'	124.77'	94.83'	S36°13'50"E
25.	14°43'08"	2625.00'	674.34'	672.49'	S54°04'06"E
26.	11°48'52"	2625.00'	541.28'	540.32'	S67°20'06"E
27.	162°33'51"	50.00'	141.86'	98.84'	N62°57'55"E
28.	26°49'44"	250.00'	117.06'	116.00'	N11°48'17"E
29.	09°47'05"	450.00'	76.85'	76.76'	S86°43'02"E
30.	05°34'50"	2475.00'	241.07'	240.97'	S84°36'55"E
31.	09°47'05"	600.00'	102.47'	102.34'	S86°43'02"E
32.	05°34'50"	2325.00'	226.46'	226.37'	S84°36'55"E
33.	12°28'24"	50.00'	111.24'	89.68'	N28°51'27"E
34.	01°07'55"	2025.00'	40.00'	40.00'	N74°48'55"W
35.	12°01'28"	2025.00'	424.98'	424.20'	S81°23'36"E
36.	04°12'15"	525.00'	38.52'	38.51'	S89°30'28"E
37.	12°52'12"	50.00'	110.71'	89.44'	N61°49'31"E
38.	10°30'54"	475.00'	87.17'	87.05'	N03°38'52"E
39.	15°21'24"	600.00'	160.81'	160.33'	N65°08'54"E
40.	30°55'13"	600.00'	323.80'	319.88'	S72°55'49"W
41.	18°11'42"	100.00'	31.76'	31.62'	S82°30'44"E
42.	18°11'42"	100.00'	31.76'	31.62'	S79°17'34"W
43.	11°58'35"	300.00'	62.71'	62.59'	N07°35'52"W
44.	31°42'11"	815.00'	450.96'	445.23'	N02°15'56"E
45.	19°03'02"	435.00'	144.63'	143.97'	N08°35'31"E
46.	07°50'44"	250.00'	34.23'	34.21'	N04°51'22"W
47.	08°46'44"	250.00'	38.31'	38.27'	N04°23'22"W
48.	11°29'12"	200.00'	40.10'	40.03'	N04°08'14"E
49.	10°47'13"	525.00'	98.84'	98.70'	N04°29'14"E
50.	107°16'03"	57.50'	253.63'	92.60'	N49°22'46"E

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

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the JUNIPER PHASE I subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the JUNIPER PHASE I 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 their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

QUALICO DEVELOPMENTS (U.S.), INC.

Jay Hankla

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JAY HANKLA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2026.

Notary Public in and for the State of Texas

FINAL PLAT
OF

JUNIPER PHASE I

- LOTS 1-11, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-33, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-11, BLOCK E
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BEING 142.959 ACRES OR 6,227,345.98 SF
TOTAL RESIDENTIAL LOTS 195
TOTAL OPEN SPACE LOTS 14
CITY PARK LOT 1

SITUATED WITHIN

W.H. BAIRD SURVEY, ABSTRACT NO. 25
A JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

QUALICO DEVELOPMENTS (U.S.), INC.

2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
MCKINNEY, TEXAS 75070
469-659-6150

DECEMBER 2025

LEGAL DESCRIPTION

BEING, a tract of land situated in the Abner Johnston Survey, Abstract No. 123 in the City of Rockwall, Rockwall County, Texas, being all of a 261.9194 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the most northerly northeast corner of said 261.9194 acre tract and being in the west line of F.M. 549 (Variable R.O.W.):

THENCE, South 00° 54' 23" East, along the east line of said 261.9194 acre tract and the west line of said F.M. 549, for a distance of 1480.72 feet, to a 5/8 inch iron rod found:

THENCE, South 89° 13' 14" West, continuing along said lines, for a distance of 55.00 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 46' 46" East, continuing along said lines, for a distance of 70.00 feet, to a 5/8 inch iron rod found:

THENCE, North 89° 13' 14" East, continuing along said lines, for a distance of 55.16 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 54' 23" East, continuing along said lines, for a distance of 178.33 feet, to a 5/8 inch iron rod found:

THENCE, South 89° 05' 37" West, continuing along said lines, for a distance of 5.34 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 56' 00" East, continuing along said lines, for a distance of 717.97 feet, to a 1/2 inch iron rod found:

THENCE, South 89° 04' 00" West, continuing along said lines, for a distance of 40.00 feet, to a 5/8 inch iron rod found capped with Txdot:

THENCE, South 00° 56' 00" East, continuing along said lines, for a distance of 153.61 feet, to a 5/8 inch iron rod found capped with Txdot:

THENCE, North 89° 04' 00" East, continuing along said lines, for a distance of 40.00 feet, to a 1/2 inch iron rod found:

THENCE, South 00° 56' 00" East, continuing along said lines, for a distance of 70.20 feet, to a 5/8 inch iron rod found capped with Txdot, at the most southerly southeast corner of said 261.9194 acre tract:

THENCE, South 87° 07' 00" West, departing said west line and along the south line of said 261.9194 acre tract, for a distance of 781.16 feet, to a 1/2 inch iron rod found capped with CBG Surveying:

THENCE, South 81° 46' 04" West, continuing along said south line, for a distance of 90.00 feet, to a 1/2 inch iron rod found capped DCA Inc:

THENCE, South 89° 41' 21" West, continuing along said south line, for a distance of 206.71 feet, to a 1/2 inch iron rod found at the northwest corner of said Somerset Phase 2, an addition to the City of Rockwall, as recorded in Doc. No. in the Plat Records of Rockwall County, Texas:

THENCE, South 88° 23' 25" West, continuing along said south line and with the north line of said Somerset Phase 2, for a distance of 1672.69 feet, to a 1/2 inch iron rod found at the northwest corner of said Somerset Phase 2 being an ell corner of said 261.9194 acre tract:

THENCE, South 00° 08' 29" West, along the west line of said Somerset Phase 2 and the east line of said 261.9194 acre tract, for a distance of 52.02 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the right, having a radius of 1000.00 feet, a central angle of 08° 21' 00":

THENCE, departing said lines and with said curve to the right for an arc distance of 145.74 feet (Chord Bearing North 87° 26' 18" West - 145.61 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 1000.00 feet, a central angle of 06° 35' 43":

THENCE, along said curve to the left for an arc distance of 115.11 feet (Chord Bearing North 86° 33' 39" West - 115.05 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 89° 51' 31" West, for a distance of 87.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point curvature of a curve to the left, having radius of 2221.00 feet, a central angle of 09° 55' 28":

THENCE, along said curve to the left for an arc distance of 384.71 feet (Chord Bearing South 85° 10' 45" West - 384.23 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius of 830.00 feet, a central angle of 24° 53' 46":

THENCE, along said curve to the right for an arc distance of 360.61 feet (Chord Bearing North 87° 20' 11" West - 357.78 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 31° 15' 05":

THENCE, along said curve to the left for an arc distance of 54.54 feet (Chord Bearing South 89° 29' 04" West - 53.87 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius 100.00 feet, a central angle of 21° 24' 23":

THENCE, along said curve to the right for an arc distance of 37.36 feet (Chord Bearing South 84° 34' 58" West - 37.14 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point reverse curvature of a curve to the left, having a radius of 550.50 feet, a central angle of 05° 08' 40":

THENCE, along said curve to the left for an arc distance of 49.43 feet (Chord Bearing North 87° 17' 11" West - 49.41 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 89° 51' 31" West, for a distance of 55.21 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", in the west line of said 261.9194 acre tract and being in the east line of John King Boulevard (Variable R.O.W.):

THENCE, North 07° 17' 08" West, along said east and west lines, for a distance of 25.48 feet, to a 5/8 inch iron rod found:

THENCE, South 88° 32' 18" West, continuing along said east and west lines, for a distance of 20.84 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 1004.93 feet, a central angle of 00° 04' 58":

THENCE, continuing along said lines and with said curve to the left for an arc distance of 1.15 feet (Chord Bearing North 01° 27' 43" West - 1.15 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, North 01° 27' 44" West, continuing along said lines, for a distance of 2017.35 feet, to a 1/2 inch iron rod found capped "RPLS 5084", at the most westerly northwest corner of said 261.9194 acre tract and being the southwest corner of a tract in Deed to Rockwall Independent School District, as recorded in Doc. No. 2010-00443616 in said Deed Records:

THENCE, North 88° 23' 38" East, along the north line of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract, for a distance of 1759.40 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 41° 40' 00" West, departing said north and south lines, for a distance of 224.76 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 46° 03' 16" West, for a distance of 71.37 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 12° 00' 43":

THENCE, along said curve to the right for an arc distance of 20.96 feet (Chord Bearing South 52° 03' 37" West - 20.93 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 600.00 feet, a central angle of 22° 54' 22":

THENCE, along said curve to the left for an arc distance of 239.90 feet (Chord Bearing South 46° 36' 43" West - 238.31 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius of 250.00 feet, a central angle of 10° 53' 49":

THENCE, along said curve to the right for an arc distance of 47.54 feet (Chord Bearing South 40° 36' 21" West 47.78 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, South 46° 03' 16" West, for a distance of 540.26 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 43° 56' 44" East, for a distance of 125.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 46° 03' 16" East, for a distance of 3.61 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the left, having a radius of 2175.00 feet, a central angle of 28° 35' 46":

THENCE, along said curve to the left for an arc distance of 1085.54 feet (Chord Bearing South 60° 17' 31" East - 1074.31 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the right, having a radius of 640.00 feet, a central angle of 10° 07' 29":

THENCE, along said curve to the right for an arc distance of 113.09 feet (Chord Bearing North 09° 33' 23" East - 112.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 14° 37' 08" East, for a distance of 187.71 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to left, having a radius of 1875.00 feet, a central angle of 24° 29' 13":

THENCE, along said curve to the left for an arc distance of 801.33 feet (Chord Bearing South 86° 24' 08" East - 795.25 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point reverse curvature of a curve to the right, having a radius of 350.00 feet, a central angle of 19° 05' 59":

THENCE, along said curve to the right for an arc distance of 116.67 feet (Chord Bearing South 89° 05' 45" East - 116.13 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", to the point of tangency:

THENCE, South 79° 32' 46" East, for a distance of 83.69 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 10° 27' 14" East, for a distance of 576.11 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point curvature of a curve to the right, having a radius of 950.00 feet, a central angle of 01° 16' 00":

THENCE, along said curve to the right for an arc distance of 21.00 feet (Chord Bearing North 11° 05' 14" East - 21.00 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 11° 43' 14" East, for a distance of 237.30 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of curvature of a curve to the left, having a radius of 475.00 feet, a central angle of 13° 19' 49":

THENCE, along said curve to the left for an arc distance of 110.51 feet (Chord Bearing North 05° 03' 20" East - 110.26 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 01° 36' 35" West, for a distance of 90.44 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a non-tangent curve to the left, having a d radius of 50.00 feet, a central angle of 80° 08' 05":

THENCE, along said curve to the left for an arc distance of 69.93 feet (Chord Bearing North 41° 40' 38" West - 67.37 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 08° 15' 20" East, for a distance of 159.70 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", in the north of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract:

THENCE, North 88° 23' 38" East, along said north and south lines, for a distance of 519.39 feet, to a 5/8 inch iron rod found at the southeast corner of said Rockwall Independent School District tract and being an ell corner of said 261.9194 acre tract:

THENCE, North 01° 36' 22" West, along east line of Rockwall Independent School District tract and the west line of said 261.9194 acre tract, for a distance of 669.62 feet, to a 5/8 inch iron rod found at the north most northerly northwest corner of said 261.9194 acre tract:

THENCE, North 88° 24' 41" East, along the north line of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract, for a distance of 393.66 feet, to the POINT OF BEGINNING and containing 142.959 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this ____ day of _____, 2026.

