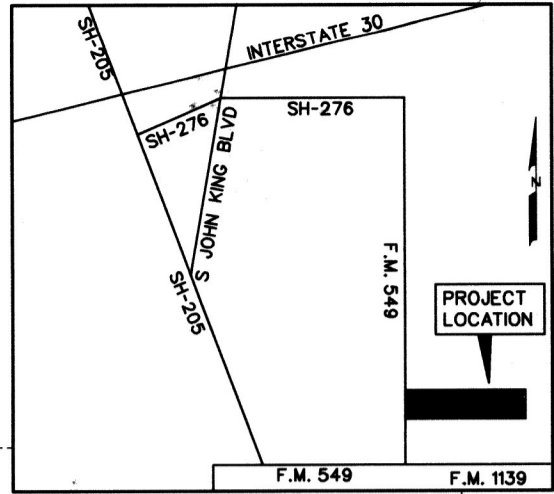


0 50 100 200

SCALE: 1" = 100'



20260000002925 PLAT Total Pgs: 6

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	16°45'51"	100.00'	29.26'	29.15'	S82°32'02"E
2.	17°06'53"	1415.00'	422.67'	421.10'	N80°31'35"E
3.	19°25'52"	1270.00'	430.70'	428.60'	N79°22'06"E
4.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
5.	19°12'20"	490.00'	164.25'	163.48'	S10°31'08"E
6.	09°45'54"	635.00'	108.22'	108.09'	S05°47'55"E
7.	56°25'45"	250.00'	246.22'	236.39'	N27°17'54"E
8.	07°39'10"	1560.00'	208.37'	208.21'	N51°41'12"E
9.	06°31'07"	1560.00'	177.48'	177.38'	N44°36'03"E
10.	48°46'34"	250.00'	212.83'	206.46'	S66°31'41"E
11.	105°57'09"	50.00'	92.46'	79.84'	N72°58'39"E
12.	164°11'55"	50.00'	143.29'	99.05'	N45°41'12"W
13.	163°16'51"	50.00'	142.49'	98.94'	N44°18'48"E
14.	16°45'51"	100.00'	29.26'	29.15'	N80°42'06"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 45°55'29" E	42.43'
2.	N 89°05'02" E	5.15'
3.	N 44°02'32" E	28.26'
4.	N 45°57'28" W	28.30'
5.	N 25°34'25" E	27.95'
6.	N 64°24'47" W	28.59'
7.	S 44°05'02" W	28.28'
8.	S 45°54'58" E	28.28'
9.	N 00°54'58" W	51.90'
10.	S 88°30'05" E	29.65'
11.	S 42°08'24" E	15.17'
12.	N 00°20'59" W	27.39'
13.	N 44°18'48" E	28.40'
14.	N 45°41'12" W	21.13'
15.	S 44°18'48" W	21.30'
16.	S 44°18'48" W	28.40'
17.	N 57°05'07" W	17.96'
18.	S 00°54'58" E	63.00'
19.	N 44°38'47" E	42.85'
20.	N 45°41'12" W	28.17'

POINT OF BEGINNING

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2607517.676	7011195.670
ELEV = 561.5	



Δ = 11°05'37"  
R = 515.00'  
L = 99.71'  
C = 99.56'  
B = S14°34'29"E

N80°58'19"E  
53.39'

SH DEV KLUTTS ROCKWALL, LLC.  
196.008 ACRE TRACT  
DOC. NO. 2021000032297

FINAL PLAT OF  
**HOMESTEAD PHASE I I**  
LOTS 1-31, BLOCK A  
LOTS 1-30, BLOCK B  
LOTS 1-15, BLOCK C  
LOTS 1-8 & 42, BLOCK D  
LOTS 63-72, BLOCK H  
LOTS 1-3 & 32-39, BLOCK K  
LOTS 1-9 BLOCK O  
LOTS 1-21, BLOCK P  
LOTS 1-37, BLOCK Q

