



# 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) <sup>1</sup>  
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>  
☒ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>  
☐ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>  
☐ AMENDING OR MINOR PLAT (\$150.00)  
☐ PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>  
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>  
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

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.  
<sup>2</sup> 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 8 DAY OF December, 2025. BY SIGNING THIS APPLICATION I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

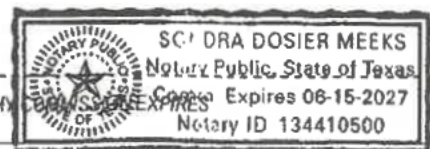
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF December, 2025

OWNER'S SIGNATURE

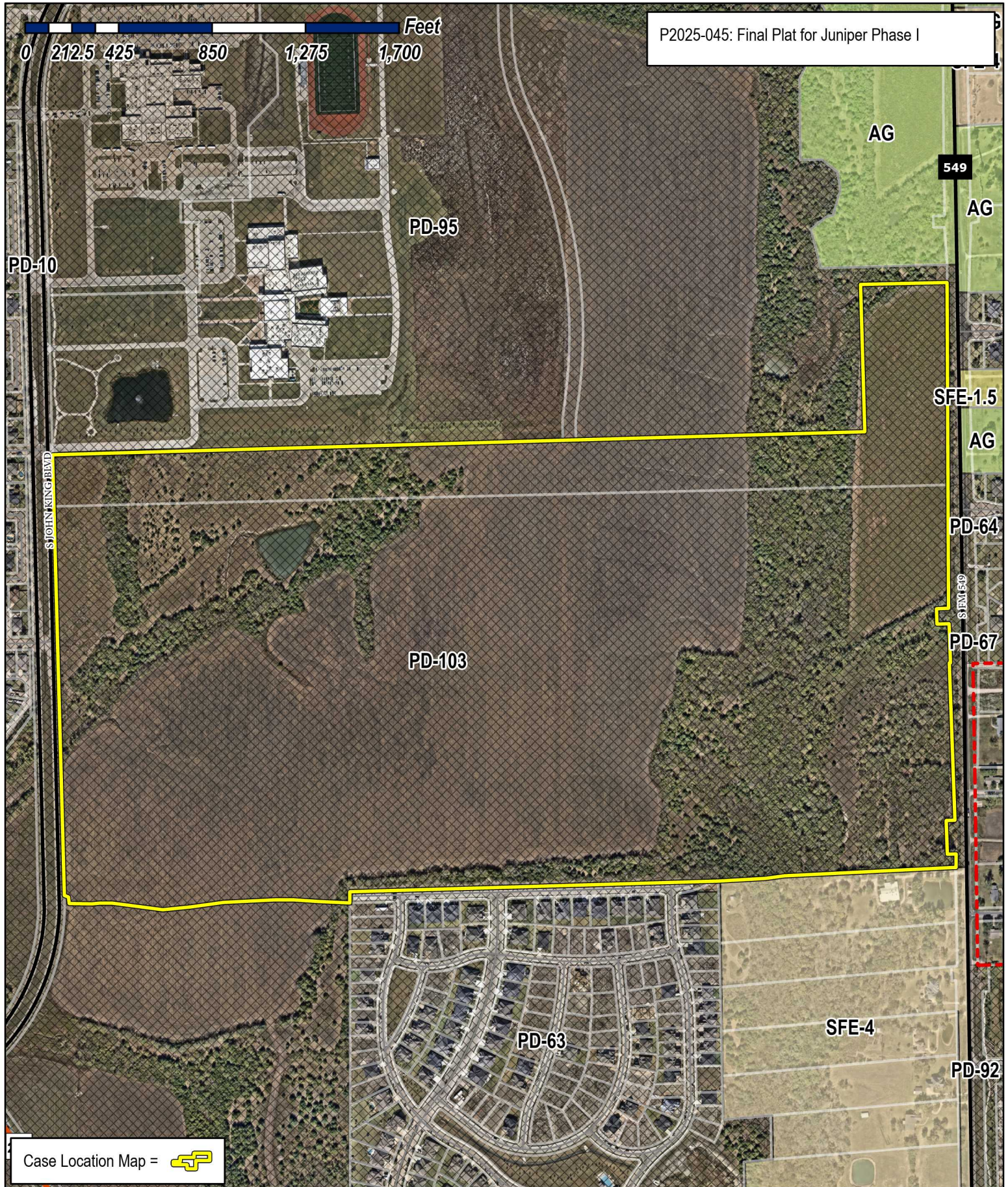
John Vick

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](http://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.

