CASE COVER SHEET

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

PLANNING & ZONING CASE NO. P2024-042

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

On January 14, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Preliminary Plat by a vote of 7-0.

CITY COUNCIL READING #1

On January 21, 2025, the City Council approved a motion to approve the Preliminary Plat by a vote of 7-0.

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	5565 Hwy FM 549, Rockwall, TX				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	West of SH 205 & South of FM 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-99		CURRENT USE	Ag	
PROPOSED ZONING			PROPOSED USE	Single Family & Commercial	
ACREAGE	262.94 Ac.	LOTS [CURRENT]	0	LOTS [PROPOSED]	384 SF, 10 OS, 1 AC 2 Comm. = 397 total

☐ ***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		☑ APPLICANT	CCD - Rockwall, LLC
CONTACT PERSON		CONTACT PERSON	Brian Cramer
ADDRESS		ADDRESS	4925 Greenville Ave #604
CITY, STATE & ZIP		CITY, STATE & ZIP	Dallas, TX 75087
PHONE		PHONE	214.734.5924
E-MAIL		E-MAIL	BCramer@CCDEVTX.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE ~~OWNER~~ Applicant FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 4,149.10 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12 *DAY OF* December, 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."*

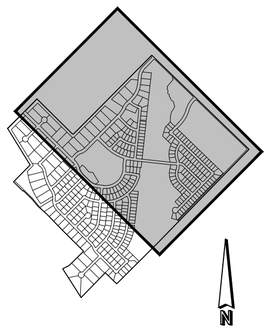
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* December, 2024.

Applicant *OWNER'S SIGNATURE*

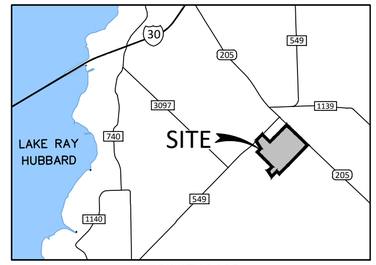
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JASON WIGHT
My Notary ID # 132617453
Expires August 11, 2028

MY COMMISSION EXPIRES



KEY MAP



VICINITY MAP
N.T.S.

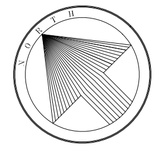
LEGEND

- ● Point of Curvature or Tangency on Center Line
- ● 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ◉ 1/2" IRF (unless otherwise noted)

AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas

P.R.R.C.T.= Plat Records of Rockwall County, Texas



200 100 0 200 400

SCALE 1" = 200'

PRELIMINARY PLAT
SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B; LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D; LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F; LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H; LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J; LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L; LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N; LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P; LOTS 1-14, BLOCK Q;

262.94 ACRES OR 11,453,704.24 SF

384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS, 10 OPEN SPACES & 1 AMENITY CENTER

SITUATED WITHIN

W.W. FORD SURVEY, ABSTRACT NO. 80

CITY OF ROCKWALL,

ROCKWALL COUNTY, TEXAS

P2024-XXX

December 11, 2024

SHEET 1 OF 4

MATCH LINE - SHEET 2 OF 4

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
[(29.4/2) + 44.4] / 262.94 =	22.4%

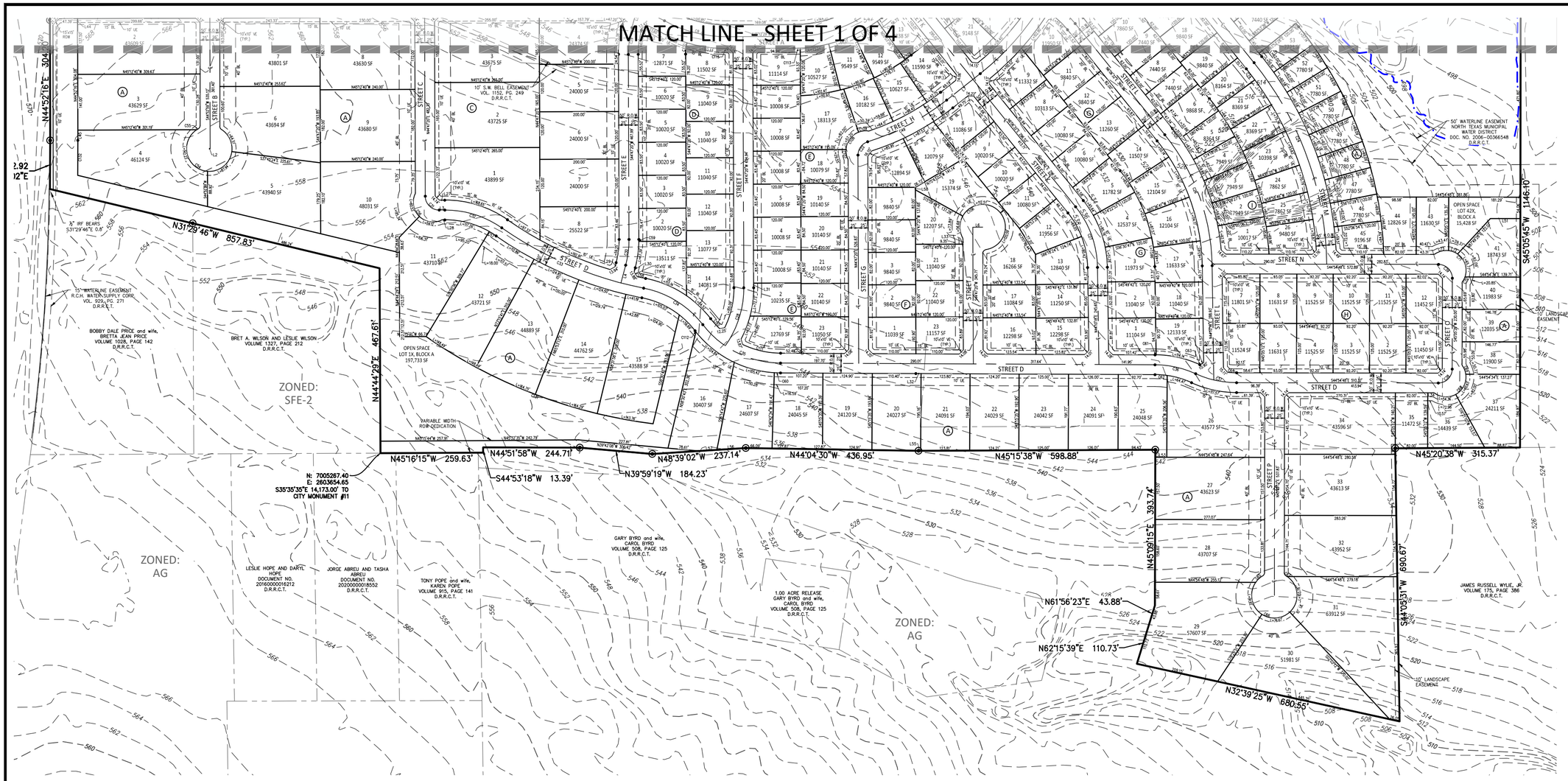
*ASSUMING HALF OF FLOODPLAIN

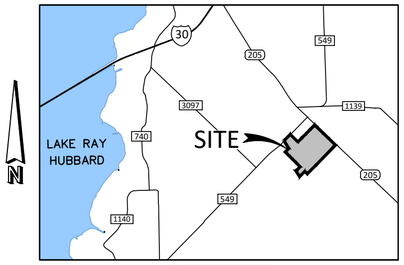
Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100





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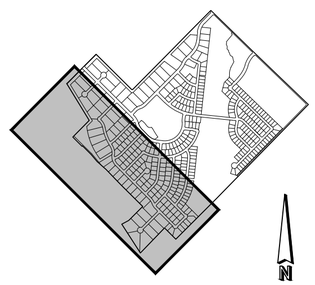

KEY MAP

GENERAL NOTES:

1. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
   - 2.1. WATER – CONNECTIONS TO EXISTING WATER LINES ON FM 549 & SH 205
   - 2.2. WASTEWATER – CONSTRUCTION OF ONSITE LIFT STATION AND FORCE MAIN TO EXISTING GRAVITY WASTEWATER LINE ON FM 549
   - 2.3. ROADWAY – CONNECTIONS TO EXISTING ROADWAYS FM 549 & SH 205
   - 2.4. DRAINAGE – DRAINAGE TO LONG BRANCH CREEK

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
[(29.4/2) + 44.4] / 262.94 =	22.4%

*ASSUMING HALF OF FLOODPLAIN

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CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2024-XXX

December 11, 2024

SHEET 2 OF 4

Owner:
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Line Table		
Line	Length	Direction
L1	2.73	S45° 07' 01"E
L2	1.85	S45° 07' 01"E
L3	14.32	N45° 12' 40"W
L4	46.44	S59° 52' 38"W
L5	47.23	S60° 29' 40"W
L6	25.00	N45° 12' 40"W
L7	108.02	N83° 14' 53"W
L8	17.35	S14° 42' 23"E
L9	55.15	S75° 51' 12"E
L10	35.94	S17° 01' 57"W
L11	37.59	S39° 18' 11"W
L12	81.44	N66° 01' 50"W
L13	29.68	N45° 12' 29"W
L14	56.80	N43° 55' 12"E
L15	26.33	S86° 40' 44"W
L16	23.00	S45° 42' 01"E
L17	28.67	S6° 07' 12"W
L18	8.68	S6° 07' 12"W
L19	22.11	S44° 47' 31"W
L20	14.35	S44° 47' 31"W
L21	11.50	S44° 46' 11"W
L22	19.36	N66° 01' 50"W
L23	20.00	N6° 10' 38"E
L24	16.10	N45° 16' 54"W
L25	12.56	N44° 47' 31"E
L26	16.11	N45° 12' 40"W
L27	14.32	N45° 12' 40"W
L28	5.34	S45° 12' 40"E
L29	11.19	S59° 52' 38"W
L30	11.01	S59° 52' 38"W
L31	11.52	S44° 47' 20"W
L32	13.10	S44° 44' 25"E
L33	11.69	S44° 47' 20"W
L34	13.46	S44° 54' 48"E
L35	10.73	S6° 06' 32"W
L36	4.32	S6° 06' 32"W
L37	15.99	N43° 45' 48"E

Line Table		
Line	Length	Direction
L38	21.17	S43° 55' 12"W
L39	19.18	N44° 01' 00"E
L40	11.06	S75° 51' 12"E
L41	6.19	S60° 29' 40"W
L42	6.19	S60° 29' 40"W
L43	13.30	N83° 49' 22"W
L44	137.50	N44° 52' 16"E
L45	25.58	N44° 52' 16"E
L46	30.35	S74° 55' 58"W
L47	39.81	N44° 50' 31"E
L48	11.92	S61° 10' 11"W
L49	20.22	S83° 49' 22"E
L50	10.73	N6° 06' 32"E
L51	75.75	N44° 54' 37"W
L52	15.49	N44° 05' 31"E
L53	29.24	N44° 54' 48"W
L54	19.03	S45° 09' 15"W
L55	5.43	S45° 15' 38"E
L56	73.77	S48° 39' 02"E
L57	45.30	S48° 39' 02"E
L58	6.32	N44° 47' 20"E
L59	12.86	S83° 53' 28"E
L60	17.88	N74° 44' 50"W
L61	25.00	S45° 42' 01"E
L62	25.00	S45° 42' 01"E
L63	12.51	S45° 59' 00"E
L64	51.74	N84° 36' 03"W
L100	54.28	S45° 16' 54"E
L101	78.16	N43° 22' 07"E
L102	32.12	S33° 54' 11"E
L103	78.23	S52° 50' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	218.75	330.00	037°58'48"	214.77	S25° 06' 36"W
C2	290.23	430.00	038°40'19"	284.75	N25° 27' 22"E
C3	122.29	330.00	021°13'58"	121.59	S34° 10' 32"W
C4	159.18	430.00	021°12'38"	158.28	N34° 09' 52"E
C5	117.39	255.00	026°22'35"	116.36	N57° 57' 28"E
C6	112.69	245.00	026°21'14"	111.70	S57° 58' 09"W
C7	165.95	330.00	028°48'47"	164.21	N30° 48' 17"W
C8	165.93	330.00	028°48'35"	164.19	S30° 48' 11"E
C9	219.10	330.00	038°02'24"	215.09	S64° 13' 41"E
C10	659.33	375.00	100°44'18"	577.63	N46° 22' 58"E
C11	146.74	400.00	021°01'08"	145.92	S06° 31' 23"W
C12	118.11	325.00	020°49'21"	117.46	S55° 37' 09"E
C13	44.11	35.00	072°12'28"	41.25	N29° 55' 36"W
C14	236.38	345.00	039°15'27"	231.79	S64° 54' 37"E
C15	23.95	250.00	005°29'20"	23.94	S42° 02' 51"W
C16	48.72	35.00	079°45'01"	44.88	S84° 40' 02"W
C17	318.68	635.00	028°45'16"	315.35	S69° 50' 05"E
C18	625.58	930.00	038°32'27"	613.85	S64° 33' 08"E
C19	45.20	325.00	007°58'09"	45.17	N79° 50' 17"W
C20	55.91	35.00	091°31'18"	50.15	N30° 05' 33"W
C21	117.86	670.00	010°04'44"	117.71	S88° 17' 15"E
C22	44.48	35.00	072°48'42"	41.55	S81° 11' 41"W
C23	185.25	225.00	047°10'23"	180.06	N17° 28' 40"W
C24	551.69	830.00	038°05'02"	541.59	N25° 09' 03"E
C25	81.74	225.00	020°48'54"	81.29	N04° 17' 55"W
C26	358.73	540.00	038°03'46"	352.17	N25° 08' 25"E
C27	166.08	250.00	038°03'46"	163.04	N25° 08' 25"E
C28	156.70	250.00	035°54'47"	154.15	N62° 44' 44"E
C29	68.53	250.00	015°42'20"	68.31	S52° 38' 30"W
C30	65.83	250.00	015°05'18"	65.64	N52° 19' 59"E
C31	54.98	35.00	090°00'00"	49.50	S00° 12' 40"E
C32	153.32	250.00	035°08'19"	150.93	N27° 38' 30"W
C33	393.00	945.00	023°49'39"	390.17	S21° 59' 11"E
C34	179.69	250.00	041°10'54"	175.85	N13° 18' 33"W
C35	226.99	250.00	052°01'19"	219.27	S18° 43' 45"E
C36	106.12	250.00	024°19'17"	105.33	N32° 34' 46"W
C37	106.88	250.00	024°29'41"	106.07	S32° 39' 58"E
C38	54.98	35.00	089°59'46"	49.50	S89° 54' 41"E
C39	54.98	35.00	090°00'14"	49.50	N00° 05' 19"E
C40	82.89	500.00	009°29'54"	82.79	S88° 34' 19"E
C41	123.93	150.00	047°20'16"	120.44	N69° 39' 08"W
C42	242.63	500.00	027°48'13"	240.26	S30° 01' 05"W
C43	304.35	625.00	027°54'01"	301.35	N30° 03' 59"E
C44	54.98	35.00	090°00'00"	49.50	S00° 59' 00"E
C45	55.15	35.00	090°16'59"	49.62	N00° 50' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C46	358.57	325.00	063°12'51"	340.66	S13° 34' 02"W
C47	213.84	350.00	035°00'20"	210.53	N00° 32' 13"W
C48	274.67	250.00	062°56'57"	261.06	S14° 30' 32"E
C49	227.42	625.00	020°50'55"	226.17	S72° 49' 25"E
C50	8.87	360.00	001°24'41"	8.87	S24° 15' 54"W
C51	6.73	460.00	000°50'18"	6.73	N23° 58' 42"E
C52	1.97	225.00	000°30'06"	1.97	N45° 01' 14"E
C54	142.23	57.50	141°43'20"	108.64	S30° 43' 58"W
C55	3.89	57.50	003°52'18"	3.88	N76° 28' 13"W
C56	60.53	50.00	069°22'05"	56.90	S33° 39' 41"W
C57	20.73	225.00	005°16'42"	20.72	N12° 42' 42"W
C58	22.36	920.00	001°23'33"	22.36	S33° 12' 14"E
C59	5.03	275.00	001°02'50"	5.03	N45° 18' 45"E
C60	15.83	275.00	003°17'54"	15.83	S43° 05' 28"E
C61	2.60	275.00	000°32'28"	2.60	N44° 28' 11"W
C62	31.10	225.00	007°55'09"	31.07	N40° 46' 50"W
C63	0.75	225.00	000°11'30"	0.75	S20° 30' 52"E
C64	23.30	225.00	005°55'57"	23.29	S41° 56' 50"E
C65	23.92	57.50	023°49'49"	23.74	N88° 03' 41"W
C66	76.67	57.50	076°23'40"	71.11	S49° 45' 59"E
C67	2.31	57.50	002°18'08"	2.31	N12° 31' 46"W
C68	60.63	50.00	069°28'27"	56.98	N71° 36' 56"E
C69	22.12	50.00	025°20'43"	21.94	N24° 12' 21"E
C70	12.09	50.00	013°51'11"	12.06	N71° 43' 17"E
C71	65.77	50.00	075°21'56"	61.13	N27° 06' 43"E
C72	24.43	50.00	027°59'43"	24.19	N24° 34' 06"W
C73	34.82	50.00	039°54'17"	34.12	N58° 31' 06"W
C74	34.86	805.00	002°28'52"	34.86	N07° 20' 58"E
C75	12.08	695.00	000°59'46"	12.08	N47° 23' 13"E
C76	64.64	50.00	074°04'07"	60.23	N01° 52' 06"E
C77	17.52	350.00	002°52'04"	17.52	N82° 23' 20"W
C78	14.45	370.00	002°14'17"	14.45	S02° 52' 02"E
C79	14.69	955.00	000°52'52"	14.69	S83° 22' 56"E
C80	0.48	954.99	000°01'44"	0.48	S79° 12' 09"E
C81	25.63	200.00	007°20'30"	25.61	N82° 51' 31"W
C82	23.58	275.00	004°54'49"	23.58	S42° 20' 07"W
C83	18.79	225.00	004°47'09"	18.79	S42° 23' 57"W
C84	40.67	50.00	046°36'21"	39.56	S44° 32' 19"W
C85	25.77	50.00	029°31'57"	25.49	N46° 38' 41"W
C86	44.29	50.00	050°44'52"	42.85	N86° 47' 05"W
C87	60.07	50.00	068°50'12"	56.52	N55° 10' 07"W
C88	38.76	300.00	007°24'07"	38.73	S40° 18' 56"W
C89	23.45	300.00	004°28'44"	23.45	N38° 51' 15"E
C90	15.30	300.00	002°55'23"	15.30	N42° 33' 18"E
C91	38.76	300.00	007°24'07"	38.73	N47° 43' 03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C92	38.76	300.00	007°24'07"	38.73	S47° 43' 03"W
C93	23.77	50.00	027°14'08"	23.54	S70° 20' 36"W
C94	32.13	50.00	036°49'16"	31.58	S68° 58' 57"E
C95	47.85	50.00	054°49'35"	46.04	S29° 18' 45"W
C96	42.93	375.00	006°33'34"	42.91	N14° 45' 36"W
C97	18.99	375.00	002°54'03"	18.98	N10° 01' 48"W
C98	17.69	175.00	005°47'25"	17.68	N48° 52' 43"W
C99	12.43	275.00	002°35'24"	12.43	S15° 40' 15"W
C100	13.84	225.00	003°31'23"	13.83	S44° 13' 19"E
C101	0.77	275.00	000°09'40"	0.77	S45° 54' 10"E
C102	18.63	57.00	018°43'25"	18.54	N23° 37' 16"E
C103	167.00	57.00	167°52'14"	113.36	S40° 02' 49"W
C104	19.90	250.00	004°33'36"	19.89	N03° 49' 44"E
C105	31.55	565.00	003°11'57"	31.54	N07° 42' 30"E
C106	112.51	57.50	112°06'20"	95.40	N49° 56' 38"W
C107	23.49	50.00	026°54'50"	23.27	S34° 41' 22"W
C108	57.20	50.00	065°33'03"	54.13	S80° 55' 18"W
C109	23.87	50.00	027°21'04"	23.64	N52° 37' 38"W
C110	34.40	225.00	008°45'36"	34.37	S02° 54' 06"W
C111	99.60	225.00	025°21'43"	98.79	S32° 03' 33"E
C112	3.59	275.00	000°44'55"	3.59	S06° 54' 26"W
C113	15.06	360.00	002°23'50"	15.06	S46° 24' 24"E
C114	14.48	360.00	002°18'19"	14.48	S82° 05' 43"E
C115	103.33	360.00	016°26'46"	102.98	S36° 59' 05"E
C116	28.52	50.00	032°40'34"	28.13	N53° 12' 07"W
C117	44.29	50.00	050°44'52"	42.85	N11° 29' 24"W
C118	11.84	205.00	003°18'30"	11.84	N16° 23' 08"W
C119	61.81	205.00	017°16'32"	61.58	N08° 19' 41"E
C120	17.85	395.00	002°35'24"	17.85	S15° 40' 15"W
C121	0.77	395.00	000°06'44"	0.77	S45° 55' 38"E
C122	82.00	200.00	023°29'29"	81.43	S66° 08' 25"E
C123	123.57	246.72	028°41'46"	122.28	S47° 20' 32"E
C124	57.71	223.87	014°46'10"	57.55	S40° 22' 44"E
C125	20.71	70.06	016°56'02"	20.63	S56° 13' 50"E
C126	63.17	70.06	051°39'43"	61.05	N89° 28' 17"E
C127	196.40	1663.78	006°45'49"	196.29	S32° 05' 51"E
C128	19.31	480.00	002°18'19"	19.31	S82° 05' 43"E
C129	14.89	480.00	001°46'39"	14.89	S80° 03' 15"E
C130	28.85	105.00	015°44'35"	28.76	S52° 39' 37"W
C131	164.29	1280.00	007°21'14"	164.17	S27° 47' 25"E
C132	88.69	5866.43	000°51'59"	88.69	N45° 06' 38"E

PRELIMINARY PLAT

SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
LOTS 1-14, BLOCK Q;
262.94 ACRES OR 11,453,704.24 SF
384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX
December 11, 2024

GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANELS 48397C0045L & & 483970110L DATED SEPTEMBER 26, 2008.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
7. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.

Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100

LEGAL DESCRIPTION:
262.94 ACRES

BEING a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Town of Rockwall, Rockwall County, Texas and being all of those tracts of land described as Tract 1 and Tract 2 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5572, Page 219, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the southwest line of State Highway No. 205, a variable width right of way, in the common northwest line of said Tract 2 and southeast line of that tract of land described in Deed to Dr. Mohiudin Zeb, Nasreen Zeb, as recorded in Volume 1059, Page 14, Deed Records, Rockwall, County, Texas;

THENCE Southeasterly, with said southwest line, the following nine (9) courses and distances:

South 40 degrees 17 minutes 02 seconds East, a distance of 248.25 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 45 degrees 53 minutes 03 seconds East, a distance of 143.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 44 degrees 06 minutes 57 seconds East, a distance of 34.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 45 degrees 48 minutes 12 seconds East, a distance of 355.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 41 degrees 25 minutes 46 seconds East, a distance of 50.90 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 38 degrees 34 minutes 47 seconds East, a distance of 307.39 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 44 degrees 34 minutes 51 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 51 degrees 01 minutes 14 seconds East, a distance of 178.01 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 46 degrees 03 minutes 36 seconds East, a distance of 1,363.83 feet to a mag nail with washer stamped "DOUCET & ASSOCIATES" found for corner in the common northwest line of that tract of land described in Deed to Joseph Edward Baumann, as recorded in Document No. 2010-436143, Deed Records, Rockwall County, Texas and southeast line of said Tract 2;

THENCE South 44 degrees 19 minutes 10 seconds West, leaving said southwest line of State Highway No. 205 and with the southeast line of said Tract 2, a distance of 2,578.96 feet to a 1/2 inch iron rod found in the northwest line of that tract of land described in Deed to Paul Davis Jr., as recorded in Document No. 1983-41393, Deed Records, Rockwall County, Texas;

THENCE South 45 degrees 05 minutes 45 seconds West, a distance of 1,146.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the most southerly southeast corner of the above mentioned Tract 1;

THENCE North 45 degrees 20 minutes 38 seconds West, with the southwest line of said Tract 1, a distance of 315.37 feet to a 1/2 inch iron rod with a yellow plastic cap found for the east corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE South 44 degrees 05 minutes 31 seconds West, leaving said southwest line, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the south corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 32 degrees 39 minutes 25 seconds West, a distance of 6680.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the west corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 62 degrees 15 minutes 39 seconds East, a distance of 110.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 61 degrees 56 minutes 23 seconds East, a distance of 43.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 45 degrees 09 minutes 15 seconds East, a distance of 393.74 feet to a 1/2 inch iron rod with a yellow plastic cap found in the southwest line of the above mentioned Tract 1;

THENCE North 45 degrees 15 minutes 38 seconds West, a distance of 598.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner at the beginning of a Boundary Line Agreement, as recorded in Volume 4715, Page 230 (Document No. 2006-00361312), Deed Records, Rockwall County, Texas;

THENCE Northwesterly, with said Boundary Line Agreement, the following six (6) courses and distances:

North 44 degrees 04 minutes 30 seconds West, a distance of 436.95 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 48 degrees 39 minutes 02 seconds West, a distance of 237.14 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 39 degrees 59 minutes 19 seconds West, a distance of 184.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner;

North 44 degrees 51 minutes 58 seconds West, a distance of 244.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 44 degrees 53 minutes 18 seconds West, a distance of 13.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of said Tract 1;

THENCE Northwesterly, with said west line, the following three (3) courses and distances:

North 45 degrees 16 minutes 15 seconds West, a distance of 259.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner the common south corner of that tract of land described in Deed to Bret A. Wilson and Leslie Wilson, as recorded in Volume 1327, Page 212, Deed Records, Rockwall, County, Texas and an exterior ell corner of said Tract 1;

North 44 degrees 44 minutes 29 seconds East, a distance of 467.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common east corner of said Bret A. Wilson and Leslie Wilson tract and an interior ell corner of said Tract 1;

North 31 degrees 29 minutes 46 seconds West, passing at a distance of 486.24 feet a 1/2 inch iron rod found for the common north corner of said Bret A. Wilson and Leslie Wilson tract and east corner of that tract of land described in Deed to Bobby Dale Price and wife, Bretta Jean Price, as recorded in Volume 1028, Page 142, Deed Records, Rockwall County, Texas, and continuing in all for a total distance of 857.83 feet to a point in the southeast line of Farm to Market Road No. 548, a variable width right-of-way, from which point a 1/2 inch iron rod found bears South 31 degrees 29 minutes 46 seconds East, 0.80 feet, said point being at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 12 minutes 54 seconds, a radius of 5,796.43 feet and a chord bearing and distance of North 45 degrees 17 minutes 02 seconds East, 122.92 feet;

THENCE Northeasterly, with said southeast line, the following three (3) courses and distances:

Northeasterly, with said curve to the left, an arc distance of 122.93 feet to a concrete pedestal monument found for corner;

North 44 degrees 52 minutes 16 seconds East, a distance of 304.20 feet to an "X" found in concrete for the common north corner of said Tract 1 and most westerly northwest corner of said Tract 2;

North 44 degrees 50 minutes 38 seconds East, passing at a distance of 375.47 feet a concrete pedestal monument found, and continuing in all for a total distance of 398.43 feet to a 1/2 inch iron rod found for the common west corner of that tract of land described in Deed to Cody A. Barrick and Carrie L. Barrick, as recorded in Volume 6167, Page 67, Deed Records, Rockwall County, Texas and most northerly northwest corner of said Trat 2;

THENCE South 45 degrees 15 minutes 03 seconds East, leaving said southeast line, a distance of 995.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 89 degrees 17 minutes 48 seconds East, a distance of 20.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 44 degrees 48 minutes 03 seconds East, a distance of 524.11 feet to a 1/2 inch iron rod found for the common east corner of said Cody A. Barrick and Carrie L. Barrick tract and south corner of that tract of land described in Deed to James Kessler and Angela Kessler, as recorded in Document No. 20180000020020, Deed Records, Rockwall County, Texas;

THENCE North 44 degrees 50 minutes 31 seconds East, a distance of 538.74 feet to a 1/2 inch iron rod found for the east corner of said James Kessler and Angela Kessler tract;

THENCE North 44 degrees 31 minutes 54 seconds East, a distance of 541.29 feet to a 1/2 inch iron rod found for the south corner of the above mentioned Dr. Mohiudin Zeb, Nasreen Zeb tract;

THENCE North 44 degrees 43 minutes 30 seconds East, a distance of 595.13 feet to the POINT OF BEGINNING and containing 262.941 acres of land, more or less.

PRELIMINARY PLAT

SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
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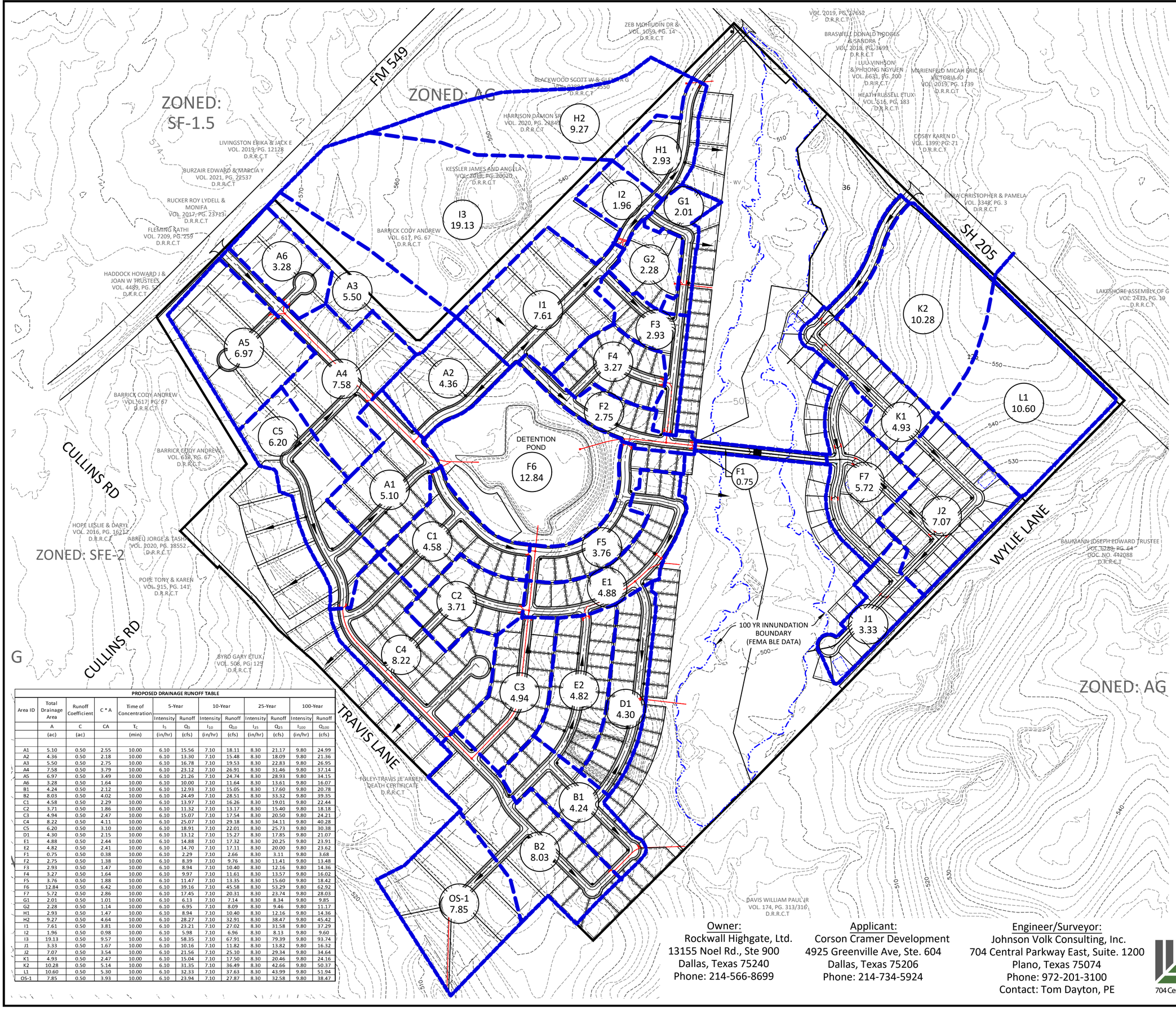
262.94 ACRES OR 11,453,704.24 SF
384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX
December 11, 2024
SHEET 4 OF 4

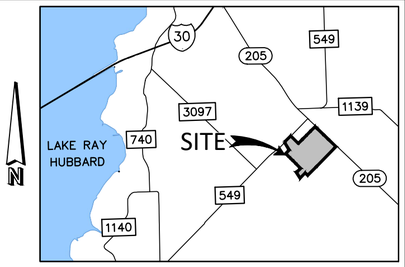
Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100





VICINITY MAP
N.T.S.

LEGEND

- C-1 / 22.64 AC — DRAINAGE AREA DESIGNATION / DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- 635 — EXISTING CONTOUR

300 150 0 300 600

SCALE 1" = 300'

PROPOSED DRAINAGE RUNOFF TABLE

Area ID	Total Drainage Area	Runoff Coefficient	C * A	Time of Concentration	5-Year		10-Year		25-Year		100-Year	
	A	C	CA	T_C	I_5	Q_5	I_{10}	Q_{10}	I_{25}	Q_{25}	I_{100}	Q_{100}
	(ac)	(ac)		(min)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)
A1	5.10	0.50	2.55	10.00	6.10	15.56	7.10	18.11	8.30	21.17	9.80	24.99
A2	4.36	0.50	2.18	10.00	6.10	13.30	7.10	15.48	8.30	18.09	9.80	21.36
A3	5.50	0.50	2.75	10.00	6.10	16.78	7.10	19.53	8.30	22.83	9.80	26.95
A4	7.58	0.50	3.79	10.00	6.10	23.12	7.10	26.91	8.30	31.46	9.80	37.14
A5	6.97	0.50	3.49	10.00	6.10	21.26	7.10	24.74	8.30	28.93	9.80	34.15
A6	3.28	0.50	1.64	10.00	6.10	10.00	7.10	11.64	8.30	13.61	9.80	16.07
B1	4.24	0.50	2.12	10.00	6.10	12.93	7.10	15.05	8.30	17.60	9.80	20.78
B2	8.03	0.50	4.02	10.00	6.10	24.49	7.10	28.51	8.30	33.32	9.80	39.35
C1	4.58	0.50	2.29	10.00	6.10	13.97	7.10	16.26	8.30	19.01	9.80	22.44
C2	3.71	0.50	1.86	10.00	6.10	11.32	7.10	13.17	8.30	15.40	9.80	18.18
C3	4.94	0.50	2.47	10.00	6.10	15.07	7.10	17.54	8.30	20.50	9.80	24.21
C4	8.22	0.50	4.11	10.00	6.10	25.07	7.10	29.18	8.30	34.11	9.80	40.28
C5	6.20	0.50	3.10	10.00	6.10	18.91	7.10	22.01	8.30	25.73	9.80	30.38
D1	4.30	0.50	2.15	10.00	6.10	13.12	7.10	15.27	8.30	17.85	9.80	21.07
E1	4.88	0.50	2.44	10.00	6.10	14.88	7.10	17.32	8.30	20.25	9.80	23.91
E2	4.82	0.50	2.41	10.00	6.10	14.70	7.10	17.11	8.30	20.00	9.80	23.62
F1	0.75	0.50	0.38	10.00	6.10	2.29	7.10	2.66	8.30	3.11	9.80	3.68
F2	2.75	0.50	1.38	10.00	6.10	8.39	7.10	9.76	8.30	11.41	9.80	13.48
F3	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
F4	3.27	0.50	1.64	10.00	6.10	9.97	7.10	11.61	8.30	13.57	9.80	16.02
F5	3.76	0.50	1.88	10.00	6.10	11.47	7.10	13.35	8.30	15.60	9.80	18.42
F6	12.84	0.50	6.42	10.00	6.10	39.16	7.10	45.58	8.30	53.29	9.80	62.92
F7	5.72	0.50	2.86	10.00	6.10	17.45	7.10	20.31	8.30	23.74	9.80	28.03
G1	2.01	0.50	1.01	10.00	6.10	6.13	7.10	7.14	8.30	8.34	9.80	9.85
G2	2.28	0.50	1.14	10.00	6.10	6.95	7.10	8.09	8.30	9.46	9.80	11.17
H1	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
H2	9.27	0.50	4.64	10.00	6.10	28.27	7.10	32.91	8.30	38.47	9.80	45.42
I1	7.61	0.50	3.81	10.00	6.10	23.21	7.10	27.02	8.30	31.58	9.80	37.29
I2	1.96	0.50	0.98	10.00	6.10	5.98	7.10	6.96	8.30	8.13	9.80	9.60
I3	19.13	0.50	9.57	10.00	6.10	58.35	7.10	67.91	8.30	79.39	9.80	93.74
J1	3.33	0.50	1.67	10.00	6.10	10.16	7.10	11.82	8.30	13.82	9.80	16.32
J2	7.07	0.50	3.54	10.00	6.10	21.56	7.10	25.10	8.30	29.34	9.80	34.64
K1	4.93	0.50	2.47	10.00	6.10	15.04	7.10	17.50	8.30	20.46	9.80	24.16
K2	10.28	0.50	5.14	10.00	6.10	31.35	7.10	36.49	8.30	42.66	9.80	50.37
L1	10.60	0.50	5.30	10.00	6.10	32.33	7.10	37.63	8.30	43.99	9.80	51.94
OS-1	7.85	0.50	3.93	10.00	6.10	23.94	7.10	27.87	8.30	32.58	9.80	38.47

PRELIMINARY DRAINAGE PLAN

SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
LOTS 1-14, BLOCK Q;
262.94 ACRES OR 11,453,704.24 SF
384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

December 6, 2024

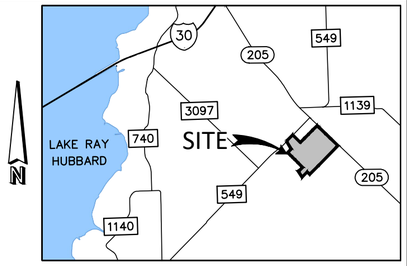
Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100

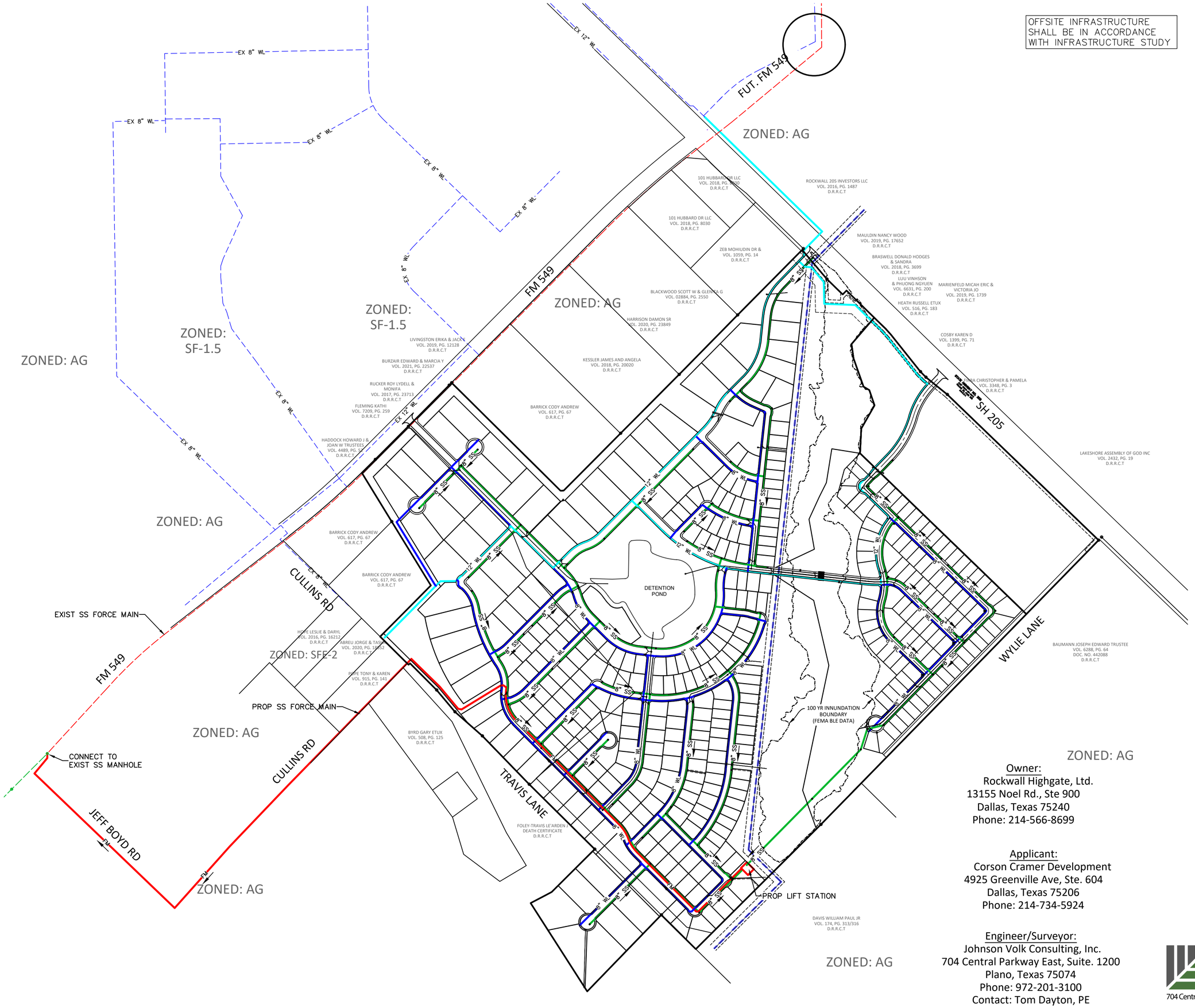
OFFSITE INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH INFRASTRUCTURE STUDY



VICINITY MAP
N.T.S.

LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED 12" WATER LINE
- PROPOSED 8" WATER LINE
- EXISTING WATER LINE
- WATER LINE BY OTHERS
- STORM DRAIN LINE & INLET
- 535 EXISTING CONTOUR



400 200 0 400 800

SCALE 1" = 400'

PRELIMINARY UTILITY PLAN
SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
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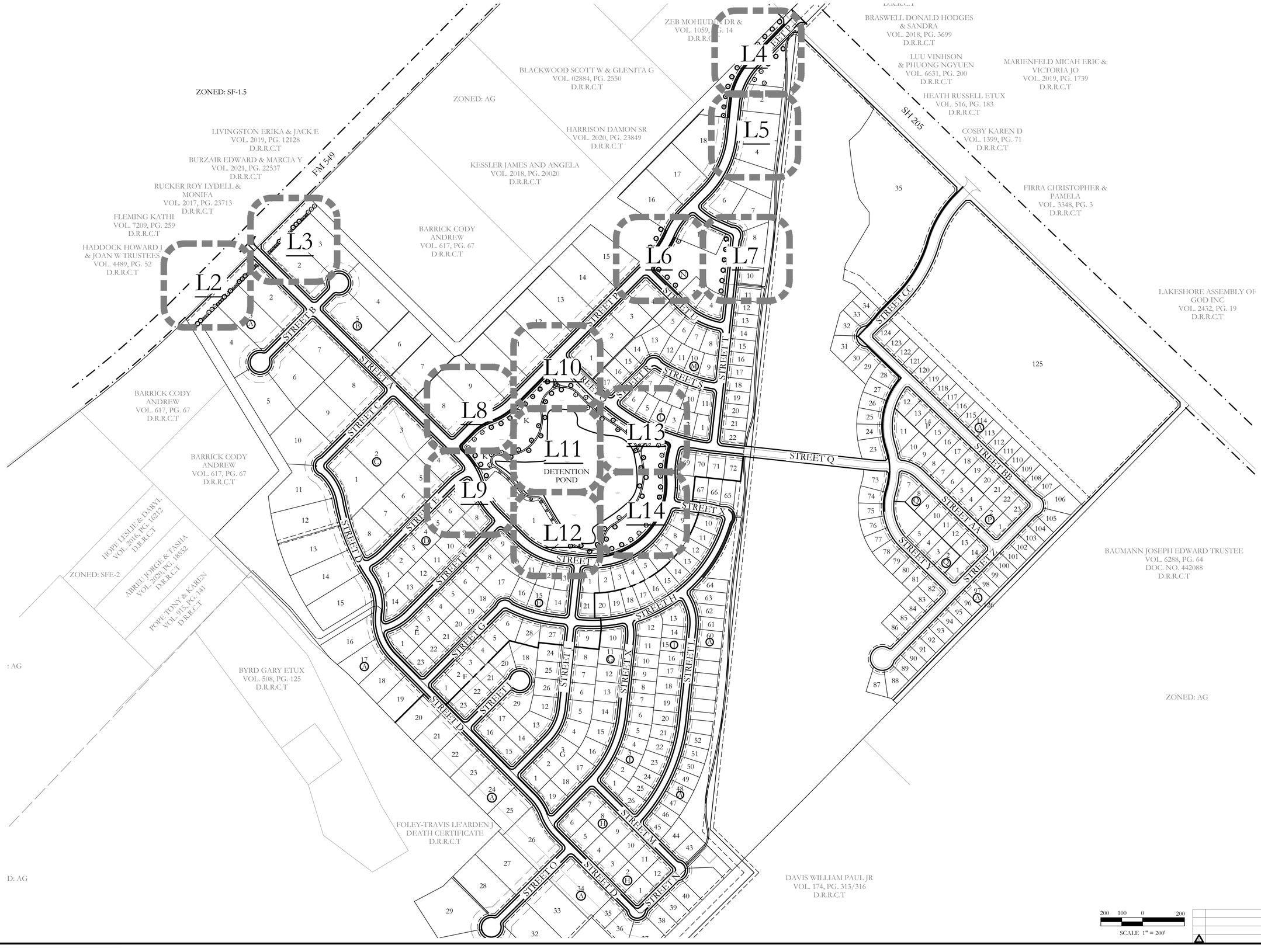

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 200'
One Inch

JVC No MJP503

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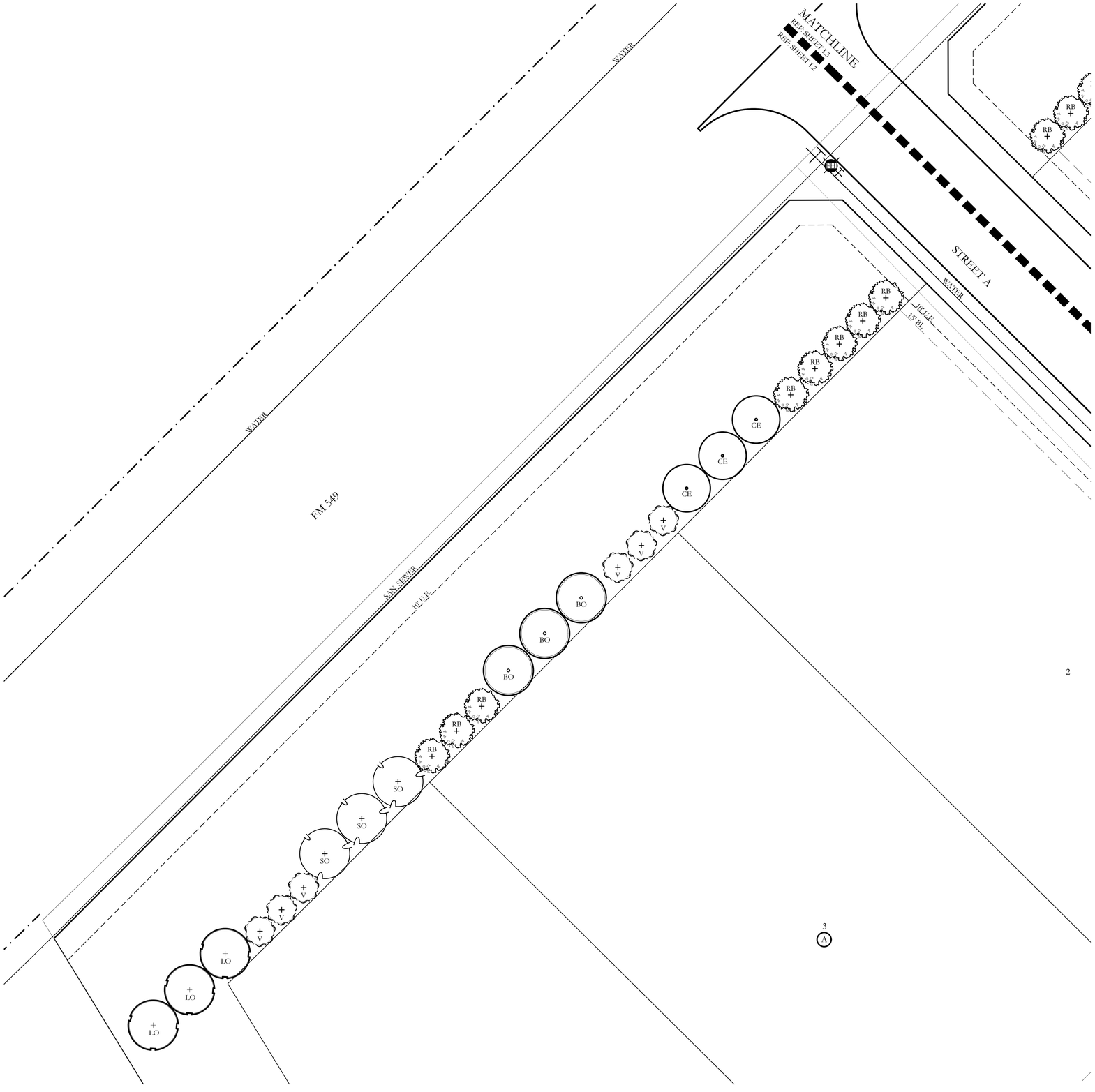

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

20 10 0 20

SCALE 1" = 20'

N

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

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N

20 10 0 20

SCALE 1" = 20'

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

L3 of 15

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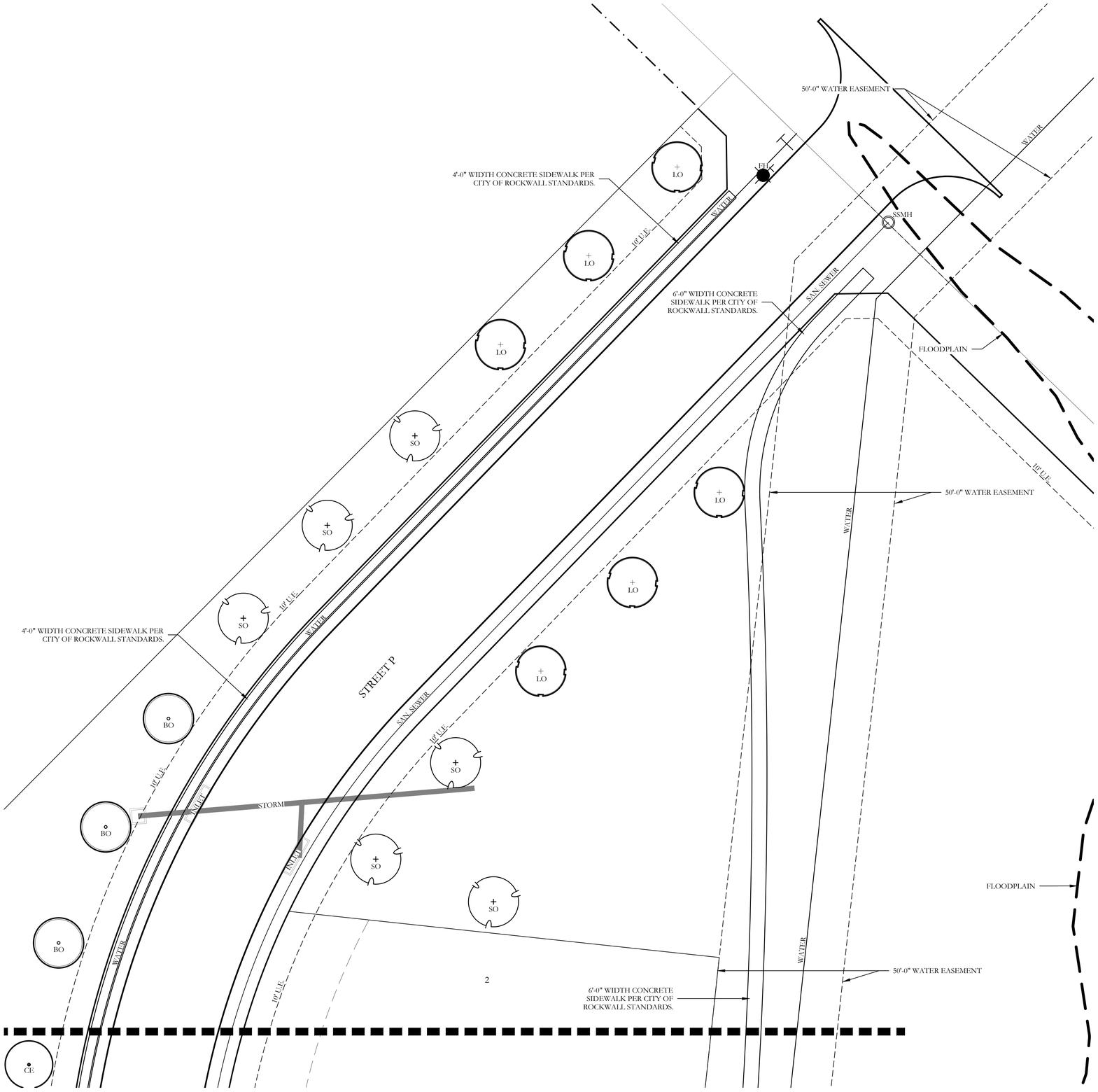

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V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

20 10 0 20

SCALE 1" = 20'

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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

J:\civil 3d projects \mjp - michael joyce properties \mjp503 - southside hills \landscape\dwg\mjp503 - treescape plan.dwg

MATCHLINE
REF: SHEET L2
REF: SHEET L3

CE
CE
CE
4'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
10' U.E.
WATER
HH
SAN. SEWER
10' U.E.
30' BL.
40' BL.
10' U.E.
WATER
STREET P
SAN. SEWER
SMH
10' U.E.
30' BL.
10' U.E.
WATER
SAN. SEWER
10' U.E.
30' BL.

2
6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
50'-0" WATER EASEMENT
3
6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
50'-0" WATER EASEMENT
4
6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
50'-0" WATER EASEMENT
5

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

N

20 10 0 20
SCALE 1" = 20'

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
December 4, 2024

SCALE:
1" = 20'
One Inch
JVC No MJP503

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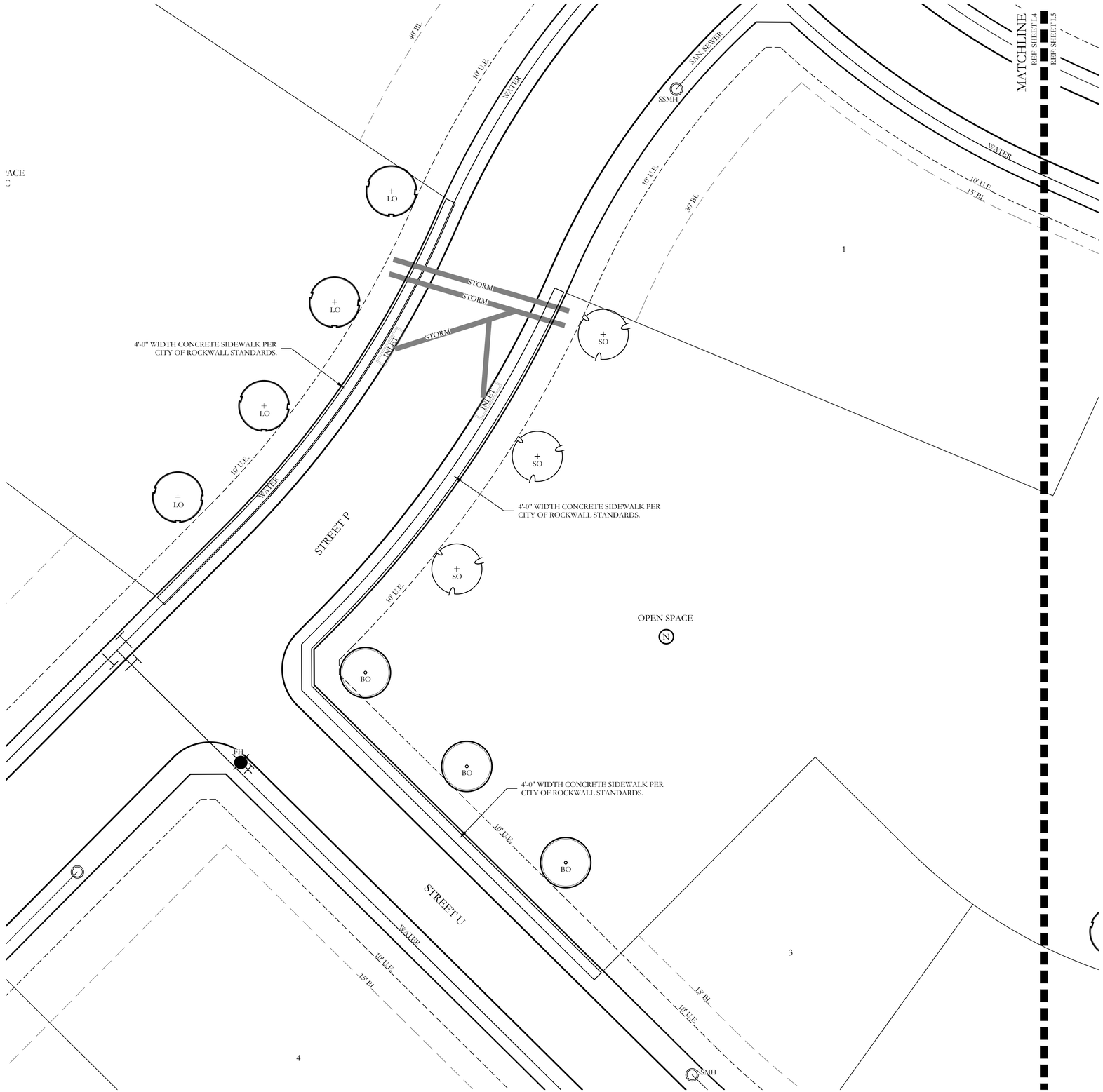

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20 10 0 20

SCALE 1" = 20'

N

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TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

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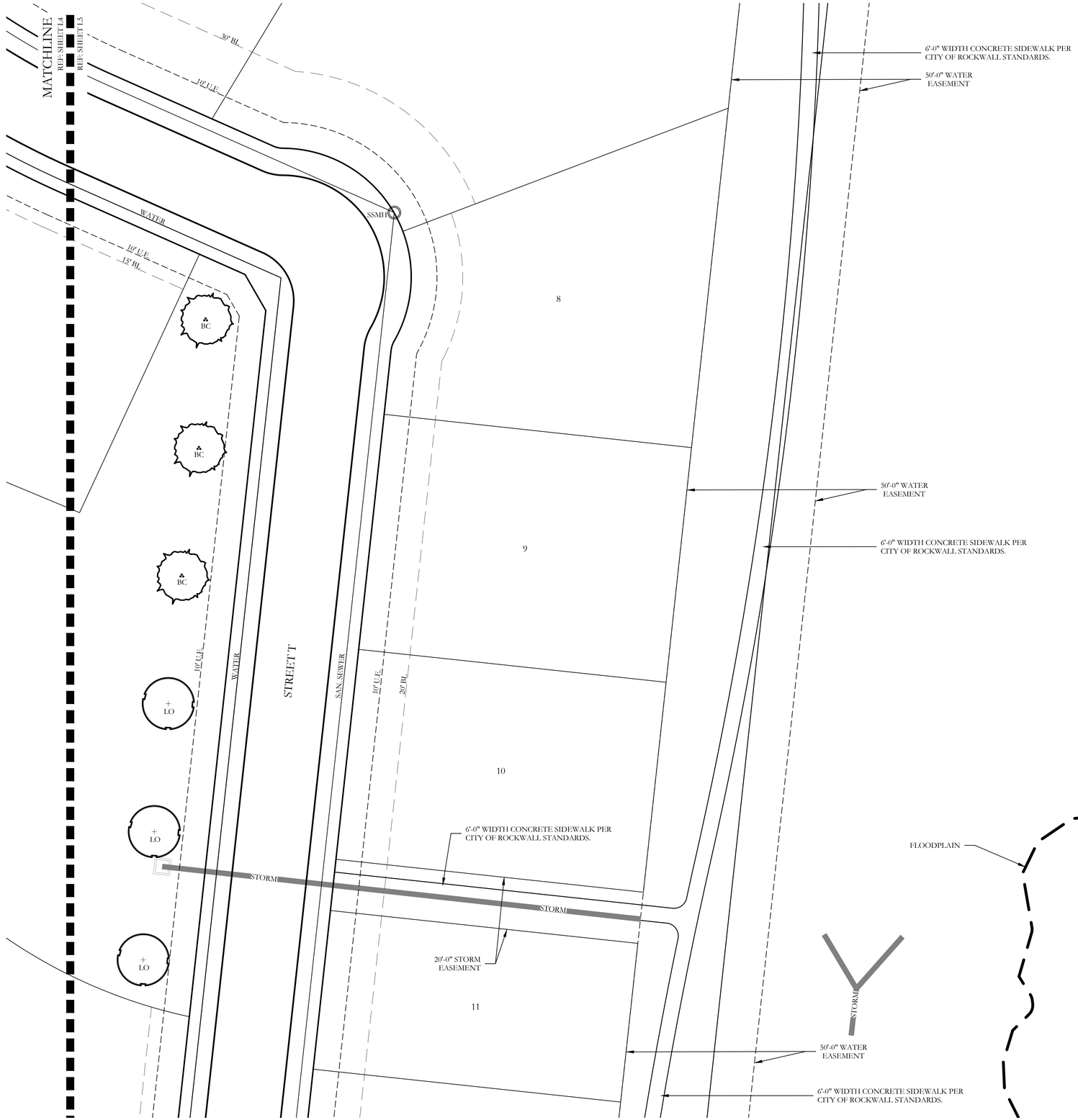

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20 10 0 20

SCALE 1" = 20'

N

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch
JVC No MJP503

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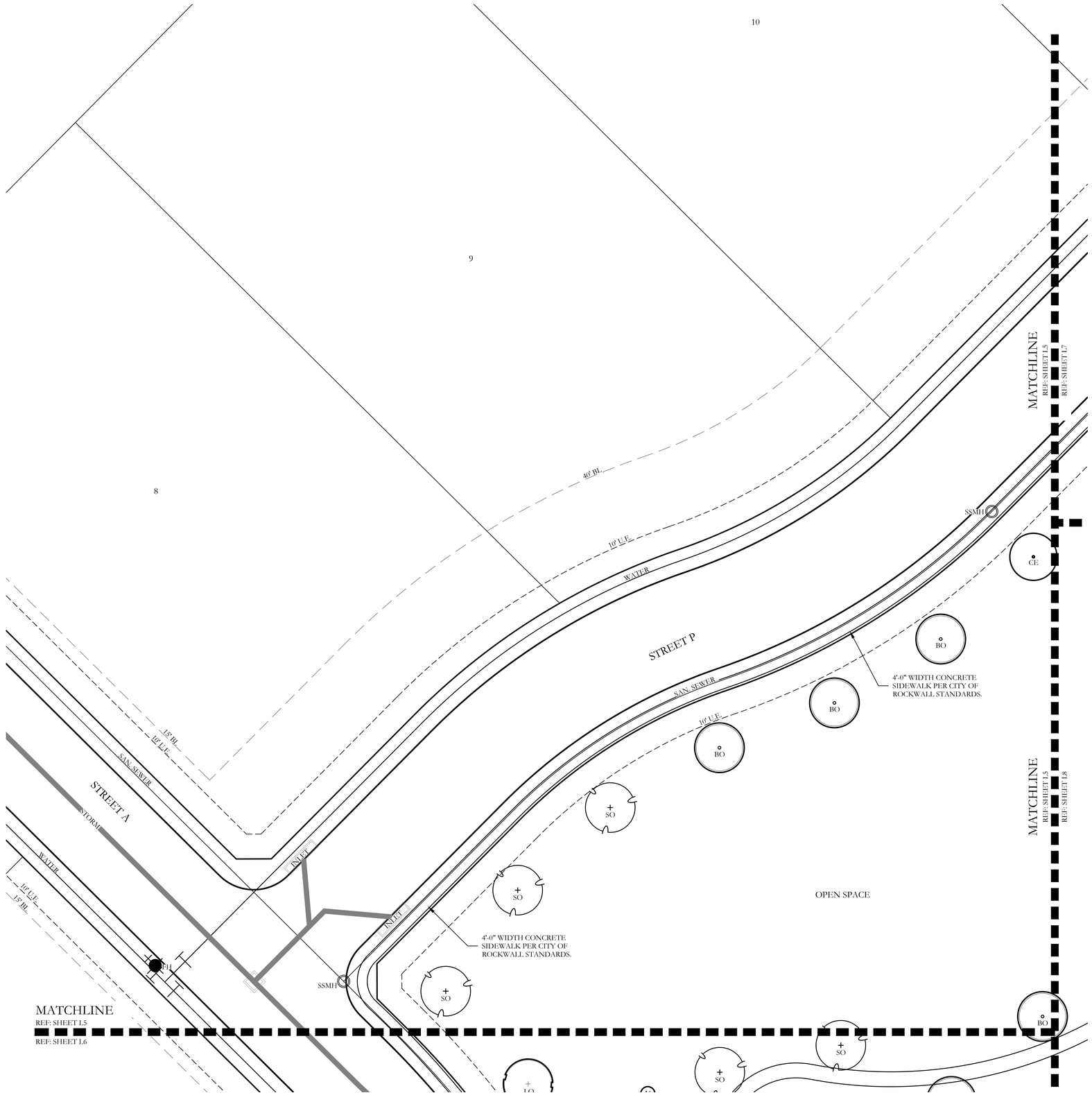

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20 10 0 20

SCALE 1" = 20'

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
TODDY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

L8 of 15

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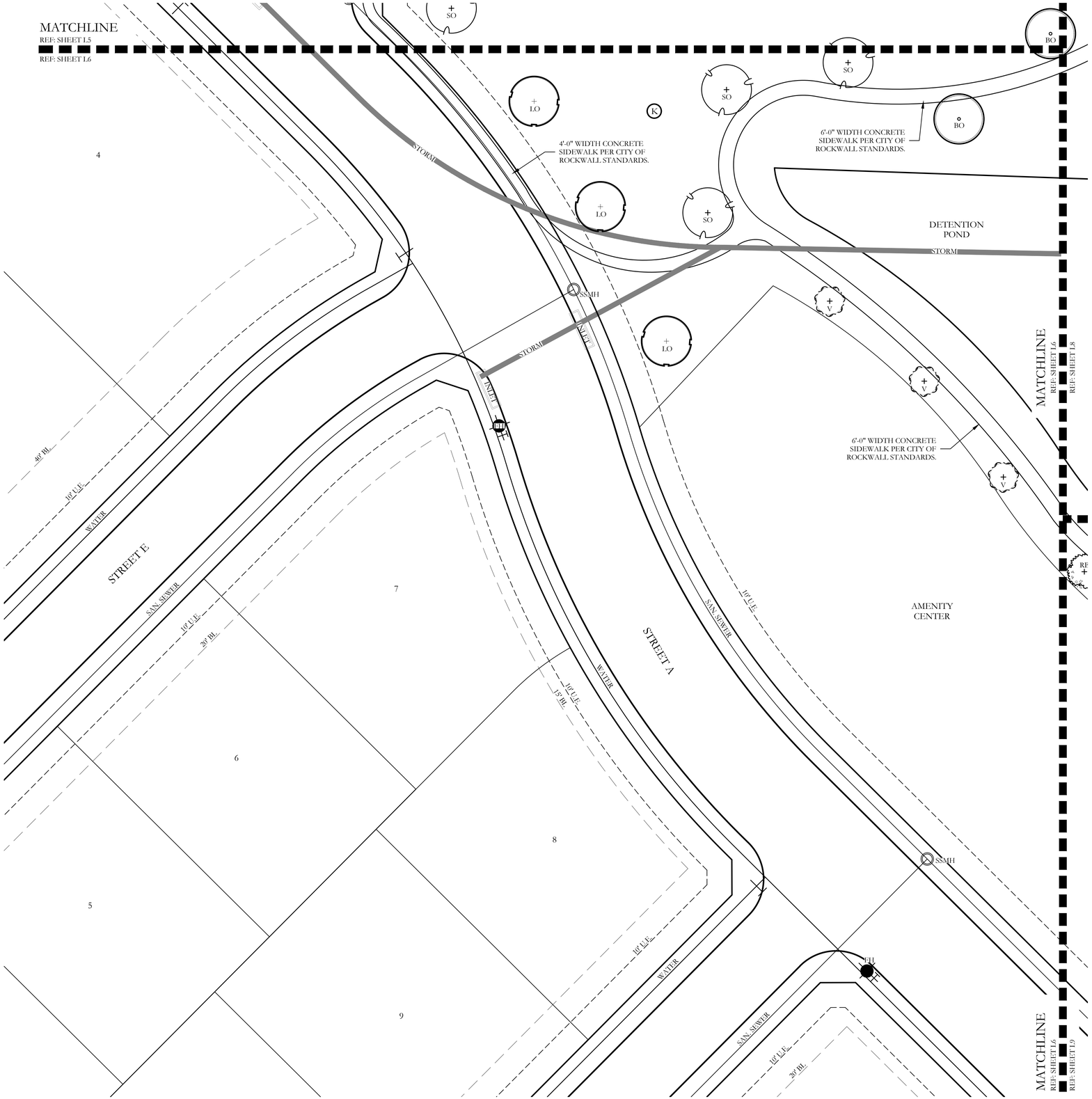

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

L9 of 15

20 10 0 20
SCALE 1" = 20'

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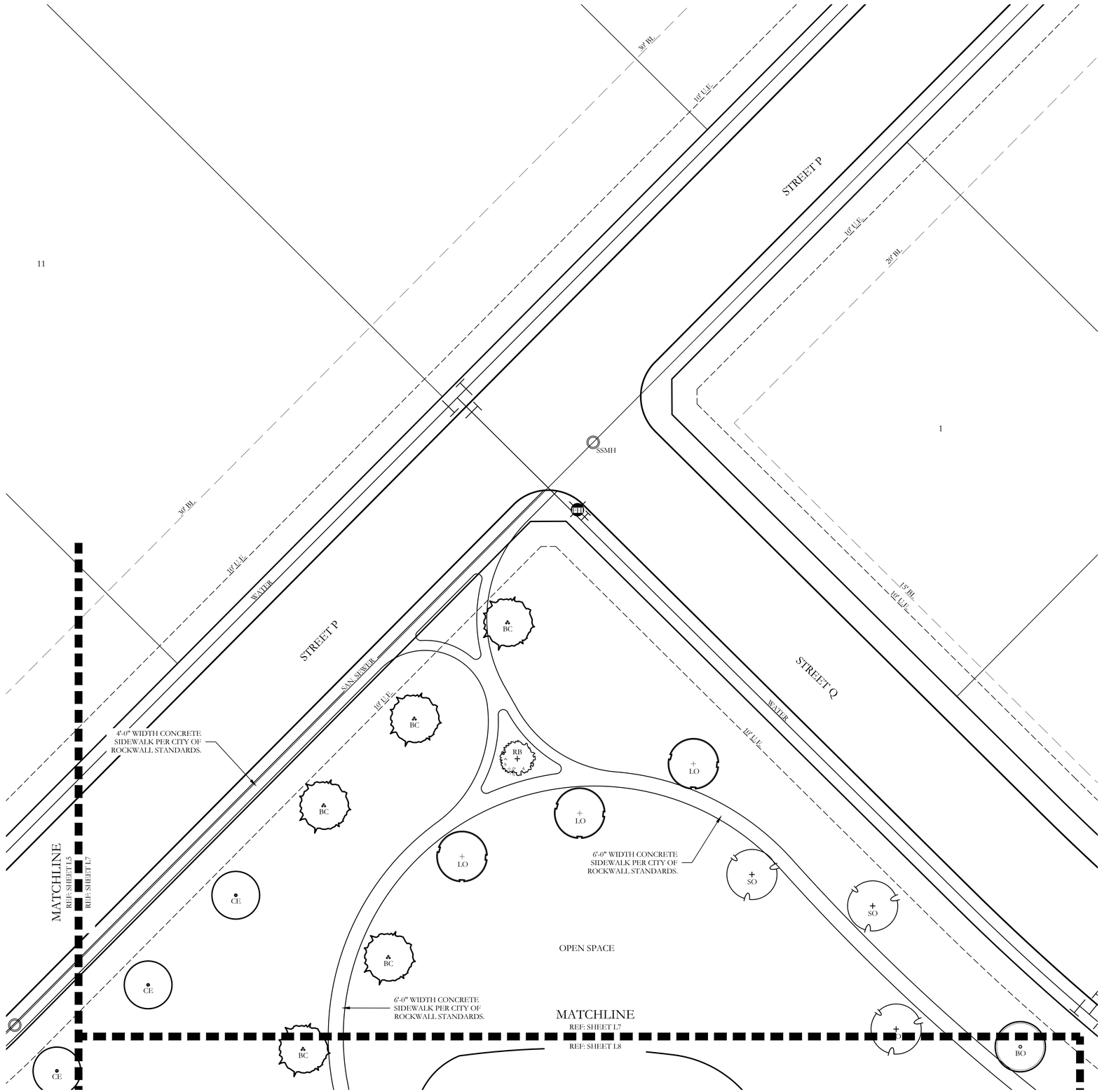

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

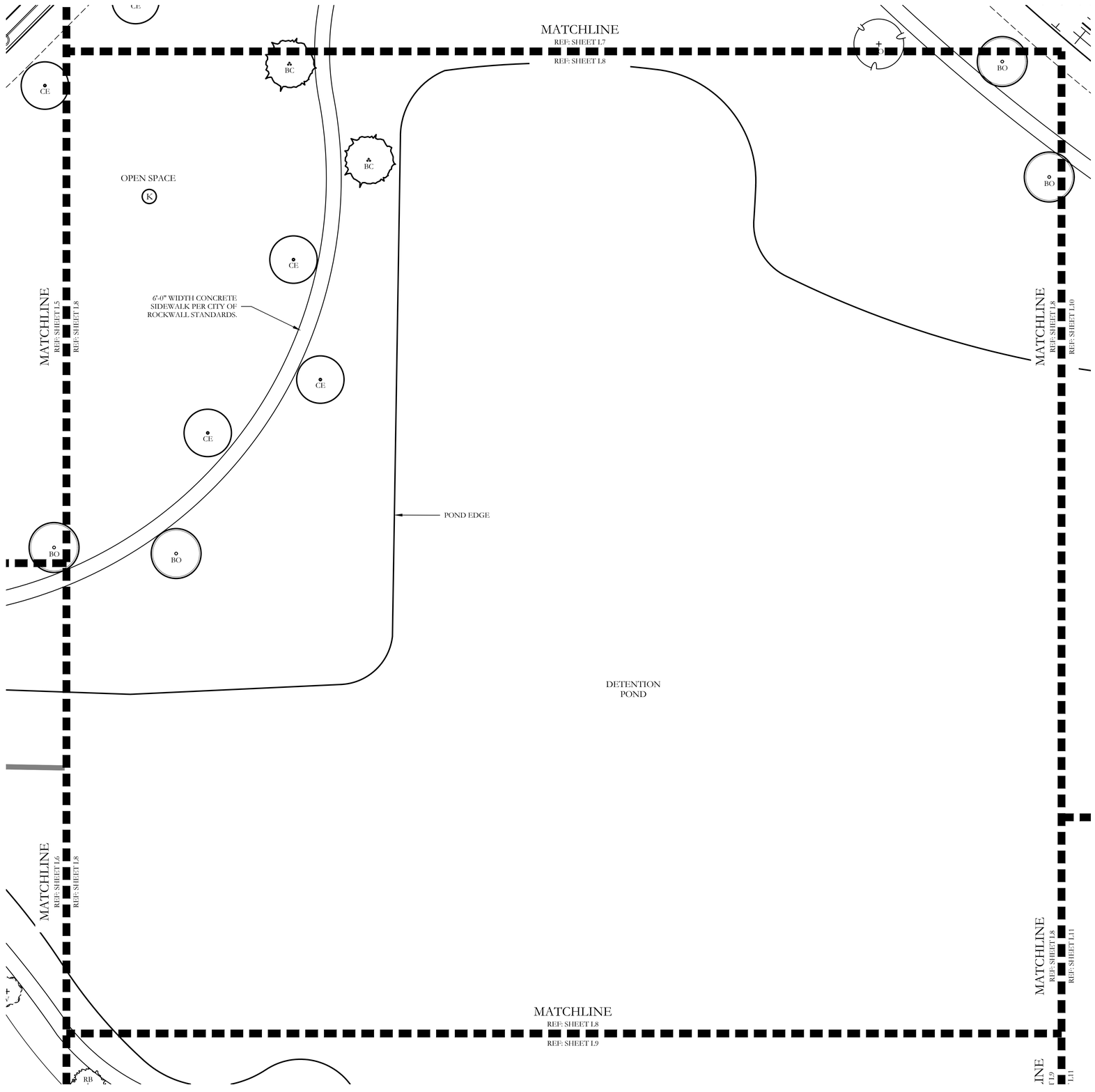
December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

L10 of 15

C:\Civil 3d projects\mjp - michael joyce properties\mjp503 - southside hills\landscape\dwg\mjp503 - treescape plan.dwg



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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
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One Inch

JVC No MJP503

L11 of 15

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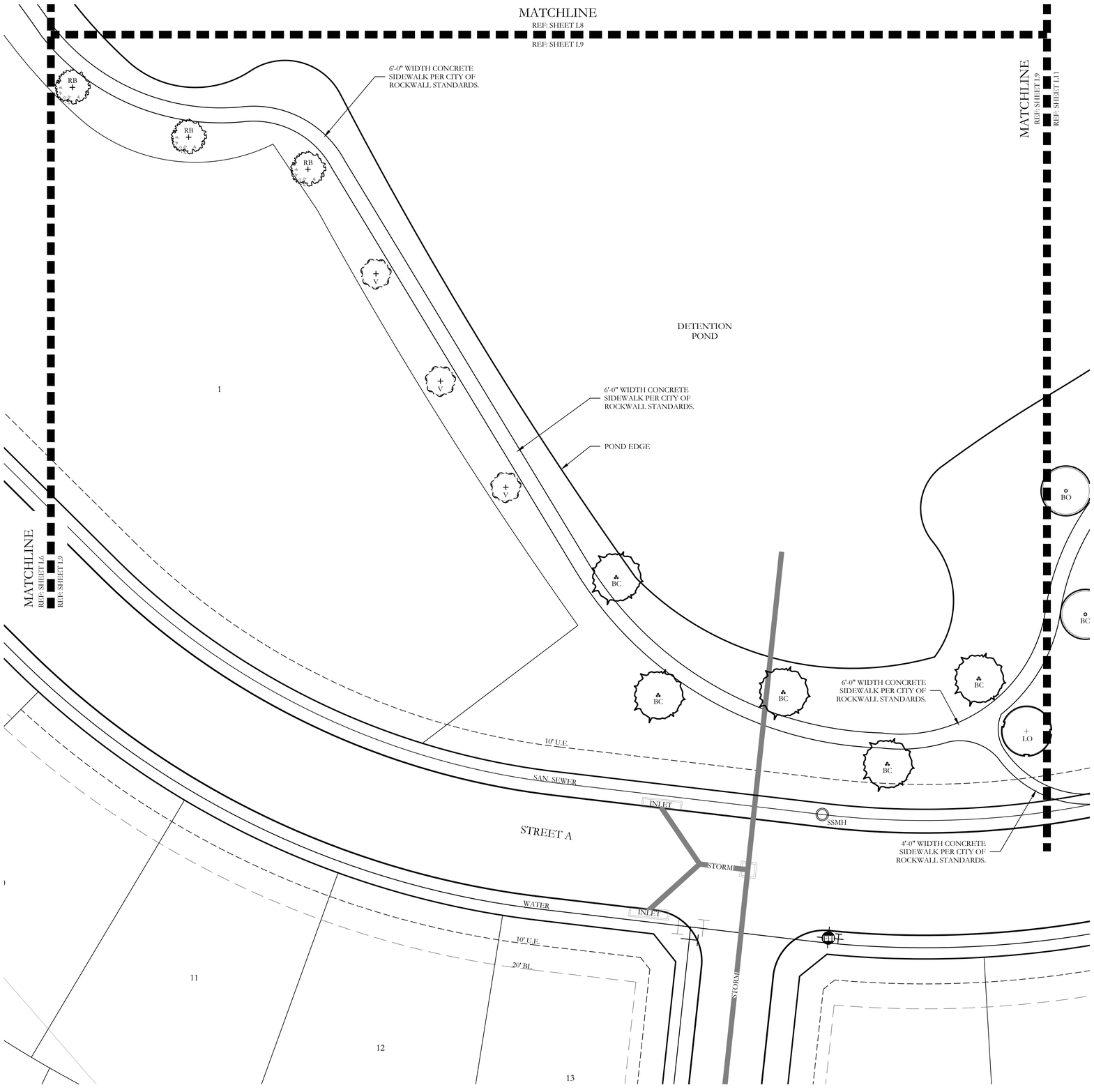

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

20 10 0 20
SCALE 1" = 20'