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

FINAL PLAT
OF

JUNIPER PHASE I

- LOTS 1-11, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-33, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-11, BLOCK E
- LOTS 1-19, BLOCK I
- LOTS 1-15, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-15, BLOCK O
- LOTS 1-21, BLOCK P
- LOTS 1-12, BLOCK R
- LOTS 1-9, BLOCK Q
- LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF

TOTAL RESIDENTIAL LOTS 195
TOTAL OPEN SPACE LOTS 14
CITY PARK LOT 1

SITUATED WITHIN

W.H. BAIRD SURVEY, ABSTRACT NO. 25
A JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
MCKINNEY, TEXAS 75070
469-659-6150

DECEMBER 2025



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: February 10, 2026
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: P2025-045; *Final Plat for Phase 1 of the Juniper Subdivision*

SUMMARY

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development (US), Inc. for the approval of a Final Plat for Phase 1 of the Juniper Subdivision, being a 143.431-acre tract of land identified as Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single Family 10 (SF10) District land uses, generally located west of the intersection of FM-549 and Wimberley Lane, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 143.431-acre tract of land (*i.e. Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123*) for the purpose of establishing Phase 1 of the Juniper Subdivision, which will consist of 195 single-family residential lots, 14 open space lots, and one (1) public park (*i.e. Lots 1-14, Block A; Lots 1-10, Block B; Lots 1-36, Block C; Lots 1-16, Block D; Lots 1-11 & 23, Block E; Lots 1-19 & 45, Block I; Lots 1-15 & 29, Block M; Lots 1-28, Block N; Lots 1-15; Block O; Lots 1-21, Block P; Lots 1-12, Block R; Lots 1-9, Block Q; Lots 1-4, Block S, Juniper Phase 1 Subdivision*). Staff should note that in conjunction with the final plat, the applicant has submitted a *PD Site Plan [Case No SP2025-048]* that lays out the landscape and hardscape improvements associated with Phase 1 of the proposed subdivision.
- ☑ Background. The portions of the subject property adjacent to the current alignment of S. Goliad Street [*SH-205*] were annexed into the City on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. The remainder of the subject property, north of S. Goliad Street [*SH-205*], was annexed into the City on June 15, 1998 by *Ordinance No. 98-20 [Ordinance No. A1998-002]*. The portion of the subject property southeast of S. Goliad Street [*SH-205*] was annexed into the City on August 30, 1999 by *Ordinance No. 99-33 [i.e. Case No. A1999-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 6, 2025, the City Council approved a zoning change [*Case No. Z2024-060*] for the subject property changing the zoning from an Agricultural (AG) District to Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses. This zoning change was approved by a vote of 4-3, with Council Members McCallum, Jorif, and Campbell dissenting. On March 17, 2025, the City Council approved a *Preliminary Plat [Case No. P2025-004]* for Phases 1 and 2 of the Juniper Subdivision and a *Master Plat [Case No. P2025-005]* for Phases 1 through 6 of the Juniper Subdivision. The property has remained vacant since annexation.
- ☑ Parks Board. The subject property is located within *Park District #12*, which carries a *Cash-in-Lieu of Land* fee of \$661.59 per residential lot and a *Pro-Rata Equipment Fee* of \$565.36 per residential lot. On January 6, 2026, 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 \$110,245.20 (*i.e. \$565.36 x 195 Lots = \$110,245.20*).
 - (2) In lieu of paying the *Cash in Lieu of Land* fees the applicant is dedicating a 24.450-acre public park.
- ☑ 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 Juniper 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 Board 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: 12/19/2025

PROJECT NUMBER: P2025-045
PROJECT NAME: Final Plat for Juniper PH 1
SITE ADDRESS/LOCATIONS: west of Intersection of FM-549 and Wimberley Lane

CASE CAPTION: Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development (US), Inc. for the approval of a Final Plat for Phase 1 of the Juniper Subdivision, being a 143.431-acre tract of land identified as Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single Family 10 (SF10) District land uses, generally located west of the intersection of FM-549 and Wimberley Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	12/19/2025	Needs Review

12/19/2025: 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 Phase 1 of the Juniper Subdivision, being a 143.431-acre tract of land identified as Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single Family 10 (SF10) District land uses, generally located west of the intersection of FM-549 and Wimberley Lane.

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 (P2025-045) in the lower right-hand corner of all pages on future submittals.

M.4 Please make the following changes to the Title Block: (1) Lots 1-12, Block A, (2) Lots 1-36, Block C, and (3) Lots 1-19 & 45, Block I. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.5 The following lots do not meet the minimum lot width at the rear property line. For each lot, please show that the minimum lot width is met at the rear setback. Lots 4, 5, 8, Block D; Lots 2-5, Block E; Lots 11-15, Block I; Lots 4-15, Block M; Lots 13, 15-28, Block N; Lots 7-9, Block Q; Lots 5-7, Block R. (Planned Development District 103)

M.6 The following discrepancies between the plat (P) and the legal description (LD) need to be addressed. (1) S41 40 00W, 209.49'P, 224.76'LD, and check the next four (4) segments; (2) S43 56 44E, 140.00'P, 125.00'LD; (3) N08 15 20E, 49.19'P, 159.70'LD; (4) N01 36 22W, 108.87'P; (5) N88 23 38E, 538.31'P, 519.39'LD. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 It appears that Lot 2, Block I extends north along John King Boulevard in front of the City Park. The City Park must extend all the way to John King. Please correct this. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please include the Fire Lane Note within the General Notes per the Standard Plat Wording section of the Application Packet. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please correct the signature block. It refers to Homestead Phase 2. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.10 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.11 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: January 13, 2026
Parks Board: January 6, 2026
City Council: January 20, 2026

I.12 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.13 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	12/18/2025	Approved w/ Comments

- 12/18/2025: 1. Additional comments may come once Engineering plans are released, and flood study approved.
2. Remove 10' UE and add 30' water and sanitary sewer easement needed along John King through Lot 1, Blk I.
3. Remove this line. The park lot should extend to the ROW of John King.
4. Will need to update 100 year water surface elevations, prior to filing, once flood study has been approved
5. Entire easement needs callouts, dimensions, curve data, etc.
6. Water line jogs into the property more so you'll need to jog the easement
7. Should be the south property line of the City Park lot
8. What is this line?
9. Lot?, Blk ? Open space
10. Continue the 10' U.E. across this lot too.
11. 20' min for all easements.
12. Add an easement line to delineate between water & sewer esmt along John King and the UE along Mercers Colony
13. All "10' UE" along FM 549 to be revised to be "water & sewer easement"
14. Minimum FFE of all lots adjacent to sag inlets, detention ponds and floodplain must be called out. Minimum 2' above 100-yr. Call out source of floodplain information.
15. Add an easement line to delineate between water & sewer esmt along FM 549 and the UE along Mercers Colony
16. All "10' UE" along FM 549 to be revised to be "water & sewer easement"
17. Drainage easement?
18. Where is the detention portion of this easement?
19. Entire easement needs callouts, dimensions, curve data, etc.
20. Match lines don't "match" location between Sheet 2 and Sheet 3
21. How is the lot accessed for maintenance?
22. Add an easement line to delineate between water & sewer esmt along FM 549 and the UE along Fontanna Blvd.
23. 11. All open space lots shall be maintained and repaired by HOA or property owner of said lots. Any utility/drainage system or appurtenances in/on/over/through an open space lot shall be repaired and replaced by HOA or property owner of said lots.
24. Where is the detention portion of this easement?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/15/2025	Approved w/ Comments

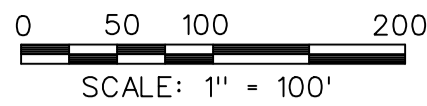
12/15/2025: 1. Change Wimberly Ln. to Wimberley Ln.
2. Please send CAD file (.dwg) of lot lines and street centerlines so addressing can begin.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/17/2025	Approved

No Comments

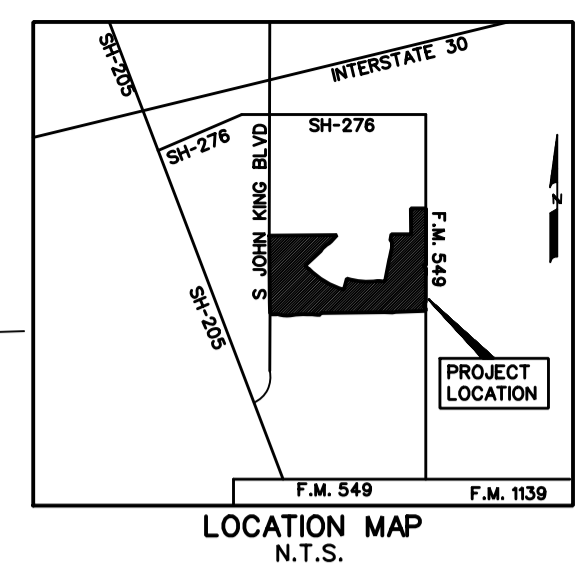
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	12/15/2025	Approved w/ Comments

12/15/2025: For this Final Plat the Parks and Recreation Board will be assessing Pro-Rata Equipment Fees and Cash-In-Lieu of Land Fees for the 195 lots in Juniper Subdivision. The fees to be assessed are as follows: [2] Pro-Rata Equipment Fees of \$565.36 (i.e. $\$565.36 \times 195 \text{ lots} = \$110,245.20$). The total fees assessed will be \$110,245.30. The applicant will be donating a 23+ acre park in lieu of paying Cash in Lieu of land fees.



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2603286.354	7014926.513
ELEV = 566.0	

ROCKWALL INDEPENDENT SCHOOL DISTRICT
INST. NO. 2010-00443616



Remove 10' UE and add 30' water and sanitary sewer easement needed along John King through Lot 1, Blk I.

Additional comments may come once Engineering plans are released, and flood study approved.

Remove this line. The park lot should extend to the ROW of John King

Will need to update 100 year water surface elevations, prior to filing, once flood study has been approved

Entire easement needs callouts, dimensions, curve data, etc.

Water line jogs into the property more so you'll need to jog the easement

What is this line?

Should be the south property line of the City Park lot

$\Delta = 12^\circ 00' 43''$
 $R = 85.00'$
 $L = 17.82'$
 $C = 17.79'$
 $B = S52^\circ 03' 37''$

$\Delta = 22^\circ 54' 32''$
 $R = 615.00'$
 $L = 245.90'$
 $C = 244.26'$
 $B = S46^\circ 36' 43'' W$

$\Delta = 10^\circ 53' 49''$
 $R = 235.00'$
 $L = 44.69'$
 $C = 44.63'$
 $B = S40^\circ 36' 21'' W$

QUALICO DEVELOPMENTS (U.S.), INC.
 DOC. NO. 2025000002114
 DOC. NO. 2025000002115
 DOC. NO. 2025000002116
 DOC. NO. 2025000002117
 DOC. NO. 2025000002118
 DOC. NO. 2025000002119
 DOC. NO. 2025000002120

FINAL PLAT OF
JUNIPER PHASE I

- LOTS 1-11, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-33, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-11, BLOCK E
- LOTS 1-19, BLOCK I
- LOTS 1-15, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-15, BLOCK O
- LOTS 1-21, BLOCK P
- LOTS 1-12, BLOCK R
- LOTS 1-9, BLOCK Q
- LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF
 TOTAL RESIDENTIAL LOTS 195
 TOTAL OPEN SPACE LOTS 14
 CITY PARK LOT 1

SITUATED WITHIN
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER

QUALICO DEVELOPMENTS (U.S.), INC.
 2 GREENSIDE AT CRAIG RANCH
 6950 TPC DRIVE, STE. 150
 MCKINNEY, TEXAS 75070
 469-659-6150



SITUATED WITHIN
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

JUNIPER PHASE I
 LOTS 1-11, BLOCK A, LOTS 1-9, BLOCK B
 LOTS 1-33, BLOCK C, LOTS 1-15, BLOCK D
 LOTS 1-11, BLOCK E, LOTS 1-19, BLOCK I
 LOTS 1-15, BLOCK M, LOTS 1-28, BLOCK N
 LOTS 1-15, BLOCK O, LOTS 1-21, BLOCK P
 LOTS 1-12, BLOCK R, LOTS 1-9, BLOCK Q
 LOTS 1-4, BLOCK S

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
 2 GREENSIDE AT CRAIG RANCH
 6950 TPC DRIVE, STE. 150
 MCKINNEY, TEXAS 75070
 469-659-6150

BEING 142.959 ACRES OR 6,227,345.98 SF
 TOTAL RESIDENTIAL LOTS 195
 TOTAL OPEN SPACE LOTS 14
CITY PARK LOT 1
 DECEMBER 2025 SCALE 1"=100'

Remove 10' UE and add 30' water and sanitary sewer easement needed along John King through Lot 1, Blk I.

Remove this line. The park lot should extend to the ROW of John King

Minimum FFE of all lots adjacent to sag inlets, detention ponds and floodplain must be called out. Minimum 2' above 100-yr.
 Call out source of floodplain information.

What is this line?

Should be the south property line of the City Park lot

All "10' UE" along FM 549 to be revised to be "water & sewer easement"

Add an easement line to delineate between water & sewer esmt along John King and the UE along Mercers Colony

20' min for all easements.

Continue the 10' U.E. across this lot too.

