



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

MASTER PLAT
PRELIMINARY PLAT
FINAL PLAT
REPLAT
AMENDING OR MINOR PLAT
PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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 A0186 J A Ramsey, Lot 6-02, 144.5137; FM 549

SUBDIVISION Homestead

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 Single Family Residential

PROPOSED ZONING

PROPOSED USE Single Family Residential

ACREAGE 48.170

LOTS [CURRENT]

LOTS [PROPOSED] 168

- ☒ **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 Jay Hankla

CONTACT PERSON Meredith Joyce

ADDRESS 2400 Dallas Parkway, Ste. 460

ADDRESS 767 Justin Road

CITY, STATE & ZIP Plano, TX 75093

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-694-6394

E-MAIL land@shaddockhomes.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

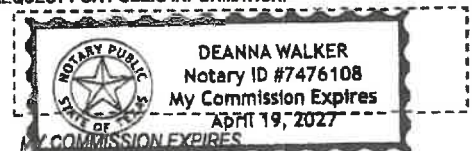
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES HANKLA [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

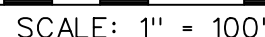
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1,263.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF NOVEMBER, 2024. BY SIGNING THIS APPLICATION, 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 15 DAY OF NOVEMBER, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





| | |
|----------|-----------|
| POINT OF | BEGINNING |
|----------|-----------|

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

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

$$\begin{aligned}\Delta &= 01^{\circ}48'27'' \\ R &= 1310.00' \\ L &= 41.32' \\ C &= 41.32' \\ B &= N00^{\circ}01'47''\end{aligned}$$

S44° 3
42.85

S89° 05' 02" W
74.67'

$$\begin{aligned} \Delta &= 16^{\circ} 45' 51'' \\ R &= 100.00' \\ L &= 29.26' \\ C &= 29.15' \\ B &= S80^{\circ} 42' 06'' W \end{aligned}$$
$$\begin{aligned}\Delta &= 16^{\circ}45'51'' \\ R &= 100.00' \\ L &= 29.26' \\ C &= 29.15' \\ B &= S80^{\circ}42'06\end{aligned}$$
[illegible]

LOT 42 BLOCK D - OPEN SPACE

LOT 73/ BLOCK H
CITY OF ROCKWALL - PARK
50.804 AC.
DOC. NO. 20230000007184

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

CURVE TABLE

| <u>CURVE NO.</u> | <u>DELTA</u> | <u>RADIUS</u> | <u>LENGTH</u> | <u>CHORD</u> | <u>BEARING</u> |
|------------------|--------------|---------------|---------------|--------------|----------------|
| 1. | 16°45'51" | 100.00' | 29.26' | 29.15' | S82°32'02"E |
| 2. | 17°06'53" | 1415.00' | 422.67' | 421.10' | N80°31'35"E |
| 3. | 19°21'04" | 1270.00' | 428.93' | 426.90' | N79°24'30"E |
| 4. | 03°23'58" | 1005.00' | 59.63' | 59.62' | S18°25'19"E |
| 5. | 15°48'22" | 1005.00' | 277.25' | 276.37' | S08°49'09"E |
| 6. | 09°12'19" | 1145.00' | 183.96' | 183.76' | N05°31'07"W |
| 7. | 56°38'26" | 250.00' | 247.14' | 237.20' | N27°24'15"E |
| 8. | 07°51'51" | 1560.00' | 214.12' | 213.95' | N51°47'32"E |
| 9. | 06°31'07" | 1560.00' | 177.48' | 177.38' | N44°36'03"E |
| 10. | 48°46'34" | 250.00' | 212.83' | 206.46' | S66°31'41"E |
| 11. | 105°57'09" | 50.00' | 92.46' | 79.84' | N72°58'39"E |
| 12. | 164°11'55" | 50.00' | 143.29' | 99.05' | N45°41'12"W |
| 13. | 28°44'16" | 50.00' | 25.08' | 24.82' | S22°57'30"E |

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|----------------|----------|
| 1. | S 45°55' 29" E | 42.43' |
| 2. | N 89°05' 02" E | 5.15' |
| 3. | N 44°02' 32" E | 28.26' |
| 4. | N 45°57' 28" W | 28.30' |
| 5. | N 26°17' 51" E | 28.29' |
| 6. | N 61°34' 42" W | 27.34' |
| 7. | S 44°05' 02" W | 28.28' |
| 8. | S 45°54' 58" E | 28.28' |
| 9. | N 00°54' 58" W | 48.22' |
| 10. | S 88°30' 05" E | 29.65' |
| 11. | S 42°08' 24" E | 15.17' |
| 12. | N 00°20' 59" W | 27.39' |
| 13. | N 44°18' 48" E | 28.40' |
| 14. | N 45°41' 12" W | 21.13' |
| 15. | S 44°18' 48" W | 21.30' |
| 16. | S 44°18' 48" W | 24.40' |
| 17. | N 57°05' 07" W | 17.96' |
| 18. | S 00°54' 58" E | 63.00' |

FINAL PLAT
OF

HOMESTEAD PHASE II

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

BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
TOTAL OPEN SPACE LOTS 5

BEING A REPLAT
OF

LOT 74 BLOCK H

HOMESTEAD PHASE I

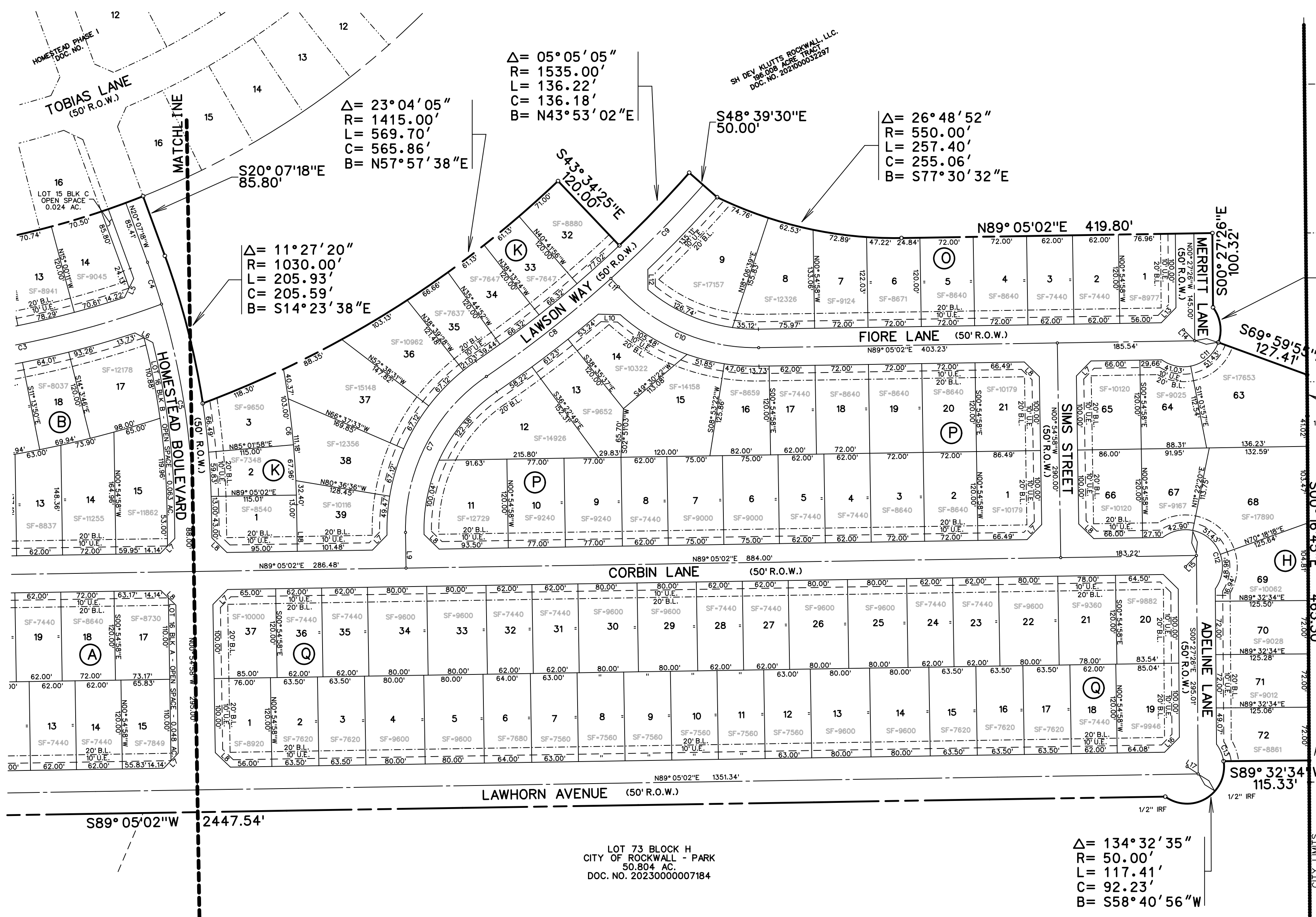
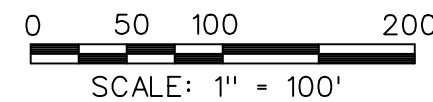
SITUATED WITHIN

TRACT 6 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

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

NOVEMBER 2024 SCALE 1"=100'
CASE NO. P2024-XXX SHEET 1 OF 4



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

$S00^{\circ}31'05''E$
55.64'

$S00^{\circ}16'45''E$
465.30'

$S89^{\circ}32'34''W$
115.33'

$\Delta = 134^{\circ}32'35''$
 $R = 50.00'$
 $L = 117.41'$
 $C = 92.23'$
 $B = S58^{\circ}40'56''W$

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

FINAL PLAT
OF
HOMESTEAD PHASE I I
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
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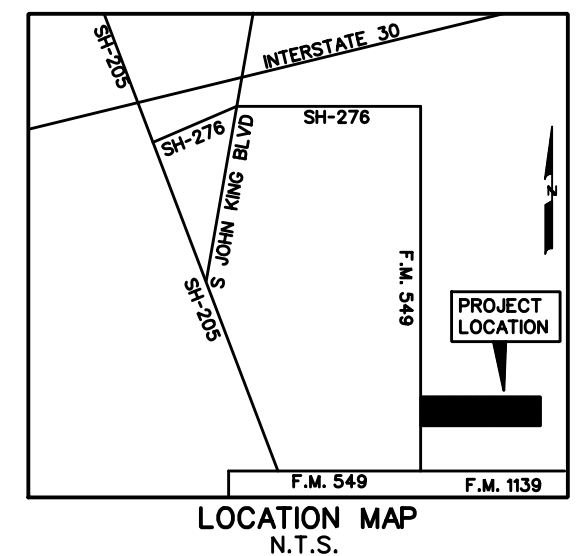
BEING A REPLAT
OF
LOT 74 BLOCK H
OUT OF
HOMESTEAD PHASE I
SITUATED WITHIN
TRACT 6 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

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

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

NOVEMBER 2024 SCALE 1"=100'
CASE NO. P2024-XXX SHEET 2 OF 4

- NOTES:
- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line
U.E. - Utility Easements
C.M. - Controlling Monument
D.E. - Drainage Easement
--- City Limits Line
--- Street Name Change
 - The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
 - 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, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
 - Please refer to Sheet 1 of plan set for NTMWD notes.



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

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

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

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

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

THENCE, South 20° 07'18" East, departing said south line, for a distance of 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 right, having a radius of 1030.00 feet, a central angle of 11° 27'20";

THENCE, continuing along said curve to the right for an arc distance 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 curve to the left, having a radius of 1415.00 feet, a central angle of 23° 04'05";

THENCE, continuing along said curve to the left for an arc distance of 569.70 feet (Chord Bearing North 57° 57'38" East - 565.86 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 43° 34'25" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 1535.00 feet, a central angle of 05° 05'05";

THENCE, along said curve to the left for an arc distance of 136.22 feet (Chord Bearing North 43° 53'02" East - 136.18 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

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

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

THENCE, North 89° 05'02" East, for a distance of 419.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

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

THENCE, continuing along said curve to the right for an arc distance of 50.03 feet (Chord Bearing South 08° 39'49" East - 47.97 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

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

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

THENCE, South 00° 16'45" East, continuing along said lines, for a distance of 465.30 feet, to a 1/2 inch iron rod found at the most easterly northeast corner of a 50.804 acre tract, as recorded in Doc. No. 20230000007184 in said Deed Records;

THENCE, South 89° 32'34" West, departing said east and west lines and along the north line of said 50.804 acre tract, for a distance of 115.33 feet, to a 1/2 inch iron rod found on a curve to the right, having a radius of 50.00 feet, a central angle of 134° 32'35";

THENCE, along the north line of said 50.804 acre tract and with said curve to the right for an arc distance of 117.41 feet (Chord Bearing South 58° 40'56" West - 92.23 feet), to a 1/2 inch iron rod found;

THENCE, South 89° 05'02" West, continuing along said north line, for a distance of 2447.54 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 16° 45'51";

THENCE, continuing along said north and with curve to the left for an arc distance of 29.26 feet (Chord Bearing South 80° 42'06" West - 29.15 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 16° 45'51";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 29.26 feet (Chord Bearing South 80° 42'06" West - 29.15 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 89° 05'02" West, continuing along said north line, for a distance of 74.67 feet, to a 1/2 inch iron rod found;

THENCE, South 44° 38'47" West, continuing along said north line, for a distance of 42.85 feet, to a 1/2 inch iron rod found at the most westerly northwest corner of said 50.804 acre tract and being in the west line of said Homestead Phase I same being in the east line of said F.M. 548, being on a curve to the left, having a radius of 1310.00 feet, a central angle of 01° 48'27";

THENCE, along said east and west lines with curve to the left for an arc distance of 41.32 feet (Chord Bearing North 00° 01'47" West - 41.32 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 00° 56'00" West, continuing along said east and west lines, for a distance of 801.51 feet, to the POINT OF BEGINNING and containing 48.170 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2024.

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 same for the purpose and consideration therein expressed.

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

NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT
OF
HOMESTEAD PHASE I I
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
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IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
NOVEMBER 2024

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

I(we) the undersigned owner(s) of the land shown on this plat, and designated herein as the HOMESTEAD PHASE II subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I(we) further certify that all other parties who have a mortgage or lien interest in the HOMESTEAD PHASE II subdivision have been notified and signed this plat. I(we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I(we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I(we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I(we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I(we) may have as a result of the dedication of exactions made herein.

SH DEV KLUTTS ROCKWALL, LLC.

Jay Hankla

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JAY HANKLA,
known to me to be the person whose name is subscribed to the foregoing instrument, and
acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

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 _____, 2024.

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

WITNESS OUR HANDS, this _____ day of _____, 2024.