N

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

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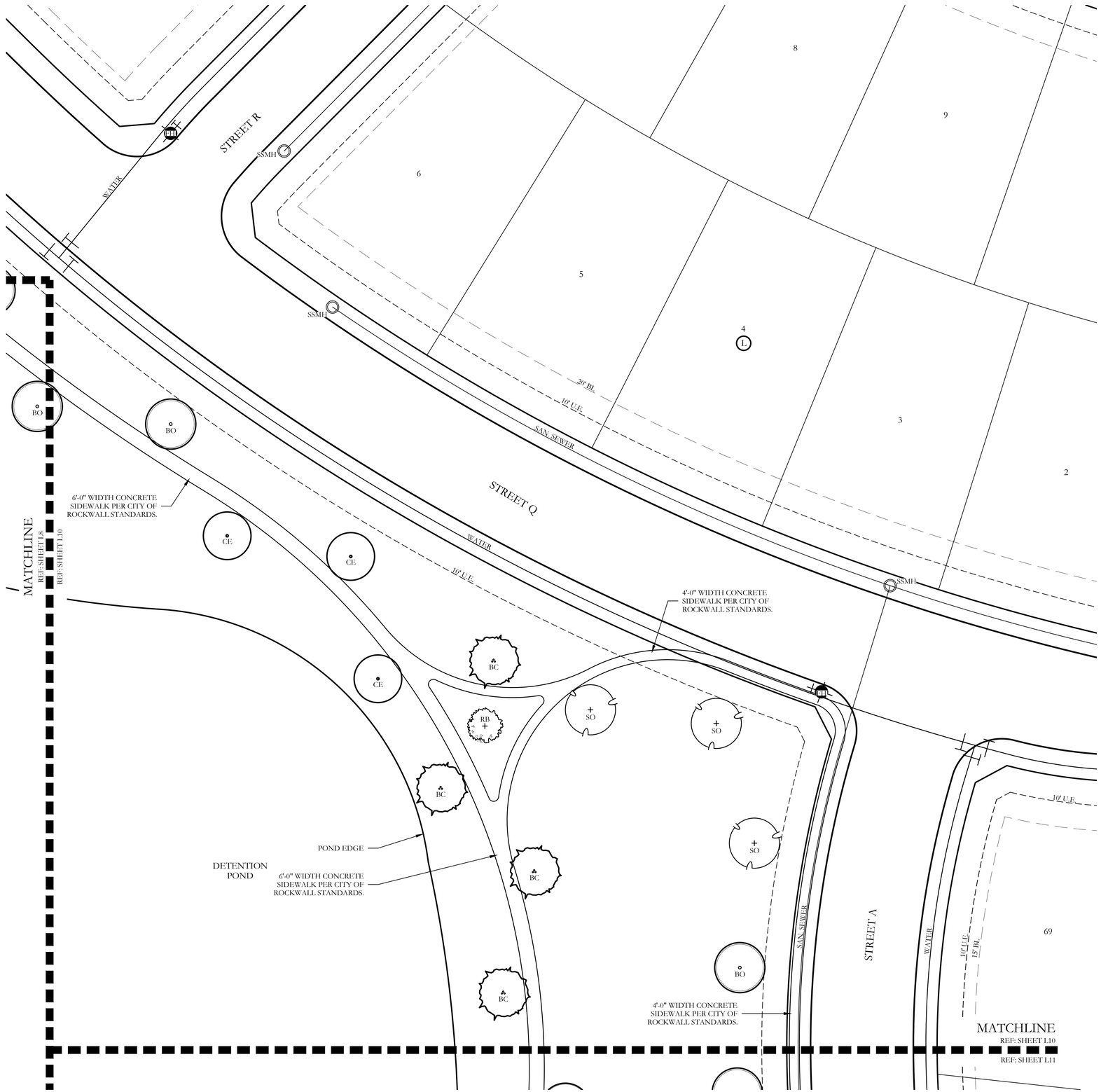

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
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BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
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V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

N

20 10 0 20

SCALE 1" = 20'

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

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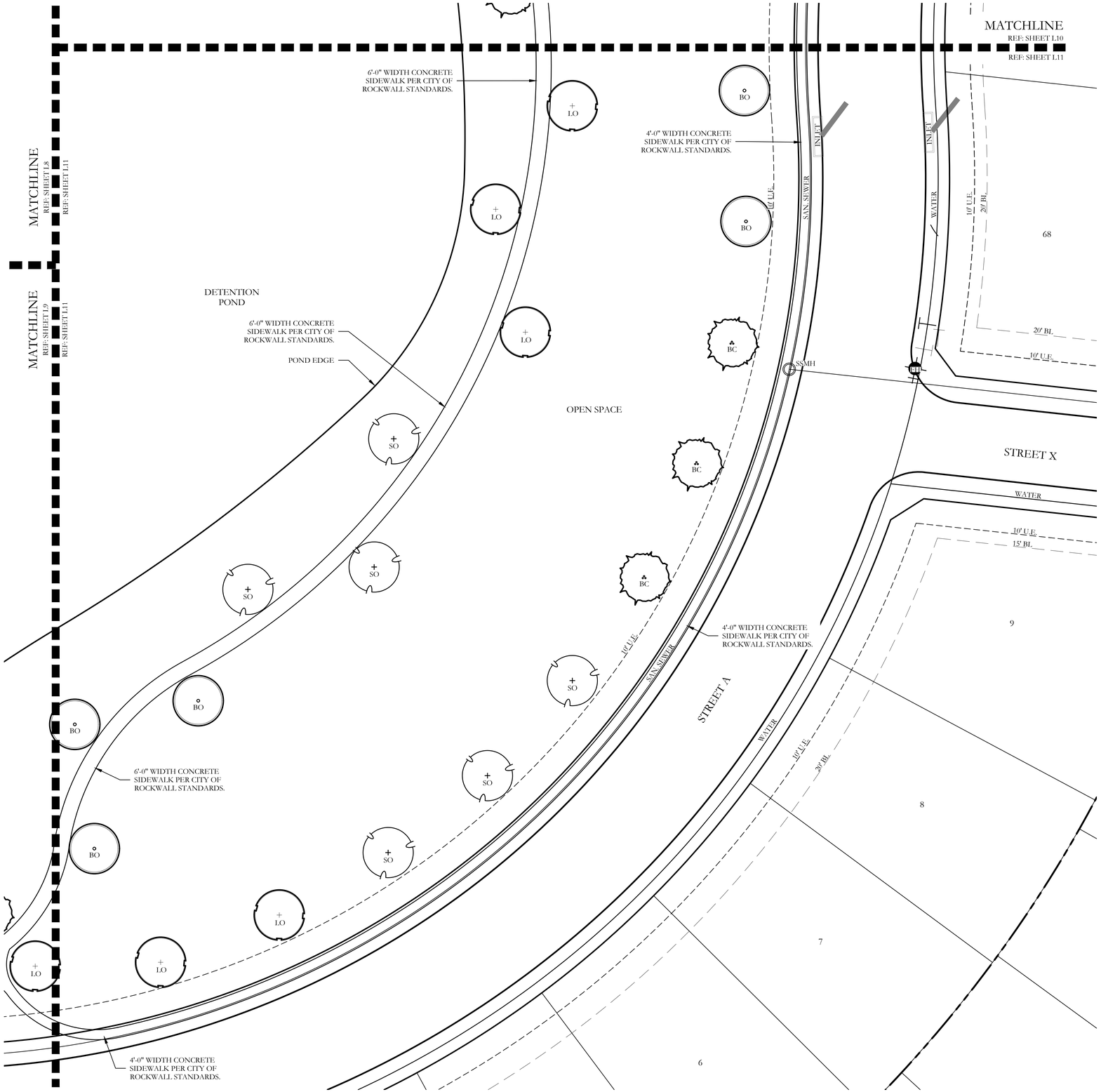

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch
JVC No MJP503

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LANDSCAPE PROVIDED

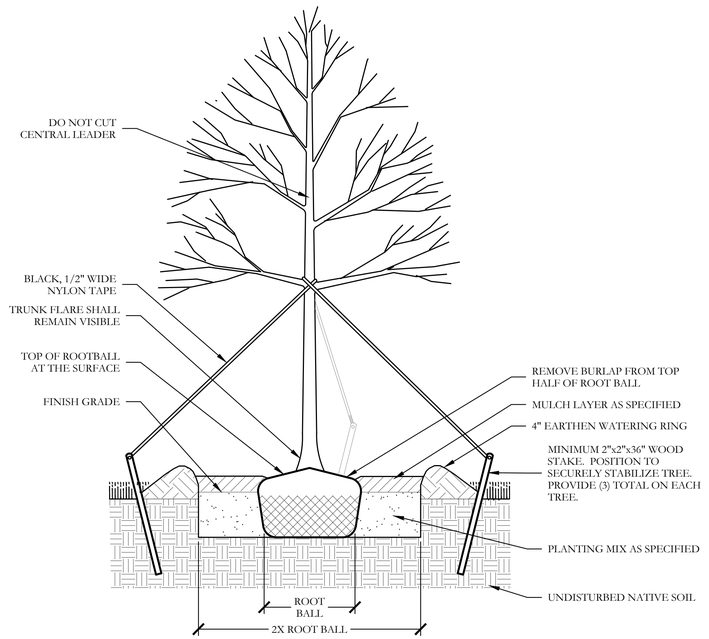
FM 549

A. 1-4" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE
821 LF OF FRONTAGE / 50 LF = 17 - 4" CAL. TREES REQUIRED.
PROVIDED: 18 - 4" CALIPER AND GREATER CANOPY TREES PROVIDED

B. 1-2" CAL. ACCENT TREE / 50 LF OF LANDSCAPE EDGE
821 LF OF FRONTAGE / 50 LF = 17 - 2" CAL. TREES REQUIRED.
PROVIDED: 22 - 2" CALIPER AND GREATER ACCENT TREES PROVIDED

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	28	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	33	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	27	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	18	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	21	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RB	21	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
V	15	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.



1 TYPICAL TREE PLANTING
SECTION

NOT TO SCALE

GENERAL LANDSCAPE NOTES

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

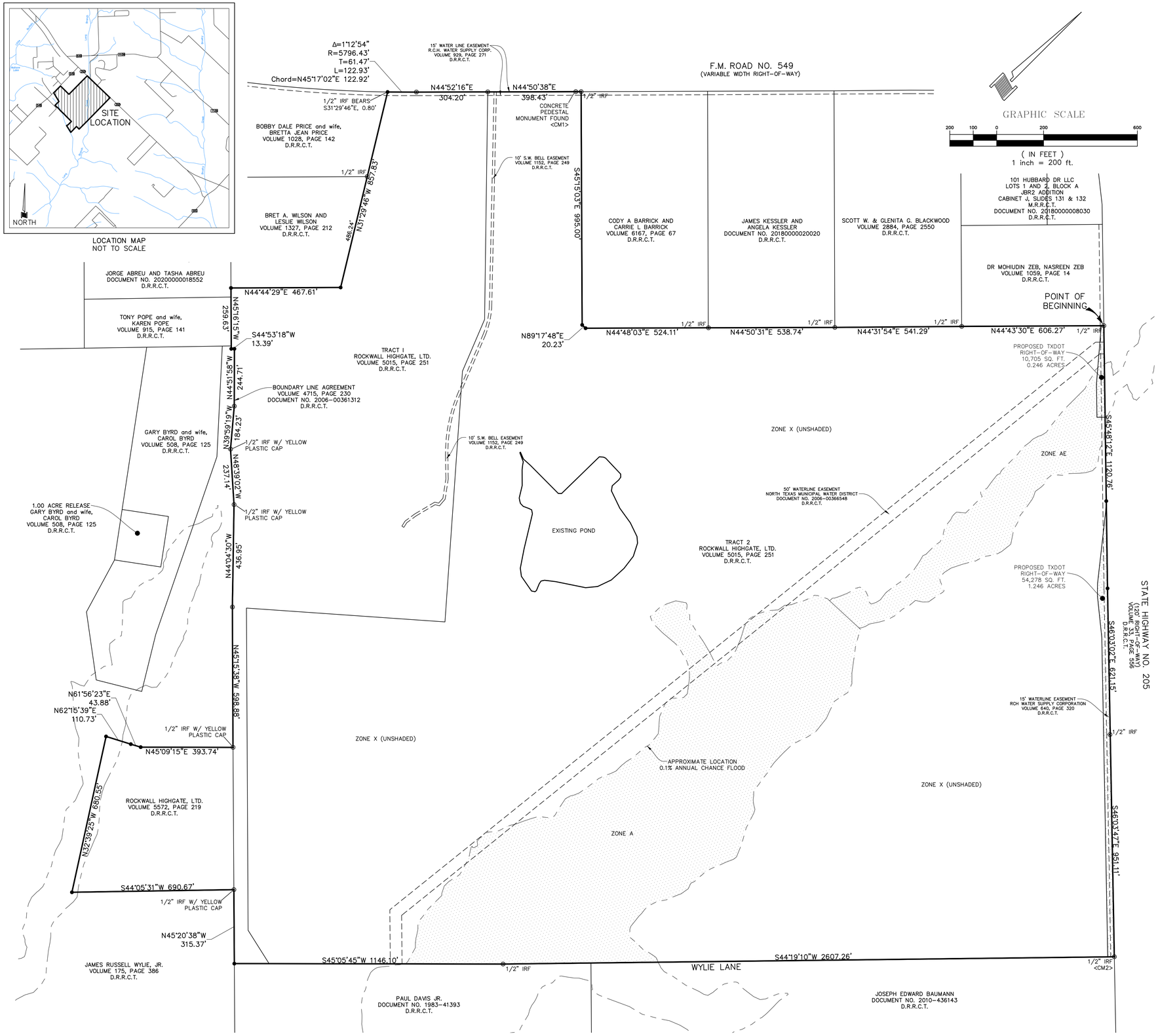
December 4, 2024

SCALE:
REFER TO DETAILS
One Inch

JVC No MJP503

J:\civil 3d projects\mjp - michael joyce properties\mjp503 - southside hills \landscape\ dwg\mjp503 - treescape plan.dwg

LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE

200 100 0 200 600

(IN FEET)
1 inch = 200 ft.

LEGAL DESCRIPTION:

BEING a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Town of Rockwall, Rockwall County, Texas and being all of those tracts of land described as Tract 1 and Tract 2 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5572, Page 219, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the southwest line of State Highway No. 205, a 120 foot right-of-way, for the common north corner of said Tract 2 and east corner of that tract of land described in Deed to Dr. Mohiudin Zeb, Nasreen Zeb, as recorded in Volume 1059, Page 14, Deed Records, Rockwall, County, Texas;

THENCE Southeasterly, with said southwest line, the following three (3) courses and distances:

South 45 degrees 48 minutes 12 seconds East, a distance of 1,120.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 46 degrees 03 minutes 02 seconds East, a distance of 621.15 feet to a 1/2 inch iron rod found for corner;

South 46 degrees 03 minutes 47 seconds East, a distance of 951.11 feet to a 1/2 inch iron rod found for the east corner of said Tract 2;

THENCE South 44 degrees 19 minutes 10 seconds West, leaving said southwest line and with the southeast line of said Tract 2, a distance of 2,607.26 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 degrees 05 minutes 45 seconds West, continuing with said southeast line, a distance of 1,146.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the most southerly southeast corner of the above mentioned Tract 1;

THENCE North 45 degrees 20 minutes 38 seconds West, with the southwest line of said Tract 1, a distance of 315.37 feet to a 1/2 inch iron rod with a yellow plastic cap found for the east corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE South 44 degrees 05 minutes 31 seconds West, leaving said southwest line, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the south corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 32 degrees 39 minutes 25 seconds West, a distance of 6680.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the west corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 62 degrees 15 minutes 39 seconds East, a distance of 110.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 61 degrees 56 minutes 23 seconds East, a distance of 43.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 45 degrees 09 minutes 15 seconds East, a distance of 393.74 feet to a 1/2 inch iron rod with a yellow plastic cap found in the southwest line of the above mentioned Tract 1;

THENCE North 45 degrees 15 minutes 38 seconds West, a distance of 598.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner at the beginning of a Boundary Line Agreement, as recorded in Volume 4715, Page 230 (Document No. 2006-00361312), Deed Records, Rockwall County, Texas;

THENCE Northwesterly, with said Boundary Line Agreement, the following six (6) courses and distances:

North 44 degrees 04 minutes 30 seconds West, a distance of 436.95 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 48 degrees 39 minutes 02 seconds West, a distance of 237.14 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 39 degrees 59 minutes 19 seconds West, a distance of 184.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner;

North 44 degrees 51 minutes 58 seconds West, a distance of 244.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 44 degrees 53 minutes 18 seconds West, a distance of 13.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of said Tract 1;

THENCE Northwesterly, with said west line, the following three (3) courses and distances:

North 45 degrees 16 minutes 15 seconds West, a distance of 259.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner the common south corner of that tract of land described in Deed to Bret A. Wilson and Leslie Wilson, as recorded in Volume 1327, Page 212, Deed Records, Rockwall, County, Texas and an exterior ell corner of said Tract 1;

North 44 degrees 44 minutes 29 seconds East, a distance of 467.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common east corner of said Bret A. Wilson and Leslie Wilson tract and an interior ell corner of said Tract 1;

North 31 degrees 29 minutes 46 seconds West, passing at a distance of 486.24 feet a 1/2 inch iron rod found for the common north corner of said Bret A. Wilson and Leslie Wilson tract and east corner of that tract of land described in Deed to Bobby Dale Price and wife, Bretta Jean Price, as recorded in Volume 1028, Page 142, Deed Records, Rockwall County, Texas, and continuing in all for a total distance of 857.83 feet to a point in the southeast line of Farm to Market Road No. 549, a variable width right-of-way, from which point a 1/2 inch iron rod found bears South 31 degrees 29 minutes 46 seconds East, 0.80 feet, said point being at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 12 minutes 54 seconds, a radius of 5,796.43 feet and a chord bearing and distance of North 45 degrees 17 minutes 02 seconds East, 122.92 feet;

THENCE Northeasterly, with said southeast line, the following three (3) courses and distances:

Northeasterly, with said curve to the left, an arc distance of 122.92 feet to a concrete pedestal monument found for corner;

North 44 degrees 52 minutes 16 seconds East, a distance of 304.20 feet to an "X" found in concrete for the common north corner of said Tract 1 and most westerly northwest corner of said Tract 2;

North 44 degrees 50 minutes 38 seconds East, passing at a distance of 375.47 feet a concrete pedestal monument found, and continuing in all for a total distance of 398.43 feet to a 1/2 inch iron rod found for the common west corner of that tract of land described in Deed to Cody A. Barrick and Carrie L. Barrick, as recorded in Volume 6167, Page 67, Deed Records, Rockwall County, Texas and most northerly northwest corner of said Trat 2;

THENCE South 45 degrees 15 minutes 03 seconds East, leaving said southeast line, a distance of 995.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 89 degrees 17 minutes 48 seconds East, a distance of 20.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 44 degrees 48 minutes 03 seconds East, a distance of 524.11 feet to a 1/2 inch iron rod found for the common east corner of said Cody A. Barrick and Carrie L. Barrick tract and south corner of that tract of land described in Deed to James Kessler and Angela Kessler, as recorded in Document No. 20180000020020, Deed Records, Rockwall County, Texas;

THENCE North 44 degrees 50 minutes 31 seconds East, a distance of 538.74 feet to a 1/2 inch iron rod found for the east corner of said James Kessler and Angela Kessler tract;

THENCE North 44 degrees 31 minutes 54 seconds East, a distance of 541.29 feet to a 1/2 inch iron rod found for the south corner of the above mentioned Dr. Mohiudin Zeb, Nasreen Zeb tract;

THENCE North 44 degrees 43 minutes 30 seconds East, a distance of 606.27 feet to the POINT OF BEGINNING and containing 264.433 acres of land, more or less.

GROSS ACRES	264.433 ACRES
PROPOSED TXDOT RIGHT-OF-WAY	1.492 ACRES
NET ACRES	262.941 ACRES

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LAND TITLE SURVEY
264.433 ACRES
W.W. FORD SURVEY, ABSTRACT NO. 80
TOWN OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
BRYAN S. REYNOLDS
#6385
REGISTERED PROFESSIONAL LAND SURVEYOR
09/22/2022

SCALE:
1"=200'
One Inch

JVC No 2147

SHEET 1 OF 2

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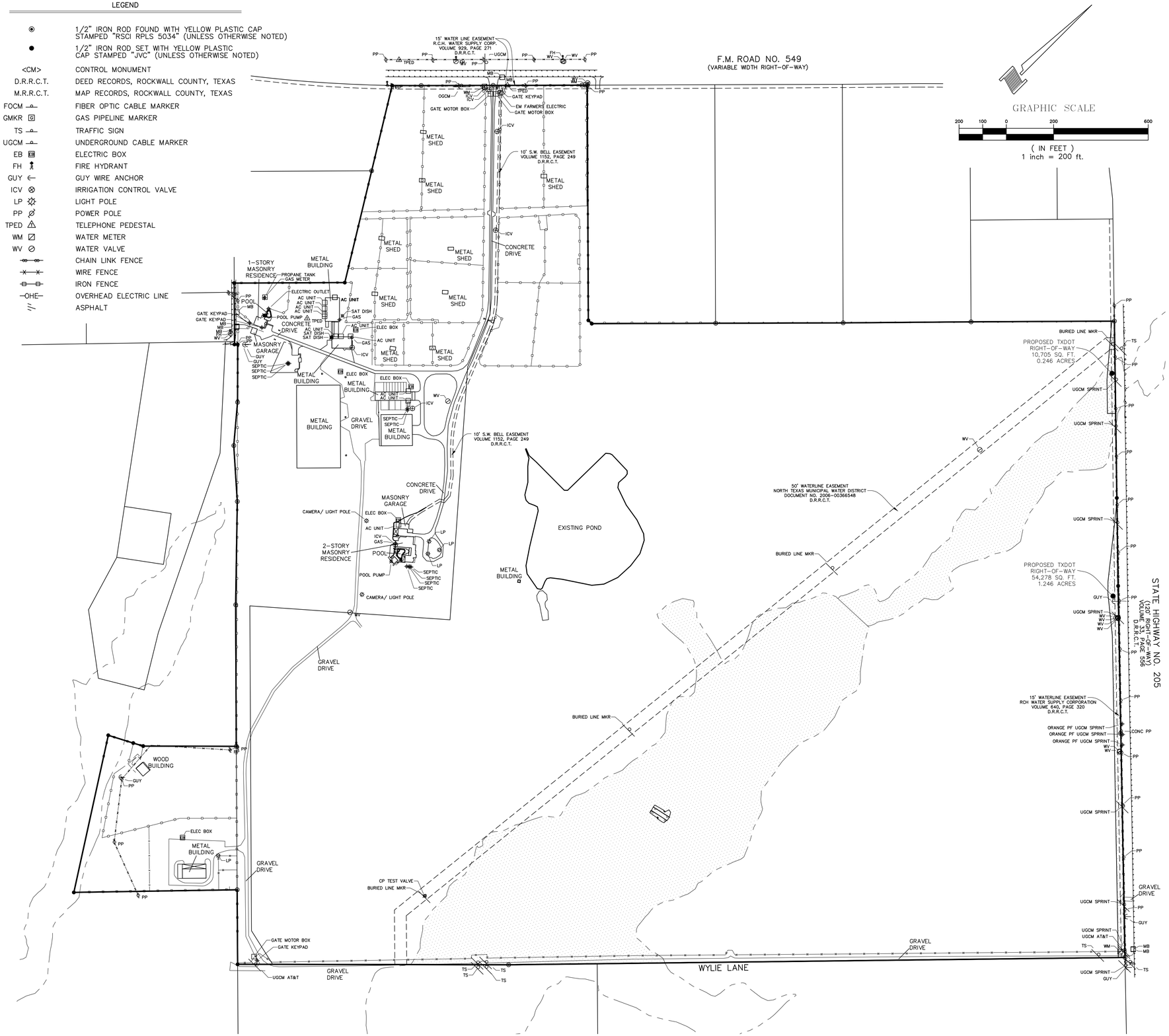
LEGEND

⊙	1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "RSCI RPLS 5034" (UNLESS OTHERWISE NOTED)
●	1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
<CM>	CONTROL MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
FOCM	FIBER OPTIC CABLE MARKER
GMKR	GAS PIPELINE MARKER
TS	TRAFFIC SIGN
UGCM	UNDERGROUND CABLE MARKER
EB	ELECTRIC BOX
FH	FIRE HYDRANT
GUY	GUY WIRE ANCHOR
ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
PP	POWER POLE
TPED	TELEPHONE PEDESTAL
WM	WATER METER
WV	WATER VALVE
	CHAIN LINK FENCE
	WIRE FENCE
	IRON FENCE
—OHE—	OVERHEAD ELECTRIC LINE
	ASPHALT



GRAPHIC SCALE

200 100 0 200 600

(IN FEET)
1 inch = 200 ft.

NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S76°53'37"E, 4,347.44'.

2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE A, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE AE, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – BASE FLOOD ELEVATIONS DETERMINED" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48397C0110L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS.

3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, G.F. NO. 782103508, EFFECTIVE DATE APRIL 13, 2022. NO FURTHER RESEARCH WAS PERFORMED BY SURVEYOR.

4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

5. FENCES SHOWN HEREON ARE GRAPHIC ONLY AND MAY MEANDER BETWEEN MEASURED LOCATIONS.

6. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE UNAUTHORIZED USE OR REUSE OF THIS SURVEY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL REMOVE SURVEYOR FROM BURDEN OF ANY DAMAGES INCURRED.

8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY INDICATED HEREON.

SCHEDULE B NOTES:

10a. EASEMENT TO THE STATE OF TEXAS, RECORDED IN VOLUME 330, PAGE 558, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10b. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 640, PAGE 320, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

10c. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 640, PAGE 323, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)

10d. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 929, PAGE 271, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

10e. EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 1152, PAGE 249, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

10f. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 154, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO – 20' EASEMENT – NO DEFINED LOCATION IN DOCUMENT)

10g. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 221, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO – 20' EASEMENT – NO DEFINED LOCATION IN DOCUMENT)

10h. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 242, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO – 20' EASEMENT – NO DEFINED LOCATION IN DOCUMENT)

10i. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 2753, PAGE 210, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10j. EASEMENT AND RIGHT-OF-WAY TO NORTH TEXAS MUNICIPAL WATER DISTRICT, RECORDED IN DOCUMENT NO. 2006-00366548, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

10k. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 1053, PAGE 187, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)

10l. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 1086, PAGE 53, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)

10m. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 2108, PAGE 212, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)

SURVEYOR'S CERTIFICATE:

To C AND C LAND, LLC; ROCKWALL HIGHGATE, LTD.; NATIONAL TITLE GROUP, LLC; and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or protrusions apparent on the ground.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RYAN S. REYNOLDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6385

SURVEYED ON THE GROUND: SEPTEMBER 13, 2022

GROSS ACRES	264.433 ACRES
PROPOSED TXDOT RIGHT-OF-WAY	1.492 ACRES
NET ACRES	262.941 ACRES

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LAND TITLE SURVEY
264.433 ACRES
W.W. FORD SURVEY, ABSTRACT NO. 80
TOWN OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
RYAN S. REYNOLDS
#6385
REGISTERED PROFESSIONAL LAND SURVEYOR

09/22/2022

SCALE:
1"=200'
One Inch

JVC No 2147

SHEET 2 OF 2

J:\Civil 3d projects\coll - corson cramer development\2147 - highgate\survey\dwg\2147-title-264.433ac.dwg

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	5565 Hwy FM 549, Rockwall, TX				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	West of SH 205 & South of FM 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-99		CURRENT USE	Ag	
PROPOSED ZONING			PROPOSED USE	Single Family & Commercial	
ACREAGE	262.94 Ac.	LOTS [CURRENT]	0	LOTS [PROPOSED]	384 SF, 10 OS, 1 AC 2 Comm. = 397 total

☐ ***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		☑ APPLICANT	CCD - Rockwall, LLC
CONTACT PERSON		CONTACT PERSON	Brian Cramer
ADDRESS		ADDRESS	4925 Greenville Ave #604
CITY, STATE & ZIP		CITY, STATE & ZIP	Dallas, TX 75087
PHONE		PHONE	214.734.5924
E-MAIL		E-MAIL	BCramer@CCDEVTX.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE ~~OWNER~~ Applicant FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 4,149.10 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12 *DAY OF* December, 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."*

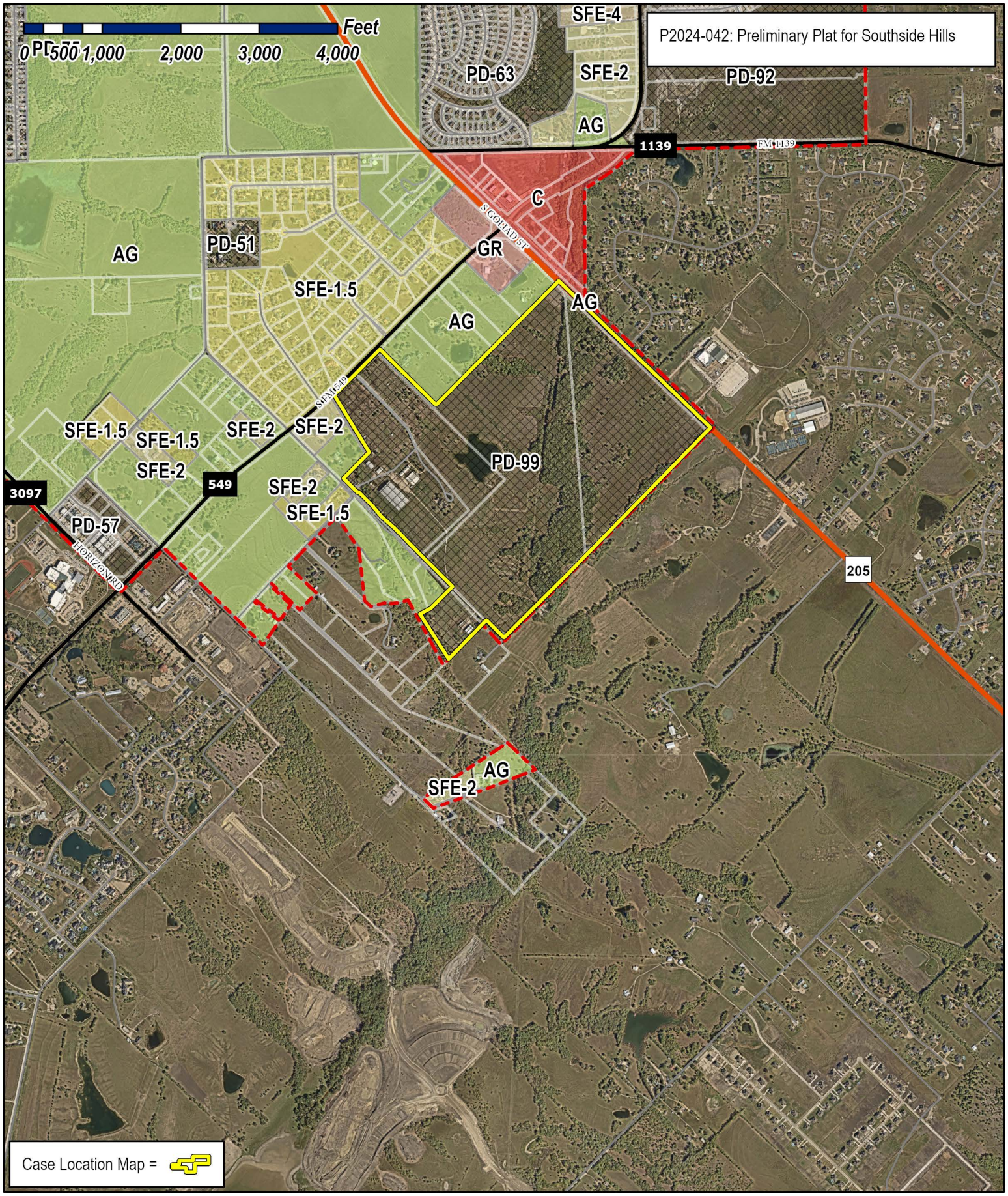
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* December, 2024.

Applicant *OWNER'S SIGNATURE*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JASON WIGHT
My Notary ID # 132617453
Expires August 11, 2028

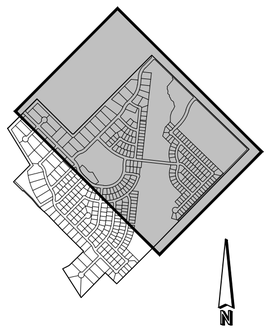
MY COMMISSION EXPIRES



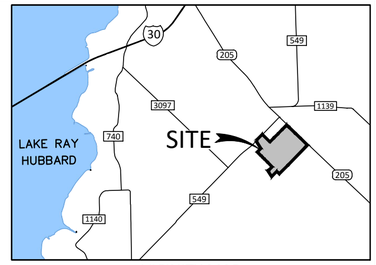
City of Rockwall

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.



KEY MAP



VICINITY MAP
N.T.S.

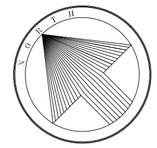
LEGEND

- ● Point of Curvature or Tangency on Center Line
- ● 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ◉ 1/2" IRF (unless otherwise noted)

AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas

P.R.R.C.T.= Plat Records of Rockwall County, Texas



200 100 0 200 400

SCALE 1" = 200'

PRELIMINARY PLAT
SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B; LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D; LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F; LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H; LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J; LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L; LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N; LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P; LOTS 1-14, BLOCK Q;

262.94 ACRES OR 11,453,704.24 SF

384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS, 10 OPEN SPACES & 1 AMENITY CENTER

SITUATED WITHIN

W.W. FORD SURVEY, ABSTRACT NO. 80

CITY OF ROCKWALL,

ROCKWALL COUNTY, TEXAS

P2024-XXX

December 11, 2024

SHEET 1 OF 4

MATCH LINE - SHEET 2 OF 4

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
[(29.4/2) + 44.4] / 262.94 =	22.4%

*ASSUMING HALF OF FLOODPLAIN

Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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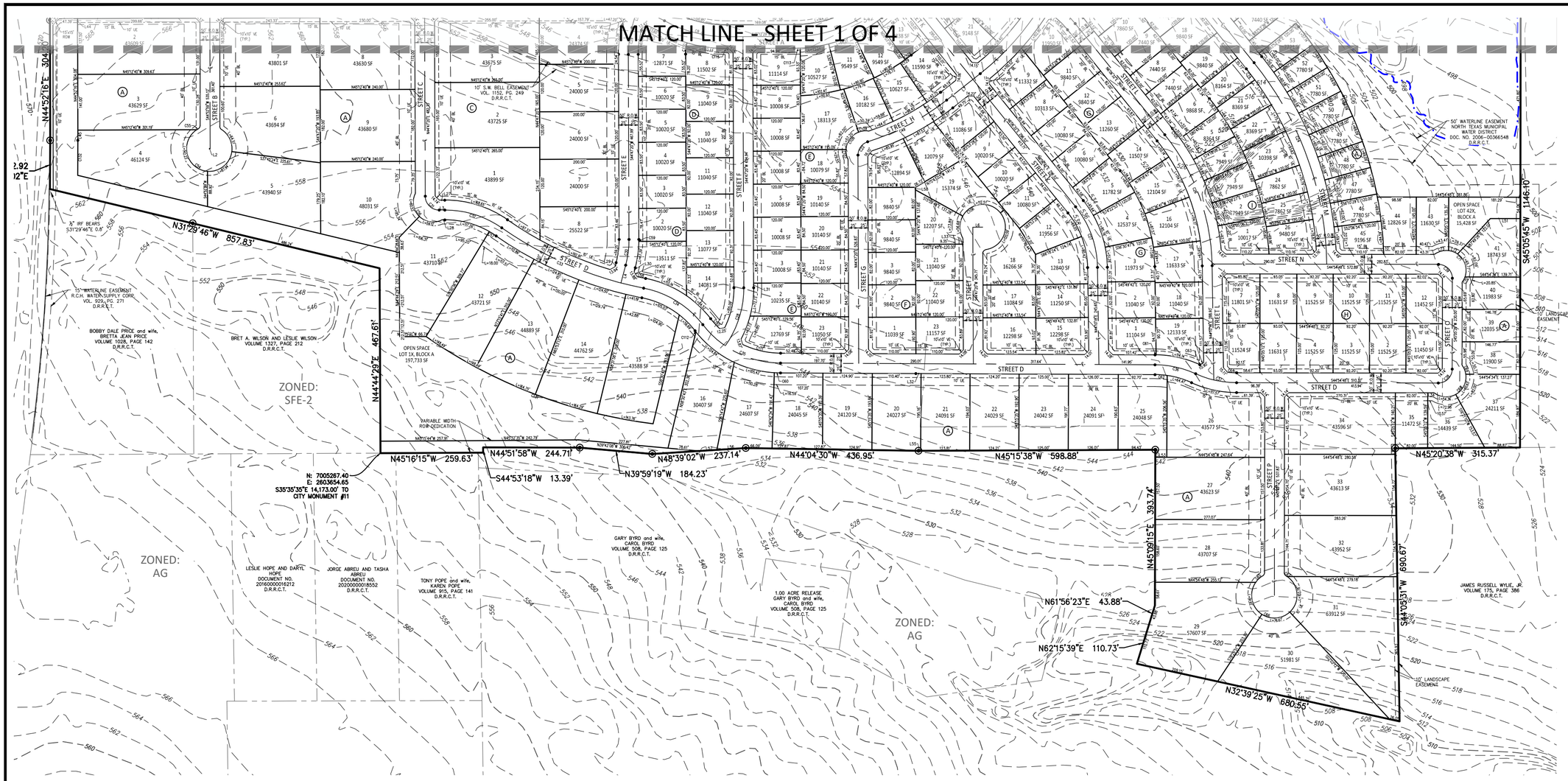

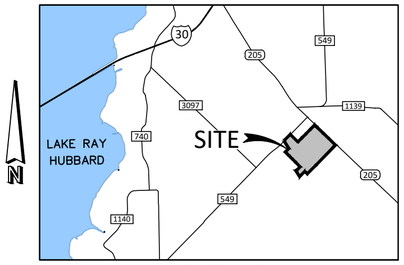

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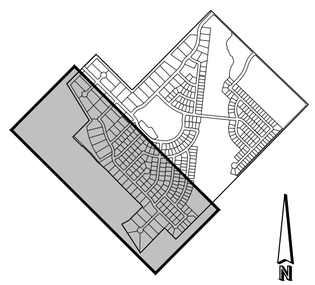

KEY MAP

GENERAL NOTES:

1. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
   - 2.1. WATER – CONNECTIONS TO EXISTING WATER LINES ON FM 549 & SH 205
   - 2.2. WASTEWATER – CONSTRUCTION OF ONSITE LIFT STATION AND FORCE MAIN TO EXISTING GRAVITY WASTEWATER LINE ON FM 549
   - 2.3. ROADWAY – CONNECTIONS TO EXISTING ROADWAYS FM 549 & SH 205
   - 2.4. DRAINAGE – DRAINAGE TO LONG BRANCH CREEK

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
[(29.4/2) + 44.4] / 262.94 =	22.4%

*ASSUMING HALF OF FLOODPLAIN

PRELIMINARY PLAT

SOUTHSIDE HILLS

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LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
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LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
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SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2024-XXX

December 11, 2024

SHEET 2 OF 4

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704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100

Line Table		
Line	Length	Direction
L1	2.73	S45° 07' 01"E
L2	1.85	S45° 07' 01"E
L3	14.32	N45° 12' 40"W
L4	46.44	S59° 52' 38"W
L5	47.23	S60° 29' 40"W
L6	25.00	N45° 12' 40"W
L7	108.02	N83° 14' 53"W
L8	17.35	S14° 42' 23"E
L9	55.15	S75° 51' 12"E
L10	35.94	S17° 01' 57"W
L11	37.59	S39° 18' 11"W
L12	81.44	N66° 01' 50"W
L13	29.68	N45° 12' 29"W
L14	56.80	N43° 55' 12"E
L15	26.33	S86° 40' 44"W
L16	23.00	S45° 42' 01"E
L17	28.67	S6° 07' 12"W
L18	8.68	S6° 07' 12"W
L19	22.11	S44° 47' 31"W
L20	14.35	S44° 47' 31"W
L21	11.50	S44° 46' 11"W
L22	19.36	N66° 01' 50"W
L23	20.00	N6° 10' 38"E
L24	16.10	N45° 16' 54"W
L25	12.56	N44° 47' 31"E
L26	16.11	N45° 12' 40"W
L27	14.32	N45° 12' 40"W
L28	5.34	S45° 12' 40"E
L29	11.19	S59° 52' 38"W
L30	11.01	S59° 52' 38"W
L31	11.52	S44° 47' 20"W
L32	13.10	S44° 44' 25"E
L33	11.69	S44° 47' 20"W
L34	13.46	S44° 54' 48"E
L35	10.73	S6° 06' 32"W
L36	4.32	S6° 06' 32"W
L37	15.99	N43° 45' 48"E