Lot?, Blk ? Open space

$\Delta = 00^{\circ}04'58''$
 $R = 1004.93'$
 $L = 1.15'$
 $C = 1.15'$
 $B = N01^{\circ}27'43''W$

$S88^{\circ}32'18''W$ 20.84'
 $N07^{\circ}17'08''W$ 25.48'
 $N89^{\circ}51'31''W$ 55.21'

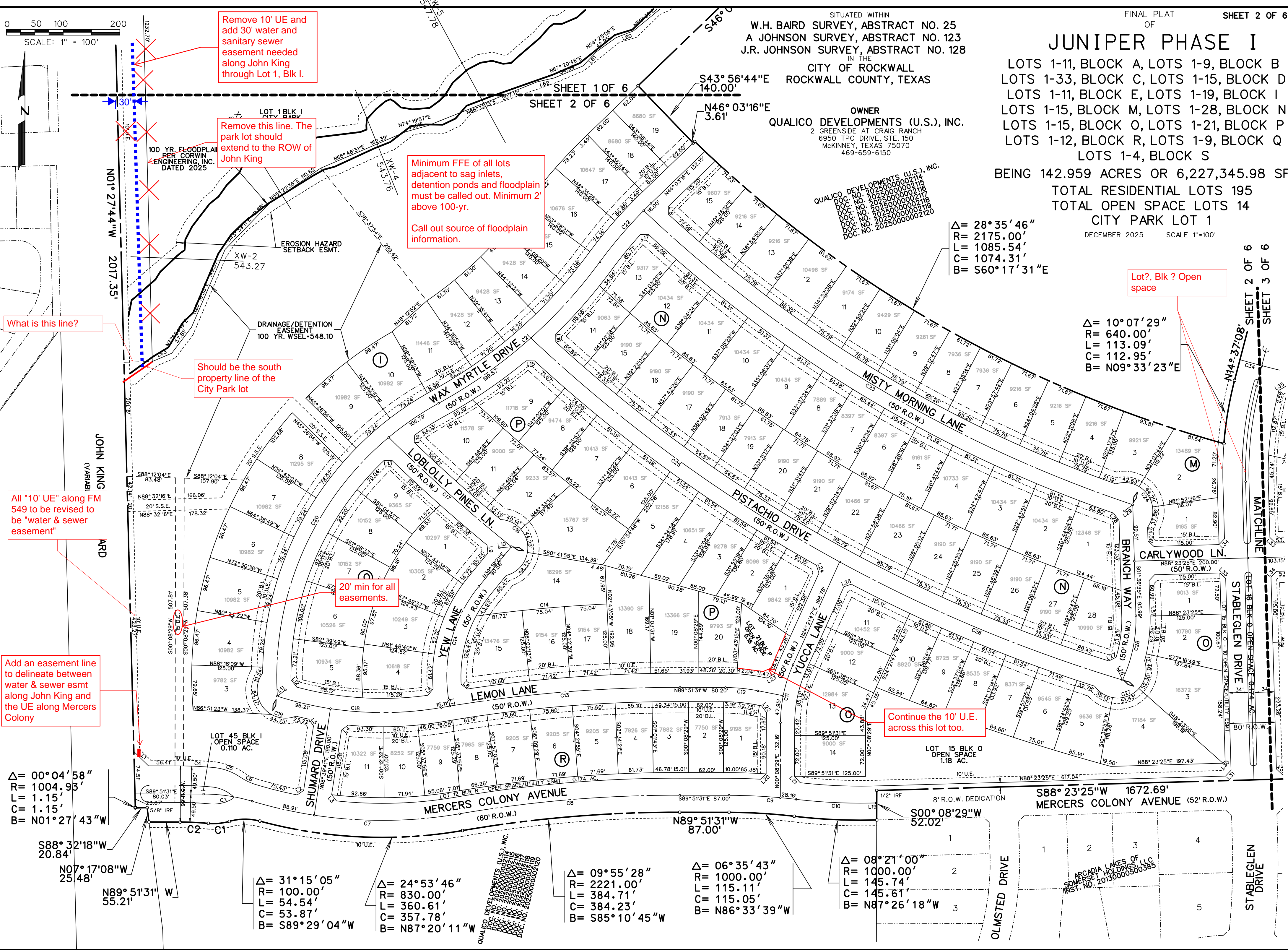
$\Delta = 31^{\circ}15'05''$
 $R = 100.00'$
 $L = 54.54'$
 $C = 53.87'$
 $B = S89^{\circ}29'04''W$

$\Delta = 24^{\circ}53'46''$
 $R = 830.00'$
 $L = 360.61'$
 $C = 357.78'$
 $B = N87^{\circ}20'11''W$

$\Delta = 09^{\circ}55'28''$
 $R = 2221.00'$
 $L = 384.71'$
 $C = 384.23'$
 $B = S85^{\circ}10'45''W$

$\Delta = 06^{\circ}35'43''$
 $R = 1000.00'$
 $L = 115.11'$
 $C = 115.05'$
 $B = N86^{\circ}33'39''W$

$\Delta = 08^{\circ}21'00''$
 $R = 1000.00'$
 $L = 145.74'$
 $C = 145.61'$
 $B = N87^{\circ}26'18''W$



QUALICO DEVELOPMENTS (U.S.), INC.
 DOC. NO. 2025000002114
 DOC. NO. 2025000002115
 DOC. NO. 2025000002116
 DOC. NO. 2025000002117
 DOC. NO. 2025000002118
 DOC. NO. 2025000002119
 DOC. NO. 2025000002120

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC
 INST. NO. 201500000500385

SHEET 2 OF 6
 SHEET 3 OF 6

JUNIPER PHASE I

- LOTS 1-11, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-33, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-11, BLOCK E
- LOTS 1-19, BLOCK I
- LOTS 1-15, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-15, BLOCK O
- LOTS 1-21, BLOCK P
- LOTS 1-12, BLOCK R
- LOTS 1-9, BLOCK Q
- LOTS 1-4, BLOCK S

SITUATED WITHIN
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNER
 QUALICO DEVELOPMENTS (U.S.), INC.
 2 GREENSIDE
 6950 TPC
 MCKINNEY
 469
 DECEMBER 202

$\Delta = 01^{\circ}16'00''$
 $R = 950.00'$
 $L = 21.00'$
 $C = 21.00'$
 $B = N11^{\circ}05'14''E$

SHEET 4 OF 6 XE-8
 SHEET 3 OF 6 555.64

Will need to update
 100 year water
 surface elevations,
 prior to filing, once
 flood study has been
 approved

Entire easement
 needs callouts,
 dimensions, curve
 data, etc.

Drainage
 easement?

Drainage
 easement?

Where is the
 detention portion of
 this easement?

All "10' UE" along FM
 549 to be revised to
 be "water & sewer
 easement"

Add an easement line
 to delineate between
 water & sewer esmt
 along FM 549 and
 the UE along Mercers
 Colony

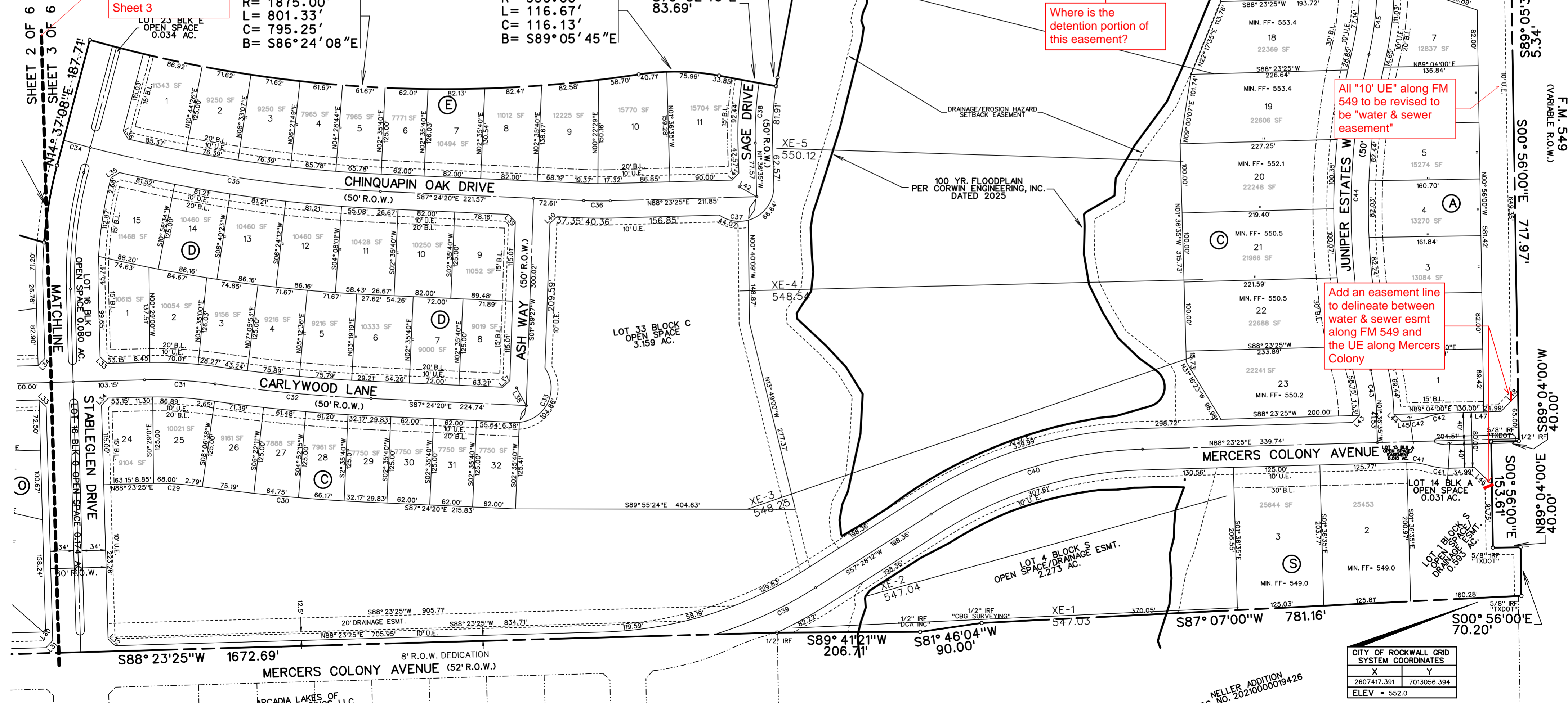
BEING 142.959 ACRES OR 6,227,345.98 SF
 TOTAL RESIDENTIAL LOTS 195
 TOTAL OPEN SPACE LOTS 14

Match lines don't
 "match" location
 between Sheet 2 and
 Sheet 3

$\Delta = 24^{\circ}29'13''$
 $R = 1875.00'$
 $L = 801.33'$
 $C = 795.25'$
 $B = S86^{\circ}24'08''E$

$\Delta = 19^{\circ}05'59''$
 $R = 350.00'$
 $L = 116.67'$
 $C = 116.13'$
 $B = S89^{\circ}05'45''E$

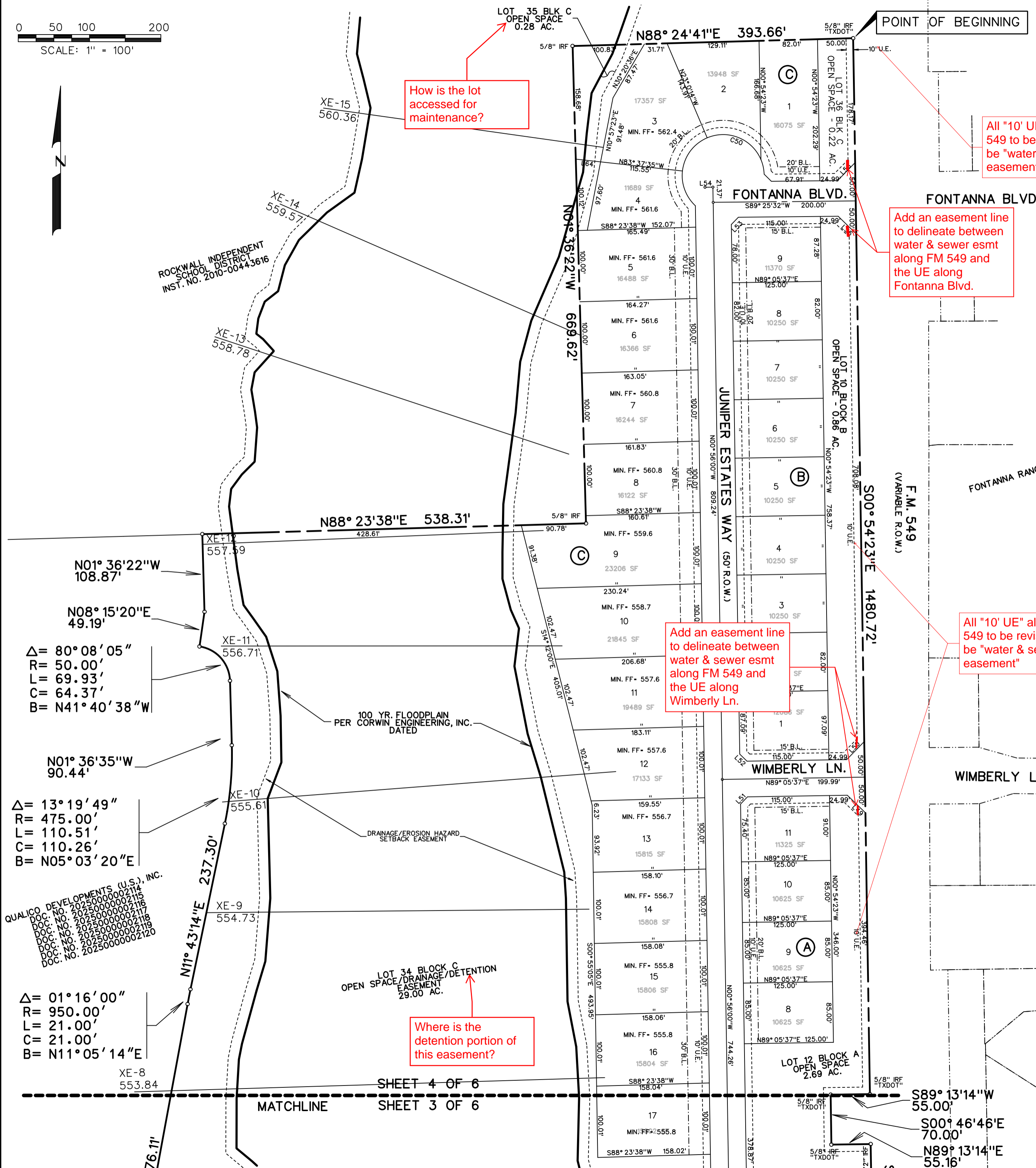
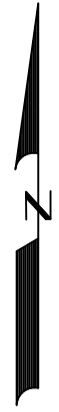
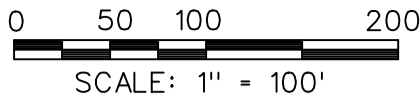
SHEET 2 OF 6
 SHEET 3 OF 6



CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV = 552.0
2607417.391	7013056.394	

SELLER ADDITION
 DOC. NO. 2021000019426

ARCADIA LAKES OF
 SOMERSET HOLDINGS, LLC
 INST. NO. 20130000500385



How is the lot accessed for maintenance?

All "10' UE" along FM 549 to be revised to be "water & sewer easement"

Add an easement line to delineate between water & sewer esmt along FM 549 and the UE along Fontanna Blvd.

Add an easement line to delineate between water & sewer esmt along FM 549 and the UE along Wimberly Ln.

All "10' UE" along FM 549 to be revised to be "water & sewer easement"

Where is the detention portion of this easement?

NOTES:

- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 2021000032297 in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line
U.E. - Utility Easements
C.M. - Controlling Monument
S.S.E. - Sanitary Sewer Easement
D.E. - Drainage Easement
--- City Limits Line
◊ - Street Name Change
- 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 decorative signagem posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
- All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
- Please refer to Sheet 1 of plan set for NTMWD notes.
- Selling a portion of this addition by metes 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.
- 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 subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, 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.
- All open space lots shall be maintained and repaired by HOA or property owner of said lots. Any utility/drainage system or appurtenances in/on/over/through an open space lot shall be repaired and replaced by HOA or property owner of said lots.

FINAL PLAT OF JUNIPER PHASE I

- LOTS 1-11, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-33, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-11, BLOCK E
- LOTS 1-19, BLOCK I
- LOTS 1-15, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-15, BLOCK O
- LOTS 1-21, BLOCK P
- LOTS 1-12, BLOCK R
- LOTS 1-9, BLOCK Q
- LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF

TOTAL RESIDENTIAL LOTS 195
TOTAL OPEN SPACE LOTS 14
CITY PARK LOT 1

SITUATED WITHIN
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
QUALICO DEVELOPMENTS (U.S.), INC.

2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
MCKINNEY, TEXAS 75070
469-659-6150

DECEMBER 2025 SCALE 1"=100'

SHEET 4 OF 6
SHEET 3 OF 6

APPROVED

I hereby certify that the above and foregoing HOMESTEAD PHASE II was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2026.

Mayor, City of Rockwall

Planning & Zoning Commission

City Secretary

City Engineer

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 45°39'37" E	35.86'
2.	N 54°47'05" E	13.87'
3.	S 37°27'42" E	13.87'
4.	N 52°18'19" E	14.47'
5.	N 34°58'57" W	14.47'
6.	N 37°59'56" E	14.47'
7.	N 09°25'42" W	11.84'
8.	N 51°46'18" W	13.66'
9.	N 05°37'39" W	14.15'
10.	N 84°09'06" E	21.28'
11.	N 51°52'12" E	18.24'
12.	S 37°49'16" E	16.80'
13.	N 89°27'54" W	14.52'
14.	N 03°47'33" E	12.88'
15.	N 88°41'35" W	15.12'
16.	S 00°39'47" E	13.73'
17.	S 87°41'24" W	14.12'
18.	S 00°36'01" E	13.73'
19.	N 88°23'25" E	1.01'
20.	N 46°45'54" E	13.76'
21.	N 41°38'52" W	15.01'
22.	N 36°56'57" W	14.97'
23.	S 59°12'46" W	14.97'
24.	N 18°13'25" W	14.72'
25.	N 71°07'20" E	13.70'
26.	N 24°42'51" W	20.06'
27.	N 62°56'13" E	14.27'
28.	S 36°15'49" E	16.45'
29.	S 53°31'15" W	18.28'
30.	N 43°23'25" E	5.86'
31.	S 43°23'26" W	14.14'
32.	N 46°36'42" W	14.20'
33.	N 46°36'35" W	14.14'
34.	N 43°23'25" E	14.14'
35.	N 58°59'22" E	14.30'
36.	S 31°01'36" E	13.98'
37.	S 47°17'33" W	14.07'
38.	N 28°48'45" W	29.29'
39.	N 42°42'27" W	14.22'
40.	N 47°17'33" E	14.07'
41.	S 43°23'25" W	14.14'
42.	N 60°38'45" W	29.15'
43.	N 43°23'25" E	14.14'
44.	S 46°36'35" E	14.14'
45.	N 88°23'25" E	43.56'
46.	N 46°16'18" W	35.15'
47.	N 88°23'25" E	75.00'
48.	N 43°43'42" E	35.57'
49.	S 45°54'23" E	35.36'
50.	S 44°05'37" W	35.36'
51.	S 44°04'49" W	14.14'
52.	N 45°55'12" W	14.15'
53.	S 44°15'35" W	14.10'
54.	S 89°05'37" W	11.17'
55.	N 45°44'25" W	35.46'
56.	S 44°15'35" W	35.25'
57.	N 86°32'59" E	29.03'
58.	N 61°18'50" E	27.31'
59.	S 85°40'04" E	24.51'
60.	S 69°03'45" W	32.26'
61.	N 43°15'51" E	34.60'
62.	N 77°05'02" E	30.48'
63.	N 67°01'56" E	37.33'
64.	N 83°37'35" W	34.99'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	21°24'23"	100.00'	37.36'	37.14'	S84°34'58"W
2.	05°08'40"	550.50'	49.43'	49.41'	N87°17'11"W
3.	14°40'22"	600.00'	153.65'	153.23'	S82°31'20"E
4.	05°08'40"	649.50'	58.32'	58.30'	S87°17'11"E
5.	29°02'17"	100.00'	100.00'	50.68'	S70°11'42"E
6.	17°26'34"	100.00'	30.44'	30.33'	S64°23'51"E
7.	24°35'50"	800.00'	343.44'	340.81'	S87°29'04"E
8.	09°55'28"	2251.00'	389.91'	389.42'	N85°10'45"E
9.	06°35'54"	1030.00'	118.62'	118.55'	S86°33'34"E
10.	08°20'30"	970.00'	141.22'	141.10'	S87°26'20"E
11.	24°13'18"	250.00'	105.69'	104.90'	N12°15'08"E
12.	10°59'25"	300.00'	57.55'	57.46'	N84°21'48"W
13.	09°55'28"	2441.00'	422.82'	422.29'	S85°10'45"W
14.	05°07'33"	2591.06'	231.80'	231.72'	N84°43'09"E
15.	48°45'03"	250.00'	212.72'	206.36'	N14°56'50"W
16.	163°38'29"	50.00'	142.80'	98.98'	N05°37'41"W
17.	05°40'41"	2925.00'	289.87'	289.75'	N48°19'41"W
18.	27°28'54"	610.00'	292.58'	289.79'	N86°02'32"W
19.	14°43'28"	50.00'	128.91'	96.06'	S37°42'59"E
20.	64°48'30"	550.00'	622.12'	589.48'	N28°50'01"E
21.	24°58'39"	875.00'	381.45'	378.43'	N48°44'57"E
22.	09°47'39"	800.00'	136.75'	136.59'	N41°09'27"E
23.	24°59'38"	2235.00'	1014.23'	1006.20'	S58°58'48"E
24.	142°58'54"	50.00'	124.77'	94.83'	S36°13'50"E
25.	14°43'08"	2625.00'	674.34'	672.49'	S54°04'06"E
26.	11°48'52"	2625.00'	541.28'	540.32'	S67°20'06"E
27.	162°33'51"	50.00'	141.86'	98.84'	N62°57'55"E
28.	26°49'44"	250.00'	117.06'	116.00'	N11°48'17"E
29.	09°47'05"	450.00'	76.85'	76.76'	S86°43'02"E
30.	05°34'50"	2475.00'	241.07'	240.97'	S84°36'55"E
31.	09°47'05"	600.00'	102.47'	102.34'	S86°43'02"E
32.	05°34'50"	2325.00'	226.46'	226.37'	S84°36'55"E
33.	12°28'24"	50.00'	111.24'	89.68'	N28°51'27"E
34.	01°07'55"	2025.00'	40.00'	40.00'	N74°48'55"W
35.	12°01'28"	2025.00'	424.98'	424.20'	S81°23'36"E
36.	04°12'15"	525.00'	38.52'	38.51'	S89°30'28"E
37.	12°52'12"	50.00'	110.71'	89.44'	N61°49'31"E
38.	10°30'54"	475.00'	87.17'	87.05'	N03°38'52"E
39.	15°21'24"	600.00'	160.81'	160.33'	N65°08'54"E
40.	30°55'13"	600.00'	323.80'	319.88'	S72°55'49"W
41.	18°11'42"	100.00'	31.76'	31.62'	S82°30'44"E
42.	18°11'42"	100.00'	31.76'	31.62'	S79°17'34"W
43.	11°58'35"	300.00'	62.71'	62.59'	N07°35'52"W
44.	31°42'11"	815.00'	450.96'	445.23'	N02°15'56"E
45.	19°03'02"	435.00'	144.63'	143.97'	N08°35'31"E
46.	07°50'44"	250.00'	34.23'	34.21'	N04°51'22"W
47.	08°46'44"	250.00'	38.31'	38.27'	N04°23'22"W
48.	11°29'12"	200.00'	40.10'	40.03'	N04°08'14"E
49.	10°47'13"	525.00'	98.84'	98.70'	N04°29'14"E
50.	107°16'03"	57.50'	253.63'	92.60'	N49°22'46"E

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

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the JUNIPER PHASE I subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the JUNIPER PHASE I 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 their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

QUALICO DEVELOPMENTS (U.S.), INC.

Jay Hankla

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JAY HANKLA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2026.

Notary Public in and for the State of Texas

FINAL PLAT
OF

JUNIPER PHASE I

- LOTS 1-11, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-33, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-11, BLOCK E
- LOTS 1-19, BLOCK I
- LOTS 1-15, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-15, BLOCK O
- LOTS 1-21, BLOCK P
- LOTS 1-12, BLOCK R
- LOTS 1-9, BLOCK Q
- LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF
TOTAL RESIDENTIAL LOTS 195
TOTAL OPEN SPACE LOTS 14
CITY PARK LOT 1

SITUATED WITHIN

W.H. BAIRD SURVEY, ABSTRACT NO. 25
A JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

QUALICO DEVELOPMENTS (U.S.), INC.

