



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-020 P&Z DATE 05/26/20 CC DATE 06/09/20 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-020

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 $51 \text{ AC} \times \$20 = \1020
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 - Amending or Minor Plat (\$150.00)
 - Plat Reinstatement Request (\$100.00)
- $+ 300$
\$1320

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

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- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 3500 BLOCK ROCHELL ROAD

Subdivision TERRACINA PHASE I Lot _____ Block _____

General Location WEST SIDE OF ROCHELL RD. APPROX. 1500FT. SOUTH OF HWY 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-B2 Current Use PASTURE

Proposed Zoning PD-B2 Proposed Use SINGLE FAMILY RESIDENTIAL

Acreage 50.154 Lots [Current] 1 Lots [Proposed] 110

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 BLOOMFIELD HOMES, LP Applicant

Contact Person CLINT VINCENT Contact Person _____

Address 1050 E. HWY. 114, SUITE 210 Address _____

City, State & Zip SOUTHLAKE, TX 76092 City, State & Zip _____

Phone 817-416-1572 Phone _____

E-Mail _____ E-Mail _____

NOTARY VERIFICATION [REQUIRED]

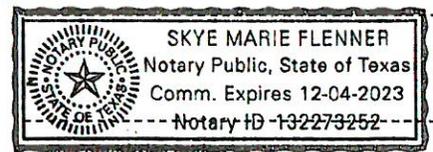
Before me, the undersigned authority, on this day personally appeared Clint Vincent [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 1320, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of MAY, 20 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 14 day of May, 20 20.

Owner's Signature

Notary Public in and for the State of Texas





CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- Minor/Amending Plat Replat
 Final Plat Preliminary Plat
 Master Plat Vacation Plat

Case Number

Reviewed By:

Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the '[]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.

City Limits <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Property Lines <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space <i>[Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.

Dedication Language [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.
Compliance with Preliminary Plat [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.

Applicant and Staff Checklist

- Initial Contact [Final Plat, Preliminary Plat & Master Plat]:** Discuss platting requirements with city staff. Obtain application packet. The applicant or representative should become familiar with city ordinances (appropriate ordinances available for a fee, or can be downloaded on the city's website).

- Pre-Development Meeting [Final Plat, Preliminary Plat & Master Plat]:** Prior to submitting any proposed plat, the applicant is encouraged to meet with city staff to review and comment on a general plan for the development of property, including the layout of streets, lots, open space, sites for public facilities and utilities.
Date: ___ / ___ / ___

- Prepare Plat for Submittal [Final Plat, Preliminary Plat & Master Plat]:** Hire surveyor to prepare plat and if required, Civil Engineer for preparation of preliminary engineering plans. [FOR FINAL PLATS ONLY: Engineering plans must be submitted and approved prior to final plat applications]
- Submit [Final Plat, Preliminary Plat & Master Plat]:** Submit application form, fees and required copies of plat.
Date: ___ / ___ / ___
- Submit Electronic Files and Survey Closure Report:** In addition to the application form, fees and required copies of the plat all plat submittals require one (1) digital copy of the plat in .pdf format and one (1) survey boundary closure report. All digital submittals are to be in NAD 83 State Plane, Texas North Central (4202), US Survey Feet.
Date: ___ / ___ / ___
- DRC Meeting [Final Plat, Preliminary Plat & Master Plat]:** Staff reviews submitted plat and plans with applicants. Written comments to be provided to applicant(s) at this meeting.
Date: ___ / ___ / ___
- Planning and Zoning Work Session [Final Plat, Preliminary Plat & Master Plat]:** The plans are reviewed and discussed by the Planning & Zoning Commission.
Date: ___ / ___ / ___

- Plat Changes and Corrections [Final Plat, Preliminary Plat & Master Plat]:** Based on staff review, changes and corrections will be reviewed with the applicant or representative. Revised plans must be submitted in **ELECTRONIC (E.G. PDF) FORMAT** the Tuesday prior to the Planning & Zoning Commission public hearing.
Date: ___ / ___ / ___
- Planning and Zoning Meeting [Final Plat, Preliminary Plat & Master Plat]:** Revised plans and staff reports are sent to the Planning & Zoning Commission for consideration.
Date: ___ / ___ / ___
1st _____
2nd _____
Vote: ___ For, ___ Against; ___ Abstaining, ___ Absent (_____).

- City Council Consideration [Final Plat, Preliminary Plat & Master Plat]:** Revised plans and staff reports are sent to the City Council for consideration.

Date: ___ / ___ / ___

1st _____

2nd _____

Vote: ___ For, ___ Against; ___ Abstaining, ___ Absent (_____).

- Proceed w/ Preliminary Plat [Master Plat]:** Applicant may submit application(s) for Preliminary Plat; or
- Submittal and Approval of Engineering Plans [Preliminary Plat]:** Final Plat application will not be accepted until full engineering plans have been submitted and approved by City Engineer. Once approved the applicant may submit application(s) for Preliminary Plat; or
- Submit Mylars for Filing with County Clerk/Submit Electronic Files [Final Plat]:** Submit mylars with appropriate signatures of owners and surveyors and submit one (1) AutoCAD .dwg, .dxf, or ESRI .shp file, and one (1) survey boundary closure report to the Planning Department.

GENERAL NOTES:



DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 5/15/2020

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, . Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2020-020
Project Name: Terracina, Phase I
Project Type: PLAT
Applicant Name: [APPLICANT]
Owner Name: CLINT VINCENT
Project Description:



RECEIPT

Project Number: P2020-020
Job Address: 3500 ROCHELLE
ROCKWALL, TX 75032

Receipt Number: B89330

Printed: 5/15/2020 11:16 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$1,320.00

Total Fees Paid:

\$1,320.00

Date Paid: 5/15/2020 12:00:00AM

Paid By: CLINT VINCENT

Pay Method: CHECK 15294

Received By: AG



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-020

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Owner BLOOMFIELD HOMES, LP Applicant

Contact Person CLINT VINCENT Contact Person

Address 1050 E. HWY. 114, SUITE 210 Address

City, State & Zip SOUTHLAKE, TX 76092 City, State & Zip

Phone 817-416-1572 Phone

E-Mail _____ E-Mail

NOTARY VERIFICATION [REQUIRED]

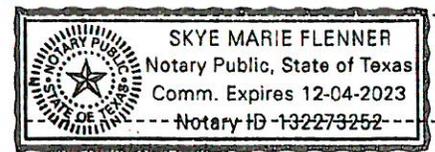
Before me, the undersigned authority, on this day personally appeared Clint Vincent [Owner] the undersigned, who stated the information on this application to be true and certified the following:

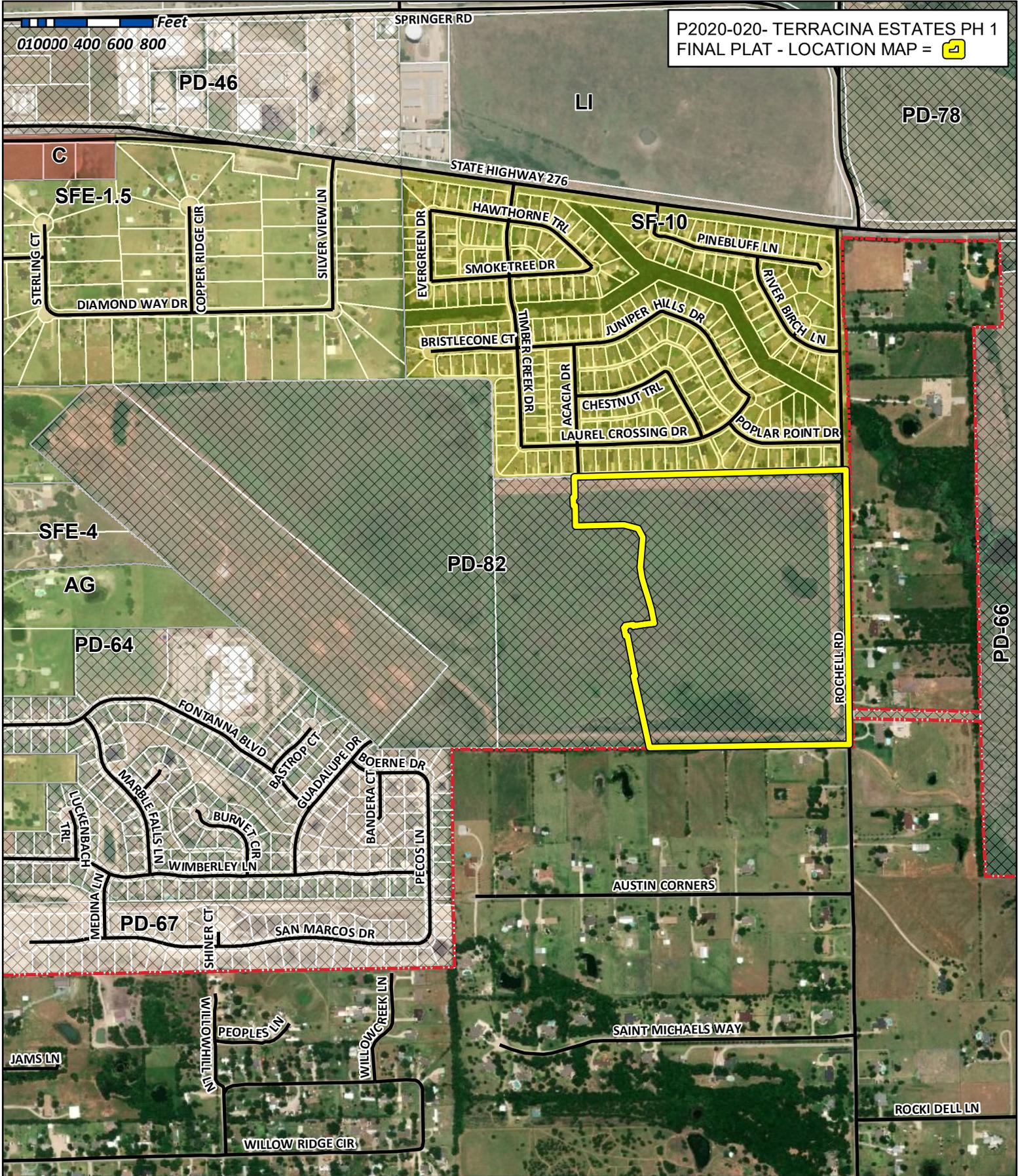
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Given under my hand and seal of office on this the 14 day of May, 20 20.

Owner's Signature

Notary Public in and for the State of Texas



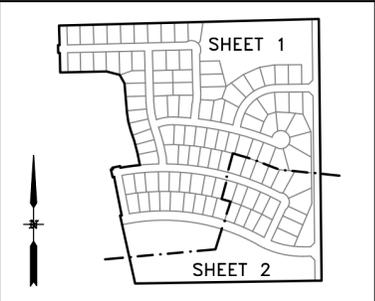
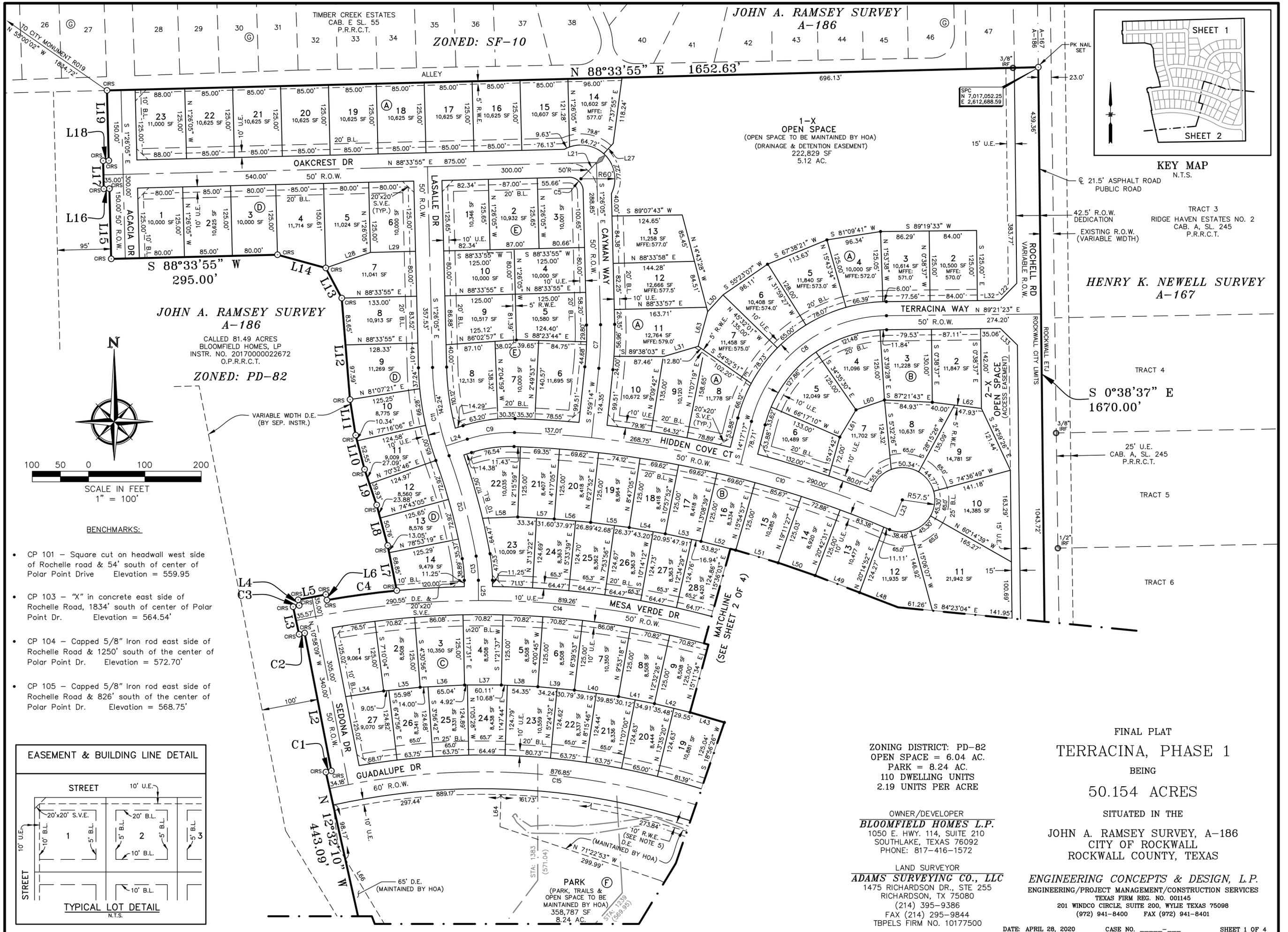


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (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.





KEY MAP
N.T.S.

TRACT 3
RIDGE HAVEN ESTATES NO. 2
CAB. A, SL. 245
P.R.R.C.T.

HENRY K. NEWELL SURVEY
A-167

TRACT 4

S 0°38'37" E
1670.00'

25' U.E.
CAB. A, SL. 245
P.R.R.C.T.

TRACT 5

TRACT 6

FINAL PLAT
TERRACINA, PHASE 1
BEING
50.154 ACRES

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

ZONING DISTRICT: PD-82
OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

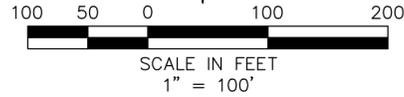
OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTH LAKE, TEXAS 75092
PHONE: 817-416-1572

LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(214) 395-9386
FAX (214) 295-9844
TBPELS FIRM NO. 10177500

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

JOHN A. RAMSEY SURVEY
A-186
CALLED 81.49 ACRES
BLOOMFIELD HOMES, LP
INSTR. NO. 20170000022672
O.P.R.R.C.T.

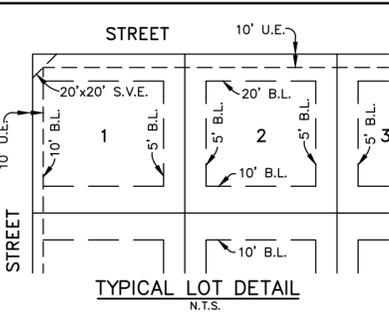
ZONED: PD-82



BENCHMARKS:

- CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95
- CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'
- CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr. Elevation = 572.70'
- CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'

EASEMENT & BUILDING LINE DETAIL



PARK (F)
(PARK, TRAILS & OPEN SPACE TO BE MAINTAINED BY HOA)
358,787 SF
8.24 AC.

MATCHLINE (SEE SHEET 2 OF 4)

SPC
N 7,017,052.25
E 2,612,688.59

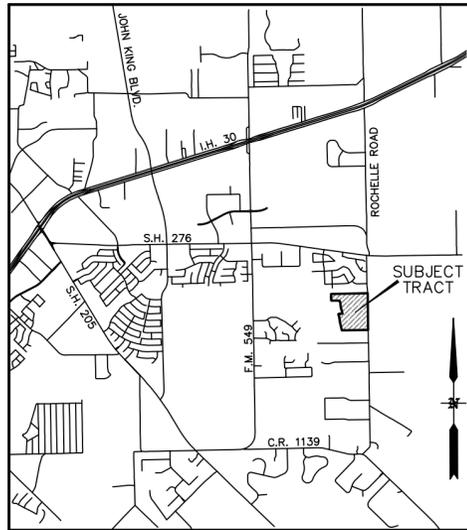
1-X
OPEN SPACE
(OPEN SPACE TO BE MAINTAINED BY HOA)
(DRAINAGE & DETENTION EASEMENT)
222,829 SF
5.12 AC.

VARIABLE WIDTH D.E.
(BY SEP. INSTR.)

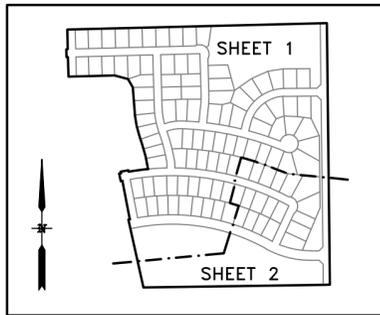
21.5' ASPHALT ROAD
PUBLIC ROAD

42.5' R.O.W.
DEDICATION
EXISTING R.O.W.
(VARIABLE WIDTH)

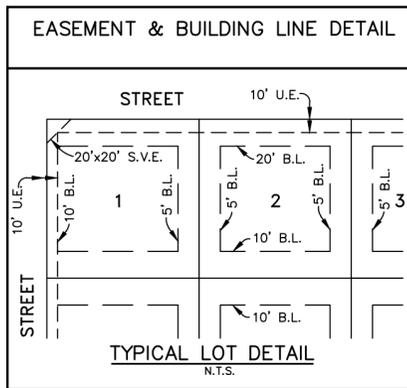
ROCKWALL CITY LIMITS



VICINITY MAP
N.T.S.

