



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # P2022-025 P&Z DATE June 14, 2022 CC DATE June 20, 2022 Approved/Denied

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

Zoning Application

- ☐ Specific Use Permit
- ☐ Zoning Change
- ☐ PD Concept Plan
- ☐ PD Development Plan

Site Plan Application

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Treescape Plan
- ☐ Photometric Plan
- ☐ Building Elevations
- ☐ Material Samples
- ☐ Color Rendering

Platting Application

- ☐ Master Plat
- ☐ Preliminary Plat
- ☒ Final Plat
- ☐ Replat
- ☐ Administrative/Minor Plat
- ☐ Vacation Plat
- ☐ Landscape Plan
- ☐ Treescape Plan

HPAB Application

- ☐ Exhibit

Miscellaneous Application

- ☐ Variance/Exception Request

☐ Copy of Ordinance (ORD# _____)

☒ Applications

☐ Receipt

☒ Location Map

☐ HOA Map

☐ PON Map

☐ FLU Map

☐ Newspaper Public Notice

☐ 500-foot Buffer Public Notice

☐ Project Review

☐ Staff Report

☐ Correspondence

☐ Copy-all Plans Required

☐ Copy-Mark-Ups

☐ City Council Minutes – Laserfiche

☐ Minutes-Laserfiche

☐ Plat Filled Date _____

☐ Cabinet # _____

☐ 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.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
☒ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
☐ AMENDING OR MINOR PLAT (\$150.00)
☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS A portion of JA Ramsey Survey, Abstract No. 186; Property ID 115169; FM 549

SUBDIVISION Homestead Phase 1

LOT

BLOCK

GENERAL LOCATION FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-92, Ord No. 21-24

CURRENT USE Vacant / Agricultural

PROPOSED ZONING PD-92, Ord No. 21-24

PROPOSED USE Single Family Residential

ACREAGE 129.453

LOTS [CURRENT] 1

LOTS [PROPOSED] 271

☒ **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 SH Dev Klutts Rockwall, LLC

☒ APPLICANT Michael Joyce Properties

CONTACT PERSON Peter H. Shaddock, Jr.

CONTACT PERSON Meredith Joyce

ADDRESS 2400 Dallas Pkwy, Suite 460

ADDRESS 767 Justin Road

CITY, STATE & ZIP Plano, TX 75093

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 972-526-7645

PHONE 512-694-6394

E-MAIL land@shaddockhomes.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

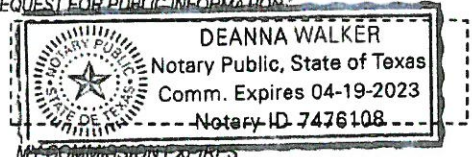
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PETER SHADDOCK JR. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF April, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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Planning and Zoning Department
385 S. Goliad Street
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STAFF USE ONLY
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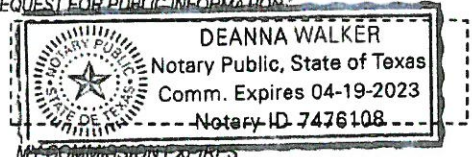
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF April, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 50 100 200
SCALE: 1" = 100'

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2607530.367	7012611.969
ELEV = 555.50	

POINT OF BEGINNING

LOT 1 BLOCK H
OPEN SPACE/DRAINAGE/DETENTION EASMENT
TO BE MAINTAINED BY HOA
4.275 ACRES

ANDRADE MARTIN
VOL. 2673, PG. 62
D.R.R.C.T.

VOL. 2673, PG. 287
D.R.R.C.T.

DON & CANDY LARNEY
VOL. 2673, PG. 140
D.R.R.C.T.

VOL. 2673, PG. 183
D.R.R.C.T.

SALT & PACHECO
VOL. 2673, PG. 127
D.R.R.C.T.

JOHNTIA H. HULLETT
VOL. 2673, PG. 317
D.R.R.C.T.

JOHNTIA H. HULLETT
VOL. 2673, PG. 317
D.R.R.C.T.

HARRY CRUMP
VOL. 3015, PG. 319
D.R.R.C.T.

JAMES & ELVIRA MATTHEWS
VOL. 2673, PG. 106
D.R.R.C.T.

WILLIE CLARK
VOL. 120, PG. 767
D.R.R.C.T.

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FINAL PLAT
OF

HOMESTEAD PHASE I

- LOTS 1-30, BLOCK A
- LOTS 1-29, BLOCK B
- LOTS 1-27, BLOCK C
- LOTS 1-37, BLOCK D
- LOTS 1-21, BLOCK E
- LOTS 1-16, BLOCK F
- LOTS 1-27, BLOCK G
- LOTS 1-30, BLOCK H
- LOTS 1-22, BLOCK I
- LOTS 1-16, BLOCK J
- LOTS 1-3, BLOCK K

TOTAL ACRES 129.485

TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12

CITY PARK LOT 1

OUT OF THE

J.A. RAMSEY SURVEY,
ABSTRACT NO. 186

IN THE

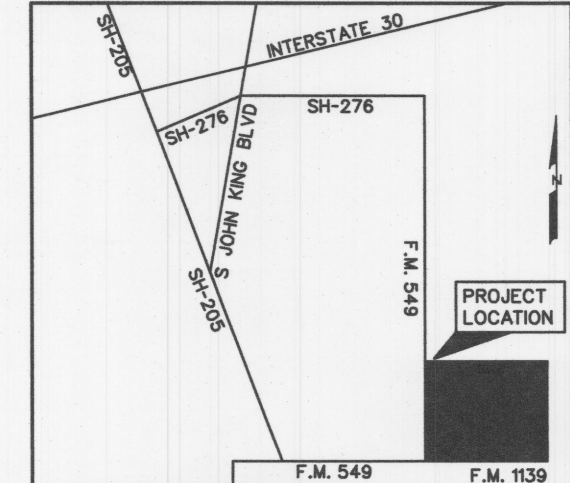
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

$\Delta = 09^{\circ}51'55''$
 $R = 545.00'$
 $L = 93.84'$
 $C = 93.72'$
 $B = S04^{\circ}00'59''W$

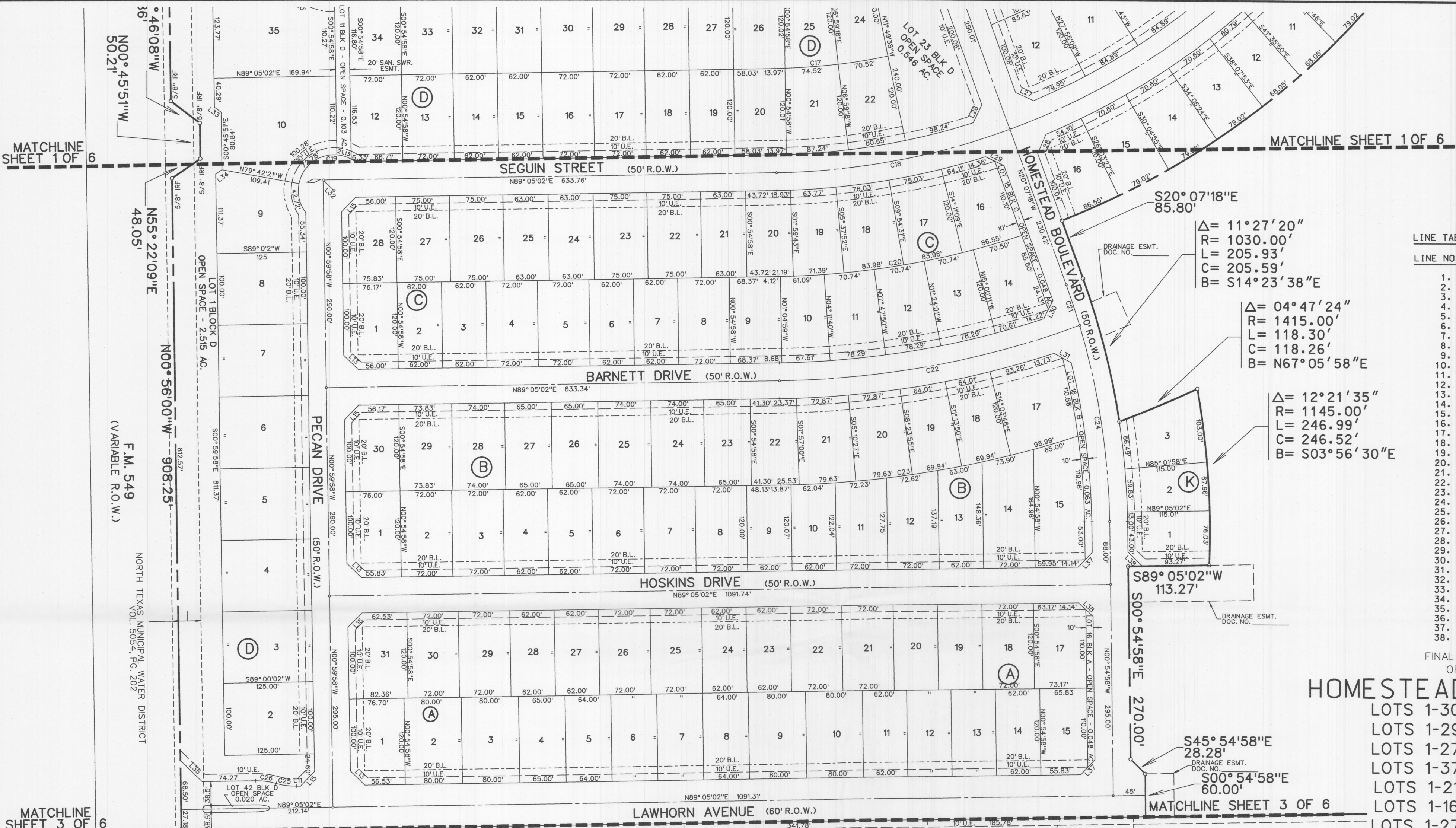
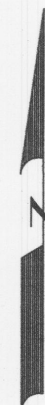
N89°05'02"E 386.80'
THOMPSON STREET (50' R.O.W.)

$\Delta = 62^{\circ}22'28''$
 $R = 1125.00'$
 $L = 1224.72'$
 $C = 1165.13'$
 $B = S37^{\circ}09'47''W$



MATCHLINE
SHEET 2 OF 6

S20°07'18"E
85.80'



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

- NOTES**
- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement.
S.S.E. - Sanitary Sewer Easement.
 - The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots. (Lot 16 Blk A, Lot 16 Blk B, Lot 15 Blk C, Lots 1, 11, 23, 41 & 42 Blk D, Lot 12 Blk E, Lot 9 Blk F, Lot 28 Blk G & Lot 1 Blk H)
 - All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
 - All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	04°38'58"	665.00'	53.96'	53.95'	N06°37'28"E
2.	90°05'00"	250.00'	393.06'	353.81'	N44°02'32"E
3.	163°44'23"	50.00'	142.89'	98.99'	S45°54'58"E
4.	20°02'52"	400.00'	139.96'	139.25'	S09°06'28"W
5.	20°02'52"	250.00'	87.48'	87.03'	S80°53'32"E
6.	50°01'50"	400.00'	349.28'	338.29'	S44°08'49"W
7.	19°55'18"	400.00'	139.08'	138.38'	S79°07'23"W
8.	18°11'42"	100.00'	31.76'	31.62'	S79°59'11"W
9.	18°11'42"	100.00'	31.76'	31.62'	S81°49'07"E
10.	163°39'23"	50.00'	142.82'	98.98'	S45°57'28"E
11.	16°03'00"	545.00'	152.67'	152.17'	N81°03'32"E
12.	19°37'14"	690.00'	236.29'	235.13'	N79°16'25"E
13.	61°12'22"	690.00'	737.09'	702.54'	N38°51'37"E
14.	03°57'26"	690.00'	47.66'	47.65'	N06°16'42"E
15.	59°25'53"	835.00'	866.12'	827.81'	N38°06'41"E
16.	64°03'27"	980.00'	1095.65'	1039.48'	N37°33'27"E
17.	10°54'40"	835.00'	159.01'	158.77'	N83°37'42"E
18.	19°29'52"	980.00'	333.49'	331.64'	N79°04'46"E
19.	163°49'23"	50.00'	142.96'	99.01'	N44°02'32"E
20.	17°40'39"	1125.00'	347.09'	345.72'	N80°14'43"E
21.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
22.	19°21'04"	1270.00'	428.93'	426.90'	N79°24'38"E
23.	17°06'53"	1415.00'	422.67'	421.10'	N80°31'35"E
24.	15°48'22"	1005.00'	277.25'	276.37'	S08°49'09"E
25.	16°50'51"	100.00'	29.40'	29.30'	N82°34'32"W
26.	16°45'51"	100.00'	29.26'	29.15'	N82°32'02"W
27.	16°45'51"	100.00'	29.26'	29.15'	N80°42'06"E
28.	16°40'51"	100.00'	29.11'	29.01'	N80°39'36"E

$\Delta = 11^\circ 27' 20''$
 $R = 1030.00'$
 $L = 205.93'$
 $C = 205.59'$
 $B = S14^\circ 23' 38'' E$

$\Delta = 04^\circ 47' 24''$
 $R = 1415.00'$
 $L = 118.30'$
 $C = 118.26'$
 $B = N67^\circ 05' 58'' E$

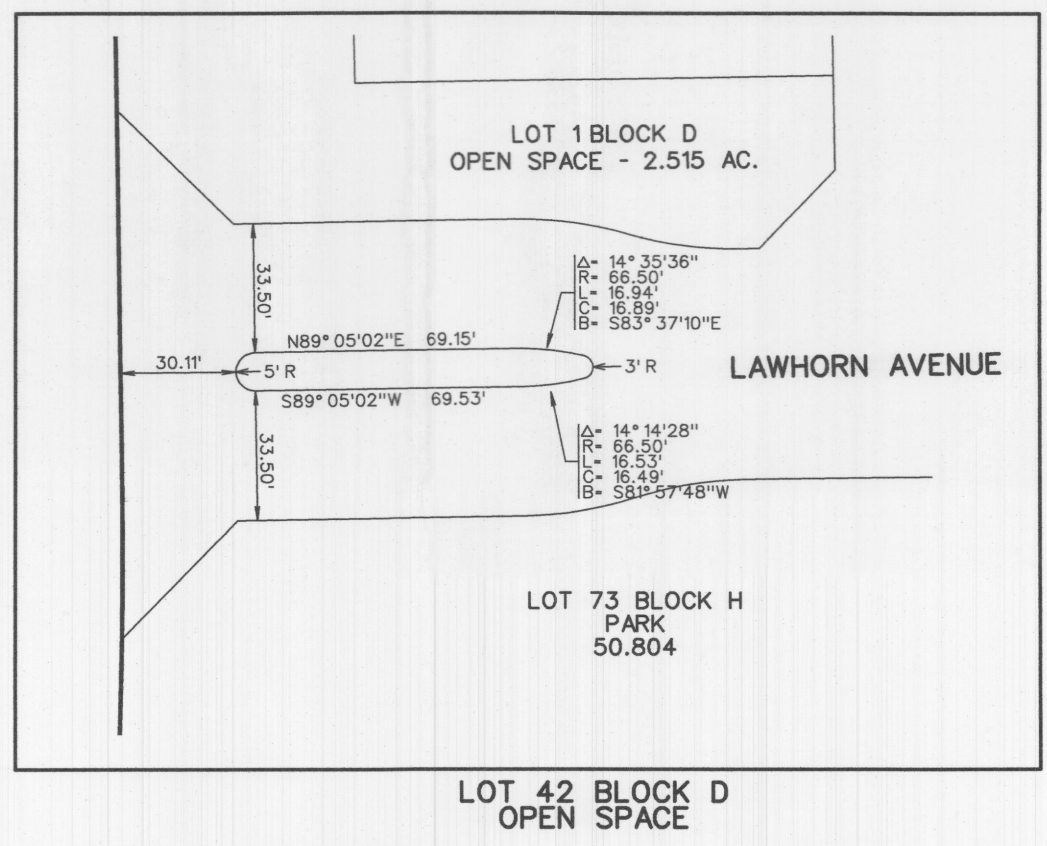
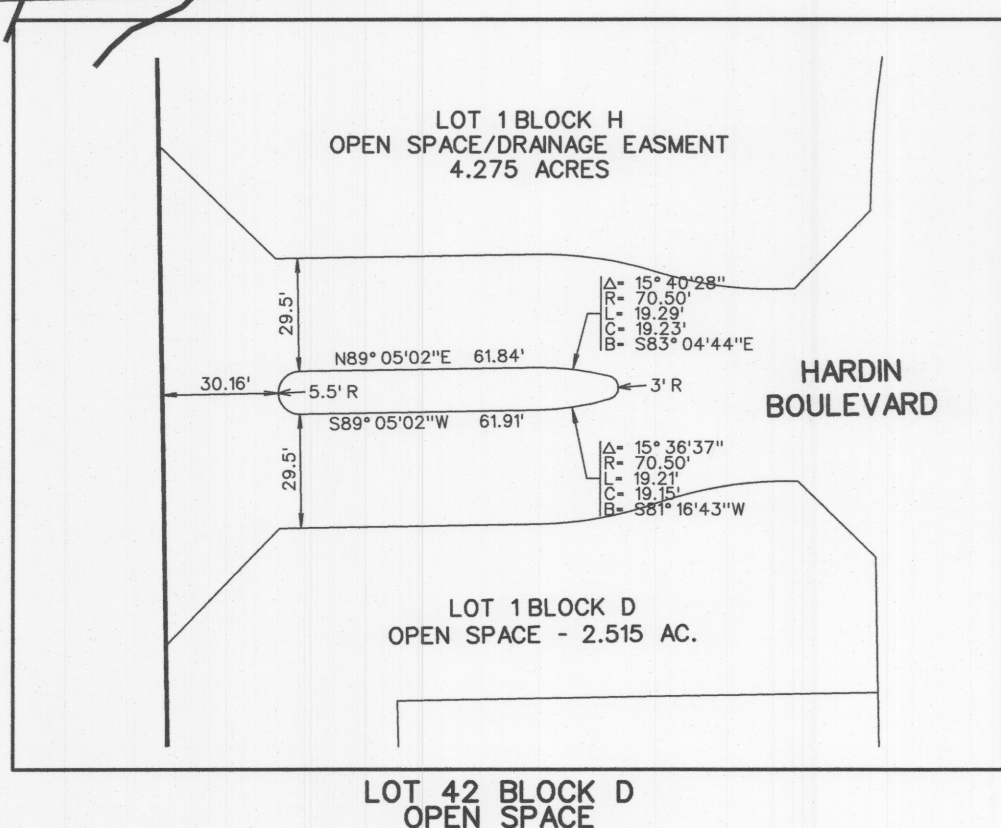
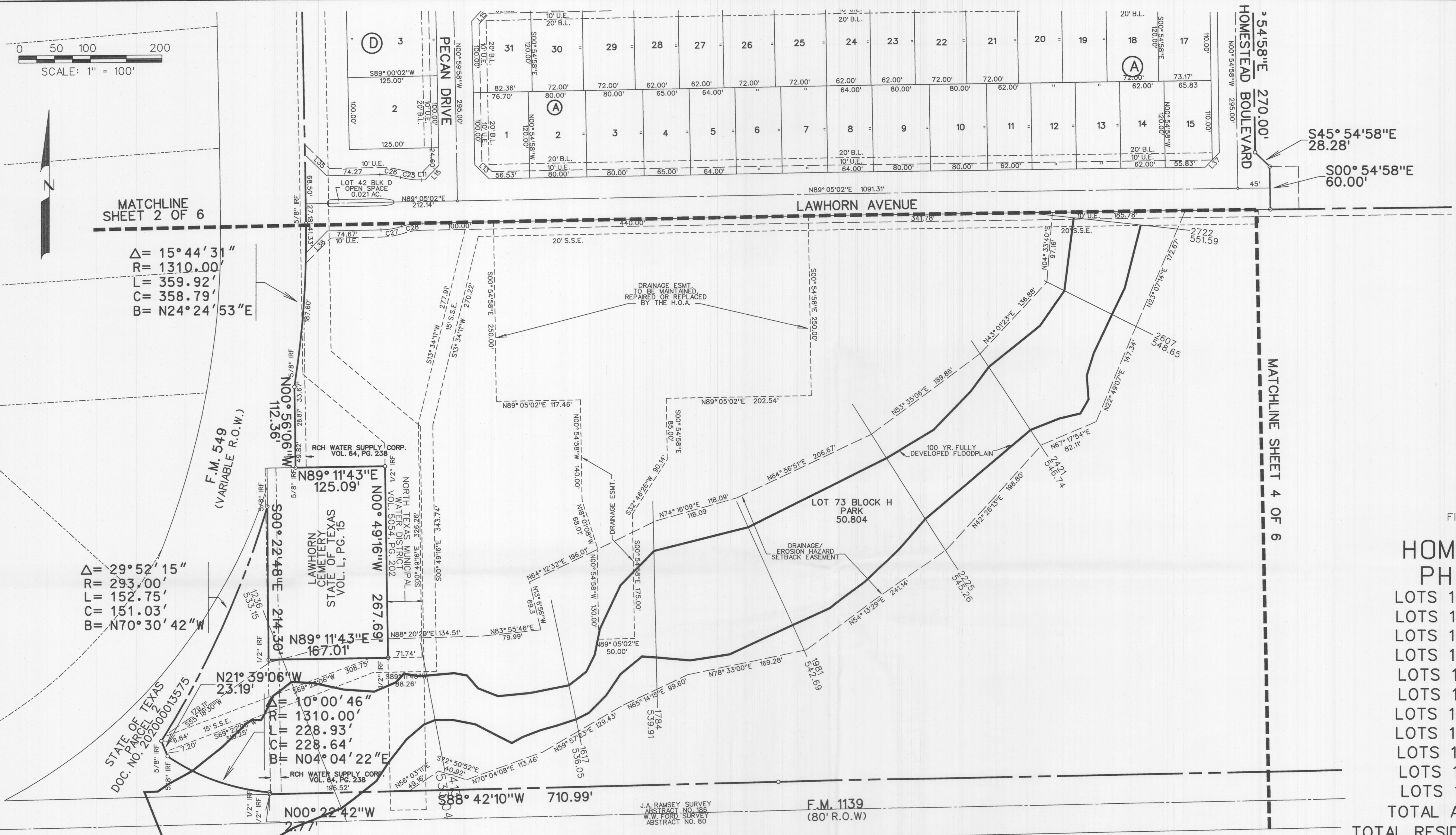
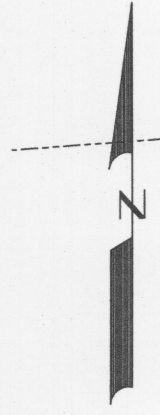
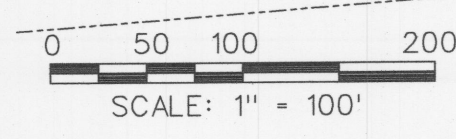
$\Delta = 12^\circ 21' 35''$
 $R = 1145.00'$
 $L = 246.99'$
 $C = 246.52'$
 $B = S03^\circ 56' 30'' E$