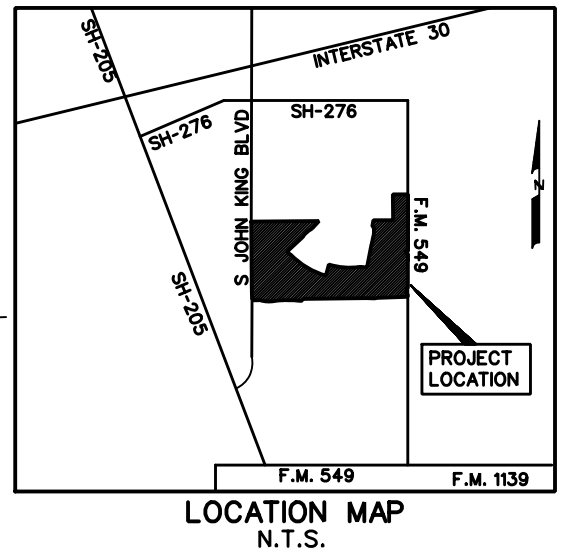




0 50 100 200  
SCALE: 1" = 100'

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

ROCKWALL INDEPENDENT  
SCHOOL DISTRICT  
INST. NO. 2010-00443616



LOT 1 BLK I  
CITY PARK  
23.034 AC.

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

EROSION HAZARD  
SETBACK ESMT.

LOT 2 BLK I  
OPEN SPACE  
11.356 AC.

DRAINAGE/DETENTION  
EASEMENT  
100 YR. WSEL=548.10

QUALICO DEVELOPMENTS (U.S.), INC.  
DOC. NO. 20250000002114  
DOC. NO. 202500000002115  
DOC. NO. 202500000002116  
DOC. NO. 202500000002117  
DOC. NO. 202500000002118  
DOC. NO. 202500000002119  
DOC. NO. 202500000002120

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

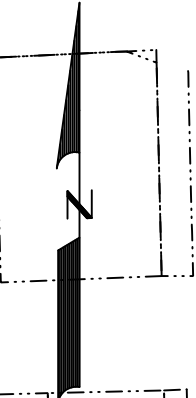
SITUATED WITHIN  
W.H. BAIRD SURVEY, ABSTRACT NO. 25  
A JOHNSON SURVEY, ABSTRACT NO. 123  
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

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'  
CASE NO. P2025-XXX

0 50 100 200  
SCALE: 1" = 100'



SITUATED WITHIN  
W.H. BAIRD SURVEY, ABSTRACT NO. 25  
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FINAL PLAT  
OF  
SHEET 2 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

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'