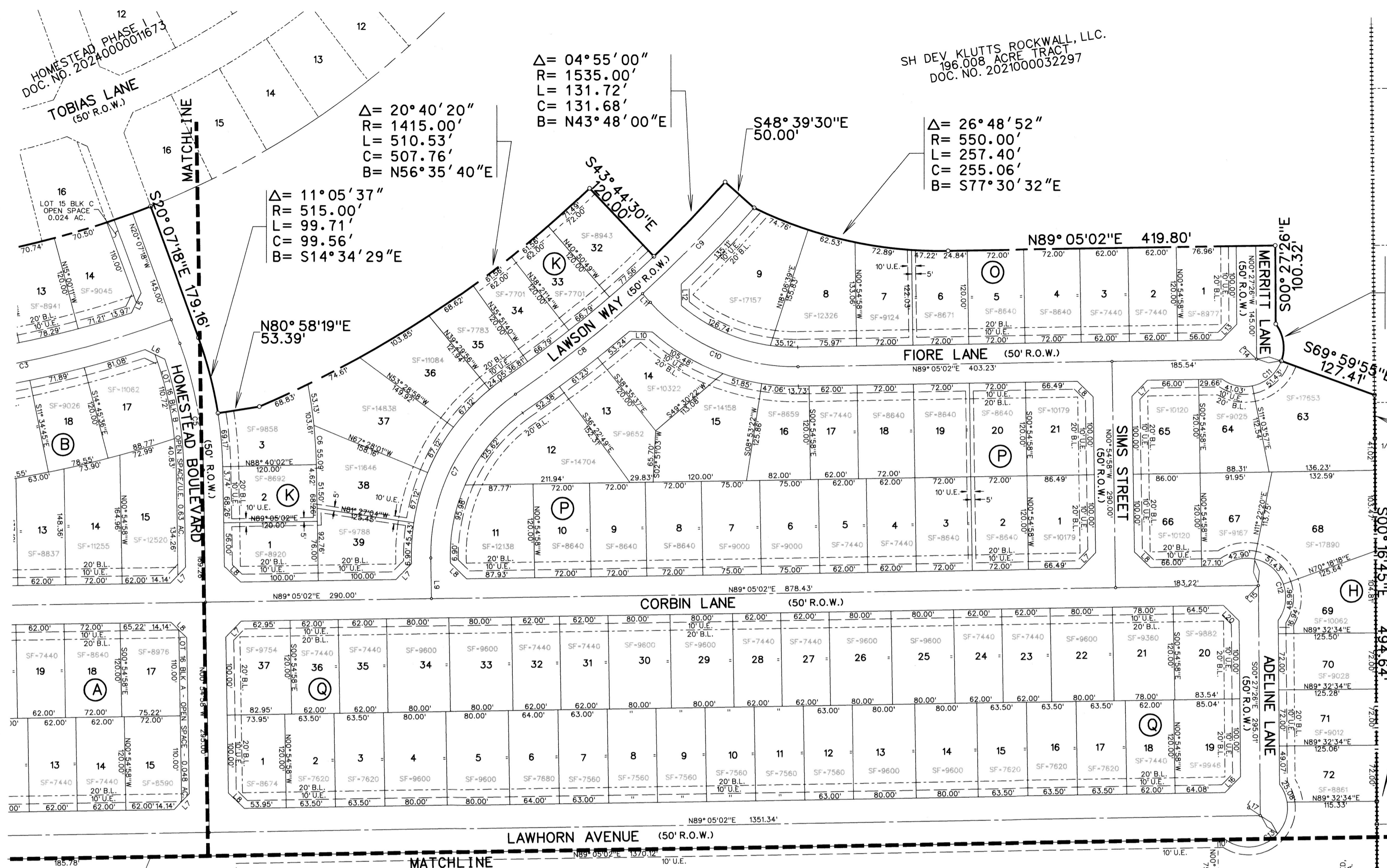
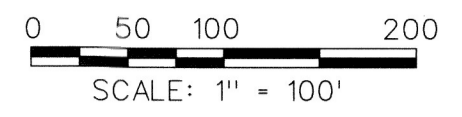
BEING 98.985 ACRES OR 4,311,381.66 SF  
TOTAL RESIDENTIAL LOTS 168  
TOTAL OPEN SPACE LOTS 5

BEING A REPLAT OF  
LOTS 73 & 74 BLOCK H  
OUT OF  
HOMESTEAD PHASE I  
SITUATED WITHIN  
TRACT 6 OF THE J.A. RAMSEY SURVEY,  
ABSTRACT NO. 186  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER

SH DEV KLUTTS ROCKWALL, LLC.  
2400 DALLAS PARKWAY, STE. 460  
PLANO, TEXAS 75093

PREPARED BY  
**CORWIN ENGINEERING, INC.**  
TBPELS #10031700  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

JANUARY 2026 SCALE 1"=100'  
CASE NO. P2024-040 SHEET 1 OF 6



$\Delta = 57^\circ 19' 43''$   
 $R = 50.00'$   
 $L = 50.03'$   
 $C = 47.97'$   
 $B = S08^\circ 39' 46'' E$

$\Delta = 26^\circ 48' 52''$   
 $R = 550.00'$   
 $L = 257.40'$   
 $C = 255.06'$   
 $B = S77^\circ 30' 32'' E$

$\Delta = 04^\circ 55' 00''$   
 $R = 1535.00'$   
 $L = 131.72'$   
 $C = 131.68'$   
 $B = N43^\circ 48' 00'' E$

$\Delta = 20^\circ 40' 20''$   
 $R = 1415.00'$   
 $L = 510.53'$   
 $C = 507.76'$   
 $B = N56^\circ 35' 40'' E$

$\Delta = 11^\circ 05' 37''$   
 $R = 515.00'$   
 $L = 99.71'$   
 $C = 99.56'$   
 $B = S14^\circ 34' 29'' E$

$\Delta = 80^\circ 58' 19'' E$   
 $53.39'$

$\Delta = 84^\circ 39' 30'' E$   
 $50.00'$

$\Delta = 26^\circ 48' 52''$   
 $R = 550.00'$   
 $L = 257.40'$   
 $C = 255.06'$   
 $B = S77^\circ 30' 32'' E$

$\Delta = 57^\circ 19' 43''$   
 $R = 50.00'$   
 $L = 50.03'$   
 $C = 47.97'$   
 $B = S08^\circ 39' 46'' E$

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2610356.248	7010453.540
ELEV = 585.3	

FINAL PLAT OF  
**HOMESTEAD PHASE I I**  
 LOTS 1-31, BLOCK A  
 LOTS 1-30, BLOCK B  
 LOTS 1-15, BLOCK C  
 LOTS 1-8 & 42, BLOCK D  
 LOTS 63-72, BLOCK H  
 LOTS 1-3 & 32-39, BLOCK K  
 LOTS 1-9, BLOCK O  
 LOTS 1-21, BLOCK P  
 LOTS 1-37, BLOCK Q  
 BEING 98.985 ACRES OR 4,311,381.66 SF  
 TOTAL RESIDENTIAL LOTS 168  
 TOTAL OPEN SPACE LOTS 5  
 BEING A REPLAT OF  
**LOTS 73 & 74 BLOCK H**  
 OUT OF  
**HOMESTEAD PHASE I**  
 SITUATED WITHIN  
**TRACT 6 OF THE J.A. RAMSEY SURVEY,**  
**ABSTRACT NO. 186**  
 IN THE  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**  
**OWNER**  
**SH DEV KLUTTS ROCKWALL, LLC.**  
 2400 DALLAS PARKWAY, STE. 460  
 PLANO, TEXAS 75093  
 JANUARY 2026 SCALE 1"=100'  
**CASE NO. P2024-040 SHEET 2 OF 6**

- 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  
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.

LOT 73 BLOCK H  
 CITY OF ROCKWALL - PARK  
 50,804 AC.  
 DOC. NO. 2023000007184

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.

PREPARED BY  
**CORWIN ENGINEERING, INC.**  
 TBPELS #10031700  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200

0 50 100 200

SCALE: 1" = 100'



LOFLAND ESTATES #2  
CAB. C, PG. 251

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

MATCHLINE

LAWHORN AVENUE (60' R.O.W.)