2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
MCKINNEY, TEXAS 75070
469-659-6150

DECEMBER 2025

LEGAL DESCRIPTION

BEING, a tract of land situated in the Abner Johnston Survey, Abstract No. 123 in the City of Rockwall, Rockwall County, Texas, being all of a 261.9194 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the most northerly northeast corner of said 261.9194 acre tract and being in the west line of F.M. 549 (Variable R.O.W.):

THENCE, South 00° 54'23" East, along the east line of said 261.9194 acre tract and the west line of said F.M. 549, for a distance of 1480.72 feet, to a 5/8 inch iron rod found:

THENCE, South 89° 13'14" West, continuing along said lines, for a distance of 55.00 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 46'46" East, continuing along said lines, for a distance of 70.00 feet, to a 5/8 inch iron rod found:

THENCE, North 89° 13'14" East, continuing along said lines, for a distance of 55.16 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 54'23" East, continuing along said lines, for a distance of 178.33 feet, to a 5/8 inch iron rod found:

THENCE, South 89° 05'37" West, continuing along said lines, for a distance of 5.34 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 56'00" East, continuing along said lines, for a distance of 717.97 feet, to a 1/2 inch iron rod found:

THENCE, South 89° 04'00" West, continuing along said lines, for a distance of 40.00 feet, to a 5/8 inch iron rod found capped with Txdot:

THENCE, South 00° 56'00" East, continuing along said lines, for a distance of 153.61 feet, to a 5/8 inch iron rod found capped with Txdot:

THENCE, North 89° 04'00" East, continuing along said lines, for a distance of 40.00 feet, to a 1/2 inch iron rod found:

THENCE, South 00° 56'00" East, continuing along said lines, for a distance of 70.20 feet, to a 5/8 inch iron rod found capped with Txdot, at the most southerly southeast corner of said 261.9194 acre tract:

THENCE, South 87° 07'00" West, departing said west line and along the south line of said 261.9194 acre tract, for a distance of 781.16 feet, to a 1/2 inch iron rod found capped with CBG Surveying:

THENCE, South 81° 46'04" West, continuing along said south line, for a distance of 90.00 feet, to a 1/2 inch iron rod found capped DCA Inc:

THENCE, South 89° 41'21" West, continuing along said south line, for a distance of 206.71 feet, to a 1/2 inch iron rod found at the northwest corner of said Somerset Phase 2, an addition to the City of Rockwall, as recorded in Doc. No. in the Plat Records of Rockwall County, Texas:

THENCE, South 88° 23'25" West, continuing along said south line and with the north line of said Somerset Phase 2, for a distance of 1672.69 feet, to a 1/2 inch iron rod found at the northwest corner of said Somerset Phase 2 being an ell corner of said 261.9194 acre tract:

THENCE, South 00° 08'29" West, along the west line of said Somerset Phase 2 and the east line of said 261.9194 acre tract, for a distance of 52.02 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the right, having a radius of 1000.00 feet, a central angle of 08° 21'00":

THENCE, departing said lines and with said curve to the right for an arc distance of 145.74 feet (Chord Bearing North 87° 26'18" West - 145.61 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 1000.00 feet, a central angle of 06° 35'43":

THENCE, along said curve to the left for an arc distance of 115.11 feet (Chord Bearing North 86° 33'39" West - 115.05 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 89° 51'31" West, for a distance of 87.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point curvature of a curve to the left, having radius of 2221.00 feet, a central angle of 09° 55'28":

THENCE, along said curve to the left for an arc distance of 384.71 feet (Chord Bearing South 85° 10'45" West - 384.23 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius of 830.00 feet, a central angle of 24° 53'46":

THENCE, along said curve to the right for an arc distance of 360.61 feet (Chord Bearing North 87° 20'11" West - 357.78 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 31° 15'05":

THENCE, along said curve to the left for an arc distance of 54.54 feet (Chord Bearing South 89° 29'04" West - 53.87 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius 100.00 feet, a central angle of 21° 24'23":

THENCE, along said curve to the right for an arc distance of 37.36 feet (Chord Bearing South 84° 34'58" West - 37.14 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point reverse curvature of a curve to the left, having a radius of 550.50 feet, a central angle of 05° 08'40":

THENCE, along said curve to the left for an arc distance of 49.43 feet (Chord Bearing North 87° 17'11" West - 49.41 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 89° 51'31" West, for a distance of 55.21 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", in the west line of said 261.9194 acre tract and being in the east line of John King Boulevard (Variable R.O.W.):

THENCE, North 07° 17'08" West, along said east and west lines, for a distance of 25.48 feet, to a 5/8 inch iron rod found:

THENCE, South 88° 32'18" West, continuing along said east and west lines, for a distance of 20.84 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 1004.93 feet, a central angle of 00° 04'58":

THENCE, continuing along said lines and with said curve to the left for an arc distance of 1.15 feet (Chord Bearing North 01° 27'43" West - 1.15 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, North 01° 27'44" West, continuing along said lines, for a distance of 2017.35 feet, to a 1/2 inch iron rod found capped "RPLS 5084", at the most westerly northwest corner of said 261.9194 acre tract and being the southwest corner of a tract in Deed to Rockwall Independent School District, as recorded in Doc. No. 2010-00443616 in said Deed Records:

THENCE, North 88° 23'38" East, along the north line of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract, for a distance of 1759.40 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 41° 40'00" West, departing said north and south lines, for a distance of 224.76 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 46° 03'16" West, for a distance of 71.37 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 12° 00'43":

THENCE, along said curve to the right for an arc distance of 20.96 feet (Chord Bearing South 52° 03'37" West - 20.93 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 600.00 feet, a central angle of 22° 54'22":

THENCE, along said curve to the left for an arc distance of 239.90 feet (Chord Bearing South 46° 36'43" West - 238.31 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius of 250.00 feet, a central angle of 10° 53'49":

THENCE, along said curve to the right for an arc distance of 47.54 feet (Chord Bearing South 40° 36'21" West 47.78 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, South 46° 03'16" West, for a distance of 540.26 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 43° 56'44" East, for a distance of 125.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 46° 03'16" East, for a distance of 3.61 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the left, having a radius of 2175.00 feet, a central angle of 28° 35'46":

THENCE, along said curve to the left for an arc distance of 1085.54 feet (Chord Bearing South 60° 17'31" East - 1074.31 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the right, having a radius of 640.00 feet, a central angle of 10° 07'29":

THENCE, along said curve to the right for an arc distance of 113.09 feet (Chord Bearing North 09° 33'23" East - 112.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 14° 37'08" East, for a distance of 187.71 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to left, having a radius of 1875.00 feet, a central angle of 24° 29'13":

THENCE, along said curve to the left for an arc distance of 801.33 feet (Chord Bearing South 86° 24'08" East - 795.25 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point reverse curvature of a curve to the right, having a radius of 350.00 feet, a central angle of 19° 05'59":

THENCE, along said curve to the right for an arc distance of 116.67 feet (Chord Bearing South 89° 05'45" East - 116.13 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", to the point of tangency:

THENCE, South 79° 32'46" East, for a distance of 83.69 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 10° 27'14" East, for a distance of 576.11 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point curvature of a curve to the right, having a radius of 950.00 feet, a central angle of 01° 16'00":

THENCE, along said curve to the right for an arc distance of 21.00 feet (Chord Bearing North 11° 05'14" East - 21.00 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 11° 43'14" East, for a distance of 237.30 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of curvature of a curve to the left, having a radius of 475.00 feet, a central angle of 13° 19'49":

THENCE, along said curve to the left for an arc distance of 110.51 feet (Chord Bearing North 05° 03'20" East - 110.26 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 01° 36'35" West, for a distance of 90.44 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a non-tangent curve to the left, having a d radius of 50.00 feet, a central angle of 80° 08'05":

THENCE, along said curve to the left for an arc distance of 69.93 feet (Chord Bearing North 41° 40'38" West - 67.37 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 08° 15'20" East, for a distance of 159.70 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", in the north of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract:

THENCE, North 88° 23'38" East, along said north and south lines, for a distance of 519.39 feet, to a 5/8 inch iron rod found at the southeast corner of said Rockwall Independent School District tract and being an ell corner of said 261.9194 acre tract:

THENCE, North 01° 36'22" West, along east line of Rockwall Independent School District tract and the west line of said 261.9194 acre tract, for a distance of 669.62 feet, to a 5/8 inch iron rod found at the north most northerly northwest corner of said 261.9194 acre tract:

THENCE, North 88° 24'41" East, along the north line of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract, for a distance of 393.66 feet, to the POINT OF BEGINNING and containing 142.959 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2026.

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

FINAL PLAT
OF

JUNIPER PHASE I

- LOTS 1-11, BLOCK A
- LOTS 1-9, BLOCK B
- LOTS 1-33, BLOCK C
- LOTS 1-15, BLOCK D
- LOTS 1-11, BLOCK E
- LOTS 1-19, BLOCK I
- LOTS 1-15, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-15, BLOCK O
- LOTS 1-21, BLOCK P
- LOTS 1-12, BLOCK R
- LOTS 1-9, BLOCK Q
- LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF

TOTAL RESIDENTIAL LOTS 195
TOTAL OPEN SPACE LOTS 14
CITY PARK LOT 1

SITUATED WITHIN

W.H. BAIRD SURVEY, ABSTRACT NO. 25
A JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
MCKINNEY, TEXAS 75070
469-659-6150

DECEMBER 2025



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 Spans between S John King Blvd & FM 549 at Mercers Colony Avenue

SUBDIVISION Juniper Phase 1

LOT

BLOCK

GENERAL LOCATION Spans between S John King Blvd & FM 549 at Mercers Colony Avenue

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-103

CURRENT USE Single Family

PROPOSED ZONING

PROPOSED USE

ACREAGE 143.431

LOTS [CURRENT]

LOTS [PROPOSED] 195

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 Ryan Joyce

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

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 \$ 3,168.62 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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."

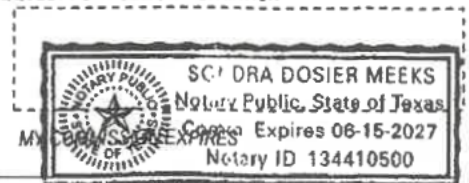
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF December, 2025