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

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

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

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

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

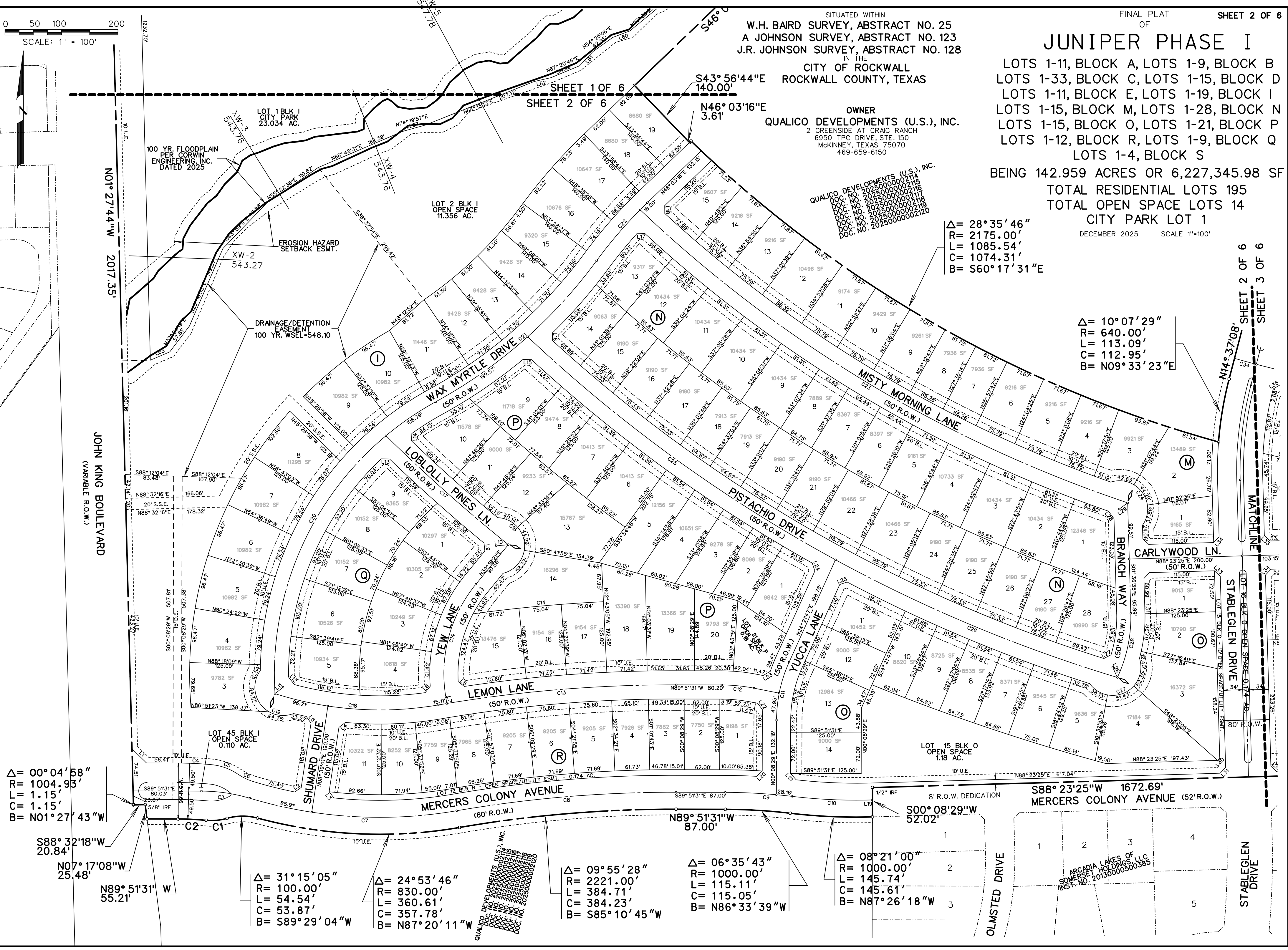
$\Delta = 24^{\circ}53'46''$   
 $R = 830.00'$   
 $L = 360.61'$   
 $C = 357.78'$   
 $B = N87^{\circ}20'11''W$

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

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

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

ARCADIA LAKES OF  
SOMERSET HOLDINGS, LLC  
INST. NO. 20136000500385



# JUNIPER PHASE I

LOTS 1-11, BLOCK A  
LOTS 1-9, BLOCK B  
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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      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 6 553.