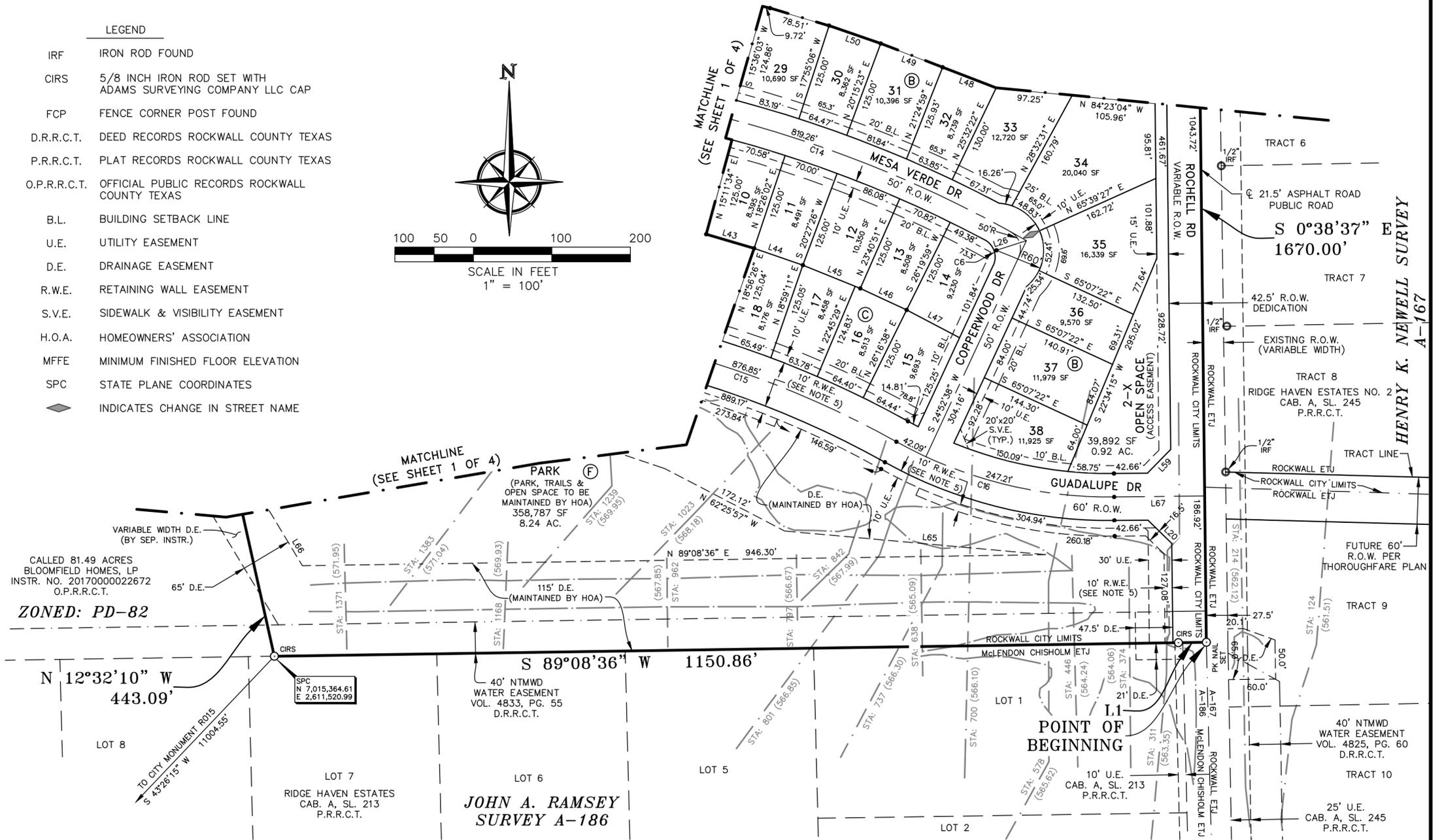
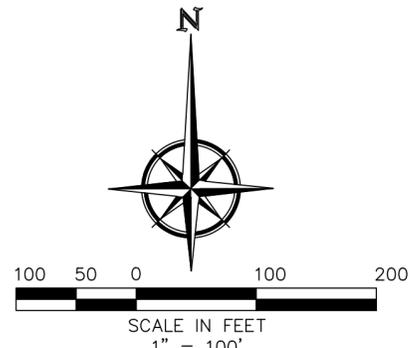


KEY MAP
N.T.S.



TYPICAL LOT DETAIL
N.T.S.

LEGEND	
IRF	IRON ROD FOUND
CIRS	5/8 INCH IRON ROD SET 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
S.V.E.	SIWALK & VISIBILITY EASEMENT
H.O.A.	HOMEOWNERS' ASSOCIATION
MFFE	MINIMUM FINISHED FLOOR ELEVATION
SPC	STATE PLANE COORDINATES
◆	INDICATES CHANGE IN STREET NAME



- NOTES:
- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
 - A 5/8-inch iron rod with "ADAMS SURVEYING COMPANY LLC cap" will be set at all lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
 - By graphical plotting, the parcel shown hereon lies within Zone X, as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0045L, dated September 26, 2008. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
 - All Open Space tracts, Drainage, & Detention Easements will be maintained, repaired and replaced 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.

BENCHMARKS:

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Elevation = 559.95
- CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'
- CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr. Elevation = 572.70'
- CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'

ZONING DISTRICT: PD-82
OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 75082
PHONE: 817-416-1572

LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(214) 395-9386
FAX (214) 295-9844
TBPELS FIRM NO. 10177500

FINAL PLAT
TERRACINA, PHASE 1
BEING
50.154 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 89°08'49" W	35.63'
L2	N 10°58'09" W	250.04'
L3	N 12°16'48" W	50.00'
L4	N 10°58'09" W	10.20'
L5	N 79°01'51" E	50.00'
L6	S 10°58'09" E	10.20'
L7	N 11°22'18" W	81.90'
L8	N 15°12'53" W	74.64'
L9	N 18°37'29" W	67.02'
L10	N 14°35'37" W	62.88'
L11	N 9°02'55" W	64.32'
L12	N 4°38'17" W	181.25'
L13	N 27°50'10" W	60.72'
L14	N 74°39'57" W	88.77'
L15	N 1°26'05" W	125.00'
L16	S 88°33'55" W	10.00'
L17	N 1°26'05" W	50.00'
L18	N 88°33'55" E	10.00'
L19	N 1°26'05" W	125.00'
L20	N 45°38'37" W	42.43'
L21	N 43°33'55" E	40.00'
L22	N 44°21'23" E	42.43'
L23	S 23°14'44" W	32.50'
L24	N 72°15'55" E	39.95'
L25	S 0°15'48" E	36.06'
L26	N 72°06'38" E	40.00'
L27	N 42°11'50" E	25.00'
L28	N 70°48'45" E	84.00'
L29	N 88°33'55" E	80.00'
L30	S 42°25'07" W	40.52'
L31	N 73°25'41" E	64.63'
L32	N 89°21'23" E	40.14'
L33	N 45°38'37" W	42.43'
L34	N 81°26'23" E	68.21'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L35	N 84°09'30" E	65.03'
L36	N 87°05'46" E	79.04'
L37	S 89°57'57" E	65.03'
L38	S 87°18'49" E	65.03'
L39	S 84°39'41" E	65.03'
L40	S 81°43'25" E	79.04'
L41	S 78°47'08" E	65.03'
L42	S 76°08'00" E	65.03'
L43	S 73°31'09" E	63.50'
L44	S 70°52'25" E	65.58'
L45	S 67°55'52" E	79.04'
L46	S 64°59'35" E	65.03'
L47	S 62°11'52" E	76.17'
L48	S 68°55'06" E	73.11'
L49	S 68°55'06" E	84.36'
L50	S 70°54'56" E	69.57'
L51	S 73°23'45" E	78.51'
L52	S 75°47'40" E	63.55'
L53	S 77°56'45" E	64.86'
L54	S 80°07'31" E	64.86'
L55	S 82°22'31" E	69.05'
L56	S 84°37'32" E	64.86'
L57	S 86°48'23" E	64.94'
L58	N 87°52'02" E	62.41'
L59	N 44°21'23" E	42.43'
L60	N 70°52'31" E	53.34'
L61	N 30°44'04" E	56.36'
L62	S 82°47'59" E	87.93'
L63	N 15°13'03" E	64.00'
L64	N 1°32'54" E	57.24'
L65	N 84°47'48" W	333.62'
L66	S 30°57'58" E	189.60'
L67	S 89°21'23" W	115.16'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	000°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W	10.00'
C2	000°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W	10.00'
C3	000°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W	11.15'
C4	004°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W	125.19'
C5	090°00'00"	25.00'	25.00'	39.27'	N 46°26'05" W	35.36'
C6	086°41'40"	25.00'	23.60'	37.83'	N 18°28'13" W	34.32'
C7	007°25'19"	600.00'	38.92'	77.72'	N 2°16'35" E	77.67'
C8	075°04'06"	250.00'	192.07'	327.55'	S 51°49'20" W	304.62'
C9	019°29'25"	250.00'	42.94'	85.04'	S 82°00'38" W	84.63'
C10	021°29'24"	1855.00'	352.01'	695.75'	N 77°29'58" W	691.68'
C11	018°23'27"	500.00'	80.94'	160.49'	S 10°37'48" E	159.80'
C12	009°39'31"	1100.00'	92.94'	185.43'	N 14°59'46" W	185.21'
C13	009°54'13"	250.00'	21.66'	43.21'	N 5°12'54" W	43.16'
C14	042°12'11"	1555.00'	600.07'	1145.39'	N 81°10'42" W	1119.67'
C15	041°45'32"	1250.00'	476.81'	911.04'	N 81°39'24" W	891.01'
C16	029°51'59"	555.00'	148.02'	289.30'	S 75°42'37" E	286.04'

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Paul Hubert, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

Preliminary, this document shall not be recorded for any purpose. For Final Plat review purposes only.

PAUL HUBERT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 1942

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Paul Hubert, 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 expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ Date _____

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2020.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2020.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

ZONING DISTRICT: PD-82
OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

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

LAND SURVEYOR
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FINAL PLAT
TERRACINA, PHASE 1
BEING
50.154 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

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 50.154 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, said 50.154 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail set for the southeast corner of said 81.49 acre tract in the center of Rochell Road, a 21.5 ft. asphalt public road (proposed 60 ft. right-of-way);

THENCE South 89 degrees 08 minutes 49 seconds West, with the south line of said 81.49 acre tract, a distance of 35.63 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the northeast corner of Lot 1, Ridge Haven Estates, an addition to Rockwall County, recorded in Cabinet A, Slide 213, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 08 minutes 36 seconds West, with the common line of said 81.49 acre tract and said Ridge Haven Estates, a distance of 1150.86 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 12 degrees 32 minutes 10 seconds West, a distance of 443.09 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the right having a radius of 1280.00 feet, whose chord bears North 77 degrees 41 minutes 16 seconds East, a distance of 10.00 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 00 degrees 26 minutes 52 seconds, an arc distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 10 degrees 58 minutes 09 seconds West, a distance of 250.04 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the left having a radius of 1530.00 feet, whose chord bears South 77 degrees 54 minutes 26 seconds West, a distance of 10.00 feet;

THENCE Southwesterly, with said curve to the left, through a central angle of 00 degrees 22 minutes 28 seconds, an arc distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 12 degrees 16 minutes 48 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the right having a radius of 1580.00 feet, whose chord bears North 77 degrees 55 minutes 20 seconds East, a distance of 11.15 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 00 degrees 24 minutes 15 seconds, an arc distance of 11.15 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 10 degrees 58 minutes 09 seconds West, a distance of 10.20 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 79 degrees 01 minutes 51 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE South 10 degrees 58 minutes 09 seconds East, a distance of 10.20 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the right having a radius of 1580.00 feet, whose chord bears North 82 degrees 12 minutes 29 seconds East, a distance of 125.19 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 04 degrees 32 minutes 28 seconds, an arc distance of 125.23 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 11 degrees 22 minutes 18 seconds West, a distance of 81.90 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 15 degrees 12 minutes 53 seconds West, a distance of 74.64 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 18 degrees 37 minutes 29 seconds West, a distance of 67.02 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 14 degrees 35 minutes 37 seconds West, a distance of 62.88 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 09 degrees 02 minutes 55 seconds West, a distance of 64.32 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 04 degrees 38 minutes 17seconds West, a distance of 181.25 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 27 degrees 50 minutes 10 seconds West, a distance of 60.72 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 74 degrees 39 minutes 57 seconds West, a distance of 88.77 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE South 88 degrees 33 minutes 55 seconds West, a distance of 295.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 01 degrees 26 minutes 05 seconds West, a distance of 125.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE South 88 degrees 33 minutes 55 seconds West, a distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 01 degrees 26 minutes 05 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 88 degrees 33 minutes 55 seconds East, a distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 01 degrees 26 minutes 05 seconds West, a distance of 125.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner in the common line of said 81.49 acre tract and Timber Creek Estates, an addition to the City of Rockwall, recorded in Cabinet E, Slide 55 of said Plat Records;

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 1652.63 feet to a PK Nail set for the northeast corner of said 81.49 acre tract in the center of said Rochell Road;

THENCE South 00 degrees 38 minutes 37 seconds East, with the east line of said 81.49 acre tract and along the center of said Rochell Road, a distance of 1670.00 feet to the POINT OF BEGINNING AND CONTAINING 2,184,726 square feet or 50.154 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner of the land shown on this plat, and designated herein as the TERRACINA, PHASE 1, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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, PHASE 1 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 structures 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm 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.

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 _____, 2020.

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

ZONING DISTRICT: PD-82
OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
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City of Rockwall Project Plan Review History



Project Number P2020-020	Owner CLINT VINCENT	Applied 5/15/2020 AG
Project Name Terracina, Phase I	Applicant	Approved
Type PLAT		Closed
Subtype FINAL		Expired
Status P&Z HEARING		Status 5/21/2020 DG

Site Address 3500 ROCHELLE	City, State Zip ROCKWALL, TX 75032	Zoning
--------------------------------------	----------------------------------------------	---------------

Subdivision TIMBER CREEK ESTATES	Tract 16	Block	Lot No 16	Parcel No 0186-0000-0016-00-OR	General Plan
--------------------------------------------	--------------------	--------------	---------------------	------------------------------------------	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/15/2020	5/22/2020	5/19/2020	4	APPROVED	
ENGINEERING	Sarah Johnston	5/15/2020	5/22/2020	5/20/2020	5	COMMENTS	See notes and attachment. (5/20/2020 11:13 AM SJ) M - Retaining Wall Easement "to be maintained by property owner or HOA." M - Label the 100-year floodplain. See markup. M - Need the Separate Instrument Numbers before filing the plat. M - 1-X Open Space to be maintained by the HOA. M - Must include a 10' Utility Easement along all street frontage. There are multiple locations shown on markup. M - 20' UE will not overlap the 10' RWE. 30' ESMT total.
FIRE	Ariana Hargrove	5/15/2020	5/22/2020	5/19/2020	4	APPROVED	
GIS	Lance Singleton	5/15/2020	5/22/2020				
PLANNING	David Gonzales	5/15/2020	5/22/2020	5/21/2020	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2020-020; Final Plat for Terracina Estates Phase 1 Addition						
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 Terracina Estates Subdivision consisting of 110 single-family lots on a 54.995-acre portion of a larger 81.49-acre tract of land identified as Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochelle Road south of SH-276.						
I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.						
M.3 For reference, include the case number (P2020-020) in the lower right-hand corner of all pages of all revised plan submittals.						
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District No. 82 (PD-82), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document that are applicable to the subject property. [§01.02(D), Art. 11, UDC]						
M.5 Submittal and approval of street names prior to the plat being filed Contact Lance Singleton, GIS Supervisor – lsingleton@rockwall.com. [§01.02(D), Art. 11, UDC]						
M.6 Correct lot dimensional information for Lot 14, Block A (i.e. curvilinear lot), to standards established in PD-82 that requires the minimum lot width to be 80-feet measured at the Front Yard Building Setback Provide a label meeting or exceeding the minimum standard for this lot width [Ordinance No. 18-08, PD-82]						
M.7 Relabel the lots located in Blocks A & B by re-numbering these lots sequentially starting with Lot 1, Block A and Lot 1, Block B. [Section 38-10, of Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
M.8 Correct Title Block to read as follows: Final Plat Terracina Estates Phase 1 Being 50.154-Acres Situated in the John A. Ramsey Survey, Abstract No. 186 City of Rockwall, Rockwall County, Texas [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						
M.9 Correct Zoning District: PD-82 information to state 1.96 dwelling units per acre (maximum overall density) [Ordinance No. 18-08, PD-82]						
I.10 Notary certificate is not necessary when plat is stamped by surveyor.						
M.11 Under the Owner's Certification and Dedication page, add the following statement: 7. Property Owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements [§01.02(D), Art. 11, UDC]						
I.12 Correct pages and swap Sheets 3 & 4 (i.e. Sheet 3 needs to be Sheet 4 and vice-a-versa). The signature page is the last page of the plat document.						
M.13 Delineate and label the right-of-way dedication for Rochelle Road [Section 38-10, of Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
I.14						Please note that failure to address all comments provided by staff by 5:00 PM on June 2, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.
I.15						Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff. Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff prefers and is requesting that you do not resubmit paper copies.
I.16						Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.
I.17						The Planning and Zoning Work Session Meeting will be held on May 26, 2020.
I.18						The Parks and Recreation Board Meeting for this case is scheduled to be held on June 2, 2020.
I.19						The Planning and Zoning Regular Meeting will be held on June 9, 2020.
I.20						The City Council meeting for this case is scheduled to be held on June 15, 2020.
M.21						Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.
I.22						IN LIEU OF ATTENDING IN PERSON AND IN AN EFFORT TO COMPLY WITH CDC RECOMMENDATIONS REGARDING SOCIAL DISTANCING, SPECIAL NOTES PERTAINING TO "REMOTELY" OR "VIRTUALLY" PARTICIPATING IN THE PLANNING AND ZONING COMMISSION WORK SESSION MEETING WILL BE PROVIDED TO APPLICANTS PRIOR TO THE SCHEDULED MEETING. ALL MEETINGS WILL BE HELD IN THE CITY'S COUNCIL CHAMBERS AND BEGIN AT 6:00 P.M. PLEASE CONTACT STAFF SHOULD YOU HAVE ANY QUESTIONS.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-020

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 $51 \text{ AC} \times \$20 = \1020
 - Replat (\$300.00 + \$20.00 Acre)¹ $+ 300$
 - Amending or Minor Plat (\$150.00)
 - Plat Reinstatement Request (\$100.00)
- $\$1320$

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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 3500 BLOCK ROCHELL ROAD

Subdivision TERRACINA PHASE I Lot _____ Block _____

General Location WEST SIDE OF ROCHELL RD. APPROX. 1500FT. SOUTH OF HWY 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-B2 Current Use PASTURE

Proposed Zoning PD-B2 Proposed Use SINGLE FAMILY RESIDENTIAL

Acreage 50.154 Lots [Current] 1 Lots [Proposed] 110

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 BLOOMFIELD HOMES, LP Applicant

Contact Person CLINT VINCENT Contact Person

Address 1050 E. HWY. 114, SUITE 210 Address

City, State & Zip SOUTHLAKE, TX 76092 City, State & Zip

Phone 817-416-1572 Phone

E-Mail _____ E-Mail

NOTARY VERIFICATION [REQUIRED]