Line Table		
Line	Length	Direction
L38	21.17	S43° 55' 12"W
L39	19.18	N44° 01' 00"E
L40	11.06	S75° 51' 12"E
L41	6.19	S60° 29' 40"W
L42	6.19	S60° 29' 40"W
L43	13.30	N83° 49' 22"W
L44	137.50	N44° 52' 16"E
L45	25.58	N44° 52' 16"E
L46	30.35	S74° 55' 58"W
L47	39.81	N44° 50' 31"E
L48	11.92	S61° 10' 11"W
L49	20.22	S83° 49' 22"E
L50	10.73	N6° 06' 32"E
L51	75.75	N44° 54' 37"W
L52	15.49	N44° 05' 31"E
L53	29.24	N44° 54' 48"W
L54	19.03	S45° 09' 15"W
L55	5.43	S45° 15' 38"E
L56	73.77	S48° 39' 02"E
L57	45.30	S48° 39' 02"E
L58	6.32	N44° 47' 20"E
L59	12.86	S83° 53' 28"E
L60	17.88	N74° 44' 50"W
L61	25.00	S45° 42' 01"E
L62	25.00	S45° 42' 01"E
L63	12.51	S45° 59' 00"E
L64	51.74	N84° 36' 03"W
L100	54.28	S45° 16' 54"E
L101	78.16	N43° 22' 07"E
L102	32.12	S33° 54' 11"E
L103	78.23	S52° 50' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	218.75	330.00	037°58'48"	214.77	S25° 06' 36"W
C2	290.23	430.00	038°40'19"	284.75	N25° 27' 22"E
C3	122.29	330.00	021°13'58"	121.59	S34° 10' 32"W
C4	159.18	430.00	021°12'38"	158.28	N34° 09' 52"E
C5	117.39	255.00	026°22'35"	116.36	N57° 57' 28"E
C6	112.69	245.00	026°21'14"	111.70	S57° 58' 09"W
C7	165.95	330.00	028°48'47"	164.21	N30° 48' 17"W
C8	165.93	330.00	028°48'35"	164.19	S30° 48' 11"E
C9	219.10	330.00	038°02'24"	215.09	S64° 13' 41"E
C10	659.33	375.00	100°44'18"	577.63	N46° 22' 58"E
C11	146.74	400.00	021°01'08"	145.92	S06° 31' 23"W
C12	118.11	325.00	020°49'21"	117.46	S55° 37' 09"E
C13	44.11	35.00	072°12'28"	41.25	N29° 55' 36"W
C14	236.38	345.00	039°15'27"	231.79	S64° 54' 37"E
C15	23.95	250.00	005°29'20"	23.94	S42° 02' 51"W
C16	48.72	35.00	079°45'01"	44.88	S84° 40' 02"W
C17	318.68	635.00	028°45'16"	315.35	S69° 50' 05"E
C18	625.58	930.00	038°32'27"	613.85	S64° 33' 08"E
C19	45.20	325.00	007°58'09"	45.17	N79° 50' 17"W
C20	55.91	35.00	091°31'18"	50.15	N30° 05' 33"W
C21	117.86	670.00	010°04'44"	117.71	S88° 17' 15"E
C22	44.48	35.00	072°48'42"	41.55	S81° 11' 41"W
C23	185.25	225.00	047°10'23"	180.06	N17° 28' 40"W
C24	551.69	830.00	038°05'02"	541.59	N25° 09' 03"E
C25	81.74	225.00	020°48'54"	81.29	N04° 17' 55"W
C26	358.73	540.00	038°03'46"	352.17	N25° 08' 25"E
C27	166.08	250.00	038°03'46"	163.04	N25° 08' 25"E
C28	156.70	250.00	035°54'47"	154.15	N62° 44' 44"E
C29	68.53	250.00	015°42'20"	68.31	S52° 38' 30"W
C30	65.83	250.00	015°05'18"	65.64	N52° 19' 59"E
C31	54.98	35.00	090°00'00"	49.50	S00° 12' 40"E
C32	153.32	250.00	035°08'19"	150.93	N27° 38' 30"W
C33	393.00	945.00	023°49'39"	390.17	S21° 59' 11"E
C34	179.69	250.00	041°10'54"	175.85	N13° 18' 33"W
C35	226.99	250.00	052°01'19"	219.27	S18° 43' 45"E
C36	106.12	250.00	024°19'17"	105.33	N32° 34' 46"W
C37	106.88	250.00	024°29'41"	106.07	S32° 39' 58"E
C38	54.98	35.00	089°59'46"	49.50	S89° 54' 41"E
C39	54.98	35.00	090°00'14"	49.50	N00° 05' 19"E
C40	82.89	500.00	009°29'54"	82.79	S88° 34' 19"E
C41	123.93	150.00	047°20'16"	120.44	N69° 39' 08"W
C42	242.63	500.00	027°48'13"	240.26	S30° 01' 05"W
C43	304.35	625.00	027°54'01"	301.35	N30° 03' 59"E
C44	54.98	35.00	090°00'00"	49.50	S00° 59' 00"E
C45	55.15	35.00	090°16'59"	49.62	N00° 50' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C46	358.57	325.00	063°12'51"	340.66	S13° 34' 02"W
C47	213.84	350.00	035°00'20"	210.53	N00° 32' 13"W
C48	274.67	250.00	062°56'57"	261.06	S14° 30' 32"E
C49	227.42	625.00	020°50'55"	226.17	S72° 49' 25"E
C50	8.87	360.00	001°24'41"	8.87	S24° 15' 54"W
C51	6.73	460.00	000°50'18"	6.73	N23° 58' 42"E
C52	1.97	225.00	000°30'06"	1.97	N45° 01' 14"E
C54	142.23	57.50	141°43'20"	108.64	S30° 43' 58"W
C55	3.89	57.50	003°52'18"	3.88	N76° 28' 13"W
C56	60.53	50.00	069°22'05"	56.90	S33° 39' 41"W
C57	20.73	225.00	005°16'42"	20.72	N12° 42' 42"W
C58	22.36	920.00	001°23'33"	22.36	S33° 12' 14"E
C59	5.03	275.00	001°02'50"	5.03	N45° 18' 45"E
C60	15.83	275.00	003°17'54"	15.83	S43° 05' 28"E
C61	2.60	275.00	000°32'28"	2.60	N44° 28' 11"W
C62	31.10	225.00	007°55'09"	31.07	N40° 46' 50"W
C63	0.75	225.00	000°11'30"	0.75	S20° 30' 52"E
C64	23.30	225.00	005°55'57"	23.29	S41° 56' 50"E
C65	23.92	57.50	023°49'49"	23.74	N88° 03' 41"W
C66	76.67	57.50	076°23'40"	71.11	S49° 45' 59"E
C67	2.31	57.50	002°18'08"	2.31	N12° 31' 46"W
C68	60.63	50.00	069°28'27"	56.98	N71° 36' 56"E
C69	22.12	50.00	025°20'43"	21.94	N24° 12' 21"E
C70	12.09	50.00	013°51'11"	12.06	N71° 43' 17"E
C71	65.77	50.00	075°21'56"	61.13	N27° 06' 43"E
C72	24.43	50.00	027°59'43"	24.19	N24° 34' 06"W
C73	34.82	50.00	039°54'17"	34.12	N58° 31' 06"W
C74	34.86	805.00	002°28'52"	34.86	N07° 20' 58"E
C75	12.08	695.00	000°59'46"	12.08	N47° 23' 13"E
C76	64.64	50.00	074°04'07"	60.23	N01° 52' 06"E
C77	17.52	350.00	002°52'04"	17.52	N82° 23' 20"W
C78	14.45	370.00	002°14'17"	14.45	S02° 52' 02"E
C79	14.69	955.00	000°52'52"	14.69	S83° 22' 56"E
C80	0.48	954.99	000°01'44"	0.48	S79° 12' 09"E
C81	25.63	200.00	007°20'30"	25.61	N82° 51' 31"W
C82	23.58	275.00	004°54'49"	23.58	S42° 20' 07"W
C83	18.79	225.00	004°47'09"	18.79	S42° 23' 57"W
C84	40.67	50.00	046°36'21"	39.56	S44° 32' 19"W
C85	25.77	50.00	029°31'57"	25.49	N46° 38' 41"W
C86	44.29	50.00	050°44'52"	42.85	N86° 47' 05"W
C87	60.07	50.00	068°50'12"	56.52	N55° 10' 07"W
C88	38.76	300.00	007°24'07"	38.73	S40° 18' 56"W
C89	23.45	300.00	004°28'44"	23.45	N38° 51' 15"E
C90	15.30	300.00	002°55'23"	15.30	N42° 33' 18"E
C91	38.76	300.00	007°24'07"	38.73	N47° 43' 03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C92	38.76	300.00	007°24'07"	38.73	S47° 43' 03"W
C93	23.77	50.00	027°14'08"	23.54	S70° 20' 36"W
C94	32.13	50.00	036°49'16"	31.58	S68° 58' 57"E
C95	47.85	50.00	054°49'35"	46.04	S29° 18' 45"W
C96	42.93	375.00	006°33'34"	42.91	N14° 45' 36"W
C97	18.99	375.00	002°54'03"	18.98	N10° 01' 48"W
C98	17.69	175.00	005°47'25"	17.68	N48° 52' 43"W
C99	12.43	275.00	002°35'24"	12.43	S15° 40' 15"W
C100	13.84	225.00	003°31'23"	13.83	S44° 13' 19"E
C101	0.77	275.00	000°09'40"	0.77	S45° 54' 10"E
C102	18.63	57.00	018°43'25"	18.54	N23° 37' 16"E
C103	167.00	57.00	167°52'14"	113.36	S40° 02' 49"W
C104	19.90	250.00	004°33'36"	19.89	N03° 49' 44"E
C105	31.55	565.00	003°11'57"	31.54	N07° 42' 30"E
C106	112.51	57.50	112°06'20"	95.40	N49° 56' 38"W
C107	23.49	50.00	026°54'50"	23.27	S34° 41' 22"W
C108	57.20	50.00	065°33'03"	54.13	S80° 55' 18"W
C109	23.87	50.00	027°21'04"	23.64	N52° 37' 38"W
C110	34.40	225.00	008°45'36"	34.37	S02° 54' 06"W
C111	99.60	225.00	025°21'43"	98.79	S32° 03' 33"E
C112	3.59	275.00	000°44'55"	3.59	S06° 54' 26"W
C113	15.06	360.00	002°23'50"	15.06	S46° 24' 24"E
C114	14.48	360.00	002°18'19"	14.48	S82° 05' 43"E
C115	103.33	360.00	016°26'46"	102.98	S36° 59' 05"E
C116	28.52	50.00	032°40'34"	28.13	N53° 12' 07"W
C117	44.29	50.00	050°44'52"	42.85	N11° 29' 24"W
C118	11.84	205.00	003°18'30"	11.84	N16° 23' 08"W
C119	61.81	205.00	017°16'32"	61.58	N08° 19' 41"E
C120	17.85	395.00	002°35'24"	17.85	S15° 40' 15"W
C121	0.77	395.00	000°06'44"	0.77	S45° 55' 38"E
C122	82.00	200.00	023°29'29"	81.43	S66° 08' 25"E
C123	123.57	246.72	028°41'46"	122.28	S47° 20' 32"E
C124	57.71	223.87	014°46'10"	57.55	S40° 22' 44"E
C125	20.71	70.06	016°56'02"	20.63	S56° 13' 50"E
C126	63.17	70.06	051°39'43"	61.05	N89° 28' 17"E
C127	196.40	1663.78	006°45'49"	196.29	S32° 05' 51"E
C128	19.31	480.00	002°18'19"	19.31	S82° 05' 43"E
C129	14.89	480.00	001°46'39"	14.89	S80° 03' 15"E
C130	28.85	105.00	015°44'35"	28.76	S52° 39' 37"W
C131	164.29	1280.00	007°21'14"	164.17	S27° 47' 25"E
C132	88.69	5866.43	000°51'59"	88.69	N45° 06' 38"E

PRELIMINARY PLAT

SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
LOTS 1-14, BLOCK Q;
262.94 ACRES OR 11,453,704.24 SF
384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX
December 11, 2024

GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANELS 48397C0045L & & 483970110L DATED SEPTEMBER 26, 2008.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
7. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.

Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100

LEGAL DESCRIPTION:
262.94 ACRES

BEING a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Town of Rockwall, Rockwall County, Texas and being all of those tracts of land described as Tract 1 and Tract 2 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5572, Page 219, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the southwest line of State Highway No. 205, a variable width right of way, in the common northwest line of said Tract 2 and southeast line of that tract of land described in Deed to Dr. Mohiudin Zeb, Nasreen Zeb, as recorded in Volume 1059, Page 14, Deed Records, Rockwall, County, Texas;

THENCE Southeasterly, with said southwest line, the following nine (9) courses and distances:

South 40 degrees 17 minutes 02 seconds East, a distance of 248.25 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 45 degrees 53 minutes 03 seconds East, a distance of 143.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 44 degrees 06 minutes 57 seconds East, a distance of 34.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 45 degrees 48 minutes 12 seconds East, a distance of 355.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 41 degrees 25 minutes 46 seconds East, a distance of 50.90 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 38 degrees 34 minutes 47 seconds East, a distance of 307.39 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 44 degrees 34 minutes 51 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 51 degrees 01 minutes 14 seconds East, a distance of 178.01 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 46 degrees 03 minutes 36 seconds East, a distance of 1,363.83 feet to a mag nail with washer stamped "DOUCET & ASSOCIATES" found for corner in the common northwest line of that tract of land described in Deed to Joseph Edward Baumann, as recorded in Document No. 2010-436143, Deed Records, Rockwall County, Texas and southeast line of said Tract 2;

THENCE South 44 degrees 19 minutes 10 seconds West, leaving said southwest line of State Highway No. 205 and with the southeast line of said Tract 2, a distance of 2,578.96 feet to a 1/2 inch iron rod found in the northwest line of that tract of land described in Deed to Paul Davis Jr., as recorded in Document No. 1983-41393, Deed Records, Rockwall County, Texas;

THENCE South 45 degrees 05 minutes 45 seconds West, a distance of 1,146.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the most southerly southeast corner of the above mentioned Tract 1;

THENCE North 45 degrees 20 minutes 38 seconds West, with the southwest line of said Tract 1, a distance of 315.37 feet to a 1/2 inch iron rod with a yellow plastic cap found for the east corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE South 44 degrees 05 minutes 31 seconds West, leaving said southwest line, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the south corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 32 degrees 39 minutes 25 seconds West, a distance of 6680.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the west corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 62 degrees 15 minutes 39 seconds East, a distance of 110.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 61 degrees 56 minutes 23 seconds East, a distance of 43.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 45 degrees 09 minutes 15 seconds East, a distance of 393.74 feet to a 1/2 inch iron rod with a yellow plastic cap found in the southwest line of the above mentioned Tract 1;

THENCE North 45 degrees 15 minutes 38 seconds West, a distance of 598.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner at the beginning of a Boundary Line Agreement, as recorded in Volume 4715, Page 230 (Document No. 2006-00361312), Deed Records, Rockwall County, Texas;

THENCE Northwesterly, with said Boundary Line Agreement, the following six (6) courses and distances:

North 44 degrees 04 minutes 30 seconds West, a distance of 436.95 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 48 degrees 39 minutes 02 seconds West, a distance of 237.14 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 39 degrees 59 minutes 19 seconds West, a distance of 184.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner;

North 44 degrees 51 minutes 58 seconds West, a distance of 244.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 44 degrees 53 minutes 18 seconds West, a distance of 13.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of said Tract 1;

THENCE Northwesterly, with said west line, the following three (3) courses and distances:

North 45 degrees 16 minutes 15 seconds West, a distance of 259.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner the common south corner of that tract of land described in Deed to Bret A. Wilson and Leslie Wilson, as recorded in Volume 1327, Page 212, Deed Records, Rockwall, County, Texas and an exterior ell corner of said Tract 1;

North 44 degrees 44 minutes 29 seconds East, a distance of 467.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common east corner of said Bret A. Wilson and Leslie Wilson tract and an interior ell corner of said Tract 1;

North 31 degrees 29 minutes 46 seconds West, passing at a distance of 486.24 feet a 1/2 inch iron rod found for the common north corner of said Bret A. Wilson and Leslie Wilson tract and east corner of that tract of land described in Deed to Bobby Dale Price and wife, Bretta Jean Price, as recorded in Volume 1028, Page 142, Deed Records, Rockwall County, Texas, and continuing in all for a total distance of 857.83 feet to a point in the southeast line of Farm to Market Road No. 548, a variable width right-of-way, from which point a 1/2 inch iron rod found bears South 31 degrees 29 minutes 46 seconds East, 0.80 feet, said point being at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 12 minutes 54 seconds, a radius of 5,796.43 feet and a chord bearing and distance of North 45 degrees 17 minutes 02 seconds East, 122.92 feet;

THENCE Northeasterly, with said southeast line, the following three (3) courses and distances:

Northeasterly, with said curve to the left, an arc distance of 122.93 feet to a concrete pedestal monument found for corner;

North 44 degrees 52 minutes 16 seconds East, a distance of 304.20 feet to an "X" found in concrete for the common north corner of said Tract 1 and most westerly northwest corner of said Tract 2;

North 44 degrees 50 minutes 38 seconds East, passing at a distance of 375.47 feet a concrete pedestal monument found, and continuing in all for a total distance of 398.43 feet to a 1/2 inch iron rod found for the common west corner of that tract of land described in Deed to Cody A. Barrick and Carrie L. Barrick, as recorded in Volume 6167, Page 67, Deed Records, Rockwall County, Texas and most northerly northwest corner of said Trat 2;

THENCE South 45 degrees 15 minutes 03 seconds East, leaving said southeast line, a distance of 995.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 89 degrees 17 minutes 48 seconds East, a distance of 20.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 44 degrees 48 minutes 03 seconds East, a distance of 524.11 feet to a 1/2 inch iron rod found for the common east corner of said Cody A. Barrick and Carrie L. Barrick tract and south corner of that tract of land described in Deed to James Kessler and Angela Kessler, as recorded in Document No. 20180000020020, Deed Records, Rockwall County, Texas;

THENCE North 44 degrees 50 minutes 31 seconds East, a distance of 538.74 feet to a 1/2 inch iron rod found for the east corner of said James Kessler and Angela Kessler tract;

THENCE North 44 degrees 31 minutes 54 seconds East, a distance of 541.29 feet to a 1/2 inch iron rod found for the south corner of the above mentioned Dr. Mohiudin Zeb, Nasreen Zeb tract;

THENCE North 44 degrees 43 minutes 30 seconds East, a distance of 595.13 feet to the POINT OF BEGINNING and containing 262.941 acres of land, more or less.

PRELIMINARY PLAT

SOUTHSIDE HILLS

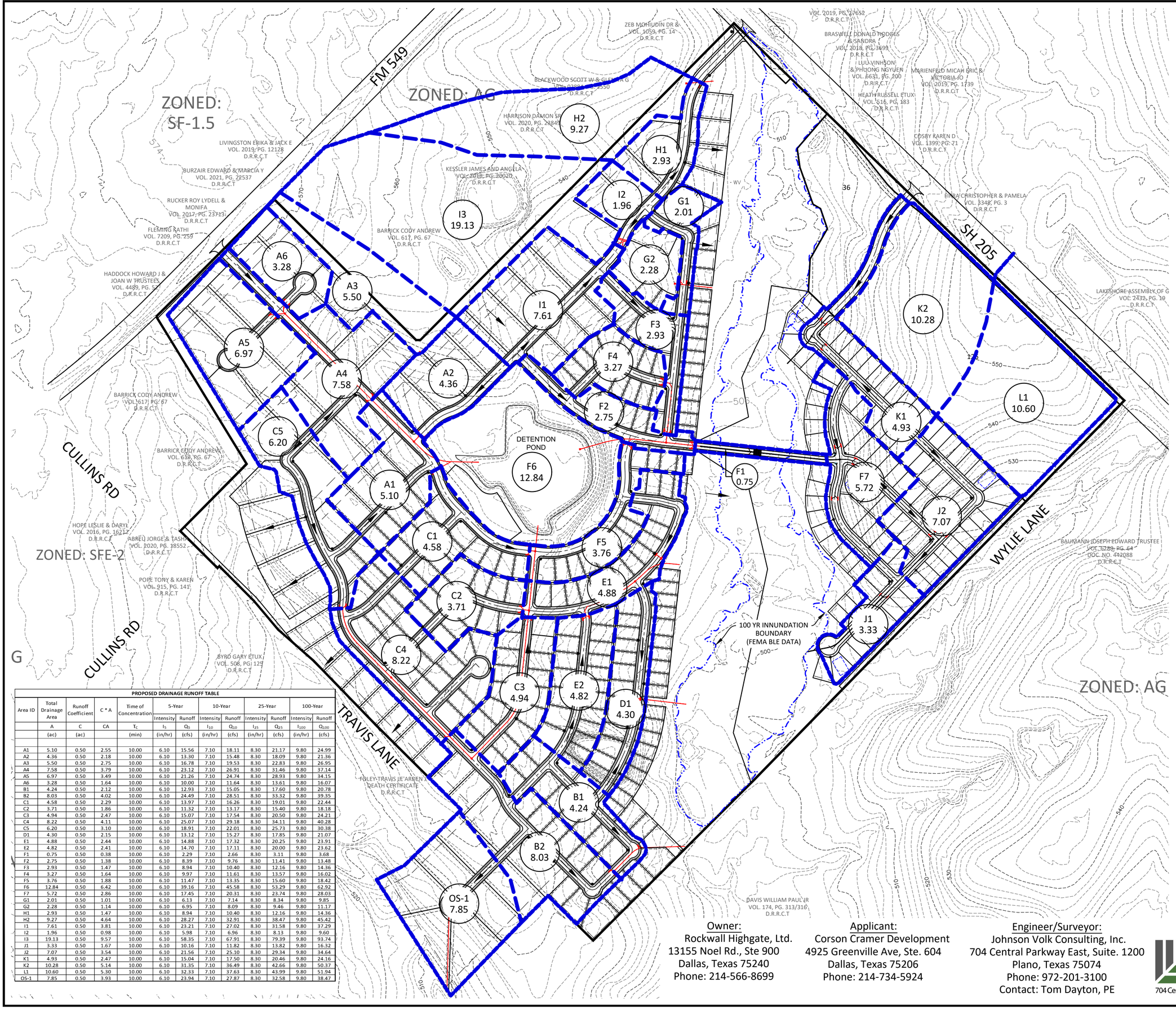
LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
LOTS 1-14, BLOCK Q;
262.94 ACRES OR 11,453,704.24 SF
384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX
December 11, 2024
SHEET 4 OF 4

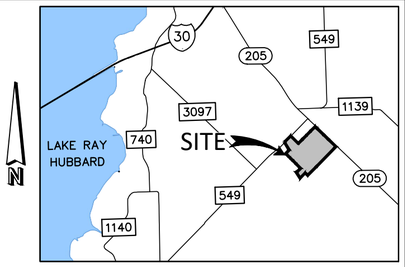
Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100





VICINITY MAP
N.T.S.

LEGEND

- C-1 / 22.64 AC — DRAINAGE AREA DESIGNATION / DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- 635 — EXISTING CONTOUR

300 150 0 300 600

SCALE 1" = 300'

PROPOSED DRAINAGE RUNOFF TABLE

Area ID	Total Drainage Area	Runoff Coefficient	C * A	Time of Concentration	5-Year		10-Year		25-Year		100-Year	
	A	C	CA	T_C	I_5	Q_5	I_{10}	Q_{10}	I_{25}	Q_{25}	I_{100}	Q_{100}
	(ac)	(ac)		(min)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)
A1	5.10	0.50	2.55	10.00	6.10	15.56	7.10	18.11	8.30	21.17	9.80	24.99
A2	4.36	0.50	2.18	10.00	6.10	13.30	7.10	15.48	8.30	18.09	9.80	21.36
A3	5.50	0.50	2.75	10.00	6.10	16.78	7.10	19.53	8.30	22.83	9.80	26.95
A4	7.58	0.50	3.79	10.00	6.10	23.12	7.10	26.91	8.30	31.46	9.80	37.14
A5	6.97	0.50	3.49	10.00	6.10	21.26	7.10	24.74	8.30	28.93	9.80	34.15
A6	3.28	0.50	1.64	10.00	6.10	10.00	7.10	11.64	8.30	13.61	9.80	16.07
B1	4.24	0.50	2.12	10.00	6.10	12.93	7.10	15.05	8.30	17.60	9.80	20.78
B2	8.03	0.50	4.02	10.00	6.10	24.49	7.10	28.51	8.30	33.32	9.80	39.35
C1	4.58	0.50	2.29	10.00	6.10	13.97	7.10	16.26	8.30	19.01	9.80	22.44
C2	3.71	0.50	1.86	10.00	6.10	11.32	7.10	13.17	8.30	15.40	9.80	18.18
C3	4.94	0.50	2.47	10.00	6.10	15.07	7.10	17.54	8.30	20.50	9.80	24.21
C4	8.22	0.50	4.11	10.00	6.10	25.07	7.10	29.18	8.30	34.11	9.80	40.28
C5	6.20	0.50	3.10	10.00	6.10	18.91	7.10	22.01	8.30	25.73	9.80	30.38
D1	4.30	0.50	2.15	10.00	6.10	13.12	7.10	15.27	8.30	17.85	9.80	21.07
E1	4.88	0.50	2.44	10.00	6.10	14.88	7.10	17.32	8.30	20.25	9.80	23.91
E2	4.82	0.50	2.41	10.00	6.10	14.70	7.10	17.11	8.30	20.00	9.80	23.62
F1	0.75	0.50	0.38	10.00	6.10	2.29	7.10	2.66	8.30	3.11	9.80	3.68
F2	2.75	0.50	1.38	10.00	6.10	8.39	7.10	9.76	8.30	11.41	9.80	13.48
F3	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
F4	3.27	0.50	1.64	10.00	6.10	9.97	7.10	11.61	8.30	13.57	9.80	16.02
F5	3.76	0.50	1.88	10.00	6.10	11.47	7.10	13.35	8.30	15.60	9.80	18.42
F6	12.84	0.50	6.42	10.00	6.10	39.16	7.10	45.58	8.30	53.29	9.80	62.92
F7	5.72	0.50	2.86	10.00	6.10	17.45	7.10	20.31	8.30	23.74	9.80	28.03
G1	2.01	0.50	1.01	10.00	6.10	6.13	7.10	7.14	8.30	8.34	9.80	9.85
G2	2.28	0.50	1.14	10.00	6.10	6.95	7.10	8.09	8.30	9.46	9.80	11.17
H1	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
H2	9.27	0.50	4.64	10.00	6.10	28.27	7.10	32.91	8.30	38.47	9.80	45.42
I1	7.61	0.50	3.81	10.00	6.10	23.21	7.10	27.02	8.30	31.58	9.80	37.29
I2	1.96	0.50	0.98	10.00	6.10	5.98	7.10	6.96	8.30	8.13	9.80	9.60
I3	19.13	0.50	9.57	10.00	6.10	58.35	7.10	67.91	8.30	79.39	9.80	93.74
J1	3.33	0.50	1.67	10.00	6.10	10.16	7.10	11.82	8.30	13.82	9.80	16.32
J2	7.07	0.50	3.54	10.00	6.10	21.56	7.10	25.10	8.30	29.34	9.80	34.64
K1	4.93	0.50	2.47	10.00	6.10	15.04	7.10	17.50	8.30	20.46	9.80	24.16
K2	10.28	0.50	5.14	10.00	6.10	31.35	7.10	36.49	8.30	42.66	9.80	50.37
L1	10.60	0.50	5.30	10.00	6.10	32.33	7.10	37.63	8.30	43.99	9.80	51.94
OS-1	7.85	0.50	3.93	10.00	6.10	23.94	7.10	27.87	8.30	32.58	9.80	38.47

PRELIMINARY DRAINAGE PLAN

SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
LOTS 1-14, BLOCK Q;
262.94 ACRES OR 11,453,704.24 SF
384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

December 6, 2024

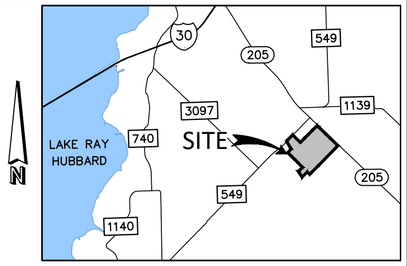
Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100

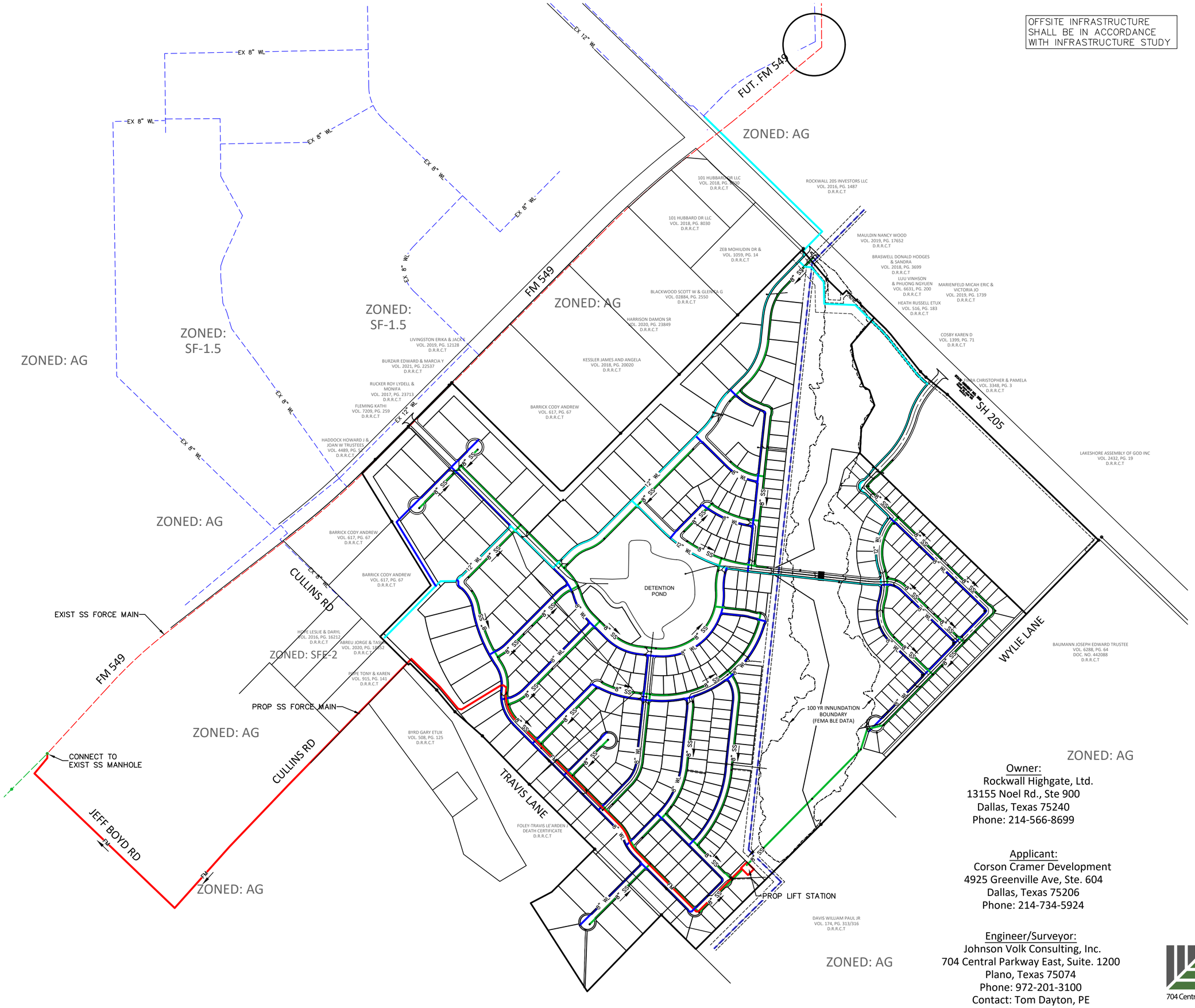
OFFSITE INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH INFRASTRUCTURE STUDY



VICINITY MAP
N.T.S.

LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED 12" WATER LINE
- PROPOSED 8" WATER LINE
- EXISTING WATER LINE
- WATER LINE BY OTHERS
- STORM DRAIN LINE & INLET
- 535 EXISTING CONTOUR



400 200 0 400 800

SCALE 1" = 400'

PRELIMINARY UTILITY PLAN
SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
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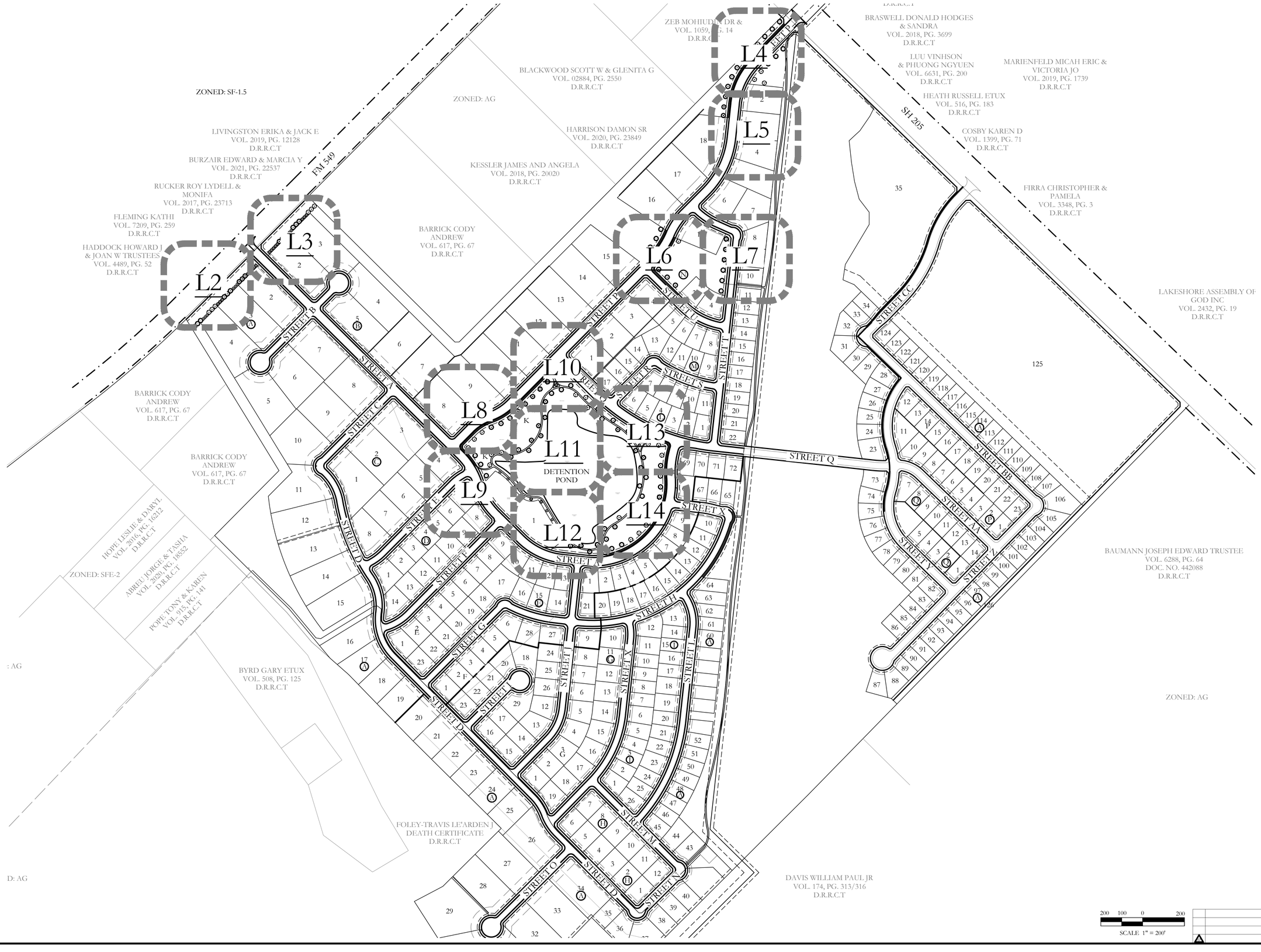

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 200'
One Inch

JVC No MJP503

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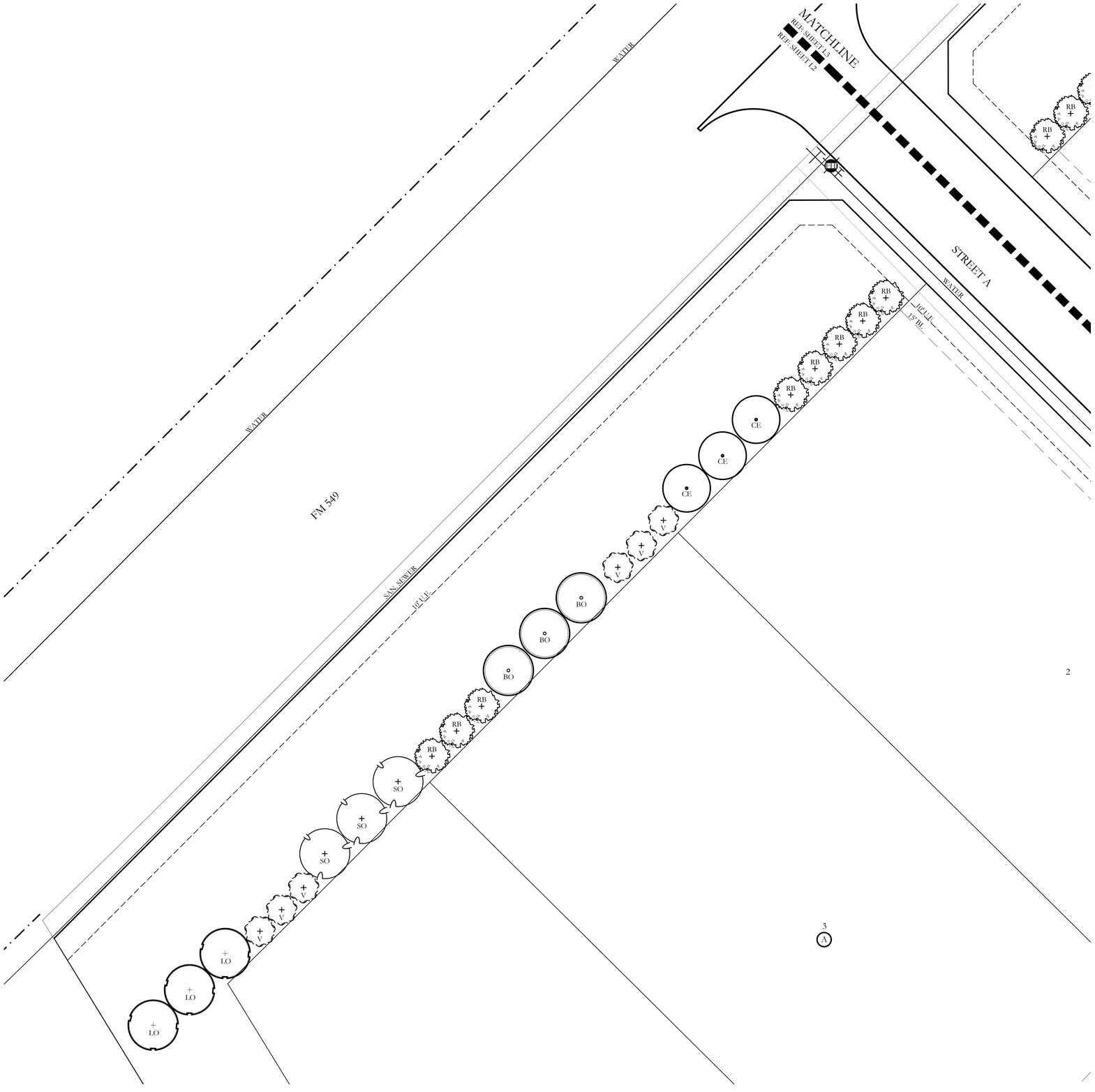

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

20 10 0 20

SCALE 1" = 20'

N

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

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N

20 10 0 20

SCALE 1" = 20'

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

L3 of 15

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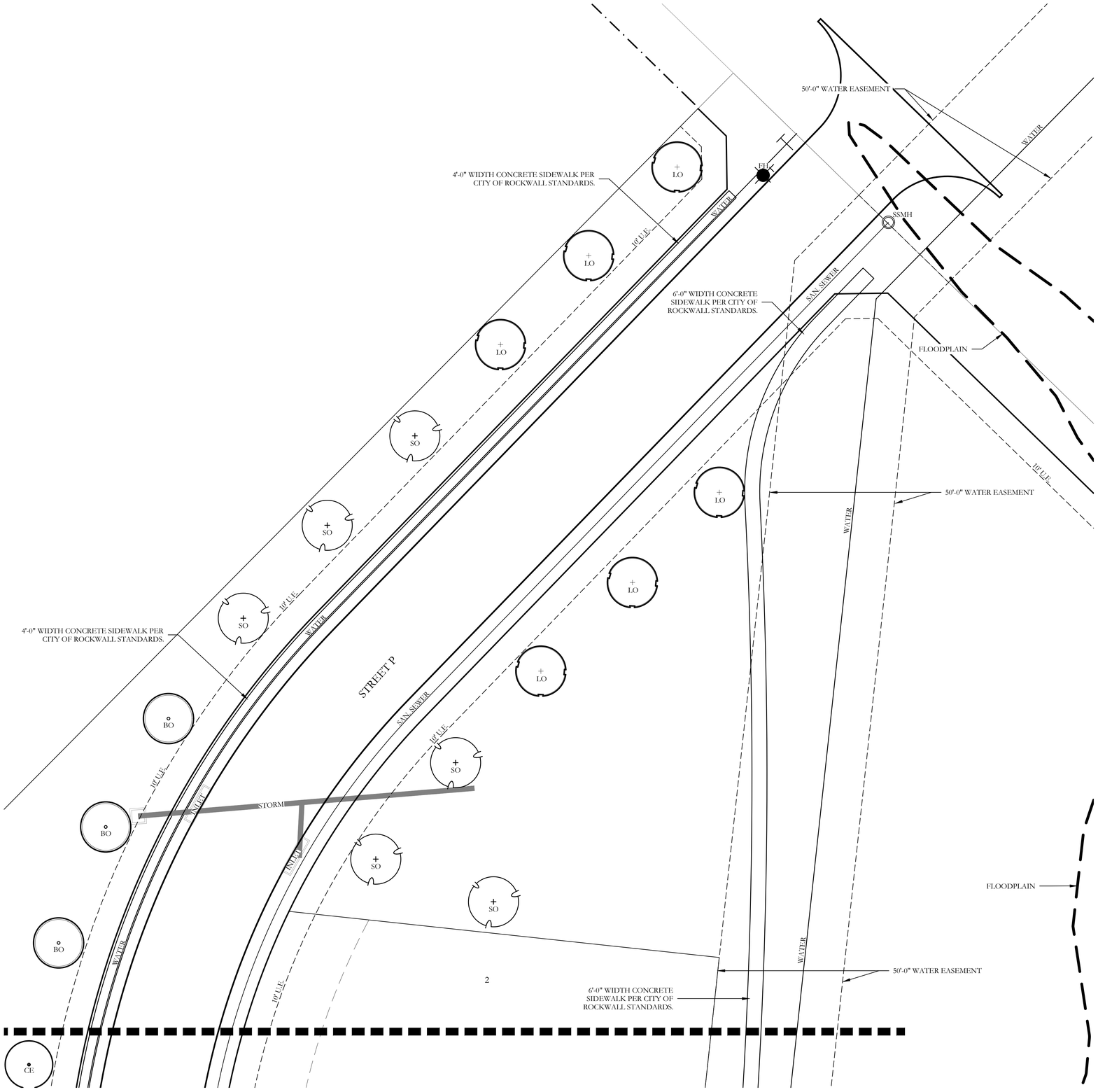

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

20 10 0 20

SCALE 1" = 20'

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

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MATCHLINE
REF: SHEET L2
REF: SHEET L3

CE
CE
CE
4'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
10' U.E.
WATER
HH
SAN. SEWER
10' U.E.
30' BL.
40' BL.
10' U.E.
WATER
STREET P
SAN. SEWER
SMH
10' U.E.
30' BL.
10' U.E.
WATER
SAN. SEWER
10' U.E.
30' BL.

