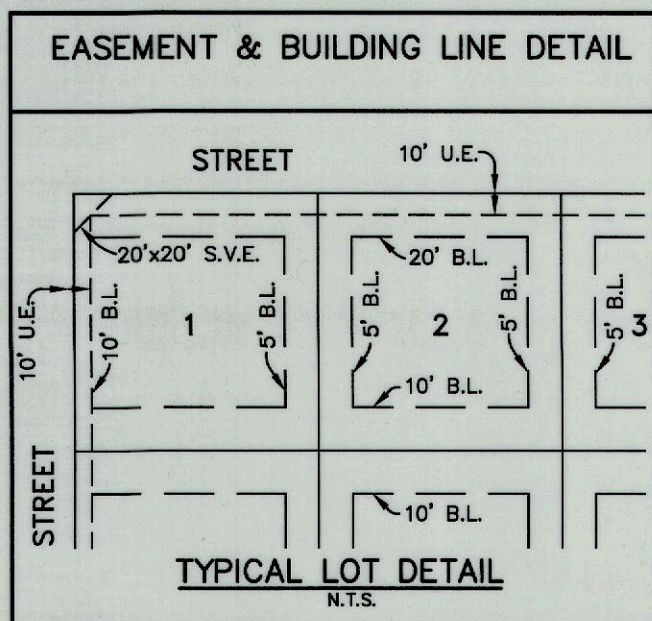
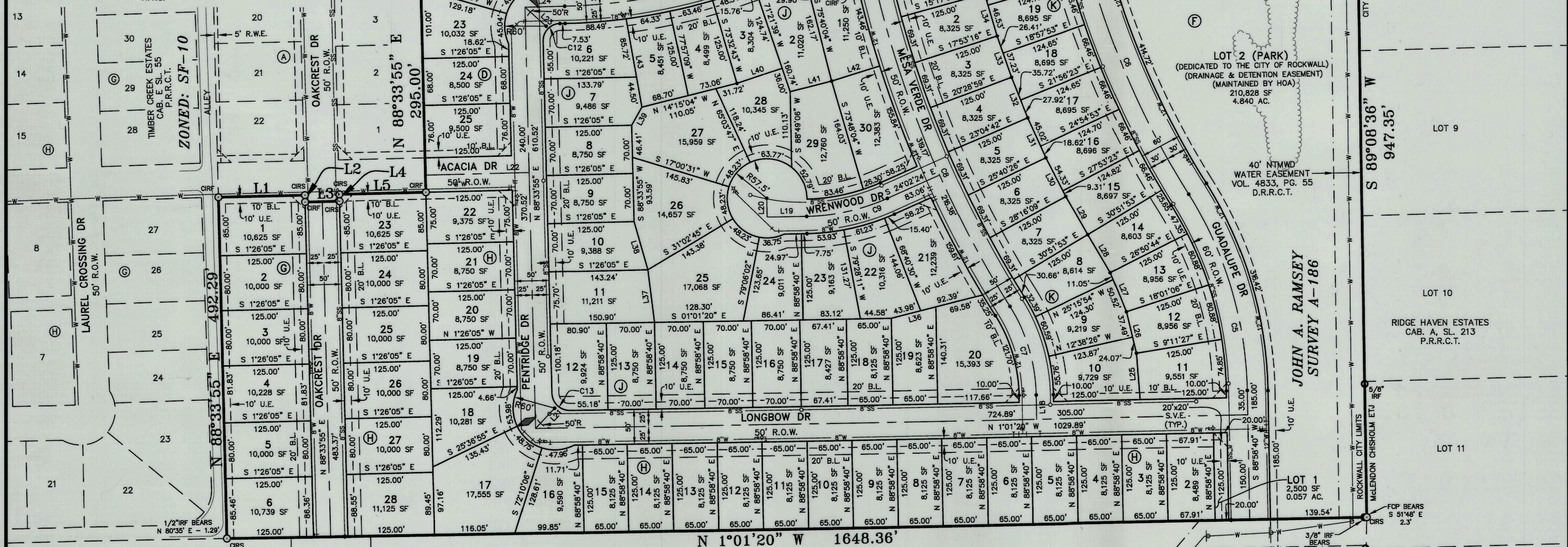
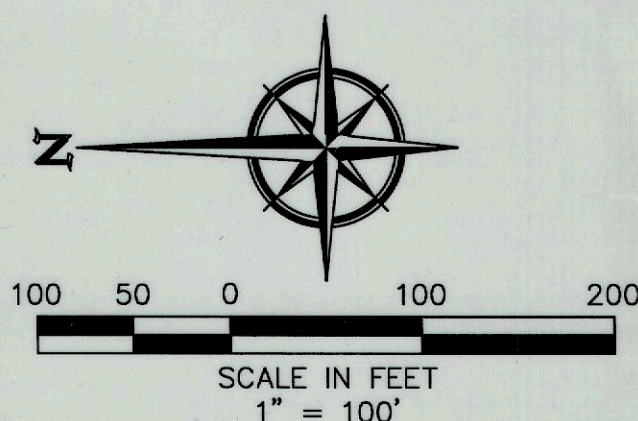