Mayor, City of Rockwall

Planning & Zoning Commission

City Secretary

City Engineer

FINAL PLAT
OF
HOMESTEAD PHASE II
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
LOTS 1-3 & 32-39, BLOCK K
LOTS 1-9 BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-37, BLOCK Q
BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
TOTAL OPEN SPACE LOTS 5
BEING A REPLAT
OF
LOT 74 BLOCK H
OUT OF
HOMESTEAD PHASE I
SITUATED WITHIN
TRACT 6 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
NOVEMBER 2024



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 A0186 J A Ramsey, Lot 6-02, 144.5137; FM 549

SUBDIVISION Homestead

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 Single Family Residential

PROPOSED ZONING

PROPOSED USE Single Family Residential

ACREAGE 48.170

LOTS [CURRENT]

LOTS [PROPOSED] 168

- ☒ **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 Jay Hankla

CONTACT PERSON Meredith Joyce

ADDRESS 2400 Dallas Parkway, Ste. 460

ADDRESS 767 Justin Road

CITY, STATE & ZIP Plano, TX 75093

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-694-6394

E-MAIL land@shaddockhomes.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

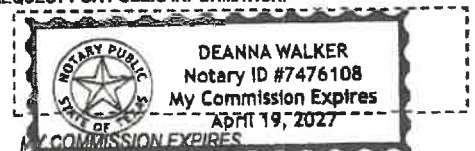
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES HANKLA [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

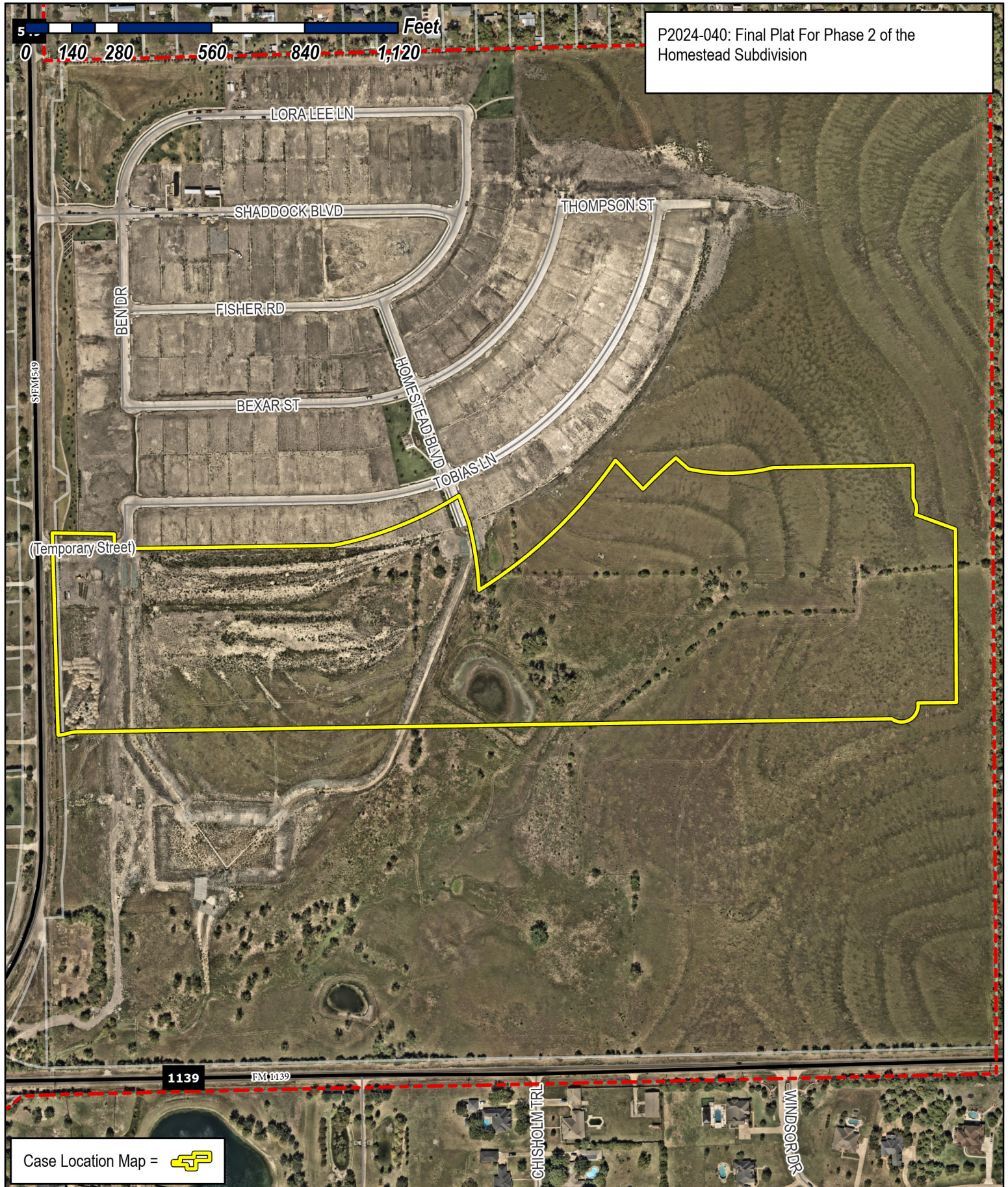
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1,263.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF NOVEMBER, 2024. BY SIGNING THIS APPLICATION, 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 15 DAY OF NOVEMBER, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 

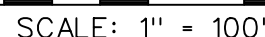


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.





| | |
|----------|-----------|
| POINT OF | BEGINNING |
|----------|-----------|

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

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

$\Delta = 01^{\circ} 48' 27''$
 $R = 1310.00'$
 $L = 41.32'$
 $C = 41.32'$
 $B = N00^{\circ} 01' 47''$

S44° 3
42.85

S89° 05' 02" W
74.67'

$$\begin{aligned}\Delta &= 16^{\circ} 45' 51'' \\ R &= 100.00' \\ L &= 29.26' \\ C &= 29.15' \\ B &= S80^{\circ} 42' 06'' W\end{aligned}$$
$$\begin{aligned}\Delta &= 16^{\circ} 45' 51'' \\ R &= 100.00' \\ L &= 29.26' \\ C &= 29.15' \\ B &= S80^{\circ} 42' 06''\end{aligned}$$

LOT 73/ BLOCK H
CITY OF ROCKWALL - PARK
50.804 AC.
DOC. NO. 20230000007184

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

CURVE TABLE

| <u>CURVE NO.</u> | <u>DELTA</u> | <u>RADIUS</u> | <u>LENGTH</u> | <u>CHORD</u> | <u>BEARING</u> |
|------------------|--------------|---------------|---------------|--------------|----------------|
| 1. | 16°45'51" | 100.00' | 29.26' | 29.15' | S82°32'02"E |
| 2. | 17°06'53" | 1415.00' | 422.67' | 421.10' | N80°31'35"E |
| 3. | 19°21'04" | 1270.00' | 428.93' | 426.90' | N79°24'30"E |
| 4. | 03°23'58" | 1005.00' | 59.63' | 59.62' | S18°25'19"E |
| 5. | 15°48'22" | 1005.00' | 277.25' | 276.37' | S08°49'09"E |
| 6. | 09°12'19" | 1145.00' | 183.96' | 183.76' | N05°31'07"W |
| 7. | 56°38'26" | 250.00' | 247.14' | 237.20' | N27°24'15"E |
| 8. | 07°51'51" | 1560.00' | 214.12' | 213.95' | N51°47'32"E |
| 9. | 06°31'07" | 1560.00' | 177.48' | 177.38' | N44°36'03"E |
| 10. | 48°46'34" | 250.00' | 212.83' | 206.46' | S66°31'41"E |
| 11. | 105°57'09" | 50.00' | 92.46' | 79.84' | N72°58'39"E |
| 12. | 164°11'55" | 50.00' | 143.29' | 99.05' | N45°41'12"W |
| 13. | 28°44'16" | 50.00' | 25.08' | 24.82' | S22°57'30"E |

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|-----------------|----------|
| 1. | S 45° 55' 29" E | 42.43' |
| 2. | N 89° 05' 02" E | 5.15' |
| 3. | N 44° 02' 32" E | 28.26' |
| 4. | N 45° 57' 28" W | 28.30' |
| 5. | N 26° 15' 55" E | 28.29' |
| 6. | N 61° 34' 42" W | 27.34' |
| 7. | S 44° 05' 02" W | 28.28' |
| 8. | S 45° 54' 58" E | 28.28' |
| 9. | N 00° 54' 05" W | 48.22' |
| 10. | S 88° 30' 58" E | 29.65' |
| 11. | S 42° 08' 24" E | 15.17' |
| 12. | N 00° 20' 59" W | 27.39' |
| 13. | N 44° 18' 48" E | 28.40' |
| 14. | N 45° 41' 12" W | 21.13' |
| 15. | S 44° 18' 48" W | 21.30' |
| 16. | S 44° 18' 48" W | 24.40' |
| 17. | N 57° 05' 07" W | 17.96' |
| 18. | S 00° 54' 58" E | 63.00' |

FINAL PLAT
OF

HOMESTEAD PHASE II

LOTS 1-31, BLOCK A
 LOTS 1-30, BLOCK B
 LOTS 1-15, BLOCK C
 LOTS 1-8 & 42, BLOCK D
 LOTS 63-72, BLOCK H
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 LOTS 1-9 BLOCK O
 LOTS 1-21, BLOCK P
 LOTS 1-37, BLOCK Q

BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
TOTAL OPEN SPACE LOTS 5

BEING A REPLAT
OF

LOT 74 BLOCK H

HOMESTEAD PHASE I

SITUATED WITHIN

TRACT 6 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186

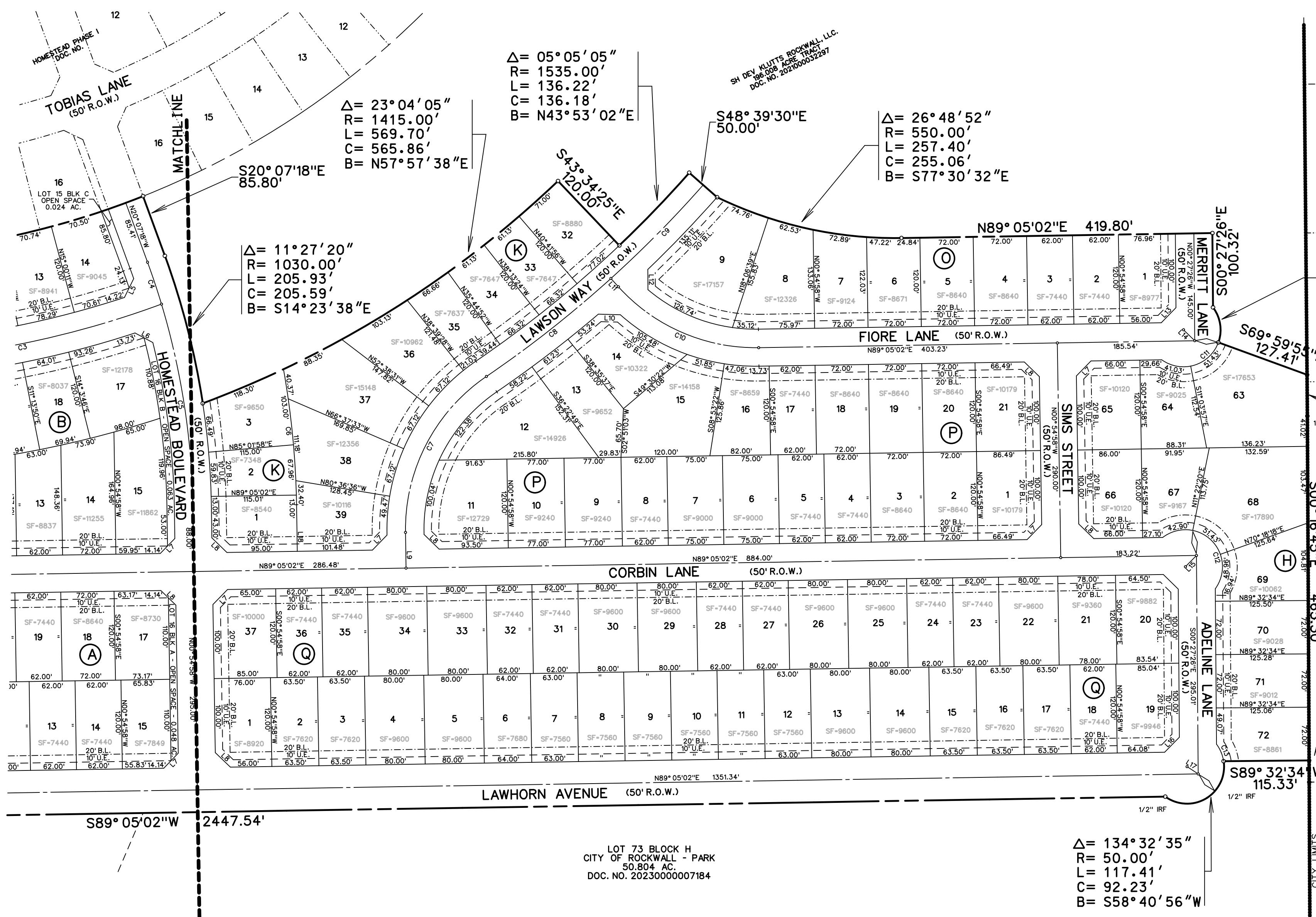
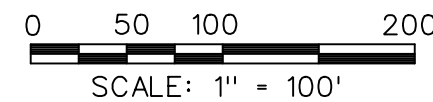
IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

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

NOVEMBER 2024 SCALE 1"=100'

CASE NO. P2024-XXX SHEET 1 OF 4



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

$S00^{\circ}31'05''E$
55.64'

$S00^{\circ}16'45''E$
465.30'

$S89^{\circ}32'34''W$
115.33'

$\Delta = 134^{\circ}32'35''$
 $R = 50.00'$
 $L = 117.41'$
 $C = 92.23'$
 $B = S58^{\circ}40'56''W$

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

FINAL PLAT
OF
HOMESTEAD PHASE I I
LOTS 1-31, BLOCK A
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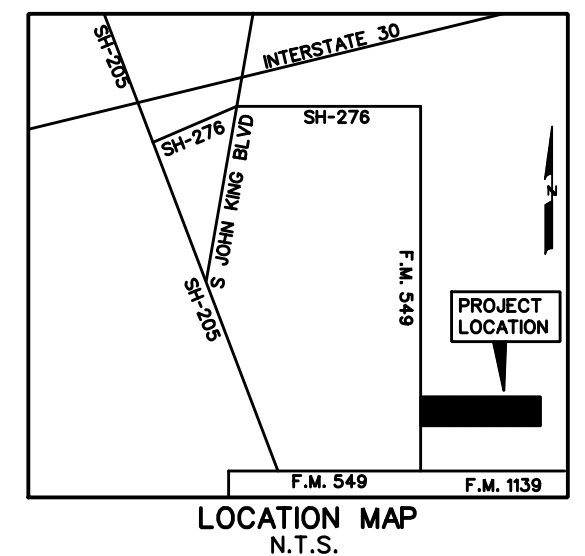
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PLANO, TEXAS 75093

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

NOVEMBER 2024 SCALE 1"=100'
CASE NO. P2024-XXX SHEET 2 OF 4

- NOTES:
- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line
U.E. - Utility Easements
C.M. - Controlling Monument
D.E. - Drainage Easement
--- - City Limits Line
◇ - Street Name Change
 - The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
 - 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, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
 - Please refer to Sheet 1 of plan set for NTMWD notes.