MATCHLINE

$\Delta = 10^{\circ}00'45''$   
 $R = 1310.00'$   
 $L = 228.92'$   
 $C = 228.63'$   
 $B = N04^{\circ}04'23''E$

$\Delta = 15^{\circ}44'31''$   
 $R = 1310.00'$   
 $L = 359.92'$   
 $C = 358.79'$   
 $B = N24^{\circ}24'53''E$

LAWHORN  
CEMETERY  
STATE OF TEXAS  
VOL. L, PG. 15

N89° 11'43"W  
125.09'

N21° 39'06"W  
23.19'

R = 293.00'  
L = 152.75'  
C = 151.03'  
B = N70° 30' 42"W

N00° 22'42"W  
2.76'

S88° 42'10"W 710.99'

S88° 46'40"W 2147.11'

J.A. RAMSEY SURVEY  
ABSTRACT NO. 186  
W.W. FORD SURVEY  
ABSTRACT NO. 80

DRAINAGE/DETENTION  
EASEMENT  
DOC. NO.  
100 YR. WSEL - 547.20  
TO BE MAINTAINED, REPAIRED,  
OR REPLACED BY THE HOA.

100 YR. FULLY  
DEVELOPED FLOODPLAIN

DRAINAGE/  
EROSION HAZARD  
SETBACK EASEMENT

LOT 73 BLOCK H  
CITY OF ROCKWALL - PARK  
50,804 AC.  
DOC. NO. 2023000007184

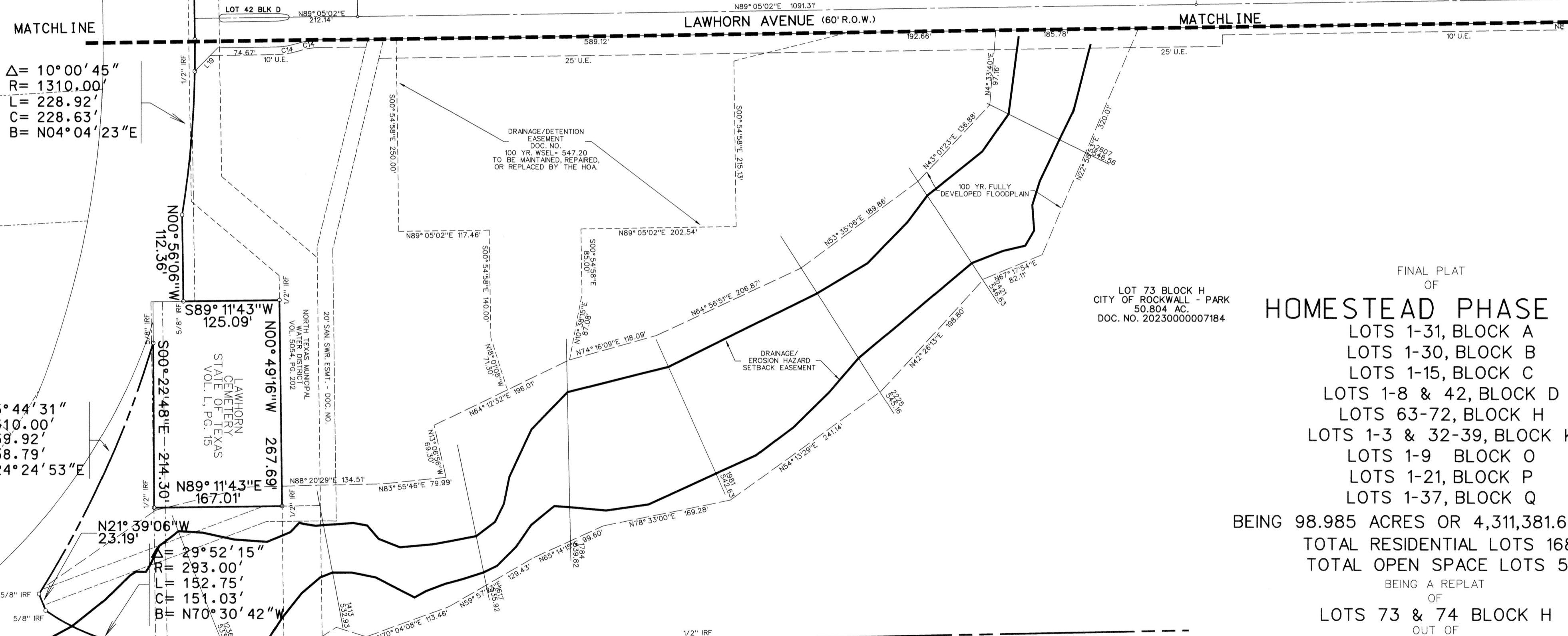
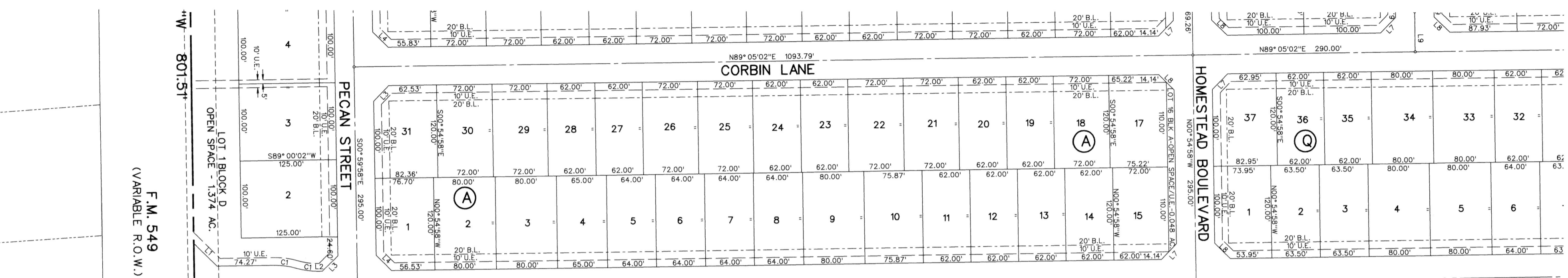
FINAL PLAT  
OF  
**HOMESTEAD PHASE I I**  
LOTS 1-31, BLOCK A  
LOTS 1-30, BLOCK B  
LOTS 1-15, BLOCK C  
LOTS 1-8 & 42, BLOCK D  
LOTS 63-72, BLOCK H  
LOTS 1-3 & 32-39, BLOCK K  
LOTS 1-9 BLOCK O  
LOTS 1-21, BLOCK P  
LOTS 1-37, BLOCK Q