MATCHLINE

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

500° 56' 00" E      717.97  
649.35'

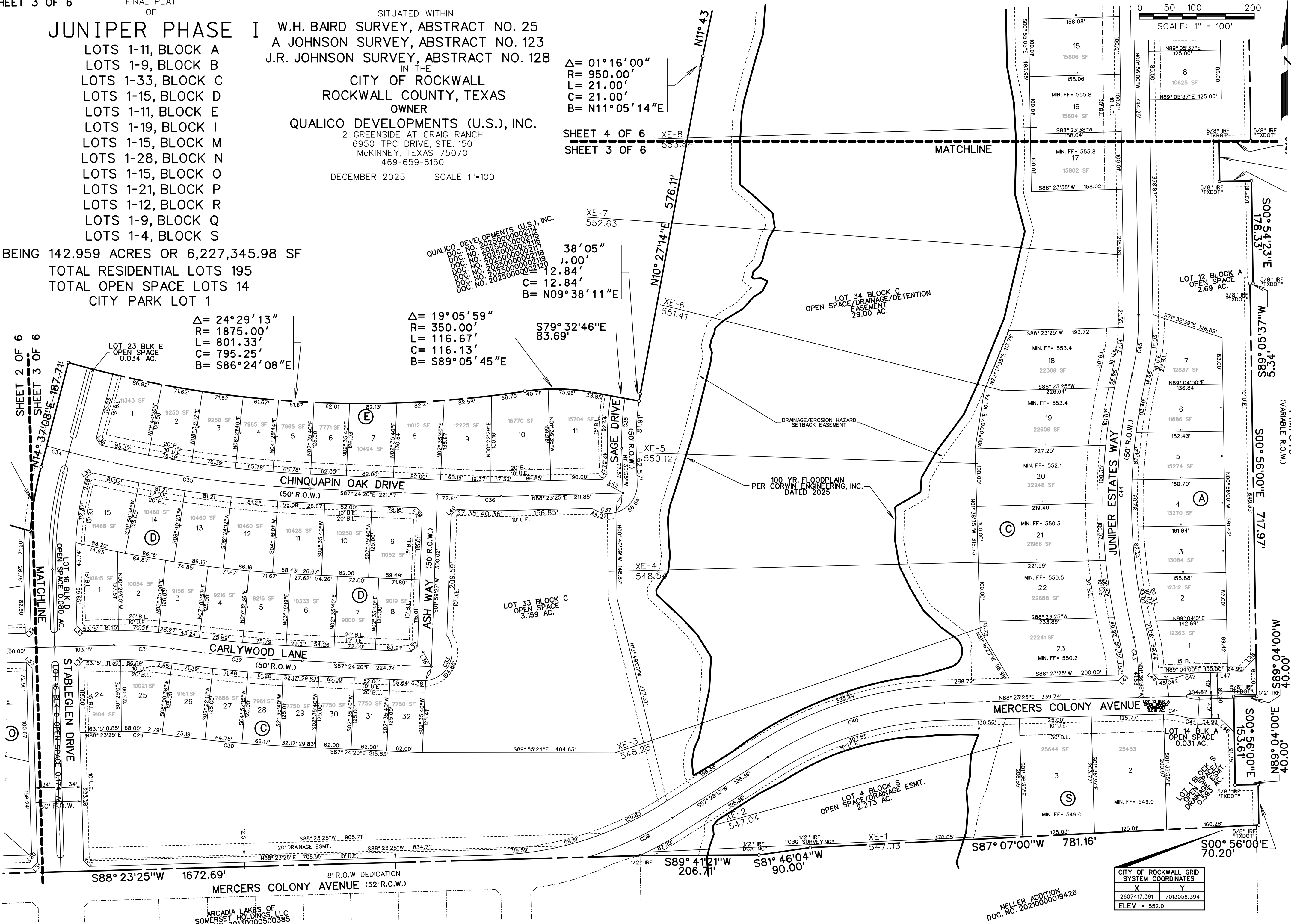
N89° 04'00"E S89° 04'00"W  
40.00' 40.00'

00° 56' 00" E  
0.20'