LINE TABLE			
LINE NO.	BEARING	DISTANCE	
1.	S 81°03'03" E	120.00'	
2.	S 85°42'01" E	50.00'	
3.	S 42°56'58" E	26.93'	
4.	N 48°11'32" E	30.55'	
5.	S 41°30'15" E	26.34'	
6.	N 49°51'24" E	31.63'	
7.	S 44°05'02" W	21.21'	
8.	N 45°54'58" W	28.28'	
9.	S 45°55'29" E	42.43'	
10.	N 44°04'31" E	42.42'	
11.	N 89°05'02" E	5.00'	
12.	S 44°07'05" W	28.30'	
13.	S 45°57'28" E	28.30'	
14.	S 45°52'03" E	28.26'	
15.	N 44°02'32" E	28.26'	
16.	N 61°11'56" E	27.11'	
17.	S 70°52'06" E	34.93'	
18.	S 23°20'01" E	26.92'	
19.	N 22°13'53" E	29.69'	
20.	S 63°08'08" E	29.32'	
21.	N 44°02'32" E	21.20'	
22.	N 26°11'17" E	27.66'	
23.	S 66°52'09" E	27.46'	
24.	S 23°17'38" W	29.10'	
25.	S 63°55'58" E	28.89'	
26.	N 25°47'12" E	27.85'	
27.	S 66°19'59" E	27.70'	
28.	S 23°44'52" W	28.86'	
29.	N 64°16'24" W	28.71'	
30.	N 26°17'51" E	28.29'	
31.	N 61°34'42" W	27.34'	
32.	S 45°57'28" E	21.23'	
33.	S 52°46'08" E	11.65'	
34.	S 55°22'09" W	10.60'	
35.	S 45°55'29" E	42.43'	
36.	N 44°38'47" E	42.85'	
37.	S 44°05'02" W	28.28'	
38.	N 45°54'58" W	28.28'	

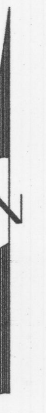
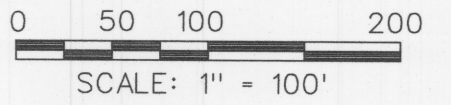
FINAL PLAT
OF
HOMESTEAD PHASE I
LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-16, BLOCK F
LOTS 1-27, BLOCK G
LOTS 1-30, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
LOTS 1-3. BLOCK K
TOTAL ACRES 129.485

TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12
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PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
DECEMBER 2021 SCALE 1"=100'



$\Delta = 132^\circ 32' 35''$
 $R = 50.00'$
 $L = 117.41'$
 $C = 92.23'$
 $B = N58^\circ 40' 56'' E$

HILLVIEW ACRES
VOL. F, PG. 1

JAMES J. FUXA
VOL. 1471, PG. 70

FINAL PLAT
OF
HOMESTEAD PHASE I

- LOTS 1-30, BLOCK A
- LOTS 1-29, BLOCK B
- LOTS 1-27, BLOCK C
- LOTS 1-37, BLOCK D
- LOTS 1-21, BLOCK E
- LOTS 1-16, BLOCK F
- LOTS 1-27, BLOCK G
- LOTS 1-30, BLOCK H
- LOTS 1-22, BLOCK I
- LOTS 1-16, BLOCK J
- LOTS 1-3. BLOCK K
- TOTAL ACRES 129.485
- TOTAL RESIDENTIAL LOTS 258
- TOTAL OPEN SPACE LOTS 12
- CITY PARK LOT 1

OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

DECEMBER 2021 SCALE 1"=100'

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2610358.054	7009638.854
ELEV = 573.30	

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

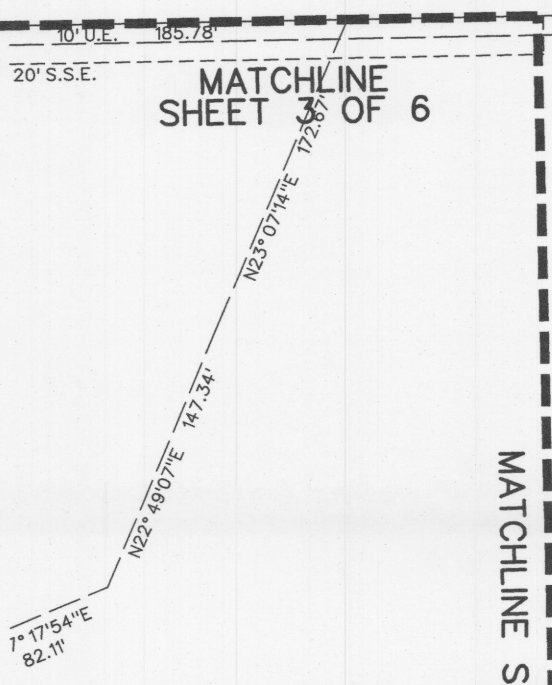
LOT 73 BLOCK H
PARK
50.804

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

S88° 46'40"W 2147.11'

MATCHLINE
SHEET 3 OF 6

MATCHLINE SHEET 3 OF 6



LEGAL DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, being part of a 196.008 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the most northerly northwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.);

THENCE, North 88° 26'14" East, along the north line of said 196.008 acre tract, for a distance of 1360.23 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, departing said north line, for a distance of 366.10 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 545.00 feet, a central angle of 09° 51'55";

THENCE, along said curve to the right for an arc distance of 93.84 feet (Chord Bearing South 04° 00'59" West 93.72 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 81° 03'03" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 665.00 feet, a central angle of 04° 38'58";

THENCE, along said curve to the left for an arc distance of 53.96 feet (Chord Bearing North 06° 37'28" East 53.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 85° 42'01" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 42° 56'58" East, for a distance of 26.93 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 05'02" East, for a distance of 386.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 1125.00 feet, a central angle of 62° 22'28";

THENCE, along said curve to the right for an arc distance of 1224.72 feet (Chord Bearing South 37° 09'47" West 1165.13 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 20° 07'18" East, for a distance of 85.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 1030.00 feet, a central angle of 11° 27'20";

THENCE, along said curve to the left having a radius of 205.93 feet (Chord Bearing South 14° 23'38" East 205.59 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." on a non-tangent curve to the left, having a radius of 1415.00 feet, a central angle of 04° 47'24";

THENCE, along said curve to the left for an arc distance of 118.30 feet (Chord Bearing North 67° 05'58" East 118.26 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 1145.00 feet, a central angle of 12° 21'35";

THENCE, along said curve to the right for an arc distance of 246.99 feet (Chord Bearing South 03° 56'30" East 246.52 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 05'02" West, for a distance of 113.27 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 270.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 45° 54'58" East, for a distance of 28.28 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 60.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;

THENCE, North 89° 05'02" East, for a distance of 1261.42 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 132° 32'35";

THENCE, along said curve to the left for an arc distance of 117.41 feet (Chord Bearing North 58° 40'56" East 92.23 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 32'34" East, for a distance of 115.33 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 196.008 acre tract and being in the west line of Hillview Acres, an addition to the City of Rockwall, as described in Vol. F, Pg. 1, in the Plat Records of Rockwall County, Texas;

THENCE, South 00° 16'45" East, along the east line of said 196.008 acre tract and the west line of said Hillview Acres, for a distance of 29.34 feet, to a 1 inch iron pipe found at the southwest corner of said Hillview Acres and being the northwest corner of a tract of land in Deed to James J Fuxa tract, as described in Vol. 1471, Pg. 70 in said Deed Records;

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

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

THENCE, North 00° 22'42" West, continuing along said lines, for a distance of 2.77 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 1310.00 feet, a central angle of 10° 00'46";

THENCE, continuing along said lines with said curve to the right for an arc distance of 228.93 feet (Chord Bearing North 04° 04'22" East 228.64 feet), to a 5/8 inch iron rod found;

THENCE, North 21° 39'06" West, departing the north line of said F.M. 1139 and continuing along said south line, for a distance of 23.19 feet, to a 5/8 inch iron rod at the most westerly southwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.) same being on a non-tangent curve to the left, having a radius of 293.00 feet, a central angle of 29° 52'15";

THENCE, along the east line of said F.M. 549 and with the west line of said 196.008 acre tract with said curve to the left for an arc distance of 152.75 feet (Chord Bearing North 70° 30'42" West 151.03 feet), to a 5/8 inch iron rod found in the west line of Lawhorn Cemetery, as recorded in Vol. L, Pg. 15, in the Deed Records of Rockwall County, Texas;

THENCE, South 00° 22'48" East, departing the east line of said F.M. 549 and with the west line of said 196.008 acre tract, for a distance of 214.30 feet, to a 1/2 inch iron rod found at the southwest corner of said Lawhorn Cemetery;

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

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

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

THENCE, North 00° 56'06" West, departing the north line of said Lawhorn Cemetery and continuing with said west line being with the east line of said F.M. 549, for a distance of 112.36 feet, to 5/8 inch iron rod found on a curve to the left, having a radius of 1310.00 feet, a central angle of 15° 44'31";

THENCE, continuing along said east and west lines with said curve to the left for an arc distance of 359.92 feet (Chord Bearing North 24° 24'53" East 358.79 feet), to a 5/8 inch iron rod found at the point of tangency;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 908.25 feet, to a 5/8 inch iron rod found;

THENCE, North 55° 22'09" East, continuing along said lines, for a distance of 48.05 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 45'51" West, continuing along said lines, for a distance of 50.21 feet, to a 5/8 inch iron rod found;

THENCE, North 52° 46'08" West, continuing along said lines, for a distance of 50.86 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 1098.65 feet, to a 5/8 inch iron rod found;

THENCE, North 89° 05'09" East, continuing along said lines, for a distance of 29.97 feet, to a 5/8 inch iron rod found;

THENE, North 00° 54'51" West, continuing along said lines, for a distance of 117.73 feet, to the POINT OF BEGINNING and containing 129.485 acres of land.

FINAL PLAT
OF
HOMESTEAD PHASE I
LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-16, BLOCK F
LOTS 1-27, BLOCK G
LOTS 1-30, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
LOTS 1-3. BLOCK K
TOTAL ACRES 129.485
TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12
CITY PARK LOT 1
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
DECEMBER 2021 SCALE 1"=100'

OWNER'S CERTIFICATE

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

We the undersigned owners of the land shown on this plat, and designated herein as the HOMESTEAD PHASE I, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the NELSON LAKES ESTATES, subdivision have been notified and signed this plat.

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. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer 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. The detention drainage system is to be maintained, repaired and owned by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements including Lot 73 Block H.
7. 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.

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; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

SHADDOCK HOMES, LTD.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2022.

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

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.

Notary Public in and for the State of Texas

Planning & Zoning Commission

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 _____, 2022.

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 _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
OF

HOMESTEAD PHASE I

LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
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LOTS 1-30, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
LOTS 1-3. BLOCK K

TOTAL ACRES 129.485

TOTAL RESIDENTIAL LOTS 258

TOTAL OPEN SPACE LOTS 12

CITY PARK LOT 1

OUT OF THE

J.A. RAMSEY SURVEY,
ABSTRACT NO. 186

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

DECEMBER 2021 SCALE 1"=100'

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 5/27/2022

PROJECT NUMBER: P2022-025
PROJECT NAME: Final Plat for Homestead Phase 1
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/27/2022	Approved w/ Comments

05/27/2022: 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 the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (P2022-025) in the lower right-hand corner of all pages on future submittals.
- M.4 Please correct the Title Block to the following:

Final Plat
Homestead Phase 1
Lots 1-31, Block A; Lots 1-30, Block B
Lots 1-28, Block C; Lots 1-42, Block D
Lots 1-22, Block E; Lots 1-17, Block F
Lots 1-28, Block G; Lots 1-13 & 73, Block H
Lots 1-22, Block I; Lots 1-16, Block J
Lots 1-3, Block K
Being 129.485 or 5,640,366.6 SF
Residential Lots 258
Open Space Lots 12
City Park 1 Lot
Situated within
Tract 5 of the J. A. Ramsey Survey, Abstract No. 186
City of Rockwall, Rockwall County, Texas

- M.5 Please provide the square footage for each lot, to ensure all lot minimums are met.

M.6 Please indicate the City Limits.

M.7 Within the Owner's Certificate it mentions Nelson Lakes, which should be Homestead Phase 1.

M.8 Item six (6) within the Owner's Certificate should not mention the specific lot the City Park will be located on, rather just the City Park.

M.9 On the plat S 88°42'10" W 710.99' is indicated, however I could not find it within the legal description.

I.10 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.11 Please remove the specified lots within note 5 on sheet 2.

M.12 No notary is required for the surveyor; the surveyor's seal will suffice.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meetings for this case will be held on May 31, 2022 and June 14, 2022.

I.14 The projected City Council Meeting date for this case will be June 20, 2022.

I.15 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/26/2022	Needs Review

05/26/2022: - Look at realigning the eastern property line to include the "off-site" easements to save time and money of getting the off-site easements through legal. or will need the instrument numbers before filing.

- Label width of NTMWD easement.

- Sewer easement to be 20' Easement.

- Flood Study has not been accepted yet. Values may change. Will need final accepted flood study values.

- Show and label all wetland/WOTUS

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved w/ Comments

05/23/2022: Please check street names against actual burial records for correct spelling.

<https://www.findagrave.com/cemetery/2153798/memorial-search#srp-top>

Also please forward a Cad .dwg of lots and road centerlines and survey closure report.

Isingleton07/20/2021 2:22 +Preliminary Platting+

Please check street names against actual burial records for correct spelling.

<https://www.findagrave.com/cemetery/2153798/lawhorn-cemetery>

Also please forward a Cad .dwg of lots and road centerlines and survey closure report.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	05/27/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/25/2022	Approved
No Comments			

Look at realigning the eastern property line to include the "off-site" easements to save time and money of getting the off-site easements through legal.

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FINAL PLAT
OF

HOMESTEAD PHASE I

LOTS 1-30, BLOCK A
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LOTS 1-3, BLOCK K

TOTAL ACRES 129.485

TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12

CITY PARK LOT 1
OUT OF THE

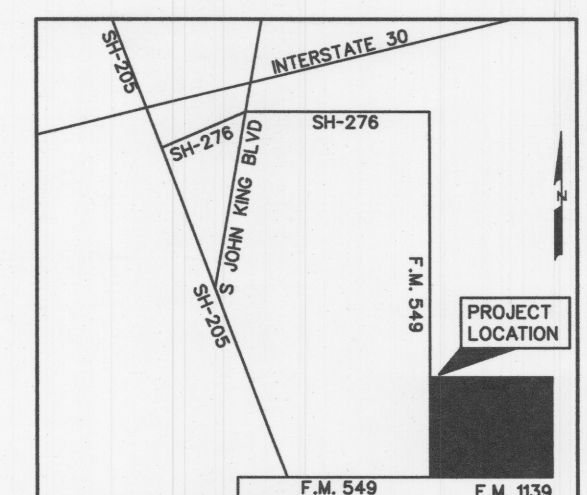
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

$\Delta = 09^{\circ}51'55''$
 $R = 545.00'$
 $L = 93.84'$
 $C = 93.72'$
 $B = S04^{\circ}00'59''W$

$\Delta = 62^{\circ}22'28''$
 $R = 1125.00'$
 $L = 1224.72'$
 $C = 1165.13'$
 $B = S37^{\circ}09'47''W$



LOCATION MAP
N.T.S.

0 50 100 200
SCALE: 1" = 100'

TOMAS JIMENEZ
DOC. NO. 201700021846
O.P.R.C.T.

X	Y
2607530.367	7012611.969
ELEV = 555.50	

POINT OF BEGINNING

LOT 1 BLOCK H
OPEN SPACE/DRAINAGE/DETENTION EASMENT
TO BE MAINTAINED BY HOA
4.275 ACRES

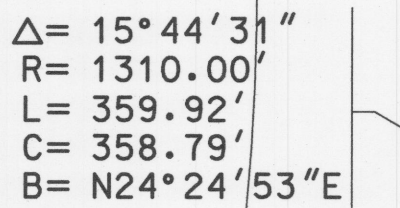
Label width of NTMWD
easement

N89°05'09"E
28.97'
NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 5054, PG. 202
F.M. 549
(VARIABLE R.O.W.)