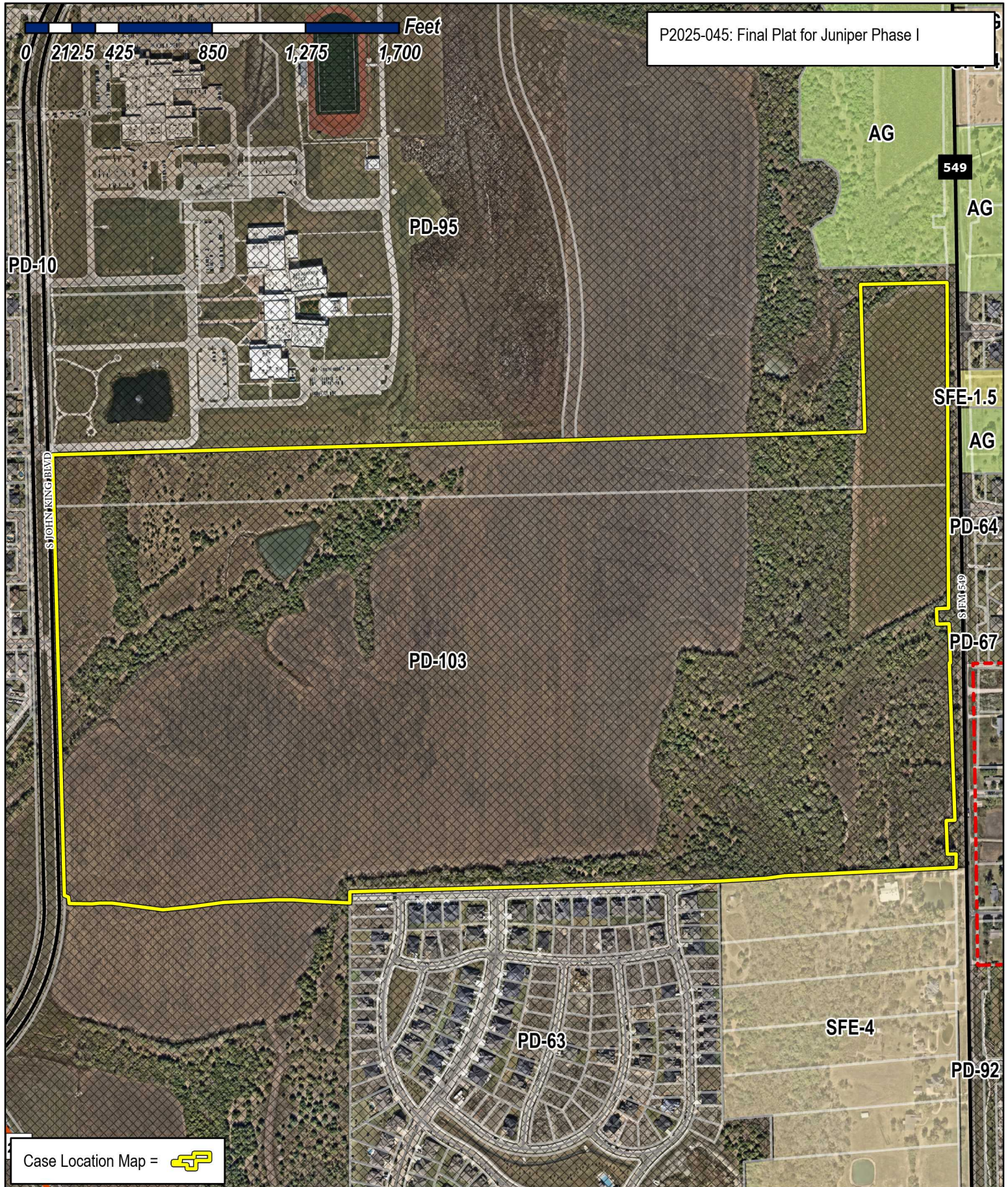
OWNER'S SIGNATURE

John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sandra Dosier Meeks





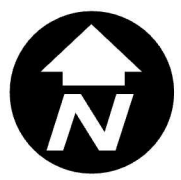
Case Location Map = 



City of Rockwall

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

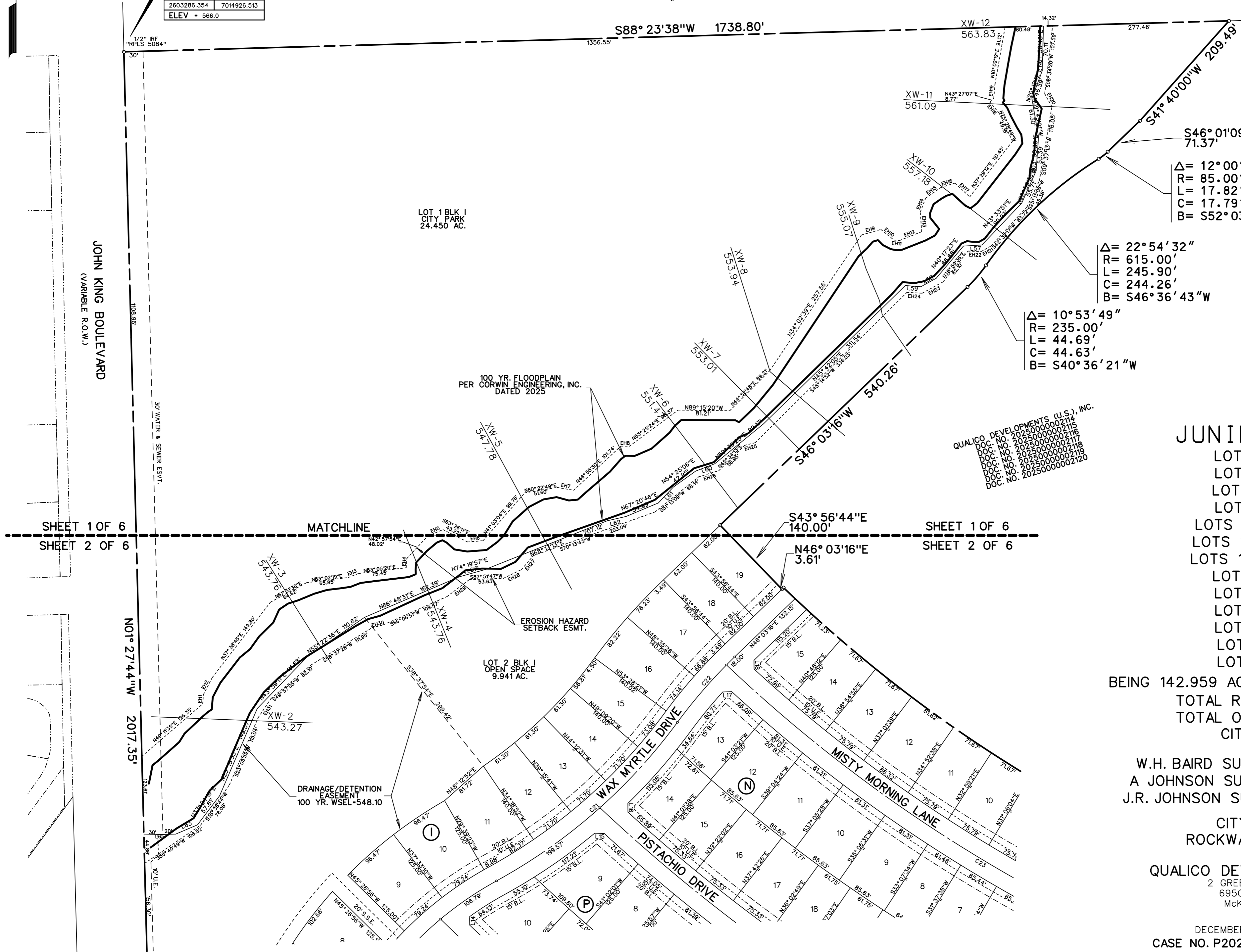
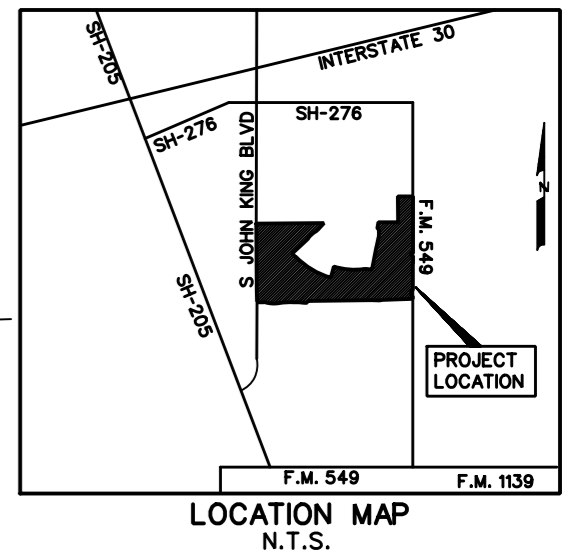
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



0 50 100 200
SCALE: 1" = 100'

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2603286.354	7014926.513
ELEV = 566.0	

ROCKWALL INDEPENDENT SCHOOL DISTRICT
INST. NO. 2010-00443616



$\Delta = 12^{\circ}00'43''$
R = 85.00'
L = 17.82'
C = 17.79'
B = S52°03'37"

$\Delta = 22^{\circ}54'32''$
R = 615.00'
L = 245.90'
C = 244.26'
B = S46°36'43"W

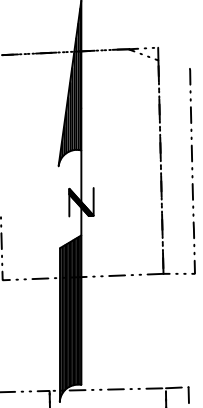
$\Delta = 10^{\circ}53'49''$
R = 235.00'
L = 44.69'
C = 44.63'
B = S40°36'21"W

100 YR. FLOODPLAIN PER CORWIN ENGINEERING, INC. DATED 2025

QUALICO DEVELOPMENTS (U.S.), INC.
DOC. NO. 2025000002114
DOC. NO. 2025000002115
DOC. NO. 2025000002116
DOC. NO. 2025000002117
DOC. NO. 2025000002118
DOC. NO. 2025000002119
DOC. NO. 2025000002120

FINAL PLAT OF
JUNIPER PHASE I
LOTS 1-12, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-34, BLOCK C
LOTS 1-16, BLOCK D
LOTS 1-11 & 23, BLOCK E
LOTS 1-19 & 45, BLOCK I
LOTS 1-15 & 29, BLOCK M
LOTS 1-28, BLOCK N
LOTS 1-16, BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-12, BLOCK R
LOTS 1-9, BLOCK Q
LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF
TOTAL RESIDENTIAL LOTS 195
TOTAL OPEN SPACE LOTS 14
CITY PARK LOT 1
SITUATED WITHIN
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
MCKINNEY, TEXAS 75070
469-659-6150



SITUATED WITHIN
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

CASE NO. P2025-045 FINAL PLAT OF SHEET 2 OF 6

JUNIPER PHASE I

LOTS 1-12, BLOCK A, LOTS 1-10, BLOCK B
 LOTS 1-34, BLOCK C, LOTS 1-16, BLOCK D
 LOTS 1-11 & 23, BLOCK E, LOTS 1-19 & 45, BLK I
 LOTS 1-15 & 29 BLOCK M, LOTS 1-28, BLOCK N
 LOTS 1-16, BLOCK O, LOTS 1-21, BLOCK P
 LOTS 1-12, BLOCK R, LOTS 1-9, BLOCK Q
 LOTS 1-4, BLOCK S

OWNER
 QUALICO DEVELOPMENTS (U.S.), INC.
 2 GREENSIDE AT CRAIG RANCH
 6950 TPC DRIVE, STE. 150
 MCKINNEY, TEXAS 75070
 469-659-6150

BEING 142.959 ACRES OR 6,227,345.98 SF
 TOTAL RESIDENTIAL LOTS 195
 TOTAL OPEN SPACE LOTS 14
 CITY PARK LOT 1

DECEMBER 2025 SCALE 1"=100'

$\Delta = 28^{\circ}35'46''$
 $R = 2175.00'$
 $L = 1085.54'$
 $C = 1074.31'$
 $B = S60^{\circ}17'31''E$

$\Delta = 10^{\circ}07'29''$
 $R = 640.00'$
 $L = 113.09'$
 $C = 112.95'$
 $B = N09^{\circ}33'23''E$

$\Delta = 00^{\circ}04'58''$
 $R = 1004.93'$
 $L = 1.15'$
 $C = 1.15'$
 $B = N01^{\circ}27'43''W$

$S88^{\circ}32'18''W$
 20.84'
 $N07^{\circ}17'08''W$
 25.48'
 $N89^{\circ}51'31''W$
 55.21'

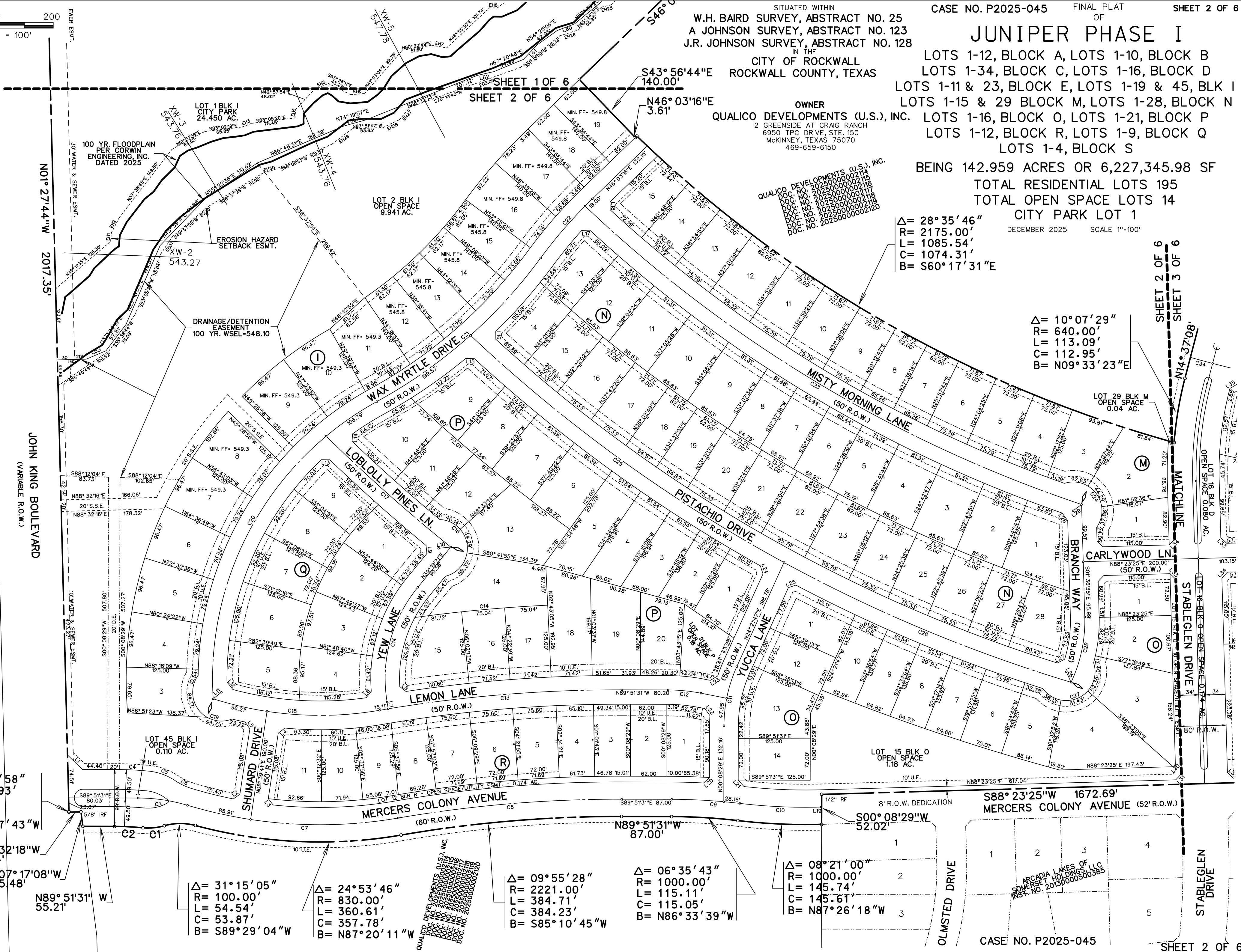
$\Delta = 31^{\circ}15'05''$
 $R = 100.00'$
 $L = 54.54'$
 $C = 53.87'$
 $B = S89^{\circ}29'04''W$