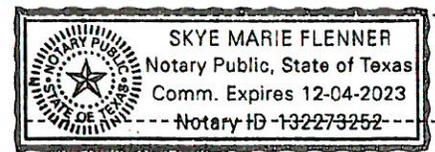
Before me, the undersigned authority, on this day personally appeared Clint Vincent [Owner] the undersigned, who stated the information on this application to be true and certified the following:

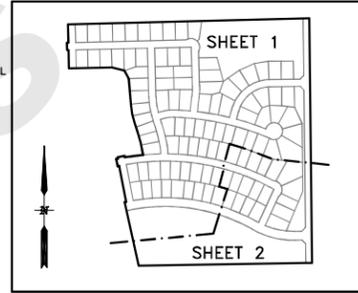
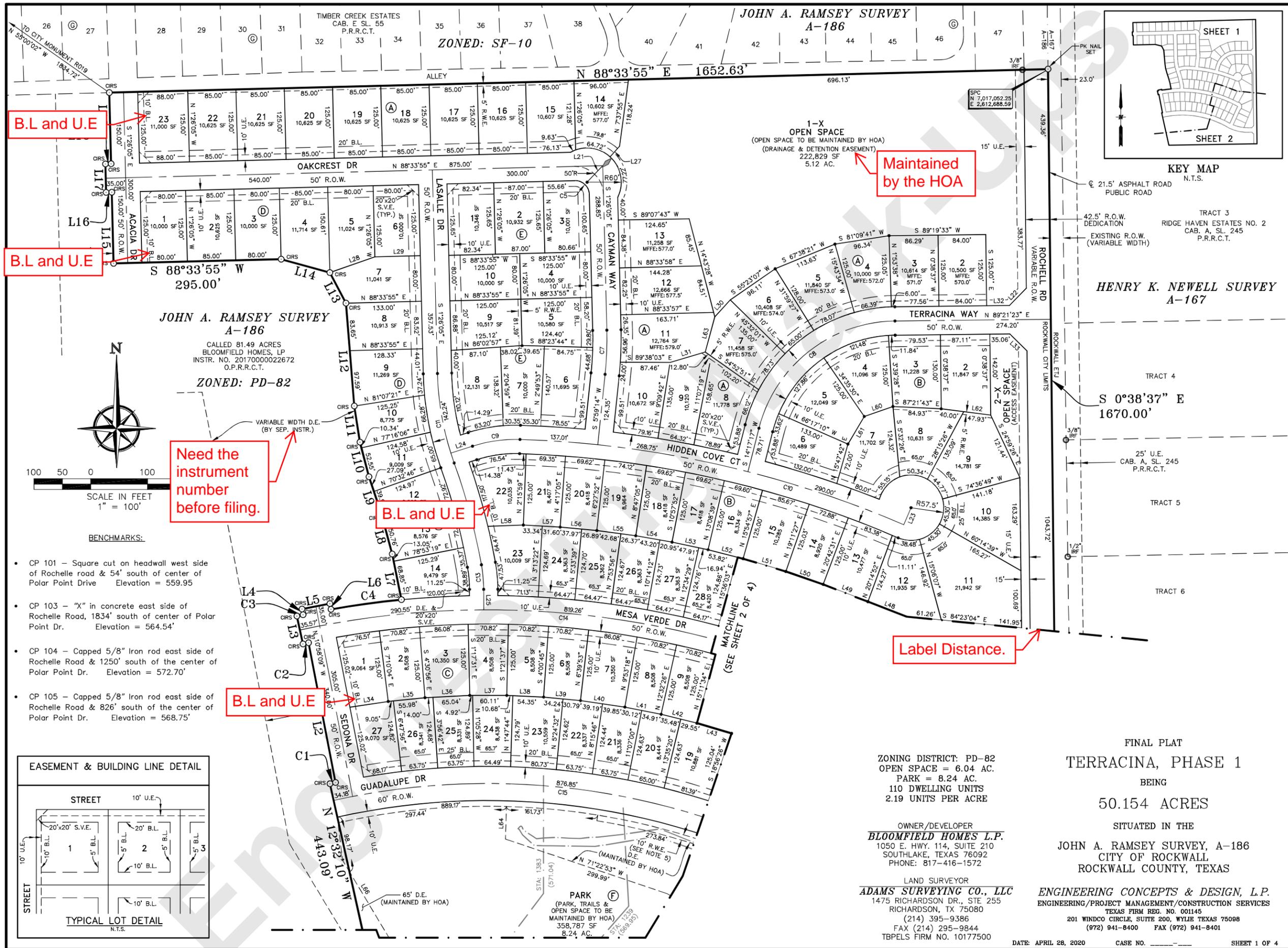
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 1320, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of MAY, 20 20. By signing this application, 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 14 day of May, 20 20.

Owner's Signature

Notary Public in and for the State of Texas



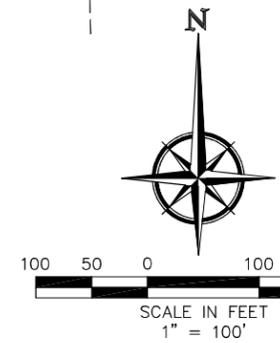


B.L and U.E

Maintained by the HOA

B.L and U.E

**JOHN A. RAMSEY SURVEY
A-186**
CALLED 81.49 ACRES
BLOOMFIELD HOMES, LP
INSTR. NO. 2017000022672
O.P.R.R.C.T.
ZONED: PD-82



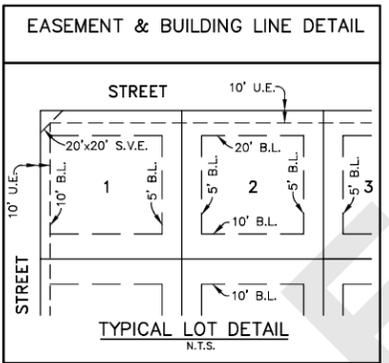
Need the instrument number before filing.

B.L and U.E

Label Distance.

B.L and U.E

- CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95
- CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'
- CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr. Elevation = 572.70'
- CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'



ZONING DISTRICT: PD-82
OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

FINAL PLAT
TERRACINA, PHASE 1
BEING
50.154 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

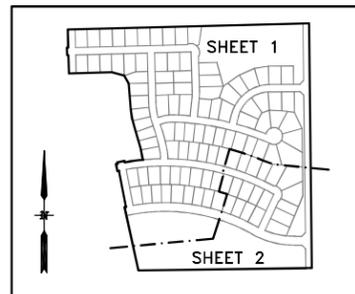
OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(214) 395-9386
FAX (214) 295-9844
TBPELS FIRM NO. 10177500

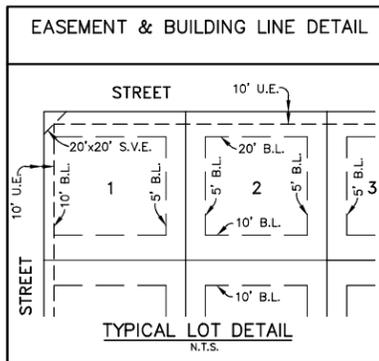
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401



VICINITY MAP
N.T.S.



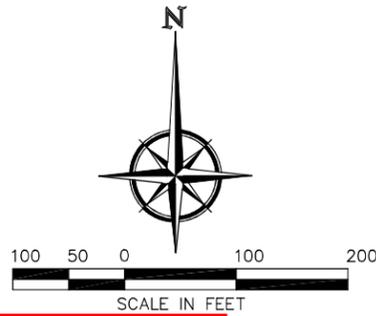
KEY MAP
N.T.S.



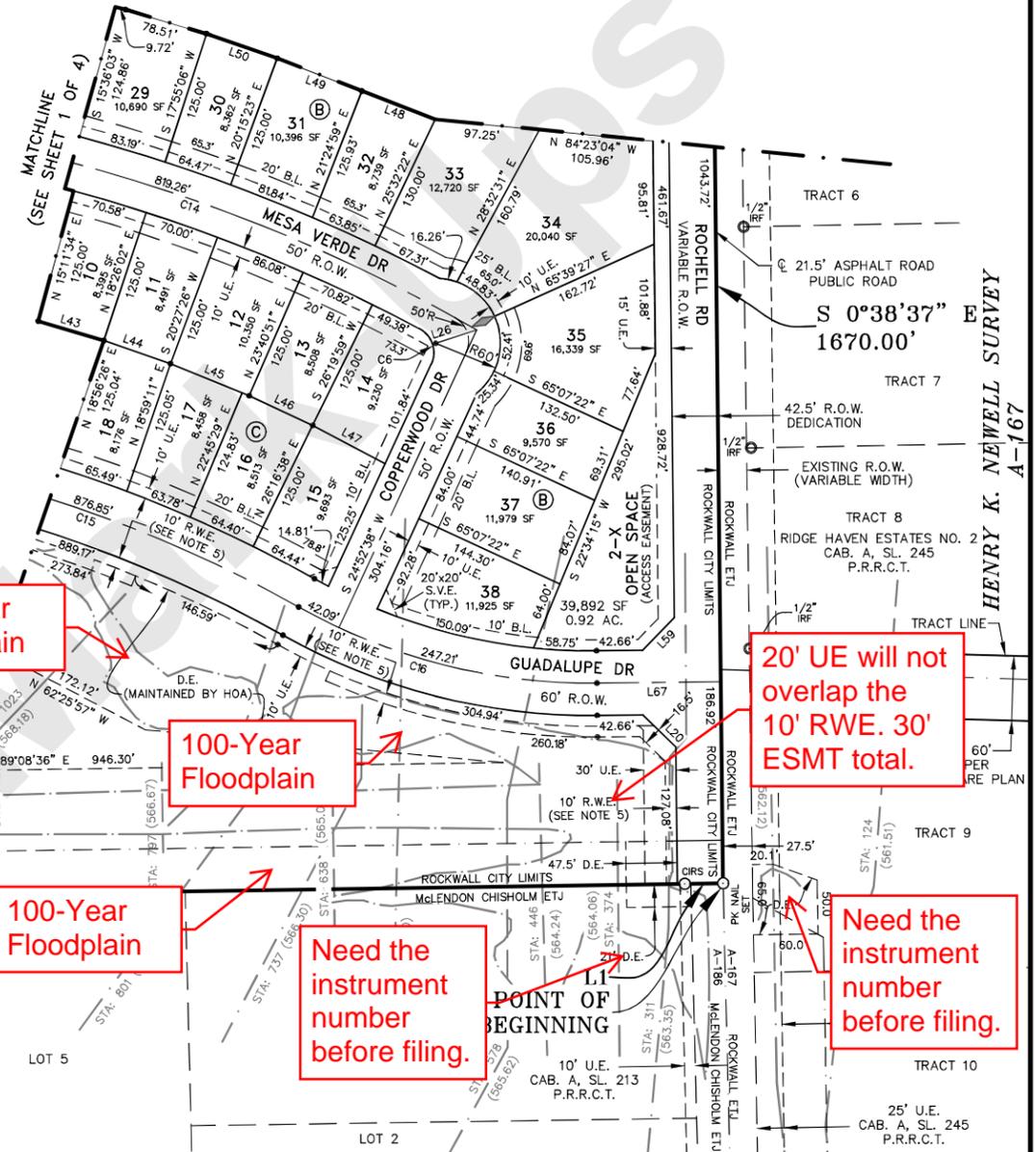
TYPICAL LOT DETAIL
N.T.S.

LEGEND

IRF	IRON ROD FOUND
CIRS	5/8 INCH IRON ROD SET 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
S.V.E.	SIDEWALK & VISIBILITY EASEMENT
H.O.A.	HOMEOWNERS' ASSOCIATION
MFFE	MINIMUM FINISHED FLOOR ELEVATION
SPC	STATE PLANE COORDINATES
◆	INDICATES CHANGE IN STREET NAME



to be maintained by property owner or HOA.



100-Year Floodplain

100-Year Floodplain

100-Year Floodplain

100-Year Floodplain

Need the instrument number before filing.

20' UE will not overlap the 10' RWE. 30' ESMT total.

Need the instrument number before filing.

NOTES:

- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- A 5/8-inch iron rod with "ADAMS SURVEYING COMPANY LLC cap will be set at all lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
- By graphical plotting, the parcel shown hereon lies within Zone X, as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0045L, dated September 26, 2008. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
- All Open Space tracts, Drainage, & Detention Easements will be maintained, repaired and replaced 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.

BENCHMARKS:

- CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95
- CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'
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ZONING DISTRICT: PD-82
OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

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

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RICHARDSON, TX 75080
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FAX (214) 295-9844
TBPELS FIRM NO. 10177500

FINAL PLAT
TERRACINA, PHASE 1

BEING
50.154 ACRES

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

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 89°08'49" W	35.63'
L2	N 10°58'09" W	250.04'
L3	N 12°16'48" W	50.00'
L4	N 10°58'09" W	10.20'
L5	N 79°01'51" E	50.00'
L6	S 10°58'09" E	10.20'
L7	N 11°22'18" W	81.90'
L8	N 15°12'53" W	74.64'
L9	N 18°37'29" W	67.02'
L10	N 14°35'37" W	62.88'
L11	N 9°02'55" W	64.32'
L12	N 4°38'17" W	181.25'
L13	N 27°50'10" W	60.72'
L14	N 74°39'57" W	88.77'
L15	N 1°26'05" W	125.00'
L16	S 88°33'55" W	10.00'
L17	N 1°26'05" W	50.00'
L18	N 88°33'55" E	10.00'
L19	N 1°26'05" W	125.00'
L20	N 45°38'37" W	42.43'
L21	N 43°33'55" E	40.00'
L22	N 44°21'23" E	42.43'
L23	S 23°14'44" W	32.50'
L24	N 72°15'55" E	39.95'
L25	S 0°15'48" E	36.06'
L26	N 72°06'38" E	40.00'
L27	N 42°11'50" E	25.00'
L28	N 70°48'45" E	84.00'
L29	N 88°33'55" E	80.00'
L30	S 42°25'07" W	40.52'
L31	N 73°25'41" E	64.63'
L32	N 89°21'23" E	40.14'
L33	N 45°38'37" W	42.43'
L34	N 81°26'23" E	68.21'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L35	N 84°09'30" E	65.03'
L36	N 87°05'46" E	79.04'
L37	S 89°57'57" E	65.03'
L38	S 87°18'49" E	65.03'
L39	S 84°39'41" E	65.03'
L40	S 81°43'25" E	79.04'
L41	S 78°47'08" E	65.03'
L42	S 76°08'00" E	65.03'
L43	S 73°31'09" E	63.50'
L44	S 70°52'25" E	65.58'
L45	S 67°55'52" E	79.04'
L46	S 64°59'35" E	65.03'
L47	S 62°11'52" E	76.17'
L48	S 68°55'06" E	73.11'
L49	S 68°55'06" E	84.36'
L50	S 70°54'56" E	69.57'
L51	S 73°23'45" E	78.51'
L52	S 75°47'40" E	63.55'
L53	S 77°56'45" E	64.86'
L54	S 80°07'31" E	64.86'
L55	S 82°22'31" E	69.05'
L56	S 84°37'32" E	64.86'
L57	S 86°48'23" E	64.94'
L58	N 87°52'02" E	62.41'
L59	N 44°21'23" E	42.43'
L60	N 70°52'31" E	53.34'
L61	N 30°44'04" E	56.36'
L62	S 82°47'59" E	87.93'
L63	N 15°13'03" E	64.00'
L64	N 1°32'54" E	57.24'
L65	N 84°47'48" W	333.62'
L66	S 30°57'58" E	189.60'
L67	S 89°21'23" W	115.16'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	000°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W	10.00'
C2	000°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W	10.00'
C3	000°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W	11.15'
C4	004°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W	125.19'
C5	090°00'00"	25.00'	25.00'	39.27'	N 46°26'05" W	35.36'
C6	086°41'40"	25.00'	23.60'	37.83'	N 18°28'13" W	34.32'
C7	007°25'19"	600.00'	38.92'	77.72'	N 2°16'35" E	77.67'
C8	075°04'06"	250.00'	192.07'	327.55'	S 51°49'20" W	304.62'
C9	019°29'25"	250.00'	42.94'	85.04'	S 82°00'38" W	84.63'
C10	021°29'24"	1855.00'	352.01'	695.75'	N 77°29'58" W	691.68'
C11	018°23'27"	500.00'	80.94'	160.49'	S 10°37'48" E	159.80'
C12	009°39'31"	1100.00'	92.94'	185.43'	N 14°59'46" W	185.21'
C13	009°54'13"	250.00'	21.66'	43.21'	N 51°12'54" W	43.16'
C14	042°12'11"	1555.00'	600.07'	1145.39'	N 81°10'42" W	1119.67'
C15	041°45'32"	1250.00'	476.81'	911.04'	N 81°39'24" W	891.01'
C16	029°51'59"	555.00'	148.02'	289.30'	S 75°42'37" E	286.04'

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Paul Hubert, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

Preliminary, this document shall not be recorded for any purpose. For Final Plat review purposes only.

PAUL HUBERT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 1942

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Paul Hubert, 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 expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2020.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2020.

Mayor, City of Rockwall City Secretary City Engineer

ZONING DISTRICT: PD-82
OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
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FINAL PLAT
TERRACINA, PHASE 1
BEING
50.154 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
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ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: APRIL 28, 2020

CASE NO. _____

SHEET 3 OF 4

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

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 50.154 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, said 50.154 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail set for the southeast corner of said 81.49 acre tract in the center of Rochell Road, a 21.5 ft. asphalt public road (proposed 60 ft. right-of-way);

THENCE South 89 degrees 08 minutes 49 seconds West, with the south line of said 81.49 acre tract, a distance of 35.63 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the northeast corner of Lot 1, Ridge Haven Estates, an addition to Rockwall County, recorded in Cabinet A, Slide 213, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 08 minutes 36 seconds West, with the common line of said 81.49 acre tract and said Ridge Haven Estates, a distance of 1150.86 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 12 degrees 32 minutes 10 seconds West, a distance of 443.09 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the right having a radius of 1280.00 feet, whose chord bears North 77 degrees 41 minutes 16 seconds East, a distance of 10.00 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 00 degrees 26 minutes 52 seconds, an arc distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 10 degrees 58 minutes 09 seconds West, a distance of 250.04 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the left having a radius of 1530.00 feet, whose chord bears South 77 degrees 54 minutes 26 seconds West, a distance of 10.00 feet;

THENCE Southwesterly, with said curve to the left, through a central angle of 00 degrees 22 minutes 28 seconds, an arc distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 12 degrees 16 minutes 48 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the right having a radius of 1580.00 feet, whose chord bears North 77 degrees 55 minutes 20 seconds East, a distance of 11.15 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 00 degrees 24 minutes 15 seconds, an arc distance of 11.15 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 10 degrees 58 minutes 09 seconds West, a distance of 10.20 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 79 degrees 01 minutes 51 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE South 10 degrees 58 minutes 09 seconds East, a distance of 10.20 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the right having a radius of 1580.00 feet, whose chord bears North 82 degrees 12 minutes 29 seconds East, a distance of 125.19 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 04 degrees 32 minutes 28 seconds, an arc distance of 125.23 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 11 degrees 22 minutes 18 seconds West, a distance of 81.90 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 15 degrees 12 minutes 53 seconds West, a distance of 74.64 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 18 degrees 37 minutes 29 seconds West, a distance of 67.02 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 14 degrees 35 minutes 37 seconds West, a distance of 62.88 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 09 degrees 02 minutes 55 seconds West, a distance of 64.32 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 04 degrees 38 minutes 17seconds West, a distance of 181.25 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 27 degrees 50 minutes 10 seconds West, a distance of 60.72 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 74 degrees 39 minutes 57 seconds West, a distance of 88.77 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE South 88 degrees 33 minutes 55 seconds West, a distance of 295.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 01 degrees 26 minutes 05 seconds West, a distance of 125.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE South 88 degrees 33 minutes 55 seconds West, a distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 01 degrees 26 minutes 05 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 88 degrees 33 minutes 55 seconds East, a distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 01 degrees 26 minutes 05 seconds West, a distance of 125.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner in the common line of said 81.49 acre tract and Timber Creek Estates, an addition to the City of Rockwall, recorded in Cabinet E, Slide 55 of said Plat Records;

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 1652.63 feet to a PK Nail set for the northeast corner of said 81.49 acre tract in the center of said Rochell Road;

THENCE South 00 degrees 38 minutes 37 seconds East, with the east line of said 81.49 acre tract and along the center of said Rochell Road, a distance of 1670.00 feet to the POINT OF BEGINNING AND CONTAINING 2,184,726 square feet or 50.154 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner of the land shown on this plat, and designated herein as the TERRACINA, PHASE 1, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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, PHASE 1 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 structures 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm 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.