VICINITY MAP
N.T.S.



TYPICAL LOT DETAIL
N.T.S.



CALLED 59.065 AC.
BLOOMFIELD HOMES, LP
INSTR. 20180000012449
D.R.R.C.T.
ZONED: PD-82

LEGEND	
IRF	IRON ROD FOUND
CIRF	5/8 INCH IRON ROD FOUND WITH ADAMS SURVEYING COMPANY LLC CAP
FCP	FENCE CORNER POST FOUND
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.W.E.	RETAINING WALL EASEMENT (TO BE MAINTAINED BY PROPERTY OWNER OR HOA)
S.V.E.	SIDEWALK & VISIBILITY EASEMENT
HOA	HOMEOWNERS ASSOCIATION
◆	INDICATES CHANGE IN STREET NAME

40' NTMWD WATER EASEMENT
VOL. 4962, PG. 296
D.R.R.C.T.

PRELIMINARY PLAT
**TERRACINA ESTATES
PHASE 2**

LOTS 15-25, BLOCK D; LOT 2, BLOCK F;
LOTS 1-6, BLOCK G; LOTS 1-28 & BLOCK H;
LOTS 1-30, BLOCK J; & LOTS 1-20, BLOCK K
BEING

94 RESIDENTIAL LOTS AND
2 OPEN SPACE LOTS
31.331 ACRES OR 1,364,769 SQ. FT.

SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

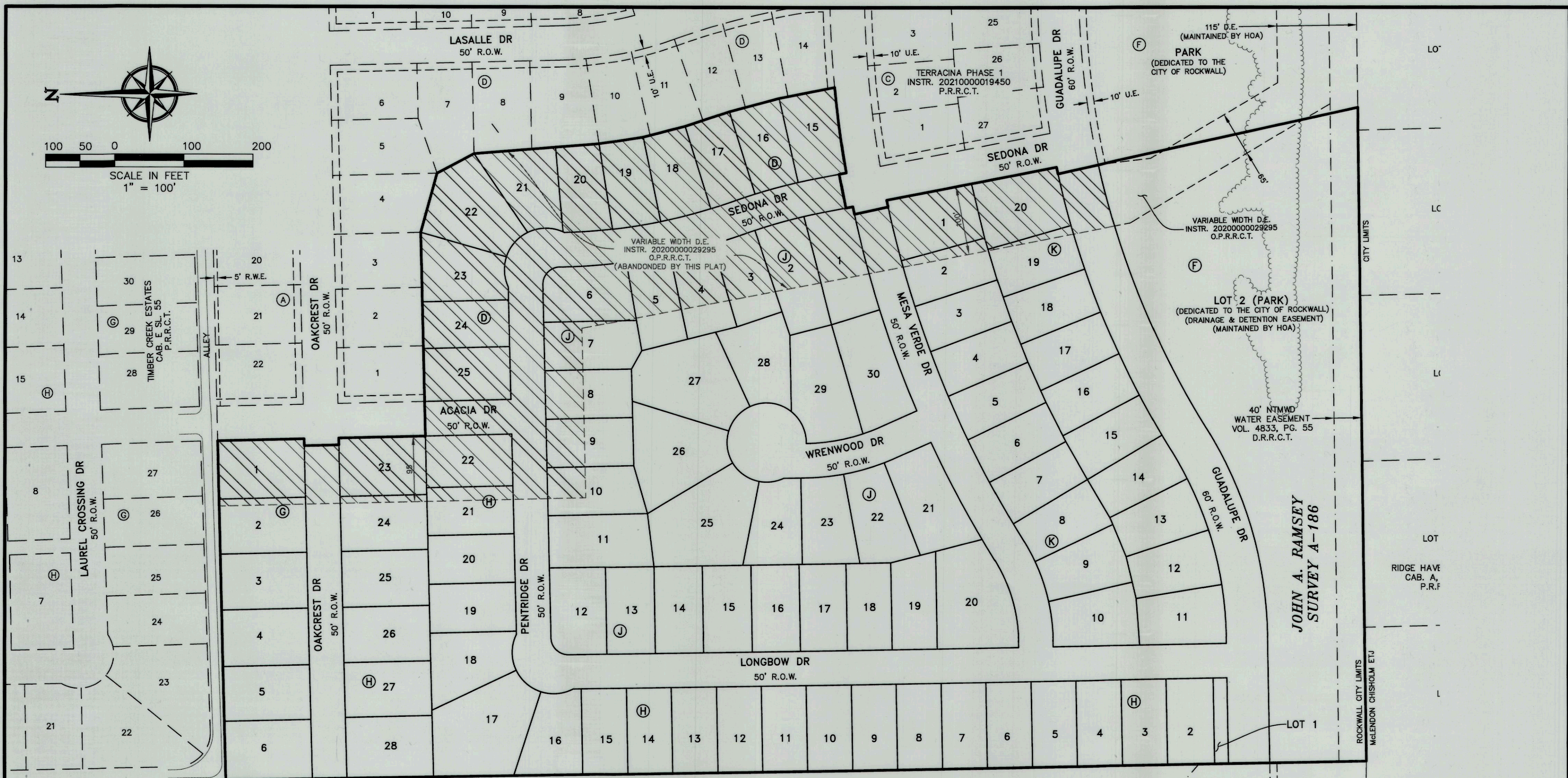
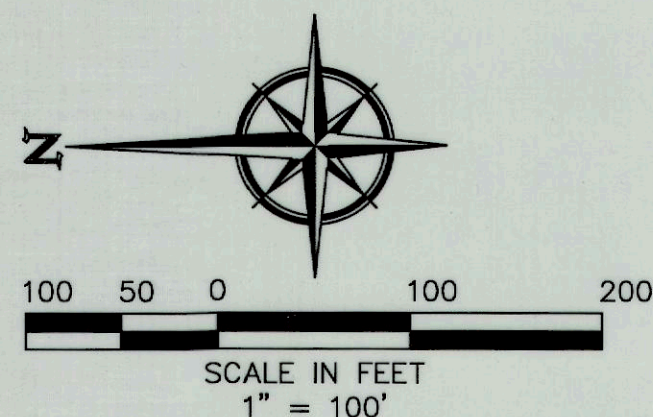
PETITT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792

1600 N. COLLINS BLVD. SUITE 3300
RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100
WYLLIE, TX 75098
(972) 941-8400

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572