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

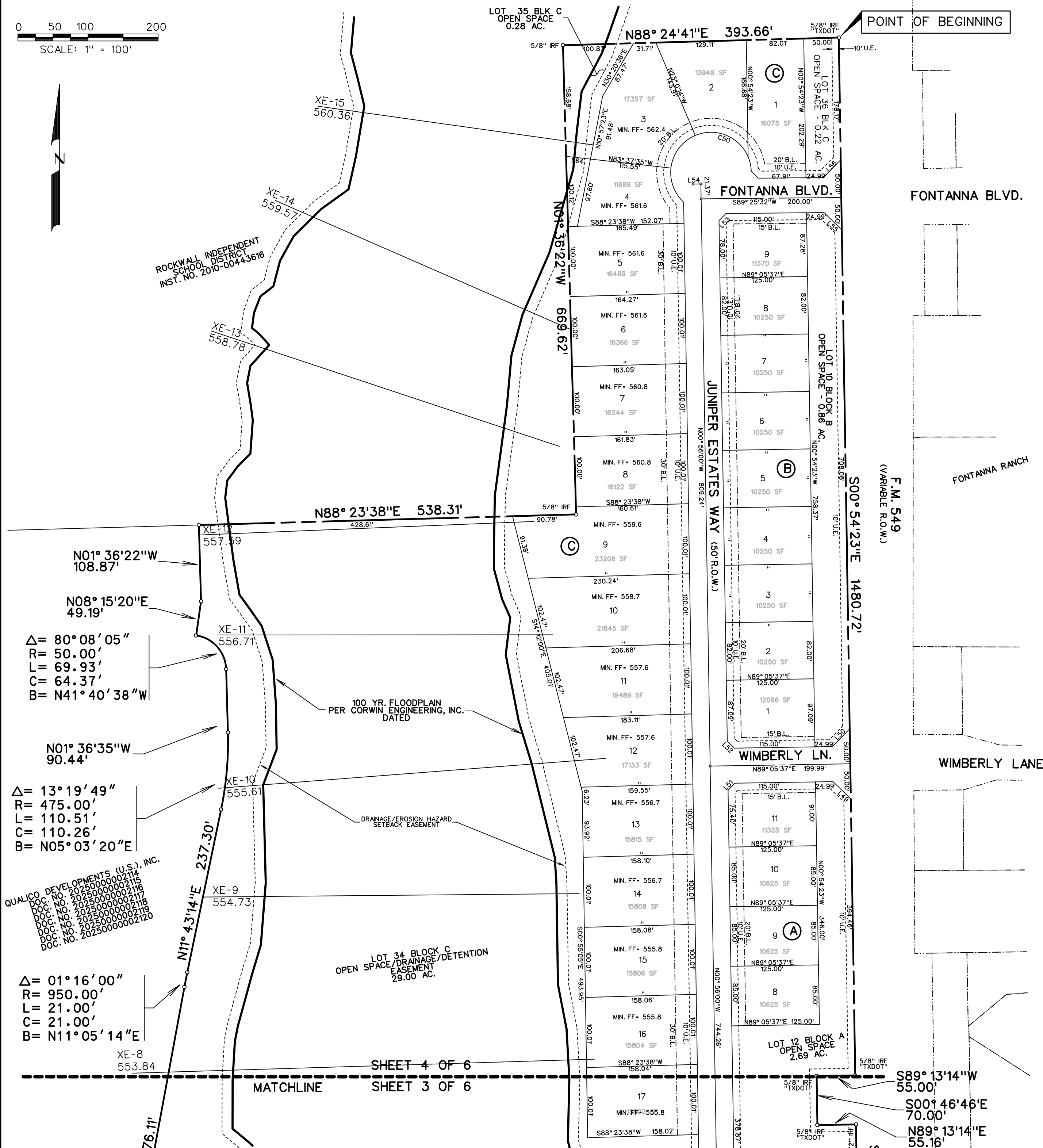
DOC. NO. 20210000019426

SHEET 3 OF 6





0 50 100 200  
SCALE: 1" = 100'



NOTES:

- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 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.

FINAL PLAT  
OF

## JUNIPER PHASE I

LOTS 1-11, BLOCK A  
LOTS 1-9, BLOCK B  
LOTS 1-33, BLOCK C  
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IN THE

CITY OF ROCKWALL

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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'	50.68'	50.14'	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"E
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 ½ 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

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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  
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DECEMBER 2025