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 _____, 2020.

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

ZONING DISTRICT: PD-82
OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

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

LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(214) 395-9386
FAX (214) 295-9844
TBPELS FIRM NO. 10177500

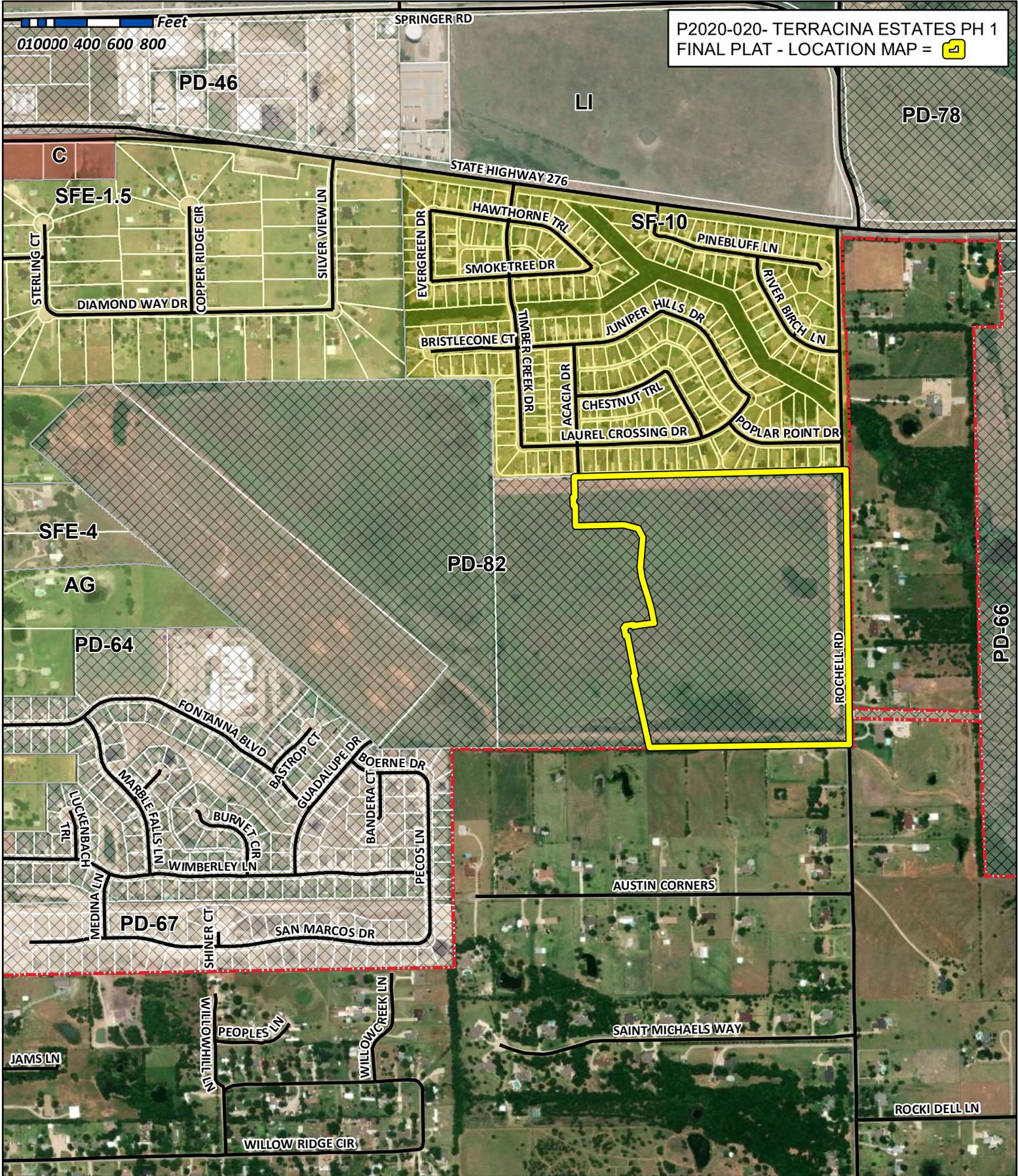
FINAL PLAT
TERRACINA, PHASE 1
BEING
50.154 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: APRIL 28, 2020

CASE NO. _____

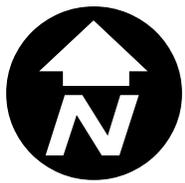
SHEET 4 OF 4

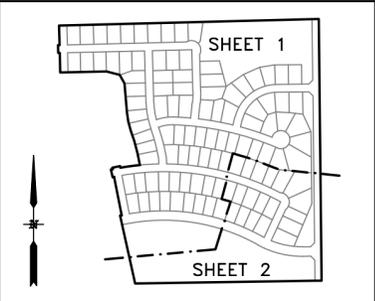
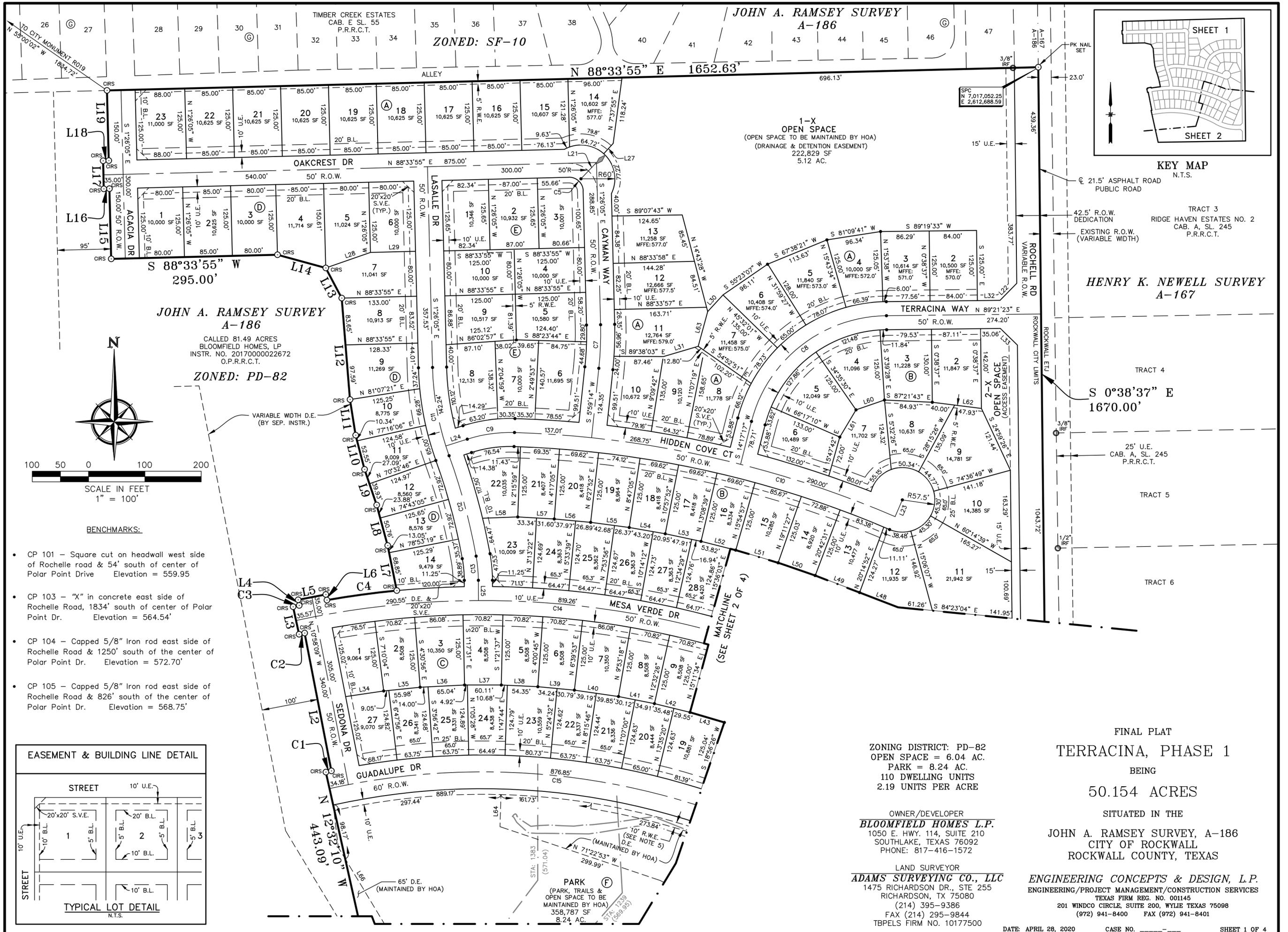


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (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.





KEY MAP N.T.S.

TRACT 3
RIDGE HAVEN ESTATES NO. 2
CAB. A, SL. 245
P.R.R.C.T.

HENRY K. NEWELL SURVEY
A-167

TRACT 4

S 0°38'37" E
1670.00'

TRACT 5

TRACT 6

FINAL PLAT

TERRACINA, PHASE 1

BEING

50.154 ACRES

SITUATED IN THE

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

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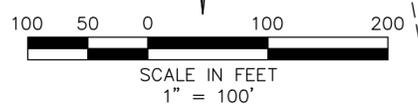
ZONING DISTRICT: PD-82
OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTH LAKE, TEXAS 76092
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FAX (214) 295-9844
TBPELS FIRM NO. 10177500

JOHN A. RAMSEY SURVEY
A-186
CALLED 81.49 ACRES
BLOOMFIELD HOMES, LP
INSTR. NO. 20170000022672
O.P.R.R.C.T.

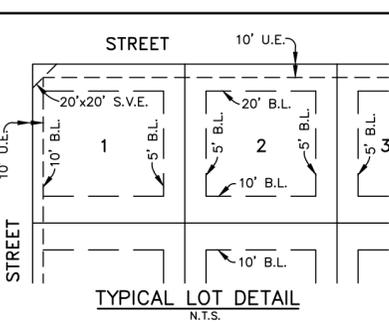
ZONED: PD-82



BENCHMARKS:

- CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95
- CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'
- CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr. Elevation = 572.70'
- CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'

EASEMENT & BUILDING LINE DETAIL



PARK (F)
(PARK, TRAILS & OPEN SPACE TO BE MAINTAINED BY HOA)
358,787 SF
8.24 AC.

MATCHLINE (SEE SHEET 2 OF 4)

SPC
N 7,017,052.25
E 2,612,688.59

1-X
OPEN SPACE
(OPEN SPACE TO BE MAINTAINED BY HOA)
(DRAINAGE & DETENTION EASEMENT)
222,829 SF
5.12 AC.

VARIABLE WIDTH D.E.
(BY SEP. INSTR.)

21.5' ASPHALT ROAD
PUBLIC ROAD

42.5' R.O.W.
DEDICATION
EXISTING R.O.W.
(VARIABLE WIDTH)

25' U.E.
CAB. A, SL. 245
P.R.R.C.T.

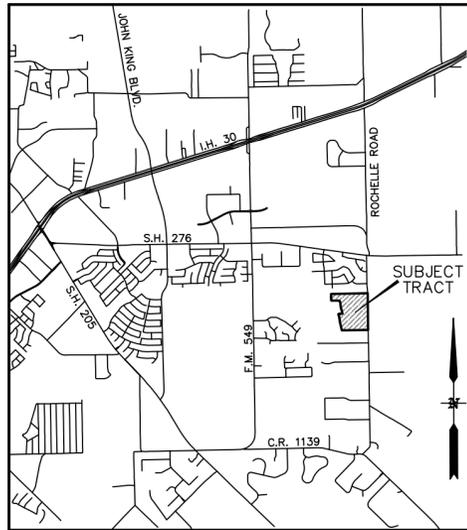
10' R.W.E.
(SEE NOTE 5)
D.E.
(MAINTAINED BY HOA)

STA: 1383
(571.04)

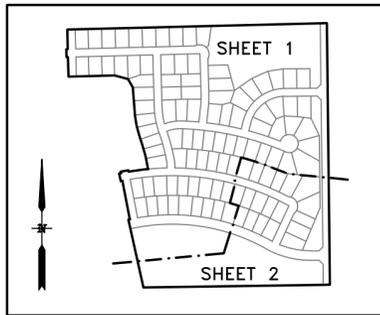
STA: 1239
(569.25)

65' D.E.
(MAINTAINED BY HOA)

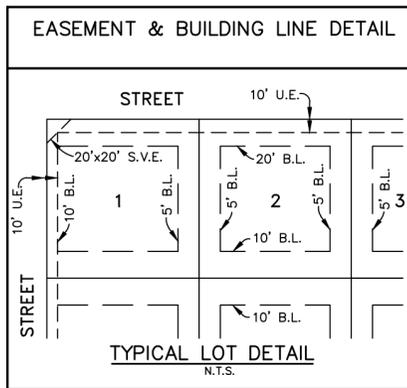
10' U.E.



VICINITY MAP
N.T.S.

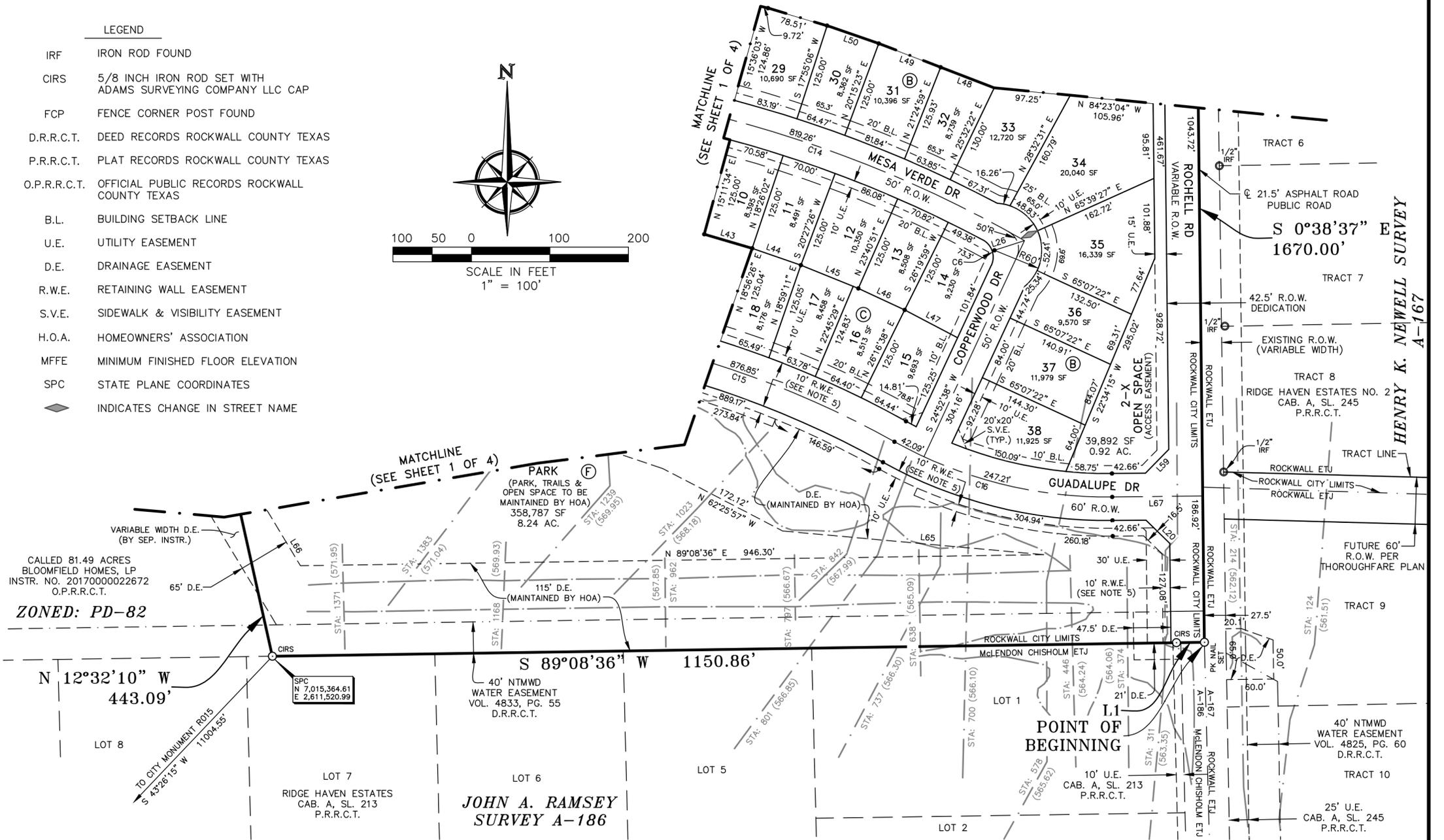
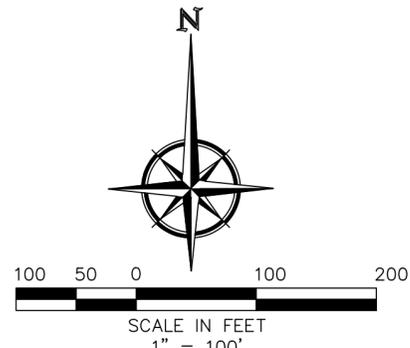


KEY MAP
N.T.S.



LEGEND

IRF	IRON ROD FOUND
CIRS	5/8 INCH IRON ROD SET 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
S.V.E.	SIDEWALK & VISIBILITY EASEMENT
H.O.A.	HOMEOWNERS' ASSOCIATION
MFFE	MINIMUM FINISHED FLOOR ELEVATION
SPC	STATE PLANE COORDINATES
◆	INDICATES CHANGE IN STREET NAME



- NOTES:
- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
 - A 5/8-inch iron rod with "ADAMS SURVEYING COMPANY LLC cap" will be set at all lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
 - By graphical plotting, the parcel shown hereon lies within Zone X, as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0045L, dated September 26, 2008. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
 - All Open Space tracts, Drainage, & Detention Easements will be maintained, repaired and replaced 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.