TEMPORARY
ACCESS EASEMENT
(BY SEP. INSTR.)

CALLED 59.065 AC.
BLOOMFIELD HOMES, LP
INSTR. 2018000012449
D.R.R.C.T.

40' NTWD WATER
EASEMENT
VOL. 4962, PG. 296
D.R.R.C.T.

10' U.E.
INSTR.
D.R.R.C.T.

PRELIMINARY PLAT
**TERRACINA ESTATES
PHASE 2**

LOTS 15-25, BLOCK D; LOT 2, BLOCK F;
LOTS 1-6, BLOCK G; LOTS 1-28 & BLOCK H;
LOTS 1-30, BLOCK J; & LOTS 1-20, BLOCK K
BEING

94 RESIDENTIAL LOTS AND
2 OPEN SPACE LOTS
31.331 ACRES OR 1,364,769 SQ. FT.

SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PETTIT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1800 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
(972) 941-8400

ZONING
1.96 DWELLING UNITS PER ACRE
(MAX OVERALL DENSITY)
[ORD. NO. 18-08-PD-82]

OPEN SPACE LOT = 0.057 AC.
1 PARK LOT = 4.840 AC.
94 RESIDENTIAL LOTS
3.00 LOTS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

- BENCHMARKS:**
- CP-2 - "X" cut on back of curb on the south side of Guadalupe Drive approximately 1,250 feet west of Rochelle Road.
Elevation = 578.60
 - CP-3 - "X" cut on back of curb on the south side of Oakcrest Drive approximately 20' west of Lasalle Drive
Elevation = 562.98'