MATCHLINE
SHEET 2 OF 6

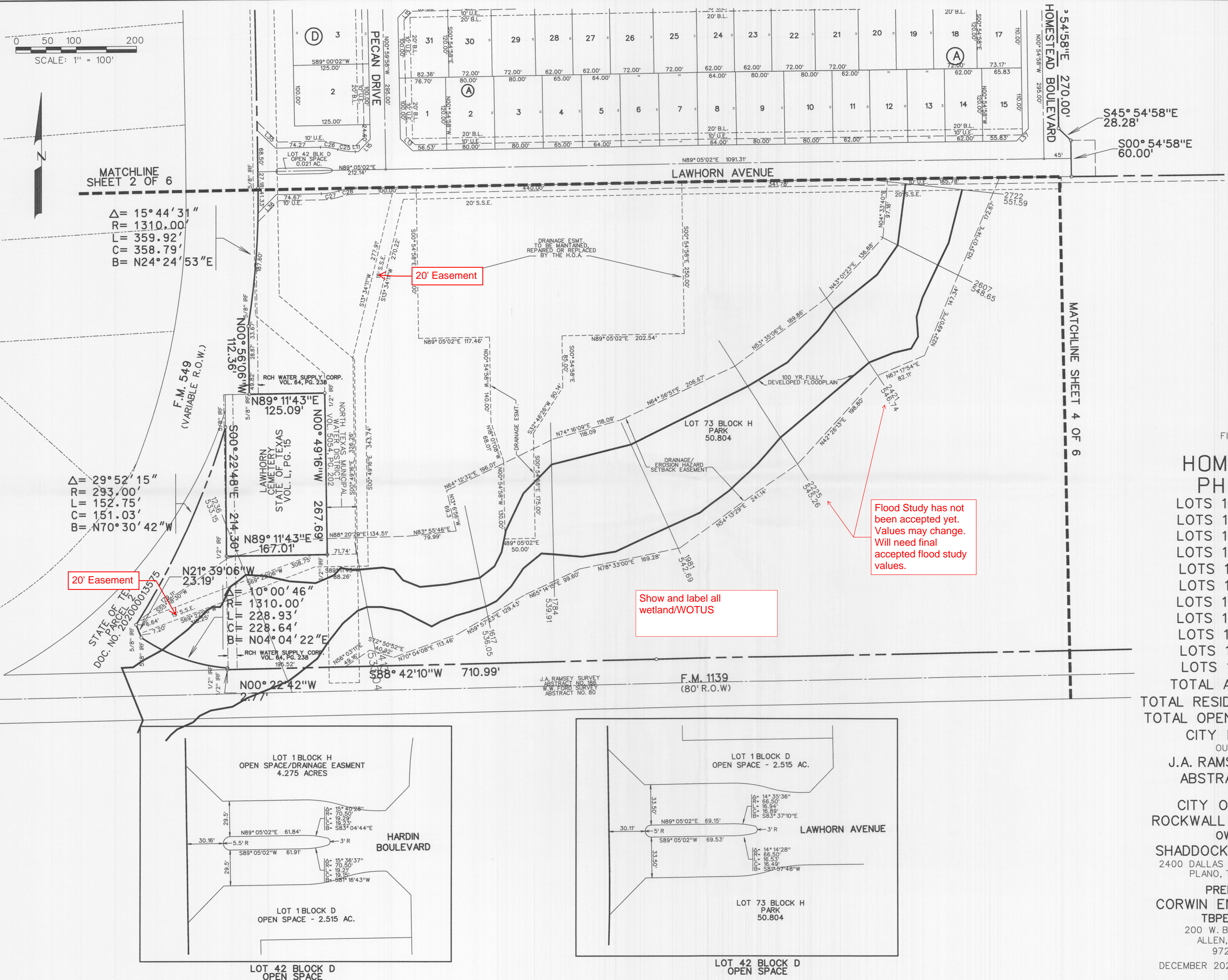
MATCHLINE
SHEET 2 OF 6

S20°07'18"E
85.80'

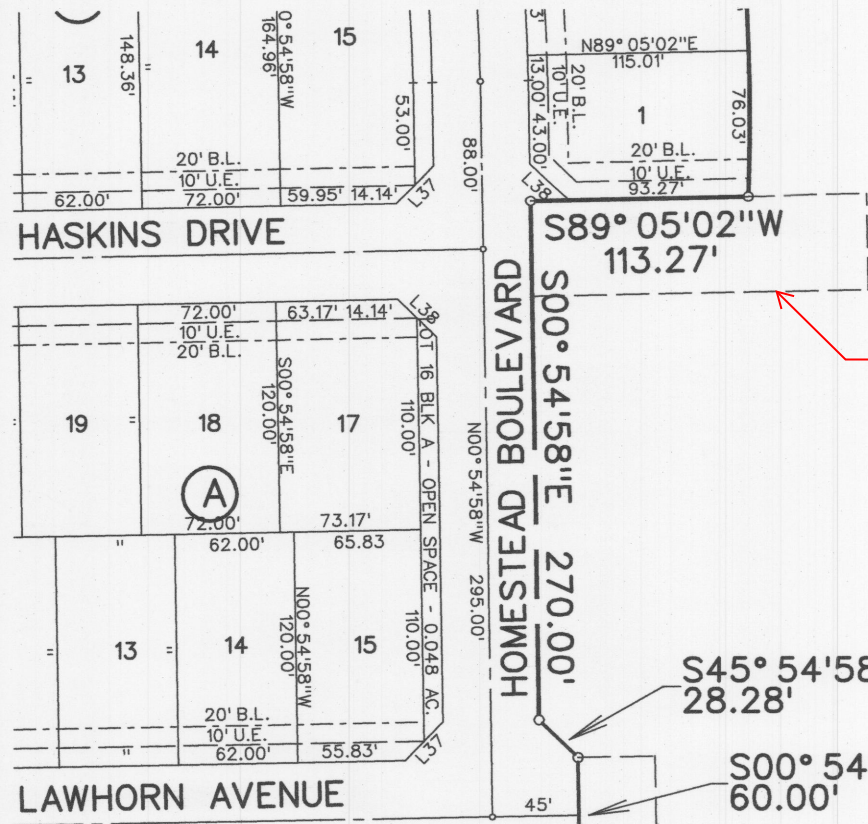
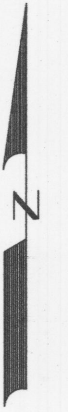
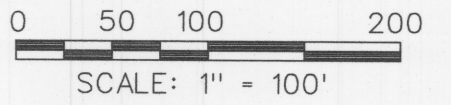


DECEMBER 2021 SCALE 1"=100'

CASE NO. P2022-XXX SHEET 2 OF 6



FINAL PLAT
OF
**HOMESTEAD
PHASE I**
LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-16, BLOCK F
LOTS 1-27, BLOCK G
LOTS 1-30, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
LOTS 1-3, BLOCK K
TOTAL ACRES 129.485
TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12
CITY PARK LOT 1
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
DECEMBER 2021 SCALE 1"=100'



Easement Info.

S45° 54' 58" E
28.28'

S00° 54' 58" E
60.00'

Easement Info.

$\Delta = 132^\circ 32' 35''$
 $R = 50.00'$
 $L = 117.41'$
 $C = 92.23'$
 $B = N58^\circ 40' 56'' E$

N89° 32' 34" E
115.33'

S00° 16' 45" E
29.34'

JAMES J. FUXA
VOL. 1471, PG. 70

FINAL PLAT
OF
HOMESTEAD PHASE I

- LOTS 1-30, BLOCK A
- LOTS 1-29, BLOCK B
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- TOTAL ACRES 129.485

TOTAL RESIDENTIAL LOTS 258
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CITY PARK LOT 1

OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186

IN THE
CITY OF ROCKWALL
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200 W. BELMONT, SUITE E
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972-396-1200

DECEMBER 2021 SCALE 1"=100'

LOT 73 BLOCK H
PARK
50.804

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

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

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2610358.054	7009638.854
ELEV = 573.30	

MATCHLINE SHEET 3 OF 6

MATCHLINE SHEET 3 OF 6

10' U.E.
20' S.S.E.

LAWHORN AVENUE

HASKINS DRIVE

BOULEVARD
DOWNTOWN
CITY OF ROCKWALL



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
☒ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
☐ AMENDING OR MINOR PLAT (\$150.00)
☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS A portion of JA Ramsey Survey, Abstract No. 186; Property ID 115169; FM 549

SUBDIVISION Homestead Phase 1

LOT

BLOCK

GENERAL LOCATION FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-92, Ord No. 21-24

CURRENT USE Vacant / Agricultural

PROPOSED ZONING PD-92, Ord No. 21-24

PROPOSED USE Single Family Residential

ACREAGE 129.453

LOTS [CURRENT] 1

LOTS [PROPOSED] 271

☒ **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 SH Dev Klutts Rockwall, LLC

☒ APPLICANT Michael Joyce Properties

CONTACT PERSON Peter H. Shaddock, Jr.

CONTACT PERSON Meredith Joyce

ADDRESS 2400 Dallas Pkwy, Suite 460

ADDRESS 767 Justin Road

CITY, STATE & ZIP Plano, TX 75093

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 972-526-7645

PHONE 512-694-6394

E-MAIL land@shaddockhomes.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

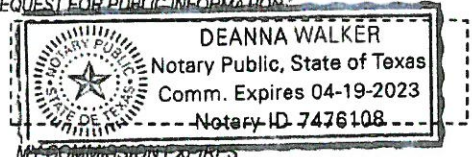
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PETER SHADDOCK JR. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

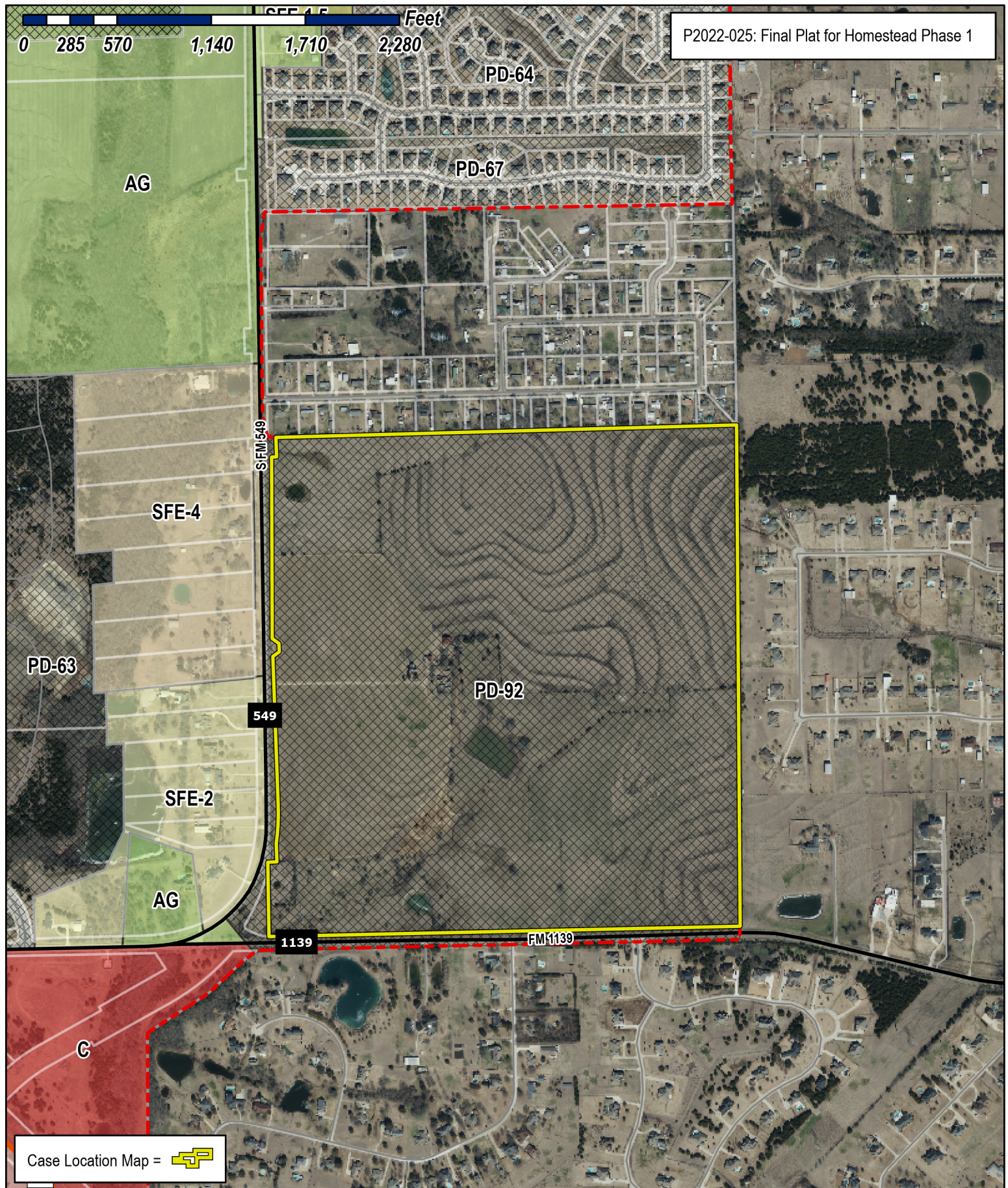
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF April, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



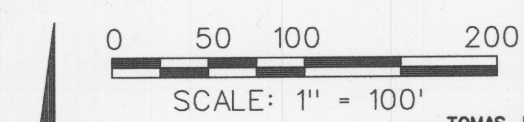


City of Rockwall

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.

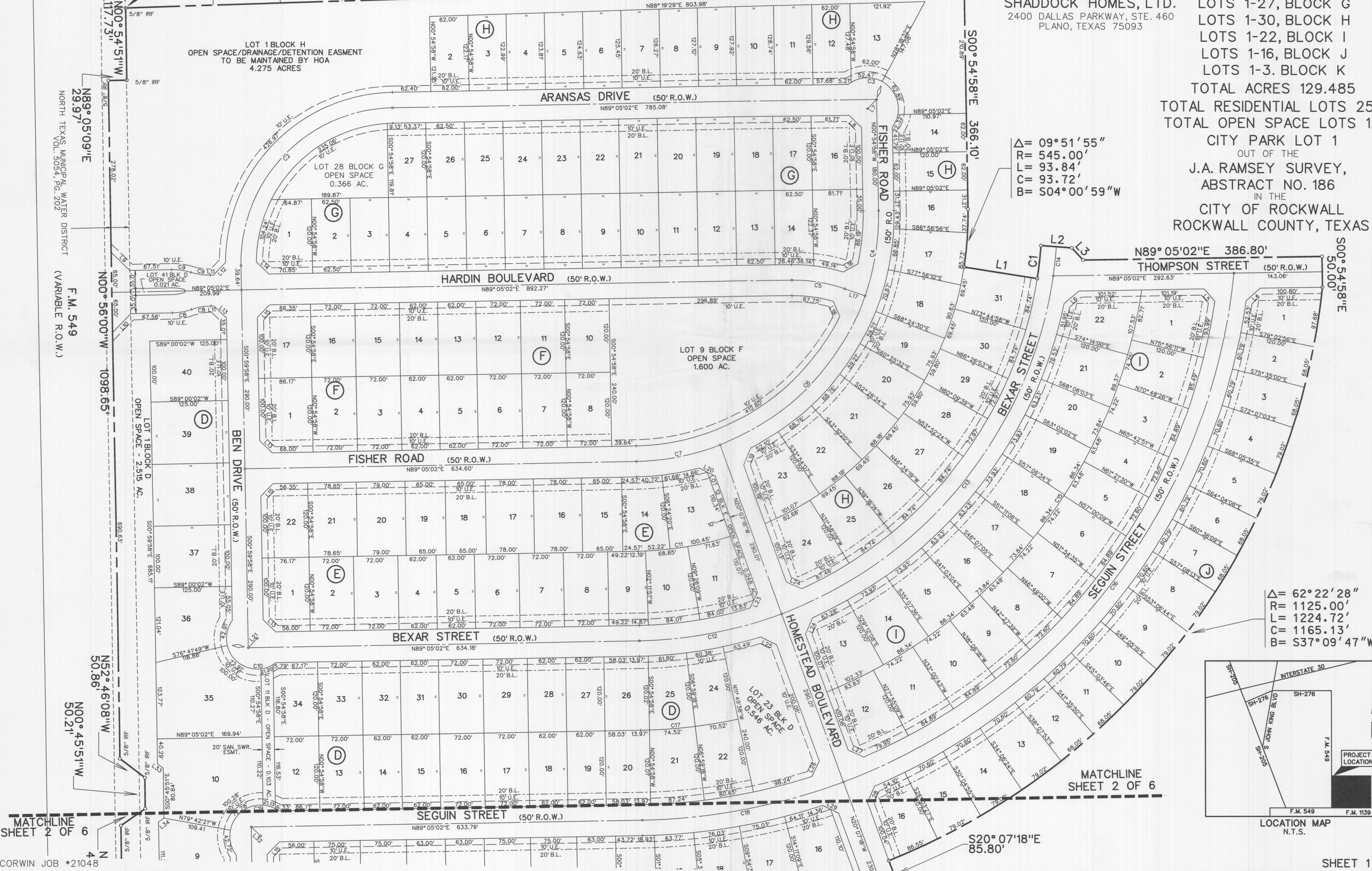




CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2607530.367	7012611.969
ELEV = 555.50	

POINT OF BEGINNING



PREPARED BY
CORWIN ENGINEERING, INC.
TBPES *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FINAL PLAT
OF
HOMESTEAD PHASE I

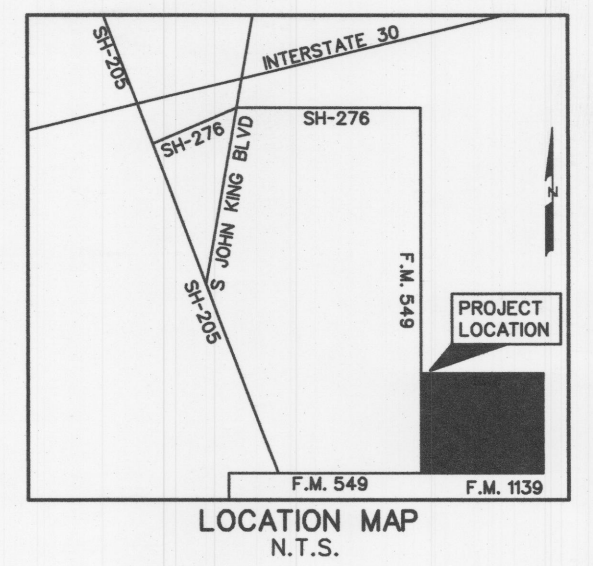
LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-16, BLOCK F
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LOTS 1-16, BLOCK J
LOTS 1-3, BLOCK K
TOTAL ACRES 129.485
TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12

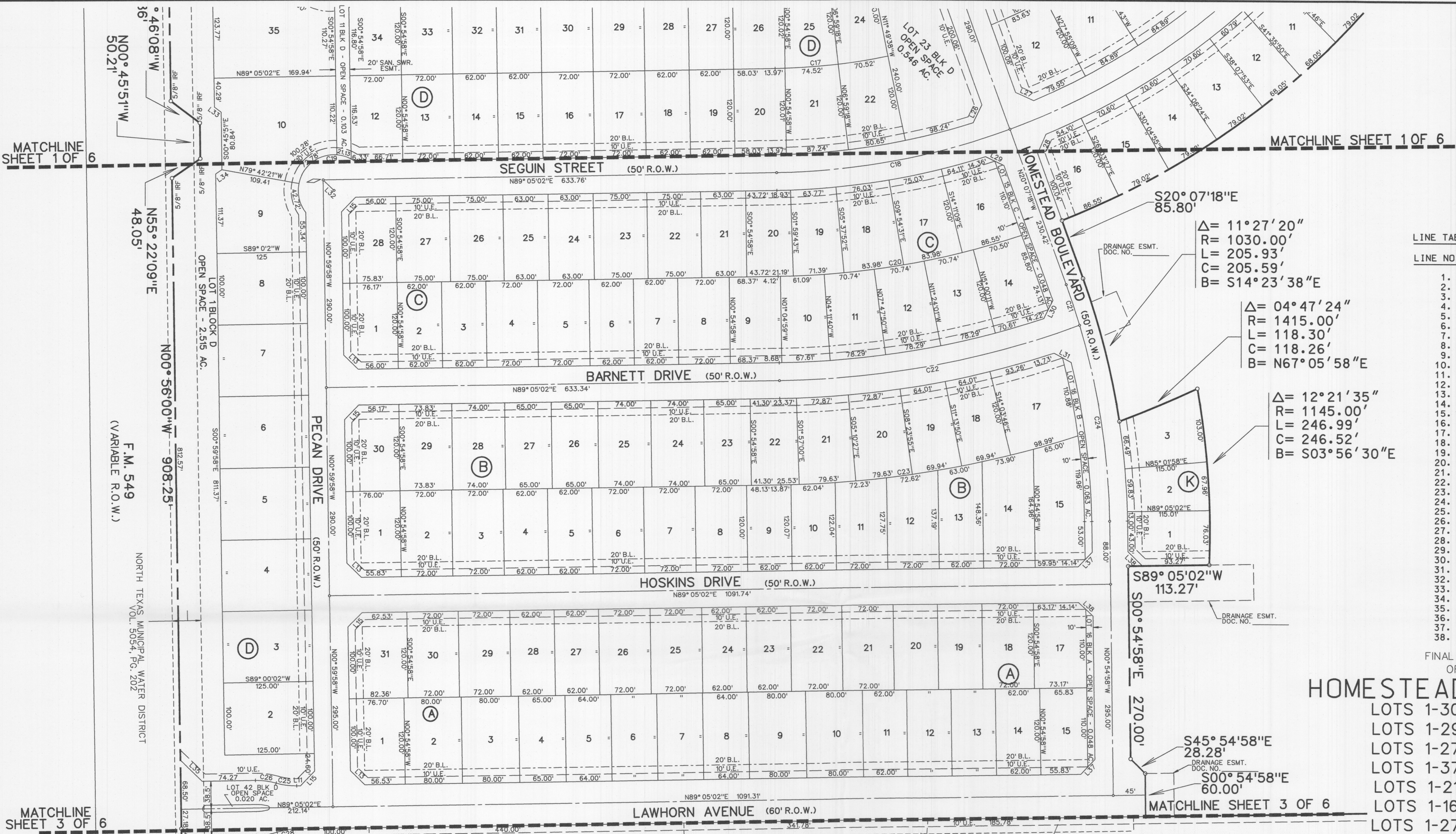
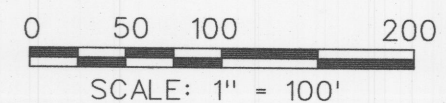
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

$\Delta = 09^{\circ}51'55''$
 $R = 545.00'$
 $L = 93.84'$
 $C = 93.72'$
 $B = S04^{\circ}00'59''W$

CITY PARK LOT 1
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

$\Delta = 62^{\circ}22'28''$
 $R = 1125.00'$
 $L = 1224.72'$
 $C = 1165.13'$
 $B = S37^{\circ}09'47''W$