BENCHMARKS:

- CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive
Elevation = 559.95
- CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'
- CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr. Elevation = 572.70'
- CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'

ZONING DISTRICT: PD-82
OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

OWNER/DEVELOPER
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LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 89°08'49" W	35.63'
L2	N 10°58'09" W	250.04'
L3	N 12°16'48" W	50.00'
L4	N 10°58'09" W	10.20'
L5	N 79°01'51" E	50.00'
L6	S 10°58'09" E	10.20'
L7	N 11°22'18" W	81.90'
L8	N 15°12'53" W	74.64'
L9	N 18°37'29" W	67.02'
L10	N 14°35'37" W	62.88'
L11	N 9°02'55" W	64.32'
L12	N 4°38'17" W	181.25'
L13	N 27°50'10" W	60.72'
L14	N 74°39'57" W	88.77'
L15	N 1°26'05" W	125.00'
L16	S 88°33'55" W	10.00'
L17	N 1°26'05" W	50.00'
L18	N 88°33'55" E	10.00'
L19	N 1°26'05" W	125.00'
L20	N 45°38'37" W	42.43'
L21	N 43°33'55" E	40.00'
L22	N 44°21'23" E	42.43'
L23	S 23°14'44" W	32.50'
L24	N 72°15'55" E	39.95'
L25	S 0°15'48" E	36.06'
L26	N 72°06'38" E	40.00'
L27	N 42°11'50" E	25.00'
L28	N 70°48'45" E	84.00'
L29	N 88°33'55" E	80.00'
L30	S 42°25'07" W	40.52'
L31	N 73°25'41" E	64.63'
L32	N 89°21'23" E	40.14'
L33	N 45°38'37" W	42.43'
L34	N 81°26'23" E	68.21'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L35	N 84°09'30" E	65.03'
L36	N 87°05'46" E	79.04'
L37	S 89°57'57" E	65.03'
L38	S 87°18'49" E	65.03'
L39	S 84°39'41" E	65.03'
L40	S 81°43'25" E	79.04'
L41	S 78°47'08" E	65.03'
L42	S 76°08'00" E	65.03'
L43	S 73°31'09" E	63.50'
L44	S 70°52'25" E	65.58'
L45	S 67°55'52" E	79.04'
L46	S 64°59'35" E	65.03'
L47	S 62°11'52" E	76.17'
L48	S 68°55'06" E	73.11'
L49	S 68°55'06" E	84.36'
L50	S 70°54'56" E	69.57'
L51	S 73°23'45" E	78.51'
L52	S 75°47'40" E	63.55'
L53	S 77°56'45" E	64.86'
L54	S 80°07'31" E	64.86'
L55	S 82°22'31" E	69.05'
L56	S 84°37'32" E	64.86'
L57	S 86°48'23" E	64.94'
L58	N 87°52'02" E	62.41'
L59	N 44°21'23" E	42.43'
L60	N 70°52'31" E	53.34'
L61	N 30°44'04" E	56.36'
L62	S 82°47'59" E	87.93'
L63	N 15°13'03" E	64.00'
L64	N 1°32'54" E	57.24'
L65	N 84°47'48" W	333.62'
L66	S 30°57'58" E	189.60'
L67	S 89°21'23" W	115.16'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	000°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W	10.00'
C2	000°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W	10.00'
C3	000°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W	11.15'
C4	004°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W	125.19'
C5	090°00'00"	25.00'	25.00'	39.27'	N 46°26'05" W	35.36'
C6	086°41'40"	25.00'	23.60'	37.83'	N 18°28'13" W	34.32'
C7	007°25'19"	600.00'	38.92'	77.72'	N 2°16'35" E	77.67'
C8	075°04'06"	250.00'	192.07'	327.55'	S 51°49'20" W	304.62'
C9	019°29'25"	250.00'	42.94'	85.04'	S 82°00'38" W	84.63'
C10	021°29'24"	1855.00'	352.01'	695.75'	N 77°29'58" W	691.68'
C11	018°23'27"	500.00'	80.94'	160.49'	S 10°37'48" E	159.80'
C12	009°39'31"	1100.00'	92.94'	185.43'	N 14°59'46" W	185.21'
C13	009°54'13"	250.00'	21.66'	43.21'	N 5°12'54" W	43.16'
C14	042°12'11"	1555.00'	600.07'	1145.39'	N 81°10'42" W	1119.67'
C15	041°45'32"	1250.00'	476.81'	911.04'	N 81°39'24" W	891.01'
C16	029°51'59"	555.00'	148.02'	289.30'	S 75°42'37" E	286.04'

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Paul Hubert, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

Preliminary, this document shall not be recorded for any purpose. For Final Plat review purposes only.

PAUL HUBERT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 1942

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Paul Hubert, 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 expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ Date _____

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2020.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2020.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

ZONING DISTRICT: PD-82
OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

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

LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(214) 395-9386
FAX (214) 295-9844
TBPELS FIRM NO. 10177500

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

FINAL PLAT
TERRACINA, PHASE 1
BEING
50.154 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

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 50.154 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, said 50.154 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail set for the southeast corner of said 81.49 acre tract in the center of Rochell Road, a 21.5 ft. asphalt public road (proposed 60 ft. right-of-way);

THENCE South 89 degrees 08 minutes 49 seconds West, with the south line of said 81.49 acre tract, a distance of 35.63 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the northeast corner of Lot 1, Ridge Haven Estates, an addition to Rockwall County, recorded in Cabinet A, Slide 213, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 08 minutes 36 seconds West, with the common line of said 81.49 acre tract and said Ridge Haven Estates, a distance of 1150.86 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 12 degrees 32 minutes 10 seconds West, a distance of 443.09 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the right having a radius of 1280.00 feet, whose chord bears North 77 degrees 41 minutes 16 seconds East, a distance of 10.00 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 00 degrees 26 minutes 52 seconds, an arc distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 10 degrees 58 minutes 09 seconds West, a distance of 250.04 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the left having a radius of 1530.00 feet, whose chord bears South 77 degrees 54 minutes 26 seconds West, a distance of 10.00 feet;

THENCE Southwesterly, with said curve to the left, through a central angle of 00 degrees 22 minutes 28 seconds, an arc distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 12 degrees 16 minutes 48 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the right having a radius of 1580.00 feet, whose chord bears North 77 degrees 55 minutes 20 seconds East, a distance of 11.15 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 00 degrees 24 minutes 15 seconds, an arc distance of 11.15 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 10 degrees 58 minutes 09 seconds West, a distance of 10.20 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 79 degrees 01 minutes 51 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE South 10 degrees 58 minutes 09 seconds East, a distance of 10.20 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the right having a radius of 1580.00 feet, whose chord bears North 82 degrees 12 minutes 29 seconds East, a distance of 125.19 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 04 degrees 32 minutes 28 seconds, an arc distance of 125.23 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 11 degrees 22 minutes 18 seconds West, a distance of 81.90 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 15 degrees 12 minutes 53 seconds West, a distance of 74.64 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 18 degrees 37 minutes 29 seconds West, a distance of 67.02 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 14 degrees 35 minutes 37 seconds West, a distance of 62.88 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 09 degrees 02 minutes 55 seconds West, a distance of 64.32 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 04 degrees 38 minutes 17seconds West, a distance of 181.25 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 27 degrees 50 minutes 10 seconds West, a distance of 60.72 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 74 degrees 39 minutes 57 seconds West, a distance of 88.77 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE South 88 degrees 33 minutes 55 seconds West, a distance of 295.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 01 degrees 26 minutes 05 seconds West, a distance of 125.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE South 88 degrees 33 minutes 55 seconds West, a distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 01 degrees 26 minutes 05 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 88 degrees 33 minutes 55 seconds East, a distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 01 degrees 26 minutes 05 seconds West, a distance of 125.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner in the common line of said 81.49 acre tract and Timber Creek Estates, an addition to the City of Rockwall, recorded in Cabinet E, Slide 55 of said Plat Records;

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 1652.63 feet to a PK Nail set for the northeast corner of said 81.49 acre tract in the center of said Rochell Road;

THENCE South 00 degrees 38 minutes 37 seconds East, with the east line of said 81.49 acre tract and along the center of said Rochell Road, a distance of 1670.00 feet to the POINT OF BEGINNING AND CONTAINING 2,184,726 square feet or 50.154 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner of the land shown on this plat, and designated herein as the TERRACINA, PHASE 1, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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, PHASE 1 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 structures 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm 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.

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 _____, 2020.

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

ZONING DISTRICT: PD-82
OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

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

LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(214) 395-9386
FAX (214) 295-9844
TBPELS FIRM NO. 10177500

FINAL PLAT
TERRACINA, PHASE 1
BEING
50.154 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401



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: June 9, 2020
APPLICANT: Clint Vincent; *Bloomfield Homes, LP.*
CASE NUMBER: P2020-020; *Final Plat for Terracina Estates, Phase 1*

SUMMARY

Discuss and consider a request by Clint Vincent of Bloomfield Homes, LP for the approval of a Final Plat for Phase 1 of the Terracina Estates Subdivision consisting of 110 single-family lots on a 54.995-acre portion of a larger 81.49-acre tract of land identified as Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochelle Road south of SH-276, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a final plat for a 54.995-acre portion of a larger 81.49-acre tract of land identified Tract 16 of the J. A. Ramsay Survey, Abstract No. 186. The purpose of the final plat is to establish 110 single-family residential lots as part of the Terracina Estates, Phase 1 Subdivision. This is the first of three (3) phases of the Terracina Estates Subdivision, which upon completion will consist of a total of 352 single-family lots for Planned Development District 82 (PD-82).
- ☑ The proposed final plat conforms to the Preliminary Plat (*i.e. P2017-055*) and Master Plat (*i.e. P2017-054*), which were approved by the City Council on November 20, 2017.
- ☑ On June 20, 2016, the City Council approved a zoning change for the subject property from an Agricultural (AG) District to Planned Development District 82 (PD-82) by *Ordinance No. 16-43 [i.e. Case No. Z2016-043]*. On January 2, 2018, the City Council approved *Ordinance No. 18-08 [Case No. Z2017-063]* amending Planned Development District 82 (PD-82) for the purpose of incorporating an additional 98.341-acre tract of land within PD-82 and creating a 179.831-acre single-family residential subdivision consisting of three (3) phases.
- ☑ On June 2, 2020, the Parks and Recreation Board reviewed the final plat, and made a motion to recommend approval of the final plat with the proposed 8.24-acre park with the condition that the park land and amenities meet or exceed the total for pro-rata equipment fees in the amount of \$52,360.00 (*i.e. \$476.00 x 110 lots*) and cash in lieu of land fees in the amount of \$55,330.00 (*i.e. \$503.00 x 110 lots*) or a total of \$107,690.00. The park and amenities are to be built to city specifications.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Final Plat for Phase 1 of the Terracina Estates Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) The applicant shall adhere to the recommendations made by the Parks Board; and,
- (3) Any construction resulting from the approval of this 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-020

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 $51 \text{ AC} \times \$20 = \1020
 - Replat (\$300.00 + \$20.00 Acre)¹ $+ 300$
 - Amending or Minor Plat (\$150.00)
 - Plat Reinstatement Request (\$100.00)
- $\$1320$

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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 3500 BLOCK ROCHELL ROAD

Subdivision TERRACINA PHASE I Lot _____ Block _____

General Location WEST SIDE OF ROCHELL RD. APPROX. 1500FT. SOUTH OF HWY 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-B2 Current Use PASTURE

Proposed Zoning PD-B2 Proposed Use SINGLE FAMILY RESIDENTIAL

Acreage 50.154 Lots [Current] 1 Lots [Proposed] 110

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 BLOOMFIELD HOMES, LP Applicant

Contact Person CLINT VINCENT Contact Person _____

Address 1050 E. HWY. 114, SUITE 210 Address _____

City, State & Zip SOUTHLAKE, TX 76092 City, State & Zip _____

Phone 817-416-1572 Phone _____

E-Mail _____ E-Mail _____

NOTARY VERIFICATION [REQUIRED]

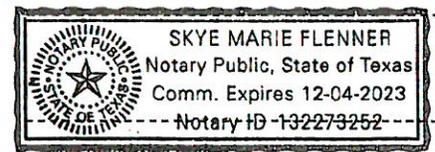
Before me, the undersigned authority, on this day personally appeared Clint Vincent [Owner] the undersigned, who stated the information on this application to be true and certified the following:

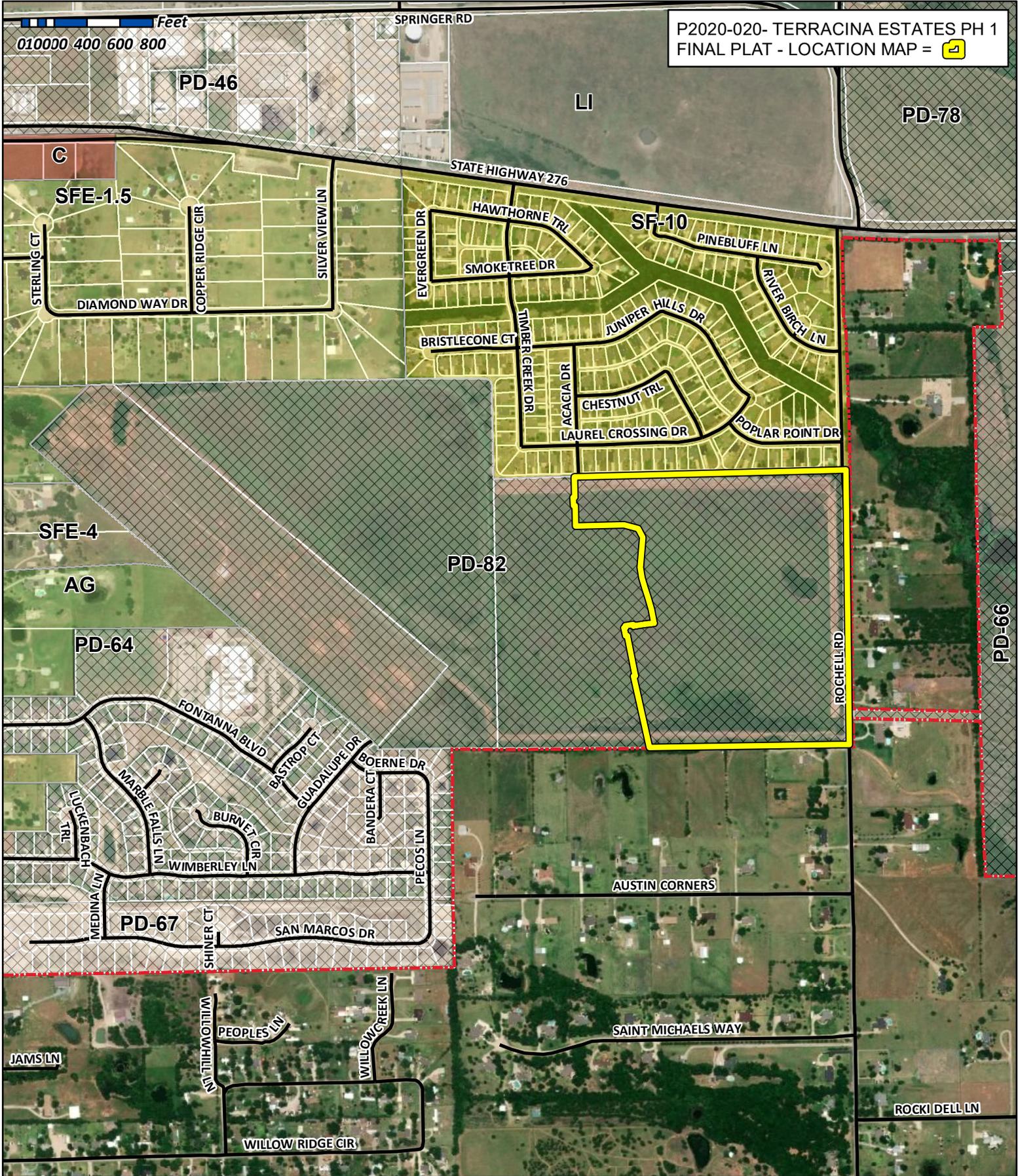
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 1320, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of MAY, 20 20. By signing this application, 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 14 day of May, 20 20.