$\Delta = 24^{\circ}53'46''$
 $R = 830.00'$
 $L = 360.61'$
 $C = 357.78'$
 $B = N87^{\circ}20'11''W$

$\Delta = 09^{\circ}55'28''$
 $R = 2221.00'$
 $L = 384.71'$
 $C = 384.23'$
 $B = S85^{\circ}10'45''W$

$\Delta = 06^{\circ}35'43''$
 $R = 1000.00'$
 $L = 115.11'$
 $C = 115.05'$
 $B = N86^{\circ}33'39''W$

$\Delta = 08^{\circ}21'00''$
 $R = 1000.00'$
 $L = 145.74'$
 $C = 145.61'$
 $B = N87^{\circ}26'18''W$



QUALICO DEVELOPMENTS (U.S.), INC.
 DOC. NO. 2025000002114
 DOC. NO. 2025000002115
 DOC. NO. 2025000002116
 DOC. NO. 2025000002117
 DOC. NO. 2025000002118
 DOC. NO. 2025000002119
 DOC. NO. 2025000002120

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
 INST. NO. 20130000500385

SHEET 2 OF 6
 SHEET 3 OF 6
 SHEET 6 OF 6

JUNIPER PHASE I

- LOTS 1-12, BLOCK A
- LOTS 1-10, BLOCK B
- LOTS 1-34, BLOCK C
- LOTS 1-16, BLOCK D
- LOTS 1-11 & 23, BLOCK E
- LOTS 1-19 & 45, BLOCK I
- LOTS 1-15 & 29, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-16, BLOCK O
- LOTS 1-21, BLOCK P
- LOTS 1-12, BLOCK R
- LOTS 1-9, BLOCK Q
- LOTS 1-4, BLOCK S

SITUATED WITHIN
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNER
 QUALICO DEVELOPMENTS (U.S.), INC.
 2 GREENSIDE AT CRAIG RANCH
 6950 TPC DRIVE, STE. 150
 MCKINNEY, TEXAS 75070
 469-659-6150

DECEMBER 2025 SCALE 1"=100'

$\Delta = 01^{\circ}16'00''$
 $R = 950.00'$
 $L = 21.00'$
 $C = 21.00'$
 $B = N11^{\circ}05'14''E$

SHEET 4 OF 6 XE-8
 SHEET 3 OF 6

BEING 142.959 ACRES OR 6,227,345.98 SF
 TOTAL RESIDENTIAL LOTS 195
 TOTAL OPEN SPACE LOTS 14
 CITY PARK LOT 1

$\Delta = 24^{\circ}29'13''$
 $R = 1875.00'$
 $L = 801.33'$
 $C = 795.25'$
 $B = S86^{\circ}24'08''E$

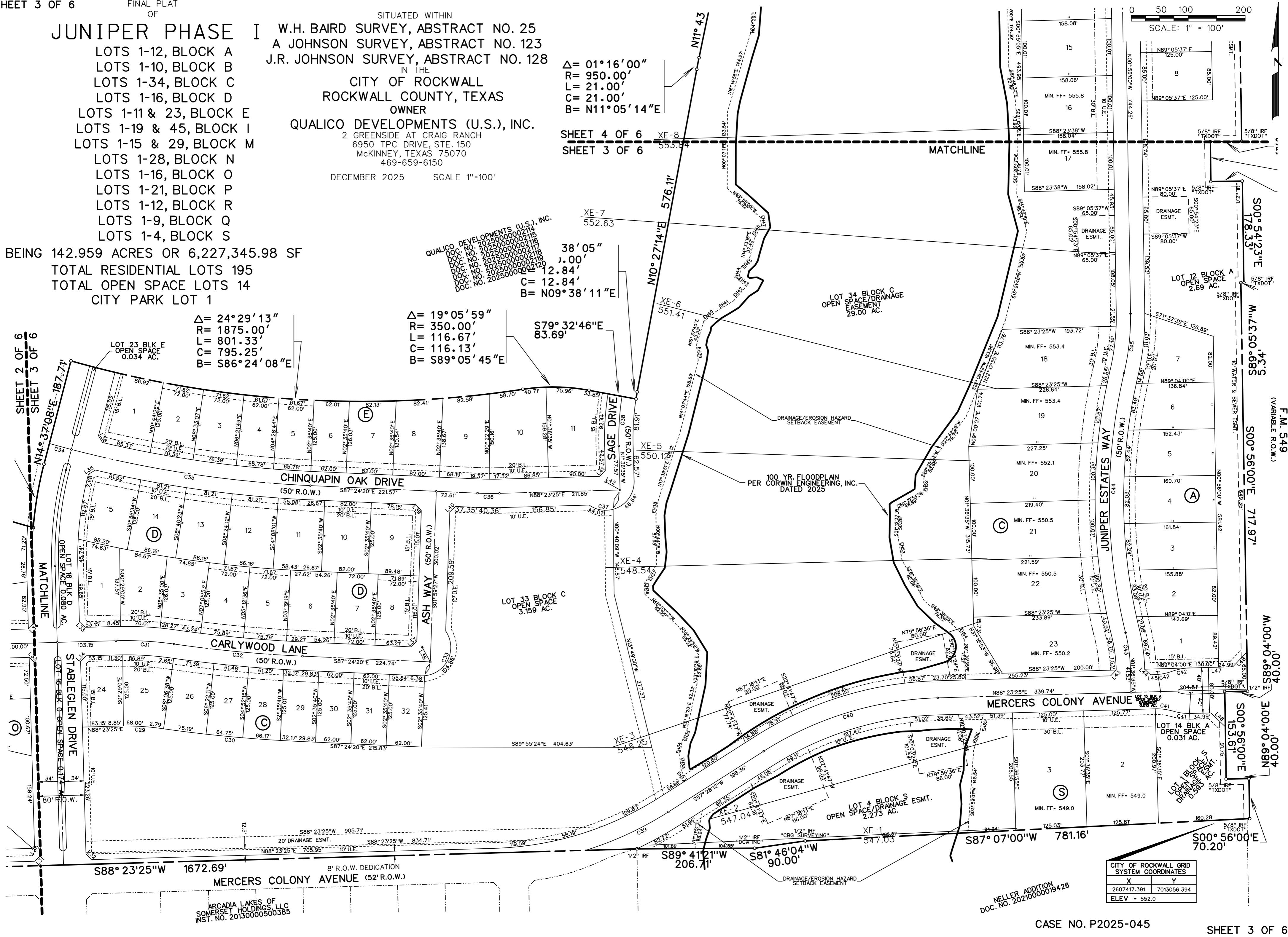
$\Delta = 19^{\circ}05'59''$
 $R = 350.00'$
 $L = 116.67'$
 $C = 116.13'$
 $B = S89^{\circ}05'45''E$

$S79^{\circ}32'46''E$
 83.69'

QUALICO DEVELOPMENTS (U.S.), INC.
 DOC. NO. 2025000002114
 DOC. NO. 2025000002115
 DOC. NO. 2025000002116
 DOC. NO. 2025000002117
 DOC. NO. 2025000002118
 DOC. NO. 2025000002119
 DOC. NO. 2025000002120

38'05"
 J.00'
 12.84'
 C = 12.84'
 B = N09°38'11"E

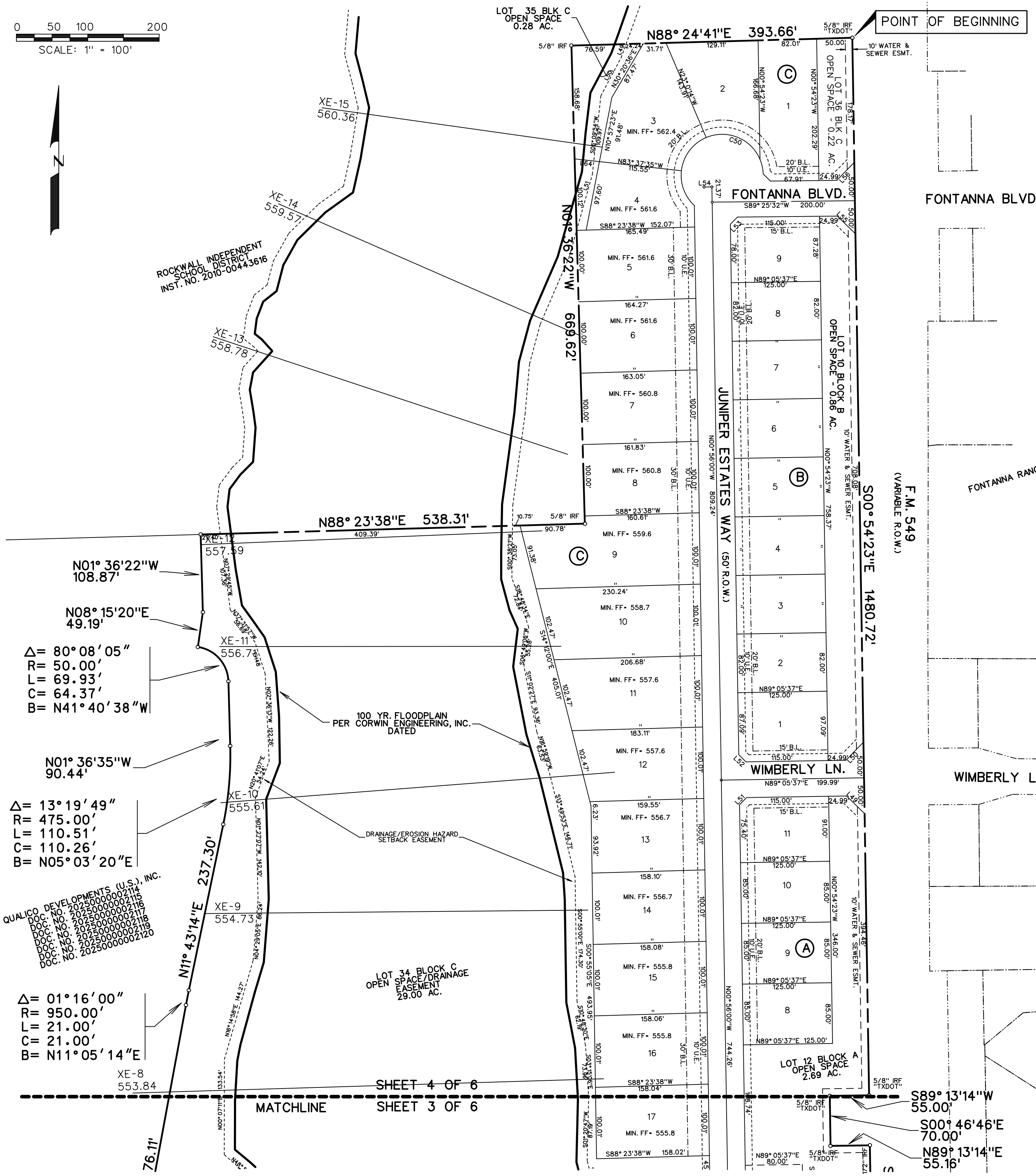
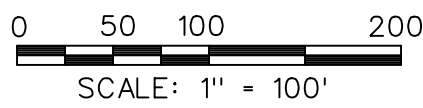
SHEET 2 OF 6
 SHEET 3 OF 6



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2607417.391	7013056.394
ELEV = 552.0	

NELLER ADDITION
 DOC. NO. 20210000019426

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC
 INST. NO. 20130000500385



NOTES:

- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 2021000032297 in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- Legend
 B.L. - Building Line
 U.E. - Utility Easements
 C.M. - Controlling Monument
 S.S.E. - Sanitary Sewer Easement
 D.E. - Drainage Easement
 --- - City Limits Line
 --- - Street Name Change
- 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 decorative signage posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
- All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
- Please refer to Sheet 1 of plan set for NTMWD notes.
- Selling a portion of this addition by metes 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.
- 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 subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, 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.
- All open space lots shall be maintained and repaired by HOA or property owner of said lots. Any utility/drainage system or appurtenances in/on/over/through an open space lot shall be repaired and replaced by HOA or property owner of said lots.
- 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.