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

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

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

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

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

THENCE, South 20° 07'18" East, departing said south line, for a distance of 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 right, having a radius of 1030.00 feet, a central angle of 11° 27'20";

THENCE, continuing along said curve to the right for an arc distance 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 curve to the left, having a radius of 1415.00 feet, a central angle of 23° 04'05";

THENCE, continuing along said curve to the left for an arc distance of 569.70 feet (Chord Bearing North 57° 57'38" East - 565.86 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 43° 34'25" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 1535.00 feet, a central angle of 05° 05'05";

THENCE, along said curve to the left for an arc distance of 136.22 feet (Chord Bearing North 43° 53'02" East - 136.18 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

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

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

THENCE, North 89° 05'02" East, for a distance of 419.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

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

THENCE, continuing along said curve to the right for an arc distance of 50.03 feet (Chord Bearing South 08° 39'49" East - 47.97 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

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

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

THENCE, South 00° 16'45" East, continuing along said lines, for a distance of 465.30 feet, to a 1/2 inch iron rod found at the most easterly northeast corner of a 50.804 acre tract, as recorded in Doc. No. 20230000007184 in said Deed Records;

THENCE, South 89° 32'34" West, departing said east and west lines and along the north line of said 50.804 acre tract, for a distance of 115.33 feet, to a 1/2 inch iron rod found on a curve to the right, having a radius of 50.00 feet, a central angle of 134° 32'35";

THENCE, along the north line of said 50.804 acre tract and with said curve to the right for an arc distance of 117.41 feet (Chord Bearing South 58° 40'56" West - 92.23 feet), to a 1/2 inch iron rod found;

THENCE, South 89° 05'02" West, continuing along said north line, for a distance of 2447.54 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 16° 45'51";

THENCE, continuing along said north and with curve to the left for an arc distance of 29.26 feet (Chord Bearing South 80° 42'06" West - 29.15 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 16° 45'51";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 29.26 feet (Chord Bearing South 80° 42'06" West - 29.15 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 89° 05'02" West, continuing along said north line, for a distance of 74.67 feet, to a 1/2 inch iron rod found;

THENCE, South 44° 38'47" West, continuing along said north line, for a distance of 42.85 feet, to a 1/2 inch iron rod found at the most westerly northwest corner of said 50.804 acre tract and being in the west line of said Homestead Phase I same being in the east line of said F.M. 548, being on a curve to the left, having a radius of 1310.00 feet, a central angle of 01° 48'27";

THENCE, along said east and west lines with curve to the left for an arc distance of 41.32 feet (Chord Bearing North 00° 01'47" West - 41.32 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 00° 56'00" West, continuing along said east and west lines, for a distance of 801.51 feet, to the POINT OF BEGINNING and containing 48.170 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2024.

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 same for the purpose and consideration therein expressed.

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

NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT
OF
HOMESTEAD PHASE I I
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
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OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
NOVEMBER 2024

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

I(we) the undersigned owner(s) of the land shown on this plat, and designated herein as the HOMESTEAD PHASE II subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I(we) further certify that all other parties who have a mortgage or lien interest in the HOMESTEAD PHASE II subdivision have been notified and signed this plat. I(we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I(we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I(we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I(we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I(we) may have as a result of the dedication of exactions made herein.

SH DEV KLUTTS ROCKWALL, LLC.

Jay Hankla

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JAY HANKLA,
known to me to be the person whose name is subscribed to the foregoing instrument, and
acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

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 _____, 2024.

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

WITNESS OUR HANDS, this _____ day of _____, 2024.

Mayor, City of Rockwall

Planning & Zoning Commission

City Secretary

City Engineer

FINAL PLAT
OF
HOMESTEAD PHASE II
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
LOTS 1-3 & 32-39, BLOCK K
LOTS 1-9 BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-37, BLOCK Q
BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
TOTAL OPEN SPACE LOTS 5
BEING A REPLAT
OF
LOT 74 BLOCK H
OUT OF
HOMESTEAD PHASE I
SITUATED WITHIN
TRACT 6 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
NOVEMBER 2024

PROJECT COMMENTS



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

DATE: 11/21/2024

PROJECT NUMBER: P2024-040
PROJECT NAME: Site Plan for Homestead
SITE ADDRESS/LOCATIONS: FM 1139 and FM 549

CASE CAPTION: Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Jay Hankla of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat for Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of 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 | 11/21/2024 | Needs Review |

11/21/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Final Plat for Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of 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 (P2024-040) in the lower right-hand corner of all pages on future submittals.
- M.4 The proposed final plat has 11 lots that vary from the approved concept plan and there are five (5) lots that fail to meet the lot minimums per the zoning ordinance. (PD-92; Ordinance No. 21-24)
- (1) Lots that vary from the Concept Plan due to the rear property width:
 - (a) Lot 15, Block A; Lot 15, Block B; Lots 11-14, Block C; Lot 32, Block K; Lot 8, Block O
 - (2) Lots that vary from the Concept Plan due to the front property width:
 - (a) Lot 63 & 68, Block H; Lot 15, Block P
 - (3) Lots that fail to meet the zoning ordinance due to the lot depth:
 - (a) Lots 1-3, Block K
 - (4) Lots that fail to meet the zoning ordinance due to the rear property width:
 - (a) Lots 33 & 34, Block K
- M.5 Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- M.6 Please remove the notary for the surveyor; the surveyor's seal serves this purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please use the Standard City Signature Block for Final Plats as depicted in the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please include the General Notes from the Subdivision Ordinance Section 38-7(1)(A)(1)(b). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.9 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.

I.10 The projected meeting dates for this case are as follows:

- Planning and Zoning Work Session: November 26, 2024
- Parks Board: December 3, 2024
- Planning and Zoning: December 10, 2024
- City Council: December 16, 2024

I.11 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 | Madelyn Price | 11/19/2024 | Approved w/ Comments |

- 11/19/2024: 1. Existing Temporary ROW and abandonment needs to be called out.
2. 10' utility easement required along roadways, including on HOA lots.
3. Show and call out floodplain and wetland/WOTUS. Floodplain and wetland/WOTUS must be within a drainage easement. Must have an approved flood study.
4. Need to insert City Standard plat verbiage and notes on sheet 6 (Non-standard street lights, signage, detention, etc.)
5. Park must be platted with new drainage easements for detention, to be maintained by HOA. Utility easements required south of Lawhorn.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|-------------------|
| BUILDING | Craig Foshee | 11/20/2024 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| FIRE | Ariana Kistner | 11/18/2024 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------------|----------------|-------------------|
| GIS | Lance Singleton | 11/18/2024 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------------|----------------|-------------------|
| POLICE | Chris Cleveland | 11/18/2024 | Approved |

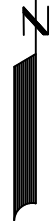
No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|-------------------|
| PARKS | Travis Sales | 11/19/2024 | Approved |

No Comments

0 50 100 200

SCALE: 1" = 100'



POINT OF BEGINNING

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

Existing Temporary
ROW and
abandonment needs
to be called out.

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

$\Delta = 01^{\circ}48'27''$
 $R = 1310.00'$
 $L = 41.32'$
 $C = 41.32'$
 $B = N00^{\circ}01'47''W$

$S44^{\circ}38'47''W$
42.85'

$S89^{\circ}05'02''W$
74.67'

$\Delta = 16^{\circ}45'51''$
 $R = 100.00'$
 $L = 29.26'$
 $C = 29.15'$
 $B = S80^{\circ}42'06''W$

$\Delta = 16^{\circ}45'51''$
 $R = 100.00'$
 $L = 29.26'$
 $C = 29.15'$
 $B = S80^{\circ}42'06''W$

HOMESTEAD PHASE I
DOC. NO. 2023000007184

TOBIAS LANE
(50' R.O.W.)

$\Delta = 20^{\circ}44'01''$
 $R = 1125.00'$
 $L = 407.10'$
 $C = 404.88'$
 $B = N78^{\circ}43'02''E$

MONTANO DRIVE (50' R.O.W.)

CORBIN LANE (50' R.O.W.)

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

LOT 1 BLOCK D
OPEN SPACE - 1.374 AC.

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

LOT 42 BLOCK D - OPEN SPACE

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-----------|------------|----------|---------|---------|-------------|
| 1. | 16°45'51" | 100.00' | 29.26' | 29.15' | S82°32'02"E |
| 2. | 17°06'53" | 1415.00' | 422.67' | 421.10' | N80°31'35"E |
| 3. | 19°21'04" | 1270.00' | 428.93' | 426.90' | N79°24'30"E |
| 4. | 03°23'58" | 1005.00' | 59.63' | 59.62' | S18°25'19"E |
| 5. | 15°48'22" | 1005.00' | 277.25' | 276.37' | S08°49'09"E |
| 6. | 09°12'19" | 1145.00' | 183.96' | 183.76' | N05°31'07"W |
| 7. | 56°38'26" | 250.00' | 247.14' | 237.20' | N27°24'15"E |
| 8. | 07°51'51" | 1560.00' | 214.12' | 213.95' | N51°47'32"E |
| 9. | 06°31'07" | 1560.00' | 177.48' | 177.38' | N44°36'03"E |
| 10. | 48°46'34" | 250.00' | 212.83' | 206.46' | S66°31'41"E |
| 11. | 105°57'09" | 50.00' | 92.46' | 79.84' | N72°58'39"E |
| 12. | 164°11'55" | 50.00' | 143.29' | 99.05' | N45°41'12"W |
| 13. | 28°44'16" | 50.00' | 25.08' | 24.82' | S22°57'30"E |

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|---------------|----------|
| 1. | S 45°55'29" E | 42.43' |
| 2. | N 89°05'02" E | 5.15' |
| 3. | N 44°02'32" E | 28.26' |
| 4. | N 45°57'28" W | 28.30' |
| 5. | N 26°17'51" E | 28.29' |
| 6. | N 61°34'42" W | 27.34' |
| 7. | S 44°05'02" W | 28.28' |
| 8. | S 45°54'58" E | 28.28' |
| 9. | N 00°54'58" W | 48.22' |
| 10. | S 88°30'05" E | 29.65' |
| 11. | S 42°08'24" E | 15.17' |
| 12. | N 00°20'59" W | 27.39' |
| 13. | N 44°18'48" E | 28.40' |
| 14. | N 45°41'12" W | 21.13' |
| 15. | S 44°18'48" W | 21.30' |
| 16. | S 44°18'48" W | 24.40' |
| 17. | N 57°05'07" W | 17.96' |
| 18. | S 00°54'58" E | 63.00' |

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

10' utility easement
required along
roadways, including
on HOA lots.

FINAL PLAT
OF

HOMESTEAD PHASE I I

LOTS 1-31, BLOCK A

LOTS 1-30, BLOCK B

LOTS 1-15, BLOCK C

LOTS 1-8 & 42, BLOCK D

LOTS 63-72, BLOCK H

LOTS 1-3 & 32-39, BLOCK K

LOTS 1-9 BLOCK O

LOTS 1-21, BLOCK P

LOTS 1-37, BLOCK Q

BEING 48.170 ACRES OR 2,098,330.11 SF

TOTAL RESIDENTIAL LOTS 168

TOTAL OPEN SPACE LOTS 5

BEING A REPLAT

OF

LOT 74 BLOCK H

OUT OF

HOMESTEAD PHASE I

SITUATED WITHIN

TRACT 6 OF THE J.A. RAMSEY SURVEY,

ABSTRACT NO. 186

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

SH DEV KLUTTS ROCKWALL, LLC.

2400 DALLAS PARKWAY, STE. 460

PLANO, TEXAS 75093

NOVEMBER 2024

CASE NO. P2024-XXX

SCALE 1"=100'

SHEET 1 OF 4

PREPARED BY
CORWIN ENGINEERING, INC.

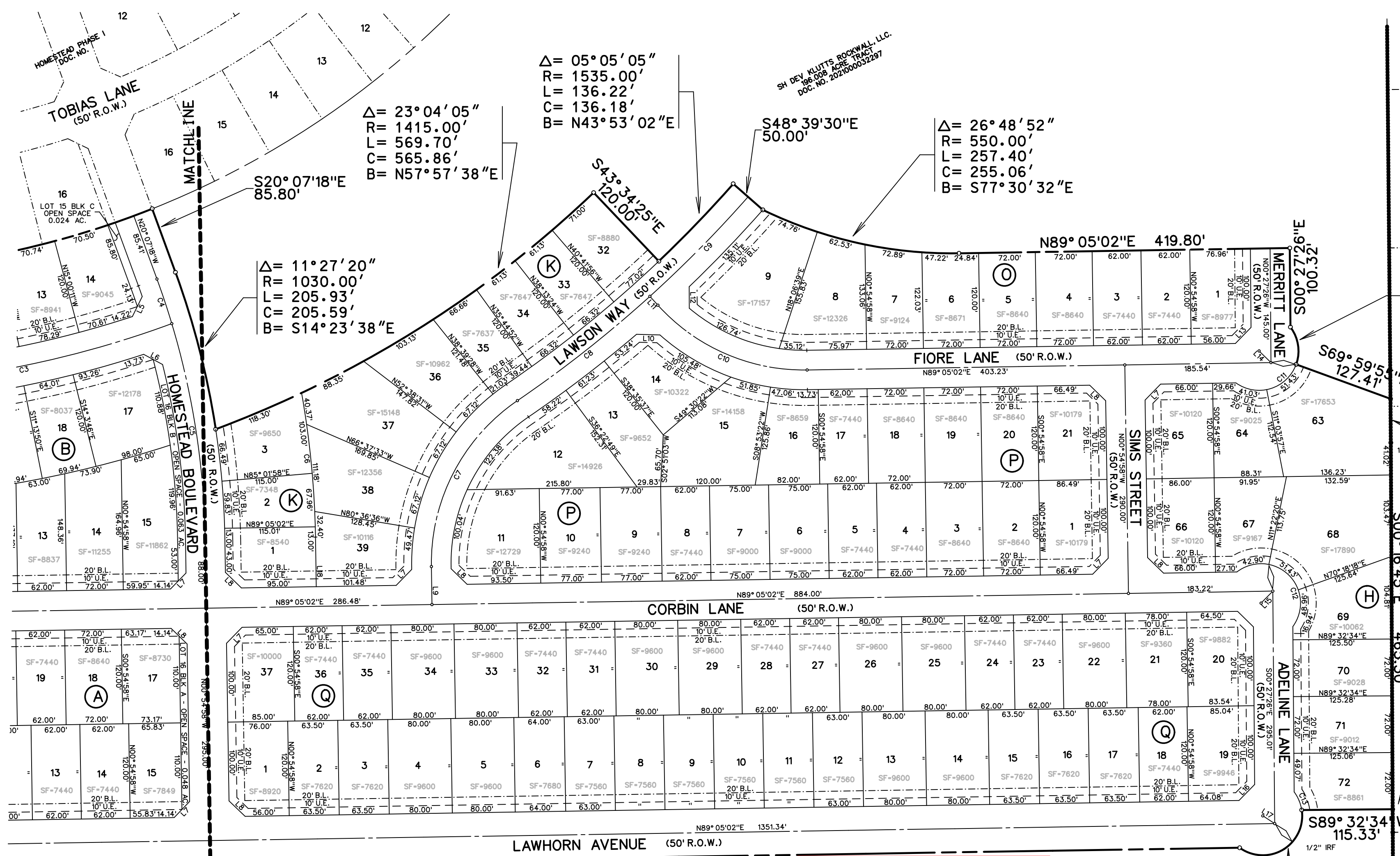
TBPELS #10031700

200 W. BELMONT, SUITE E

ALLEN, TEXAS 75013

972-396-1200

0 50 100 200
SCALE: 1" = 100'



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

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

FINAL PLAT
OF
HOMESTEAD PHASE I I
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
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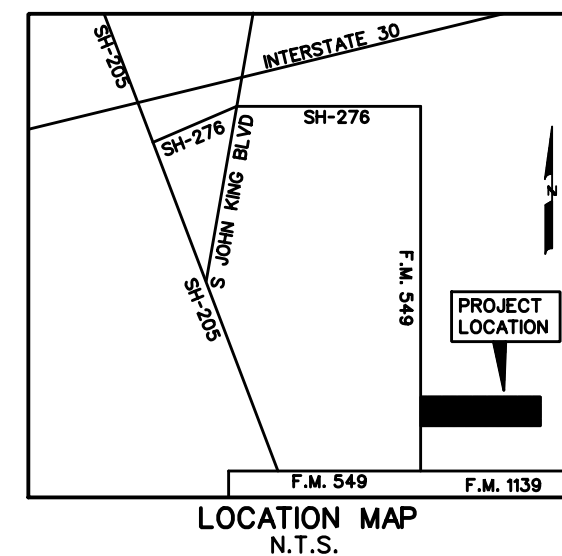
PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

NOVEMBER 2024 SCALE 1"=100'
CASE NO. P2024-XXX SHEET 2 OF 4

- NOTES:
- Bearings are referenced to a 196.008 acre tract, as recorded in Deed in the Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line
U.E. - Utility Easements
C.M. - Controlling Monument
D.E. - Drainage Easement
--- City Limits Line
--- Street Name Change
 - The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
 - 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, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
 - Please refer to Sheet 1 of plan set for NTMWD notes.