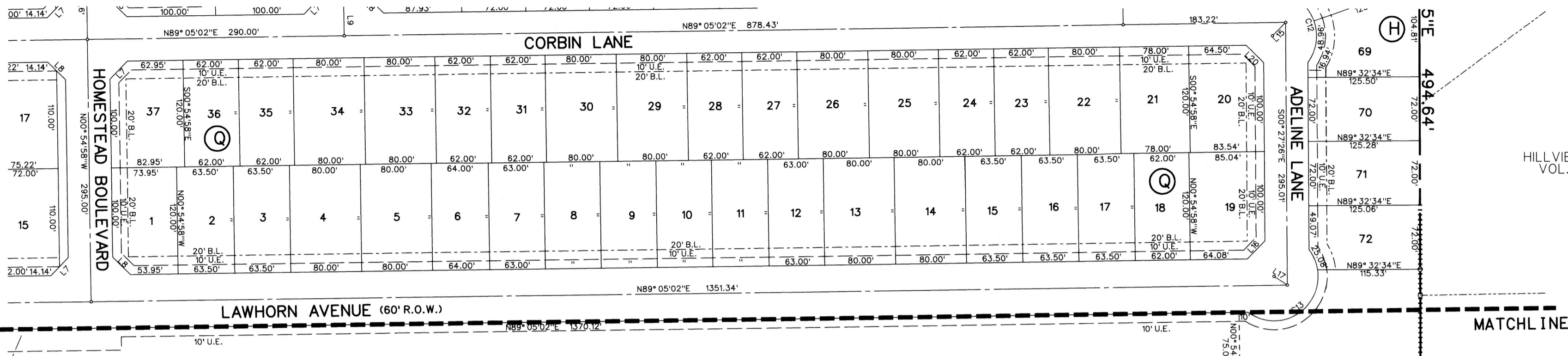
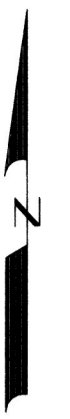
BEING 98.985 ACRES OR 4,311,381.66 SF  
TOTAL RESIDENTIAL LOTS 168  
TOTAL OPEN SPACE LOTS 5