LINE TABLE			
LINE NO.	BEARING	DISTANCE	
1.	S 81°03'03" E	120.00'	
2.	S 85°42'01" E	50.00'	
3.	S 42°56'58" E	26.93'	
4.	N 48°11'32" E	30.55'	
5.	S 41°30'15" E	26.34'	
6.	N 49°51'24" E	31.63'	
7.	S 44°05'02" W	21.21'	
8.	N 45°54'58" W	28.28'	
9.	S 45°55'29" E	42.43'	
10.	N 44°04'31" E	42.42'	
11.	N 89°05'02" E	5.00'	
12.	S 44°07'05" W	28.30'	
13.	S 45°57'28" E	28.30'	
14.	S 45°52'03" E	28.26'	
15.	N 44°02'32" E	28.26'	
16.	N 61°11'56" E	27.11'	
17.	S 70°52'06" E	34.93'	
18.	S 23°20'01" E	26.92'	
19.	N 22°13'53" E	29.69'	
20.	S 63°08'08" E	29.32'	
21.	N 44°02'32" E	21.20'	
22.	N 26°11'17" E	27.66'	
23.	S 66°52'09" E	27.46'	
24.	S 23°17'38" W	29.10'	
25.	S 63°55'58" E	28.89'	
26.	N 25°47'12" E	27.85'	
27.	S 66°19'59" E	27.70'	
28.	S 23°44'52" W	28.86'	
29.	N 64°16'24" W	28.71'	
30.	N 26°17'51" E	28.29'	
31.	N 61°34'42" W	27.34'	
32.	S 45°57'28" E	21.23'	
33.	S 52°46'08" E	11.65'	
34.	S 55°22'09" W	10.60'	
35.	S 45°55'29" E	42.43'	
36.	N 44°38'47" E	42.85'	
37.	S 44°05'02" W	28.28'	
38.	N 45°54'58" W	28.28'	

$\Delta = 11^\circ 27' 20''$
 $R = 1030.00'$
 $L = 205.93'$
 $C = 205.59'$
 $B = S14^\circ 23' 38'' E$

$\Delta = 04^\circ 47' 24''$
 $R = 1415.00'$
 $L = 118.30'$
 $C = 118.26'$
 $B = N67^\circ 05' 58'' E$

$\Delta = 12^\circ 21' 35''$
 $R = 1145.00'$
 $L = 246.99'$
 $C = 246.52'$
 $B = S03^\circ 56' 30'' E$

FINAL PLAT
OF
HOMESTEAD PHASE I
LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
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LOTS 1-3, BLOCK K

TOTAL ACRES 129.485
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CITY OF ROCKWALL
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OWNER
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PLANO, TEXAS 75093

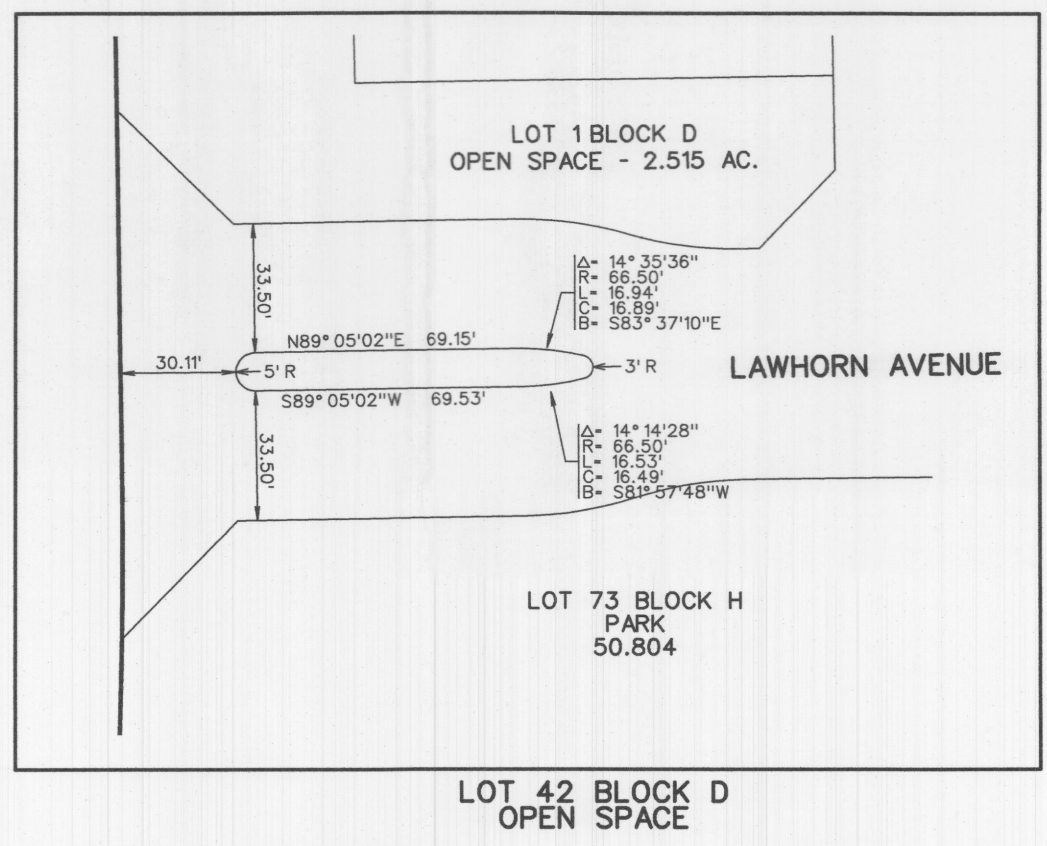
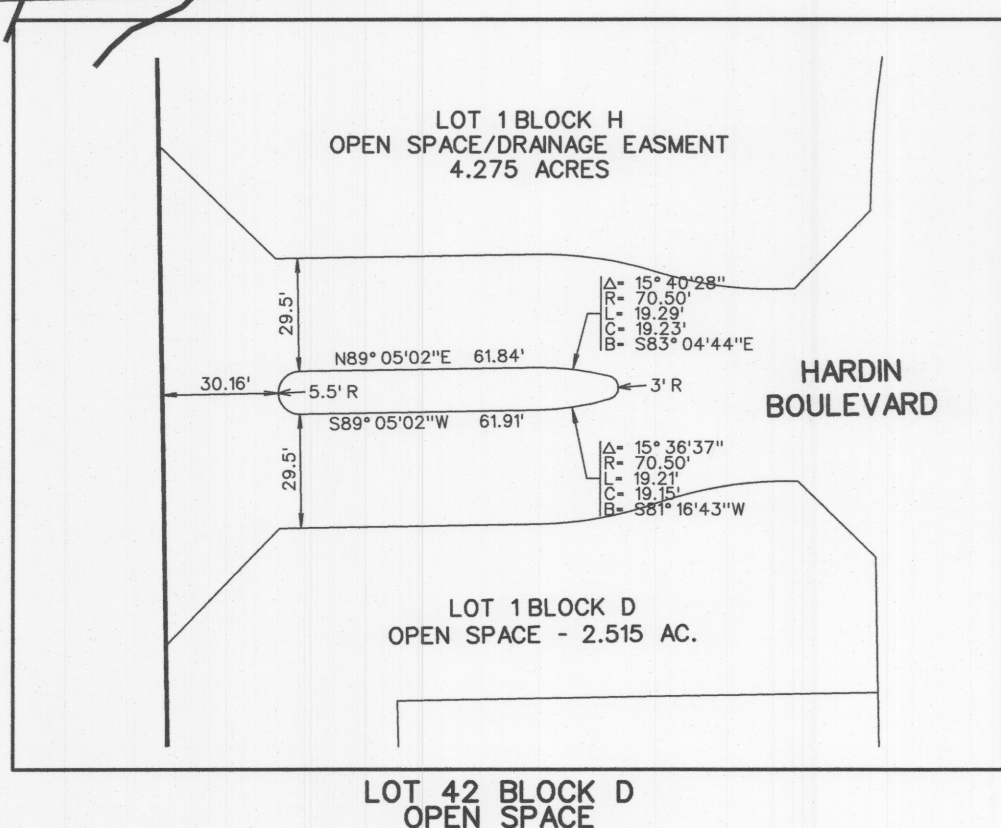
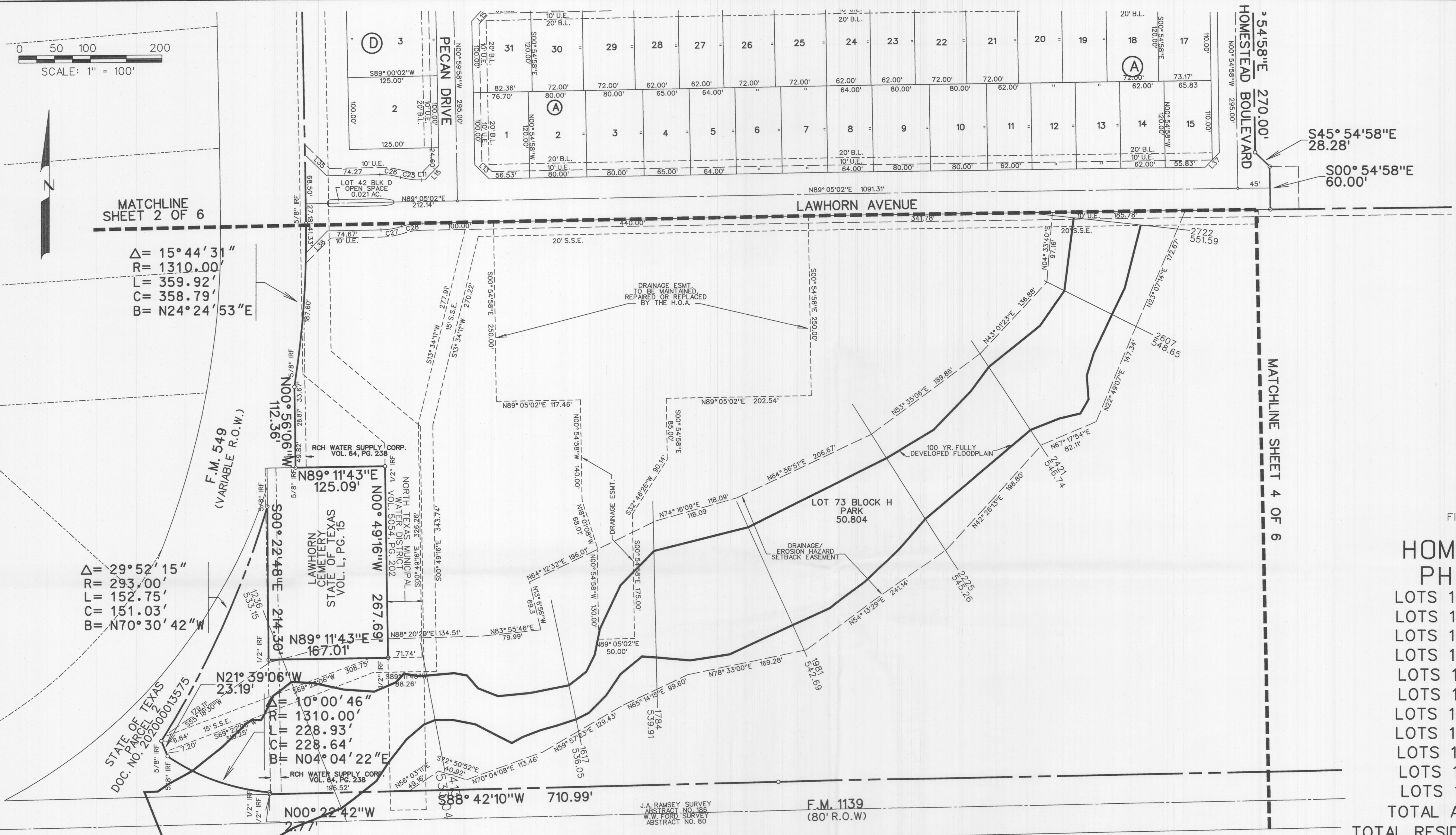
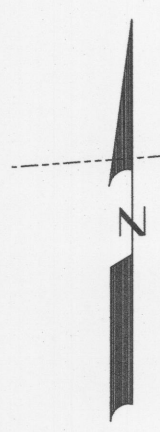
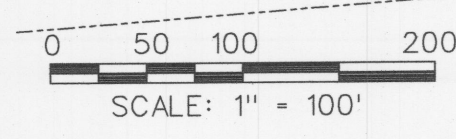
PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

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

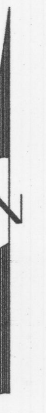
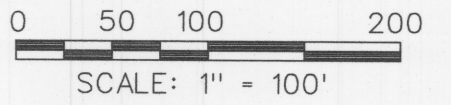
NOTES

- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement.
S.S.E. - Sanitary Sewer Easement.
- The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots. (Lot 16 Blk A, Lot 16 Blk B, Lot 15 Blk C, Lots 1, 11, 23, 41 & 42 Blk D, Lot 12 Blk E, Lot 9 Blk F, Lot 28 Blk G & Lot 1 Blk H)
- All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	04°38'58"	665.00'	53.96'	53.95'	N06°37'28"E
2.	90°05'00"	250.00'	393.06'	353.81'	N44°02'32"E
3.	163°44'23"	50.00'	142.89'	98.99'	S45°54'58"E
4.	20°02'52"	400.00'	139.96'	139.25'	S09°06'28"W
5.	20°02'52"	250.00'	87.48'	87.03'	S80°53'32"E
6.	50°01'50"	400.00'	349.28'	338.29'	S44°08'49"W
7.	19°55'18"	400.00'	139.08'	138.38'	S79°07'23"W
8.	18°11'42"	100.00'	31.76'	31.62'	S79°59'11"W
9.	18°11'42"	100.00'	31.76'	31.62'	S81°49'07"E
10.	163°39'23"	50.00'	142.82'	98.98'	S45°57'28"E
11.	16°03'00"	545.00'	152.67'	152.17'	N81°03'32"E
12.	19°37'14"	690.00'	236.29'	235.13'	N79°16'25"E
13.	61°12'22"	690.00'	737.09'	702.54'	N38°51'37"E
14.	03°57'26"	690.00'	47.66'	47.65'	N06°16'42"E
15.	59°25'53"	835.00'	866.12'	827.81'	N38°06'41"E
16.	64°03'27"	980.00'	1095.65'	1039.48'	N37°33'27"E
17.	10°54'40"	835.00'	159.01'	158.77'	N83°37'42"E
18.	19°29'52"	980.00'	333.49'	331.64'	N79°04'46"E
19.	163°49'23"	50.00'	142.96'	99.01'	N44°02'32"E
20.	17°40'39"	1125.00'	347.09'	345.72'	N80°14'43"E
21.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
22.	19°21'04"	1270.00'	428.93'	426.90'	N79°24'38"E
23.	17°06'53"	1415.00'	422.67'	421.10'	N80°31'35"E
24.	15°48'22"	1005.00'	277.25'	276.37'	S08°49'09"E
25.	16°50'51"	100.00'	29.40'	29.30'	N82°34'32"W
26.	16°45'51"	100.00'	29.26'	29.15'	N82°32'02"W
27.	16°45'51"	100.00'	29.26'	29.15'	N80°42'06"E
28.	16°40'51"	100.00'	29.11'	29.01'	N80°39'36"E



FINAL PLAT
OF
**HOMESTEAD
PHASE I**
LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
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ABSTRACT NO. 186
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2400 DALLAS PARKWAY, STE. 460
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PREPARED BY
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TBPELS *F-5951
200 W. BELMONT, SUITE E
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972-396-1200
DECEMBER 2021 SCALE 1"=100'



$\Delta = 132^\circ 32' 35''$
 $R = 50.00'$
 $L = 117.41'$
 $C = 92.23'$
 $B = N58^\circ 40' 56'' E$

N89° 32' 34" E 115.33'
S00° 16' 45" E 29.34'
S00° 10' 07" E 792.29'

JAMES J. FUXA
VOL. 1471, PG. 70

FINAL PLAT
OF
HOMESTEAD PHASE I

- LOTS 1-30, BLOCK A
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- CITY PARK LOT 1

OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

SHADDOCK HOMES, LTD.
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TBPELS *F-5951
200 W. BELMONT, SUITE E
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DECEMBER 2021 SCALE 1"=100'

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2610358.054	7009638.854
ELEV = 573.30	

LOT 73 BLOCK H
PARK
50.804

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

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

S88° 46' 40" W 2147.11'

MATCHLINE
SHEET 3 OF 6

MATCHLINE SHEET 3 OF 6

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, being part of a 196.008 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the most northerly northwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.);

THENCE, North 88° 26'14" East, along the north line of said 196.008 acre tract, for a distance of 1360.23 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, departing said north line, for a distance of 366.10 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 545.00 feet, a central angle of 09° 51'55";

THENCE, along said curve to the right for an arc distance of 93.84 feet (Chord Bearing South 04° 00'59" West 93.72 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 81° 03'03" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 665.00 feet, a central angle of 04° 38'58";

THENCE, along said curve to the left for an arc distance of 53.96 feet (Chord Bearing North 06° 37'28" East 53.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 85° 42'01" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 42° 56'58" East, for a distance of 26.93 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 05'02" East, for a distance of 386.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 1125.00 feet, a central angle of 62° 22'28";

THENCE, along said curve to the right for an arc distance of 1224.72 feet (Chord Bearing South 37° 09'47" West 1165.13 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 20° 07'18" East, for a distance of 85.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 1030.00 feet, a central angle of 11° 27'20";

THENCE, along said curve to the left having a radius of 205.93 feet (Chord Bearing South 14° 23'38" East 205.59 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." on a non-tangent curve to the left, having a radius of 1415.00 feet, a central angle of 04° 47'24";

THENCE, along said curve to the left for an arc distance of 118.30 feet (Chord Bearing North 67° 05'58" East 118.26 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 1145.00 feet, a central angle of 12° 21'35";

THENCE, along said curve to the right for an arc distance of 246.99 feet (Chord Bearing South 03° 56'30" East 246.52 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 05'02" West, for a distance of 113.27 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 270.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 45° 54'58" East, for a distance of 28.28 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 60.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;

THENCE, North 89° 05'02" East, for a distance of 1261.42 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 132° 32'35";

THENCE, along said curve to the left for an arc distance of 117.41 feet (Chord Bearing North 58° 40'56" East 92.23 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 32'34" East, for a distance of 115.33 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 196.008 acre tract and being in the west line of Hillview Acres, an addition to the City of Rockwall, as described in Vol. F, Pg. 1, in the Plat Records of Rockwall County, Texas;

THENCE, South 00° 16'45" East, along the east line of said 196.008 acre tract and the west line of said Hillview Acres, for a distance of 29.34 feet, to a 1 inch iron pipe found at the southwest corner of said Hillview Acres and being the northwest corner of a tract of land in Deed to James J Fuxa tract, as described in Vol. 1471, Pg. 70 in said Deed Records;

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

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

THENCE, North 00° 22'42" West, continuing along said lines, for a distance of 2.77 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 1310.00 feet, a central angle of 10° 00'46";

THENCE, continuing along said lines with said curve to the right for an arc distance of 228.93 feet (Chord Bearing North 04° 04'22" East 228.64 feet), to a 5/8 inch iron rod found;

THENCE, North 21° 39'06" West, departing the north line of said F.M. 1139 and continuing along said south line, for a distance of 23.19 feet, to a 5/8 inch iron rod at the most westerly southwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.) same being on a non-tangent curve to the left, having a radius of 293.00 feet, a central angle of 29° 52'15";

THENCE, along the east line of said F.M. 549 and with the west line of said 196.008 acre tract with said curve to the left for an arc distance of 152.75 feet (Chord Bearing North 70° 30'42" West 151.03 feet), to a 5/8 inch iron rod found in the west line of Lawhorn Cemetery, as recorded in Vol. L, Pg. 15, in the Deed Records of Rockwall County, Texas;

THENCE, South 00° 22'48" East, departing the east line of said F.M. 549 and with the west line of said 196.008 acre tract, for a distance of 214.30 feet, to a 1/2 inch iron rod found at the southwest corner of said Lawhorn Cemetery;

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

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

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

THENCE, North 00° 56'06" West, departing the north line of said Lawhorn Cemetery and continuing with said west line being with the east line of said F.M. 549, for a distance of 112.36 feet, to 5/8 inch iron rod found on a curve to the left, having a radius of 1310.00 feet, a central angle of 15° 44'31";

THENCE, continuing along said east and west lines with said curve to the left for an arc distance of 359.92 feet (Chord Bearing North 24° 24'53" East 358.79 feet), to a 5/8 inch iron rod found at the point of tangency;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 908.25 feet, to a 5/8 inch iron rod found;

THENCE, North 55° 22'09" East, continuing along said lines, for a distance of 48.05 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 45'51" West, continuing along said lines, for a distance of 50.21 feet, to a 5/8 inch iron rod found;

THENCE, North 52° 46'08" West, continuing along said lines, for a distance of 50.86 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 1098.65 feet, to a 5/8 inch iron rod found;

THENCE, North 89° 05'09" East, continuing along said lines, for a distance of 29.97 feet, to a 5/8 inch iron rod found;

THENE, North 00° 54'51" West, continuing along said lines, for a distance of 117.73 feet, to the POINT OF BEGINNING and containing 129.485 acres of land.

FINAL PLAT
OF
HOMESTEAD PHASE I
LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-16, BLOCK F
LOTS 1-27, BLOCK G
LOTS 1-30, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
LOTS 1-3. BLOCK K
TOTAL ACRES 129.485
TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12
CITY PARK LOT 1
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
DECEMBER 2021 SCALE 1"=100'

OWNER'S CERTIFICATE

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

We the undersigned owners of the land shown on this plat, and designated herein as the HOMESTEAD PHASE I, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the NELSON LAKES ESTATES, subdivision have been notified and signed this plat.

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. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer 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. The detention drainage system is to be maintained, repaired and owned by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements including Lot 73 Block H.
7. 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.

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; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

SHADDOCK HOMES, LTD.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2022.