-Show and call out floodplain and wetland/WOTUS
- Floodplain and wetland/WOTUS must be within a drainage easement.
- Must have an approved flood study

LOT 73 BLOCK H
CITY OF ROCKWALL - PARK
50.804 AC.
DOC. NO. 20230000007184



Need to insert City
Standard plat verbiage and
notes on sheet 6
(Non-standard street
lights, signage, detention,
etc.)

Park must be platted with new drainage
easements for detention, to be
maintained by HOA.

Utility easements required south of
Lawhorn.

$\Delta = 134^{\circ}32'35''$
 $R = 50.00'$
 $L = 117.41'$
 $C = 92.23'$
 $B = S58^{\circ}40'56''W$



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 A0186 J A Ramsey, Lot 6-02, 144.5137; FM 549

SUBDIVISION Homestead

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 Single Family Residential

PROPOSED ZONING

PROPOSED USE Single Family Residential

ACREAGE 48.170

LOTS [CURRENT]

LOTS [PROPOSED] 168

- ☒ **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 Jay Hankla

CONTACT PERSON Meredith Joyce

ADDRESS 2400 Dallas Parkway, Ste. 460

ADDRESS 767 Justin Road

CITY, STATE & ZIP Plano, TX 75093

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-694-6394

E-MAIL land@shaddockhomes.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

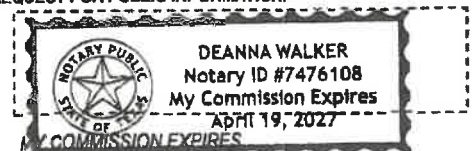
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES HANKLA [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

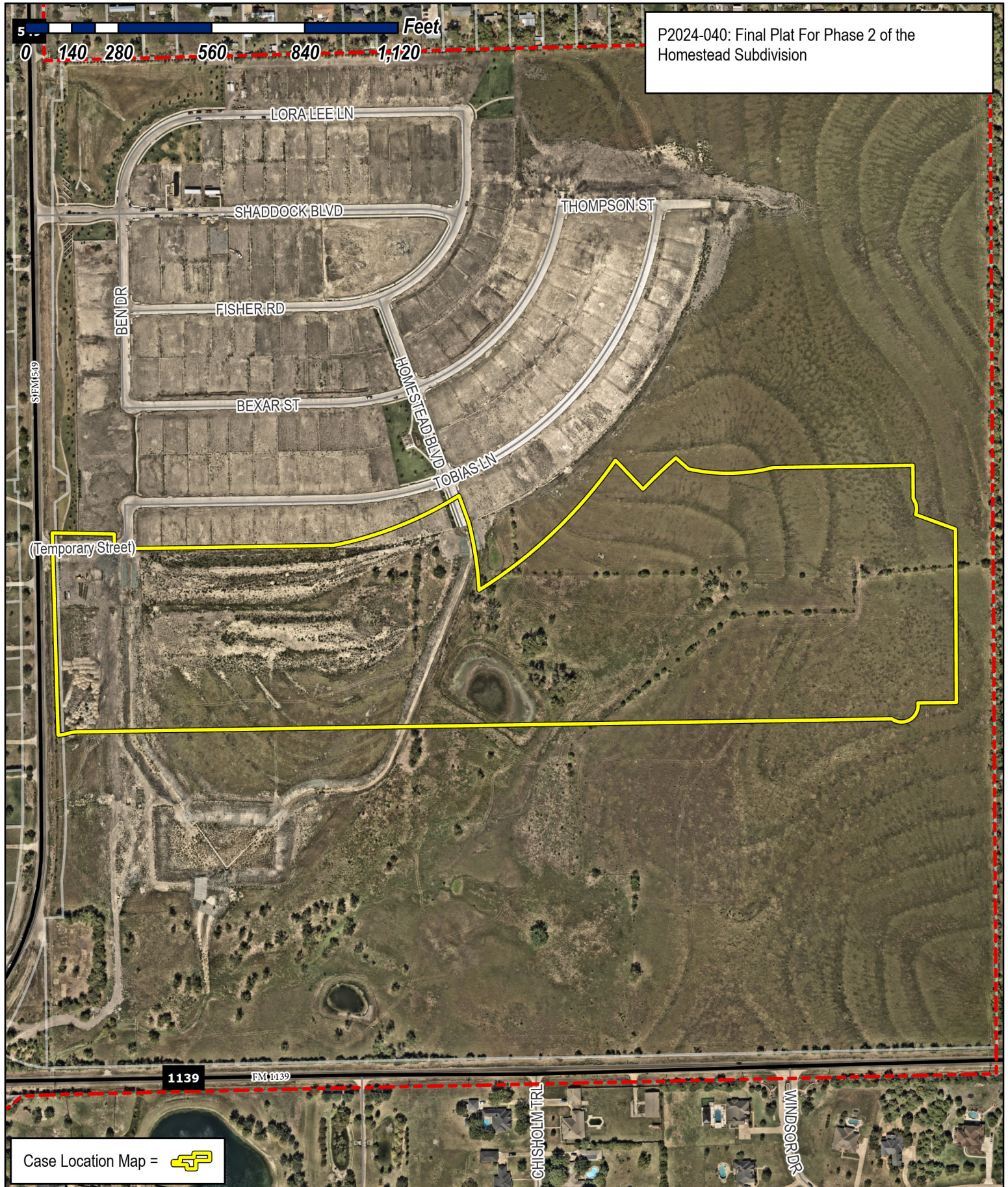
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1,263.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF NOVEMBER, 2024. BY SIGNING THIS APPLICATION, 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 15 DAY OF NOVEMBER, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



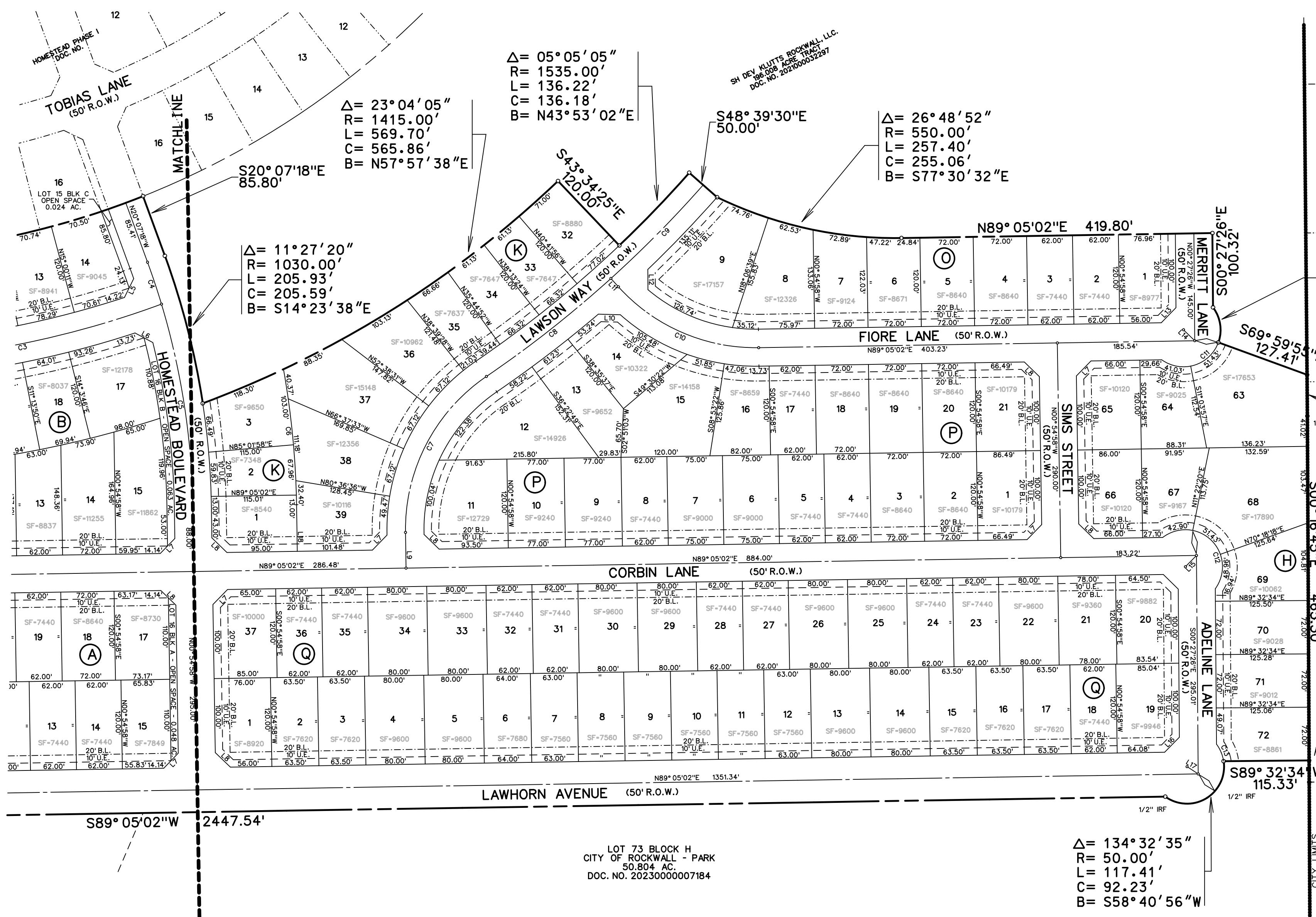
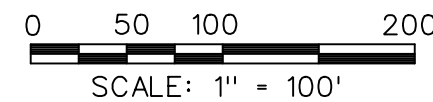


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.





$\Delta = 57^{\circ}19'43''$
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 $C = 47.97'$
 $B = S08^{\circ}39'46''E$

$S00^{\circ}31'05''E$
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$S00^{\circ}16'45''E$
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115.33'

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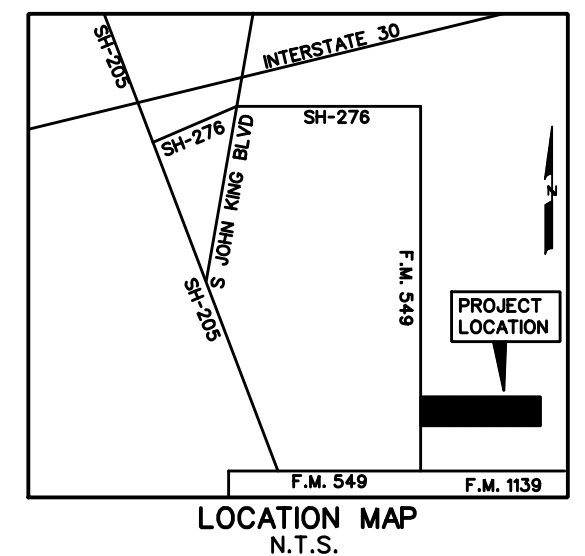
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PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

NOVEMBER 2024 SCALE 1"=100'
CASE NO. P2024-XXX SHEET 2 OF 4

- NOTES:
- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
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 - Please refer to Sheet 1 of plan set for NTMWD notes.



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

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

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

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

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

THENCE, South 20° 07'18" East, departing said south line, for a distance of 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 right, having a radius of 1030.00 feet, a central angle of 11° 27'20";

THENCE, continuing along said curve to the right for an arc distance 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 curve to the left, having a radius of 1415.00 feet, a central angle of 23° 04'05";

THENCE, continuing along said curve to the left for an arc distance of 569.70 feet (Chord Bearing North 57° 57'38" East - 565.86 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 43° 34'25" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 1535.00 feet, a central angle of 05° 05'05";

THENCE, along said curve to the left for an arc distance of 136.22 feet (Chord Bearing North 43° 53'02" East - 136.18 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

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

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

THENCE, North 89° 05'02" East, for a distance of 419.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

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

THENCE, continuing along said curve to the right for an arc distance of 50.03 feet (Chord Bearing South 08° 39'49" East - 47.97 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

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

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

THENCE, South 00° 16'45" East, continuing along said lines, for a distance of 465.30 feet, to a 1/2 inch iron rod found at the most easterly northeast corner of a 50.804 acre tract, as recorded in Doc. No. 20230000007184 in said Deed Records;

THENCE, South 89° 32'34" West, departing said east and west lines and along the north line of said 50.804 acre tract, for a distance of 115.33 feet, to a 1/2 inch iron rod found on a curve to the right, having a radius of 50.00 feet, a central angle of 134° 32'35";

THENCE, along the north line of said 50.804 acre tract and with said curve to the right for an arc distance of 117.41 feet (Chord Bearing South 58° 40'56" West - 92.23 feet), to a 1/2 inch iron rod found;

THENCE, South 89° 05'02" West, continuing along said north line, for a distance of 2447.54 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 16° 45'51";

THENCE, continuing along said north and with curve to the left for an arc distance of 29.26 feet (Chord Bearing South 80° 42'06" West - 29.15 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 16° 45'51";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 29.26 feet (Chord Bearing South 80° 42'06" West - 29.15 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 89° 05'02" West, continuing along said north line, for a distance of 74.67 feet, to a 1/2 inch iron rod found;

THENCE, South 44° 38'47" West, continuing along said north line, for a distance of 42.85 feet, to a 1/2 inch iron rod found at the most westerly northwest corner of said 50.804 acre tract and being in the west line of said Homestead Phase I same being in the east line of said F.M. 548, being on a curve to the left, having a radius of 1310.00 feet, a central angle of 01° 48'27";

THENCE, along said east and west lines with curve to the left for an arc distance of 41.32 feet (Chord Bearing North 00° 01'47" West - 41.32 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 00° 56'00" West, continuing along said east and west lines, for a distance of 801.51 feet, to the POINT OF BEGINNING and containing 48.170 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2024.

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 same for the purpose and consideration therein expressed.

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

NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT
OF
HOMESTEAD PHASE I I
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
LOTS 1-3 & 32-39, BLOCK K
LOTS 1-9 BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-37, BLOCK Q
BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
TOTAL OPEN SPACE LOTS 5
BEING A REPLAT
OF
LOT 74 BLOCK H
OUT OF
HOMESTEAD PHASE I
SITUATED WITHIN
TRACT 6 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
NOVEMBER 2024

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

I(we) the undersigned owner(s) of the land shown on this plat, and designated herein as the HOMESTEAD PHASE II subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I(we) further certify that all other parties who have a mortgage or lien interest in the HOMESTEAD PHASE II subdivision have been notified and signed this plat. I(we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I(we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I(we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I(we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I(we) may have as a result of the dedication of exactions made herein.

SH DEV KLUTTS ROCKWALL, LLC.

Jay Hankla

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JAY HANKLA,
known to me to be the person whose name is subscribed to the foregoing instrument, and
acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

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 _____, 2024.