LOT SIZE TABLE							
BLOCK	LOT NO.	AREA	ACREAGE	BLOCK	LOT NO.	AREA	ACREAGE
D	15	9,412	0.216	J	3	8,304	0.191
D	16	8,696	0.200	J	4	8,499	0.195
D	17	8,376	0.192	J	5	8,451	0.194
D	18	8,651	0.199	J	6	10,221	0.235
D	19	8,458	0.194	J	7	9,486	0.218
D	20	8,400	0.193	J	8	8,750	0.201
D	21	10,017	0.230	J	9	8,750	0.201
D	22	13,381	0.307	J	10	9,388	0.216
D	23	10,032	0.230	J	11	11,211	0.257
D	24	8,500	0.195	J	12	9,924	0.228
D	25	9,500	0.218	J	13	8,750	0.201
F	2	210,828	4.840	J	14	8,750	0.201
G	1	10,625	0.244	J	15	8,750	0.201
G	2	10,000	0.230	J	16	8,750	0.201
G	3	10,000	0.230	J	17	8,427	0.193
G	4	10,228	0.235	J	18	8,125	0.187
G	5	10,000	0.230	J	19	8,623	0.198
G	6	10,739	0.247	J	20	15,393	0.353
H	1	2,500	0.057	J	21	12,239	0.281
H	2	8,489	0.195	J	22	10,316	0.237
H	3	8,125	0.187	J	23	9,163	0.210
H	4	8,125	0.187	J	24	9,011	0.207
H	5	8,125	0.187	J	25	17,068	0.392
H	6	8,125	0.187	J	26	14,657	0.336
H	7	8,125	0.187	J	27	15,959	0.366
H	8	8,125	0.187	J	28	10,345	0.237
H	9	8,125	0.187	J	29	12,760	0.293
H	10	8,125	0.187	J	30	12,383	0.284
H	11	8,125	0.187	K	1	10,747	0.247
H	12	8,125	0.187	K	2	8,325	0.191
H	13	8,125	0.187	K	3	8,325	0.191
H	14	8,125	0.187	K	4	8,325	0.191
H	15	8,125	0.187	K	5	8,325	0.191
H	16	9,590	0.220	K	6	8,325	0.191
H	17	17,555	0.403	K	7	8,325	0.191
H	18	10,281	0.236	K	8	8,614	0.198
H	19	8,750	0.201	K	9	9,219	0.212
H	20	8,750	0.201	K	10	9,729	0.223
H	21	8,750	0.201	K	11	9,551	0.219
H	22	9,375	0.215	K	12	8,956	0.206
H	23	10,625	0.244	K	13	8,956	0.206
H	24	10,000	0.230	K	14	8,603	0.198
H	25	10,000	0.230	K	15	8,697	0.200
H	26	10,000	0.230	K	16	8,696	0.200
H	27	10,000	0.230	K	17	8,695	0.200
H	28	11,125	0.255	K	18	8,695	0.200
J	1	11,250	0.258	K	19	8,695	0.200
J	2	11,020	0.253	K	20	11,545	0.265