Owner's Signature

Notary Public in and for the State of Texas

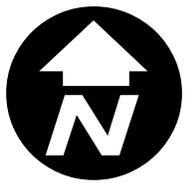




City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (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 Project Plan Review History



Revision 1 Comments are Highlighted

Project Number P2020-020
Project Name Terracina, Phase I
Type PLAT
Subtype FINAL
Status P&Z HEARING

Owner CLINT VINCENT
Applicant

Applied 5/15/2020 AG
Approved
Closed
Expired
Status 5/21/2020 DG

Site Address 3500 ROCHELLE
City, State Zip ROCKWALL, TX 75032

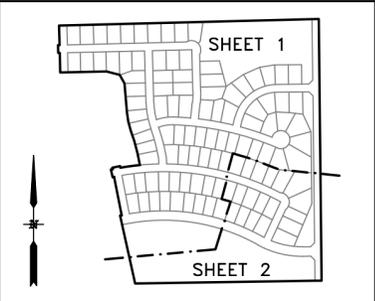
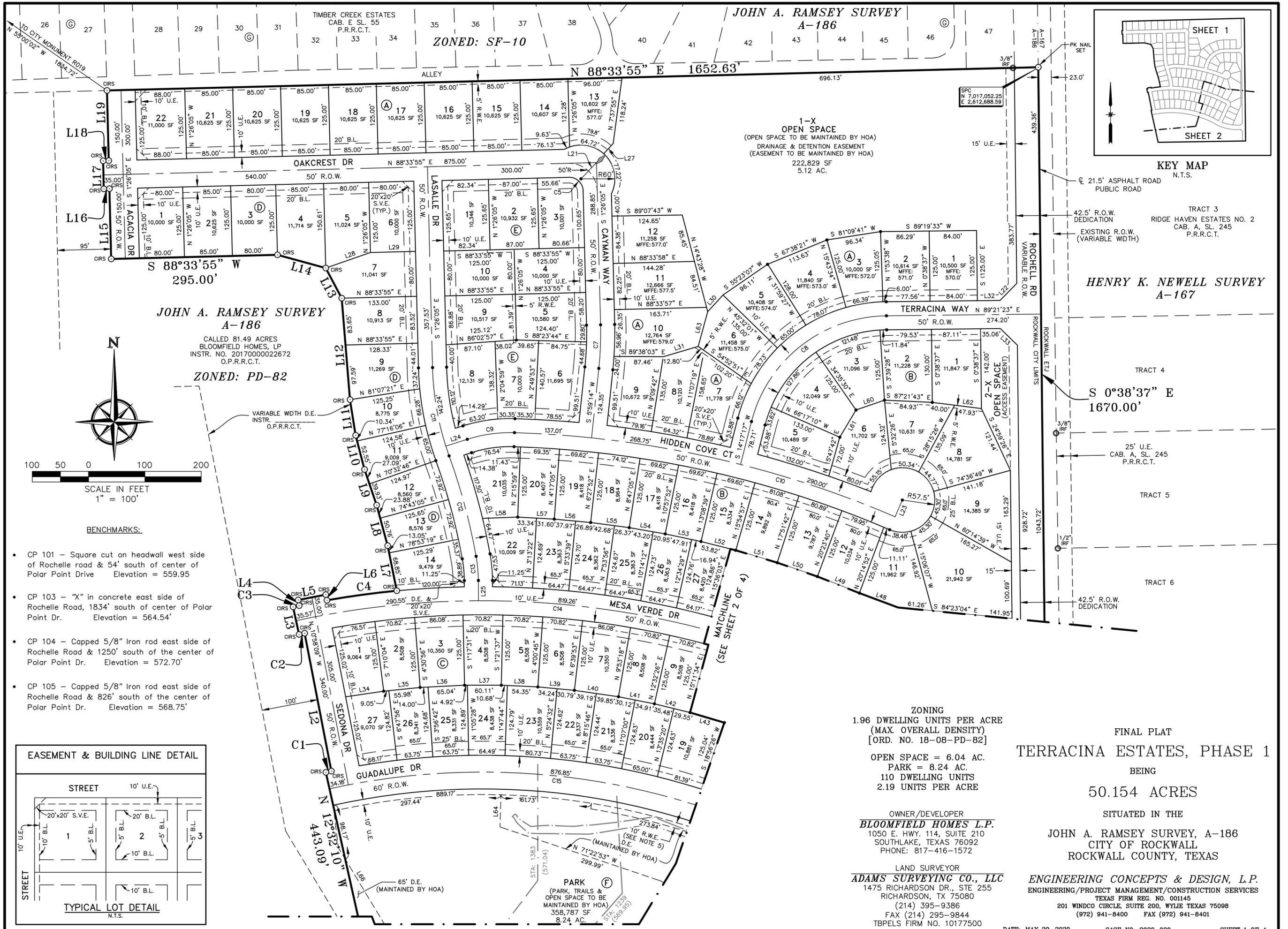
Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
TIMBER CREEK ESTATES	16		16	0186-0000-0016-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/15/2020	5/22/2020	5/19/2020	4	APPROVED	
ENGINEERING	Sarah Johnston	5/15/2020	5/22/2020	5/20/2020	5	COMMENTS	See notes and attachment. (5/20/2020 11:13 AM SJ) M - Retaining Wall Easement "to be maintained by property owner or HOA." M - Label the 100-year floodplain. See markup. M - Need the Separate Instrument Numbers before filing the plat. M - 1-X Open Space to be maintained by the HOA. M - Must include a 10' Utility Easement along all street frontage. There are multiple locations shown on markup. M - 20' UE will not overlap the 10' RWE. 30' ESMT total.
ENGINEERING	Sarah Johnston	6/4/2020	6/11/2020	6/4/2020		COMMENTS	Must have instrument numbers.
FIRE	Ariana Hargrove	5/15/2020	5/22/2020	5/19/2020	4	APPROVED	
FIRE	Ariana Hargrove	6/3/2020	6/3/2020	6/3/2020		APPROVED	revisions
GIS	Lance Singleton	5/15/2020	5/22/2020				
Parks Department	WENDY YOUNG	6/3/2020	6/10/2020	6/4/2020	1	COMMENTS	See comments (6/4/2020 4:23 PM DG) Parks and Recreation Board comments via email from Wendy Young (06.04.2020) K. Johnson made a motion to accept the final plat for Terracina Phase 1 with cash in lieu of land fees totaling \$55,330 and the pro-rata equipment fees totaling \$52,360 and to build a park that exceeds this amount to city specifications. Denny seconded the motion which passed unanimously.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING	David Gonzales	5/15/2020	5/22/2020	5/21/2020	6 COMMENTS	See comments
<p>P2020-020; Final Plat for Terracina Estates, Phase 1 Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments)</p> <p>I.1 This is a request for the approval of a Final Plat for Phase 1 of the Terracina Estates Subdivision consisting of 110 single-family lots on a 54.995-acre portion of a larger 81.49-acre tract of land identified as Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochelle Road south of SH-276.</p> <p>I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.</p> <p>M.3 For reference, include the case number (P2020-020) in the lower right-hand corner of all pages of all revised plan submittals.</p> <p>I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District No. 82 (PD-82), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document that are applicable to the subject property. [§01.02(D), Art. 11, UDC]</p> <p>M.5 Submittal and approval of street names prior to the plat being filed. Contact Lance Singleton, GIS Supervisor – lsingleton@rockwall.com. [§01.02(D), Art. 11, UDC]</p> <p>M.6 Correct lot dimensional information for Lot 14, Block A (i.e. curvilinear lot), to standards established in PD-82 that requires the minimum lot width to be 80-feet measured at the Front Yard Building Setback. Provide a label meeting or exceeding the minimum standard for this lot width. [Ordinance No. 18-08, PD-82]</p> <p>M.7 Relabel the lots located in Blocks A & B by re-numbering these lots sequentially starting with Lot 1, Block A and Lot 1, Block B. [Section 38-10, of Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]</p> <p>M.8 Correct Title Block to read as follows: Final Plat Terracina Estates, Phase 1 Being 50.154-Acres Situated in the John A. Ramsey Survey, Abstract No. 186 City of Rockwall, Rockwall County, Texas</p> <p>[Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]</p> <p>M.9 Correct Zoning District: PD-82 information to state 1.96 dwelling units per acre (maximum overall density) [Ordinance No. 18-08, PD-82]</p> <p>I.10 Notary certificate is not necessary when plat is stamped by surveyor.</p> <p>M.11 Under the Owner’s Certification and Dedication page, add the following statement: 7. Property Owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements. [§01.02(D), Art. 11, UDC]</p> <p>I. 12 Correct pages and swap Sheets 3 & 4 (i.e. Sheet 3 needs to be Sheet 4 and vice-a-versa). The signature page is the last page of the plat document.</p> <p>M.13 Delineate and label the right-of-way dedication for Rochelle Road. [Section 38-10, of Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]</p>						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
I.14 Please note that failure to address all comments provided by staff by 5:00 PM on June 2, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.						
I.15 Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff. Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff prefers and is requesting that you do not resubmit paper copies						
I.16 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested						
I.17 The Planning and Zoning Work Session Meeting will be held on May 26, 2020.						
I.18 The Parks and Recreation Board Meeting for this case is scheduled to be held on June 2, 2020.						
I.19 The Planning and Zoning Regular Meeting will be held on June 9, 2020.						
I.20 The City Council meeting for this case is scheduled to be held on June 15, 2020.						
M.21 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing						
I.22 IN LIEU OF ATTENDING IN PERSON AND IN AN EFFORT TO COMPLY WITH CDC RECOMMENDATIONS REGARDING SOCIAL DISTANCING SPECIAL NOTES PERTAINING TO "REMOTELY" OR "VIRTUALLY" PARTICIPATING IN THE PLANNING AND ZONING COMMISSION WORK SESSION MEETING WILL BE PROVIDED TO APPLICANTS PRIOR TO THE SCHEDULED MEETING. ALL MEETINGS WILL BE HELD IN THE CITY'S COUNCIL CHAMBERS AND BEGIN AT 6:00 P.M. PLEASE CONTACT STAFF SHOULD YOU HAVE ANY QUESTIONS.						
PLANNING	David Gonzales	6/4/2020	6/11/2020	6/4/2020	COMMENTS	Revision 1 comments
(6/4/2020 9:34 AM DG)						
P2020-020; Revision 1 Final Plat for Terracina Estates, Phase 1 Addition						
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 Terracina Estates Subdivision consisting of 110 single-family lots on a 54.995-acre portion of a larger 81.49-acre tract of land identified as Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochelle Road south of SH-276.						
I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.						
I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District No. 82 (PD-82), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document that are applicable to the subject property. [§01.02(D), Art. 11, UDC]						
M.4 Correct lot dimensional information for Lot 14, Block A (i.e. curvilinear lot), to standards established in PD-82 that requires the minimum lot width to be 80-feet measured at the Front Yard Building Setback. Provide a label meeting or exceeding the minimum standard for this lot width. [Ordinance No. 18-08, PD-82]						
I.5 The Planning and Zoning Regular Meeting will be held on June 9, 2020.						
I.6 The City Council meeting for this case is scheduled to be held on June 15, 2020.						
M.7 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.						
I.8 THE ROCKWALL PLANNING AND ZONING COMMISSION MEETING WILL BE HELD IN-PERSON AT ROCKWALL CITY HALL; HOWEVER, AS AN ALTERNATIVE TO ATTENDING THE MEETINGS APPLICANTS MAY JOIN REMOTELY VIA ZOOM (AUDIO PARTICIPATION ONLY). ALL MEETINGS WILL BE HELD IN THE CITY'S COUNCIL CHAMBERS AND BEGIN AT 6:00 P.M. PLEASE CONTACT STAFF SHOULD YOU HAVE ANY QUESTIONS.						



KEY MAP N.T.S.

TRACT 3
RIDGE HAVEN ESTATES NO. 2
CAB. A, SL. 245
P.R.R.C.T.

HENRY K. NEWELL SURVEY
A-167

TRACT 4

S 0°38'37" E
1670.00'

TRACT 5

TRACT 6

42.5' R.O.W. DEDICATION
EXISTING R.O.W. (VARIABLE WIDTH)

25' U.E. CAB. A, SL. 245 P.R.R.C.T.

42.5' R.O.W. DEDICATION

**JOHN A. RAMSEY SURVEY
A-186**
CALLED 81.49 ACRES
BLOOMFIELD HOMES, LP
INSTR. NO. 20170000022672
O.P.R.R.C.T.

ZONED: PD-82

VARIABLE WIDTH D.E.
INSTR. O.P.R.R.C.T.

1-X
OPEN SPACE
(OPEN SPACE TO BE MAINTAINED BY HOA)
DRAINAGE & DETENTION EASEMENT
(EASEMENT TO BE MAINTAINED BY HOA)
222,829 SF
5.12 AC.

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

OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

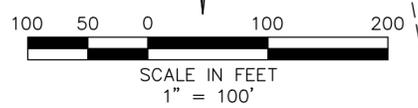
FINAL PLAT
TERRACINA ESTATES, PHASE 1
BEING
50.154 ACRES

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

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

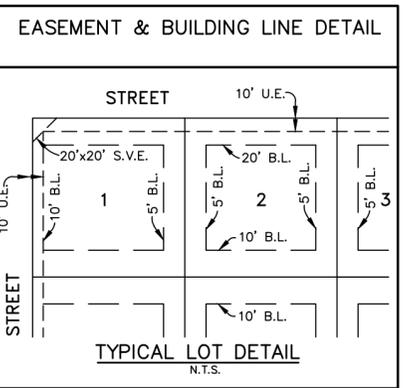
LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(214) 395-9386
FAX (214) 295-9844
TBPEL FORM NO. 10177500

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098
(972) 941-8400 FAX (972) 941-8401



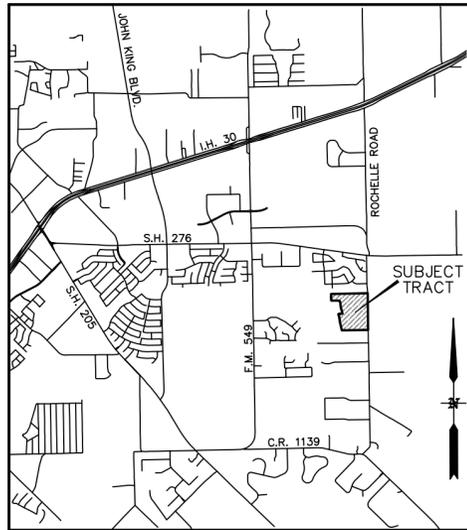
BENCHMARKS:

- CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95
- CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'
- CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr. Elevation = 572.70'
- CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'

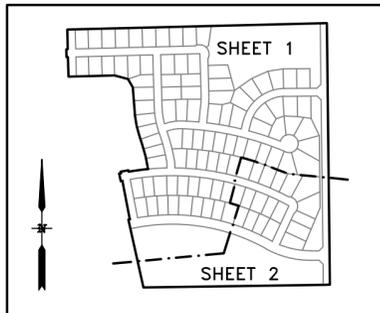


PARK (F)
(PARK, TRAILS & OPEN SPACE TO BE MAINTAINED BY HOA)
358,787 SF
8.24 AC.

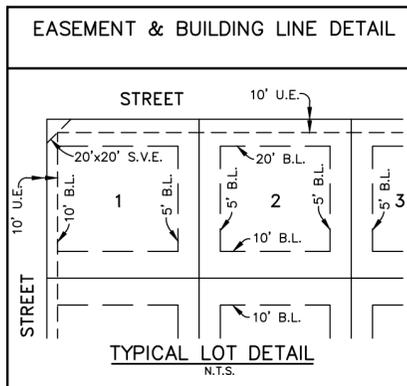
MATCHLINE (SEE SHEET 2 OF 4)



VICINITY MAP
N.T.S.



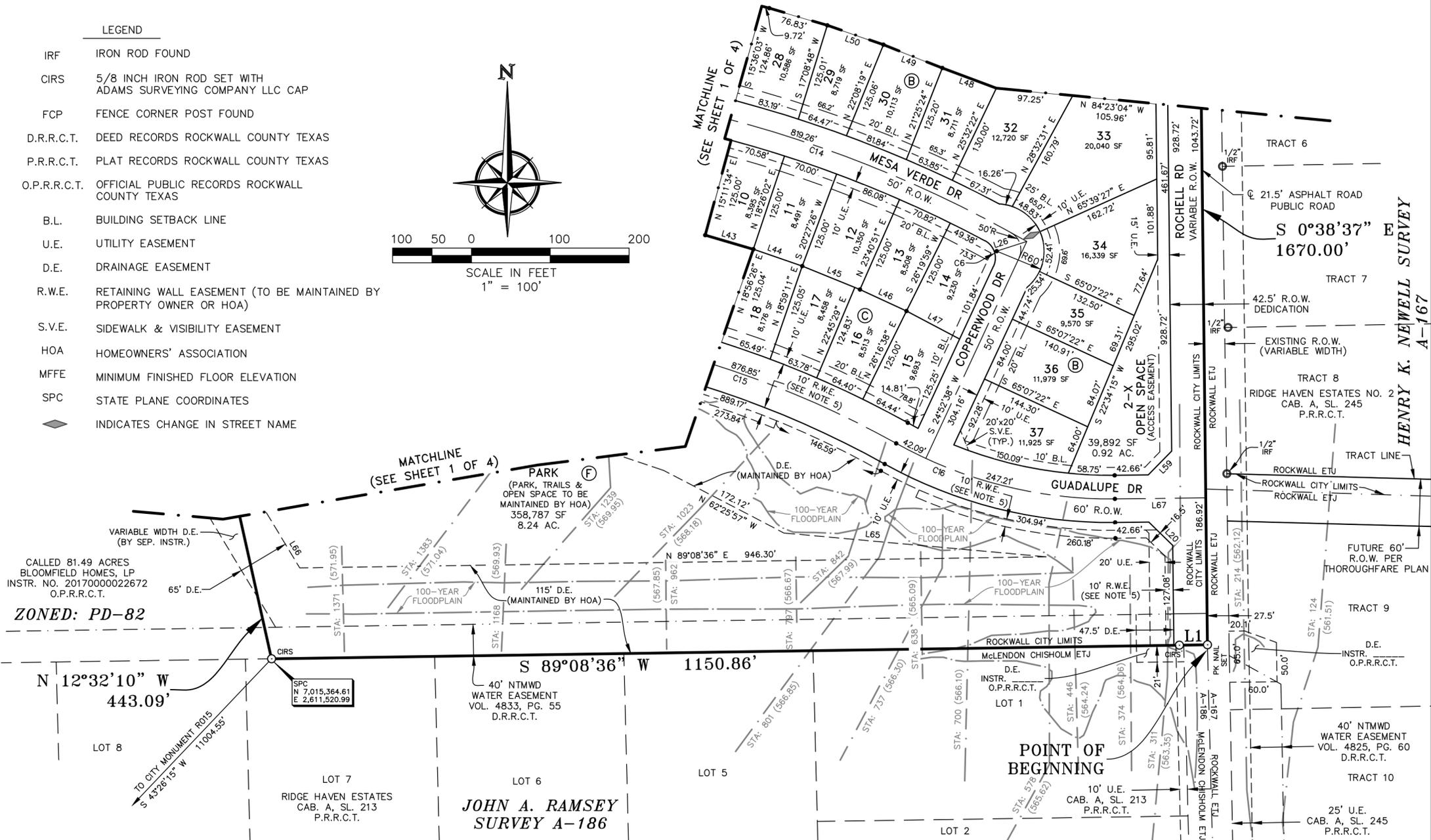
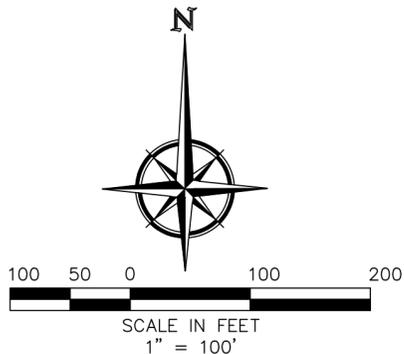
KEY MAP
N.T.S.



TYPICAL LOT DETAIL
N.T.S.

LEGEND

IRF	IRON ROD FOUND
CIRS	5/8 INCH IRON ROD SET 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
MFFE	MINIMUM FINISHED FLOOR ELEVATION
SPC	STATE PLANE COORDINATES
◆	INDICATES CHANGE IN STREET NAME



- NOTES:
- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
 - A 5/8-inch iron rod with "ADAMS SURVEYING COMPANY LLC cap" will be set at all lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
 - By graphical plotting, the parcel shown hereon lies within Zone X, as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0045L, dated September 26, 2008. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
 - All Open Space tracts, Drainage, & Detention Easements will be maintained, repaired and replaced 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.