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

WITNESS OUR HANDS, this _____ day of _____, 2024.

Mayor, City of Rockwall

Planning & Zoning Commission

City Secretary

City Engineer

FINAL PLAT
OF
HOMESTEAD PHASE II
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
LOTS 1-3 & 32-39, BLOCK K
LOTS 1-9 BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-37, BLOCK Q
BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
TOTAL OPEN SPACE LOTS 5
BEING A REPLAT
OF
LOT 74 BLOCK H
OUT OF
HOMESTEAD PHASE I
SITUATED WITHIN
TRACT 6 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
NOVEMBER 2024



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: December 10, 2024
APPLICANT: Meredith Joyce; *Michael Joyce Properties*
CASE NUMBER: P2024-040; *Final Plat for Phase 2 of the Homestead Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Jay Hankla of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat for Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of 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

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 48.170-acre tract of land (*i.e. Tract 6 of the J. A. Ramsey Survey, Abstract No. 186*) for the purpose of establishing Phase 2 of the Homestead Subdivision, which will consist of 168 single-family residential lots and five (5) open space lots (*i.e. Lots 1-31, Block A; Lots 1-30, Block B; Lots 1-15, Block C; Lots 1-8 & 42, Block D; Lots 63-72, Block H; Lots 1-3, 32-39, Block K; Lots 1-9, Block O; Lots 1-21, Block P; Lots 1-37; Block Q, Homestead Phase 2 Subdivision*). Concurrently with this request, the applicant has submitted a PD Site Plan [Case No. SP2024-049] in accordance with the requirements of the Planned Development District Ordinance.
- ☑ Background. 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, 2021, 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 20, 2022, the City Council approved a final plat [Case No. P2022-023] for the subject property. On September 19, 2022, the City Council approved a preliminary plat [Case No. P2022-042] and a master plat [Case No. P2022-043] for the subject property. On November 21, 2022, the City Council approved a final plat [Case No. P2024-055] for the subject property.
- ☑ Parks Board. On December 3, 2024, 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 \$92,195.04 (*i.e. \$548.78 x 168 Lots*).
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this 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, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.
- ☑ Conditions of Approval. 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.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Final Plat for Phase 2 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 release of the civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; 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.

PROJECT COMMENTS



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

DATE: 11/21/2024

PROJECT NUMBER: P2024-040
PROJECT NAME: Site Plan for Homestead
SITE ADDRESS/LOCATIONS: FM 1139 and FM 549

CASE CAPTION: Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Jay Hankla of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat for Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of 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 | 11/21/2024 | Needs Review |

11/21/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Final Plat for Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of 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 (P2024-040) in the lower right-hand corner of all pages on future submittals.
- M.4 The proposed final plat has 11 lots that vary from the approved concept plan and there are five (5) lots that fail to meet the lot minimums per the zoning ordinance. (PD-92; Ordinance No. 21-24)
- (1) Lots that vary from the Concept Plan due to the rear property width:
 - (a) Lot 15, Block A; Lot 15, Block B; Lots 11-14, Block C; Lot 32, Block K; Lot 8, Block O
 - (2) Lots that vary from the Concept Plan due to the front property width:
 - (a) Lot 63 & 68, Block H; Lot 15, Block P
 - (3) Lots that fail to meet the zoning ordinance due to the lot depth:
 - (a) Lots 1-3, Block K
 - (4) Lots that fail to meet the zoning ordinance due to the rear property width:
 - (a) Lots 33 & 34, Block K
- M.5 Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- M.6 Please remove the notary for the surveyor; the surveyor's seal serves this purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please use the Standard City Signature Block for Final Plats as depicted in the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please include the General Notes from the Subdivision Ordinance Section 38-7(1)(A)(1)(b). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.9 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.

I.10 The projected meeting dates for this case are as follows:

- Planning and Zoning Work Session: November 26, 2024
- Parks Board: December 3, 2024
- Planning and Zoning: December 10, 2024
- City Council: December 16, 2024

I.11 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 | Madelyn Price | 11/19/2024 | Approved w/ Comments |

- 11/19/2024: 1. Existing Temporary ROW and abandonment needs to be called out.
2. 10' utility easement required along roadways, including on HOA lots.
3. Show and call out floodplain and wetland/WOTUS. Floodplain and wetland/WOTUS must be within a drainage easement. Must have an approved flood study.
4. Need to insert City Standard plat verbiage and notes on sheet 6 (Non-standard street lights, signage, detention, etc.)
5. Park must be platted with new drainage easements for detention, to be maintained by HOA. Utility easements required south of Lawhorn.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|-------------------|
| BUILDING | Craig Foshee | 11/20/2024 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| FIRE | Ariana Kistner | 11/18/2024 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------------|----------------|-------------------|
| GIS | Lance Singleton | 11/18/2024 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------------|----------------|-------------------|
| POLICE | Chris Cleveland | 11/18/2024 | Approved |

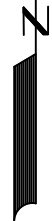
No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|-------------------|
| PARKS | Travis Sales | 11/19/2024 | Approved |

No Comments

0 50 100 200

SCALE: 1" = 100'



POINT OF BEGINNING

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

Existing Temporary
ROW and
abandonment needs
to be called out.

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

$\Delta = 01^{\circ}48'27''$
 $R = 1310.00'$
 $L = 41.32'$
 $C = 41.32'$
 $B = N00^{\circ}01'47''W$

$S44^{\circ}38'47''W$
42.85'

$S89^{\circ}05'02''W$
74.67'

$\Delta = 16^{\circ}45'51''$
 $R = 100.00'$
 $L = 29.26'$
 $C = 29.15'$
 $B = S80^{\circ}42'06''W$

$\Delta = 16^{\circ}45'51''$
 $R = 100.00'$
 $L = 29.26'$
 $C = 29.15'$
 $B = S80^{\circ}42'06''W$

HOMESTEAD PHASE I
DOC. NO. 2023000007184

TOBIAS LANE
(50' R.O.W.)

$\Delta = 20^{\circ}44'01''$
 $R = 1125.00'$
 $L = 407.10'$
 $C = 404.88'$
 $B = N78^{\circ}43'02''E$

MONTANO DRIVE (50' R.O.W.)

CORBIN LANE (50' R.O.W.)

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

LOT 1 BLOCK D
OPEN SPACE - 1.374 AC.

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

LOT 42 BLOCK D - OPEN SPACE

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-----------|------------|----------|---------|---------|-------------|
| 1. | 16°45'51" | 100.00' | 29.26' | 29.15' | S82°32'02"E |
| 2. | 17°06'53" | 1415.00' | 422.67' | 421.10' | N80°31'35"E |
| 3. | 19°21'04" | 1270.00' | 428.93' | 426.90' | N79°24'30"E |
| 4. | 03°23'58" | 1005.00' | 59.63' | 59.62' | S18°25'19"E |
| 5. | 15°48'22" | 1005.00' | 277.25' | 276.37' | S08°49'09"E |
| 6. | 09°12'19" | 1145.00' | 183.96' | 183.76' | N05°31'07"W |
| 7. | 56°38'26" | 250.00' | 247.14' | 237.20' | N27°24'15"E |
| 8. | 07°51'51" | 1560.00' | 214.12' | 213.95' | N51°47'32"E |
| 9. | 06°31'07" | 1560.00' | 177.48' | 177.38' | N44°36'03"E |
| 10. | 48°46'34" | 250.00' | 212.83' | 206.46' | S66°31'41"E |
| 11. | 105°57'09" | 50.00' | 92.46' | 79.84' | N72°58'39"E |
| 12. | 164°11'55" | 50.00' | 143.29' | 99.05' | N45°41'12"W |
| 13. | 28°44'16" | 50.00' | 25.08' | 24.82' | S22°57'30"E |

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|---------------|----------|
| 1. | S 45°55'29" E | 42.43' |
| 2. | N 89°05'02" E | 5.15' |
| 3. | N 44°02'32" E | 28.26' |
| 4. | N 45°57'28" W | 28.30' |
| 5. | N 26°17'51" E | 28.29' |
| 6. | N 61°34'42" W | 27.34' |
| 7. | S 44°05'02" W | 28.28' |
| 8. | S 45°54'58" E | 28.28' |
| 9. | N 00°54'58" W | 48.22' |
| 10. | S 88°30'05" E | 29.65' |
| 11. | S 42°08'24" E | 15.17' |
| 12. | N 00°20'59" W | 27.39' |
| 13. | N 44°18'48" E | 28.40' |
| 14. | N 45°41'12" W | 21.13' |
| 15. | S 44°18'48" W | 21.30' |
| 16. | S 44°18'48" W | 24.40' |
| 17. | N 57°05'07" W | 17.96' |
| 18. | S 00°54'58" E | 63.00' |

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

10' utility easement
required along
roadways, including
on HOA lots.

FINAL PLAT
OF

HOMESTEAD PHASE I I

LOTS 1-31, BLOCK A

LOTS 1-30, BLOCK B

LOTS 1-15, BLOCK C

LOTS 1-8 & 42, BLOCK D

LOTS 63-72, BLOCK H

LOTS 1-3 & 32-39, BLOCK K

LOTS 1-9 BLOCK O

LOTS 1-21, BLOCK P

LOTS 1-37, BLOCK Q

BEING 48.170 ACRES OR 2,098,330.11 SF

TOTAL RESIDENTIAL LOTS 168

TOTAL OPEN SPACE LOTS 5

BEING A REPLAT

OF

LOT 74 BLOCK H

OUT OF

HOMESTEAD PHASE I

SITUATED WITHIN

TRACT 6 OF THE J.A. RAMSEY SURVEY,

ABSTRACT NO. 186

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

SH DEV KLUTTS ROCKWALL, LLC.

2400 DALLAS PARKWAY, STE. 460

PLANO, TEXAS 75093

NOVEMBER 2024

CASE NO. P2024-XXX

SCALE 1"=100'

SHEET 1 OF 4

PREPARED BY
CORWIN ENGINEERING, INC.

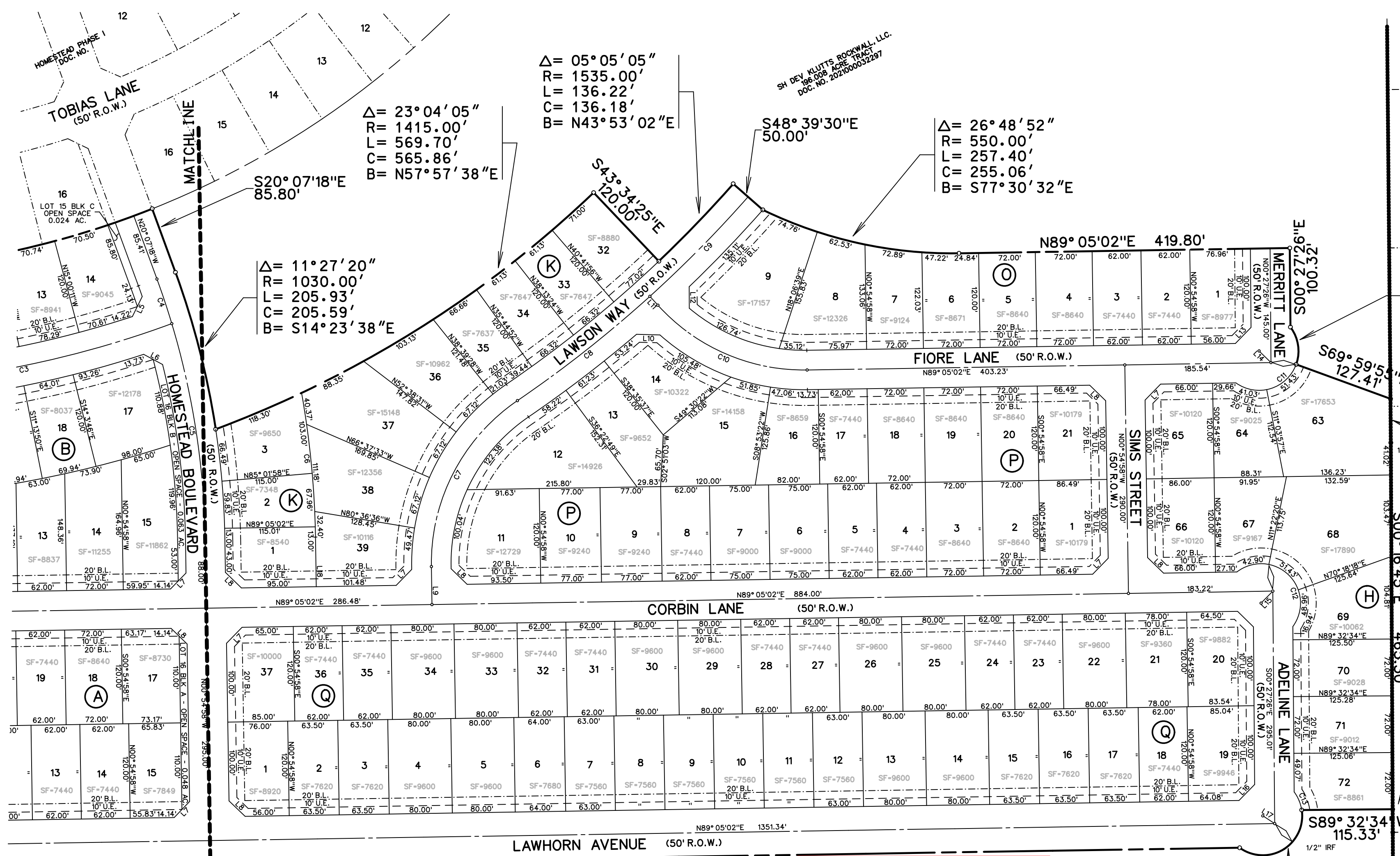
TBPELS #10031700

200 W. BELMONT, SUITE E

ALLEN, TEXAS 75013

972-396-1200

0 50 100 200
SCALE: 1" = 100'



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

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

FINAL PLAT
OF
HOMESTEAD PHASE I I
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
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TRACT 6 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

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

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

NOVEMBER 2024 SCALE 1"=100'
CASE NO. P2024-XXX SHEET 2 OF 4

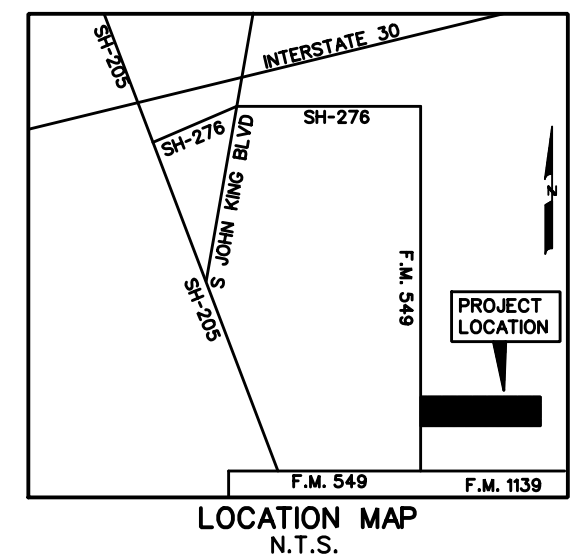
- NOTES:
- Bearings are referenced to a 196.008 acre tract, as recorded in Deed in the Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line
U.E. - Utility Easements
C.M. - Controlling Monument
D.E. - Drainage Easement
--- City Limits Line
--- Street Name Change
 - The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
 - 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, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
 - Please refer to Sheet 1 of plan set for NTMWD notes.