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

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.

Notary Public in and for the State of Texas

Planning & Zoning Commission

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 _____, 2022.

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 _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
OF

HOMESTEAD PHASE I

LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
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LOTS 1-16, BLOCK J
LOTS 1-3. BLOCK K

TOTAL ACRES 129.485

TOTAL RESIDENTIAL LOTS 258

TOTAL OPEN SPACE LOTS 12

CITY PARK LOT 1

OUT OF THE

J.A. RAMSEY SURVEY,
ABSTRACT NO. 186

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

DECEMBER 2021 SCALE 1"=100'



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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 14, 2022
APPLICANT: Meredith Joyce, *Michael Joyce Properties*
CASE NUMBER: P2022-025; *Final Plat for Phase 1 of the Homestead Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary..

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a Final Plat for a 196.009-acre tract of land (*i.e. Tract 6 of the J. A. Ramsey Survey, Abstract No. 186*) for the purpose of establishing Phase 1 of the Homestead Subdivision. Phase 1 will consist of 258 single-family homes that are zoned Planned Development District 92 (PD-92) for Single-Family 8.4 (SF-8.4) District land uses. The site is generally located at the northeast corner of the intersection of FM-549 and FM-1139. It should be noted that the applicant has submitted a site plan (*i.e. Case No. SP2022-027*) concurrently with this final plat that shows the proposed amenities, landscaping, and hardscape plans for this phase of the subdivision.
- ☑ A portion of the subject property (*i.e. 103.142-acres*) was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. The City Council annexed the remainder of the subject property on October 4, 2010, by *Ordinance No. 10-27*. At the time of annexation both of these portions of the subject property were zoned Agricultural (AG) District. On July 6, 2021, the City Council approved Planned Development District 92 (PD-92) [*Ordinance No. 21-24*] for Single-Family 8.4 (SF-8.4) District land uses on the subject property. On August 16, the City Council approved a preliminary plat [*Case No. P2021-044*] and a master plat [*Case No. P2021-041*] for the subject property.
- ☑ On June 7, 2022, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay pro-rata equipment fees of \$128,996.00 (*i.e. \$476.00 x 271 Lots*), which will be due prior to the issuance of a building permit.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ 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 the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

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

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) The development of the subject property shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this *Final Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
☒ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
☐ AMENDING OR MINOR PLAT (\$150.00)
☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS A portion of JA Ramsey Survey, Abstract No. 186; Property ID 115169; FM 549

SUBDIVISION Homestead Phase 1

LOT

BLOCK

GENERAL LOCATION FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-92, Ord No. 21-24

CURRENT USE Vacant / Agricultural

PROPOSED ZONING PD-92, Ord No. 21-24

PROPOSED USE Single Family Residential

ACREAGE 129.453

LOTS [CURRENT] 1

LOTS [PROPOSED] 271

☒ **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 SH Dev Klutts Rockwall, LLC

☒ APPLICANT Michael Joyce Properties

CONTACT PERSON Peter H. Shaddock, Jr.

CONTACT PERSON Meredith Joyce

ADDRESS 2400 Dallas Pkwy, Suite 460

ADDRESS 767 Justin Road

CITY, STATE & ZIP Plano, TX 75093

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 972-526-7645

PHONE 512-694-6394

E-MAIL land@shaddockhomes.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

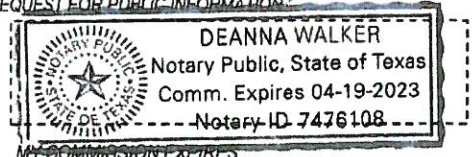
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PETER SHADDOCK JR. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

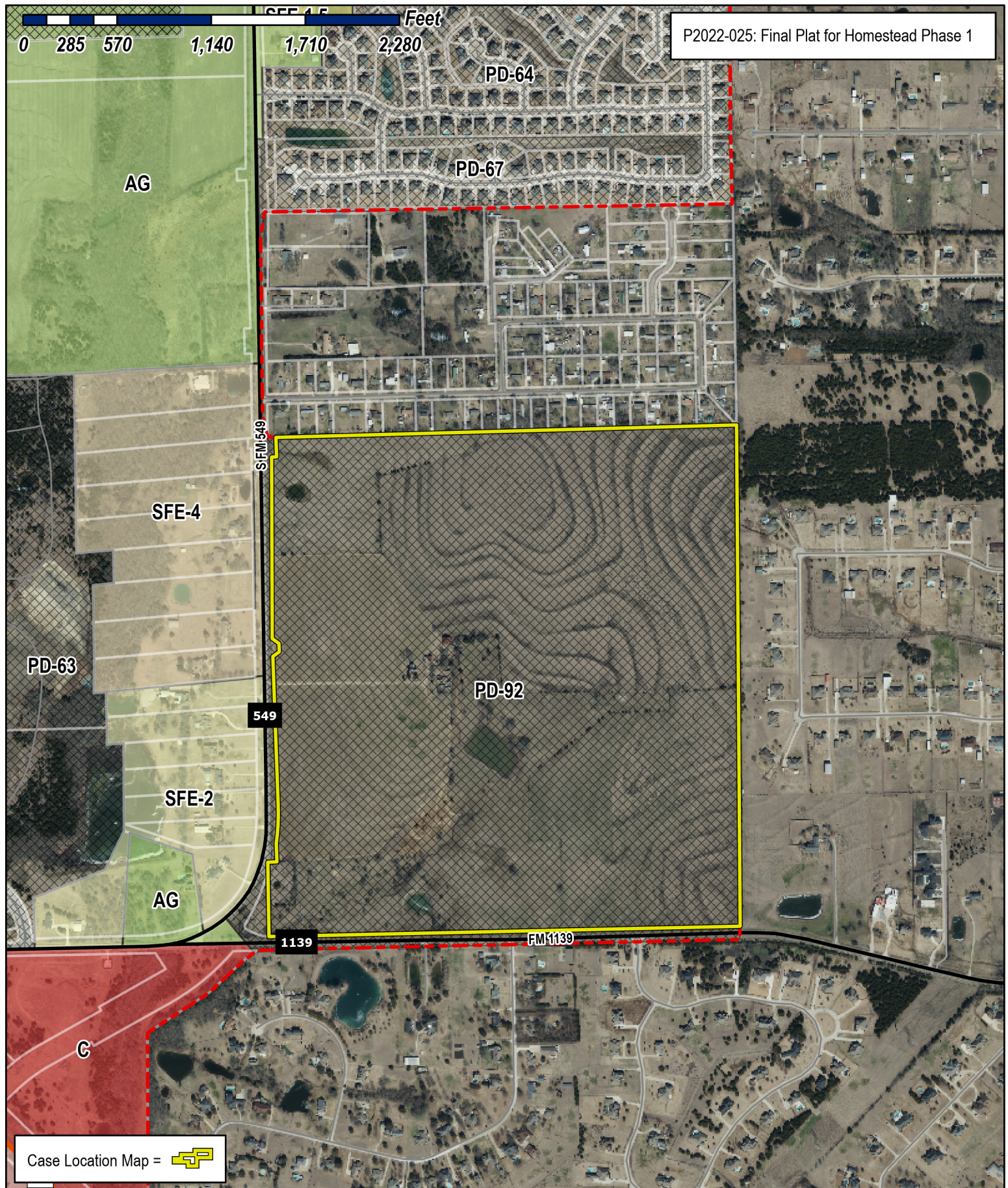
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF April, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



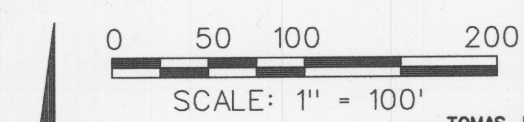


City of Rockwall

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 GRID SYSTEM COORDINATES

X	Y
2607530.367	7012611.969
ELEV = 555.50	



LOT 1 BLOCK H
OPEN SPACE/DRAINAGE/DETENTION EASMENT
TO BE MAINTAINED BY HOA
4.275 ACRES

LOT 28 BLOCK G
OPEN SPACE
0.366 AC.

LOT 9 BLOCK F
OPEN SPACE
1.600 AC.

LOT 23 BLOCK D
OPEN SPACE
0.546 AC.

LOT 1 BLOCK D
OPEN SPACE - 2.515 AC.

LOT 11 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 12 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 13 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 14 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 15 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 16 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 17 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 18 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 19 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 20 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 21 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 22 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 23 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 24 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 25 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 26 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 27 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 28 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 29 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 30 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 31 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 32 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 33 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 34 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 35 BLOCK D
OPEN SPACE - 0.103 AC.

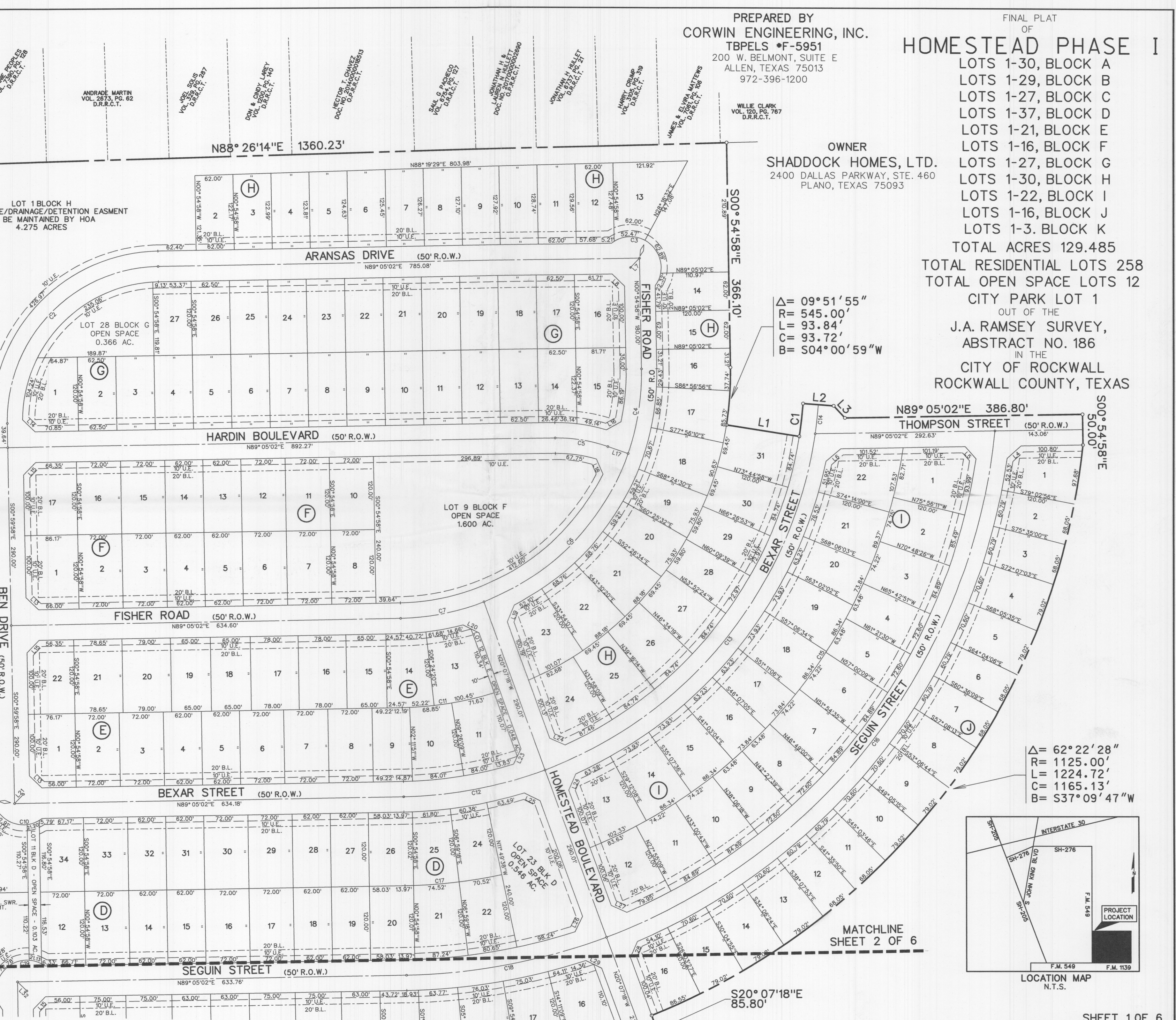
LOT 36 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 37 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 38 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 39 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 40 BLOCK D
OPEN SPACE - 0.103 AC.



PREPARED BY
CORWIN ENGINEERING, INC.
TBPES *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FINAL PLAT
OF
HOMESTEAD PHASE I

- LOTS 1-30, BLOCK A
 - LOTS 1-29, BLOCK B
 - LOTS 1-27, BLOCK C
 - LOTS 1-37, BLOCK D
 - LOTS 1-21, BLOCK E
 - LOTS 1-16, BLOCK F
 - LOTS 1-27, BLOCK G
 - LOTS 1-30, BLOCK H
 - LOTS 1-22, BLOCK I
 - LOTS 1-16, BLOCK J
 - LOTS 1-3, BLOCK K
- TOTAL ACRES 129.485

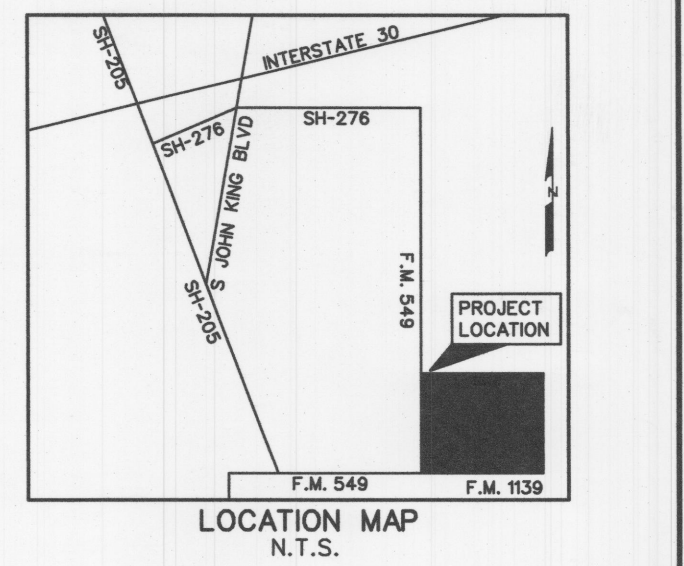
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12

CITY PARK LOT 1
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

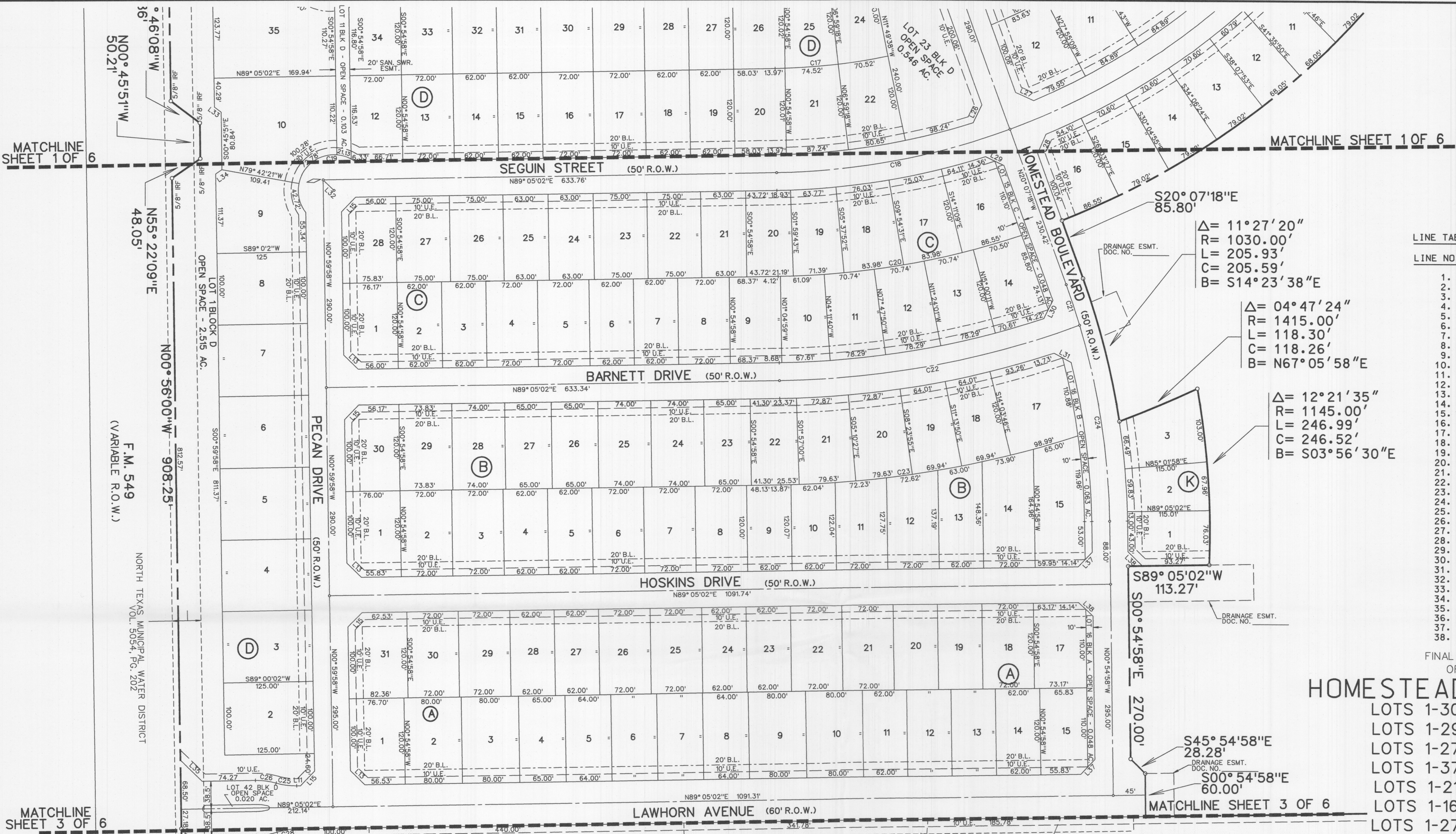
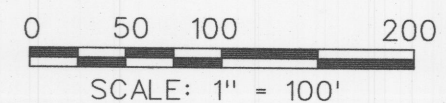
Δ = 09°51'55"
R = 545.00'
L = 93.84'
C = 93.72'
B = S04°00'59"W

Δ = 62°22'28"
R = 1125.00'
L = 1224.72'
C = 1165.13'
B = S37°09'47"W



MATCHLINE
SHEET 2 OF 6

MATCHLINE
SHEET 2 OF 6



LINE TABLE			
LINE NO.	BEARING	DISTANCE	
1.	S 81°03'03" E	120.00'	
2.	S 85°42'01" E	50.00'	
3.	S 42°56'58" E	26.93'	
4.	N 48°11'32" E	30.55'	
5.	S 41°30'15" E	26.34'	
6.	N 49°51'24" E	31.63'	
7.	S 44°05'02" W	21.21'	
8.	N 45°54'58" W	28.28'	
9.	S 45°55'29" E	42.43'	
10.	N 44°04'31" E	42.42'	
11.	N 89°05'02" E	5.00'	
12.	S 44°07'05" W	28.30'	
13.	S 45°57'28" E	28.30'	
14.	S 45°52'03" E	28.26'	
15.	N 44°02'32" E	28.26'	
16.	N 61°11'56" E	27.11'	
17.	S 70°52'06" E	34.93'	
18.	S 23°20'01" E	26.92'	
19.	N 22°13'53" E	29.69'	
20.	S 63°08'08" E	29.32'	
21.	N 44°02'32" E	21.20'	
22.	N 26°11'17" E	27.66'	
23.	S 66°52'09" E	27.46'	
24.	S 23°17'38" W	29.10'	
25.	S 63°55'58" E	28.89'	
26.	N 25°47'12" E	27.85'	
27.	S 66°19'59" E	27.70'	
28.	S 23°44'52" W	28.86'	
29.	N 64°16'24" W	28.71'	
30.	N 26°17'51" E	28.29'	
31.	N 61°34'42" W	27.34'	
32.	S 45°57'28" E	21.23'	
33.	S 52°46'08" E	11.65'	
34.	S 55°22'09" W	10.60'	
35.	S 45°55'29" E	42.43'	
36.	N 44°38'47" E	42.85'	
37.	S 44°05'02" W	28.28'	
38.	N 45°54'58" W	28.28'	

HOMESTEAD PHASE I

- LOTS 1-30, BLOCK A
- LOTS 1-29, BLOCK B
- LOTS 1-27, BLOCK C
- LOTS 1-37, BLOCK D
- LOTS 1-21, BLOCK E
- LOTS 1-16, BLOCK F
- LOTS 1-27, BLOCK G
- LOTS 1-30, BLOCK H
- LOTS 1-22, BLOCK I
- LOTS 1-16, BLOCK J
- LOTS 1-3, BLOCK K

TOTAL ACRES 129.485

TOTAL RESIDENTIAL LOTS 258

TOTAL OPEN SPACE LOTS 12

CITY PARK LOT 1

OUT OF THE

J.A. RAMSEY SURVEY,

ABSTRACT NO. 186

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

SHADDOCK HOMES, LTD.