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 1°26'05" E	125.00'
L2	S 88°33'55" W	10.00'
L3	S 1°26'05" E	50.00'
L4	N 88°33'55" E	10.00'
L5	S 1°26'05" E	125.00'
L6	S 74°39'57" E	88.77'
L7	S 27°50'10" E	60.72'
L8	S 9°02'55" E	64.32'
L9	S 14°35'37" E	62.88'
L10	S 18°37'29" E	67.02'
L11	S 15°12'53" E	74.64'
L12	S 11°22'18" E	81.90'
L13	N 10°58'09" W	10.20'
L14	S 79°01'51" W	50.00'
L15	S 10°58'09" E	10.20'
L16	S 12°16'48" E	50.00'
L17	S 10°58'09" E	250.04'
L18	S 88°58'40" W	35.00'
L19	N 1°01'20" W	56.74'
L20	S 88°58'40" W	27.24'
L21	S 46°26'05" E	40.00'
L22	S 1°26'05" E	150.00'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L23	S 41°55'38" W	41.19'
L24	S 1°26'05" E	57.53'
L25	S 85°30'11" W	66.96'
L26	S 76°23'43" W	61.57'
L27	S 67°34'05" W	61.57'
L28	S 59°41'23" W	64.21'
L29	S 60°25'59" W	63.64'
L30	N 63°01'42" E	63.64'
L31	N 65°37'26" E	63.64'
L32	N 68°13'09" E	63.64'
L33	N 70°48'53" E	63.64'
L34	N 73°24'36" E	63.64'
L35	S 76°21'39" W	81.00'
L36	N 14°16'45" W	66.78'
L37	S 82°52'23" W	77.17'
L38	N 73°57'31" E	72.34'
L39	N 60°38'26" W	30.28'
L40	S 18°33'56" E	69.05'
L41	S 14°29'17" E	62.00'
L42	S 17°28'56" E	72.75'
L43	S 79°53'09" W	130.22'
L44	N 10°58'09" W	31.71'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	004°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W	125.19'
C2	000°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W	11.15'
C3	000°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W	10.00'
C4	000°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W	10.00'
C5	030°59'26"	555.00'	153.87'	300.19'	N 73°28'57" E	296.55'
C6	019°28'37"	1250.00'	214.53'	424.92'	S 67°43'32" W	422.88'
C7	030°59'27"	250.00'	69.31'	135.22'	N 73°28'57" E	133.58'
C8	019°43'58"	1555.00'	270.45'	535.55'	S 67°51'13" W	532.91'
C9	023°01'04"	300.00'	61.08'	120.52'	S 12°31'52" E	119.71'
C10	018°23'27"	800.00'	129.51'	256.78'	S 10°37'48" E	255.68'
C11	008°51'23"	800.00'	61.95'	123.66'	N 15°23'50" W	123.53'
C12	090°00'00"	25.00'	25.00'	39.27'	N 46°26'05" W	35.36'
C13	089°35'15"	25.00'	24.82'	39.09'	S 43°46'18" W	35.23'

NOTES:

- The bearings and coordinates shown and recited hereon are referenced to the Texas Coordinate System of 1983 – North Central Zone No. 4202 – NAD83. All distances are surface distances with a surface to grid scale factor of 1.000146135
- Subdivision property corners are 5/8–inch iron rods with caps marked "PETITT–ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8–inch iron rods with cap marked "PETITT– ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8–inch iron rod may be set five feet (5') from the rear lot corner along the side lot line
- Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Maps for Ellis County, Texas and incorporated areas ~ Map Number 48397C0045L, Effective Date September 26, 2008. Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.
- All Open Space tracts, Drainage, & Detention Easements will be maintained, repaired and replaced by the Homeowners Association.
- Lot 1, Block H will be dedicated to the Homeowners Association. Lot 2, Block F will be dedicated to the City of Rockwall. They will be maintained by the Homeowners Association.
- Retaining Walls in the Park Area will be maintained, repaired and replaced by the Homeowners Association.
- Driveway depth must be 25' or more between the front of garage and edge of sidewalk.
- Retaining Walls in Residential Lots will be maintained, repaired and replaced by the Property Owners.
- The flood information shown on this plat is based on the August 20, 2020 Terracina Detention Study completed by McLendon Hydrology and Engineering, LLC.
- Subdivider's statement: Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
- Public improvement statement: It shall be the policy of the city 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 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 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.
- Drainage and detention easements: The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- Fire lanes: All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on–site and off–site fire lane improvements.
- Street appurtenances: All decorative signage, posts, or lights installed in public right–of–way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA).
- The source of water for this subdivision will be the City of Rockwall.
- The method of wastewater disposal for this subdivision will be connecting to the City of Rockwall existing systems and facilities.

PRELIMINARY PLAT
TERRACINA ESTATES
PHASE 2
LOTS 15–25, BLOCK D; LOT 2, BLOCK F;
LOTS 1–6, BLOCK G; LOTS 1–28 & BLOCK H;
LOTS 1–30, BLOCK J; & LOTS 1–20, BLOCK K
BEING
94 RESIDENTIAL LOTS AND
2 OPEN SPACE LOTS
31.331 ACRES OR 1,364,769 SQ. FT.
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A–186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
(972) 941–8400

ZONING
1.96 DWELLING UNITS PER ACRE
(MAX. OVERALL DENSITY)
[ORD. NO. 18–08–PD–82]

OPEN SPACE LOT = 0.057 AC.
1 PARK LOT = 4.840 AC.
94 RESIDENTIAL LOTS
3.00 LOTS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817–416–1572