-Show and call out floodplain and wetland/WOTUS
- Floodplain and wetland/WOTUS must be within a drainage easement.
- Must have an approved flood study

Need to insert City Standard plat verbiage and notes on sheet 6 (Non-standard street lights, signage, detention, etc.)

Park must be platted with new drainage easements for detention, to be maintained by HOA.

Utility easements required south of Lawhorn.





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 A0186 J A Ramsey, Lot 6-02, 144.5137; FM 549

SUBDIVISION Homestead

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 Single Family Residential

PROPOSED ZONING

PROPOSED USE Single Family Residential

ACREAGE 48.170

LOTS [CURRENT]

LOTS [PROPOSED] 168

- ☒ **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 Jay Hankla

CONTACT PERSON Meredith Joyce

ADDRESS 2400 Dallas Parkway, Ste. 460

ADDRESS 767 Justin Road

CITY, STATE & ZIP Plano, TX 75093

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-694-6394

E-MAIL land@shaddockhomes.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

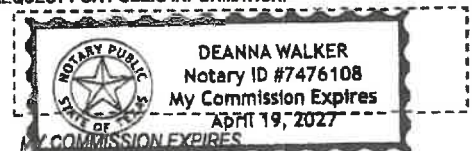
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES HANKLA [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

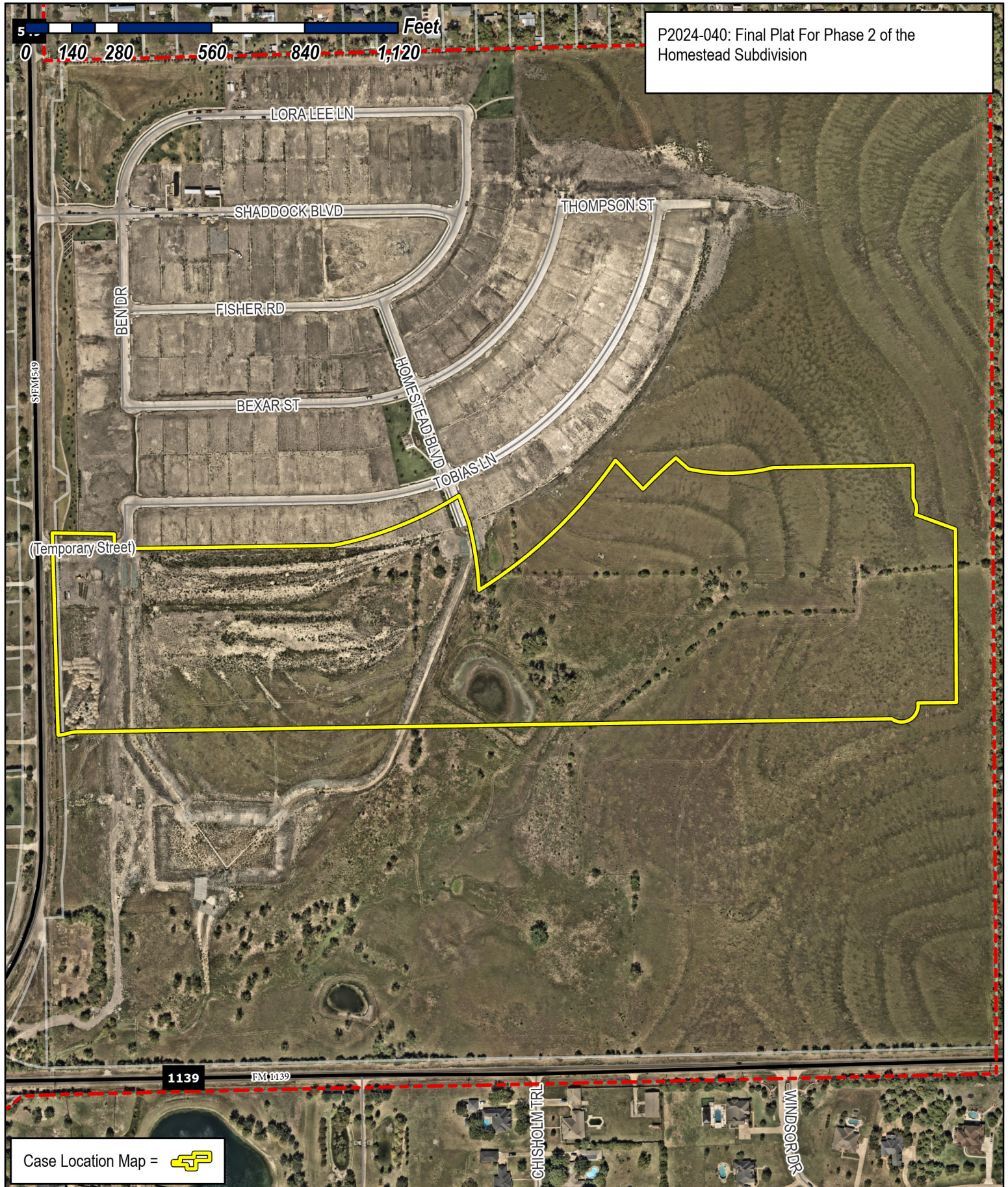
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1,263.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF NOVEMBER, 2024. BY SIGNING THIS APPLICATION, 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 15 DAY OF NOVEMBER, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





City of Rockwall

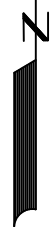
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



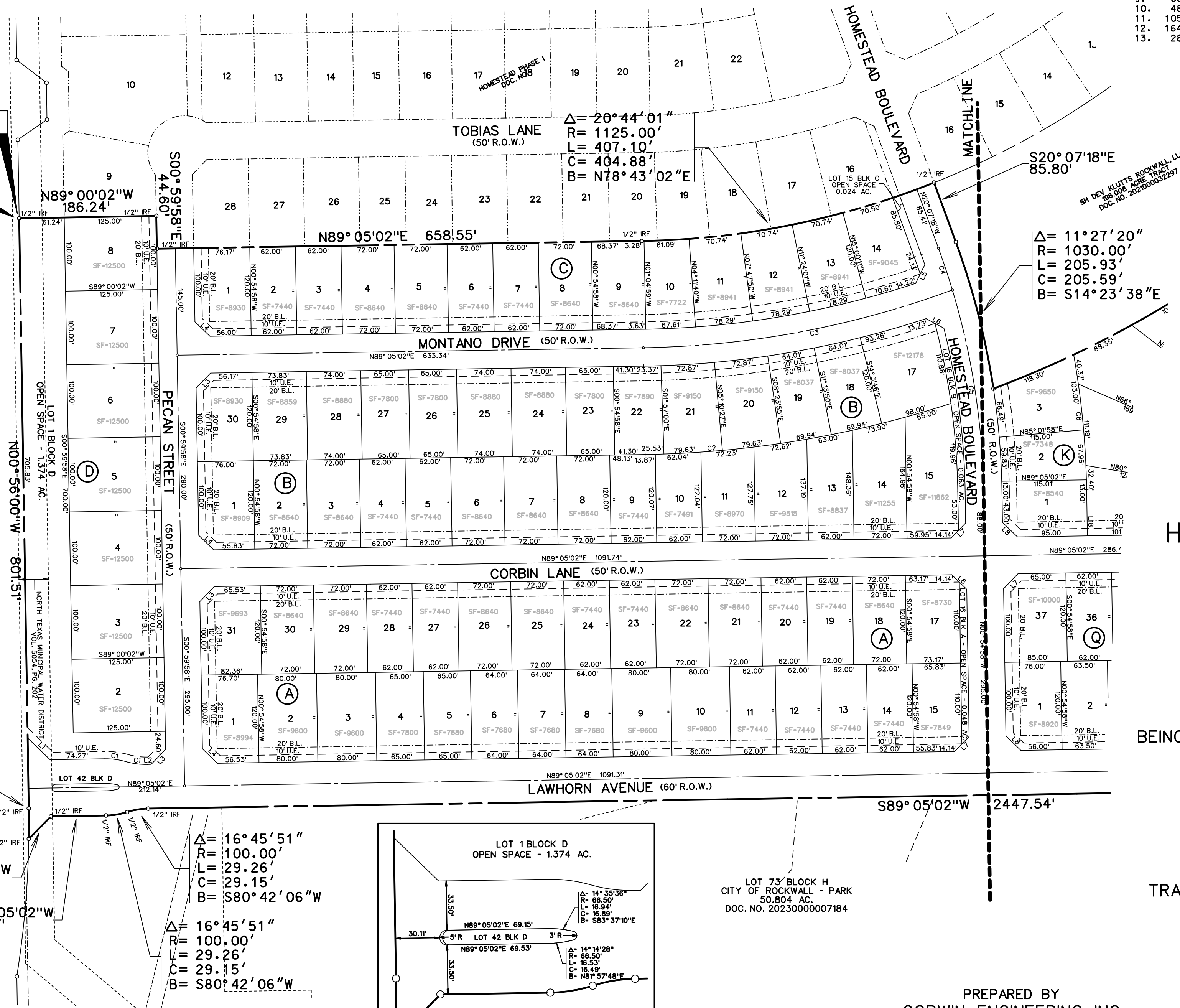
0 50 100 200

SCALE: 1" = 100'



POINT OF BEGINNING

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



CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-----------|------------|----------|---------|---------|-------------|
| 1. | 16°45'51" | 100.00' | 29.26' | 29.15' | S82°32'02"E |
| 2. | 17°06'53" | 1415.00' | 422.67' | 421.10' | N80°31'35"E |
| 3. | 19°21'04" | 1270.00' | 428.93' | 426.90' | N79°24'30"E |
| 4. | 03°23'58" | 1005.00' | 59.63' | 59.62' | S18°25'19"E |
| 5. | 15°48'22" | 1005.00' | 277.25' | 276.37' | S08°49'09"E |
| 6. | 09°12'19" | 1145.00' | 183.96' | 183.76' | N05°31'07"W |
| 7. | 56°38'26" | 250.00' | 247.14' | 237.20' | N27°24'15"E |
| 8. | 07°51'51" | 1560.00' | 214.12' | 213.95' | N51°47'32"E |
| 9. | 06°31'07" | 1560.00' | 177.48' | 177.38' | N44°36'03"E |
| 10. | 48°46'34" | 250.00' | 212.83' | 206.46' | S66°31'41"E |
| 11. | 105°57'09" | 50.00' | 92.46' | 79.84' | N72°58'39"E |
| 12. | 164°11'55" | 50.00' | 143.29' | 99.05' | N45°41'12"W |
| 13. | 28°44'16" | 50.00' | 25.08' | 24.82' | S22°57'30"E |

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|---------------|----------|
| 1. | S 45°55'29" E | 42.43' |
| 2. | N 89°05'02" E | 5.15' |
| 3. | N 44°02'32" E | 28.26' |
| 4. | N 45°57'28" W | 28.30' |
| 5. | N 26°17'51" E | 28.29' |
| 6. | N 61°34'42" W | 27.34' |
| 7. | S 44°05'02" W | 28.28' |
| 8. | S 45°54'58" E | 28.28' |
| 9. | N 00°54'58" W | 48.22' |
| 10. | S 88°30'05" E | 29.65' |
| 11. | S 42°08'24" E | 15.17' |
| 12. | N 00°20'59" W | 27.39' |
| 13. | N 44°18'48" E | 28.40' |
| 14. | N 45°41'12" W | 21.13' |
| 15. | S 44°18'48" W | 21.30' |
| 16. | S 44°18'48" W | 24.40' |
| 17. | N 57°05'07" W | 17.96' |
| 18. | S 00°54'58" E | 63.00' |

FINAL PLAT
OF

HOMESTEAD PHASE II

LOTS 1-31, BLOCK A

LOTS 1-30, BLOCK B

LOTS 1-15, BLOCK C

LOTS 1-8 & 42, BLOCK D

LOTS 63-72, BLOCK H

LOTS 1-3 & 32-39, BLOCK K

LOTS 1-9 BLOCK O

LOTS 1-21, BLOCK P

LOTS 1-37, BLOCK Q

BEING 48.170 ACRES OR 2,098,330.11 SF

TOTAL RESIDENTIAL LOTS 168

TOTAL OPEN SPACE LOTS 5

BEING A REPLAT

OF

LOT 74 BLOCK H

OUT OF

HOMESTEAD PHASE I

SITUATED WITHIN

TRACT 6 OF THE J.A. RAMSEY SURVEY,

ABSTRACT NO. 186

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

SH DEV KLUTTS ROCKWALL, LLC.

2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

NOVEMBER 2024

SCALE 1"=100'

CASE NO. P2024-XXX

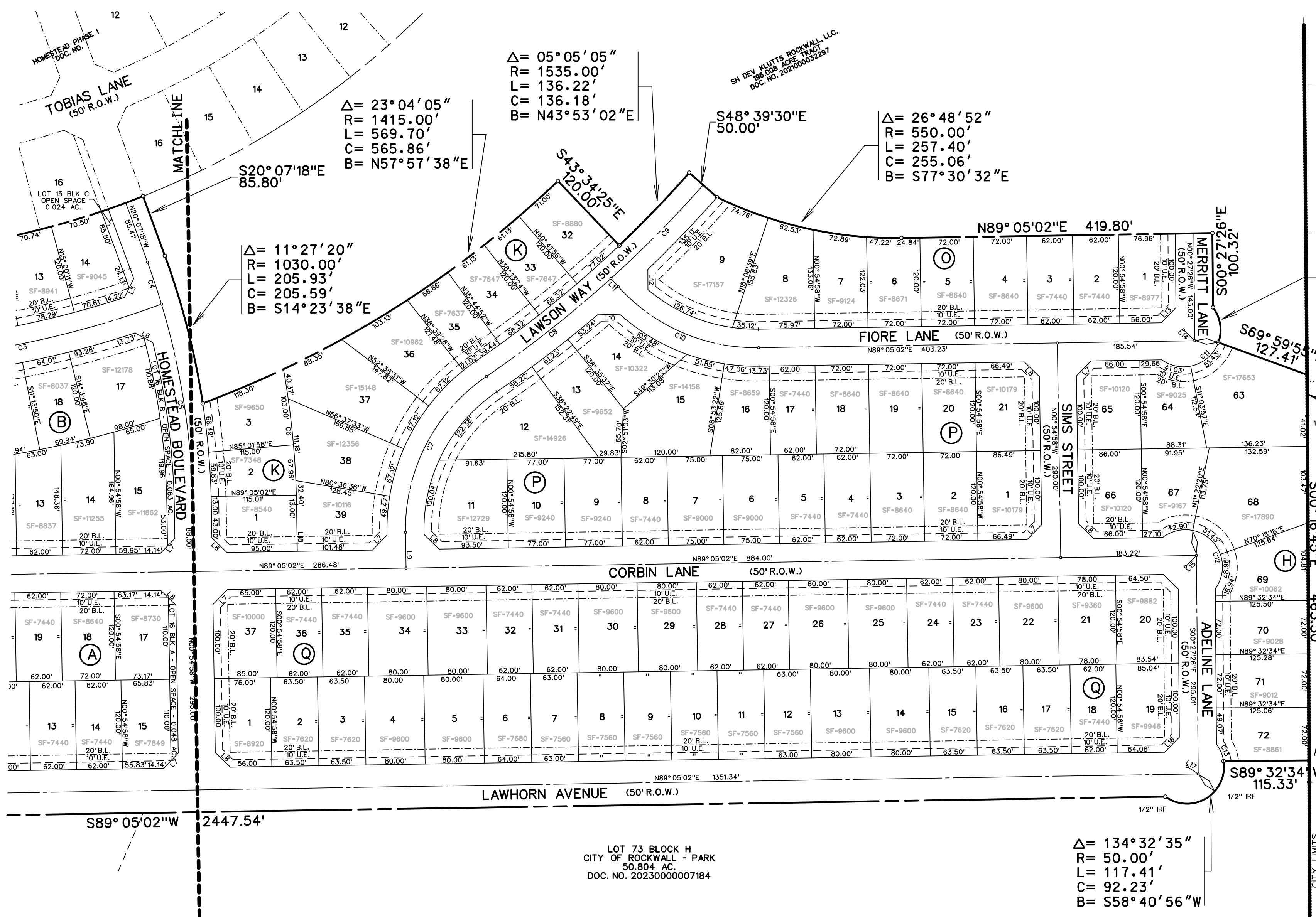
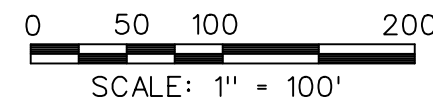
SHEET 1 OF 4

PREPARED BY
CORWIN ENGINEERING, INC.