- BENCHMARKS:
- CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive
Elevation = 559.95
 - CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr.
Elevation = 564.54'
 - CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr.
Elevation = 572.70'
 - CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr.
Elevation = 568.75'

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

OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 75082
PHONE: 817-416-1572

LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(214) 395-9386
FAX (214) 295-9844
TBPELS FIRM NO. 10177500

FINAL PLAT
TERRACINA ESTATES, PHASE 1
BEING
50.154 ACRES

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

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

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 50.154 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, said 50.154 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail set for the southeast corner of said 81.49 acre tract in the center of Rochell Road, a 21.5 ft. asphalt public road (proposed 60 ft. right-of-way);

THENCE South 89 degrees 08 minutes 49 seconds West, with the south line of said 81.49 acre tract, a distance of 35.63 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the northeast corner of Lot 1, Ridge Haven Estates, an addition to Rockwall County, recorded in Cabinet A, Slide 213, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 08 minutes 36 seconds West, with the common line of said 81.49 acre tract and said Ridge Haven Estates, a distance of 1150.86 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 12 degrees 32 minutes 10 seconds West, a distance of 443.09 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the right having a radius of 1280.00 feet, whose chord bears North 77 degrees 41 minutes 16 seconds East, a distance of 10.00 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 00 degrees 26 minutes 52 seconds, an arc distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 10 degrees 58 minutes 09 seconds West, a distance of 250.04 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the left having a radius of 1530.00 feet, whose chord bears South 77 degrees 54 minutes 26 seconds West, a distance of 10.00 feet;

THENCE Southwesterly, with said curve to the left, through a central angle of 00 degrees 22 minutes 28 seconds, an arc distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 12 degrees 16 minutes 48 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the right having a radius of 1580.00 feet, whose chord bears North 77 degrees 55 minutes 20 seconds East, a distance of 11.15 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 00 degrees 24 minutes 15 seconds, an arc distance of 11.15 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 10 degrees 58 minutes 09 seconds West, a distance of 10.20 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 79 degrees 01 minutes 51 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE South 10 degrees 58 minutes 09 seconds East, a distance of 10.20 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the right having a radius of 1580.00 feet, whose chord bears North 82 degrees 12 minutes 29 seconds East, a distance of 125.19 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 04 degrees 32 minutes 28 seconds, an arc distance of 125.23 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 11 degrees 22 minutes 18 seconds West, a distance of 81.90 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 15 degrees 12 minutes 53 seconds West, a distance of 74.64 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 18 degrees 37 minutes 29 seconds West, a distance of 67.02 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 14 degrees 35 minutes 37 seconds West, a distance of 62.88 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 09 degrees 02 minutes 55 seconds West, a distance of 64.32 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 04 degrees 38 minutes 17seconds West, a distance of 181.25 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 27 degrees 50 minutes 10 seconds West, a distance of 60.72 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 74 degrees 39 minutes 57 seconds West, a distance of 88.77 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE South 88 degrees 33 minutes 55 seconds West, a distance of 295.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 01 degrees 26 minutes 05 seconds West, a distance of 125.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE South 88 degrees 33 minutes 55 seconds West, a distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 01 degrees 26 minutes 05 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 88 degrees 33 minutes 55 seconds East, a distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 01 degrees 26 minutes 05 seconds West, a distance of 125.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner in the common line of said 81.49 acre tract and Timber Creek Estates, an addition to the City of Rockwall, recorded in Cabinet E, Slide 55 of said Plat Records;

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 1652.63 feet to a PK Nail set for the northeast corner of said 81.49 acre tract in the center of said Rochell Road;

THENCE South 00 degrees 38 minutes 37 seconds East, with the east line of said 81.49 acre tract and along the center of said Rochell Road, a distance of 1670.00 feet to the POINT OF BEGINNING AND CONTAINING 2,184,726 square feet or 50.154 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner of the land shown on this plat, and designated herein as the TERRACINA, PHASE 1, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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, PHASE 1 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 structures 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm 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.

- 7. Property Owner shall be responsible for maintaining, repairing and replacing all systems within the drainage and detention easements.

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 _____, 2020.

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

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

OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
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LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 89°08'49" W	35.63'
L2	N 10°58'09" W	250.04'
L3	N 12°16'48" W	50.00'
L4	N 10°58'09" W	10.20'
L5	N 79°01'51" E	50.00'
L6	S 10°58'09" E	10.20'
L7	N 11°22'18" W	81.90'
L8	N 15°12'53" W	74.64'
L9	N 18°37'29" W	67.02'
L10	N 14°35'37" W	62.88'
L11	N 9°02'55" W	64.32'
L12	N 4°38'17" W	181.25'
L13	N 27°50'10" W	60.72'
L14	N 74°39'57" W	88.77'
L15	N 1°26'05" W	125.00'
L16	S 88°33'55" W	10.00'
L17	N 1°26'05" W	50.00'
L18	N 88°33'55" E	10.00'
L19	N 1°26'05" W	125.00'
L20	N 45°38'37" W	42.43'
L21	N 43°33'55" E	40.00'
L22	N 44°21'23" E	42.43'
L23	S 23°14'44" W	32.50'
L24	N 72°15'55" E	39.95'
L25	S 0°15'48" E	36.06'
L26	N 72°06'38" E	40.00'
L27	N 42°11'50" E	25.00'
L28	N 70°48'45" E	84.00'
L29	N 88°33'55" E	80.00'
L30	S 42°25'07" W	40.52'
L31	N 73°25'41" E	64.63'
L32	N 89°21'23" E	40.14'
L33	N 45°38'37" W	42.43'
L34	N 81°26'23" E	68.21'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L35	N 84°09'30" E	65.03'
L36	N 87°05'46" E	79.04'
L37	S 89°57'57" E	65.03'
L38	S 87°18'49" E	65.03'
L39	S 84°39'41" E	65.03'
L40	S 81°43'25" E	79.04'
L41	S 78°47'08" E	65.03'
L42	S 76°08'00" E	65.03'
L43	S 73°31'09" E	63.50'
L44	S 70°52'25" E	65.58'
L45	S 67°55'52" E	79.04'
L46	S 64°59'35" E	65.03'
L47	S 62°11'52" E	76.17'
L48	S 69°29'28" E	73.10'
L49	S 68°21'39" E	80.27'
L50	S 70°52'19" E	75.36'
L51	S 73°25'26" E	76.83'
L52	S 75°47'40" E	63.55'
L53	S 77°56'45" E	64.86'
L54	S 80°07'31" E	64.86'
L55	S 82°22'31" E	69.05'
L56	S 84°37'32" E	64.86'
L57	S 86°48'23" E	64.94'
L58	N 87°52'02" E	62.41'
L59	N 44°21'23" E	42.43'
L60	N 70°52'31" E	53.34'
L61	N 30°44'04" E	56.36'
L62	S 82°47'59" E	87.93'
L63	N 15°13'03" E	64.00'
L64	N 1°32'54" E	57.24'
L65	N 84°47'48" W	333.62'
L66	S 30°57'58" E	189.60'
L67	S 89°21'23" W	115.16'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	000°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W	10.00'
C2	000°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W	10.00'
C3	000°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W	11.15'
C4	004°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W	125.19'
C5	090°00'00"	25.00'	25.00'	39.27'	N 46°26'05" W	35.36'
C6	086°41'40"	25.00'	23.60'	37.83'	N 18°28'13" W	34.32'
C7	007°25'19"	600.00'	38.92'	77.72'	N 2°16'35" E	77.67'
C8	075°04'06"	250.00'	192.07'	327.55'	S 51°49'20" W	304.62'
C9	019°29'25"	250.00'	42.94'	85.04'	S 82°00'38" W	84.63'
C10	021°29'24"	1855.00'	352.01'	695.75'	N 77°29'58" W	691.68'
C11	018°23'27"	500.00'	80.94'	160.49'	S 10°37'48" E	159.80'
C12	009°39'31"	1100.00'	92.94'	185.43'	N 14°59'46" W	185.21'
C13	009°54'13"	250.00'	21.66'	43.21'	N 5°12'54" W	43.16'
C14	042°12'11"	1555.00'	600.07'	1145.39'	N 81°10'42" W	1119.67'
C15	041°45'32"	1250.00'	476.81'	911.04'	N 81°39'24" W	891.01'
C16	029°51'59"	555.00'	148.02'	289.30'	S 75°42'37" E	286.04'

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Paul Hubert, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

Preliminary, this document shall not be recorded for any purpose. For Final Plat review purposes only.

PAUL HUBERT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 1942

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ Date _____

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2020.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2020.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer

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

OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

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

LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(214) 395-9386
FAX (214) 295-9844
TBPELS FIRM NO. 10177500

FINAL PLAT
TERRACINA ESTATES, PHASE 1
BEING
50.154 ACRES

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

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: June 15, 2020
APPLICANT: Clint Vincent; *Bloomfield Homes, LP*
CASE NUMBER: P2020-020; *Final Plat for Terracina Estates, Phase 1*

SUMMARY

Discuss and consider a request by Clint Vincent of Bloomfield Homes, LP for the approval of a Final Plat for Phase 1 of the Terracina Estates Subdivision consisting of 110 single-family lots on a 54.995-acre portion of a larger 81.49-acre tract of land identified as Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochelle Road south of SH-276, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 54.995-acre portion of a larger 81.49-acre tract of land identified Tract 16 of the J. A. Ramsay Survey, Abstract No. 186. The purpose of the final plat is to establish 110 single-family residential lots as part of the Terracina Estates, Phase 1 Subdivision. This is the first of three (3) phases of the Terracina Estates Subdivision, which upon completion will consist of a total of 352 single-family lots for Planned Development District 82 (PD-82).
- The proposed final plat conforms to the Preliminary Plat (*i.e. P2017-055*) and Master Plat (*i.e. P2017-054*), which were approved by the City Council on November 20, 2017.
- On June 20, 2016, the City Council approved a zoning change for the subject property from an Agricultural (AG) District to Planned Development District 82 (PD-82) by *Ordinance No. 16-43 [i.e. Case No. Z2016-043]*. On January 2, 2018, the City Council approved *Ordinance No. 18-08 [Case No. Z2017-063]* amending Planned Development District 82 (PD-82) for the purpose of incorporating an additional 98.341-acre tract of land within PD-82 and creating a 179.831-acre single-family residential subdivision consisting of three (3) phases.
- On June 2, 2020, the Parks and Recreation Board reviewed the final plat, and made a motion to recommend approval of the final plat with the proposed 8.24-acre park with the condition that the park land and amenities meet or exceed the total for pro-rata equipment fees in the amount of \$52,360.00 (*i.e. \$476.00 x 110 lots*) and cash in lieu of land fees in the amount of \$55,330.00 (*i.e. \$503.00 x 110 lots*) or a total of \$107,690.00. The park and amenities are to be built to city specifications.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Final Plat for Phase 1 of the Terracina Estates Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) The applicant shall adhere to the recommendations made by the Parks Board; and,
- (3) Any construction resulting from the approval of this 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 June 9, 2020, the Planning and Zoning Commission made a motion to recommend approval of the final plat with staff conditions. The motion was approved by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-020

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 $51 \text{ AC} \times \$20 = \1020
 - Replat (\$300.00 + \$20.00 Acre)¹
 - Amending or Minor Plat (\$150.00)
 - Plat Reinstatement Request (\$100.00)
- $+ 300$
\$1320

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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 3500 BLOCK ROCHELL ROAD

Subdivision TERRACINA PHASE I Lot _____ Block _____

General Location WEST SIDE OF ROCHELL RD. APPROX. 1500FT. SOUTH OF HWY 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-B2 Current Use PASTURE

Proposed Zoning PD-B2 Proposed Use SINGLE FAMILY RESIDENTIAL

Acreage 50.154 Lots [Current] 1 Lots [Proposed] 110

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 BLOOMFIELD HOMES, LP Applicant

Contact Person CLINT VINCENT Contact Person

Address 1050 E. HWY. 114, SUITE 210 Address

City, State & Zip SOUTHLAKE, TX 76092 City, State & Zip

Phone 817-416-1572 Phone

E-Mail _____ E-Mail

NOTARY VERIFICATION [REQUIRED]

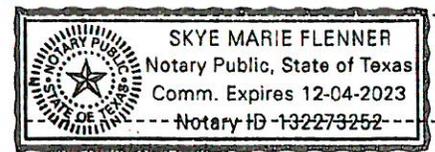
Before me, the undersigned authority, on this day personally appeared Clint Vincent [Owner] the undersigned, who stated the information on this application to be true and certified the following:

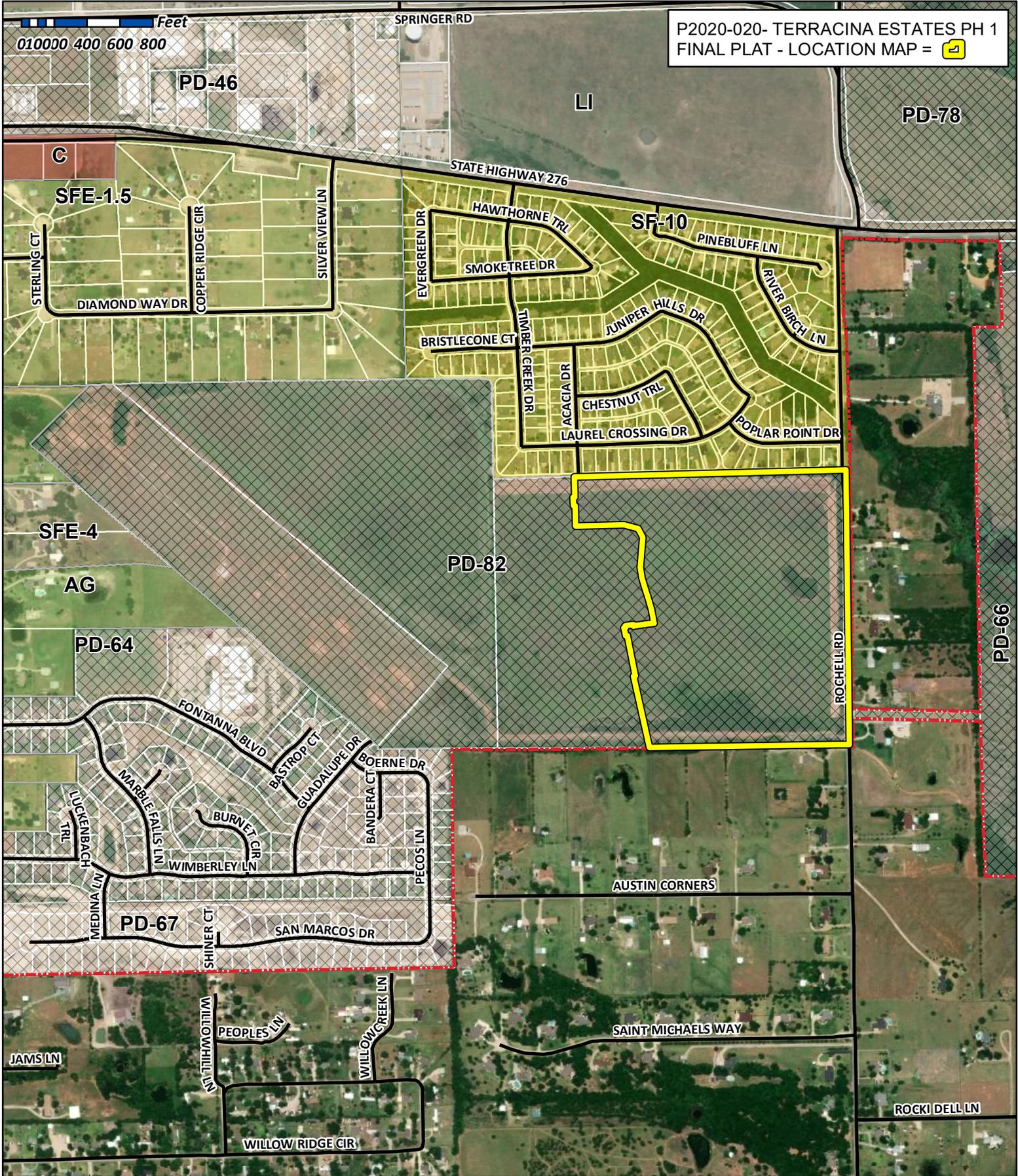
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 1320, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of MAY, 20 20. By signing this application, 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 14 day of May, 20 20.

Owner's Signature

Notary Public in and for the State of Texas





P2020-020- TERRACINA ESTATES PH 1
FINAL PLAT - LOCATION MAP = [icon]

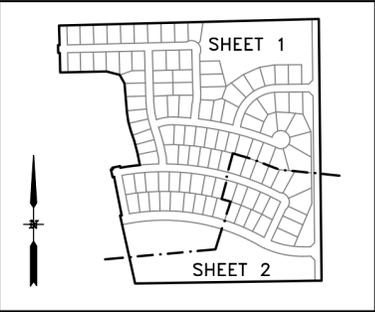
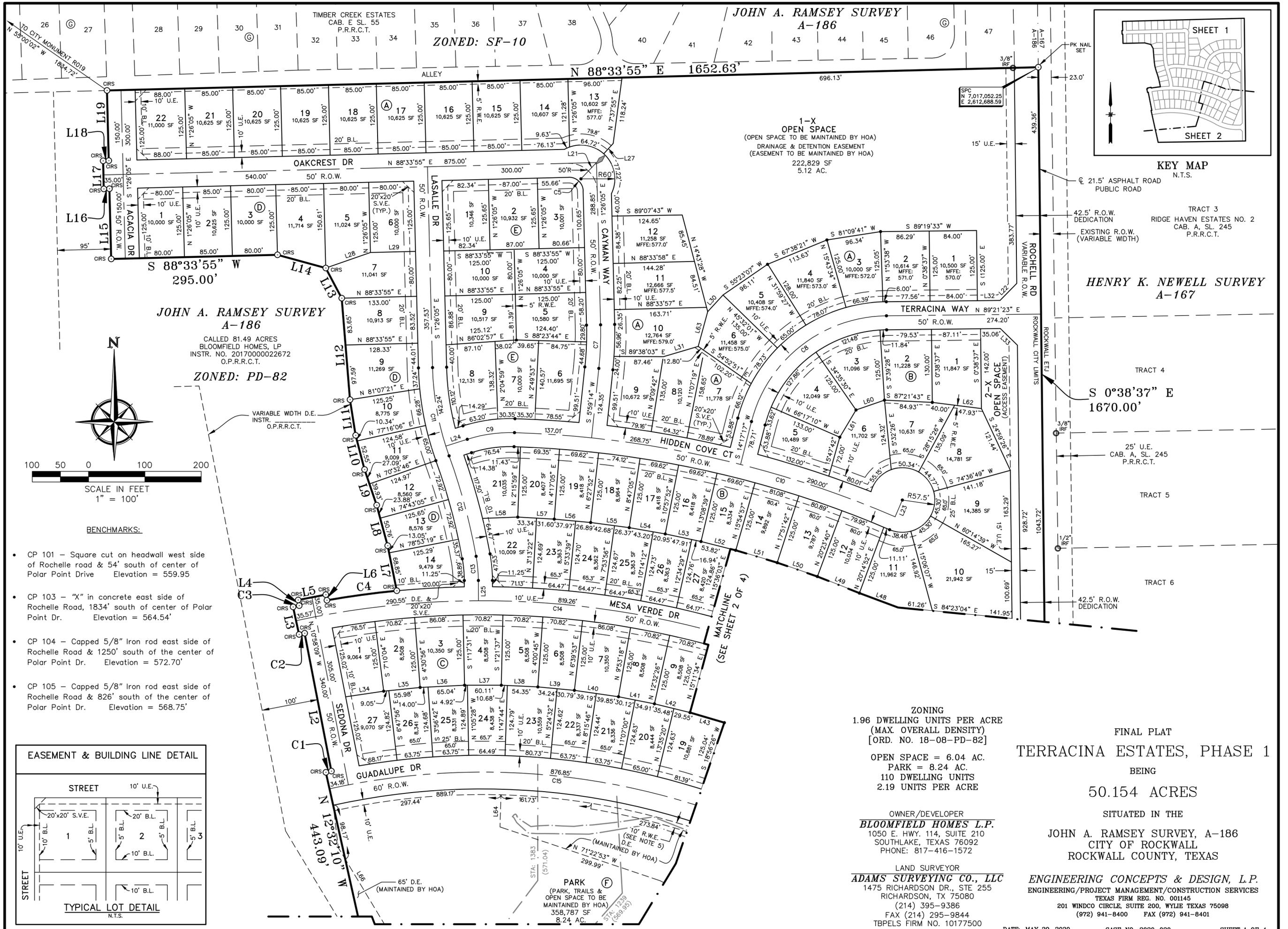


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.