2
6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
50'-0" WATER EASEMENT
3
6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
50'-0" WATER EASEMENT
4
6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
50'-0" WATER EASEMENT
5

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

N

20 10 0 20
SCALE 1" = 20'

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
December 4, 2024

SCALE:
1" = 20'
One Inch
JVC No MJP503

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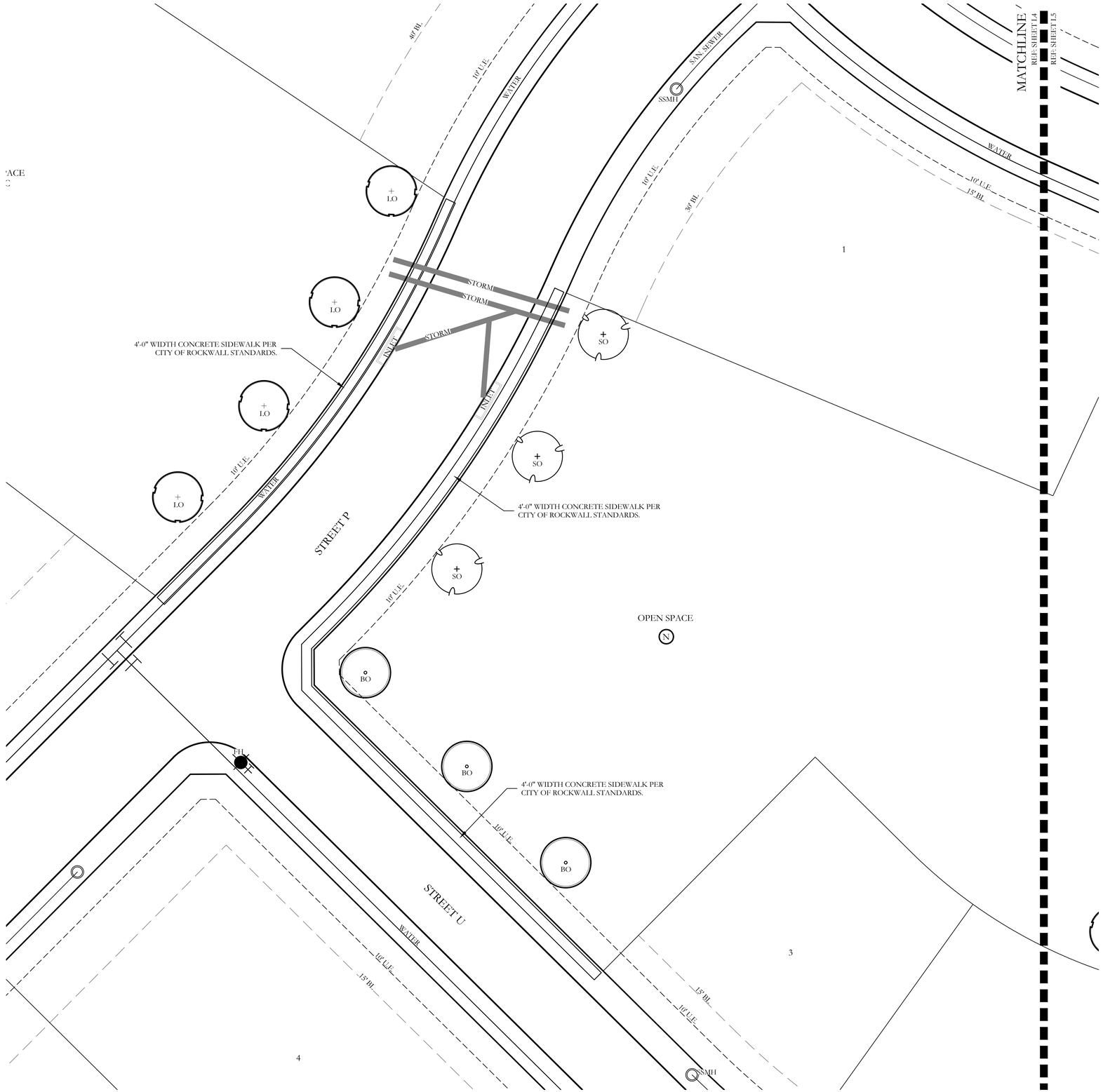

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CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

20 10 0 20

SCALE 1" = 20'

N

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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

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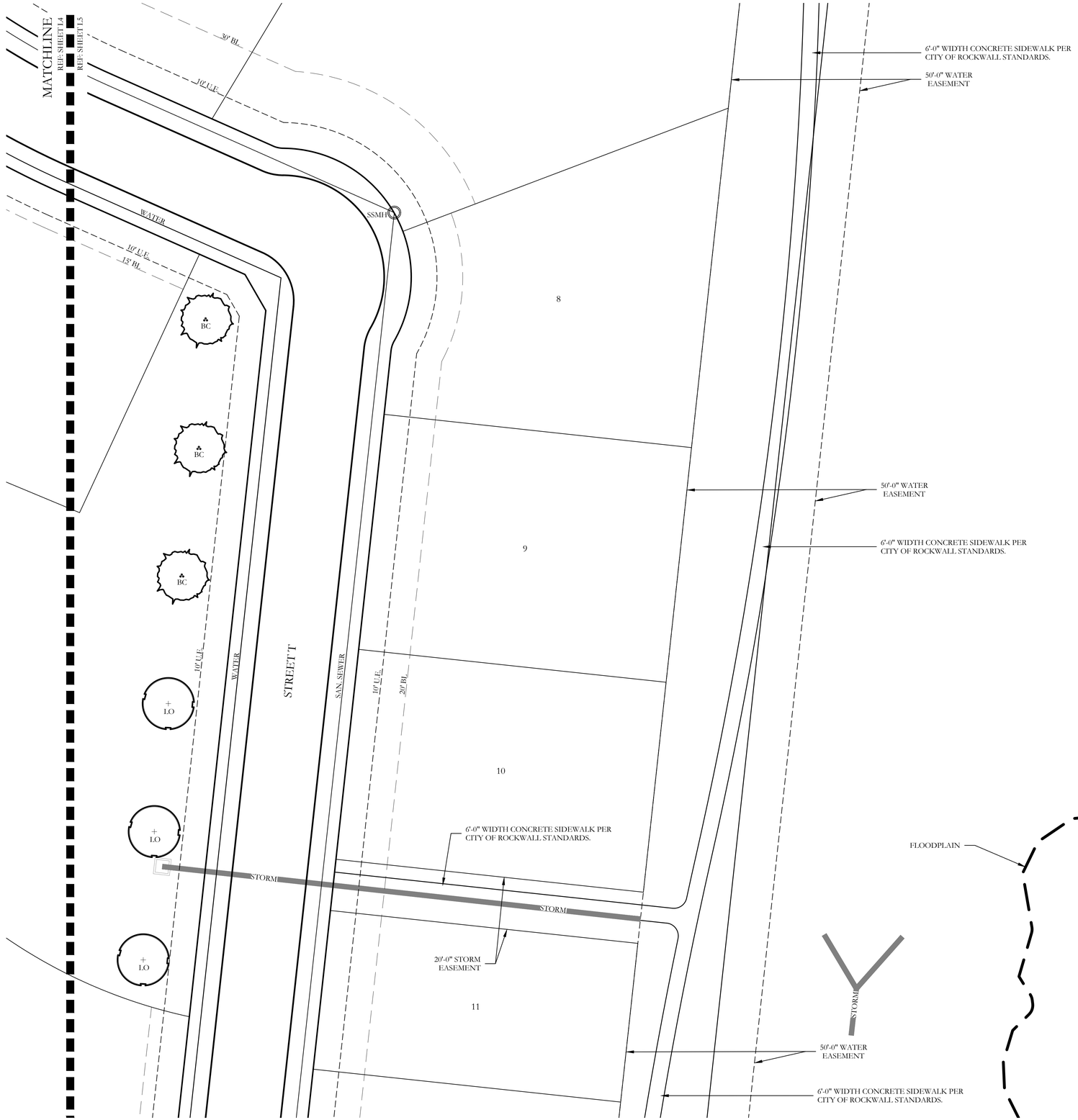

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V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

20 10 0 20

SCALE 1" = 20'

N

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

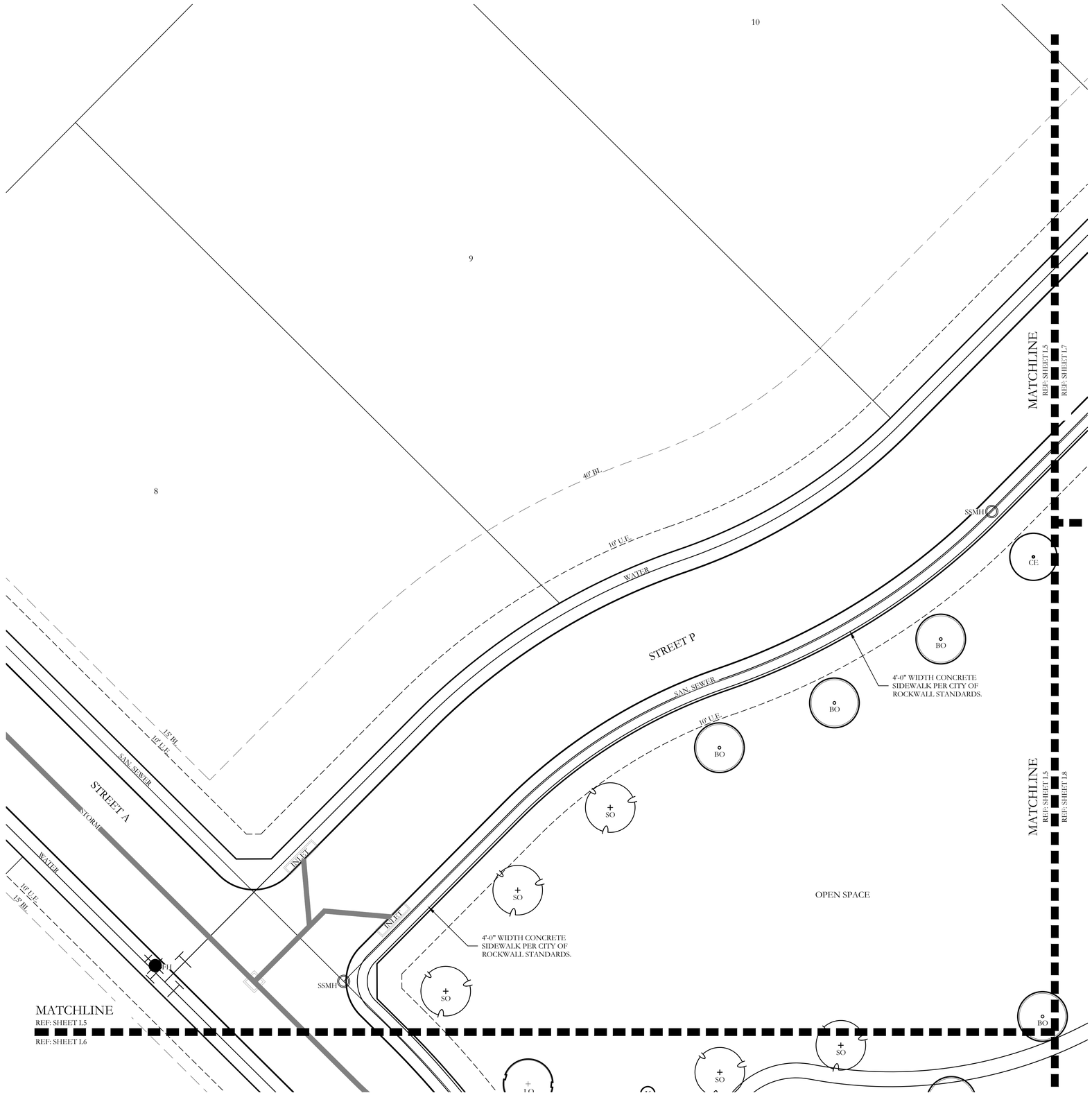
TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch
JVC No MJP503

j:\civil 3d projects\mjp - michael joyce properties\mjp503 - southside hills \landscape\dwg\mjp503 - treescape plan.dwg



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20 10 0 20

SCALE 1" = 20'

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
TODDY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

L8 of 15

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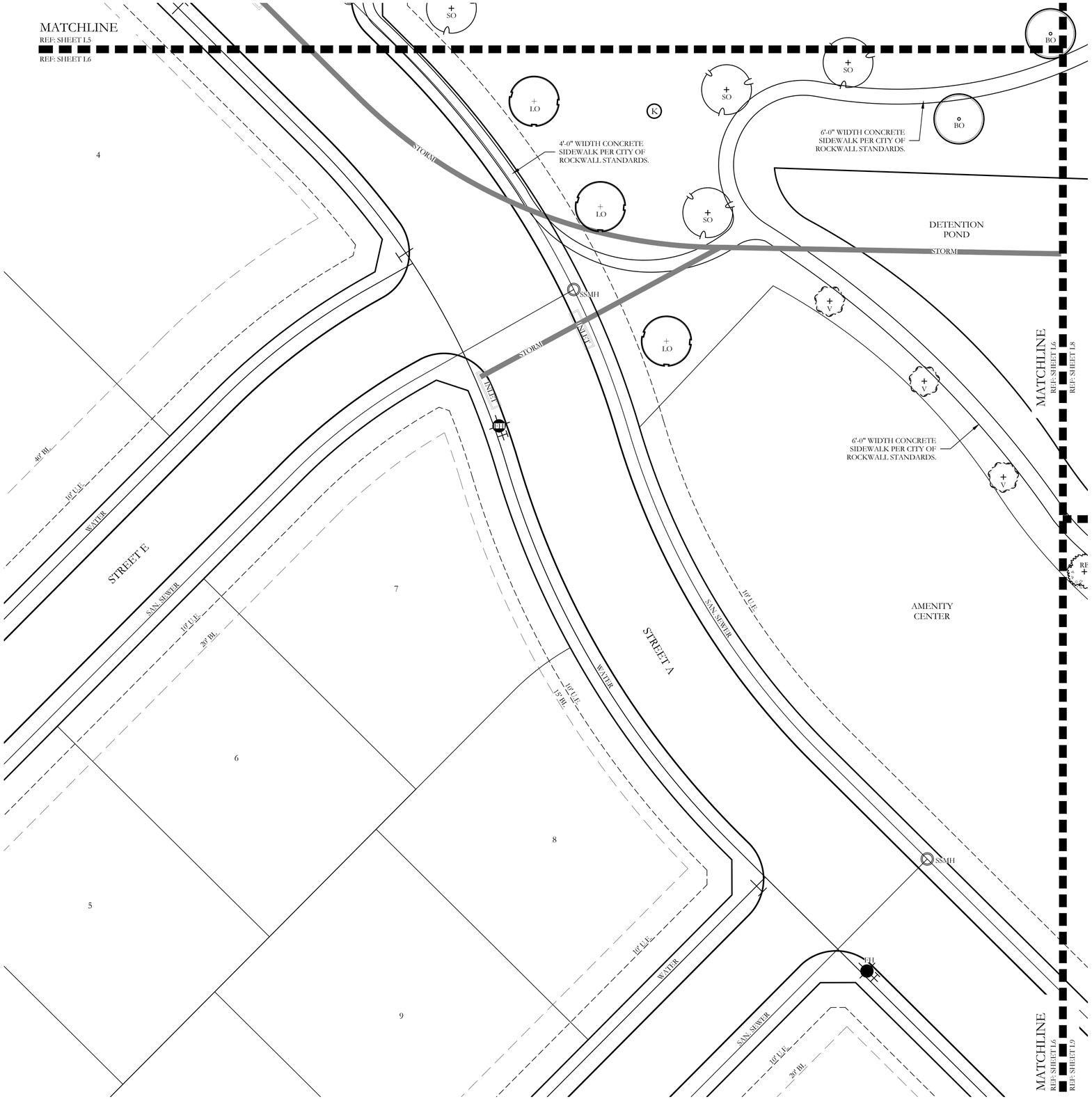

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

L9 of 15

20 10 0 20
SCALE 1" = 20'

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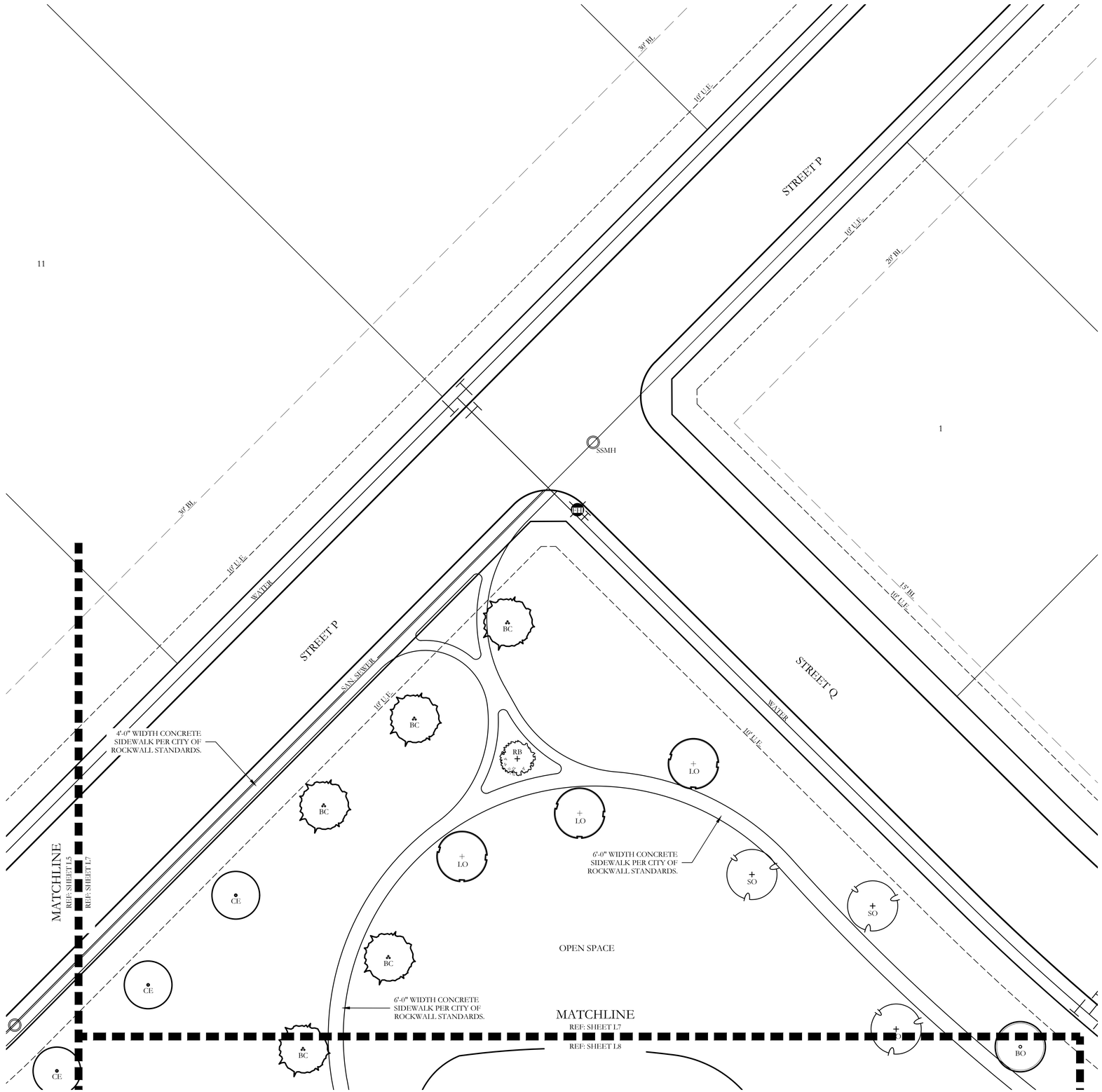

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20 10 0 20

SCALE 1" = 20'

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
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L10 of 15

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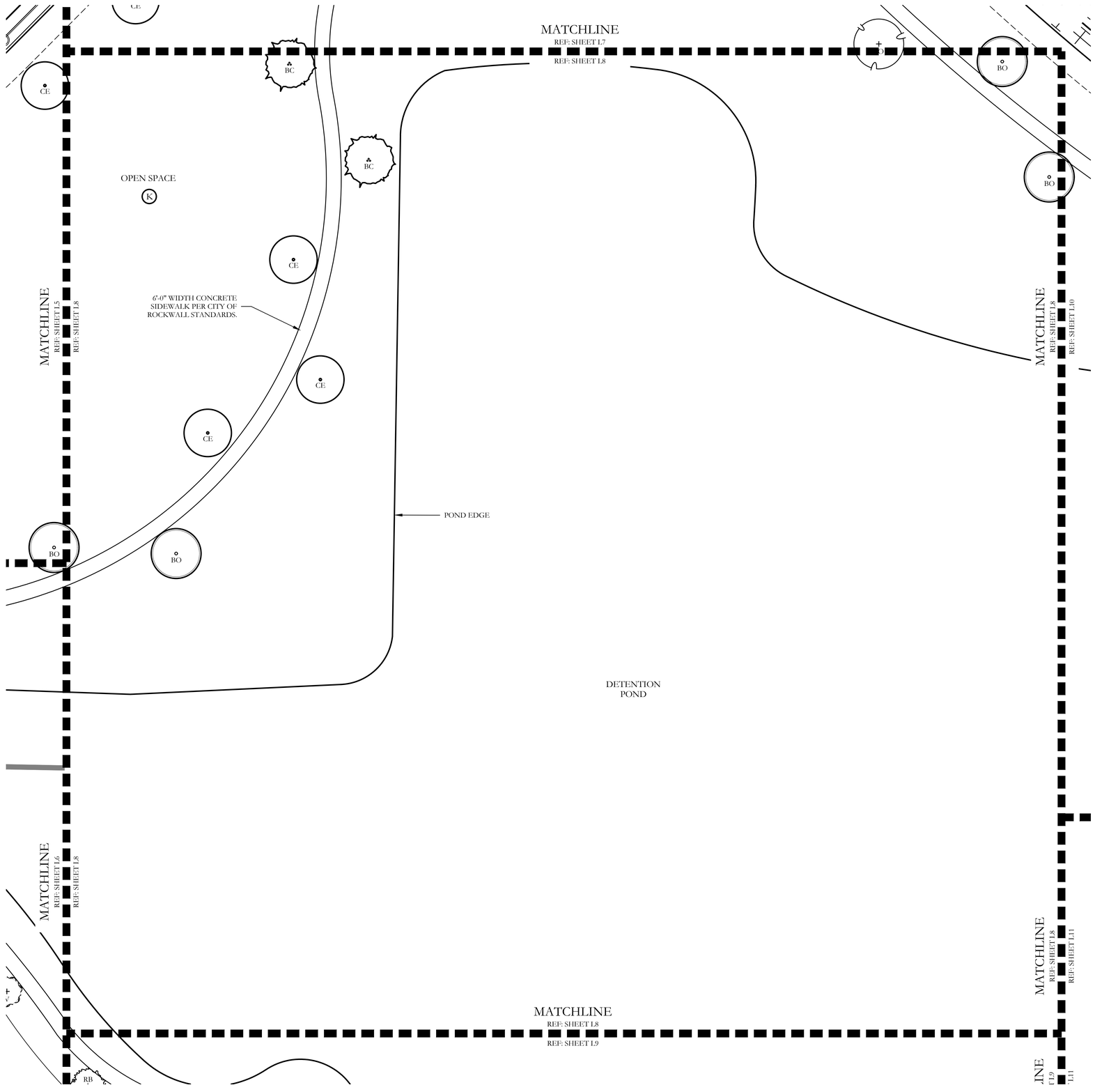

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CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
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One Inch

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L11 of 15

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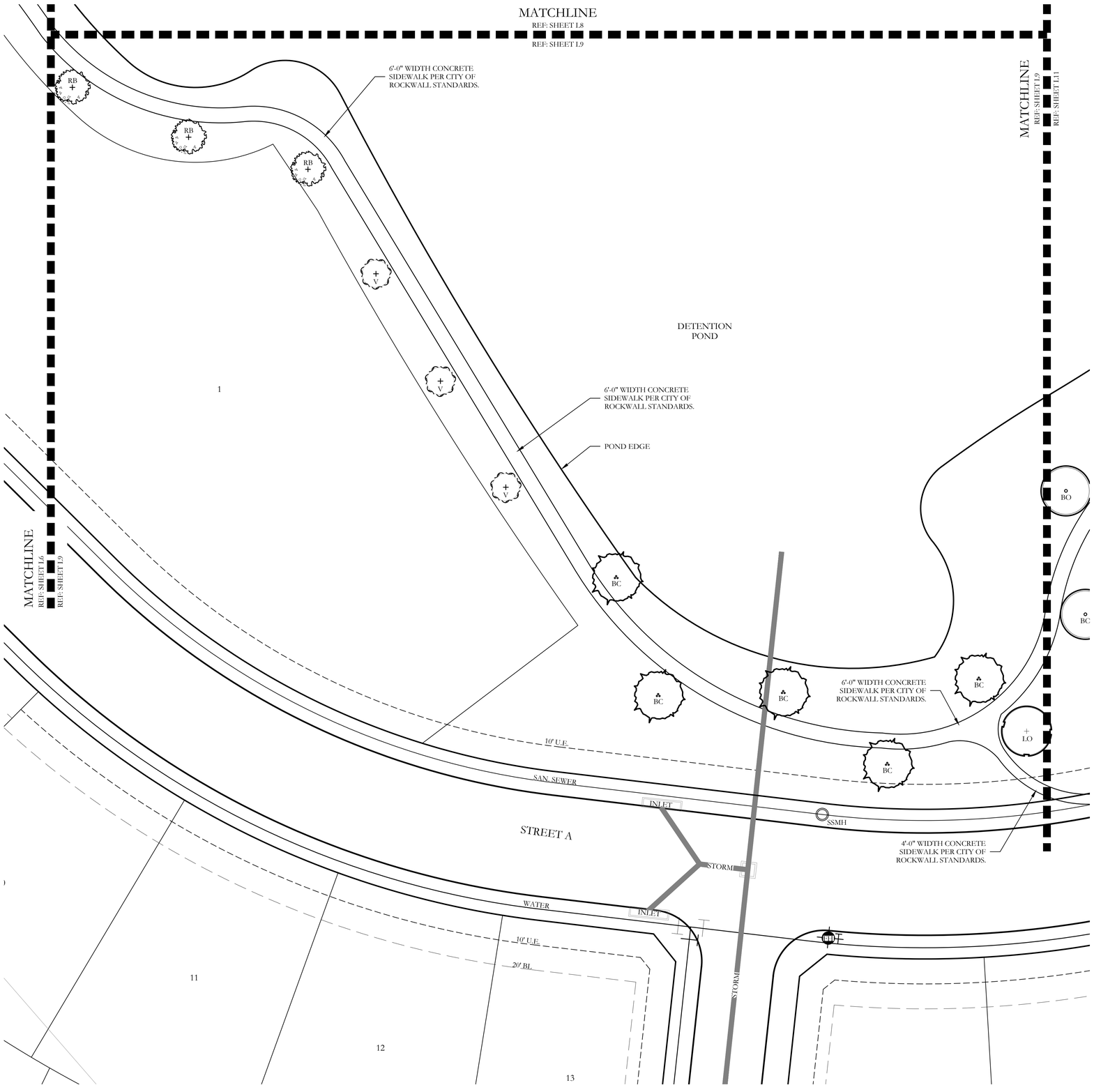

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20 10 0 20
SCALE 1" = 20'

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CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
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STATE OF TEXAS

December 4, 2024

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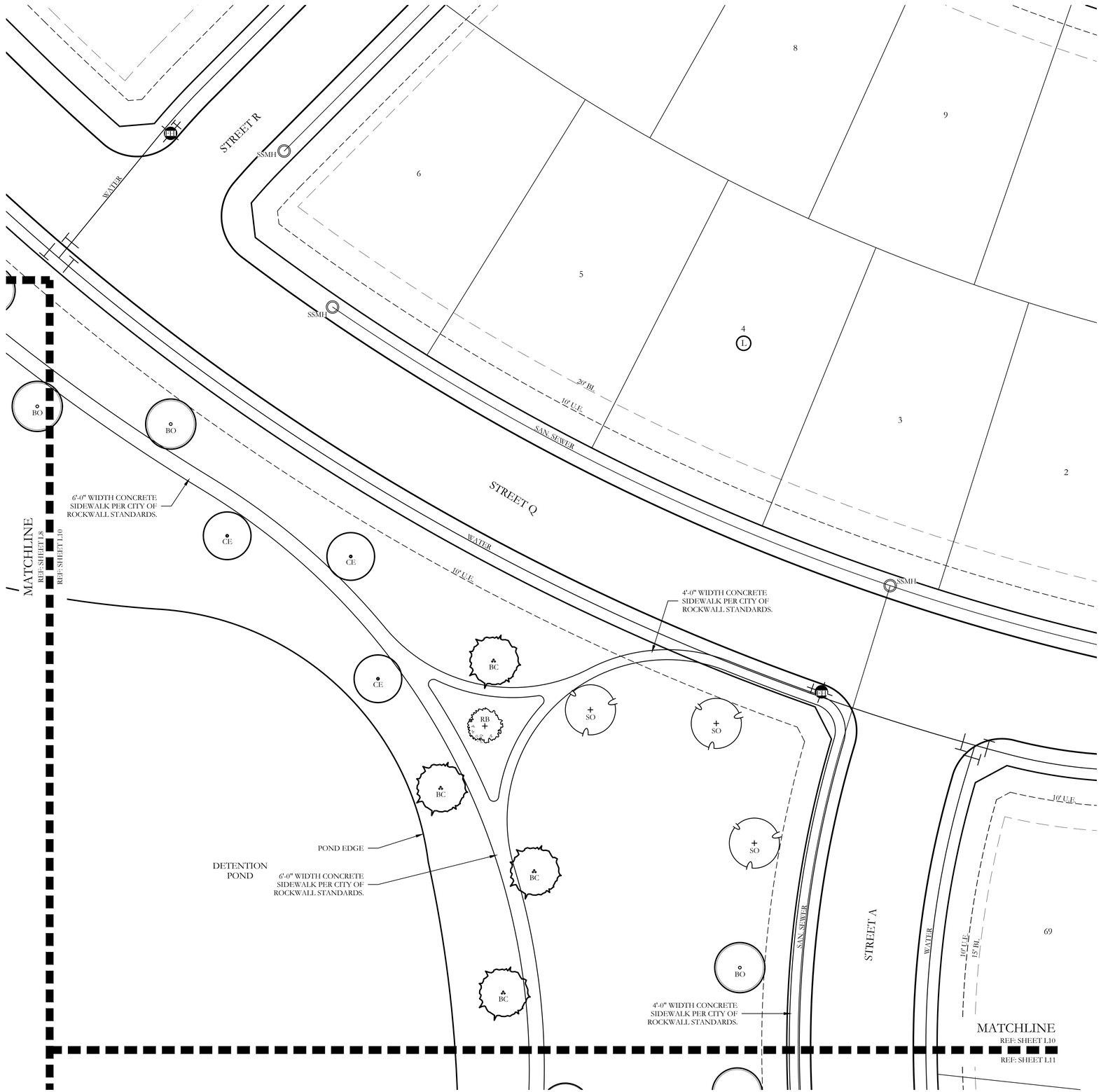

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SCALE 1" = 20'

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CODY L. JOHNSON
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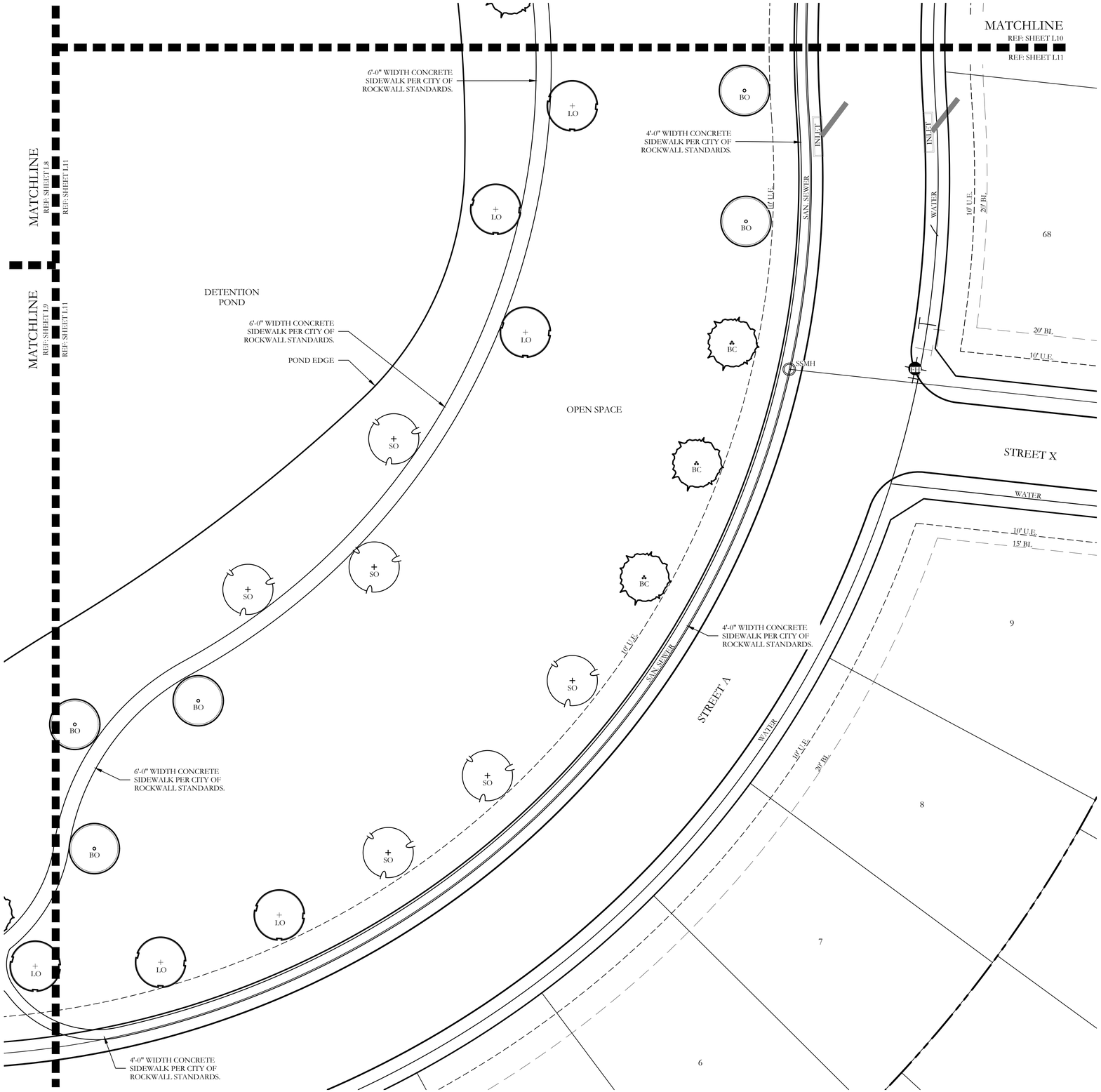

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch
JVC No MJP503

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LANDSCAPE PROVIDED

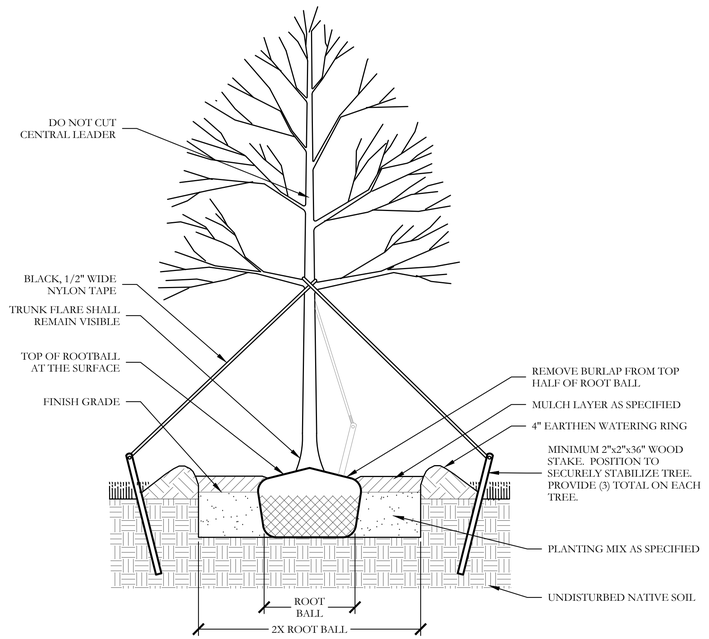
FM 549

A. 1-4" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE
821 LF OF FRONTAGE / 50 LF = 17 - 4" CAL. TREES REQUIRED.
PROVIDED: 18 - 4" CALIPER AND GREATER CANOPY TREES PROVIDED

B. 1-2" CAL. ACCENT TREE / 50 LF OF LANDSCAPE EDGE
821 LF OF FRONTAGE / 50 LF = 17 - 2" CAL. TREES REQUIRED.
PROVIDED: 22 - 2" CALIPER AND GREATER ACCENT TREES PROVIDED

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	28	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	33	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	27	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	18	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	21	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RB	21	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
V	15	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.



1 TYPICAL TREE PLANTING
SECTION

NOT TO SCALE

GENERAL LANDSCAPE NOTES

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
REFER TO DETAILS
One Inch

JVC No MJP503

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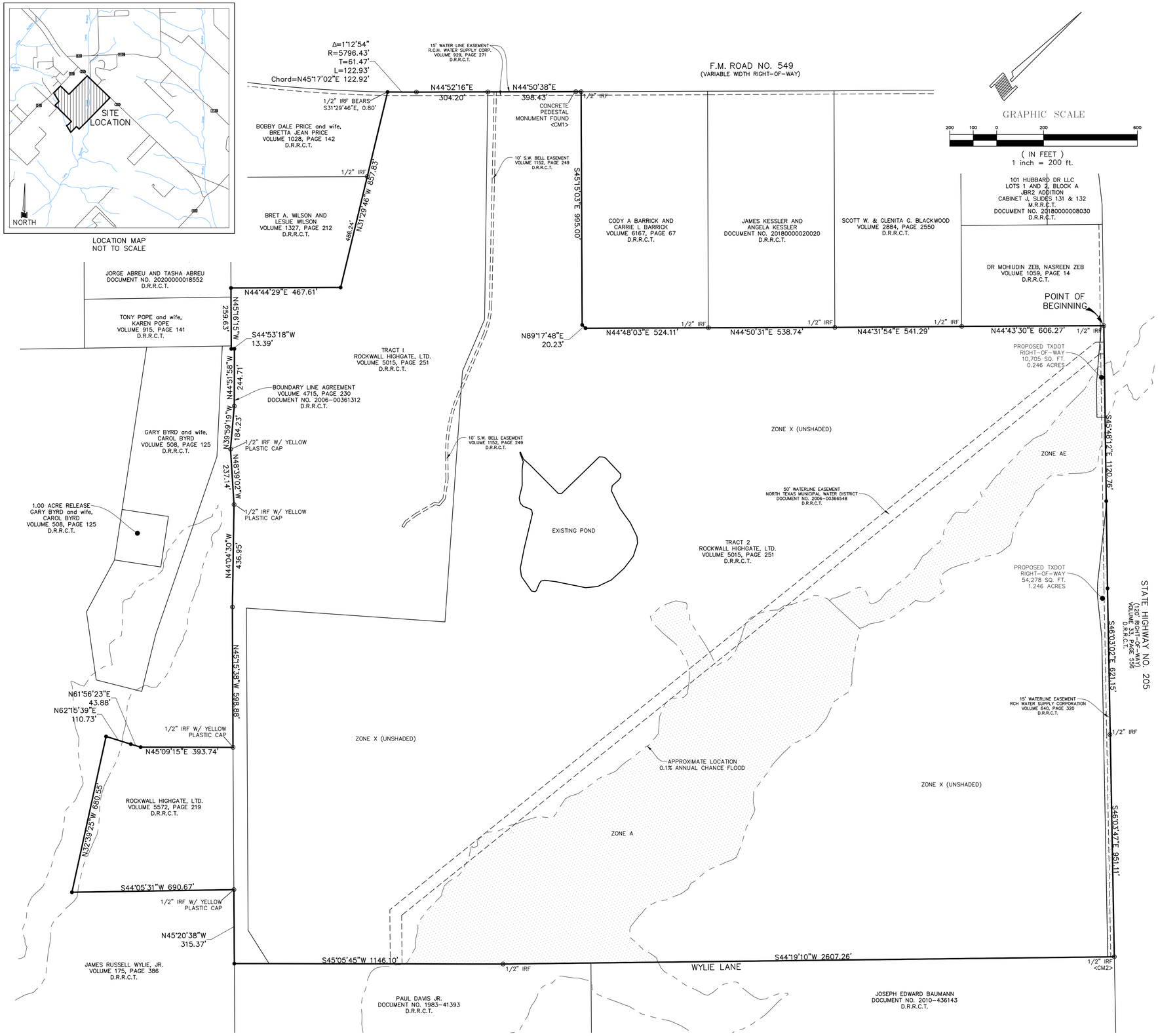
LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE

200 100 0 200 600

(IN FEET)
1 inch = 200 ft.