TBPELS #10031700

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013

972-396-1200



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

$S00^{\circ}31'05''E$
55.64'

$S00^{\circ}16'45''E$
465.30'

$S89^{\circ}32'34''W$
115.33'

$\Delta = 134^{\circ}32'35''$
 $R = 50.00'$
 $L = 117.41'$
 $C = 92.23'$
 $B = S58^{\circ}40'56''W$

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

FINAL PLAT
OF
HOMESTEAD PHASE I I
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
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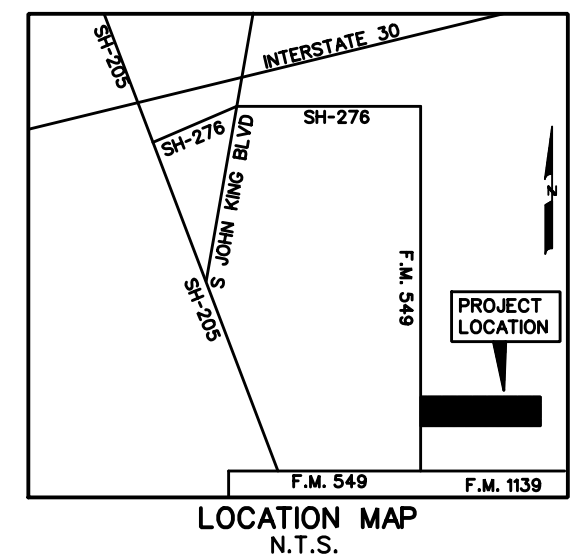
BEING A REPLAT
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IN THE
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PLANO, TEXAS 75093

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

NOVEMBER 2024 SCALE 1"=100'
CASE NO. P2024-XXX SHEET 2 OF 4

- NOTES:
- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line
U.E. - Utility Easements
C.M. - Controlling Monument
D.E. - Drainage Easement
--- City Limits Line
◇ - Street Name Change
 - The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
 - 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, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
 - Please refer to Sheet 1 of plan set for NTMWD notes.



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

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

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

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

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

THENCE, South 20° 07'18" East, departing said south line, for a distance of 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 right, having a radius of 1030.00 feet, a central angle of 11° 27'20";

THENCE, continuing along said curve to the right for an arc distance 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 curve to the left, having a radius of 1415.00 feet, a central angle of 23° 04'05";

THENCE, continuing along said curve to the left for an arc distance of 569.70 feet (Chord Bearing North 57° 57'38" East - 565.86 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 43° 34'25" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 1535.00 feet, a central angle of 05° 05'05";

THENCE, along said curve to the left for an arc distance of 136.22 feet (Chord Bearing North 43° 53'02" East - 136.18 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

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

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

THENCE, North 89° 05'02" East, for a distance of 419.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

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

THENCE, continuing along said curve to the right for an arc distance of 50.03 feet (Chord Bearing South 08° 39'49" East - 47.97 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

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

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

THENCE, South 00° 16'45" East, continuing along said lines, for a distance of 465.30 feet, to a 1/2 inch iron rod found at the most easterly northeast corner of a 50.804 acre tract, as recorded in Doc. No. 20230000007184 in said Deed Records;

THENCE, South 89° 32'34" West, departing said east and west lines and along the north line of said 50.804 acre tract, for a distance of 115.33 feet, to a 1/2 inch iron rod found on a curve to the right, having a radius of 50.00 feet, a central angle of 134° 32'35";

THENCE, along the north line of said 50.804 acre tract and with said curve to the right for an arc distance of 117.41 feet (Chord Bearing South 58° 40'56" West - 92.23 feet), to a 1/2 inch iron rod found;

THENCE, South 89° 05'02" West, continuing along said north line, for a distance of 2447.54 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 16° 45'51";

THENCE, continuing along said north and with curve to the left for an arc distance of 29.26 feet (Chord Bearing South 80° 42'06" West - 29.15 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 16° 45'51";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 29.26 feet (Chord Bearing South 80° 42'06" West - 29.15 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 89° 05'02" West, continuing along said north line, for a distance of 74.67 feet, to a 1/2 inch iron rod found;

THENCE, South 44° 38'47" West, continuing along said north line, for a distance of 42.85 feet, to a 1/2 inch iron rod found at the most westerly northwest corner of said 50.804 acre tract and being in the west line of said Homestead Phase I same being in the east line of said F.M. 548, being on a curve to the left, having a radius of 1310.00 feet, a central angle of 01° 48'27";

THENCE, along said east and west lines with curve to the left for an arc distance of 41.32 feet (Chord Bearing North 00° 01'47" West - 41.32 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 00° 56'00" West, continuing along said east and west lines, for a distance of 801.51 feet, to the POINT OF BEGINNING and containing 48.170 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2024.

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 same for the purpose and consideration therein expressed.

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

NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT
OF
HOMESTEAD PHASE I I
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
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LOTS 1-9 BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-37, BLOCK Q
BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
TOTAL OPEN SPACE LOTS 5
BEING A REPLAT
OF
LOT 74 BLOCK H
OUT OF
HOMESTEAD PHASE I
SITUATED WITHIN
TRACT 6 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
NOVEMBER 2024

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

I(we) the undersigned owner(s) of the land shown on this plat, and designated herein as the HOMESTEAD PHASE II subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I(we) further certify that all other parties who have a mortgage or lien interest in the HOMESTEAD PHASE II subdivision have been notified and signed this plat. I(we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I(we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I(we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I(we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I(we) may have as a result of the dedication of exactions made herein.

SH DEV KLUTTS ROCKWALL, LLC.

Jay Hankla

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JAY HANKLA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

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 _____, 2024.

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 _____, 2024.

Mayor, City of Rockwall

Planning & Zoning Commission

City Secretary

City Engineer

FINAL PLAT
OF
HOMESTEAD PHASE II
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
LOTS 1-3 & 32-39, BLOCK K
LOTS 1-9 BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-37, BLOCK Q
BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
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2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
NOVEMBER 2024



CITY OF ROCKWALL

CITY COUNCIL COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: December 16, 2024
APPLICANT: Meredith Joyce; *Michael Joyce Properties*
CASE NUMBER: P2024-040; *Final Plat for Phase 2 of the Homestead Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Jay Hankla of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat for Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of 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

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 48.170-acre tract of land (*i.e. Tract 6 of the J. A. Ramsey Survey, Abstract No. 186*) for the purpose of establishing Phase 2 of the Homestead Subdivision, which will consist of 168 single-family residential lots and five (5) open space lots (*i.e. Lots 1-31, Block A; Lots 1-30, Block B; Lots 1-15, Block C; Lots 1-8 & 42, Block D; Lots 63-72, Block H; Lots 1-3, 32-39, Block K; Lots 1-9, Block O; Lots 1-21, Block P; Lots 1-37; Block Q, Homestead Phase 2 Subdivision*). Concurrently with this request, the applicant has submitted a PD Site Plan [Case No. SP2024-049] in accordance with the requirements of the Planned Development District Ordinance.
- ☑ Background. 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, 2021, 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 20, 2022, the City Council approved a final plat [Case No. P2022-023] for the subject property. On September 19, 2022, the City Council approved a preliminary plat [Case No. P2022-042] and a master plat [Case No. P2022-043] for the subject property. On November 21, 2022, the City Council approved a final plat [Case No. P2024-055] for the subject property.
- ☑ Parks Board. On December 3, 2024, 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 \$92,195.04 (*i.e. \$548.78 x 168 Lots*).
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this 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, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.
- ☑ Conditions of Approval. 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.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for Phase 2 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 release of the civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; 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 December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 6-0, with Commissioner 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 A0186 J A Ramsey, Lot 6-02, 144.5137; FM 549

SUBDIVISION Homestead

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 Single Family Residential

PROPOSED ZONING

PROPOSED USE Single Family Residential

ACREAGE 48.170

LOTS [CURRENT]

LOTS [PROPOSED] 168

- ☒ **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 Jay Hankla

CONTACT PERSON Meredith Joyce

ADDRESS 2400 Dallas Parkway, Ste. 460

ADDRESS 767 Justin Road

CITY, STATE & ZIP Plano, TX 75093

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-694-6394

E-MAIL land@shaddockhomes.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

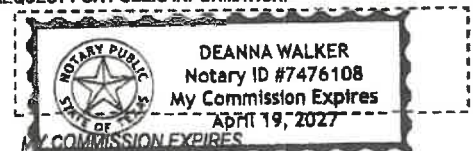
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES HANKLA [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

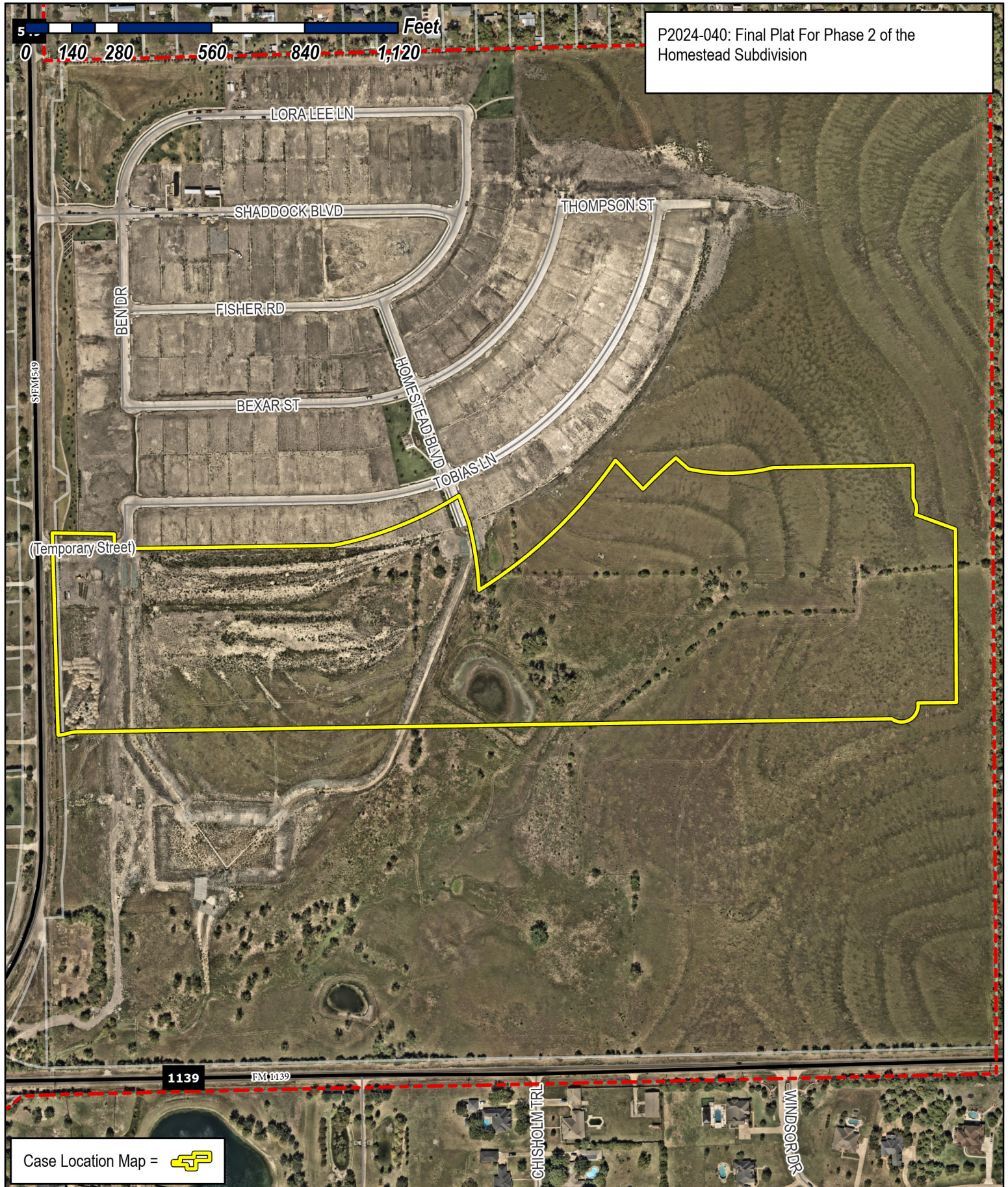
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1,263.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF NOVEMBER, 2024. BY SIGNING THIS APPLICATION, 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 15 DAY OF NOVEMBER, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





City of Rockwall

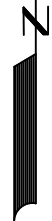
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



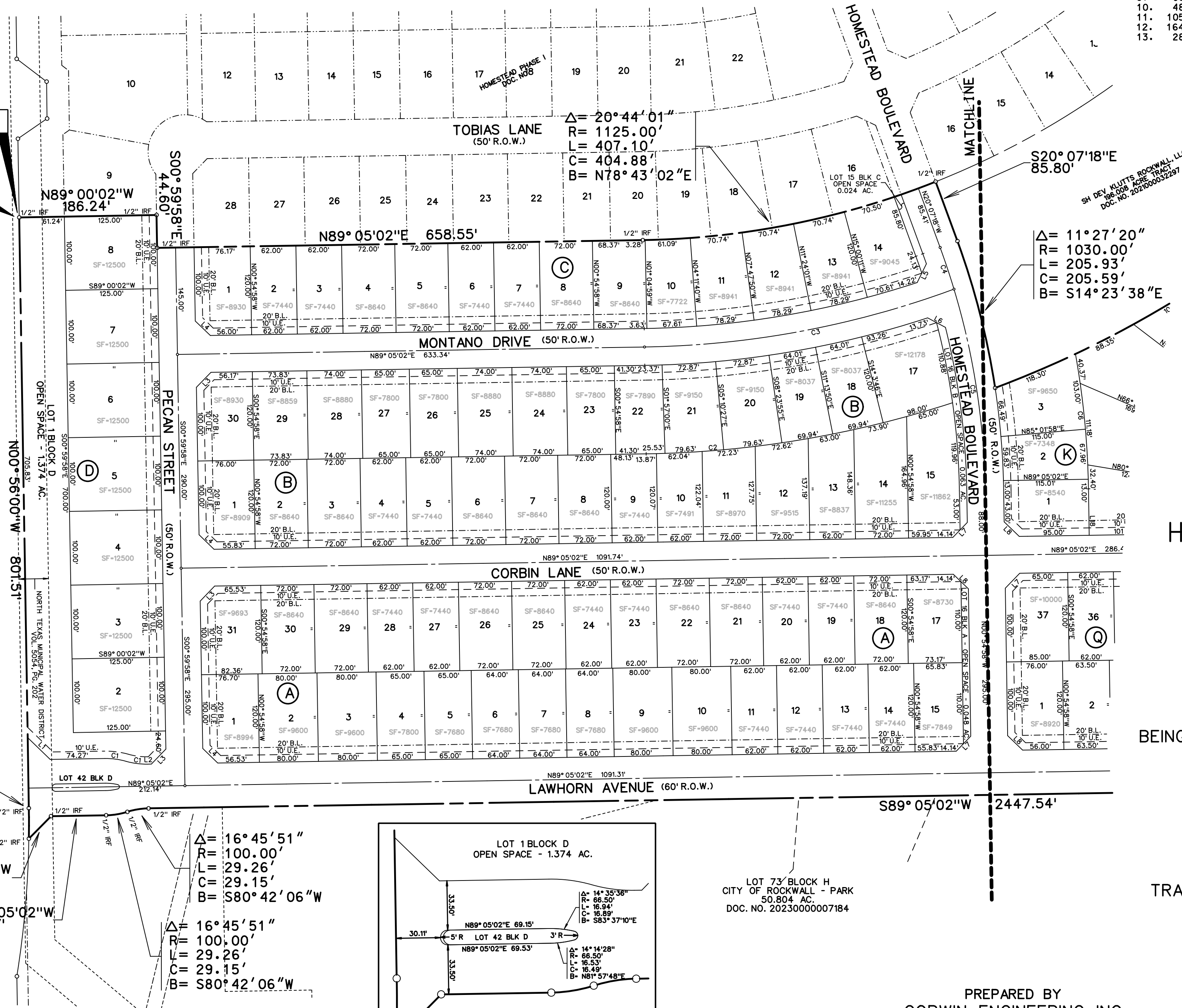
0 50 100 200

SCALE: 1" = 100'