2400 DALLAS PARKWAY, STE. 460

PLANO, TEXAS 75093

DECEMBER 2021 SCALE 1"=100'

CASE NO. P2022-XXX SHEET 2 OF 6

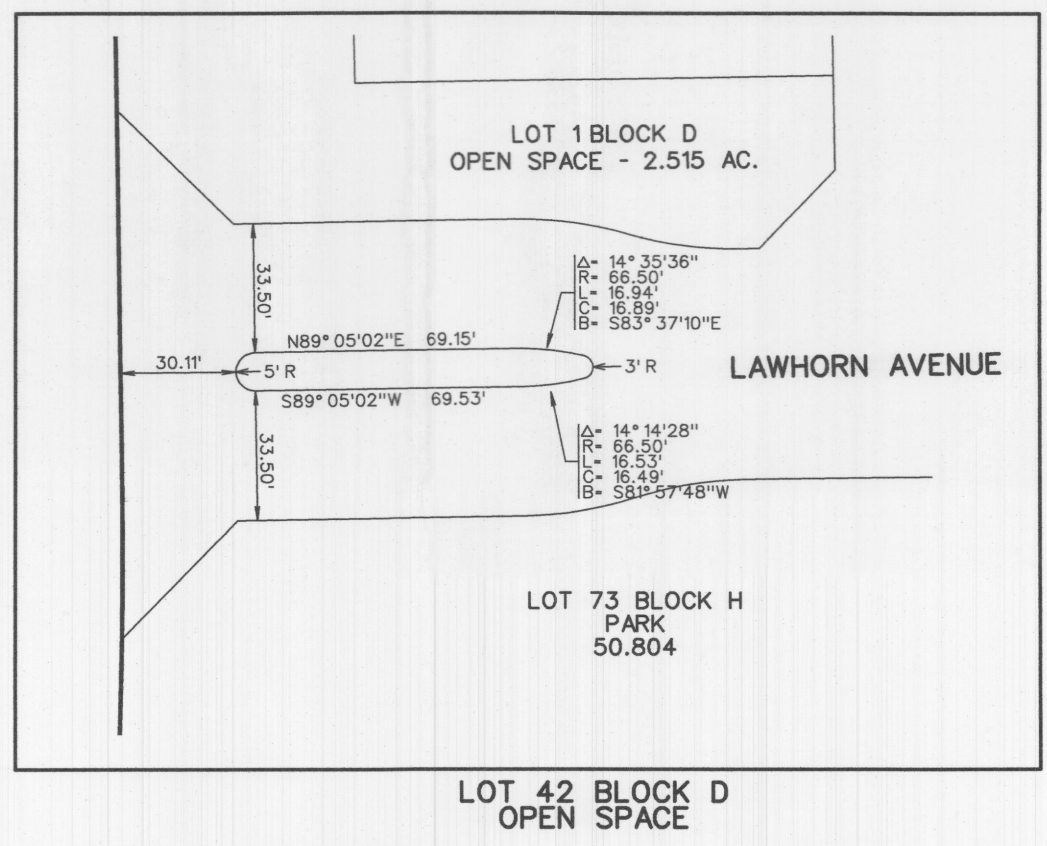
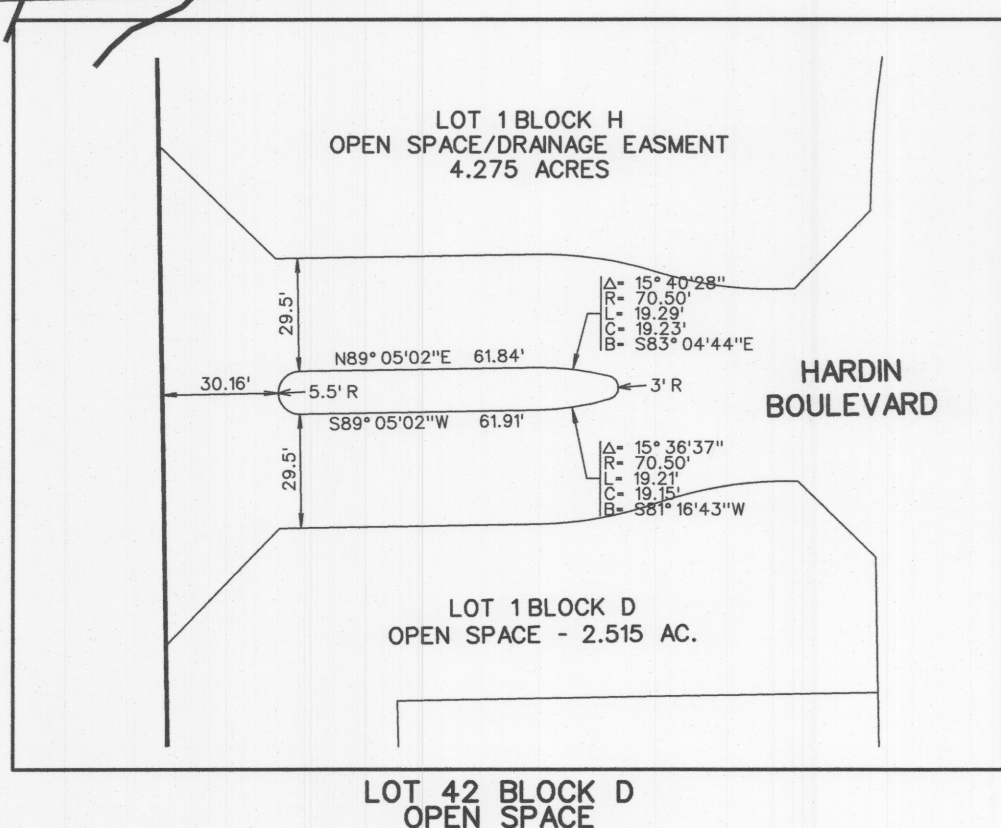
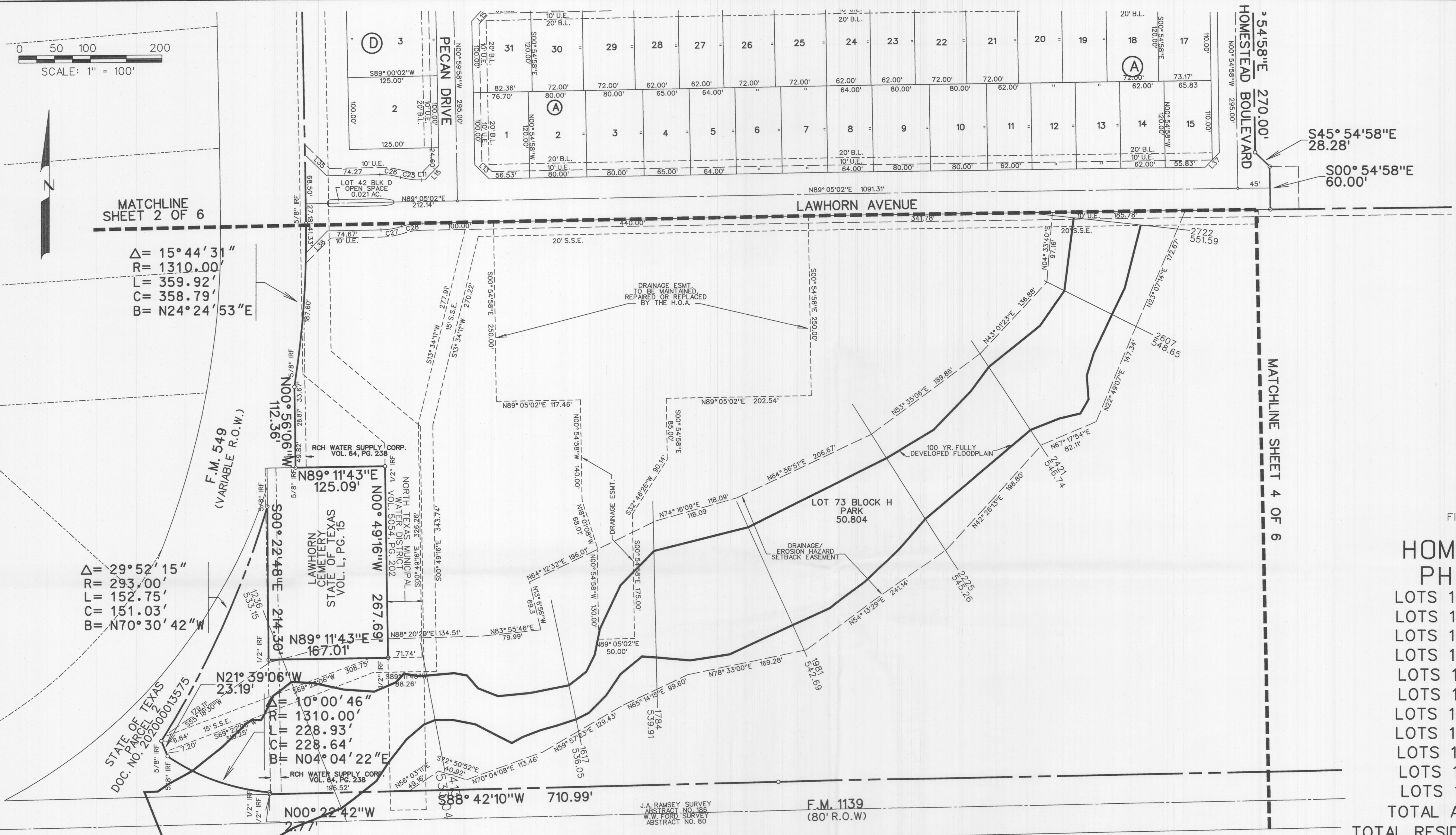
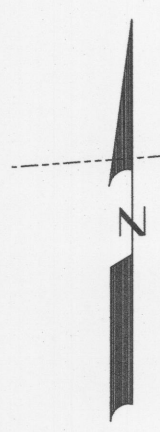
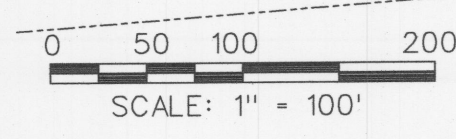
$\Delta = 15^\circ 44' 31''$
 $R = 1310.00'$
 $L = 359.92'$
 $C = 358.79'$
 $B = N24^\circ 24' 53'' E$

- NOTES
- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement.
S.S.E. - Sanitary Sewer Easement.
 - The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots. (Lot 16 Blk A, Lot 16 Blk B, Lot 15 Blk C, Lots 1, 11, 23, 41 & 42 Blk D, Lot 12 Blk E, Lot 9 Blk F, Lot 28 Blk G & Lot 1 Blk H)
 - All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
 - All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

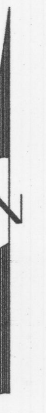
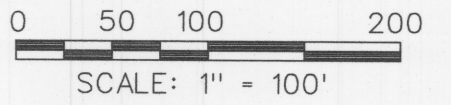
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	04°38'58"	665.00'	53.96'	53.95'	N06°37'28"E
2.	90°05'00"	250.00'	393.06'	353.81'	N44°02'32"E
3.	163°44'23"	50.00'	142.89'	98.99'	S45°54'58"E
4.	20°02'52"	400.00'	139.96'	139.25'	S09°06'28"W
5.	20°02'52"	250.00'	87.48'	87.03'	S80°53'32"E
6.	50°01'50"	400.00'	349.28'	338.29'	S44°08'49"W
7.	19°55'18"	400.00'	139.08'	138.38'	S79°07'23"W
8.	18°11'42"	100.00'	31.76'	31.62'	S79°59'11"W
9.	18°11'42"	100.00'	31.76'	31.62'	S81°49'07"E
10.	163°39'23"	50.00'	142.82'	98.98'	S45°57'28"E
11.	16°03'00"	545.00'	152.67'	152.17'	N81°03'32"E
12.	19°37'14"	690.00'	236.29'	235.13'	N79°16'25"E
13.	61°12'22"	690.00'	737.09'	702.54'	N38°51'37"E
14.	03°57'26"	690.00'	47.66'	47.65'	N06°16'42"E
15.	59°25'53"	835.00'	866.12'	827.81'	N38°06'41"E
16.	64°03'27"	980.00'	1095.65'	1039.48'	N37°33'27"E
17.	10°54'40"	835.00'	159.01'	158.77'	N83°37'42"E
18.	19°29'52"	980.00'	333.49'	331.64'	N79°04'46"E
19.	163°49'23"	50.00'	142.96'	99.01'	N44°02'32"E
20.	17°40'39"	1125.00'	347.09'	345.72'	N80°14'43"E
21.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
22.	19°21'04"	1270.00'	428.93'	426.90'	N79°24'38"E
23.	17°06'53"	1415.00'	422.67'	421.10'	N80°31'35"E
24.	15°48'22"	1005.00'	277.25'	276.37'	S08°49'09"E
25.	16°50'51"	100.00'	29.40'	29.30'	N82°34'32"W
26.	16°45'51"	100.00'	29.26'	29.15'	N82°32'02"W
27.	16°45'51"	100.00'	29.26'	29.15'	N80°42'06"E
28.	16°40'51"	100.00'	29.11'	29.01'	N80°39'36"E

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200



FINAL PLAT
OF
**HOMESTEAD
PHASE I**
LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-16, BLOCK F
LOTS 1-27, BLOCK G
LOTS 1-30, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
LOTS 1-3, BLOCK K
TOTAL ACRES 129.485
TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12
CITY PARK LOT 1
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
DECEMBER 2021 SCALE 1"=100'



$\Delta = 132^\circ 32' 35''$
 $R = 50.00'$
 $L = 117.41'$
 $C = 92.23'$
 $B = N58^\circ 40' 56'' E$

N89° 32' 34" E 115.33'
S00° 16' 45" E 29.34'
S00° 10' 07" E 792.29'

HILLVIEW ACRES
VOL. F, PG. 1

JAMES J. FUXA
VOL. 1471, PG. 70

FINAL PLAT
OF
HOMESTEAD PHASE I

- LOTS 1-30, BLOCK A
- LOTS 1-29, BLOCK B
- LOTS 1-27, BLOCK C
- LOTS 1-37, BLOCK D
- LOTS 1-21, BLOCK E
- LOTS 1-16, BLOCK F
- LOTS 1-27, BLOCK G
- LOTS 1-30, BLOCK H
- LOTS 1-22, BLOCK I
- LOTS 1-16, BLOCK J
- LOTS 1-3, BLOCK K
- TOTAL ACRES 129.485
- TOTAL RESIDENTIAL LOTS 258
- TOTAL OPEN SPACE LOTS 12
- CITY PARK LOT 1

OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

DECEMBER 2021 SCALE 1"=100'

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2610358.054	7009638.854
ELEV = 573.30	

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

LOT 73 BLOCK H
PARK
50.804

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

S88° 46' 40" W 2147.11'

MATCHLINE
SHEET 3 OF 6

MATCHLINE SHEET 3 OF 6

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, being part of a 196.008 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the most northerly northwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.);

THENCE, North 88° 26'14" East, along the north line of said 196.008 acre tract, for a distance of 1360.23 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, departing said north line, for a distance of 366.10 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 545.00 feet, a central angle of 09° 51'55";

THENCE, along said curve to the right for an arc distance of 93.84 feet (Chord Bearing South 04° 00'59" West 93.72 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 81° 03'03" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 665.00 feet, a central angle of 04° 38'58";

THENCE, along said curve to the left for an arc distance of 53.96 feet (Chord Bearing North 06° 37'28" East 53.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 85° 42'01" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 42° 56'58" East, for a distance of 26.93 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 05'02" East, for a distance of 386.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 1125.00 feet, a central angle of 62° 22'28";

THENCE, along said curve to the right for an arc distance of 1224.72 feet (Chord Bearing South 37° 09'47" West 1165.13 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 20° 07'18" East, for a distance of 85.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 1030.00 feet, a central angle of 11° 27'20";

THENCE, along said curve to the left having a radius of 205.93 feet (Chord Bearing South 14° 23'38" East 205.59 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." on a non-tangent curve to the left, having a radius of 1415.00 feet, a central angle of 04° 47'24";

THENCE, along said curve to the left for an arc distance of 118.30 feet (Chord Bearing North 67° 05'58" East 118.26 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 1145.00 feet, a central angle of 12° 21'35";

THENCE, along said curve to the right for an arc distance of 246.99 feet (Chord Bearing South 03° 56'30" East 246.52 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 05'02" West, for a distance of 113.27 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 270.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 45° 54'58" East, for a distance of 28.28 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 60.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;

THENCE, North 89° 05'02" East, for a distance of 1261.42 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 132° 32'35";

THENCE, along said curve to the left for an arc distance of 117.41 feet (Chord Bearing North 58° 40'56" East 92.23 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 32'34" East, for a distance of 115.33 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 196.008 acre tract and being in the west line of Hillview Acres, an addition to the City of Rockwall, as described in Vol. F, Pg. 1, in the Plat Records of Rockwall County, Texas;

THENCE, South 00° 16'45" East, along the east line of said 196.008 acre tract and the west line of said Hillview Acres, for a distance of 29.34 feet, to a 1 inch iron pipe found at the southwest corner of said Hillview Acres and being the northwest corner of a tract of land in Deed to James J Fuxa tract, as described in Vol. 1471, Pg. 70 in said Deed Records;

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

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

THENCE, North 00° 22'42" West, continuing along said lines, for a distance of 2.77 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 1310.00 feet, a central angle of 10° 00'46";

THENCE, continuing along said lines with said curve to the right for an arc distance of 228.93 feet (Chord Bearing North 04° 04'22" East 228.64 feet), to a 5/8 inch iron rod found;

THENCE, North 21° 39'06" West, departing the north line of said F.M. 1139 and continuing along said south line, for a distance of 23.19 feet, to a 5/8 inch iron rod at the most westerly southwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.) same being on a non-tangent curve to the left, having a radius of 293.00 feet, a central angle of 29° 52'15";

THENCE, along the east line of said F.M. 549 and with the west line of said 196.008 acre tract with said curve to the left for an arc distance of 152.75 feet (Chord Bearing North 70° 30'42" West 151.03 feet), to a 5/8 inch iron rod found in the west line of Lawhorn Cemetery, as recorded in Vol. L, Pg. 15, in the Deed Records of Rockwall County, Texas;

THENCE, South 00° 22'48" East, departing the east line of said F.M. 549 and with the west line of said 196.008 acre tract, for a distance of 214.30 feet, to a 1/2 inch iron rod found at the southwest corner of said Lawhorn Cemetery;

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

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

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

THENCE, North 00° 56'06" West, departing the north line of said Lawhorn Cemetery and continuing with said west line being with the east line of said F.M. 549, for a distance of 112.36 feet, to 5/8 inch iron rod found on a curve to the left, having a radius of 1310.00 feet, a central angle of 15° 44'31";

THENCE, continuing along said east and west lines with said curve to the left for an arc distance of 359.92 feet (Chord Bearing North 24° 24'53" East 358.79 feet), to a 5/8 inch iron rod found at the point of tangency;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 908.25 feet, to a 5/8 inch iron rod found;

THENCE, North 55° 22'09" East, continuing along said lines, for a distance of 48.05 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 45'51" West, continuing along said lines, for a distance of 50.21 feet, to a 5/8 inch iron rod found;

THENCE, North 52° 46'08" West, continuing along said lines, for a distance of 50.86 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 1098.65 feet, to a 5/8 inch iron rod found;

THENCE, North 89° 05'09" East, continuing along said lines, for a distance of 29.97 feet, to a 5/8 inch iron rod found;

THENE, North 00° 54'51" West, continuing along said lines, for a distance of 117.73 feet, to the POINT OF BEGINNING and containing 129.485 acres of land.

FINAL PLAT
OF
HOMESTEAD PHASE I
LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-16, BLOCK F
LOTS 1-27, BLOCK G
LOTS 1-30, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
LOTS 1-3. BLOCK K
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TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12
CITY PARK LOT 1
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
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PREPARED BY
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TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
DECEMBER 2021 SCALE 1"=100'

OWNER'S CERTIFICATE

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

We the undersigned owners of the land shown on this plat, and designated herein as the HOMESTEAD PHASE I, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the NELSON LAKES ESTATES, subdivision have been notified and signed this plat.

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. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer 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. The detention drainage system is to be maintained, repaired and owned by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements including Lot 73 Block H.
7. 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.

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; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

SHADDOCK HOMES, LTD.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2022.

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

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.

Notary Public in and for the State of Texas

Planning & Zoning Commission

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 _____, 2022.

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 _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
OF

HOMESTEAD PHASE I

LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-16, BLOCK F
LOTS 1-27, BLOCK G
LOTS 1-30, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
LOTS 1-3. BLOCK K

TOTAL ACRES 129.485

TOTAL RESIDENTIAL LOTS 258

TOTAL OPEN SPACE LOTS 12

CITY PARK LOT 1

OUT OF THE

J.A. RAMSEY SURVEY,
ABSTRACT NO. 186

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

DECEMBER 2021 SCALE 1"=100'



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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 20, 2022
APPLICANT: Meredith Joyce, *Michael Joyce Properties*
CASE NUMBER: P2022-025; *Final Plat for Phase 1 of the Homestead Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary..