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS BLOOMFIELD HOMES, LP, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 31.331-acre tract of land situated in the John A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas and being part of a called 81.49-acre tract of land described in deed to Bloomfield Homes, LP, recorded in Instrument 20170000022672, Deed Records, Rockwall County, Texas, (DRRCT) being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped PETITT-ECD 6134 set for the southwest corner of Terracina Phase 1 an addition to the City of Rockwall, Texas according to the Final Plat thereof as recorded in Instrument Number 20210000019450 Plat Records Rockwall County Texas, (PRRCT), and being in the common line of said 81.49-acre tract and Ridge Haven Estates an addition to Rockwall County, Texas according to the Final Plat thereof recorded in Cabinet A, Slide 213, PRRCT;

THENCE South 89 degrees 08 minutes 36 seconds West with said common line, a distance of 947.35 feet to a 5/8-inch iron rod with cap stamped PETITT-ECD 6134 set for the southwest corner of said 81.49-acre tract also being the southeast corner of a called 59.065-acre tract of land described in deed to Bloomfield Homes, LP recorded in Instrument Number 20180000012449, DRRCT, from which a 3/8-inch iron rod found bears North 01 degree 42 minutes East, a distance of 3.8 feet;

THENCE North 01 degree 01 minute 20 seconds West, with the common line of said 81.49-acre tract and said 59.065-acre tract, a distance of 1,648.36 feet to a 5/8-inch iron rod with cap stamped PETITT-ECD 6134 set for the northwest corner of said 81.49-acre tract and being the most southerly west corner of Timber Creek Estates an addition to the City of Rockwall, Texas according to the Final Plat thereof recorded in Cabinet E, Slide 55 PRRCT from which a 1/2-inch iron rod found bears North 80 degrees 35 minutes East, a distance of 1.29 feet;

THENCE North 88 degrees 33 minutes 55 seconds East with the common line of said 81.49-acre tract and said Timber Creek Estates a distance of 492.29 feet to a 5/8-inch iron rod with cap stamped ADAMS SURVEYING CO. found for the northwest corner of said Terracina Phase 1;

THENCE with the west line of said Terracina Phase 1 the following courses:

- South 01 degree 26 minutes 05 seconds East, a distance of 125.00 feet to a 5/8-inch iron rod with cap stamped PETITT-ECD 6134 set for corner;
- South 88 degrees 33 minutes 55 seconds West, a distance of 10.00 feet to a 5/8-inch iron rod with cap stamped ADAMS SURVEYING CO. found for corner;
- South 01 degree 26 minutes 05 seconds East, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped PETITT-ECD 6134 set for corner;
- North 88 degrees 33 minutes 55 seconds East, a distance of 10.00 feet to a 5/8-inch iron rod with cap stamped PETITT-ECD 6134 set for corner;
- South 01 degree 26 minutes 05 seconds East, a distance of 125.00 feet to a 5/8-inch iron rod with cap stamped ADAMS SURVEYING CO. found for corner;
- North 88 degrees 33 minutes 55 seconds East, a distance of 295.00 feet to a 5/8-inch iron rod with cap stamped ADAMS SURVEYING CO. found for corner;
- South 74 degrees 39 minutes 57 seconds East, a distance of 88.77 feet to a 5/8-inch iron rod found for corner;
- South 27 degrees 50 minutes 10 seconds East, a distance of 60.72 feet to a 5/8-inch iron rod found for corner;
- South 04 degrees 38 minutes 17 seconds East, a distance of 181.25 feet to a 5/8-inch iron rod with cap stamped ADAMS SURVEYING CO. found for corner;
- South 09 degrees 02 minutes 55 seconds East, a distance of 64.32 feet to a 5/8-inch iron rod with cap stamped PETITT-ECD 6134 set for corner;
- South 14 degrees 35 minutes 37 seconds East, a distance of 62.88 feet to a 5/8-inch iron rod with cap stamped PETITT-ECD 6134 set for corner;
- South 18 degrees 37 minutes 29 seconds East, a distance of 67.02 feet to a 5/8-inch iron rod with cap stamped PETITT-ECD 6134 set for corner;
- South 15 degrees 12 minutes 53 seconds East, a distance of 74.64 feet to a 5/8-inch iron rod with cap stamped PETITT-ECD 6134 set for corner;
- South 11 degrees 22 minutes 18 seconds East, a distance of 81.90 feet to a 5/8-inch iron rod with cap stamped PETITT-ECD 6134 set for the beginning of a non-tangent curve to the left;
- Southwesterly with said curve, which has a central angle of 04 degrees 32 minutes 28 seconds, a radius of 1,580.00 feet, a chord that bears South 82 degrees 12 minutes 29 seconds West, with a chord length of 125.19 feet and an arc length of 125.23 feet to a 5/8-inch iron rod with cap stamped PETITT-ECD 6134 set for the end of said curve;
- North 10 degrees 58 minutes 09 seconds West, a distance of 10.20 to a 5/8-inch iron rod with cap stamped PETITT-ECD 6134 set for corner;
- South 79 degrees 01 minutes 51 seconds West, a distance of 50.00 to a 5/8-inch iron rod with cap stamped PETITT-ECD 6134 set for corner;
- South 10 degrees 58 minutes 09 seconds East, a distance of 10.20 to a 5/8-inch iron rod with cap stamped PETITT-ECD 6134 set for corner;
- South 77 degrees 55 minutes 20 seconds West, a distance of 11.15 feet to a 5/8-inch iron rod with cap stamped ADAMS SURVEYING CO. found for corner;
- South 12 degrees 16 minutes 48 seconds East, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped ADAMS SURVEYING CO. found for corner;
- North 77 degrees 54 minutes 26 seconds East, a distance of 10.00 feet to a 5/8-inch iron rod with cap stamped PETITT-ECD 6134 set for corner;