POINT OF BEGINNING

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



CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-----------|------------|----------|---------|---------|-------------|
| 1. | 16°45'51" | 100.00' | 29.26' | 29.15' | S82°32'02"E |
| 2. | 17°06'53" | 1415.00' | 422.67' | 421.10' | N80°31'35"E |
| 3. | 19°21'04" | 1270.00' | 428.93' | 426.90' | N79°24'30"E |
| 4. | 03°23'58" | 1005.00' | 59.63' | 59.62' | S18°25'19"E |
| 5. | 15°48'22" | 1005.00' | 277.25' | 276.37' | S08°49'09"E |
| 6. | 09°12'19" | 1145.00' | 183.96' | 183.76' | N05°31'07"W |
| 7. | 56°38'26" | 250.00' | 247.14' | 237.20' | N27°24'15"E |
| 8. | 07°51'51" | 1560.00' | 214.12' | 213.95' | N51°47'32"E |
| 9. | 06°31'07" | 1560.00' | 177.48' | 177.38' | N44°36'03"E |
| 10. | 48°46'34" | 250.00' | 212.83' | 206.46' | S66°31'41"E |
| 11. | 105°57'09" | 50.00' | 92.46' | 79.84' | N72°58'39"E |
| 12. | 164°11'55" | 50.00' | 143.29' | 99.05' | N45°41'12"W |
| 13. | 28°44'16" | 50.00' | 25.08' | 24.82' | S22°57'30"E |

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|---------------|----------|
| 1. | S 45°55'29" E | 42.43' |
| 2. | N 89°05'02" E | 5.15' |
| 3. | N 44°02'32" E | 28.26' |
| 4. | N 45°57'28" W | 28.30' |
| 5. | N 26°17'51" E | 28.29' |
| 6. | N 61°34'42" W | 27.34' |
| 7. | S 44°05'02" W | 28.28' |
| 8. | S 45°54'58" E | 28.28' |
| 9. | N 00°54'58" W | 48.22' |
| 10. | S 88°30'05" E | 29.65' |
| 11. | S 42°08'24" E | 15.17' |
| 12. | N 00°20'59" W | 27.39' |
| 13. | N 44°18'48" E | 28.40' |
| 14. | N 45°41'12" W | 21.13' |
| 15. | S 44°18'48" W | 21.30' |
| 16. | S 44°18'48" W | 24.40' |
| 17. | N 57°05'07" W | 17.96' |
| 18. | S 00°54'58" E | 63.00' |

FINAL PLAT
OF

HOMESTEAD PHASE II

LOTS 1-31, BLOCK A

LOTS 1-30, BLOCK B

LOTS 1-15, BLOCK C

LOTS 1-8 & 42, BLOCK D

LOTS 63-72, BLOCK H

LOTS 1-3 & 32-39, BLOCK K

LOTS 1-9 BLOCK O

LOTS 1-21, BLOCK P

LOTS 1-37, BLOCK Q

BEING 48.170 ACRES OR 2,098,330.11 SF

TOTAL RESIDENTIAL LOTS 168

TOTAL OPEN SPACE LOTS 5

BEING A REPLAT

OF

LOT 74 BLOCK H

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ROCKWALL COUNTY, TEXAS

OWNER

SH DEV KLUTTS ROCKWALL, LLC.

2400 DALLAS PARKWAY, STE. 460

PLANO, TEXAS 75093

NOVEMBER 2024

SCALE 1"=100'

CASE NO. P2024-XXX

SHEET 1 OF 4

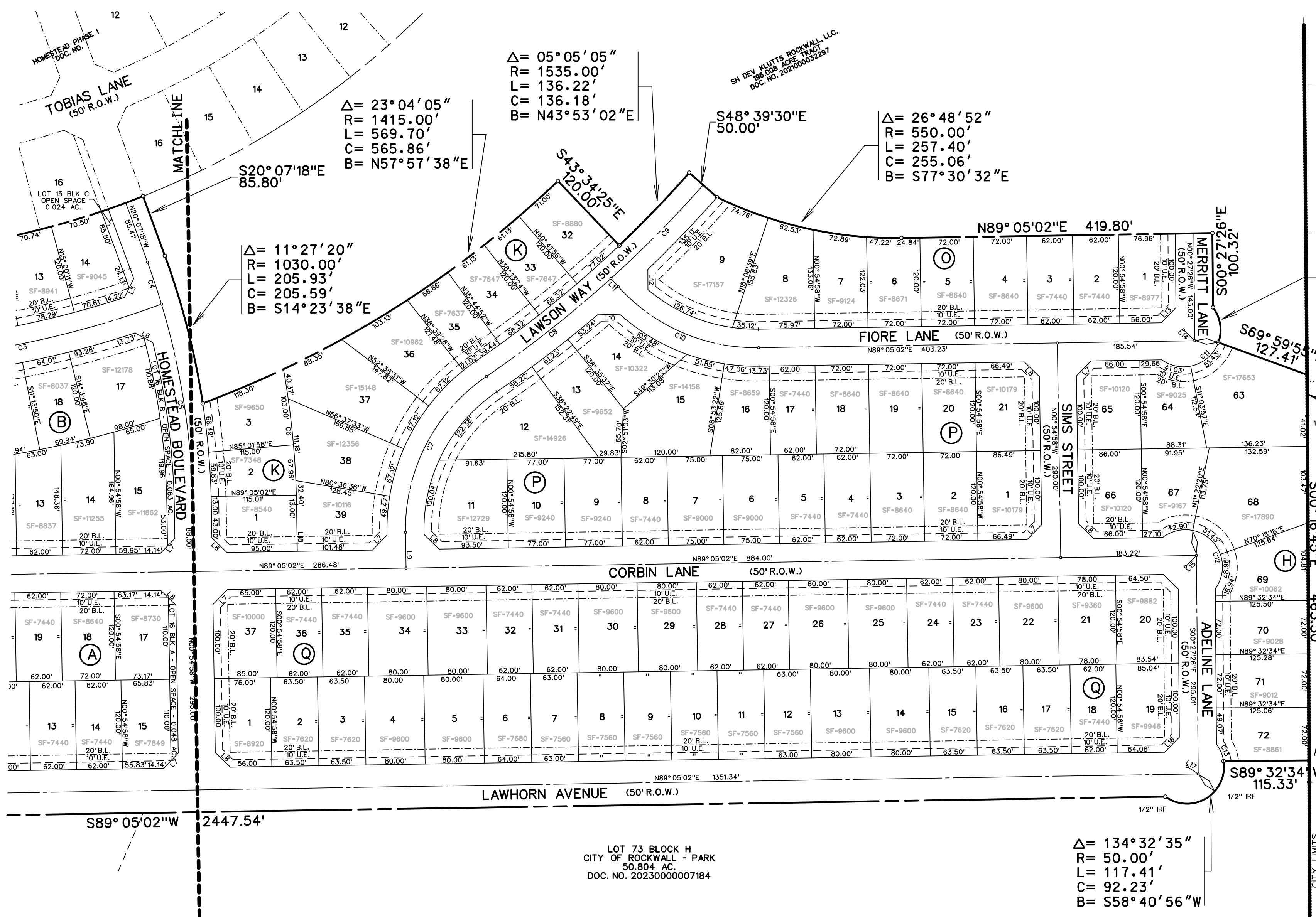
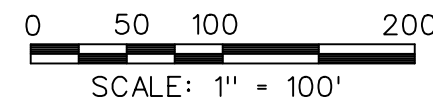
PREPARED BY
CORWIN ENGINEERING, INC.

TBPELS #10031700

200 W. BELMONT, SUITE E

ALLEN, TEXAS 75013

972-396-1200



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

$S00^{\circ}31'05''E$
55.64'

$S00^{\circ}16'45''E$
465.30'

$S89^{\circ}32'34''W$
115.33'

$\Delta = 134^{\circ}32'35''$
 $R = 50.00'$
 $L = 117.41'$
 $C = 92.23'$
 $B = S58^{\circ}40'56''W$

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

FINAL PLAT
OF
HOMESTEAD PHASE I I
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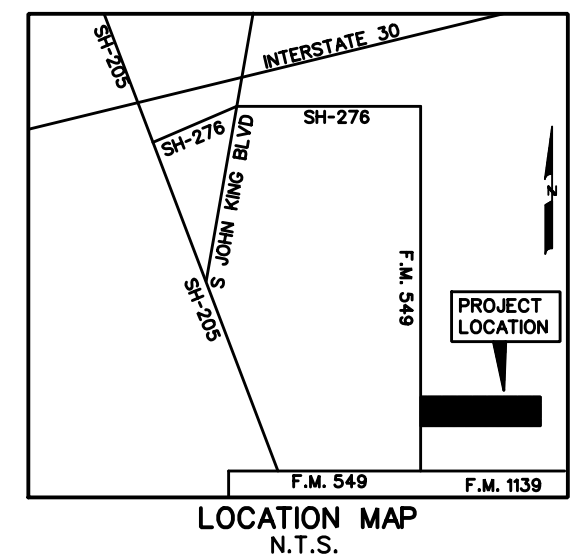
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PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

NOVEMBER 2024 SCALE 1"=100'
CASE NO. P2024-XXX SHEET 2 OF 4

- NOTES:
- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line
U.E. - Utility Easements
C.M. - Controlling Monument
D.E. - Drainage Easement
--- City Limits Line
--- Street Name Change
 - The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
 - 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, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
 - Please refer to Sheet 1 of plan set for NTMWD notes.



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

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

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

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

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

THENCE, South 20° 07'18" East, departing said south line, for a distance of 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 right, having a radius of 1030.00 feet, a central angle of 11° 27'20";

THENCE, continuing along said curve to the right for an arc distance 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 curve to the left, having a radius of 1415.00 feet, a central angle of 23° 04'05";

THENCE, continuing along said curve to the left for an arc distance of 569.70 feet (Chord Bearing North 57° 57'38" East - 565.86 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 43° 34'25" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 1535.00 feet, a central angle of 05° 05'05";

THENCE, along said curve to the left for an arc distance of 136.22 feet (Chord Bearing North 43° 53'02" East - 136.18 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

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

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

THENCE, North 89° 05'02" East, for a distance of 419.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

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

THENCE, continuing along said curve to the right for an arc distance of 50.03 feet (Chord Bearing South 08° 39'49" East - 47.97 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

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

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

THENCE, South 00° 16'45" East, continuing along said lines, for a distance of 465.30 feet, to a 1/2 inch iron rod found at the most easterly northeast corner of a 50.804 acre tract, as recorded in Doc. No. 20230000007184 in said Deed Records;

THENCE, South 89° 32'34" West, departing said east and west lines and along the north line of said 50.804 acre tract, for a distance of 115.33 feet, to a 1/2 inch iron rod found on a curve to the right, having a radius of 50.00 feet, a central angle of 134° 32'35";

THENCE, along the north line of said 50.804 acre tract and with said curve to the right for an arc distance of 117.41 feet (Chord Bearing South 58° 40'56" West - 92.23 feet), to a 1/2 inch iron rod found;

THENCE, South 89° 05'02" West, continuing along said north line, for a distance of 2447.54 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 16° 45'51";

THENCE, continuing along said north and with curve to the left for an arc distance of 29.26 feet (Chord Bearing South 80° 42'06" West - 29.15 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 16° 45'51";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 29.26 feet (Chord Bearing South 80° 42'06" West - 29.15 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 89° 05'02" West, continuing along said north line, for a distance of 74.67 feet, to a 1/2 inch iron rod found;

THENCE, South 44° 38'47" West, continuing along said north line, for a distance of 42.85 feet, to a 1/2 inch iron rod found at the most westerly northwest corner of said 50.804 acre tract and being in the west line of said Homestead Phase I same being in the east line of said F.M. 548, being on a curve to the left, having a radius of 1310.00 feet, a central angle of 01° 48'27";

THENCE, along said east and west lines with curve to the left for an arc distance of 41.32 feet (Chord Bearing North 00° 01'47" West - 41.32 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 00° 56'00" West, continuing along said east and west lines, for a distance of 801.51 feet, to the POINT OF BEGINNING and containing 48.170 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2024.

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 same for the purpose and consideration therein expressed.

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

NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT
OF
HOMESTEAD PHASE I I
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
LOTS 1-3 & 32-39, BLOCK K
LOTS 1-9 BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-37, BLOCK Q
BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
TOTAL OPEN SPACE LOTS 5
BEING A REPLAT
OF
LOT 74 BLOCK H
OUT OF
HOMESTEAD PHASE I
SITUATED WITHIN
TRACT 6 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
NOVEMBER 2024

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

I(we) the undersigned owner(s) of the land shown on this plat, and designated herein as the HOMESTEAD PHASE II subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I(we) further certify that all other parties who have a mortgage or lien interest in the HOMESTEAD PHASE II subdivision have been notified and signed this plat. I(we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I(we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I(we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I(we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I(we) may have as a result of the dedication of exactions made herein.

SH DEV KLUTTS ROCKWALL, LLC.

Jay Hankla

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JAY HANKLA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

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 _____, 2024.

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 _____, 2024.

Mayor, City of Rockwall

Planning & Zoning Commission

City Secretary

City Engineer

FINAL PLAT
OF
HOMESTEAD PHASE II
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
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ROCKWALL COUNTY, TEXAS
OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093
NOVEMBER 2024



DATE: February 13, 2025

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

CC: Jay Hankla
SH Dev Klutts Rockwall, LLC
2400 Dallas Parkway, Suite 460
Plano, Texas 75093

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

SUBJECT: P2024-040; *Final Plat for Phase 2 of the Homestead Subdivision*

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 December 16, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to release of the civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (1) 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 December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 6-0, with Commissioner Conway absent.

City Council

On December 16, 2024, the City Council approved a motion to approve the final plat by a vote of 6-0, with Council Member McCallum absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,



Henry Lee, AICP, Senior Planner
City of Rockwall Planning and Zoning Department