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a Final Plat for a 196.009-acre tract of land (*i.e. Tract 6 of the J. A. Ramsey Survey, Abstract No. 186*) for the purpose of establishing Phase 1 of the Homestead Subdivision. Phase 1 will consist of 258 single-family homes that are zoned Planned Development District 92 (PD-92) for Single-Family 8.4 (SF-8.4) District land uses. The site is generally located at the northeast corner of the intersection of FM-549 and FM-1139. It should be noted that the applicant has submitted a site plan (*i.e. Case No. SP2022-027*) concurrently with this final plat that shows the proposed amenities, landscaping, and hardscape plans for this phase of the subdivision.
- ☑ A portion of the subject property (*i.e. 103.142-acres*) was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. The City Council annexed the remainder of the subject property on October 4, 2010, by *Ordinance No. 10-27*. At the time of annexation both of these portions of the subject property were zoned Agricultural (AG) District. On July 6, 2021, the City Council approved Planned Development District 92 (PD-92) [*Ordinance No. 21-24*] for Single-Family 8.4 (SF-8.4) District land uses on the subject property. On August 16, the City Council approved a preliminary plat [*Case No. P2021-044*] and a master plat [*Case No. P2021-041*] for the subject property.
- ☑ On June 7, 2022, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay pro-rata equipment fees of \$128,996.00 (*i.e. \$476.00 x 271 Lots*), which will be due prior to the issuance of a building permit.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ 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 the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

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

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) The development of the subject property shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this *Final Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On June 14, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 4-0, with Commissioners Womble, Thomas, and Conway absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
☒ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
☐ AMENDING OR MINOR PLAT (\$150.00)
☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS A portion of JA Ramsey Survey, Abstract No. 186; Property ID 115169; FM 549

SUBDIVISION Homestead Phase 1

LOT

BLOCK

GENERAL LOCATION FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-92, Ord No. 21-24

CURRENT USE Vacant / Agricultural

PROPOSED ZONING PD-92, Ord No. 21-24

PROPOSED USE Single Family Residential

ACREAGE 129.453

LOTS [CURRENT] 1

LOTS [PROPOSED] 271

☒ **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 SH Dev Klutts Rockwall, LLC

☒ APPLICANT Michael Joyce Properties

CONTACT PERSON Peter H. Shaddock, Jr.

CONTACT PERSON Meredith Joyce

ADDRESS 2400 Dallas Pkwy, Suite 460

ADDRESS 767 Justin Road

CITY, STATE & ZIP Plano, TX 75093

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 972-526-7645

PHONE 512-694-6394

E-MAIL land@shaddockhomes.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

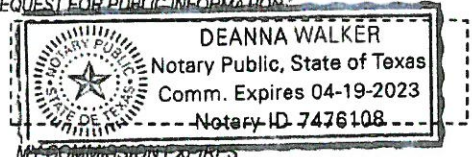
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PETER SHADDOCK JR. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

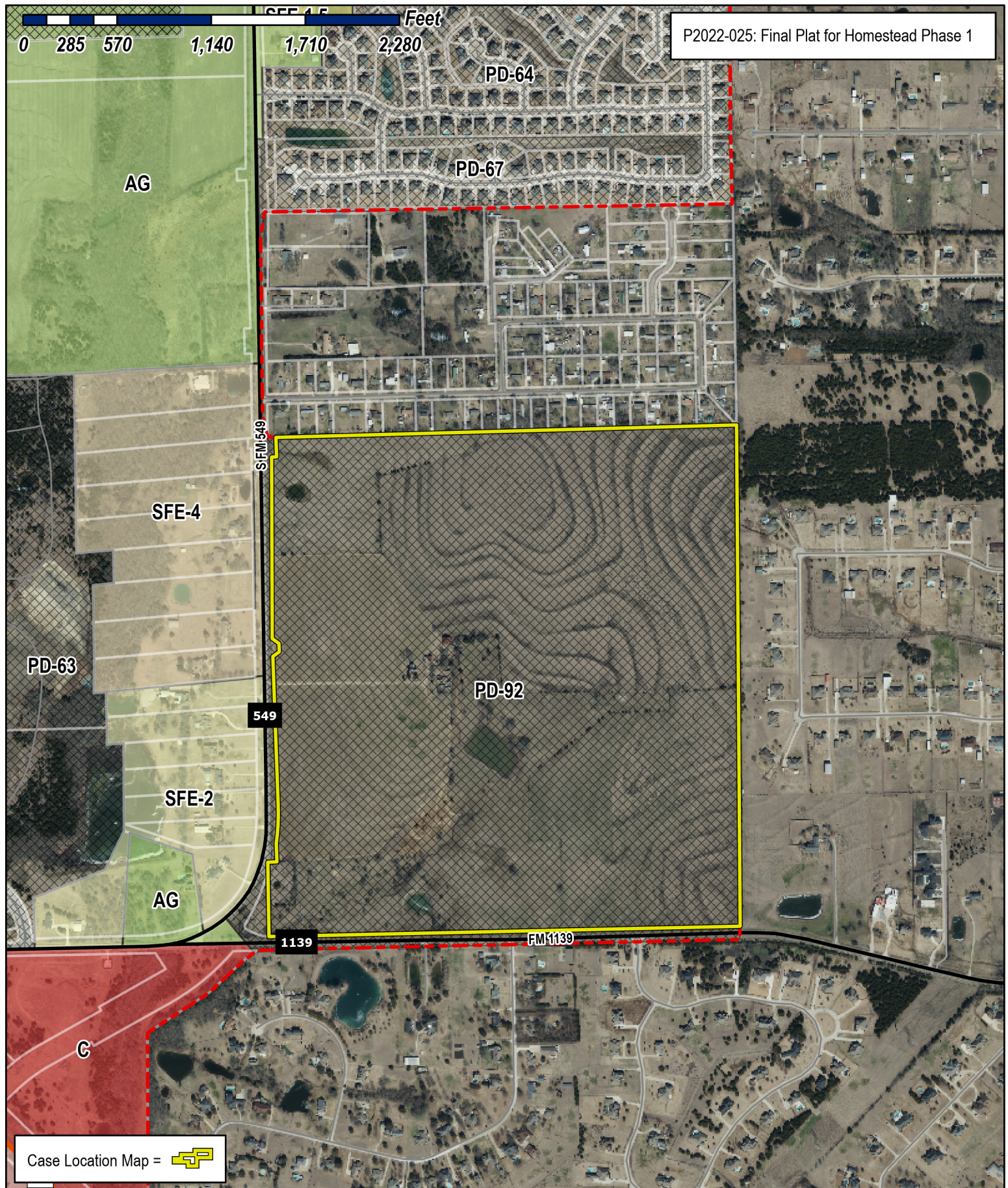
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF April, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



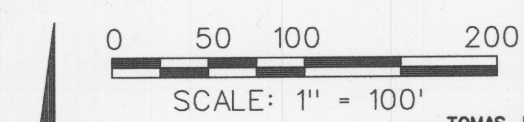


City of Rockwall

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 GRID SYSTEM COORDINATES

X	Y
2607530.367	7012611.969
ELEV = 555.50	



LOT 1 BLOCK H
OPEN SPACE/DRAINAGE/DETENTION EASMENT
TO BE MAINTAINED BY HOA
4.275 ACRES

LOT 28 BLOCK G
OPEN SPACE
0.366 AC.

LOT 9 BLOCK F
OPEN SPACE
1.600 AC.

LOT 23 BLOCK D
OPEN SPACE
0.546 AC.

LOT 1 BLOCK D
OPEN SPACE - 2.515 AC.

LOT 11 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 12 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 13 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 14 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 15 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 16 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 17 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 18 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 19 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 20 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 21 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 22 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 23 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 24 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 25 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 26 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 27 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 28 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 29 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 30 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 31 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 32 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 33 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 34 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 35 BLOCK D
OPEN SPACE - 0.103 AC.

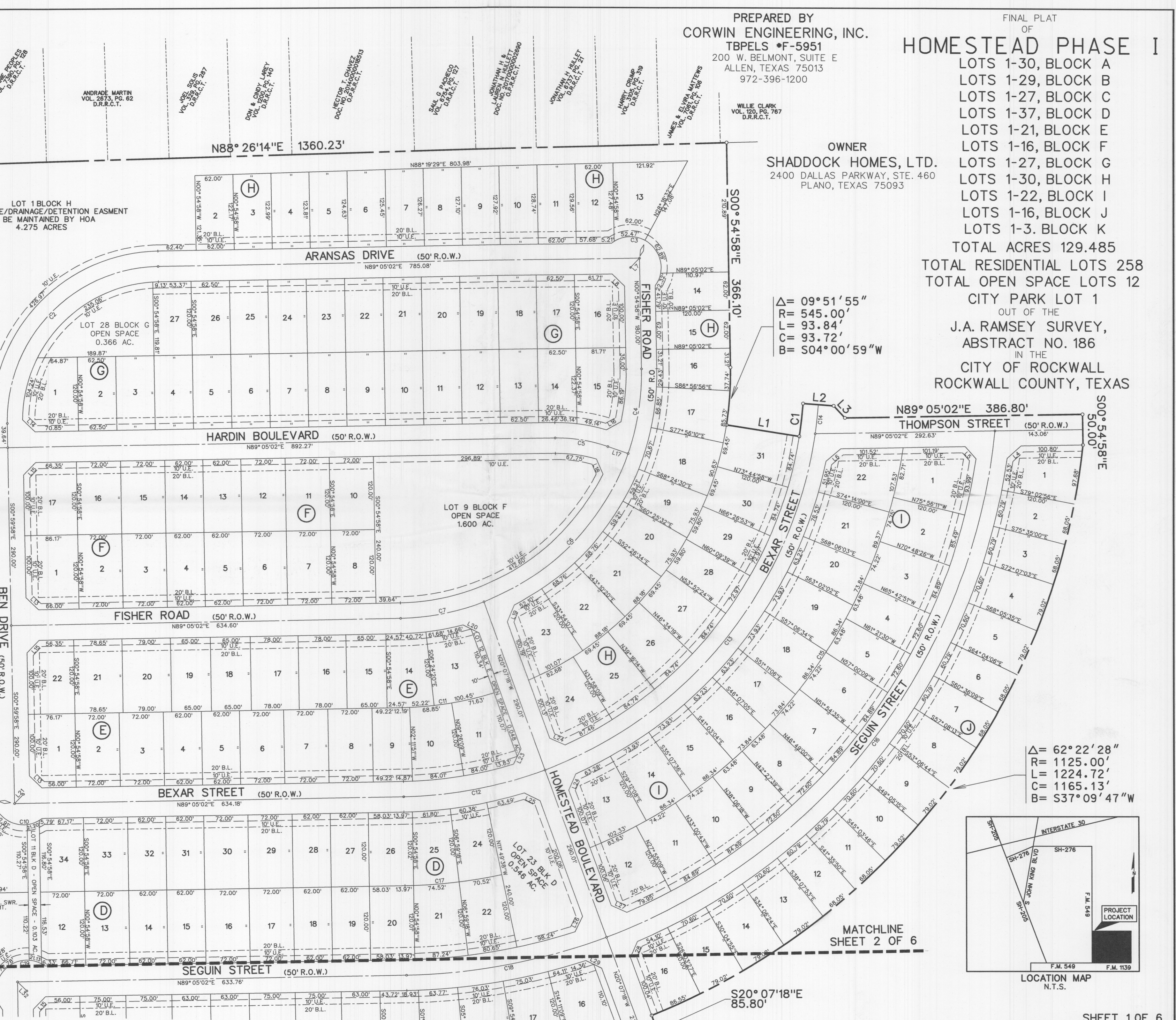
LOT 36 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 37 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 38 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 39 BLOCK D
OPEN SPACE - 0.103 AC.

LOT 40 BLOCK D
OPEN SPACE - 0.103 AC.



PREPARED BY
CORWIN ENGINEERING, INC.
TBPES *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FINAL PLAT
OF
HOMESTEAD PHASE I

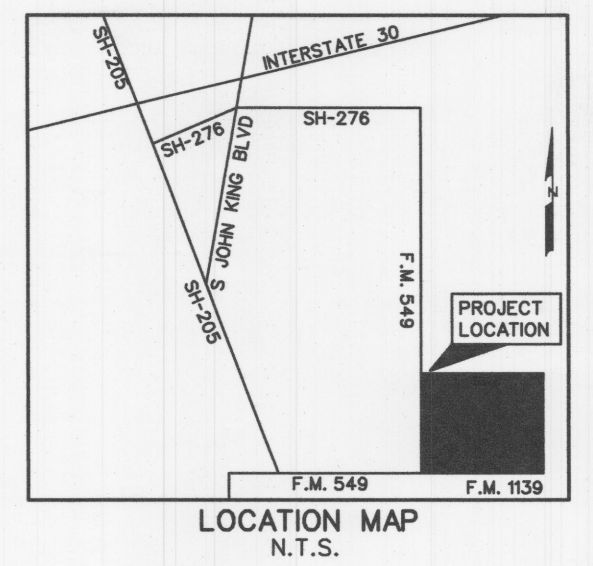
- LOTS 1-30, BLOCK A
 - LOTS 1-29, BLOCK B
 - LOTS 1-27, BLOCK C
 - LOTS 1-37, BLOCK D
 - LOTS 1-21, BLOCK E
 - LOTS 1-16, BLOCK F
 - LOTS 1-27, BLOCK G
 - LOTS 1-30, BLOCK H
 - LOTS 1-22, BLOCK I
 - LOTS 1-16, BLOCK J
 - LOTS 1-3, BLOCK K
- TOTAL ACRES 129.485
TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12

OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

Δ = 09°51'55"
R = 545.00'
L = 93.84'
C = 93.72'
B = S04°00'59"W

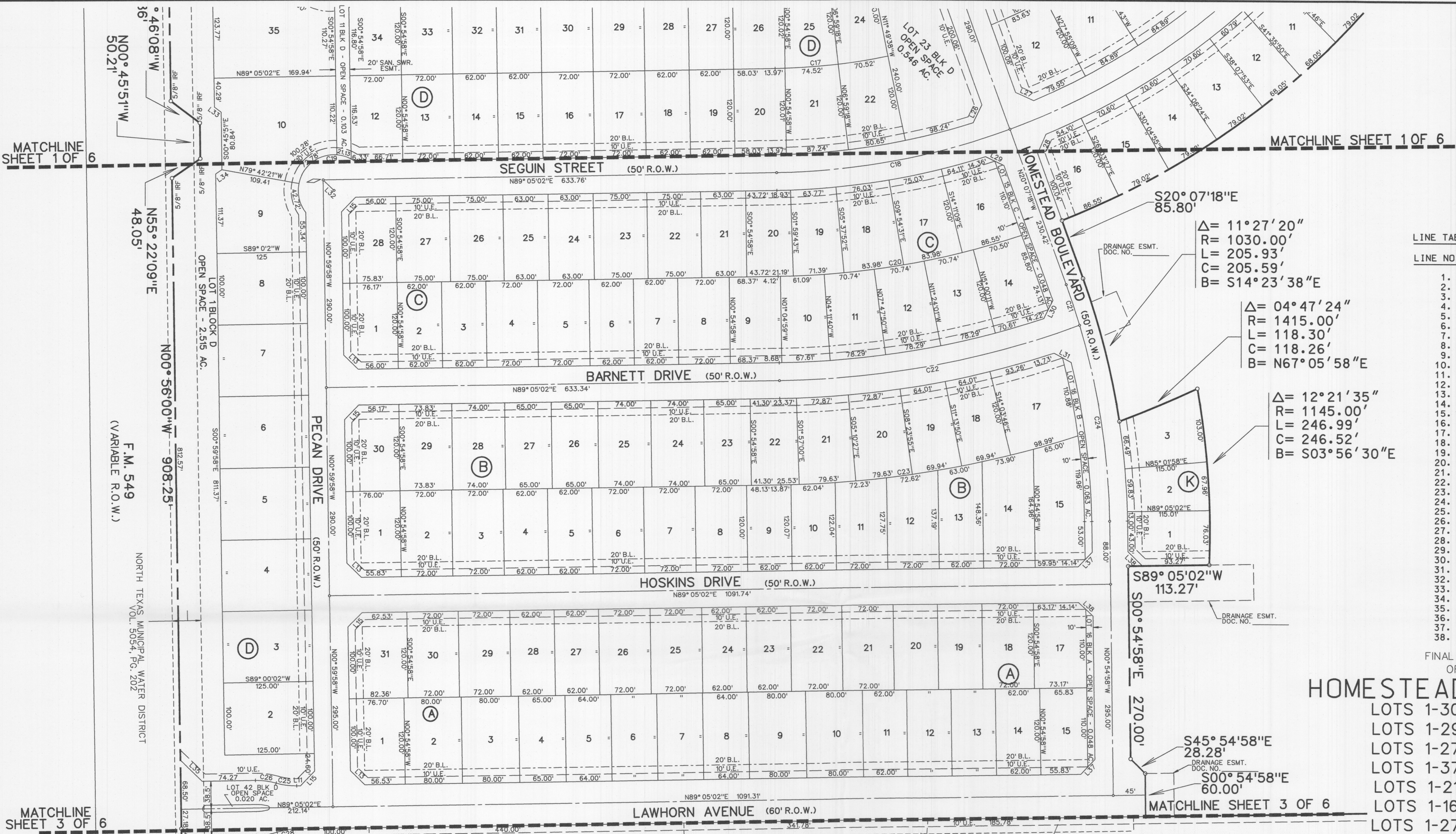
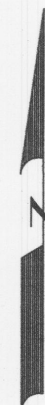
CITY PARK LOT 1
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Δ = 62°22'28"
R = 1125.00'
L = 1224.72'
C = 1165.13'
B = S37°09'47"W



MATCHLINE
SHEET 2 OF 6

MATCHLINE
SHEET 2 OF 6



LINE TABLE			
LINE NO.	BEARING	DISTANCE	
1.	S 81°03'03" E	120.00'	
2.	S 85°42'01" E	50.00'	
3.	S 42°56'58" E	26.93'	
4.	N 48°11'32" E	30.55'	
5.	S 41°30'15" E	26.34'	
6.	N 49°51'24" E	31.63'	
7.	S 44°05'02" W	21.21'	
8.	N 45°54'58" W	28.28'	
9.	S 45°55'29" E	42.43'	
10.	N 44°04'31" E	42.42'	
11.	N 89°05'02" E	5.00'	
12.	S 44°07'05" W	28.30'	
13.	S 45°57'28" E	28.30'	
14.	S 45°52'03" E	28.26'	
15.	N 44°02'32" E	28.26'	
16.	N 61°11'56" E	27.11'	
17.	S 70°52'06" E	34.93'	
18.	S 23°20'01" E	26.92'	
19.	N 22°13'53" E	29.69'	
20.	S 63°08'08" E	29.32'	
21.	N 44°02'32" E	21.20'	
22.	N 26°11'17" E	27.66'	
23.	S 66°52'09" E	27.46'	
24.	S 23°17'38" W	29.10'	
25.	S 63°55'58" E	28.89'	
26.	N 25°47'12" E	27.85'	
27.	S 66°19'59" E	27.70'	
28.	S 23°44'52" W	28.86'	
29.	N 64°16'24" W	28.71'	
30.	N 26°17'51" E	28.29'	
31.	N 61°34'42" W	27.34'	
32.	S 45°57'28" E	21.23'	
33.	S 52°46'08" E	11.65'	
34.	S 55°22'09" W	10.60'	
35.	S 45°55'29" E	42.43'	
36.	N 44°38'47" E	42.85'	
37.	S 44°05'02" W	28.28'	
38.	N 45°54'58" W	28.28'	

Δ = 11°27'20"
R = 1030.00'
L = 205.93'
C = 205.59'
B = S14°23'38"E

Δ = 04°47'24"
R = 1415.00'
L = 118.30'
C = 118.26'
B = N67°05'58"E

Δ = 12°21'35"
R = 1145.00'
L = 246.99'
C = 246.52'
B = S03°56'30"E

FINAL PLAT
OF

HOMESTEAD PHASE I

- LOTS 1-30, BLOCK A
- LOTS 1-29, BLOCK B
- LOTS 1-27, BLOCK C
- LOTS 1-37, BLOCK D
- LOTS 1-21, BLOCK E
- LOTS 1-16, BLOCK F
- LOTS 1-27, BLOCK G
- LOTS 1-30, BLOCK H
- LOTS 1-22, BLOCK I
- LOTS 1-16, BLOCK J
- LOTS 1-3, BLOCK K

TOTAL ACRES 129.485

TOTAL RESIDENTIAL LOTS 258

TOTAL OPEN SPACE LOTS 12

CITY PARK LOT 1

OUT OF THE

J.A. RAMSEY SURVEY,

ABSTRACT NO. 186

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

SHADDOCK HOMES, LTD.