South 10 degrees 58 minutes 09 seconds East, a distance of 250.04 feet to a 5/8-inch iron rod with cap stamped PETITT-ECD 6134 set for the beginning of a non-tangent curve to the left;

Southwesterly, with said curve, which has a central angle of 00 degrees 26 minutes 52 seconds, a radius of 1,280.00 feet, a chord that bears South 77 degrees 41 minutes 16 seconds West, with a chord length of 10.00 feet and an arc length of 10.00 feet to a 5/8-inch iron rod with cap stamped PETITT-ECD 6134 set for the end of said curve;

South 12 degrees 32 minutes 10 seconds East, a distance of 443.09 feet to the POINT OF BEGINNING CONTAINING 1,364,769 square feet or 31.331 acres of land.

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the TERRACINA ESTATES, PHASE 2 subdivision to the city, 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 TERRACINA ESTATES, PHASE 2 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 off-site and on-site 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 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.
- 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 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; 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.

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.

FOR: BLOOMFIELD HOMES, LP, a Texas limited partnership

BY: Bloomfield Properties, Inc.
a Texas corporation, General Partner

BY: _____
Donald J. Dykstra, President

STATE OF TEXAS
COUNTY OF TARRANT

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

Given under my hand and seal of office this ____ day of _____, 2024.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

THIS is to certify that I, James Mark Whitkanack, a Registered Public Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released for review only.

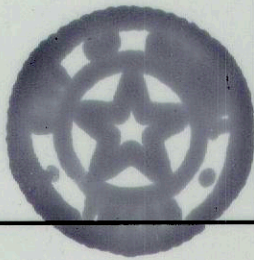
James Mark Whitkanack
Registered Professional Land Surveyor
State Of Texas No. 6134

APPROVAL CERTIFICATE

APPROVED:
I hereby certify that the above and forgoing Preliminary Plat 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 10 day of February, 2024.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN



PRELIMINARY PLAT
TERRACINA ESTATES
PHASE 2

LOTS 15-25, BLOCK D; LOT 2, BLOCK F;
LOTS 1-6, BLOCK G; LOTS 1-28 & BLOCK H;
LOTS 1-30, BLOCK J; & LOTS 1-20, BLOCK K
BEING

94 RESIDENTIAL LOTS AND
2 OPEN SPACE LOTS
31.331 ACRES OR 1,364,769 SQ. FT.

SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1800 N. COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLLIE, TX 75098 (972) 941-8400

ZONING
1.96 DWELLING UNITS PER ACRE
(MAX. OVERALL DENSITY)
[ORD. NO. 18-08-PD-82]

OPEN SPACE LOT = 0.057 AC.
1 PARK LOT = 4.840 AC.
94 RESIDENTIAL LOTS
3.00 LOTS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572