BEING A REPLAT  
OF  
LOTS 73 & 74 BLOCK H  
OUT OF  
HOMESTEAD PHASE I  
SITUATED WITHIN  
TRACT 6 OF THE J.A. RAMSEY SURVEY,  
ABSTRACT NO. 186  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER

SH DEV KLUTTS ROCKWALL, LLC.  
2400 DALLAS PARKWAY, STE. 460  
PLANO, TEXAS 75093

JANUARY 2026 SCALE 1"=100'  
CASE NO. P2024-040 SHEET 3 OF 6





HILLVIEW ACRES  
VOL. F, PG. 1

JAMES J. FUXA  
VOL. 1471, PG. 70

LOT 73 BLOCK H  
CITY OF ROCKWALL - PARK  
50.804 AC.  
DOC. NO. 2023000007184

FINAL PLAT  
OF  
**HOMESTEAD PHASE II**  
LOTS 1-31, BLOCK A  
LOTS 1-30, BLOCK B  
LOTS 1-15, BLOCK C  
LOTS 1-8 & 42, BLOCK D  
LOTS 63-72, BLOCK H  
LOTS 1-3 & 32-39, BLOCK K  
LOTS 1-9 BLOCK O  
LOTS 1-21, BLOCK P  
LOTS 1-37, BLOCK Q  
BEING 98.985 ACRES OR 4,311,381.66 SF  
TOTAL RESIDENTIAL LOTS 168  
TOTAL OPEN SPACE LOTS 5  
BEING A REPLAT  
OF  
LOTS 73 & 74 BLOCK H  
OUT OF  
HOMESTEAD PHASE I  
SITUATED WITHIN  
TRACT 6 OF THE J.A. RAMSEY SURVEY,  
ABSTRACT NO. 186  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
SH DEV KLUTTS ROCKWALL, LLC.  
2400 DALLAS PARKWAY, STE. 460  
PLANO, TEXAS 75093  
JANUARY 2026 SCALE 1"=100'  
CASE NO. P2024-040 SHEET 4 OF 6

S88° 46'40"W 2147.11'

J.A. RAMSEY SURVEY  
ABSTRACT NO. 186  
W.W. FORD SURVEY  
ABSTRACT NO. 80

F.M. 1139  
(80' R.O.W.)

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, being part of a 196.008 acre tract, as described in Clerks File No. 20210000032297 in the Deed Records of Rockwall County, Texas and being all of Lots 73 & 74 Block H out of Homestead Phase I, an addition to the City of Rockwall, as described in Doc. No. 20240000011673 in the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of Homestead Phase I, an addition to the City of Rockwall, Rockwall County, Texas, as described in Doc. No. 20240000011673 in the Plat Records of Rockwall County and being in the east line of F.M. 549 (Variable R.O.W.):

THENCE, North 89° 00' 02" West, along the south line of said Homestead Phase I, for a distance of 186.24 feet, to a 1/2 inch iron rod found:

THENCE, South 00° 59' 58" East, continuing along said south line, for a distance of 44.60 feet, to a 1/2 inch iron rod found:

THENCE, North 89° 05' 02" East, continuing along said south line, for a distance of 658.55 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 1125.00 feet, a central angle of 20° 44' 01":

THENCE, continuing along said south line and with said curve to the left for an arc distance of 407.10 (Chord Bearing North 78° 43' 02" East - 404.88 feet), to a 1/2 inch iron rod found:

THENCE, South 20° 07' 18" East, departing said south line, for a distance of 179.16 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 515.00 feet, a central angle of 11° 05' 37":

THENCE, continuing along said curve to the right for an arc distance of 99.71 feet (Chord Bearing South 14° 34' 29" East - 99.56 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 80° 58' 19" East, for a distance of 53.39 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 1415.00 feet, a central angle of 20° 40' 20":

THENCE, along said curve to the left for an arc distance of 510.53 feet (Chord Bearing North 56° 35' 40" East - 507.76 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 43° 44' 30" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 1535.00 feet, a central angle of 04° 55' 00":

THENCE, along said curve left for an arc distance of 131.72 feet (Chord Bearing North 43° 48' 00" East - 131.68 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 48° 39' 30" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the left, having a radius of 550.00 feet, a central angle of 26° 48' 52":