2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

DECEMBER 2021 SCALE 1"=100'

CASE NO. P2022-XXX

SHEET 2 OF 6

Δ = 15°44'31"
R = 1310.00'
L = 359.92'
C = 358.79'
B = N24°24'53"E

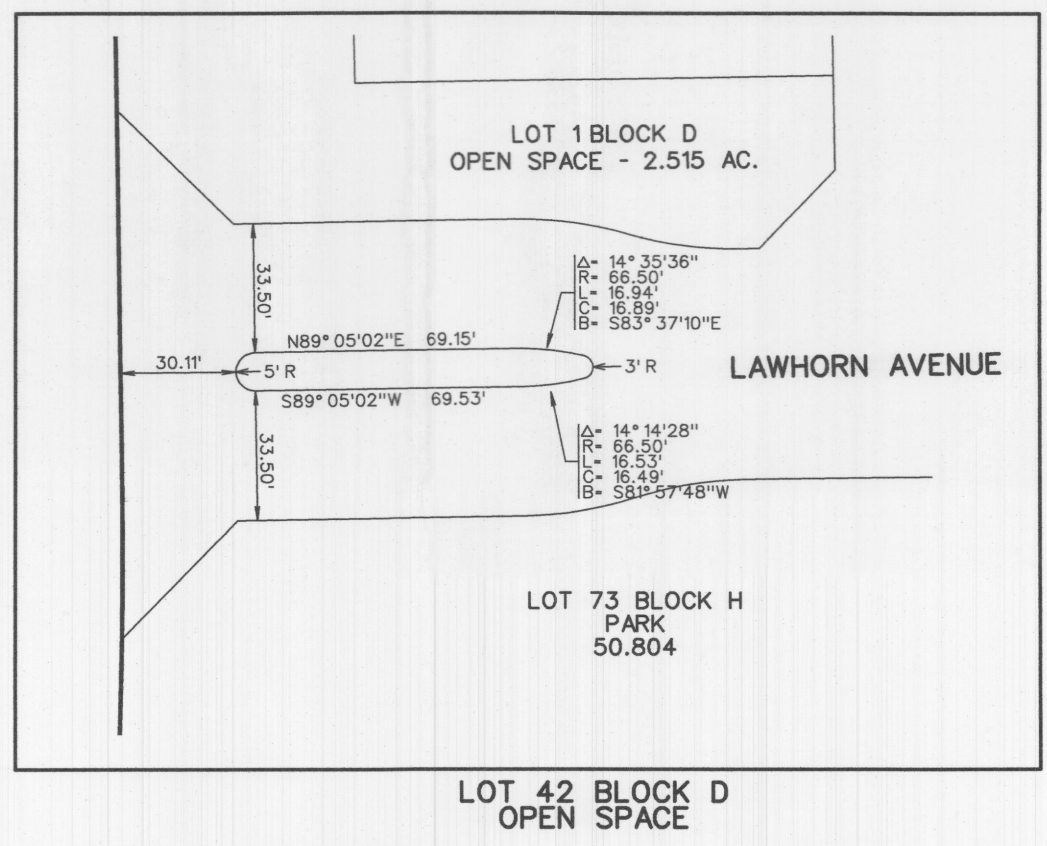
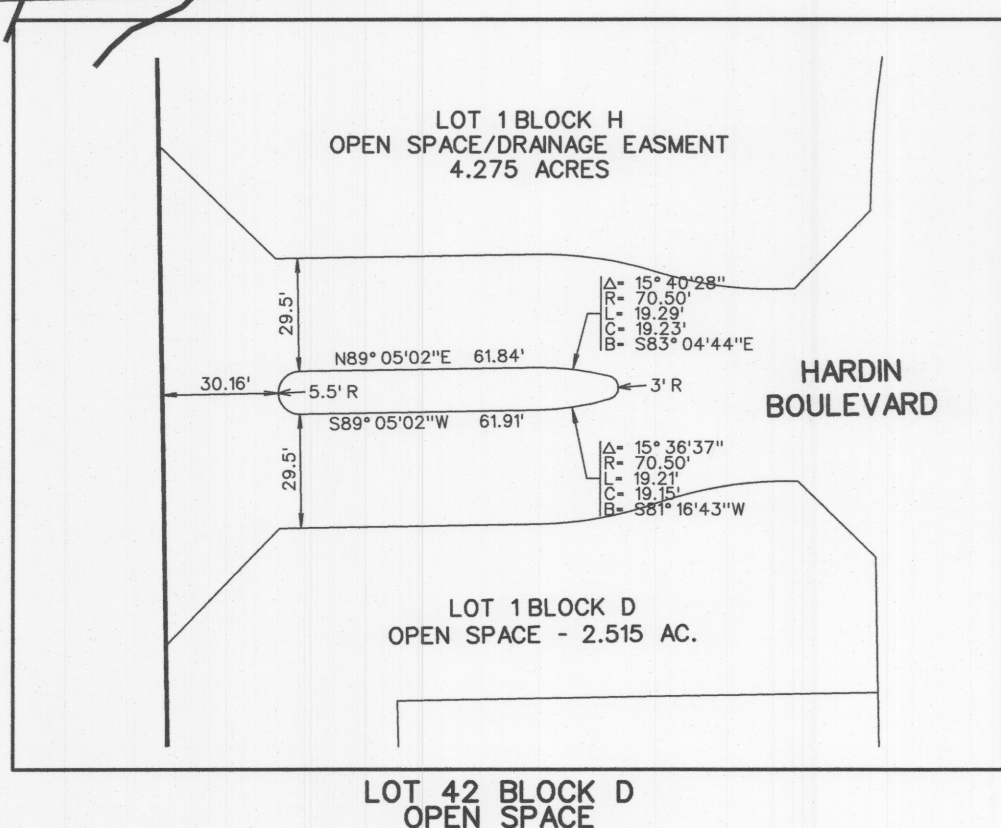
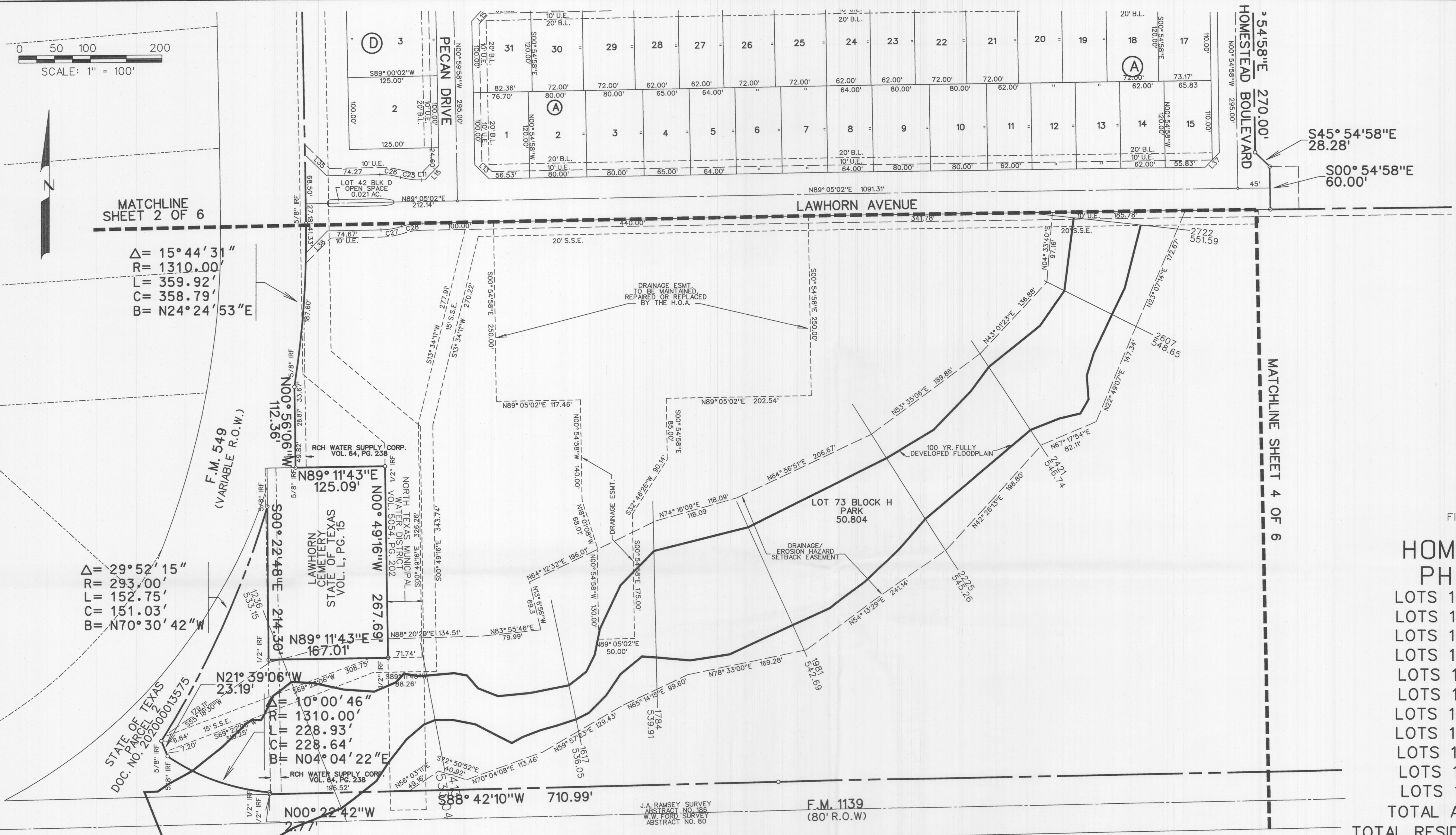
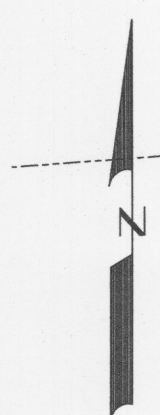
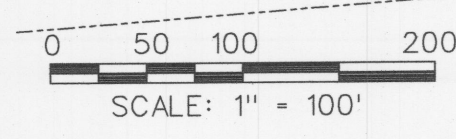
NOTES

- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement.
S.S.E. - Sanitary Sewer Easement.
- The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots. (Lot 16 Blk A, Lot 16 Blk B, Lot 15 Blk C, Lots 1, 11, 23, 41 & 42 Blk D, Lot 12 Blk E, Lot 9 Blk F, Lot 28 Blk G & Lot 1 Blk H)
- All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

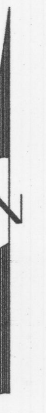
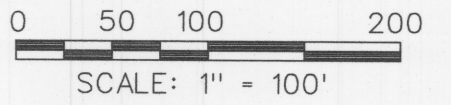
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	04°38'58"	665.00'	53.96'	53.95'	N06°37'28"E
2.	90°05'00"	250.00'	393.06'	353.81'	N44°02'32"E
3.	163°44'23"	50.00'	142.89'	98.99'	S45°54'58"E
4.	20°02'52"	400.00'	139.96'	139.25'	S09°06'28"W
5.	20°02'52"	250.00'	87.48'	87.03'	S80°53'32"E
6.	50°01'50"	400.00'	349.28'	338.29'	S44°08'49"W
7.	19°55'18"	400.00'	139.08'	138.38'	S79°07'23"W
8.	18°11'42"	100.00'	31.76'	31.62'	S79°59'11"W
9.	18°11'42"	100.00'	31.76'	31.62'	S81°49'07"E
10.	163°39'23"	50.00'	142.82'	98.98'	S45°57'28"E
11.	16°03'00"	545.00'	152.67'	152.17'	N81°03'32"E
12.	19°37'14"	690.00'	236.29'	235.13'	N79°16'25"E
13.	61°12'22"	690.00'	737.09'	702.54'	N38°51'37"E
14.	03°57'26"	690.00'	47.66'	47.65'	N06°16'42"E
15.	59°25'53"	835.00'	866.12'	827.81'	N38°06'41"E
16.	64°03'27"	980.00'	1095.65'	1039.48'	N37°33'27"E
17.	10°54'40"	835.00'	159.01'	158.77'	N83°37'42"E
18.	19°29'52"	980.00'	333.49'	331.64'	N79°04'46"E
19.	163°49'23"	50.00'	142.96'	99.01'	N44°02'32"E
20.	17°40'39"	1125.00'	347.09'	345.72'	N80°14'43"E
21.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
22.	19°21'04"	1270.00'	428.93'	426.90'	N79°24'38"E
23.	17°06'53"	1415.00'	422.67'	421.10'	N80°31'35"E
24.	15°48'22"	1005.00'	277.25'	276.37'	S08°49'09"E
25.	16°50'51"	100.00'	29.40'	29.30'	N82°34'32"W
26.	16°45'51"	100.00'	29.26'	29.15'	N82°32'02"W
27.	16°45'51"	100.00'	29.26'	29.15'	N80°42'06"E
28.	16°40'51"	100.00'	29.11'	29.01'	N80°39'36"E

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200



FINAL PLAT
OF
**HOMESTEAD
PHASE I**
LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
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LOTS 1-16, BLOCK J
LOTS 1-3, BLOCK K
TOTAL ACRES 129.485
TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12
CITY PARK LOT 1
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
DECEMBER 2021 SCALE 1"=100'



$\Delta = 132^{\circ}32'35''$
 $R = 50.00'$
 $L = 117.41'$
 $C = 92.23'$
 $B = N58^{\circ}40'56''E$

N89°32'34"E 115.33'
S00°16'45"E 29.34'

JAMES J. FUXA
VOL. 1471, PG. 70

FINAL PLAT
OF
HOMESTEAD PHASE I

- LOTS 1-30, BLOCK A
- LOTS 1-29, BLOCK B
- LOTS 1-27, BLOCK C
- LOTS 1-37, BLOCK D
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IN THE
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DECEMBER 2021 SCALE 1"=100'

MATCHLINE
SHEET 3 OF 6

MATCHLINE SHEET 3 OF 6

LOT 73 BLOCK H
PARK
50.804

S88°46'40"W 2147.11'

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

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

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2610358.054	7009638.854
ELEV = 573.30	

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, being part of a 196.008 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the most northerly northwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.);

THENCE, North 88° 26'14" East, along the north line of said 196.008 acre tract, for a distance of 1360.23 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, departing said north line, for a distance of 366.10 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 545.00 feet, a central angle of 09° 51'55";

THENCE, along said curve to the right for an arc distance of 93.84 feet (Chord Bearing South 04° 00'59" West 93.72 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 81° 03'03" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 665.00 feet, a central angle of 04° 38'58";

THENCE, along said curve to the left for an arc distance of 53.96 feet (Chord Bearing North 06° 37'28" East 53.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 85° 42'01" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 42° 56'58" East, for a distance of 26.93 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 05'02" East, for a distance of 386.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 1125.00 feet, a central angle of 62° 22'28";

THENCE, along said curve to the right for an arc distance of 1224.72 feet (Chord Bearing South 37° 09'47" West 1165.13 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 20° 07'18" East, for a distance of 85.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 1030.00 feet, a central angle of 11° 27'20";

THENCE, along said curve to the left having a radius of 205.93 feet (Chord Bearing South 14° 23'38" East 205.59 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." on a non-tangent curve to the left, having a radius of 1415.00 feet, a central angle of 04° 47'24";

THENCE, along said curve to the left for an arc distance of 118.30 feet (Chord Bearing North 67° 05'58" East 118.26 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 1145.00 feet, a central angle of 12° 21'35";

THENCE, along said curve to the right for an arc distance of 246.99 feet (Chord Bearing South 03° 56'30" East 246.52 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 05'02" West, for a distance of 113.27 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 270.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 45° 54'58" East, for a distance of 28.28 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 60.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;

THENCE, North 89° 05'02" East, for a distance of 1261.42 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 132° 32'35";

THENCE, along said curve to the left for an arc distance of 117.41 feet (Chord Bearing North 58° 40'56" East 92.23 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 32'34" East, for a distance of 115.33 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 196.008 acre tract and being in the west line of Hillview Acres, an addition to the City of Rockwall, as described in Vol. F, Pg. 1, in the Plat Records of Rockwall County, Texas;

THENCE, South 00° 16'45" East, along the east line of said 196.008 acre tract and the west line of said Hillview Acres, for a distance of 29.34 feet, to a 1 inch iron pipe found at the southwest corner of said Hillview Acres and being the northwest corner of a tract of land in Deed to James J Fuxa tract, as described in Vol. 1471, Pg. 70 in said Deed Records;

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

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

THENCE, North 00° 22'42" West, continuing along said lines, for a distance of 2.77 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 1310.00 feet, a central angle of 10° 00'46";

THENCE, continuing along said lines with said curve to the right for an arc distance of 228.93 feet (Chord Bearing North 04° 04'22" East 228.64 feet), to a 5/8 inch iron rod found;

THENCE, North 21° 39'06" West, departing the north line of said F.M. 1139 and continuing along said south line, for a distance of 23.19 feet, to a 5/8 inch iron rod at the most westerly southwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.) same being on a non-tangent curve to the left, having a radius of 293.00 feet, a central angle of 29° 52'15";

THENCE, along the east line of said F.M. 549 and with the west line of said 196.008 acre tract with said curve to the left for an arc distance of 152.75 feet (Chord Bearing North 70° 30'42" West 151.03 feet), to a 5/8 inch iron rod found in the west line of Lawhorn Cemetery, as recorded in Vol. L, Pg. 15, in the Deed Records of Rockwall County, Texas;

THENCE, South 00° 22'48" East, departing the east line of said F.M. 549 and with the west line of said 196.008 acre tract, for a distance of 214.30 feet, to a 1/2 inch iron rod found at the southwest corner of said Lawhorn Cemetery;

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

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

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

THENCE, North 00° 56'06" West, departing the north line of said Lawhorn Cemetery and continuing with said west line being with the east line of said F.M. 549, for a distance of 112.36 feet, to 5/8 inch iron rod found on a curve to the left, having a radius of 1310.00 feet, a central angle of 15° 44'31";

THENCE, continuing along said east and west lines with said curve to the left for an arc distance of 359.92 feet (Chord Bearing North 24° 24'53" East 358.79 feet), to a 5/8 inch iron rod found at the point of tangency;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 908.25 feet, to a 5/8 inch iron rod found;

THENCE, North 55° 22'09" East, continuing along said lines, for a distance of 48.05 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 45'51" West, continuing along said lines, for a distance of 50.21 feet, to a 5/8 inch iron rod found;

THENCE, North 52° 46'08" West, continuing along said lines, for a distance of 50.86 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 1098.65 feet, to a 5/8 inch iron rod found;

THENCE, North 89° 05'09" East, continuing along said lines, for a distance of 29.97 feet, to a 5/8 inch iron rod found;

THENE, North 00° 54'51" West, continuing along said lines, for a distance of 117.73 feet, to the POINT OF BEGINNING and containing 129.485 acres of land.

FINAL PLAT
OF
HOMESTEAD PHASE I
LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
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LOTS 1-16, BLOCK J
LOTS 1-3. BLOCK K
TOTAL ACRES 129.485
TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12
CITY PARK LOT 1
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
PREPARED BY
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TBPELS *F-5951
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ALLEN, TEXAS 75013
972-396-1200
DECEMBER 2021 SCALE 1"=100'

OWNER'S CERTIFICATE

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

We the undersigned owners of the land shown on this plat, and designated herein as the HOMESTEAD PHASE I, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the NELSON LAKES ESTATES, subdivision have been notified and signed this plat.

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. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer 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. The detention drainage system is to be maintained, repaired and owned by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements including Lot 73 Block H.
7. 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.

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; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

SHADDOCK HOMES, LTD.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2022.

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

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.

Notary Public in and for the State of Texas

Planning & Zoning Commission

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 _____, 2022.

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 _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
OF

HOMESTEAD PHASE I

LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
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TOTAL ACRES 129.485

TOTAL RESIDENTIAL LOTS 258

TOTAL OPEN SPACE LOTS 12

CITY PARK LOT 1

OUT OF THE

J.A. RAMSEY SURVEY,
ABSTRACT NO. 186

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

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2400 DALLAS PARKWAY, STE. 460
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PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
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DECEMBER 2021 SCALE 1"=100'

Lee, Henry

From: Lee, Henry
Sent: Friday, May 27, 2022 4:24 PM
To: 'Meredith Joyce'
Subject: Staff Comments P2022-025
Attachments: Engineering Mark-Ups (05.27.2022).pdf; Project Comments (05.27.2022).pdf

Good Afternoon,

Attached are the staff comments for your Final Plat case, P2022-025. Make note of the meeting dates and let me know if you have any questions.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087



June 27, 2022

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

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

SUBJECT: P2022-023; *Final Plat Homestead Phase 1 Addition*

Meredith Joyce:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on June 20, 2022. 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;
- (2) The development of the subject property shall adhere to the recommendations made by Parks and Recreation Board;
- (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 14, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 4-0, with Commissioners Womble, Thomas, and Conway absent.

City Council

On June 20, 2022, the City Council approved a motion to approve the final plat with the conditions of approval by a vote of 5-0, with Council Members Johannesen and Campbell absent.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (confirm fees with staff) made out to the *Rockwall County Clerk's Office*.

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. 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 statement/letter from the *Rockwall Central Appraisal District (RCAD)* 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 'Henry Lee', written over a horizontal line.

Henry Lee
Planner