LEGAL DESCRIPTION:

BEING a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Town of Rockwall, Rockwall County, Texas and being all of those tracts of land described as Tract 1 and Tract 2 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5572, Page 219, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the southwest line of State Highway No. 205, a 120 foot right-of-way, for the common north corner of said Tract 2 and east corner of that tract of land described in Deed to Dr. Mohiudin Zeb, Nasreen Zeb, as recorded in Volume 1059, Page 14, Deed Records, Rockwall, County, Texas;

THENCE Southeasterly, with said southwest line, the following three (3) courses and distances:

South 45 degrees 48 minutes 12 seconds East, a distance of 1,120.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 46 degrees 03 minutes 02 seconds East, a distance of 621.15 feet to a 1/2 inch iron rod found for corner;

South 46 degrees 03 minutes 47 seconds East, a distance of 951.11 feet to a 1/2 inch iron rod found for the east corner of said Tract 2;

THENCE South 44 degrees 19 minutes 10 seconds West, leaving said southwest line and with the southeast line of said Tract 2, a distance of 2,607.26 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 degrees 05 minutes 45 seconds West, continuing with said southeast line, a distance of 1,146.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the most southerly southeast corner of the above mentioned Tract 1;

THENCE North 45 degrees 20 minutes 38 seconds West, with the southwest line of said Tract 1, a distance of 315.37 feet to a 1/2 inch iron rod with a yellow plastic cap found for the east corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE South 44 degrees 05 minutes 31 seconds West, leaving said southwest line, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the south corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 32 degrees 39 minutes 25 seconds West, a distance of 6680.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the west corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 62 degrees 15 minutes 39 seconds East, a distance of 110.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 61 degrees 56 minutes 23 seconds East, a distance of 43.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 45 degrees 09 minutes 15 seconds East, a distance of 393.74 feet to a 1/2 inch iron rod with a yellow plastic cap found in the southwest line of the above mentioned Tract 1;

THENCE North 45 degrees 15 minutes 38 seconds West, a distance of 598.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner at the beginning of a Boundary Line Agreement, as recorded in Volume 4715, Page 230 (Document No. 2006-00361312), Deed Records, Rockwall County, Texas;

THENCE Northwesterly, with said Boundary Line Agreement, the following six (6) courses and distances:

North 44 degrees 04 minutes 30 seconds West, a distance of 436.95 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 48 degrees 39 minutes 02 seconds West, a distance of 237.14 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 39 degrees 59 minutes 19 seconds West, a distance of 184.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner;

North 44 degrees 51 minutes 58 seconds West, a distance of 244.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 44 degrees 53 minutes 18 seconds West, a distance of 13.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of said Tract 1;

THENCE Northwesterly, with said west line, the following three (3) courses and distances:

North 45 degrees 16 minutes 15 seconds West, a distance of 259.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner the common south corner of that tract of land described in Deed to Bret A. Wilson and Leslie Wilson, as recorded in Volume 1327, Page 212, Deed Records, Rockwall, County, Texas and an exterior ell corner of said Tract 1;

North 44 degrees 44 minutes 29 seconds East, a distance of 467.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common east corner of said Bret A. Wilson and Leslie Wilson tract and an interior ell corner of said Tract 1;

North 31 degrees 29 minutes 46 seconds West, passing at a distance of 486.24 feet a 1/2 inch iron rod found for the common north corner of said Bret A. Wilson and Leslie Wilson tract and east corner of that tract of land described in Deed to Bobby Dale Price and wife, Bretta Jean Price, as recorded in Volume 1028, Page 142, Deed Records, Rockwall County, Texas, and continuing in all for a total distance of 857.83 feet to a point in the southeast line of Farm to Market Road No. 549, a variable width right-of-way, from which point a 1/2 inch iron rod found bears South 31 degrees 29 minutes 46 seconds East, 0.80 feet, said point being at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 12 minutes 54 seconds, a radius of 5,796.43 feet and a chord bearing and distance of North 45 degrees 17 minutes 02 seconds East, 122.92 feet;

THENCE Northeasterly, with said southeast line, the following three (3) courses and distances:

Northeasterly, with said curve to the left, an arc distance of 122.92 feet to a concrete pedestal monument found for corner;

North 44 degrees 52 minutes 16 seconds East, a distance of 304.20 feet to an "X" found in concrete for the common north corner of said Tract 1 and most westerly northwest corner of said Tract 2;

North 44 degrees 50 minutes 38 seconds East, passing at a distance of 375.47 feet a concrete pedestal monument found, and continuing in all for a total distance of 398.43 feet to a 1/2 inch iron rod found for the common west corner of that tract of land described in Deed to Cody A. Barrick and Carrie L. Barrick, as recorded in Volume 6167, Page 67, Deed Records, Rockwall County, Texas and most northerly northwest corner of said Trat 2;

THENCE South 45 degrees 15 minutes 03 seconds East, leaving said southeast line, a distance of 995.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 89 degrees 17 minutes 48 seconds East, a distance of 20.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 44 degrees 48 minutes 03 seconds East, a distance of 524.11 feet to a 1/2 inch iron rod found for the common east corner of said Cody A. Barrick and Carrie L. Barrick tract and south corner of that tract of land described in Deed to James Kessler and Angela Kessler, as recorded in Document No. 20180000020020, Deed Records, Rockwall County, Texas;

THENCE North 44 degrees 50 minutes 31 seconds East, a distance of 538.74 feet to a 1/2 inch iron rod found for the east corner of said James Kessler and Angela Kessler tract;

THENCE North 44 degrees 31 minutes 54 seconds East, a distance of 541.29 feet to a 1/2 inch iron rod found for the south corner of the above mentioned Dr. Mohiudin Zeb, Nasreen Zeb tract;

THENCE North 44 degrees 43 minutes 30 seconds East, a distance of 606.27 feet to the POINT OF BEGINNING and containing 264.433 acres of land, more or less.

GROSS ACRES	264.433 ACRES
PROPOSED TXDOT RIGHT-OF-WAY	1.492 ACRES
NET ACRES	262.941 ACRES

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LAND TITLE SURVEY
264.433 ACRES
W.W. FORD SURVEY, ABSTRACT NO. 80
TOWN OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
BRYAN S. REYNOLDS
#6385
REGISTERED PROFESSIONAL LAND SURVEYOR
09/22/2022

SCALE:
1"=200'
One Inch

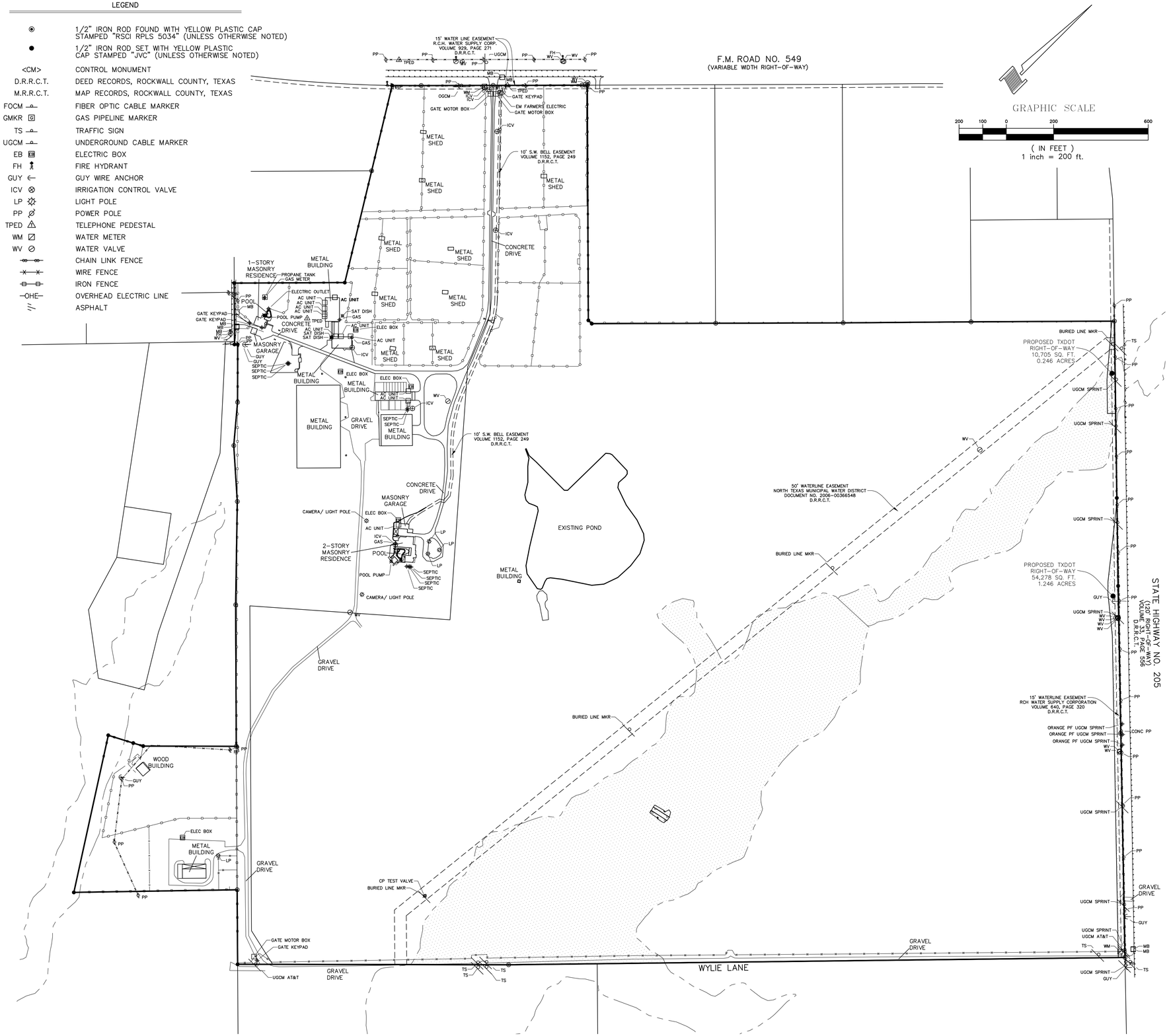
JVC No 2147

SHEET 1 OF 2

J:\Civil 3d projects\civil - corsons cramer development\2147 - highgate\survey\dwg\2147-title-264.433ac.dwg

LEGEND

⊙	1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "RSCI RPLS 5034" (UNLESS OTHERWISE NOTED)
●	1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
<CM>	CONTROL MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
FOCM	FIBER OPTIC CABLE MARKER
GMKR	GAS PIPELINE MARKER
TS	TRAFFIC SIGN
UGCM	UNDERGROUND CABLE MARKER
EB	ELECTRIC BOX
FH	FIRE HYDRANT
GUY	GUY WIRE ANCHOR
ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
PP	POWER POLE
TPED	TELEPHONE PEDESTAL
WM	WATER METER
WV	WATER VALVE
	CHAIN LINK FENCE
	WIRE FENCE
	IRON FENCE
—OHE—	OVERHEAD ELECTRIC LINE
	ASPHALT



GRAPHIC SCALE

200 100 0 200 600

(IN FEET)
1 inch = 200 ft.

NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S76°53'37"E, 4,347.44'.

2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE A, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE AE, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – BASE FLOOD ELEVATIONS DETERMINED" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48397C0110L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS.

3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, G.F. NO. 782103508, EFFECTIVE DATE APRIL 13, 2022. NO FURTHER RESEARCH WAS PERFORMED BY SURVEYOR.

4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

5. FENCES SHOWN HEREON ARE GRAPHIC ONLY AND MAY MEANDER BETWEEN MEASURED LOCATIONS.

6. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE UNAUTHORIZED USE OR REUSE OF THIS SURVEY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL REMOVE SURVEYOR FROM BURDEN OF ANY DAMAGES INCURRED.

8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY INDICATED HEREON.

SCHEDULE B NOTES:

10a. EASEMENT TO THE STATE OF TEXAS, RECORDED IN VOLUME 330, PAGE 558, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10b. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 640, PAGE 320, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

10c. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 640, PAGE 323, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)

10d. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 929, PAGE 271, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

10e. EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 1152, PAGE 249, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

10f. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 154, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO – 20' EASEMENT – NO DEFINED LOCATION IN DOCUMENT)

10g. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 221, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO – 20' EASEMENT – NO DEFINED LOCATION IN DOCUMENT)

10h. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 242, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO – 20' EASEMENT – NO DEFINED LOCATION IN DOCUMENT)

10i. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 2753, PAGE 210, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10j. EASEMENT AND RIGHT-OF-WAY TO NORTH TEXAS MUNICIPAL WATER DISTRICT, RECORDED IN DOCUMENT NO. 2006-00366548, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

10k. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 1053, PAGE 187, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)

10l. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 1086, PAGE 53, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)

10m. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 2108, PAGE 212, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)

SURVEYOR'S CERTIFICATE:

To C AND C LAND, LLC; ROCKWALL HIGHGATE, LTD.; NATIONAL TITLE GROUP, LLC; and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or protrusions apparent on the ground.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RYAN S. REYNOLDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6385

SURVEYED ON THE GROUND: SEPTEMBER 13, 2022

GROSS ACRES	264.433 ACRES
PROPOSED TXDOT RIGHT-OF-WAY	1.492 ACRES
NET ACRES	262.941 ACRES

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LAND TITLE SURVEY
264.433 ACRES
W.W. FORD SURVEY, ABSTRACT NO. 80
TOWN OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
RYAN S. REYNOLDS
#6385
REGISTERED PROFESSIONAL LAND SURVEYOR

09/22/2022

SCALE:
1"=200'
One Inch

JVC No 2147

SHEET 2 OF 2

J:\Civil 3d projects\coll - corson cramer development\2147 - highgate\survey\dwg\2147-title-264.433ac.dwg

PROJECT COMMENTS

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

DATE: 12/20/2024

PROJECT NUMBER: P2024-042
PROJECT NAME: Preliminary Plat for Southside Hills
SITE ADDRESS/LOCATIONS: 5555 S FM 549

CASE CAPTION: Discuss and consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Preliminary Plat for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	12/18/2024	Needs Review

12/18/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, and located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549.

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 (P2024-042) in the lower right-hand corner of all pages on future submittals.

M.4 Please provide a treescape plan. The landscape plans are not ready for review. They will be reviewed at the time of PD Site Plan, when the Engineering Plans are at 80%. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.5 The lot mix does not match what was approved with the zoning: (1) there are 36 Type A lots and there must be 43, (2) there are 27 Type B lots and there must be 26, (3) lot Types A-D account for 45.57% of the total lots and they should account for 46.60%, (4) lot Type E accounts for 50.78% and should account for 53.65%. In addition, there are 14 lots that violate the zoning ordinance (i.e. Lots 10-11, Block M; Lots 11-19, Block J; Lots 13, 24-25, Block I) and numerous lots that vary from the approved concept plan in the zoning ordinance. Please see the mark-up for the lot type breakdown. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please remove the X from the lot callouts for the open space lots. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please delineate and label the City Limits on the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please provide street names to allow our GIS Department to verify the names. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please indicate the zoning and land use information (i.e. Planned Development District 99 (PD-99); Single-Family 10 (SF-10) District and Commercial (C) District). (Section 38-

7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please indicate the water and sewer sources. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Please provide the Owner's Certificate, General Notes, and Signature Block detailed in the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.12 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: December 30, 2024
Park Board meeting: January 7, 2025
Planning and Zoning Public Hearing: January 14, 2025
City Council: December 16, 2025

I.13 Please note that once the Preliminary 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	12/18/2024	Approved w/ Comments

12/18/2024: 1. This existing pond here, and all of these lots, drain south to the existing floodplain. This off-site drainage will need to be captured and routed to the existing floodplain. Easements will be required.
2. No curve data in table on sheet 4
3. Add the 20' build line to the amenity center area too.
4. The cul-de-sac at the end of Street Z should have a min. radius of 57.7' (check table on sheet 4)
5. An existing 84" NTMWD transmission main is located within this existing easement. No grading or landscaping can encroach into this easement without NTMWD approval.
6. Show easements for utilities on HOA lots.
7. This existing pond and these two lots drain south through the corner of the property. This off-site drainage will need to be captured and routed in order to maintain existing flow patterns.
8. 20' open space needed for utility crossing.
9. 57.5
10. Is this an easement for a utility line? Utility easements may not cross through or between residential properties. Must be within a HOA maintained lot.
11. Detention calculations will be reviewed with the Civil Engineering plans. Not reviewed at this time.
12. Need to show the water line being installed along John King or label "Approx. 5,500 lf of 12" to be installed along John King and SH 205"
13. Utilities will need to be in a HOA open space lot.
14. All sidewalks to be a minimum of 5' in width

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.

- Tree mitigation will be required when removing existing trees on the property.
- Additional comments may be provided at time of Site Plan.
- Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
- Need approval from NTMWD for any construction in their existing easement.
- Other requirements could be required dependent on zoning and Engineering Standards of Design and Construction.

Streets/Paving:
- All streets must be names prior to engineering submittal and must be approved by City's GIS Department.
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter construction. No asphalt or rock streets.
- Streets adjacent to a public park or open space must have 60' ROW and 41' B-B street section
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Cul-de-sac dimensions must meet City of Rockwall Standards.
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- City (and TXDOT) driveway spacing requirements must be met.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required for Cullins Road (must build 24' min. on the section adjacent to development if accessing). A minimum 5' sidewalk will be required on both sides of the roadways if building the full width. If not accessing, 1/2 of the ROW must be dedicated.
- Must construct all roadways on the current Master Thoroughfare Plan
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
- Any medians must be curbed, and streets draining away from medians.
- A TXDOT permit will be required for driveways along TXDOT roadways.

Water and Wastewater Items:
- Revised infrastructure study required. Review fees apply.
- Must loop min 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have 8" sewer line minimum through the property.
- Must install 12" water mains per City master plans. Dedicate easements except across the Lofland property then it can be 1' inside the TXDOT ROW.
- Must install a 8" and 15" sewer main per City master plans. Dedicate easements.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- Sewer pro-rata: $432.74/acre
- Lift station required
- Public utilities may not be installed in TXDOT right-of-way except adjacent to the Lofland property only.
- Need to pursue opting out of the RCH water district.

Drainage/Floodplain/Lakes:
- Existing flow patterns must be maintained.
- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention ponds must be in a drainage easement located at the freeboard elevations to be maintained by the property owner/HOA.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for detention ponds.
- Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the flood plain at all.

- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- Must show and meet erosion hazard setback for all creeks/streams.
- Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
- Floodplain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot).
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Lot to Lot drainage is not allowed.
- WOTUS and Wetland determination required

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No berms will be placed on top of any public utility or NTMWD utility.
- Revise all landscaping sheets to show a minimum of 5' sidewalks (not 4').

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/18/2024	Needs Review

12/18/2024: All key lots need to be looked at with different Build Lines and where the fences will be allowed

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/18/2024	Approved w/ Comments

12/18/2024: To accommodate fire apparatus access, all cul-de-sacs shall have a 48-foot minimum radius/96-foot diameter.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/16/2024	Approved w/ Comments

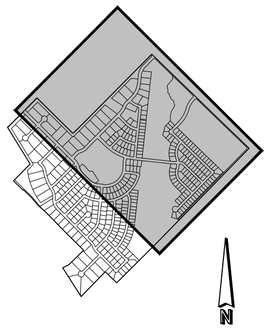
12/16/2024: Please submit cad (.dwg) file, street name list, and closure report so site addressing can begin. Email to lsingleton@rockwall.com or the Planning Dept.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/16/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	12/19/2024	Approved w/ Comments

12/19/2024: See comments on Master Plat



KEY MAP

This existing pond here, and all of these lots, drain south to the existing floodplain. This off-site drainage will need to be captured and routed to the existing floodplain. Easements will be required.

No curve data in table on sheet 4

An existing 84" NTMWD transmission main is located within this existing easement. No grading or landscaping can encroach into this easement without NTMWD approval.

The cul-de-sac at the end of Street Z should have a min. radius of 57.7' (check table on sheet 4)

Add the 20' build line to the amenity center area too.

MATCH LINE - SHEET 2 OF 4

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
[(29.4/2) + 44.4] / 262.94 =	22.4%

*ASSUMING HALF OF FLOODPLAIN

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Additional comments may be provided at time of Site Plan.
- Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
- Need approval from NTMWD for any construction in their existing easement.
- Other requirements could be required dependent on zoning and Engineering Standards of Design and Construction.

Streets/Paving:
- All streets must be names prior to engineering submittal and must be approved by City's GIS Department.
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter construction. No asphalt or rock streets.
- Streets adjacent to a public park or open space must have 60' ROW and 41' B-B street section
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Cul-de-sac dimensions must meet City of Rockwall Standards.
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- City (and TXDOT) driveway spacing requirements must be met.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required for Cullins Road (must build 24' min. on the section adjacent to development if accessing). A minimum 5' sidewalk will be required on both sides of the roadways if building the full width. If not accessing, 1/2 of the ROW must be dedicated.
- Must construct all roadways on the current Master Thoroughfare Plan
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
- Any medians must be curbed, and streets draining away from medians.
- A TXDOT permit will be required for driveways along TXDOT roadways.

Water and Wastewater Items:
- Revised infrastructure study required. Review fees apply.
- Must loop min 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have 8" sewer line minimum through the property.
- Must install 12" water mains per City master plans. Dedicate easements except across the Lofland property then it can be 1' inside the TXDOT ROW.
- Must install a 8" and 15" sewer main per City master plans. Dedicate easements.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- Sewer pro-rata: $432.74/acre
- Lift station required
- Public utilities may not be installed in TXDOT right-of-way except adjacent to the Lofland property only.
- Need to pursue opting out of the RCH water district.

Drainage/Floodplain/Lakes:
- Existing flow patterns must be maintained.
- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention ponds must be in a drainage easement located at the freeboard elevations to be maintained by the property owner/HOA.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for detention ponds.
- Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the flood plain at all.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- Must show and meet erosion hazard setback for all creeks/streams.
- Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
- Floodplain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot).
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Lot to Lot drainage is not allowed.
- WOTUS and Wetland determination required

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No berms will be placed on top of any public utility or NTMWD utility.
- Revise all landscaping sheets to show a minimum of 5' sidewalks (not 4').

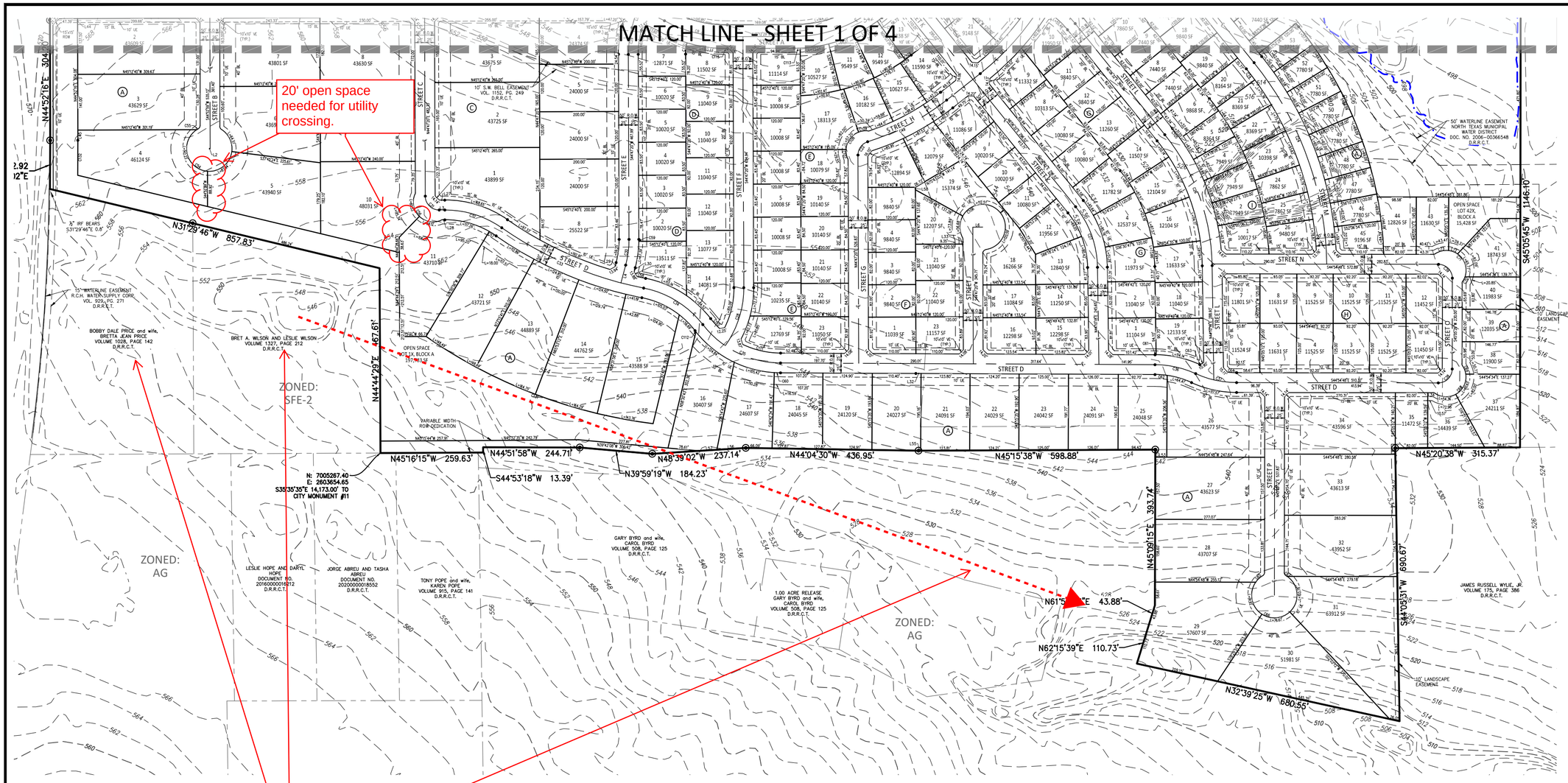
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX
December 11, 2024
SHEET 1 OF 4

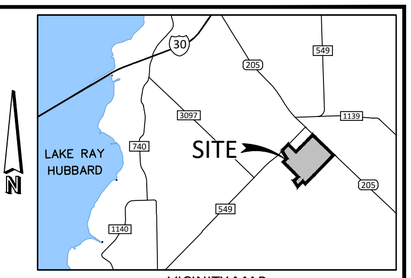
Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100





VICINITY MAP
N.T.S.

LEGEND

- ● Point of Curvature or Tangency on Center Line
- ● 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ◉ 1/2" IRF (unless otherwise noted)

AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas

P.R.R.C.T.= Plat Records of Rockwall County, Texas

200 100 0 200 400

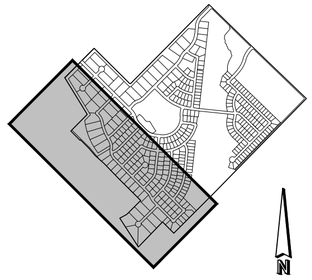
SCALE 1" = 200'

GENERAL NOTES:

1. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
   - 2.1. WATER – CONNECTIONS TO EXISTING WATER LINES ON FM 549 & SH 205
   - 2.2. WASTEWATER – CONSTRUCTION OF ONSITE LIFT STATION AND FORCE MAIN TO EXISTING GRAVITY WASTEWATER LINE ON FM 549
   - 2.3. ROADWAY – CONNECTIONS TO EXISTING ROADWAYS FM 549 & SH 205
   - 2.4. DRAINAGE – DRAINAGE TO LONG BRANCH CREEK

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
[(29.4/2) + 44.4] / 262.94 =	22.4%

*ASSUMING HALF OF FLOODPLAIN



KEY MAP

PRELIMINARY PLAT
SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
LOTS 1-14, BLOCK Q;
262.94 ACRES OR 11,453,704.24 SF
384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX
December 11, 2024
SHEET 2 OF 4

Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
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Phone: 214-734-5924

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TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100

Line Table		
Line	Length	Direction
L1	2.73	S45° 07' 01"E
L2	1.85	S45° 07' 01"E
L3	14.32	N45° 12' 40"W
L4	46.44	S59° 52' 38"W
L5	47.23	S60° 29' 40"W
L6	25.00	N45° 12' 40"W
L7	108.02	N83° 14' 53"W
L8	17.35	S14° 42' 23"E
L9	55.15	S75° 51' 12"E
L10	35.94	S17° 01' 57"W
L11	37.59	S39° 18' 11"W
L12	81.44	N66° 01' 50"W
L13	29.68	N45° 12' 29"W
L14	56.80	N43° 55' 12"E
L15	26.33	S86° 40' 44"W
L16	23.00	S45° 42' 01"E
L17	28.67	S6° 07' 12"W
L18	8.68	S6° 07' 12"W
L19	22.11	S44° 47' 31"W
L20	14.35	S44° 47' 31"W
L21	11.50	S44° 46' 11"W
L22	19.36	N66° 01' 50"W
L23	20.00	N6° 10' 38"E
L24	16.10	N45° 16' 54"W
L25	12.56	N44° 47' 31"E
L26	16.11	N45° 12' 40"W
L27	14.32	N45° 12' 40"W
L28	5.34	S45° 12' 40"E
L29	11.19	S59° 52' 38"W
L30	11.01	S59° 52' 38"W
L31	11.52	S44° 47' 20"W
L32	13.10	S44° 44' 25"E
L33	11.69	S44° 47' 20"W
L34	13.46	S44° 54' 48"E
L35	10.73	S6° 06' 32"W
L36	4.32	S6° 06' 32"W
L37	15.99	N43° 45' 48"E

Line Table		
Line	Length	Direction
L38	21.17	S43° 55' 12"W
L39	19.18	N44° 01' 00"E
L40	11.06	S75° 51' 12"E
L41	6.19	S60° 29' 40"W
L42	6.19	S60° 29' 40"W
L43	13.30	N83° 49' 22"W
L44	137.50	N44° 52' 16"E
L45	25.58	N44° 52' 16"E
L46	30.35	S74° 55' 58"W
L47	39.81	N44° 50' 31"E
L48	11.92	S61° 10' 11"W
L49	20.22	S83° 49' 22"E
L50	10.73	N6° 06' 32"E
L51	75.75	N44° 54' 37"W
L52	15.49	N44° 05' 31"E
L53	29.24	N44° 54' 48"W
L54	19.03	S45° 09' 15"W
L55	5.43	S45° 15' 38"E
L56	73.77	S48° 39' 02"E
L57	45.30	S48° 39' 02"E
L58	6.32	N44° 47' 20"E
L59	12.86	S83° 53' 28"E
L60	17.88	N74° 44' 50"W
L61	25.00	S45° 42' 01"E
L62	25.00	S45° 42' 01"E
L63	12.51	S45° 59' 00"E
L64	51.74	N84° 36' 03"W
L100	54.28	S45° 16' 54"E
L101	78.16	N43° 22' 07"E
L102	32.12	S33° 54' 11"E
L103	78.23	S52° 50' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	218.75	330.00	037°58'48"	214.77	S25° 06' 36"W
C2	290.23	430.00	038°40'19"	284.75	N25° 27' 22"E
C3	122.29	330.00	021°13'58"	121.59	S34° 10' 32"W
C4	159.18	430.00	021°12'38"	158.28	N34° 09' 52"E
C5	117.39	255.00	026°22'35"	116.36	N57° 57' 28"E
C6	112.69	245.00	026°21'14"	111.70	S57° 58' 09"W
C7	165.95	330.00	028°48'47"	164.21	N30° 48' 17"W
C8	165.93	330.00	028°48'35"	164.19	S30° 48' 11"E
C9	219.10	330.00	038°02'24"	215.09	S64° 13' 41"E
C10	659.33	375.00	100°44'18"	577.63	N46° 22' 58"E
C11	146.74	400.00	021°01'08"	145.92	S06° 31' 23"W
C12	118.11	325.00	020°49'21"	117.46	S55° 37' 09"E
C13	44.11	35.00	072°12'28"	41.25	N29° 55' 36"W
C14	236.38	345.00	039°15'27"	231.79	S64° 54' 37"E
C15	23.95	250.00	005°29'20"	23.94	S42° 02' 51"W
C16	48.72	35.00	079°45'01"	44.88	S84° 40' 02"W
C17	318.68	635.00	028°45'16"	315.35	S69° 50' 05"E
C18	625.58	930.00	038°32'27"	613.85	S64° 33' 08"E
C19	45.20	325.00	007°58'09"	45.17	N79° 50' 17"W
C20	55.91	35.00	091°31'18"	50.15	N30° 05' 33"W
C21	117.86	670.00	010°04'44"	117.71	S88° 17' 15"E
C22	44.48	35.00	072°48'42"	41.55	S81° 11' 41"W
C23	185.25	225.00	047°10'23"	180.06	N17° 28' 40"W
C24	551.69	830.00	038°05'02"	541.59	N25° 09' 03"E
C25	81.74	225.00	020°48'54"	81.29	N04° 17' 55"W
C26	358.73	540.00	038°03'46"	352.17	N25° 08' 25"E
C27	166.08	250.00	038°03'46"	163.04	N25° 08' 25"E
C28	156.70	250.00	035°54'47"	154.15	N62° 44' 44"E
C29	68.53	250.00	015°42'20"	68.31	S52° 38' 30"W
C30	65.83	250.00	015°05'18"	65.64	N52° 19' 59"E
C31	54.98	35.00	090°00'00"	49.50	S00° 12' 40"E
C32	153.32	250.00	035°08'19"	150.93	N27° 38' 30"W
C33	393.00	945.00	023°49'39"	390.17	S21° 59' 11"E
C34	179.69	250.00	041°10'54"	175.85	N13° 18' 33"W
C35	226.99	250.00	052°01'19"	219.27	S18° 43' 45"E
C36	106.12	250.00	024°19'17"	105.33	N32° 34' 46"W
C37	106.88	250.00	024°29'41"	106.07	S32° 39' 58"E
C38	54.98	35.00	089°59'46"	49.50	S89° 54' 41"E
C39	54.98	35.00	090°00'14"	49.50	N00° 05' 19"E
C40	82.89	500.00	009°29'54"	82.79	S88° 34' 19"E
C41	123.93	150.00	047°20'16"	120.44	N69° 39' 08"W
C42	242.63	500.00	027°48'13"	240.26	S30° 01' 05"W
C43	304.35	625.00	027°54'01"	301.35	N30° 03' 59"E
C44	54.98	35.00	090°00'00"	49.50	S00° 59' 00"E
C45	55.15	35.00	090°16'59"	49.62	N00° 50' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C46	358.57	325.00	063°12'51"	340.66	S13° 34' 02"W
C47	213.84	350.00	035°00'20"	210.53	N00° 32' 13"W
C48	274.67	250.00	062°56'57"	261.06	S14° 30' 32"E
C49	227.42	625.00	020°50'55"	226.17	S72° 49' 25"E
C50	8.87	360.00	001°24'41"	8.87	S24° 15' 54"W
C51	6.73	460.00	000°50'18"	6.73	N23° 58' 42"E
C52	1.97	225.00	000°30'06"	1.97	N45° 01' 14"E
C54	142.23	57.50	141°43'20"	108.64	S30° 43' 58"W
C55	3.89	57.50	003°52'18"	3.88	N76° 28' 13"W
C56	60.53	50.00	069°22'05"	56.90	S33° 39' 41"W
C57	20.73	225.00	005°16'42"	20.72	N12° 42' 42"W
C58	22.36	920.00	001°23'33"	22.36	S33° 12' 14"E
C59	5.03	275.00	001°02'50"	5.03	N45° 18' 45"E
C60	15.83	275.00	003°17'54"	15.83	S43° 05' 28"E
C61	2.60	275.00	000°32'28"	2.60	N44° 28' 11"W
C62	31.10	225.00	007°55'09"	31.07	N40° 46' 50"W
C63	0.75	225.00	000°11'30"	0.75	S20° 30' 52"E
C64	23.30	225.00	005°55'57"	23.29	S41° 56' 50"E
C65	23.92	57.50	023°49'49"	23.74	N88° 03' 41"W
C66	76.67	57.50	076°23'40"	71.11	S49° 45' 59"E
C67	2.31	57.50	002°18'08"	2.31	N12° 31' 46"W
C68	60.63	50.00	069°28'27"	56.98	N71° 36' 56"E
C69	22.12	50.00	025°20'43"	21.94	N24° 12' 21"E
C70	12.09	50.00	013°51'11"	12.06	N71° 43' 17"E
C71	65.77	50.00	075°21'56"	61.13	N27° 06' 43"E
C72	24.43	50.00	027°59'43"	24.19	N24° 34' 06"W
C73	34.82	50.00	039°54'17"	34.12	N58° 31' 06"W
C74	34.86	805.00	002°28'52"	34.86	N07° 20' 58"E
C75	12.08	695.00	000°59'46"	12.08	N47° 23' 13"E
C76	64.64	50.00	074°04'07"	60.23	N01° 52' 06"E
C77	17.52	350.00	002°52'04"	17.52	N82° 23' 20"W
C78	14.45	370.00	002°14'17"	14.45	S02° 52' 02"E
C79	14.69	955.00	000°52'52"	14.69	S83° 22' 56"E
C80	0.48	954.99	000°01'44"	0.48	S79° 12' 09"E
C81	25.63	200.00	007°20'30"	25.61	N82° 51' 31"W
C82	23.58	275.00	004°54'49"	23.58	S42° 20' 07"W
C83	18.79	225.00	004°47'09"	18.79	S42° 23' 57"W
C84	40.67	50.00	046°36'21"	39.56	S44° 32' 19"W
C85	25.77	50.00	029°31'57"	25.49	N46° 38' 41"W
C86	44.29	50.00	050°44'52"	42.85	N86° 47' 05"W
C87	60.07	50.00	068°50'12"	56.52	N55° 10' 07"W
C88	38.76	300.00	007°24'07"	38.73	S40° 18' 56"W
C89	23.45	300.00	004°28'44"	23.45	N38° 51' 15"E
C90	15.30	300.00	002°55'23"	15.30	N42° 33' 18"E
C91	38.76	300.00	007°24'07"	38.73	N47° 43' 03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C92	38.76	300.00	007°24'07"	38.73	S47° 43' 03"W
C93	23.77	50.00	027°14'08"	23.54	S70° 20' 36"W
C94	32.13	50.00	036°49'16"	31.58	S68° 58' 57"E
C95	47.85	50.00	054°49'35"	46.04	S29° 18' 45"W
C96	42.93	375.00	006°33'34"	42.91	N14° 45' 36"W
C97	18.99	375.00	002°54'03"	18.98	N10° 01' 48"W
C98	17.69	175.00	005°47'25"	17.68	N48° 52' 43"W
C99	12.43	275.00	002°35'24"	12.43	S15° 40' 15"W
C100	13.84	225.00	003°31'23"	13.83	S44° 13' 19"E
C101	0.77	275.00	000°09'40"	0.77	S45° 54' 10"E
C102	18.63	57.00	018°43'25"	18.54	N23° 37' 16"E
C103	167.00	~~57.00~~	167°52'14"	113.36	S40° 02' 49"W
C104	19.90	250.00	004°33'36"	19.89	N03° 49' 44"E
C105	31.55	565.00	003°11'57"	31.54	N07° 42' 30"E
C106	112.51	57.50	112°06'20"	95.40	N49° 56' 38"W
C107	23.49	50.00	026°54'50"	23.27	S34° 41' 22"W
C108	57.20	50.00	065°33'03"	54.13	S80° 55' 18"W
C109	23.87	50.00	027°21'04"	23.64	N52° 37' 38"W
C110	34.40	225.00	008°45'36"	34.37	S02° 54' 06"W
C111	99.60	225.00	025°21'43"	98.79	S32° 03' 33"E
C112	3.59	275.00	000°44'55"	3.59	S06° 54' 26"W
C113	15.06	360.00	002°23'50"	15.06	S46° 24' 24"E
C114	14.48	360.00	002°18'19"	14.48	S82° 05' 43"E
C115	103.33	360.00	016°26'46"	102.98	S36° 59' 05"E
C116	28.52	50.00	032°40'34"	28.13	N53° 12' 07"W
C117	44.29	50.00	050°44'52"	42.85	N11° 29' 24"W
C118	11.84	205.00	003°18'30"	11.84	N16° 23' 08"W
C119	61.81	205.00	017°16'32"	61.58	N08° 19' 41"E
C120	17.85	395.00	002°35'24"	17.85	S15° 40' 15"W
C121	0.77	395.00	000°06'44"	0.77	S45° 55' 38"E
C122	82.00	200.00	023°29'29"	81.43	S66° 08' 25"E
C123	123.57	246.72	028°41'46"	122.28	S47° 20' 32"E
C124	57.71	223.87	014°46'10"	57.55	S40° 22' 44"E
C125	20.71	70.06	016°56'02"	20.63	S56° 13' 50"E
C126	63.17	70.06	051°39'43"	61.05	N89° 28' 17"E
C127	196.40	1663.78	006°45'49"	196.29	S32° 05' 51"E
C128	19.31	480.00	002°18'19"	19.31	S82° 05' 43"E
C129	14.89	480.00	001°46'39"	14.89	S80° 03' 15"E
C130	28.85	105.00	015°44'35"	28.76	S52° 39' 37"W
C131	164.29	1280.00	007°21'14"	164.17	S27° 47' 25"E
C132	88.69	5866.43	000°51'59"	88.69	N45° 06' 38"E

57.5

PRELIMINARY PLAT

SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
LOTS 1-14, BLOCK Q;
262.94 ACRES OR 11,453,704.24 SF
384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX
December 11, 2024
SHEET 3 OF 4

GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANELS 48397C0045L & & 483970110L DATED SEPTEMBER 26, 2008.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
7. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.