THENCE, along said curve to the left for an arc distance of 257.40 feet (Chord Bearing South 77° 30' 32" East - 255.06 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° 05' 02" East, for a distance of 419.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 00° 27' 26" East, for a distance of 100.32 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 57° 19' 43":

THENCE, continuing along said curve to the right for an arc distance of 50.03 feet (Chord Bearing South 08° 39' 46" East - 47.97 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 69° 59' 55" East, for a distance of 127.41 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 196.008 acre tract and being in the west line of Hillview Acres, an addition to Rockwall County, as described in Vol. F, Pg. 1 in said Plat Records:

THENCE, South 00° 31' 05" East, along said east and west lines, for a distance of 55.64 feet, to a 1/2 inch iron rod found:

THENCE, South 00° 16' 45" East, continuing along said lines, at 465.30 feet, passing a 1/2 inch iron rod found at the most easterly northeast corner of said Lot 73 Block H and continuing for a total distance of 494.64 feet, to a 1" iron pipe found at the southwest corner of said Hillview Acres and being the northwest corner of a tract of land in Deed to James J Fuxa tract, as described in Vol. 1471, Pg. 70 in said Deed Records:

THENCE, South 00° 10' 07" East, continuing along said east line and with the west line of said James J. Fuxa tract, for a distance of 792.29 feet, to a 1/2 inch iron rod found at the southeast corner of said 196.008 acre tract and being the southwest corner of said James J. Fuxa tract also being the southeast corner of said Lot 73 Block H same being in the north line of F.M. 1139 (80' R.O.W.):

THENCE, South 88° 46' 40" West, along the south line of said 196.008 acre tract and the south line of said Lot 73 Block H with the north line of said F.M. 1139, for a distance of 2147.11 feet, to a 1/2 inch iron rod found:

THENCE, South 88° 42' 10" West, continuing along said north and south lines, for a distance of 710.99 feet, to a 1/2 inch iron rod found:

THENCE, North 00° 22' 42" West, continuing along said lines, for a distance of 2.76 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 293.00 feet, a central angle of 29° 52' 15":

THENCE, continuing along said lines for an arc distance of 152.75 feet (Chord Bearing North 70° 30' 42" West - 151.03 feet), to a 5/8 inch iron rod found:

THENCE, North 21° 39' 06" West, continuing along said lines, for a distance of 23.19 feet, to a 5/8 inch iron rod found at the most westerly southwest corner of said Lot 73 Block H and being in the east line of said F.M. 549, being on a non-tangent curve to the left, having a radius of 1310.00 feet, a central angle of 15° 44' 31":

THENCE, along the west line of said Lot 73 Block H and the east line of said F.M. 549 with said curve to the left for an arc distance of 359.92 feet (Chord Bearing North 24° 24' 53" East - 358.79 feet), to a 5/8 inch iron rod found in the west line of Lawhorn Cemetery, as recorded in Vol. L, Pg. 15 in said Deed Records:

THENCE, South 00° 22' 48" East, departing said east line and along the west line of said Lot 73 Block H and the west line of said Lawhorn Cemetery, for a distance of 214.30 feet, to a 1/2 inch iron rod found at the southwest corner of said Lawhorn Cemetery:

THENCE, North 89° 11' 43" East, continuing along the west line of said Lot 73 Block H with the south line of said Lawhorn Cemetery, for a distance of 167.01 feet, to a 1/2 inch iron rod found at the southeast corner of said Lawhorn Cemetery:

THENCE, North 00° 49' 16" West, continuing along the west line of said Lot 73 Block H and with the east line of said Lawhorn Cemetery, for a distance of 267.69 feet, to a 1/2 inch iron rod found at the northeast corner of said Lawhorn Cemetery:

THENCE, South 89° 11' 43" West, continuing along said west line and with the north line of said Lawhorn Cemetery, for a distance of 125.09 feet, to a 5/8 inch iron rod found in the east line said F.M. 549:

THENCE, North 00° 56' 06" West, departing said north line and along the west line of said Lot 73 Block H and with said F.M. 549, for a distance of 112.36 feet, to a 1/2 inch iron rod found at the point of a non-tangent curve to the left, having a radius of 1310.00 feet, a central angle of 10° 00' 45":

THENCE, continuing along said lines with said curve to the left for an arc distance of 228.92 feet (Chord Bearing North 04° 04' 23" East - 228.63 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, North 00° 56' 00" West, continuing along said lines, for a distance of 801.51 feet, to the POINT OF BEGINNING and containing 98.985 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 15 day of Jan., 2026.