FINAL PLAT
OF
JUNIPER PHASE I

- LOTS 1-12, BLOCK A
- LOTS 1-10, BLOCK B
- LOTS 1-34, BLOCK C
- LOTS 1-16, BLOCK D
- LOTS 1-11 & 23, BLOCK E
- LOTS 1-19 & 45, BLOCK I
- LOTS 1-15 & 29, BLOCK M
- LOTS 1-28, BLOCK N
- LOTS 1-16, BLOCK O
- LOTS 1-21, BLOCK P
- LOTS 1-12, BLOCK R
- LOTS 1-4, BLOCK S

BEING 142.959 ACRES OR 6,227,345.98 SF
 TOTAL RESIDENTIAL LOTS 195
 TOTAL OPEN SPACE LOTS 14
 CITY PARK LOT 1

SITUATED WITHIN
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
QUALICO DEVELOPMENTS (U.S.), INC.

2 GREENSIDE AT CRAIG RANCH
 6950 TPC DRIVE, STE. 150
 MCKINNEY, TEXAS 75070
 469-659-6150

DECEMBER 2025 SCALE 1"=100'

$\Delta = 80^{\circ} 08' 05''$
 $R = 50.00'$
 $L = 69.93'$
 $C = 64.37'$
 $B = N41^{\circ} 40' 38'' W$

$\Delta = 13^{\circ} 19' 49''$
 $R = 475.00'$
 $L = 110.51'$
 $C = 110.26'$
 $B = N05^{\circ} 03' 20'' E$

$\Delta = 01^{\circ} 16' 00''$
 $R = 950.00'$
 $L = 21.00'$
 $C = 21.00'$
 $B = N11^{\circ} 05' 14'' E$

QUALICO DEVELOPMENTS (U.S.), INC.
 DOC. NO. 2025000002114
 DOC. NO. 2025000002115
 DOC. NO. 2025000002116
 DOC. NO. 2025000002117
 DOC. NO. 2025000002118
 DOC. NO. 2025000002119
 DOC. NO. 2025000002120

LOT 34 BLOCK C
 OPEN SPACE/ DRAINAGE
 EASEMENT
 29.00 AC.

100 YR. FLOODPLAIN
 PER CORWIN ENGINEERING, INC.
 DATED

DRAINAGE/EROSION HAZARD
 SETBACK EASEMENT

SHEET 4 OF 6
 SHEET 3 OF 6

MATCHLINE

APPROVED

I hereby certify that the above and foregoing JUNIPER PHASE I was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2026.

Mayor, City of Rockwall

Planning & Zoning Commission

City Secretary

City Engineer

LINE TABLE

Table with columns: LINE NO., BEARING, DISTANCE. Lists 65 line items with bearings and distances.

CURVE TABLE

Table with columns: CURVE NO., DELTA, RADIUS, LENGTH, CHORD, BEARING. Lists 65 curve items with geometric data.

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

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the JUNIPER PHASE I subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

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

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

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

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

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

QUALICO DEVELOPMENTS (U.S.), INC.

Jay Hankla

STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JAY HANKLA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2026.

Notary Public in and for the State of Texas

EROSION HAZARD SETBACK TABLE

Table with columns: "EH" LINE NO., BEARING, DISTANCE. Lists erosion hazard setback data for lines 1-28.

EROSION HAZARD SETBACK TABLE

Table with columns: "EH" LINE NO., BEARING, DISTANCE. Lists erosion hazard setback data for lines 29-56.

FINAL PLAT OF

JUNIPER PHASE I

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IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.

2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
MCKINNEY, TEXAS 75070
469-659-6150

DECEMBER 2025

LEGAL DESCRIPTION

BEING, a tract of land situated in the Abner Johnston Survey, Abstract No. 123 in the City of Rockwall, Rockwall County, Texas, being all of a 261.9194 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the most northerly northeast corner of said 261.9194 acre tract and being in the west line of F.M. 549 (Variable R.O.W.):

THENCE, South 00° 54'23" East, along the east line of said 261.9194 acre tract and the west line of said F.M. 549, for a distance of 1480.72 feet, to a 5/8 inch iron rod found:

THENCE, South 89° 13'14" West, continuing along said lines, for a distance of 55.00 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 46'46" East, continuing along said lines, for a distance of 70.00 feet, to a 5/8 inch iron rod found:

THENCE, North 89° 13'14" East, continuing along said lines, for a distance of 55.16 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 54'23" East, continuing along said lines, for a distance of 178.33 feet, to a 5/8 inch iron rod found:

THENCE, South 89° 05'37" West, continuing along said lines, for a distance of 5.34 feet, to a 5/8 inch iron rod found:

THENCE, South 00° 56'00" East, continuing along said lines, for a distance of 717.97 feet, to a 1/2 inch iron rod found:

THENCE, South 89° 04'00" West, continuing along said lines, for a distance of 40.00 feet, to a 5/8 inch iron rod found capped with Txdot:

THENCE, South 00° 56'00" East, continuing along said lines, for a distance of 153.61 feet, to a 5/8 inch iron rod found capped with Txdot:

THENCE, North 89° 04'00" East, continuing along said lines, for a distance of 40.00 feet, to a 1/2 inch iron rod found:

THENCE, South 00° 56'00" East, continuing along said lines, for a distance of 70.20 feet, to a 5/8 inch iron rod found capped with Txdot, at the most southerly southeast corner of said 261.9194 acre tract:

THENCE, South 87° 07'00" West, departing said west line and along the south line of said 261.9194 acre tract, for a distance of 781.16 feet, to a 1/2 inch iron rod found capped with CBG Surveying:

THENCE, South 81° 46'04" West, continuing along said south line, for a distance of 90.00 feet, to a 1/2 inch iron rod found capped DCA Inc:

THENCE, South 89° 41'21" West, continuing along said south line, for a distance of 206.71 feet, to a 1/2 inch iron rod found at the northwest corner of said Somerset Phase 2, an addition to the City of Rockwall, as recorded in Doc. No. in the Plat Records of Rockwall County, Texas:

THENCE, South 88° 23'25" West, continuing along said south line and with the north line of said Somerset Phase 2, for a distance of 1672.69 feet, to a 1/2 inch iron rod found at the northwest corner of said Somerset Phase 2 being an ell corner of said 261.9194 acre tract:

THENCE, South 00° 08'29" West, along the west line of said Somerset Phase 2 and the east line of said 261.9194 acre tract, for a distance of 52.02 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the right, having a radius of 1000.00 feet, a central angle of 08° 21'00":

THENCE, departing said lines and with said curve to the right for an arc distance of 145.74 feet (Chord Bearing North 87° 26'18" West - 145.61 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 1000.00 feet, a central angle of 06° 35'43":

THENCE, along said curve to the left for an arc distance of 115.11 feet (Chord Bearing North 86° 33'39" West - 115.05 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 89° 51'31" West, for a distance of 87.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point curvature of a curve to the left, having radius of 2221.00 feet, a central angle of 09° 55'28":

THENCE, along said curve to the left for an arc distance of 384.71 feet (Chord Bearing South 85° 10'45" West - 384.23 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius of 830.00 feet, a central angle of 24° 53'46":

THENCE, along said curve to the right for an arc distance of 360.61 feet (Chord Bearing North 87° 20'11" West - 357.78 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 31° 15'05":

THENCE, along said curve to the left for an arc distance of 54.54 feet (Chord Bearing South 89° 29'04" West - 53.87 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius 100.00 feet, a central angle of 21° 24'23":

THENCE, along said curve to the right for an arc distance of 37.36 feet (Chord Bearing South 84° 34'58" West - 37.14 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point reverse curvature of a curve to the left, having a radius of 550.50 feet, a central angle of 05° 08'40":

THENCE, along said curve to the left for an arc distance of 49.43 feet (Chord Bearing North 87° 17'11" West - 49.41 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 89° 51'31" West, for a distance of 55.21 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", in the west line of said 261.9194 acre tract and being in the east line of John King Boulevard (Variable R.O.W.):

THENCE, North 07° 17'08" West, along said east and west lines, for a distance of 25.48 feet, to a 5/8 inch iron rod found:

THENCE, South 88° 32'18" West, continuing along said east and west lines, for a distance of 20.84 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 1004.93 feet, a central angle of 00° 04'58":

THENCE, continuing along said lines and with said curve to the left for an arc distance of 1.15 feet (Chord Bearing North 01° 27'43" West - 1.15 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, North 01° 27'44" West, continuing along said lines, for a distance of 2017.35 feet, to a 1/2 inch iron rod found capped "RPLS 5084", at the most westerly northwest corner of said 261.9194 acre tract and being the southwest corner of a tract in Deed to Rockwall Independent School District, as recorded in Doc. No. 2010-00443616 in said Deed Records:

THENCE, North 88° 23'38" East, along the north line of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract, for a distance of 1759.40 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 41° 40'00" West, departing said north and south lines, for a distance of 224.76 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 46° 03'16" West, for a distance of 71.37 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 12° 00'43":

THENCE, along said curve to the right for an arc distance of 20.96 feet (Chord Bearing South 52° 03'37" West - 20.93 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the left, having a radius of 600.00 feet, a central angle of 22° 54'22":

THENCE, along said curve to the left for an arc distance of 239.90 feet (Chord Bearing South 46° 36'43" West - 238.31 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of reverse curvature of a curve to the right, having a radius of 250.00 feet, a central angle of 10° 53'49":

THENCE, along said curve to the right for an arc distance of 47.54 feet (Chord Bearing South 40° 36'21" West 47.78 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, South 46° 03'16" West, for a distance of 540.26 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, South 43° 56'44" East, for a distance of 125.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 46° 03'16" East, for a distance of 3.61 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the left, having a radius of 2175.00 feet, a central angle of 28° 35'46":

THENCE, along said curve to the left for an arc distance of 1085.54 feet (Chord Bearing South 60° 17'31" East - 1074.31 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to the right, having a radius of 640.00 feet, a central angle of 10° 07'29":

THENCE, along said curve to the right for an arc distance of 113.09 feet (Chord Bearing North 09° 33'23" East - 112.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 14° 37'08" East, for a distance of 187.71 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a curve to left, having a radius of 1875.00 feet, a central angle of 24° 29'13":

THENCE, along said curve to the left for an arc distance of 801.33 feet (Chord Bearing South 86° 24'08" East - 795.25 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point reverse curvature of a curve to the right, having a radius of 350.00 feet, a central angle of 19° 05'59":

THENCE, along said curve to the right for an arc distance of 116.67 feet (Chord Bearing South 89° 05'45" East - 116.13 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", to the point of tangency:

THENCE, South 79° 32'46" East, for a distance of 83.69 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 10° 27'14" East, for a distance of 576.11 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point curvature of a curve to the right, having a radius of 950.00 feet, a central angle of 01° 16'00":

THENCE, along said curve to the right for an arc distance of 21.00 feet (Chord Bearing North 11° 05'14" East - 21.00 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 11° 43'14" East, for a distance of 237.30 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of curvature of a curve to the left, having a radius of 475.00 feet, a central angle of 13° 19'49":

THENCE, along said curve to the left for an arc distance of 110.51 feet (Chord Bearing North 05° 03'20" East - 110.26 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", at the point of tangency:

THENCE, North 01° 36'35" West, for a distance of 90.44 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", on a non-tangent curve to the left, having a d radius of 50.00 feet, a central angle of 80° 08'05":

THENCE, along said curve to the left for an arc distance of 69.93 feet (Chord Bearing North 41° 40'38" West - 67.37 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.":

THENCE, North 08° 15'20" East, for a distance of 159.70 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng, Inc.", in the north of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract:

THENCE, North 88° 23'38" East, along said north and south lines, for a distance of 519.39 feet, to a 5/8 inch iron rod found at the southeast corner of said Rockwall Independent School District tract and being an ell corner of said 261.9194 acre tract:

THENCE, North 01° 36'22" West, along east line of Rockwall Independent School District tract and the west line of said 261.9194 acre tract, for a distance of 669.62 feet, to a 5/8 inch iron rod found at the north most northerly northwest corner of said 261.9194 acre tract:

THENCE, North 88° 24'41" East, along the north line of said 261.9194 acre tract and the south line of said Rockwall Independent School District tract, for a distance of 393.66 feet, to the POINT OF BEGINNING and containing 142.959 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this ____ day of _____, 2026.

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

FINAL PLAT
OF

JUNIPER PHASE I

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SITUATED WITHIN

W.H. BAIRD SURVEY, ABSTRACT NO. 25
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IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

QUALICO DEVELOPMENTS (U.S.), INC.

2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
MCKINNEY, TEXAS 75070
469-659-6150

DECEMBER 2025



DATE: March 24, 2026

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

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

SUBJECT: P2025-045; *Final Plat for Phase 1 of the Juniper Subdivision*

Ryan 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 February 17, 2026. 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 Board 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 February 10, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 6-1, with Commissioner Roth dissenting.

City Council

On February 17, 2026, the City Council approved a motion to approve the Final Plat by a vote of 5-2, with Council Members McCallum and Jeffus 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*.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to 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) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', written over a horizontal line.

Henry Lee, AICP, Senior Planner
City of Rockwall Planning and Zoning Department