Owner:
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Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
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4925 Greenville Ave, Ste. 604
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Phone: 214-734-5924

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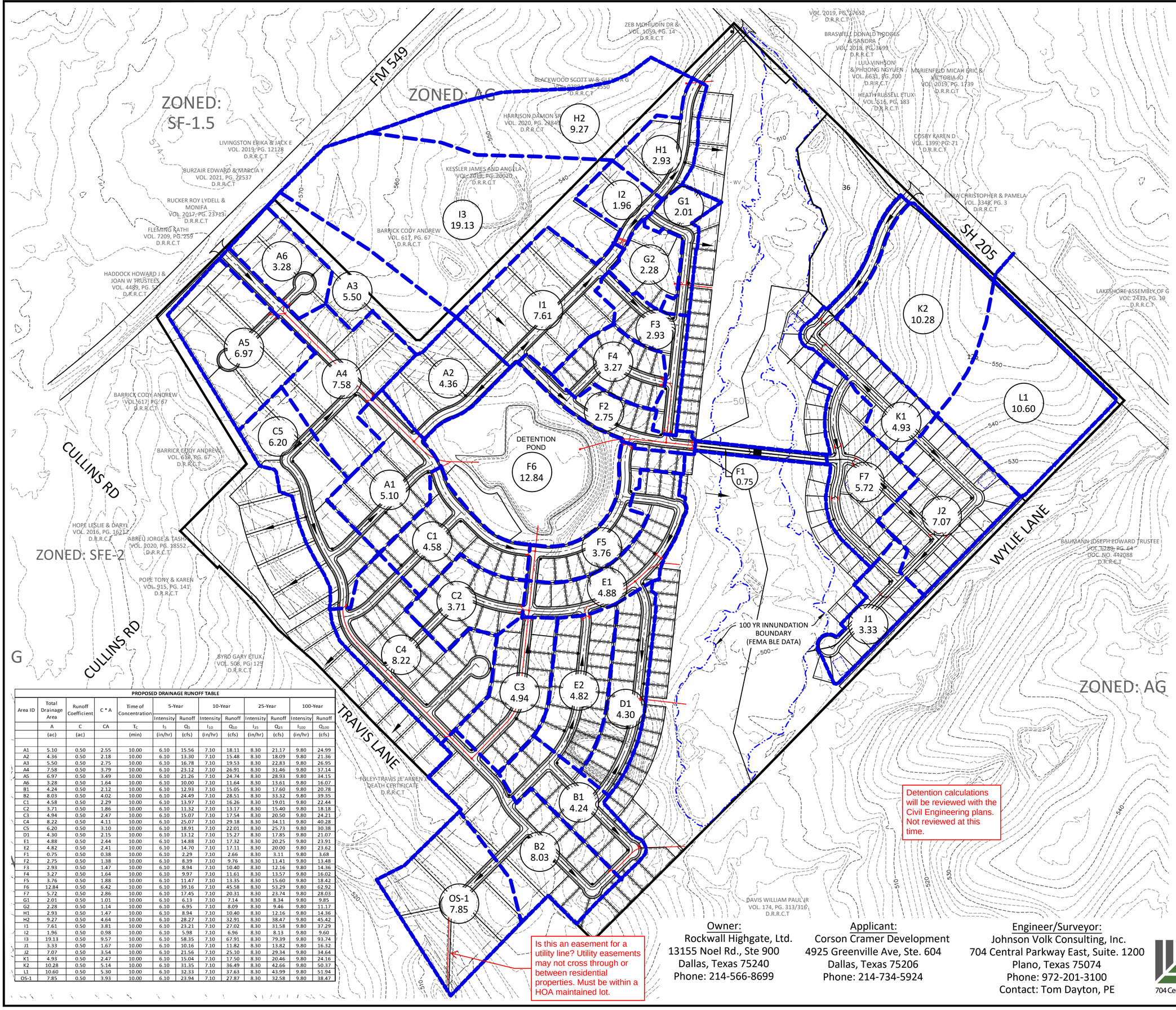

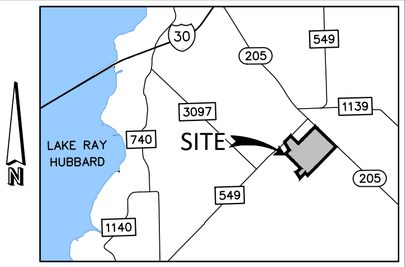

VICINITY MAP
N.T.S.

LEGEND

- C-1 / 22.64 AC — DRAINAGE AREA DESIGNATION / DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- 635 — EXISTING CONTOUR

SCALE 1" = 300'

PROPOSED DRAINAGE RUNOFF TABLE

Area ID	Total Drainage Area	Runoff Coefficient	C * A	Time of Concentration	5-Year		10-Year		25-Year		100-Year	
	A	C	CA	T_C	Intensity I_5	Runoff Q_5	Intensity I_{10}	Runoff Q_{10}	Intensity I_{25}	Runoff Q_{25}	Intensity I_{100}	Runoff Q_{100}
	(ac)	(ac)		(min)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)
A1	5.10	0.50	2.55	10.00	6.10	15.56	7.10	18.11	8.30	21.17	9.80	24.99
A2	4.36	0.50	2.18	10.00	6.10	13.30	7.10	15.48	8.30	18.09	9.80	21.36
A3	5.50	0.50	2.75	10.00	6.10	16.78	7.10	19.53	8.30	22.83	9.80	26.95
A4	7.58	0.50	3.79	10.00	6.10	23.12	7.10	26.91	8.30	31.46	9.80	37.14
A5	6.97	0.50	3.49	10.00	6.10	21.26	7.10	24.74	8.30	28.93	9.80	34.15
A6	3.28	0.50	1.64	10.00	6.10	10.00	7.10	11.64	8.30	13.61	9.80	16.07
B1	4.24	0.50	2.12	10.00	6.10	12.93	7.10	15.05	8.30	17.60	9.80	20.78
B2	8.03	0.50	4.02	10.00	6.10	24.49	7.10	28.51	8.30	33.32	9.80	39.35
C1	4.58	0.50	2.29	10.00	6.10	13.97	7.10	16.26	8.30	19.01	9.80	22.44
C2	3.71	0.50	1.86	10.00	6.10	11.32	7.10	13.17	8.30	15.40	9.80	18.18
C3	4.94	0.50	2.47	10.00	6.10	15.07	7.10	17.54	8.30	20.50	9.80	24.21
C4	8.22	0.50	4.11	10.00	6.10	25.07	7.10	29.18	8.30	34.11	9.80	40.28
C5	6.20	0.50	3.10	10.00	6.10	18.91	7.10	22.01	8.30	25.73	9.80	30.38
D1	4.30	0.50	2.15	10.00	6.10	13.12	7.10	15.27	8.30	17.85	9.80	21.07
E1	4.88	0.50	2.44	10.00	6.10	14.88	7.10	17.32	8.30	20.25	9.80	23.91
E2	4.82	0.50	2.41	10.00	6.10	14.70	7.10	17.11	8.30	20.00	9.80	23.62
F1	0.75	0.50	0.38	10.00	6.10	2.29	7.10	2.66	8.30	3.11	9.80	3.68
F2	2.75	0.50	1.38	10.00	6.10	8.39	7.10	9.76	8.30	11.41	9.80	13.48
F3	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
F4	3.27	0.50	1.64	10.00	6.10	9.97	7.10	11.61	8.30	13.57	9.80	16.02
F5	3.76	0.50	1.88	10.00	6.10	11.47	7.10	13.35	8.30	15.60	9.80	18.42
F6	12.84	0.50	6.42	10.00	6.10	39.16	7.10	45.58	8.30	53.29	9.80	62.92
F7	5.72	0.50	2.86	10.00	6.10	17.45	7.10	20.31	8.30	23.74	9.80	28.03
G1	2.01	0.50	1.01	10.00	6.10	6.13	7.10	7.14	8.30	8.34	9.80	9.85
G2	2.28	0.50	1.14	10.00	6.10	6.95	7.10	8.09	8.30	9.46	9.80	11.17
H1	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
H2	9.27	0.50	4.64	10.00	6.10	28.27	7.10	32.91	8.30	38.47	9.80	45.42
I1	7.61	0.50	3.81	10.00	6.10	23.21	7.10	27.02	8.30	31.58	9.80	37.29
I2	1.96	0.50	0.98	10.00	6.10	5.98	7.10	6.96	8.30	8.13	9.80	9.60
I3	19.13	0.50	9.57	10.00	6.10	58.35	7.10	67.91	8.30	79.39	9.80	93.74
J1	3.33	0.50	1.67	10.00	6.10	10.16	7.10	11.82	8.30	13.82	9.80	16.32
J2	7.07	0.50	3.54	10.00	6.10	21.56	7.10	25.10	8.30	29.34	9.80	34.64
K1	4.93	0.50	2.47	10.00	6.10	15.04	7.10	17.50	8.30	20.46	9.80	24.16
K2	10.28	0.50	5.14	10.00	6.10	31.35	7.10	36.49	8.30	42.66	9.80	50.37
L1	10.60	0.50	5.30	10.00	6.10	32.33	7.10	37.63	8.30	43.99	9.80	51.94
OS-1	7.85	0.50	3.93	10.00	6.10	23.94	7.10	27.87	8.30	32.58	9.80	38.47

PRELIMINARY DRAINAGE PLAN
SOUTHSIDE HILLS

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LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
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384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

December 6, 2024

Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
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704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

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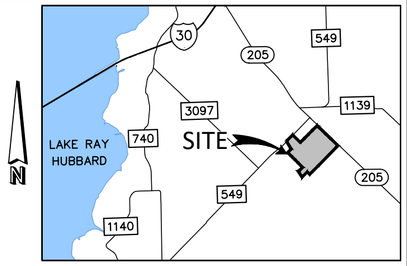
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

OFFSITE INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH INFRASTRUCTURE STUDY

Need to show the water line being installed along John King or label "Approx. 5,500 lf of 12" to be installed along John King and SH 205"

Utilities will need to be in a HOA open space lot.



VICINITY MAP
N.T.S.

LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED 12" WATER LINE
- PROPOSED 8" WATER LINE
- EXISTING WATER LINE
- WATER LINE BY OTHERS
- STORM DRAIN LINE & INLET
- 535 EXISTING CONTOUR

400 200 0 400 800

SCALE 1" = 400'

PRELIMINARY UTILITY PLAN
SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
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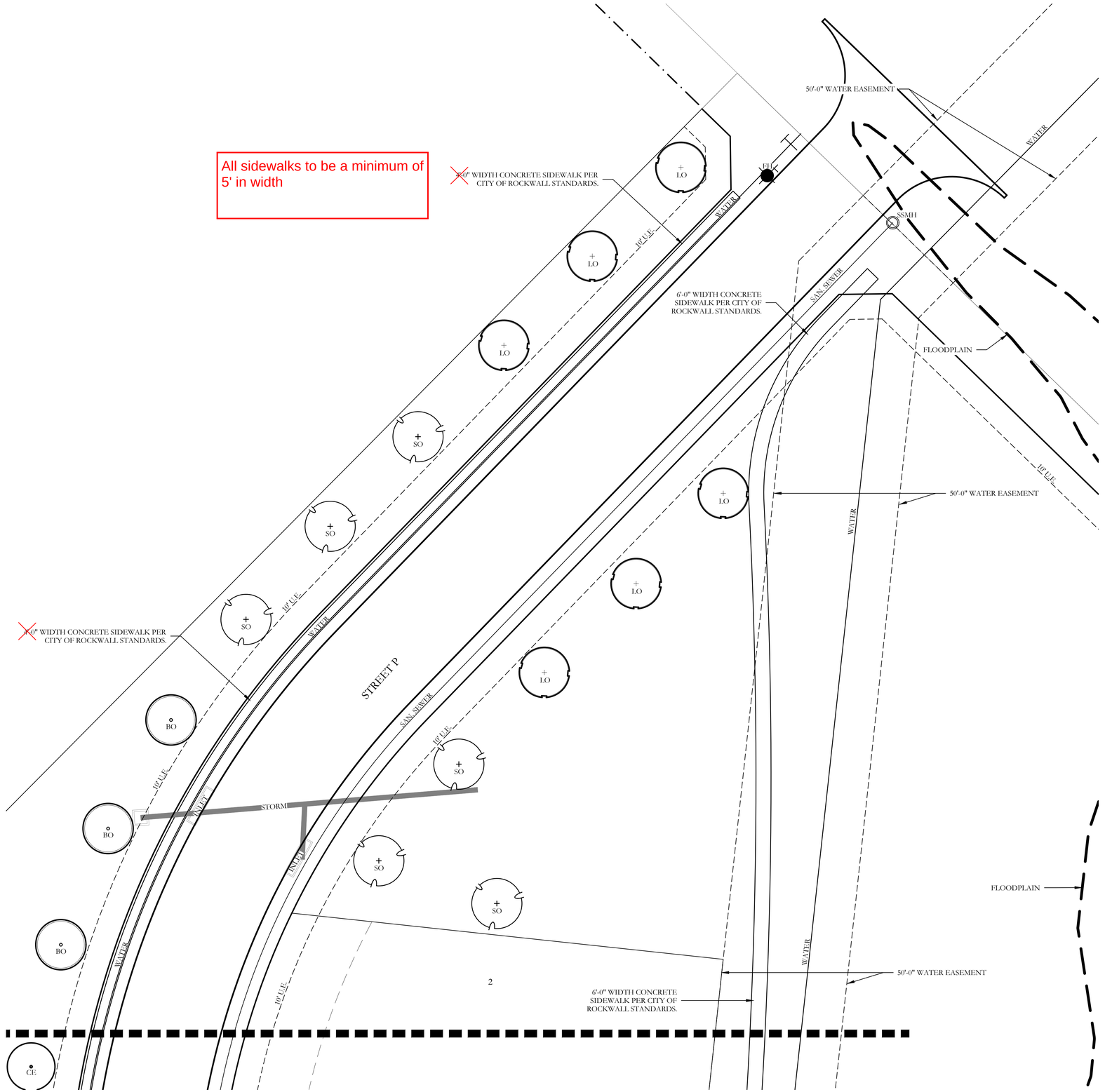
All sidewalks to be a minimum of 5' in width



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

20 10 0 20

SCALE 1" = 20'

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

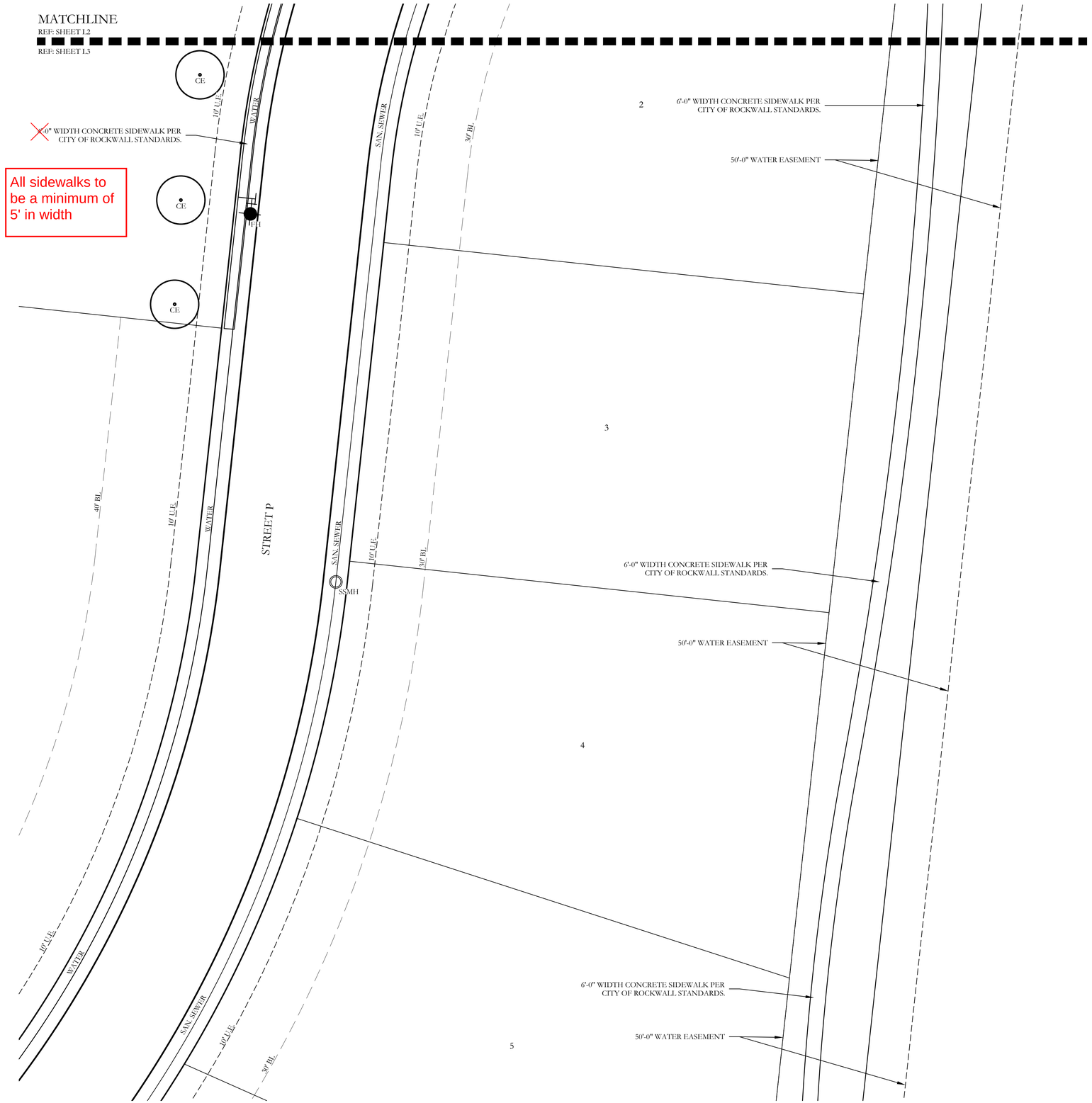
December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

L4 of 15

J:\civil 3d projects \mjp - michael joyce properties \mjp503 - southside hills \landscape\dwg\mjp503 - treescape plan.dwg



PLANT LEGEND

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N

20 10 0 20

SCALE 1" = 20'

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

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CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

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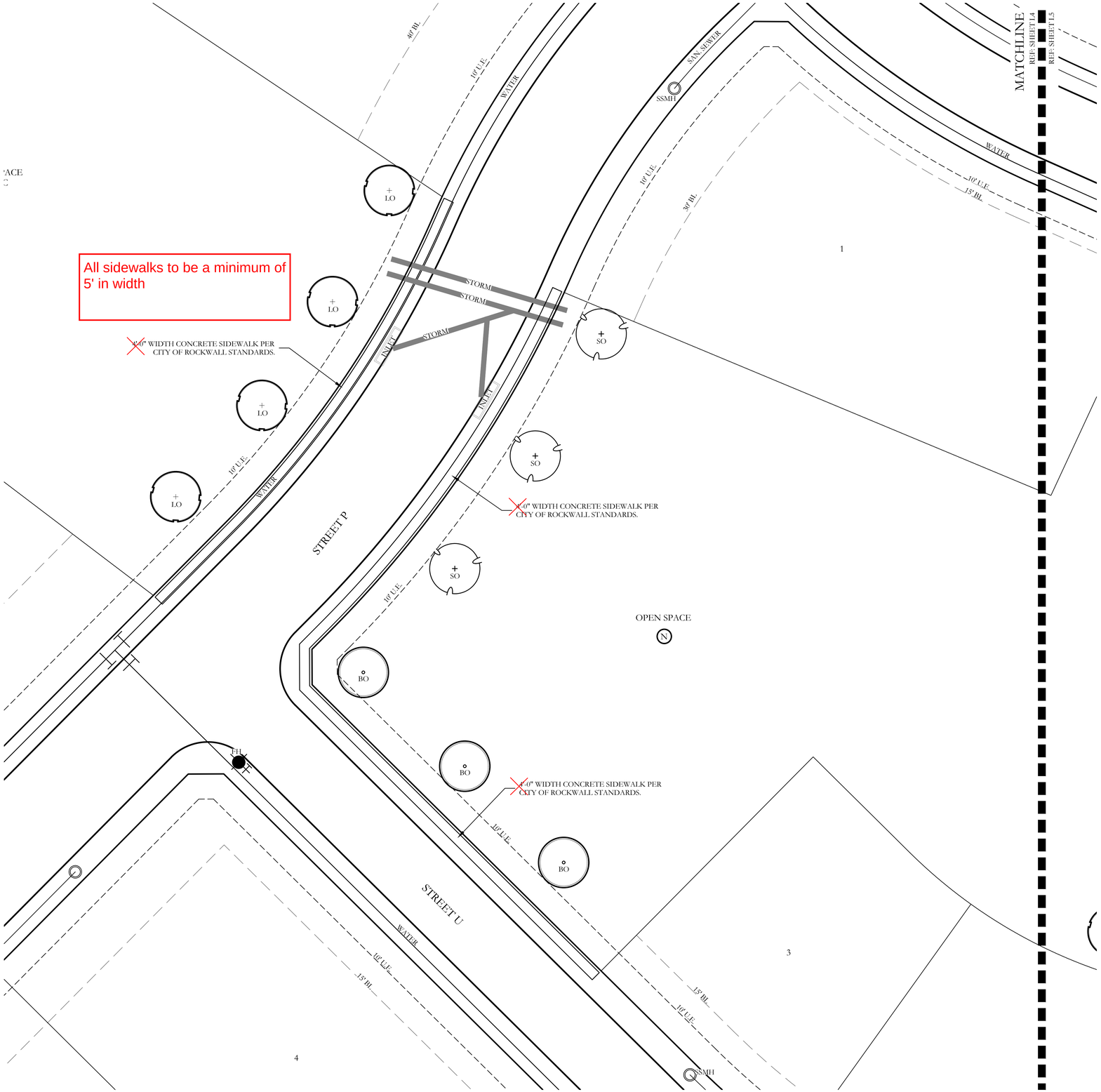

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20 10 0 20

SCALE 1" = 20'

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

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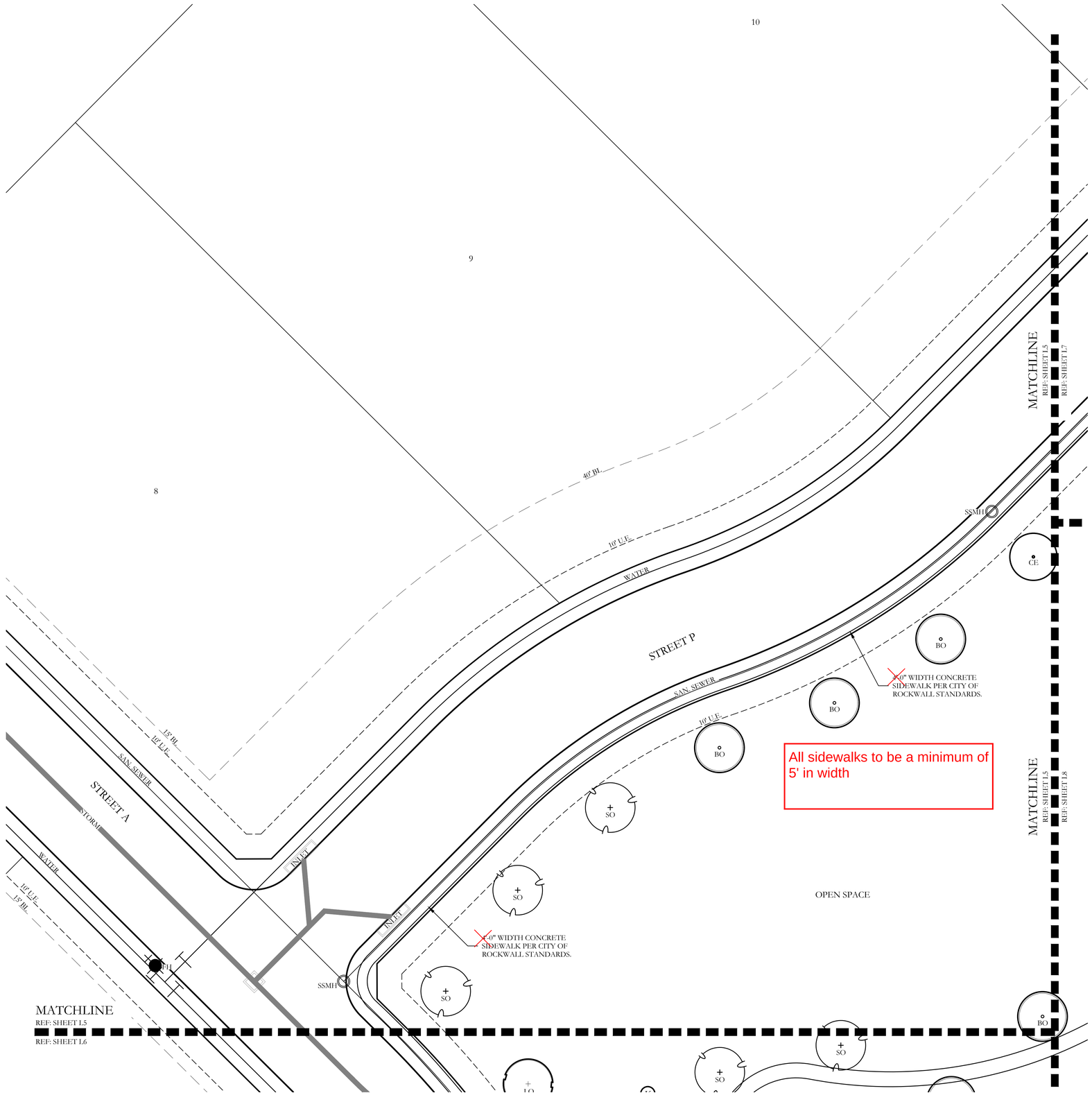

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20 10 0 20

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N

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

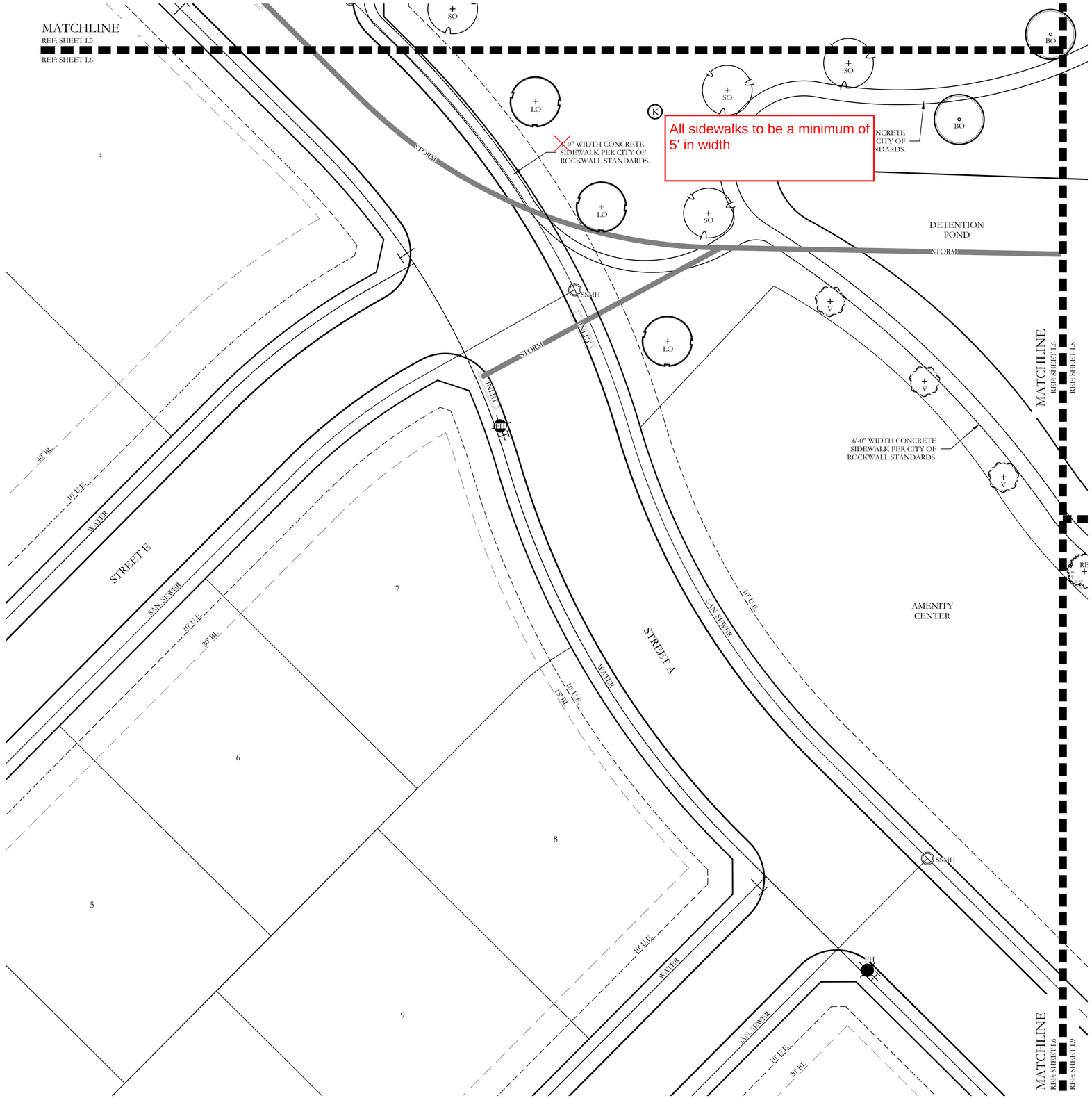
REGISTERED LANDSCAPE ARCHITECT
TODDY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch
JVC No MJP503

L8 of 15

J:\civil 3d projects\mjp - michael joyce properties\mjp503 - southside hills\landscape\dwg\mjp503 - treescape plan.dwg



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SOUTHSIDE HILLS
CITY OF ROCWALL
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2833
STATE OF TEXAS

December 4, 2024

SCALE:
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JVC No MJP503

L9 of 15

20 10 0 20
SCALE 1" = 20'

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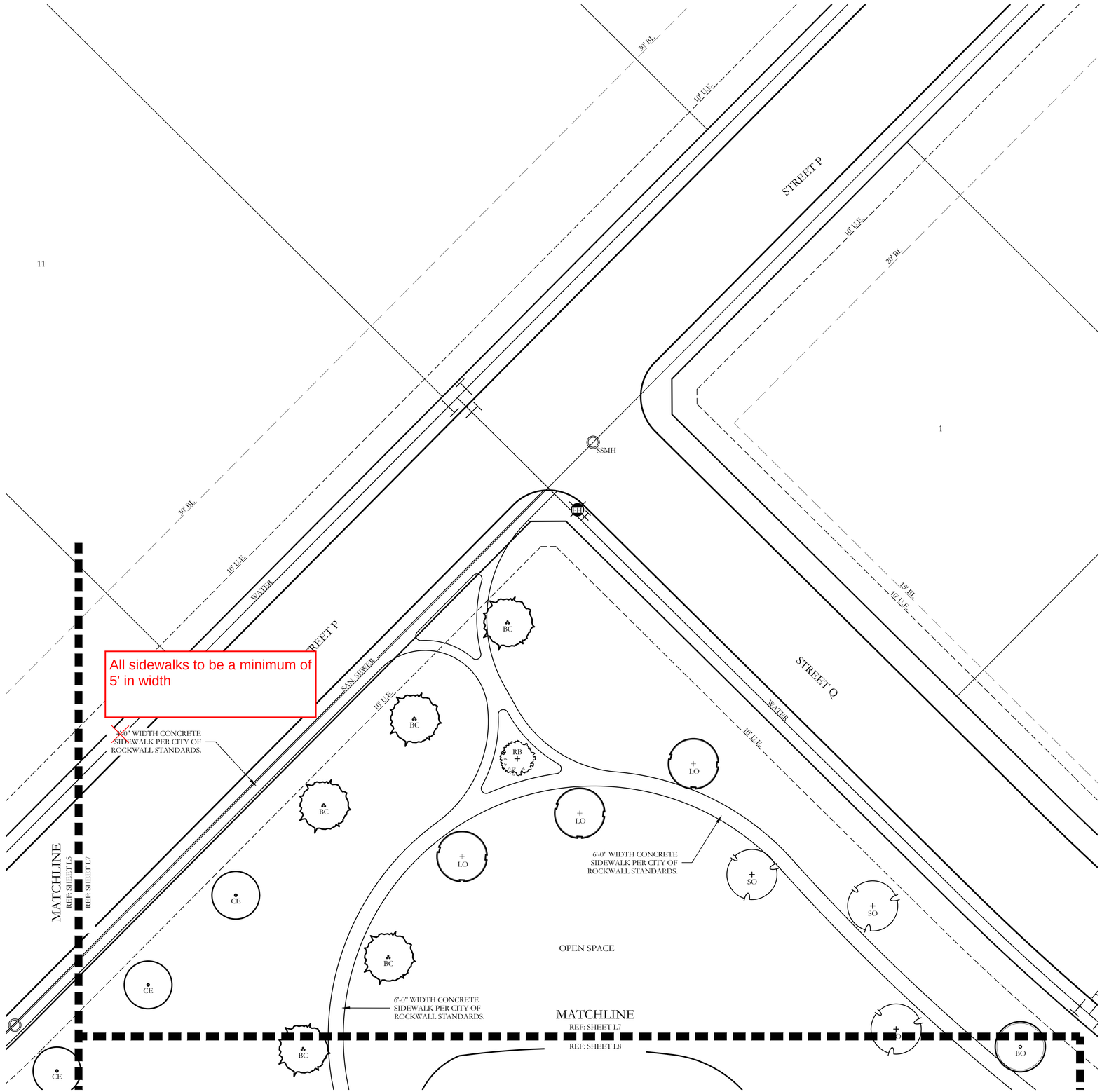

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V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

20 10 0 20
SCALE 1" = 20'

N

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
December 4, 2024

SCALE:
1" = 20'
One Inch
JVC No MJP503

L10 of 15

C:\Civil 3d projects\mjp - michael joyce properties\mjp503 - southside hills\landscape\dwg\mjp503 - treescape plan.dwg

MATCHLINE
REF: SHEET L8
REF: SHEET L9

MATCHLINE
REF: SHEET L9
REF: SHEET L11

MATCHLINE
REF: SHEET L6
REF: SHEET L9

6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.

DETENTION POND

POND EDGE

10' U.E.

SAN. SEWER

INLET

SSMH

STREET A

STORM

WATER

INLET

10' U.E.

20' BL

STORM

All sidewalks to be a minimum of 5' in width

1

11

12

13

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

20 10 0 20
SCALE 1" = 20'

N

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CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

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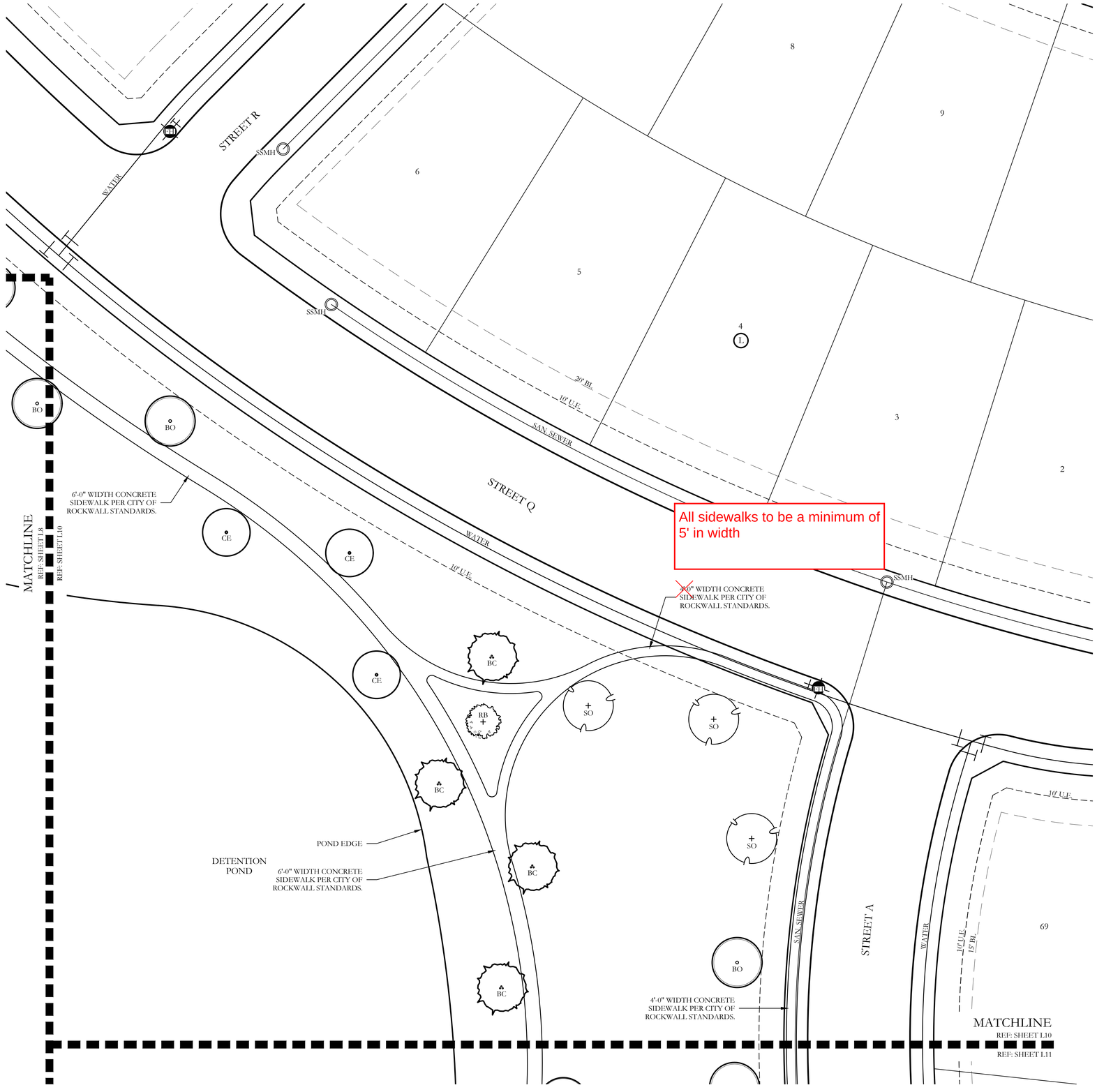
1" = 20'
One Inch

JVC No MJP503

L12 of 15

j:\civil 3d projects\mjp - michael joyce properties\mjp503 - southside hills \landscape\dwg\mjp503 - treescape plan.dwg



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RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

20 10 0 20

SCALE 1" = 20'

N

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

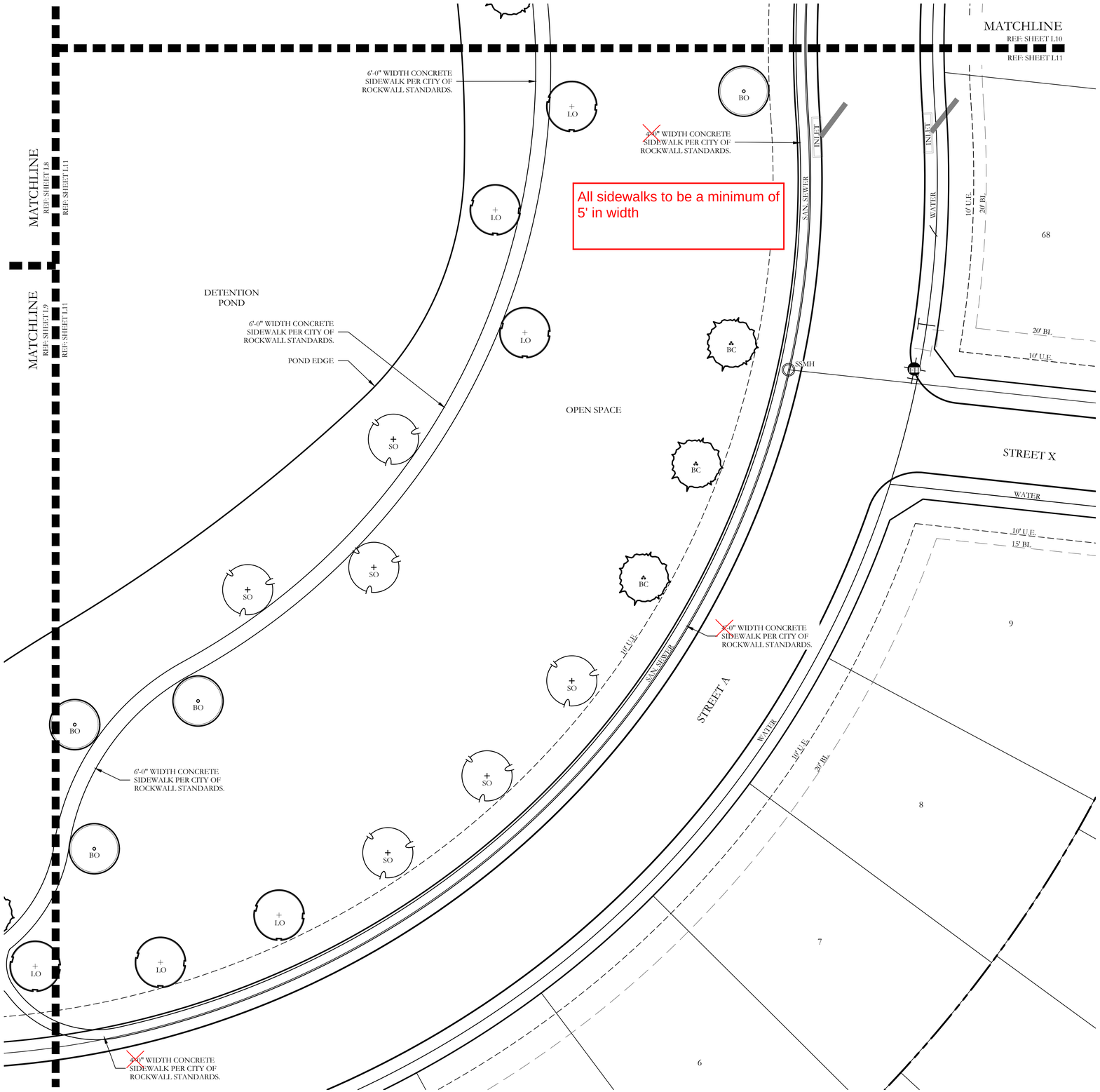
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

J:\civil 3d projects\mjp - michael joyce properties\mjp503 - southside hills [landscape]\dwg\mjp503 - treescape plan.dwg



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RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CAPLIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CAPLIPER	AS SHOWN

20 10 0 20

SCALE 1" = 20'

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch
JVC No MJP503

L14 of 15

C:\civil 3d projects\mjp - michael joyce properties\mjp503 - southside hills\landscape\dwg\mjp503 - treescape plan.dwg

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	5565 Hwy FM 549, Rockwall, TX				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	West of SH 205 & South of FM 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-99		CURRENT USE	Ag	
PROPOSED ZONING			PROPOSED USE	Single Family & Commercial	
ACREAGE	262.94 Ac.	LOTS [CURRENT]	0	LOTS [PROPOSED]	384 SF, 10 OS, 1 AC 2 Comm. = 397 total

☐ ***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		☑ APPLICANT	CCD - Rockwall, LLC
CONTACT PERSON		CONTACT PERSON	Brian Cramer
ADDRESS		ADDRESS	4925 Greenville Ave #604
CITY, STATE & ZIP		CITY, STATE & ZIP	Dallas, TX 75087
PHONE		PHONE	214.734.5924
E-MAIL		E-MAIL	BCramer@CCDEVTX.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE ~~OWNER~~ Applicant FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 4,149.10 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12 *DAY OF* December, 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."*

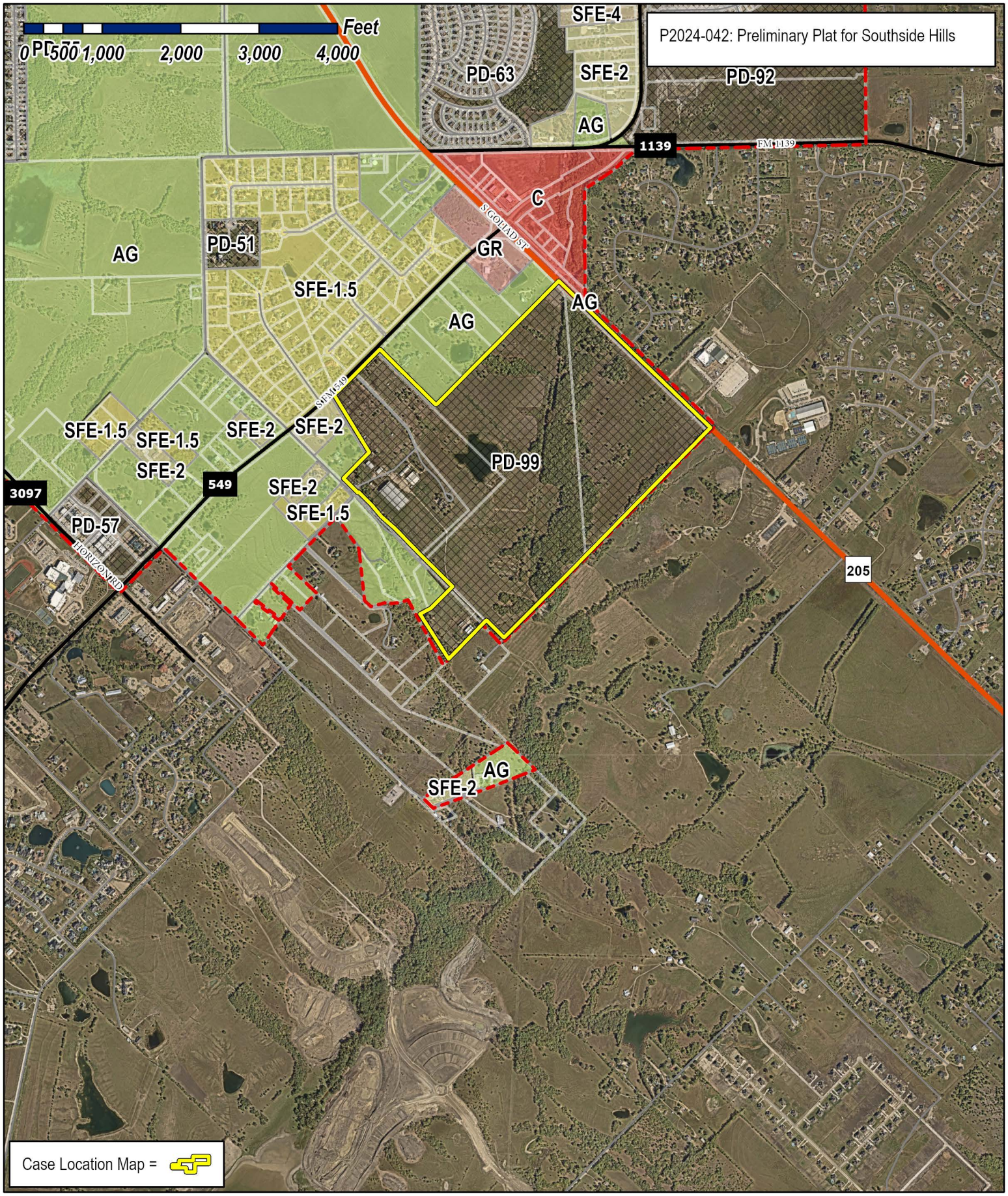
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* December, 2024.