*Warren L. Corwin*  
WARREN L. CORWIN  
R.P.L.S. No. 4621



FINAL PLAT  
OF

HOMESTEAD PHASE I I

LOTS 1-31, BLOCK A

LOTS 1-30, BLOCK B

LOTS 1-15, BLOCK C

LOTS 1-8 & 42, BLOCK D

LOTS 63-72, BLOCK H

LOTS 1-3 & 32-39, BLOCK K

LOTS 1-9, BLOCK O

LOTS 1-21, BLOCK P

LOTS 1-37, BLOCK Q

BEING 98.985 ACRES OR 4,311,381.66 SF

TOTAL RESIDENTIAL LOTS 168

TOTAL OPEN SPACE LOTS 5

BEING A REPLAT

OF

LOTS 73 & 74 BLOCK H

OUT OF

HOMESTEAD PHASE I

SITUATED WITHIN

TRACT 6 OF THE J.A. RAMSEY SURVEY,

ABSTRACT NO. 186

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

SH DEV KLUTTS ROCKWALL, LLC.

2400 DALLAS PARKWAY, STE. 460

PLANO, TEXAS 75093

JANUARY 2026

CASE NO. P2024-040

SHEET 5 OF 6

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 HOMESTEAD PHASE II 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 HOMESTEAD PHASE II 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.

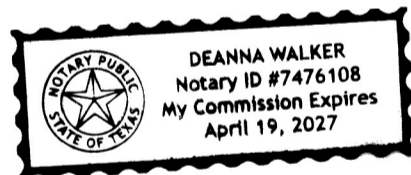
SH DEV KLUTTS ROCKWALL, LLC.

  
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 16 day of JANUARY, 2026.

  
Deanna Walker  
Notary Public in and for the State of Texas



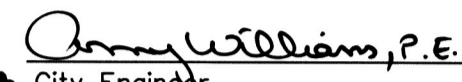
APPROVED

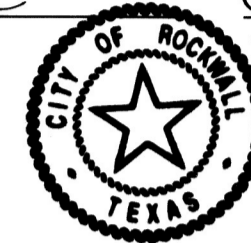
I hereby certify that the above and foregoing HOMESTEAD PHASE II was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the 16<sup>th</sup> day of December, 2026.

  
Mayor, City of Rockwall

  
Planning & Zoning Commission

  
City Secretary

  
City Engineer



FINAL PLAT  
OF  
**HOMESTEAD PHASE II**  
LOTS 1-31, BLOCK A  
LOTS 1-30, BLOCK B  
LOTS 1-15, BLOCK C  
LOTS 1-8 & 42, BLOCK D  
LOTS 63-72, BLOCK H  
LOTS 1-3 & 32-39, BLOCK K  
LOTS 1-9 BLOCK O  
LOTS 1-21, BLOCK P  
LOTS 1-37, BLOCK Q  
BEING 98.985 ACRES OR 4,311,381.66 SF  
TOTAL RESIDENTIAL LOTS 168  
TOTAL OPEN SPACE LOTS 5  
BEING A REPLAT  
OF  
LOTS 73 & 74 BLOCK H  
OUT OF  
HOMESTEAD PHASE I  
SITUATED WITHIN  
TRACT 6 OF THE J.A. RAMSEY SURVEY,  
ABSTRACT NO. 186  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
SH DEV KLUTTS ROCKWALL, LLC.  
2400 DALLAS PARKWAY, STE. 460  
PLANO, TEXAS 75093  
JANUARY 2026

THE STATE OF TEXAS  
COUNTY OF ROCKWALL

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.

2026000002925 PLAT  
02/18/2026 03:35:11 PM Total Fees: \$294.00

Jennifer Fogg, County Clerk  
Rockwall County, TX