KEY MAP N.T.S.

TRACT 3
RIDGE HAVEN ESTATES NO. 2
CAB. A, SL. 245
P.R.R.C.T.

**HENRY K. NEWELL SURVEY
A-167**

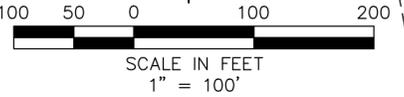
TRACT 4

S 0°38'37" E
1670.00'

TRACT 5

TRACT 6

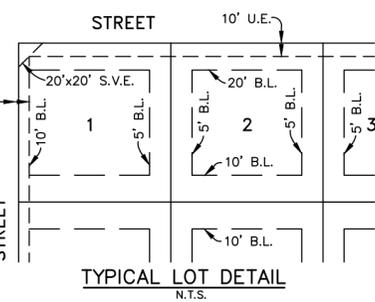
**JOHN A. RAMSEY SURVEY
A-186**
CALLED 81.49 ACRES
BLOOMFIELD HOMES, LP
INSTR. NO. 20170000022672
O.P.R.R.C.T.
ZONED: PD-82



BENCHMARKS:

- CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95
- CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'
- CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr. Elevation = 572.70'
- CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'

EASEMENT & BUILDING LINE DETAIL



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

OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

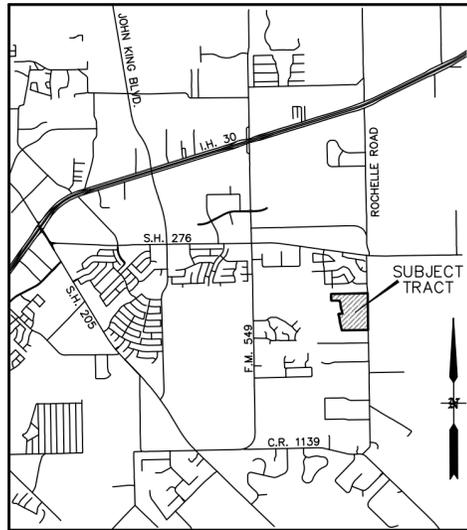
**FINAL PLAT
TERRACINA ESTATES, PHASE 1
BEING
50.154 ACRES**

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

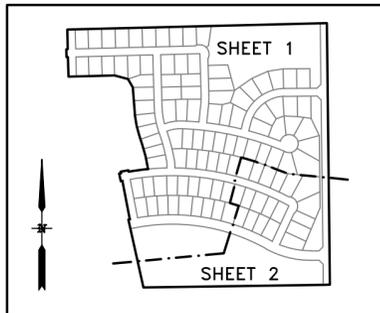
OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTH LAKE, TEXAS 76092
PHONE: 817-416-1572

LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(214) 395-9386
FAX (214) 295-9844
TBPEL FORM NO. 10177500

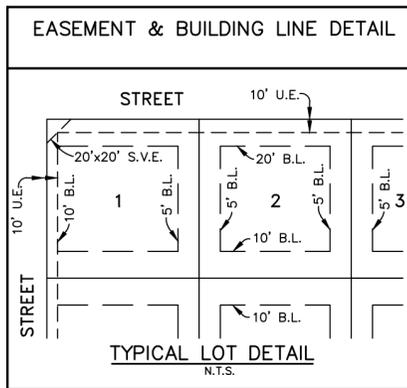
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098
(972) 941-8400 FAX (972) 941-8401



VICINITY MAP
N.T.S.



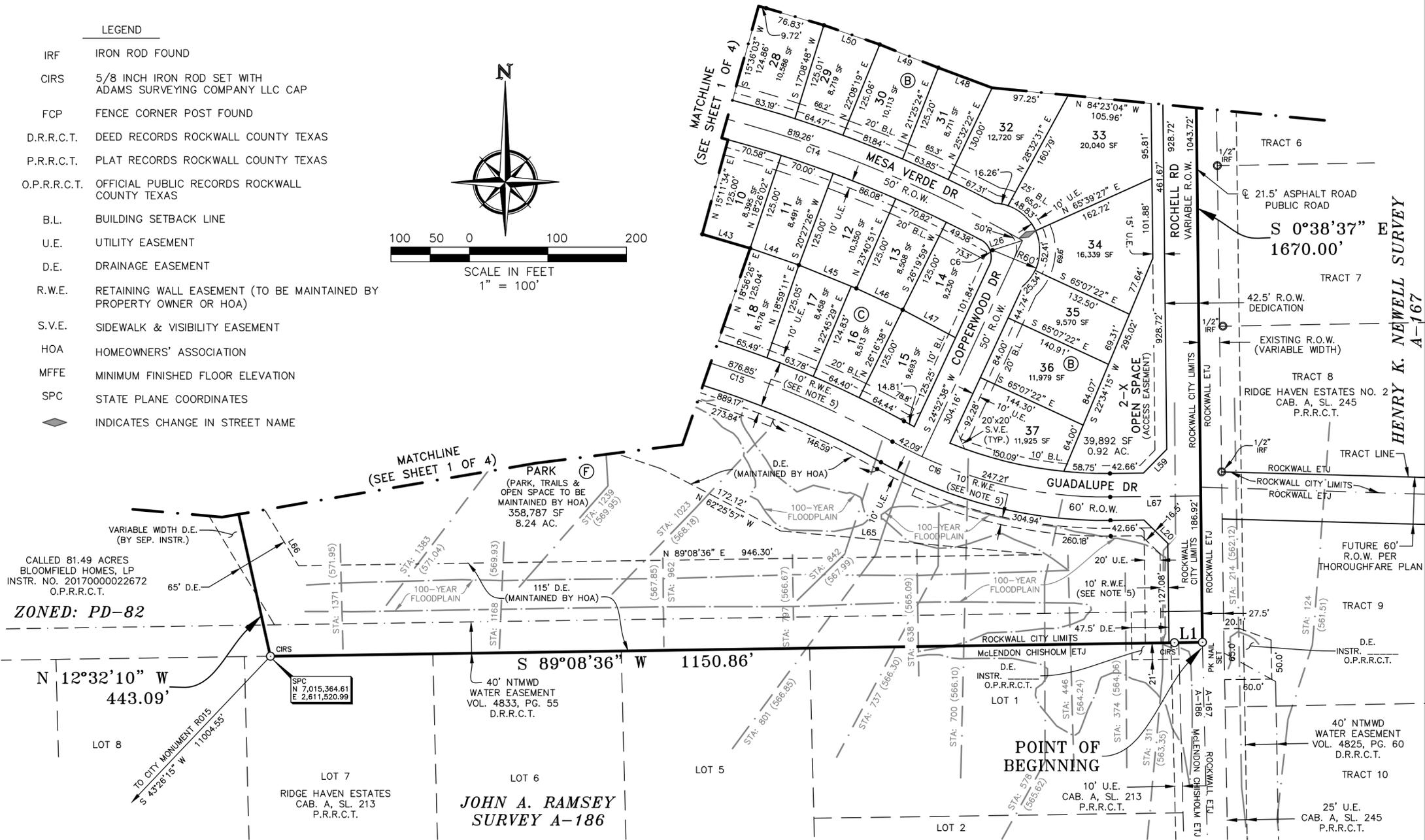
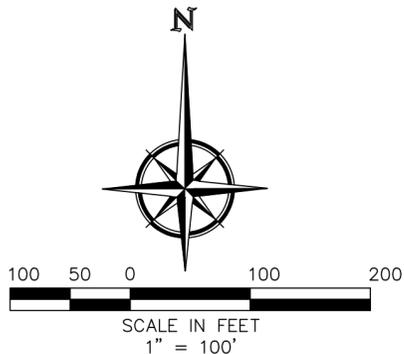
KEY MAP
N.T.S.



TYPICAL LOT DETAIL
N.T.S.

LEGEND

IRF	IRON ROD FOUND
CIRS	5/8 INCH IRON ROD SET 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
MFFE	MINIMUM FINISHED FLOOR ELEVATION
SPC	STATE PLANE COORDINATES
◆	INDICATES CHANGE IN STREET NAME



- NOTES:
- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
 - A 5/8-inch iron rod with "ADAMS SURVEYING COMPANY LLC cap" will be set at all lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
 - By graphical plotting, the parcel shown hereon lies within Zone X, as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0045L, dated September 26, 2008. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
 - All Open Space tracts, Drainage, & Detention Easements will be maintained, repaired and replaced 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.

- BENCHMARKS:
- CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive
Elevation = 559.95
 - CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr.
Elevation = 564.54'
 - CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr.
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Elevation = 568.75'

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OPEN SPACE = 6.04 AC.
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FINAL PLAT
TERRACINA ESTATES, PHASE 1
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201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

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 50.154 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, said 50.154 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail set for the southeast corner of said 81.49 acre tract in the center of Rochell Road, a 21.5 ft. asphalt public road (proposed 60 ft. right-of-way);

THENCE South 89 degrees 08 minutes 49 seconds West, with the south line of said 81.49 acre tract, a distance of 35.63 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the northeast corner of Lot 1, Ridge Haven Estates, an addition to Rockwall County, recorded in Cabinet A, Slide 213, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 08 minutes 36 seconds West, with the common line of said 81.49 acre tract and said Ridge Haven Estates, a distance of 1150.86 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 12 degrees 32 minutes 10 seconds West, a distance of 443.09 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the right having a radius of 1280.00 feet, whose chord bears North 77 degrees 41 minutes 16 seconds East, a distance of 10.00 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 00 degrees 26 minutes 52 seconds, an arc distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 10 degrees 58 minutes 09 seconds West, a distance of 250.04 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the left having a radius of 1530.00 feet, whose chord bears South 77 degrees 54 minutes 26 seconds West, a distance of 10.00 feet;

THENCE Southwesterly, with said curve to the left, through a central angle of 00 degrees 22 minutes 28 seconds, an arc distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 12 degrees 16 minutes 48 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the right having a radius of 1580.00 feet, whose chord bears North 77 degrees 55 minutes 20 seconds East, a distance of 11.15 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 00 degrees 24 minutes 15 seconds, an arc distance of 11.15 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 10 degrees 58 minutes 09 seconds West, a distance of 10.20 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 79 degrees 01 minutes 51 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE South 10 degrees 58 minutes 09 seconds East, a distance of 10.20 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the right having a radius of 1580.00 feet, whose chord bears North 82 degrees 12 minutes 29 seconds East, a distance of 125.19 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 04 degrees 32 minutes 28 seconds, an arc distance of 125.23 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 11 degrees 22 minutes 18 seconds West, a distance of 81.90 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 15 degrees 12 minutes 53 seconds West, a distance of 74.64 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 18 degrees 37 minutes 29 seconds West, a distance of 67.02 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 14 degrees 35 minutes 37 seconds West, a distance of 62.88 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 09 degrees 02 minutes 55 seconds West, a distance of 64.32 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 04 degrees 38 minutes 17seconds West, a distance of 181.25 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 27 degrees 50 minutes 10 seconds West, a distance of 60.72 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 74 degrees 39 minutes 57 seconds West, a distance of 88.77 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE South 88 degrees 33 minutes 55 seconds West, a distance of 295.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 01 degrees 26 minutes 05 seconds West, a distance of 125.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE South 88 degrees 33 minutes 55 seconds West, a distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 01 degrees 26 minutes 05 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 88 degrees 33 minutes 55 seconds East, a distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 01 degrees 26 minutes 05 seconds West, a distance of 125.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner in the common line of said 81.49 acre tract and Timber Creek Estates, an addition to the City of Rockwall, recorded in Cabinet E, Slide 55 of said Plat Records;

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 1652.63 feet to a PK Nail set for the northeast corner of said 81.49 acre tract in the center of said Rochell Road;

THENCE South 00 degrees 38 minutes 37 seconds East, with the east line of said 81.49 acre tract and along the center of said Rochell Road, a distance of 1670.00 feet to the POINT OF BEGINNING AND CONTAINING 2,184,726 square feet or 50.154 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner of the land shown on this plat, and designated herein as the TERRACINA, PHASE 1, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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, PHASE 1 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 structures 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm 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.

7. Property Owner shall be responsible for maintaining, repairing and replacing all systems within the drainage and detention easements.

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 _____, 2020.

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

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

OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

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

LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(214) 395-9386
FAX (214) 295-9844
TBPELS FIRM NO. 10177500

FINAL PLAT
TERRACINA ESTATES, PHASE 1
BEING
50.154 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 89°08'49" W	35.63'
L2	N 10°58'09" W	250.04'
L3	N 12°16'48" W	50.00'
L4	N 10°58'09" W	10.20'
L5	N 79°01'51" E	50.00'
L6	S 10°58'09" E	10.20'
L7	N 11°22'18" W	81.90'
L8	N 15°12'53" W	74.64'
L9	N 18°37'29" W	67.02'
L10	N 14°35'37" W	62.88'
L11	N 9°02'55" W	64.32'
L12	N 4°38'17" W	181.25'
L13	N 27°50'10" W	60.72'
L14	N 74°39'57" W	88.77'
L15	N 1°26'05" W	125.00'
L16	S 88°33'55" W	10.00'
L17	N 1°26'05" W	50.00'
L18	N 88°33'55" E	10.00'
L19	N 1°26'05" W	125.00'
L20	N 45°38'37" W	42.43'
L21	N 43°33'55" E	40.00'
L22	N 44°21'23" E	42.43'
L23	S 23°14'44" W	32.50'
L24	N 72°15'55" E	39.95'
L25	S 0°15'48" E	36.06'
L26	N 72°06'38" E	40.00'
L27	N 42°11'50" E	25.00'
L28	N 70°48'45" E	84.00'
L29	N 88°33'55" E	80.00'
L30	S 42°25'07" W	40.52'
L31	N 73°25'41" E	64.63'
L32	N 89°21'23" E	40.14'
L33	N 45°38'37" W	42.43'
L34	N 81°26'23" E	68.21'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L35	N 84°09'30" E	65.03'
L36	N 87°05'46" E	79.04'
L37	S 89°57'57" E	65.03'
L38	S 87°18'49" E	65.03'
L39	S 84°39'41" E	65.03'
L40	S 81°43'25" E	79.04'
L41	S 78°47'08" E	65.03'
L42	S 76°08'00" E	65.03'
L43	S 73°31'09" E	63.50'
L44	S 70°52'25" E	65.58'
L45	S 67°55'52" E	79.04'
L46	S 64°59'35" E	65.03'
L47	S 62°11'52" E	76.17'
L48	S 69°29'28" E	73.10'
L49	S 68°21'39" E	80.27'
L50	S 70°52'19" E	75.36'
L51	S 73°25'26" E	76.83'
L52	S 75°47'40" E	63.55'
L53	S 77°56'45" E	64.86'
L54	S 80°07'31" E	64.86'
L55	S 82°22'31" E	69.05'
L56	S 84°37'32" E	64.86'
L57	S 86°48'23" E	64.94'
L58	N 87°52'02" E	62.41'
L59	N 44°21'23" E	42.43'
L60	N 70°52'31" E	53.34'
L61	N 30°44'04" E	56.36'
L62	S 82°47'59" E	87.93'
L63	N 15°13'03" E	64.00'
L64	N 1°32'54" E	57.24'
L65	N 84°47'48" W	333.62'
L66	S 30°57'58" E	189.60'
L67	S 89°21'23" W	115.16'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	000°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W	10.00'
C2	000°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W	10.00'
C3	000°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W	11.15'
C4	004°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W	125.19'
C5	090°00'00"	25.00'	25.00'	39.27'	N 46°26'05" W	35.36'
C6	086°41'40"	25.00'	23.60'	37.83'	N 18°28'13" W	34.32'
C7	007°25'19"	600.00'	38.92'	77.72'	N 2°16'35" E	77.67'
C8	075°04'06"	250.00'	192.07'	327.55'	S 51°49'20" W	304.62'
C9	019°29'25"	250.00'	42.94'	85.04'	S 82°00'38" W	84.63'
C10	021°29'24"	1855.00'	352.01'	695.75'	N 77°29'58" W	691.68'
C11	018°23'27"	500.00'	80.94'	160.49'	S 10°37'48" E	159.80'
C12	009°39'31"	1100.00'	92.94'	185.43'	N 14°59'46" W	185.21'
C13	009°54'13"	250.00'	21.66'	43.21'	N 5°12'54" W	43.16'
C14	042°12'11"	1555.00'	600.07'	1145.39'	N 81°10'42" W	1119.67'
C15	041°45'32"	1250.00'	476.81'	911.04'	N 81°39'24" W	891.01'
C16	029°51'59"	555.00'	148.02'	289.30'	S 75°42'37" E	286.04'

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Paul Hubert, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

Preliminary, this document shall not be recorded for any purpose. For Final Plat review purposes only.

PAUL HUBERT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 1942

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ Date _____

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2020.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2020.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer

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

OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
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FINAL PLAT
TERRACINA ESTATES, PHASE 1
BEING
50.154 ACRES

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

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TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401



June 19, 2020

TO: Bloomfield Homes, LP
Clint Vincent
1050 E. Hwy 114, Suite 210
Southlake, TX 76092

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

SUBJECT: P2020-020; *Final Plat for Terracina Estates, Phase 1*

Clint Vincent:

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 June 15, 2020. 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;

Planning Staff Comments:

- a) Correct lot dimensional information for Lot 14, Block A (i.e. curvilinear lot), to standards established in PD-82 that requires the minimum lot width to be 80-feet measured at the Front Yard Building Setback. Provide a label meeting or exceeding the minimum standard for this lot width. [*Ordinance No. 18-08, PD-82*]

Engineering Staff Comments:

- a) Must have instrument numbers. [*Engineering Standards of Design and Construction*]

(2) The applicant shall adhere to the recommendations made by the Parks Board; and,

(3) Any construction resulting from the approval of this 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 June 9, 2020, the Planning and Zoning Commission made a motion to recommend approval of the final plat with staff conditions. The motion was approved by a vote of 7-0.

City Council

On June 15, 2020, the City Council made a motion to approve the plat with staff conditions. The motion passed by a vote of 7-0.

Plat Filing Instructions

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:

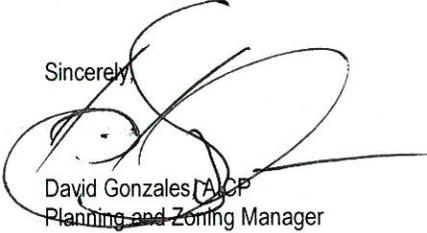
- (1) Two (2) sets of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.

(3) A check for \$230.00 for the filing fees made out to the *Rockwall County Clerk's Office*.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a letter from the *Rockwall County Clerk's Office* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Gonzales', with a large, sweeping flourish extending to the right.

David Gonzales, AICP
Planning and Zoning Manager