Applicant *OWNER'S SIGNATURE*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JASON WIGHT
My Notary ID # 132617453
Expires August 11, 2028

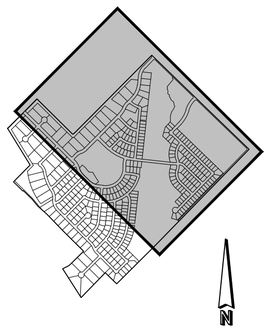
MY COMMISSION EXPIRES



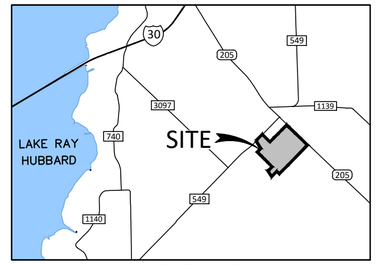
City of Rockwall

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.



KEY MAP



VICINITY MAP
N.T.S.

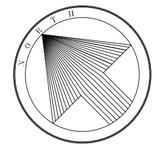
LEGEND

- ● Point of Curvature or Tangency on Center Line
- ● 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ◉ 1/2" IRF (unless otherwise noted)

AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas

P.R.R.C.T.= Plat Records of Rockwall County, Texas



200 100 0 200 400

SCALE 1" = 200'

PRELIMINARY PLAT
SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B; LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D; LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F; LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H; LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J; LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L; LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N; LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P; LOTS 1-14, BLOCK Q;

262.94 ACRES OR 11,453,704.24 SF

384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS, 10 OPEN SPACES & 1 AMENITY CENTER

SITUATED WITHIN

W.W. FORD SURVEY, ABSTRACT NO. 80

CITY OF ROCKWALL,

ROCKWALL COUNTY, TEXAS

P2024-XXX

December 11, 2024

SHEET 1 OF 4

MATCH LINE - SHEET 2 OF 4

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
[(29.4/2) + 44.4] / 262.94 =	22.4%

*ASSUMING HALF OF FLOODPLAIN

Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

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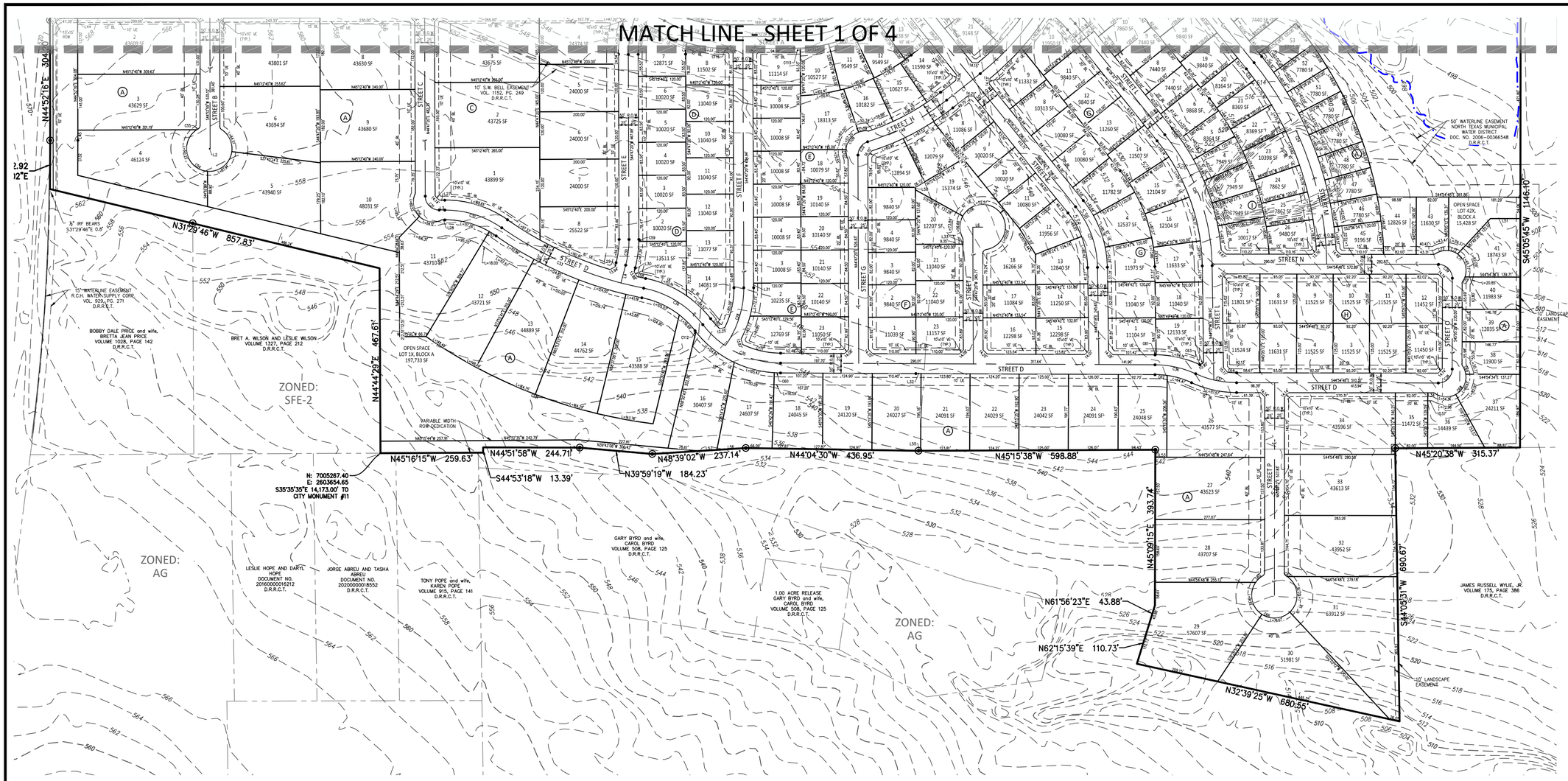

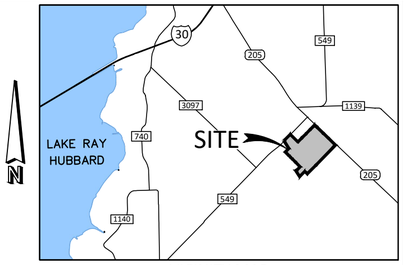

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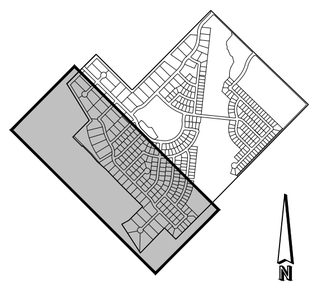

KEY MAP

GENERAL NOTES:

1. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
   - 2.1. WATER – CONNECTIONS TO EXISTING WATER LINES ON FM 549 & SH 205
   - 2.2. WASTEWATER – CONSTRUCTION OF ONSITE LIFT STATION AND FORCE MAIN TO EXISTING GRAVITY WASTEWATER LINE ON FM 549
   - 2.3. ROADWAY – CONNECTIONS TO EXISTING ROADWAYS FM 549 & SH 205
   - 2.4. DRAINAGE – DRAINAGE TO LONG BRANCH CREEK

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
[(29.4/2) + 44.4] / 262.94 =	22.4%

*ASSUMING HALF OF FLOODPLAIN

PRELIMINARY PLAT

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LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
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P2024-XXX

December 11, 2024

SHEET 2 OF 4

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Line Table		
Line	Length	Direction
L1	2.73	S45° 07' 01"E
L2	1.85	S45° 07' 01"E
L3	14.32	N45° 12' 40"W
L4	46.44	S59° 52' 38"W
L5	47.23	S60° 29' 40"W
L6	25.00	N45° 12' 40"W
L7	108.02	N83° 14' 53"W
L8	17.35	S14° 42' 23"E
L9	55.15	S75° 51' 12"E
L10	35.94	S17° 01' 57"W
L11	37.59	S39° 18' 11"W
L12	81.44	N66° 01' 50"W
L13	29.68	N45° 12' 29"W
L14	56.80	N43° 55' 12"E
L15	26.33	S86° 40' 44"W
L16	23.00	S45° 42' 01"E
L17	28.67	S6° 07' 12"W
L18	8.68	S6° 07' 12"W
L19	22.11	S44° 47' 31"W
L20	14.35	S44° 47' 31"W
L21	11.50	S44° 46' 11"W
L22	19.36	N66° 01' 50"W
L23	20.00	N6° 10' 38"E
L24	16.10	N45° 16' 54"W
L25	12.56	N44° 47' 31"E
L26	16.11	N45° 12' 40"W
L27	14.32	N45° 12' 40"W
L28	5.34	S45° 12' 40"E
L29	11.19	S59° 52' 38"W
L30	11.01	S59° 52' 38"W
L31	11.52	S44° 47' 20"W
L32	13.10	S44° 44' 25"E
L33	11.69	S44° 47' 20"W
L34	13.46	S44° 54' 48"E
L35	10.73	S6° 06' 32"W
L36	4.32	S6° 06' 32"W
L37	15.99	N43° 45' 48"E

Line Table		
Line	Length	Direction
L38	21.17	S43° 55' 12"W
L39	19.18	N44° 01' 00"E
L40	11.06	S75° 51' 12"E
L41	6.19	S60° 29' 40"W
L42	6.19	S60° 29' 40"W
L43	13.30	N83° 49' 22"W
L44	137.50	N44° 52' 16"E
L45	25.58	N44° 52' 16"E
L46	30.35	S74° 55' 58"W
L47	39.81	N44° 50' 31"E
L48	11.92	S61° 10' 11"W
L49	20.22	S83° 49' 22"E
L50	10.73	N6° 06' 32"E
L51	75.75	N44° 54' 37"W
L52	15.49	N44° 05' 31"E
L53	29.24	N44° 54' 48"W
L54	19.03	S45° 09' 15"W
L55	5.43	S45° 15' 38"E
L56	73.77	S48° 39' 02"E
L57	45.30	S48° 39' 02"E
L58	6.32	N44° 47' 20"E
L59	12.86	S83° 53' 28"E
L60	17.88	N74° 44' 50"W
L61	25.00	S45° 42' 01"E
L62	25.00	S45° 42' 01"E
L63	12.51	S45° 59' 00"E
L64	51.74	N84° 36' 03"W
L100	54.28	S45° 16' 54"E
L101	78.16	N43° 22' 07"E
L102	32.12	S33° 54' 11"E
L103	78.23	S52° 50' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	218.75	330.00	037°58'48"	214.77	S25° 06' 36"W
C2	290.23	430.00	038°40'19"	284.75	N25° 27' 22"E
C3	122.29	330.00	021°13'58"	121.59	S34° 10' 32"W
C4	159.18	430.00	021°12'38"	158.28	N34° 09' 52"E
C5	117.39	255.00	026°22'35"	116.36	N57° 57' 28"E
C6	112.69	245.00	026°21'14"	111.70	S57° 58' 09"W
C7	165.95	330.00	028°48'47"	164.21	N30° 48' 17"W
C8	165.93	330.00	028°48'35"	164.19	S30° 48' 11"E
C9	219.10	330.00	038°02'24"	215.09	S64° 13' 41"E
C10	659.33	375.00	100°44'18"	577.63	N46° 22' 58"E
C11	146.74	400.00	021°01'08"	145.92	S06° 31' 23"W
C12	118.11	325.00	020°49'21"	117.46	S55° 37' 09"E
C13	44.11	35.00	072°12'28"	41.25	N29° 55' 36"W
C14	236.38	345.00	039°15'27"	231.79	S64° 54' 37"E
C15	23.95	250.00	005°29'20"	23.94	S42° 02' 51"W
C16	48.72	35.00	079°45'01"	44.88	S84° 40' 02"W
C17	318.68	635.00	028°45'16"	315.35	S69° 50' 05"E
C18	625.58	930.00	038°32'27"	613.85	S64° 33' 08"E
C19	45.20	325.00	007°58'09"	45.17	N79° 50' 17"W
C20	55.91	35.00	091°31'18"	50.15	N30° 05' 33"W
C21	117.86	670.00	010°04'44"	117.71	S88° 17' 15"E
C22	44.48	35.00	072°48'42"	41.55	S81° 11' 41"W
C23	185.25	225.00	047°10'23"	180.06	N17° 28' 40"W
C24	551.69	830.00	038°05'02"	541.59	N25° 09' 03"E
C25	81.74	225.00	020°48'54"	81.29	N04° 17' 55"W
C26	358.73	540.00	038°03'46"	352.17	N25° 08' 25"E
C27	166.08	250.00	038°03'46"	163.04	N25° 08' 25"E
C28	156.70	250.00	035°54'47"	154.15	N62° 44' 44"E
C29	68.53	250.00	015°42'20"	68.31	S52° 38' 30"W
C30	65.83	250.00	015°05'18"	65.64	N52° 19' 59"E
C31	54.98	35.00	090°00'00"	49.50	S00° 12' 40"E
C32	153.32	250.00	035°08'19"	150.93	N27° 38' 30"W
C33	393.00	945.00	023°49'39"	390.17	S21° 59' 11"E
C34	179.69	250.00	041°10'54"	175.85	N13° 18' 33"W
C35	226.99	250.00	052°01'19"	219.27	S18° 43' 45"E
C36	106.12	250.00	024°19'17"	105.33	N32° 34' 46"W
C37	106.88	250.00	024°29'41"	106.07	S32° 39' 58"E
C38	54.98	35.00	089°59'46"	49.50	S89° 54' 41"E
C39	54.98	35.00	090°00'14"	49.50	N00° 05' 19"E
C40	82.89	500.00	009°29'54"	82.79	S88° 34' 19"E
C41	123.93	150.00	047°20'16"	120.44	N69° 39' 08"W
C42	242.63	500.00	027°48'13"	240.26	S30° 01' 05"W
C43	304.35	625.00	027°54'01"	301.35	N30° 03' 59"E
C44	54.98	35.00	090°00'00"	49.50	S00° 59' 00"E
C45	55.15	35.00	090°16'59"	49.62	N00° 50' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C46	358.57	325.00	063°12'51"	340.66	S13° 34' 02"W
C47	213.84	350.00	035°00'20"	210.53	N00° 32' 13"W
C48	274.67	250.00	062°56'57"	261.06	S14° 30' 32"E
C49	227.42	625.00	020°50'55"	226.17	S72° 49' 25"E
C50	8.87	360.00	001°24'41"	8.87	S24° 15' 54"W
C51	6.73	460.00	000°50'18"	6.73	N23° 58' 42"E
C52	1.97	225.00	000°30'06"	1.97	N45° 01' 14"E
C54	142.23	57.50	141°43'20"	108.64	S30° 43' 58"W
C55	3.89	57.50	003°52'18"	3.88	N76° 28' 13"W
C56	60.53	50.00	069°22'05"	56.90	S33° 39' 41"W
C57	20.73	225.00	005°16'42"	20.72	N12° 42' 42"W
C58	22.36	920.00	001°23'33"	22.36	S33° 12' 14"E
C59	5.03	275.00	001°02'50"	5.03	N45° 18' 45"E
C60	15.83	275.00	003°17'54"	15.83	S43° 05' 28"E
C61	2.60	275.00	000°32'28"	2.60	N44° 28' 11"W
C62	31.10	225.00	007°55'09"	31.07	N40° 46' 50"W
C63	0.75	225.00	000°11'30"	0.75	S20° 30' 52"E
C64	23.30	225.00	005°55'57"	23.29	S41° 56' 50"E
C65	23.92	57.50	023°49'49"	23.74	N88° 03' 41"W
C66	76.67	57.50	076°23'40"	71.11	S49° 45' 59"E
C67	2.31	57.50	002°18'08"	2.31	N12° 31' 46"W
C68	60.63	50.00	069°28'27"	56.98	N71° 36' 56"E
C69	22.12	50.00	025°20'43"	21.94	N24° 12' 21"E
C70	12.09	50.00	013°51'11"	12.06	N71° 43' 17"E
C71	65.77	50.00	075°21'56"	61.13	N27° 06' 43"E
C72	24.43	50.00	027°59'43"	24.19	N24° 34' 06"W
C73	34.82	50.00	039°54'17"	34.12	N58° 31' 06"W
C74	34.86	805.00	002°28'52"	34.86	N07° 20' 58"E
C75	12.08	695.00	000°59'46"	12.08	N47° 23' 13"E
C76	64.64	50.00	074°04'07"	60.23	N01° 52' 06"E
C77	17.52	350.00	002°52'04"	17.52	N82° 23' 20"W
C78	14.45	370.00	002°14'17"	14.45	S02° 52' 02"E
C79	14.69	955.00	000°52'52"	14.69	S83° 22' 56"E
C80	0.48	954.99	000°01'44"	0.48	S79° 12' 09"E
C81	25.63	200.00	007°20'30"	25.61	N82° 51' 31"W
C82	23.58	275.00	004°54'49"	23.58	S42° 20' 07"W
C83	18.79	225.00	004°47'09"	18.79	S42° 23' 57"W
C84	40.67	50.00	046°36'21"	39.56	S44° 32' 19"W
C85	25.77	50.00	029°31'57"	25.49	N46° 38' 41"W
C86	44.29	50.00	050°44'52"	42.85	N86° 47' 05"W
C87	60.07	50.00	068°50'12"	56.52	N55° 10' 07"W
C88	38.76	300.00	007°24'07"	38.73	S40° 18' 56"W
C89	23.45	300.00	004°28'44"	23.45	N38° 51' 15"E
C90	15.30	300.00	002°55'23"	15.30	N42° 33' 18"E
C91	38.76	300.00	007°24'07"	38.73	N47° 43' 03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C92	38.76	300.00	007°24'07"	38.73	S47° 43' 03"W
C93	23.77	50.00	027°14'08"	23.54	S70° 20' 36"W
C94	32.13	50.00	036°49'16"	31.58	S68° 58' 57"E
C95	47.85	50.00	054°49'35"	46.04	S29° 18' 45"W
C96	42.93	375.00	006°33'34"	42.91	N14° 45' 36"W
C97	18.99	375.00	002°54'03"	18.98	N10° 01' 48"W
C98	17.69	175.00	005°47'25"	17.68	N48° 52' 43"W
C99	12.43	275.00	002°35'24"	12.43	S15° 40' 15"W
C100	13.84	225.00	003°31'23"	13.83	S44° 13' 19"E
C101	0.77	275.00	000°09'40"	0.77	S45° 54' 10"E
C102	18.63	57.00	018°43'25"	18.54	N23° 37' 16"E
C103	167.00	57.00	167°52'14"	113.36	S40° 02' 49"W
C104	19.90	250.00	004°33'36"	19.89	N03° 49' 44"E
C105	31.55	565.00	003°11'57"	31.54	N07° 42' 30"E
C106	112.51	57.50	112°06'20"	95.40	N49° 56' 38"W
C107	23.49	50.00	026°54'50"	23.27	S34° 41' 22"W
C108	57.20	50.00	065°33'03"	54.13	S80° 55' 18"W
C109	23.87	50.00	027°21'04"	23.64	N52° 37' 38"W
C110	34.40	225.00	008°45'36"	34.37	S02° 54' 06"W
C111	99.60	225.00	025°21'43"	98.79	S32° 03' 33"E
C112	3.59	275.00	000°44'55"	3.59	S06° 54' 26"W
C113	15.06	360.00	002°23'50"	15.06	S46° 24' 24"E
C114	14.48	360.00	002°18'19"	14.48	S82° 05' 43"E
C115	103.33	360.00	016°26'46"	102.98	S36° 59' 05"E
C116	28.52	50.00	032°40'34"	28.13	N53° 12' 07"W
C117	44.29	50.00	050°44'52"	42.85	N11° 29' 24"W
C118	11.84	205.00	003°18'30"	11.84	N16° 23' 08"W
C119	61.81	205.00	017°16'32"	61.58	N08° 19' 41"E
C120	17.85	395.00	002°35'24"	17.85	S15° 40' 15"W
C121	0.77	395.00	000°06'44"	0.77	S45° 55' 38"E
C122	82.00	200.00	023°29'29"	81.43	S66° 08' 25"E
C123	123.57	246.72	028°41'46"	122.28	S47° 20' 32"E
C124	57.71	223.87	014°46'10"	57.55	S40° 22' 44"E
C125	20.71	70.06	016°56'02"	20.63	S56° 13' 50"E
C126	63.17	70.06	051°39'43"	61.05	N89° 28' 17"E
C127	196.40	1663.78	006°45'49"	196.29	S32° 05' 51"E
C128	19.31	480.00	002°18'19"	19.31	S82° 05' 43"E
C129	14.89	480.00	001°46'39"	14.89	S80° 03' 15"E
C130	28.85	105.00	015°44'35"	28.76	S52° 39' 37"W
C131	164.29	1280.00	007°21'14"	164.17	S27° 47' 25"E
C132	88.69	5866.43	000°51'59"	88.69	N45° 06' 38"E

PRELIMINARY PLAT

SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
LOTS 1-14, BLOCK Q;
262.94 ACRES OR 11,453,704.24 SF
384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX
December 11, 2024

GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANELS 48397C0045L & & 483970110L DATED SEPTEMBER 26, 2008.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
7. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.

Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100

LEGAL DESCRIPTION:
262.94 ACRES

BEING a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Town of Rockwall, Rockwall County, Texas and being all of those tracts of land described as Tract 1 and Tract 2 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5572, Page 219, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the southwest line of State Highway No. 205, a variable width right of way, in the common northwest line of said Tract 2 and southeast line of that tract of land described in Deed to Dr. Mohiudin Zeb, Nasreen Zeb, as recorded in Volume 1059, Page 14, Deed Records, Rockwall, County, Texas;

THENCE Southeasterly, with said southwest line, the following nine (9) courses and distances:

South 40 degrees 17 minutes 02 seconds East, a distance of 248.25 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 45 degrees 53 minutes 03 seconds East, a distance of 143.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 44 degrees 06 minutes 57 seconds East, a distance of 34.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 45 degrees 48 minutes 12 seconds East, a distance of 355.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 41 degrees 25 minutes 46 seconds East, a distance of 50.90 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 38 degrees 34 minutes 47 seconds East, a distance of 307.39 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 44 degrees 34 minutes 51 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 51 degrees 01 minutes 14 seconds East, a distance of 178.01 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 46 degrees 03 minutes 36 seconds East, a distance of 1,363.83 feet to a mag nail with washer stamped "DOUCET & ASSOCIATES" found for corner in the common northwest line of that tract of land described in Deed to Joseph Edward Baumann, as recorded in Document No. 2010-436143, Deed Records, Rockwall County, Texas and southeast line of said Tract 2;

THENCE South 44 degrees 19 minutes 10 seconds West, leaving said southwest line of State Highway No. 205 and with the southeast line of said Tract 2, a distance of 2,578.96 feet to a 1/2 inch iron rod found in the northwest line of that tract of land described in Deed to Paul Davis Jr., as recorded in Document No. 1983-41393, Deed Records, Rockwall County, Texas;

THENCE South 45 degrees 05 minutes 45 seconds West, a distance of 1,146.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the most southerly southeast corner of the above mentioned Tract 1;

THENCE North 45 degrees 20 minutes 38 seconds West, with the southwest line of said Tract 1, a distance of 315.37 feet to a 1/2 inch iron rod with a yellow plastic cap found for the east corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE South 44 degrees 05 minutes 31 seconds West, leaving said southwest line, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the south corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 32 degrees 39 minutes 25 seconds West, a distance of 6680.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the west corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 62 degrees 15 minutes 39 seconds East, a distance of 110.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 61 degrees 56 minutes 23 seconds East, a distance of 43.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 45 degrees 09 minutes 15 seconds East, a distance of 393.74 feet to a 1/2 inch iron rod with a yellow plastic cap found in the southwest line of the above mentioned Tract 1;

THENCE North 45 degrees 15 minutes 38 seconds West, a distance of 598.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner at the beginning of a Boundary Line Agreement, as recorded in Volume 4715, Page 230 (Document No. 2006-00361312), Deed Records, Rockwall County, Texas;

THENCE Northwesterly, with said Boundary Line Agreement, the following six (6) courses and distances:

North 44 degrees 04 minutes 30 seconds West, a distance of 436.95 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 48 degrees 39 minutes 02 seconds West, a distance of 237.14 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 39 degrees 59 minutes 19 seconds West, a distance of 184.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner;

North 44 degrees 51 minutes 58 seconds West, a distance of 244.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 44 degrees 53 minutes 18 seconds West, a distance of 13.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of said Tract 1;

THENCE Northwesterly, with said west line, the following three (3) courses and distances:

North 45 degrees 16 minutes 15 seconds West, a distance of 259.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner the common south corner of that tract of land described in Deed to Bret A. Wilson and Leslie Wilson, as recorded in Volume 1327, Page 212, Deed Records, Rockwall, County, Texas and an exterior ell corner of said Tract 1;

North 44 degrees 44 minutes 29 seconds East, a distance of 467.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common east corner of said Bret A. Wilson and Leslie Wilson tract and an interior ell corner of said Tract 1;

North 31 degrees 29 minutes 46 seconds West, passing at a distance of 486.24 feet a 1/2 inch iron rod found for the common north corner of said Bret A. Wilson and Leslie Wilson tract and east corner of that tract of land described in Deed to Bobby Dale Price and wife, Bretta Jean Price, as recorded in Volume 1028, Page 142, Deed Records, Rockwall County, Texas, and continuing in all for a total distance of 857.83 feet to a point in the southeast line of Farm to Market Road No. 548, a variable width right-of-way, from which point a 1/2 inch iron rod found bears South 31 degrees 29 minutes 46 seconds East, 0.80 feet, said point being at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 12 minutes 54 seconds, a radius of 5,796.43 feet and a chord bearing and distance of North 45 degrees 17 minutes 02 seconds East, 122.92 feet;

THENCE Northeasterly, with said southeast line, the following three (3) courses and distances:

Northeasterly, with said curve to the left, an arc distance of 122.93 feet to a concrete pedestal monument found for corner;

North 44 degrees 52 minutes 16 seconds East, a distance of 304.20 feet to an "X" found in concrete for the common north corner of said Tract 1 and most westerly northwest corner of said Tract 2;

North 44 degrees 50 minutes 38 seconds East, passing at a distance of 375.47 feet a concrete pedestal monument found, and continuing in all for a total distance of 398.43 feet to a 1/2 inch iron rod found for the common west corner of that tract of land described in Deed to Cody A. Barrick and Carrie L. Barrick, as recorded in Volume 6167, Page 67, Deed Records, Rockwall County, Texas and most northerly northwest corner of said Trat 2;

THENCE South 45 degrees 15 minutes 03 seconds East, leaving said southeast line, a distance of 995.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 89 degrees 17 minutes 48 seconds East, a distance of 20.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 44 degrees 48 minutes 03 seconds East, a distance of 524.11 feet to a 1/2 inch iron rod found for the common east corner of said Cody A. Barrick and Carrie L. Barrick tract and south corner of that tract of land described in Deed to James Kessler and Angela Kessler, as recorded in Document No. 20180000020020, Deed Records, Rockwall County, Texas;

THENCE North 44 degrees 50 minutes 31 seconds East, a distance of 538.74 feet to a 1/2 inch iron rod found for the east corner of said James Kessler and Angela Kessler tract;

THENCE North 44 degrees 31 minutes 54 seconds East, a distance of 541.29 feet to a 1/2 inch iron rod found for the south corner of the above mentioned Dr. Mohiudin Zeb, Nasreen Zeb tract;

THENCE North 44 degrees 43 minutes 30 seconds East, a distance of 595.13 feet to the POINT OF BEGINNING and containing 262.941 acres of land, more or less.

PRELIMINARY PLAT

SOUTHSIDE HILLS

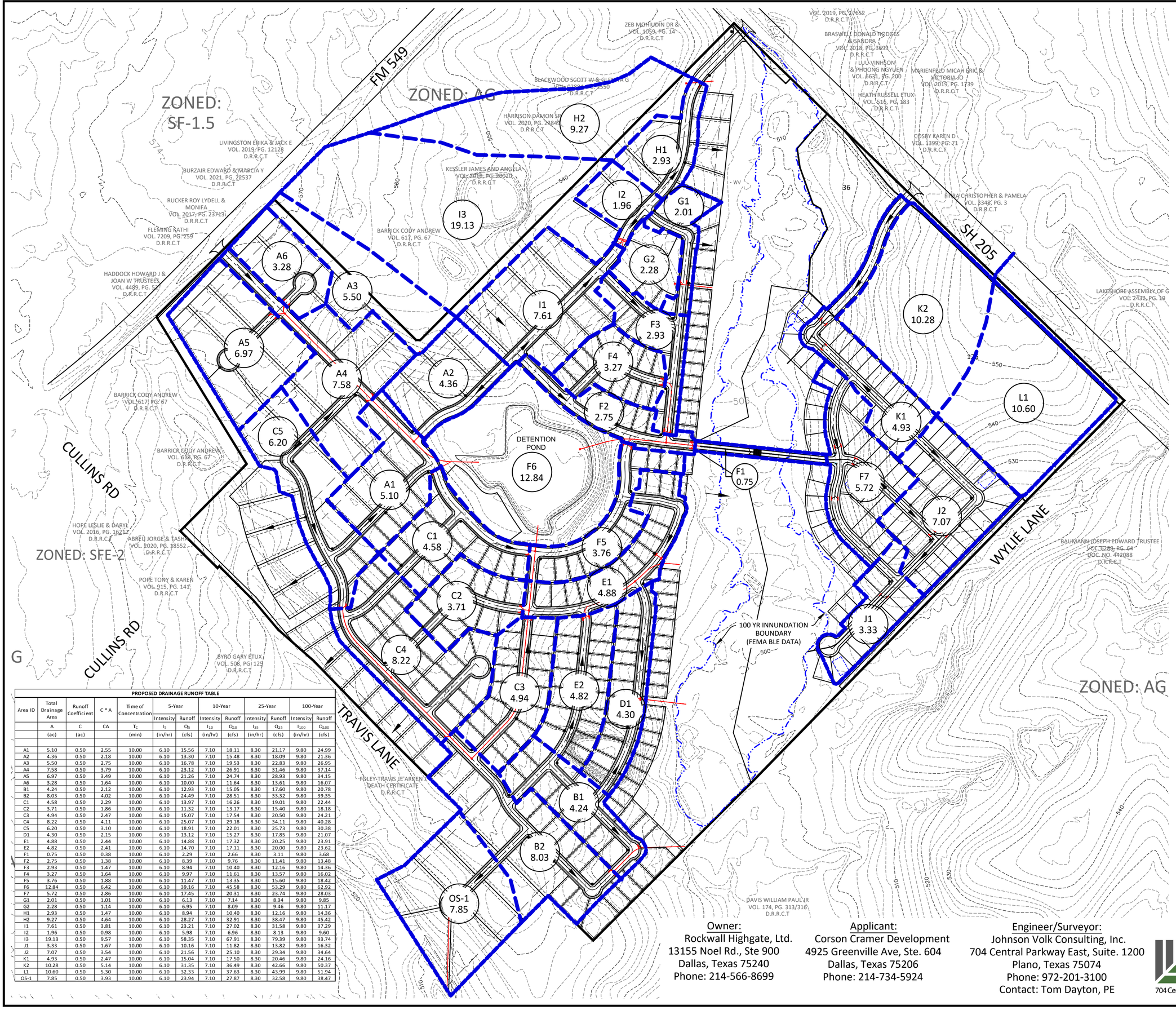
LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
LOTS 1-14, BLOCK Q;
262.94 ACRES OR 11,453,704.24 SF
384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX
December 11, 2024
SHEET 4 OF 4

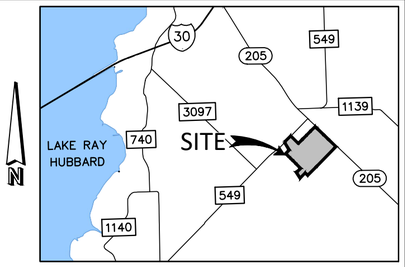
Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100





VICINITY MAP
N.T.S.

LEGEND

- C-1 / 22.64 AC — DRAINAGE AREA DESIGNATION / DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- 635 — EXISTING CONTOUR

300 150 0 300 600

SCALE 1" = 300'

PROPOSED DRAINAGE RUNOFF TABLE

Area ID	Total Drainage Area	Runoff Coefficient	C * A	Time of Concentration	5-Year		10-Year		25-Year		100-Year	
	A	C	CA	T_C	I_5	Q_5	I_{10}	Q_{10}	I_{25}	Q_{25}	I_{100}	Q_{100}
	(ac)	(ac)		(min)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)
A1	5.10	0.50	2.55	10.00	6.10	15.56	7.10	18.11	8.30	21.17	9.80	24.99
A2	4.36	0.50	2.18	10.00	6.10	13.30	7.10	15.48	8.30	18.09	9.80	21.36
A3	5.50	0.50	2.75	10.00	6.10	16.78	7.10	19.53	8.30	22.83	9.80	26.95
A4	7.58	0.50	3.79	10.00	6.10	23.12	7.10	26.91	8.30	31.46	9.80	37.14
A5	6.97	0.50	3.49	10.00	6.10	21.26	7.10	24.74	8.30	28.93	9.80	34.15
A6	3.28	0.50	1.64	10.00	6.10	10.00	7.10	11.64	8.30	13.61	9.80	16.07
B1	4.24	0.50	2.12	10.00	6.10	12.93	7.10	15.05	8.30	17.60	9.80	20.78
B2	8.03	0.50	4.02	10.00	6.10	24.49	7.10	28.51	8.30	33.32	9.80	39.35
C1	4.58	0.50	2.29	10.00	6.10	13.97	7.10	16.26	8.30	19.01	9.80	22.44
C2	3.71	0.50	1.86	10.00	6.10	11.32	7.10	13.17	8.30	15.40	9.80	18.18
C3	4.94	0.50	2.47	10.00	6.10	15.07	7.10	17.54	8.30	20.50	9.80	24.21
C4	8.22	0.50	4.11	10.00	6.10	25.07	7.10	29.18	8.30	34.11	9.80	40.28
C5	6.20	0.50	3.10	10.00	6.10	18.91	7.10	22.01	8.30	25.73	9.80	30.38
D1	4.30	0.50	2.15	10.00	6.10	13.12	7.10	15.27	8.30	17.85	9.80	21.07
E1	4.88	0.50	2.44	10.00	6.10	14.88	7.10	17.32	8.30	20.25	9.80	23.91
E2	4.82	0.50	2.41	10.00	6.10	14.70	7.10	17.11	8.30	20.00	9.80	23.62
F1	0.75	0.50	0.38	10.00	6.10	2.29	7.10	2.66	8.30	3.11	9.80	3.68
F2	2.75	0.50	1.38	10.00	6.10	8.39	7.10	9.76	8.30	11.41	9.80	13.48
F3	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
F4	3.27	0.50	1.64	10.00	6.10	9.97	7.10	11.61	8.30	13.57	9.80	16.02
F5	3.76	0.50	1.88	10.00	6.10	11.47	7.10	13.35	8.30	15.60	9.80	18.42
F6	12.84	0.50	6.42	10.00	6.10	39.16	7.10	45.58	8.30	53.29	9.80	62.92
F7	5.72	0.50	2.86	10.00	6.10	17.45	7.10	20.31	8.30	23.74	9.80	28.03
G1	2.01	0.50	1.01	10.00	6.10	6.13	7.10	7.14	8.30	8.34	9.80	9.85
G2	2.28	0.50	1.14	10.00	6.10	6.95	7.10	8.09	8.30	9.46	9.80	11.17
H1	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
H2	9.27	0.50	4.64	10.00	6.10	28.27	7.10	32.91	8.30	38.47	9.80	45.42
I1	7.61	0.50	3.81	10.00	6.10	23.21	7.10	27.02	8.30	31.58	9.80	37.29
I2	1.96	0.50	0.98	10.00	6.10	5.98	7.10	6.96	8.30	8.13	9.80	9.60
I3	19.13	0.50	9.57	10.00	6.10	58.35	7.10	67.91	8.30	79.39	9.80	93.74
J1	3.33	0.50	1.67	10.00	6.10	10.16	7.10	11.82	8.30	13.82	9.80	16.32
J2	7.07	0.50	3.54	10.00	6.10	21.56	7.10	25.10	8.30	29.34	9.80	34.64
K1	4.93	0.50	2.47	10.00	6.10	15.04	7.10	17.50	8.30	20.46	9.80	24.16
K2	10.28	0.50	5.14	10.00	6.10	31.35	7.10	36.49	8.30	42.66	9.80	50.37
L1	10.60	0.50	5.30	10.00	6.10	32.33	7.10	37.63	8.30	43.99	9.80	51.94
OS-1	7.85	0.50	3.93	10.00	6.10	23.94	7.10	27.87	8.30	32.58	9.80	38.47

PRELIMINARY DRAINAGE PLAN

SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
LOTS 1-14, BLOCK Q;
262.94 ACRES OR 11,453,704.24 SF
384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

December 6, 2024

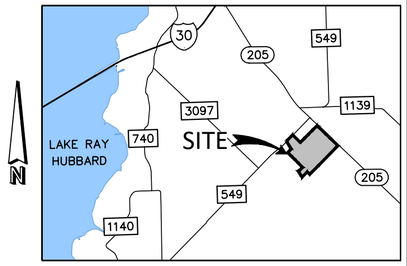
Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100

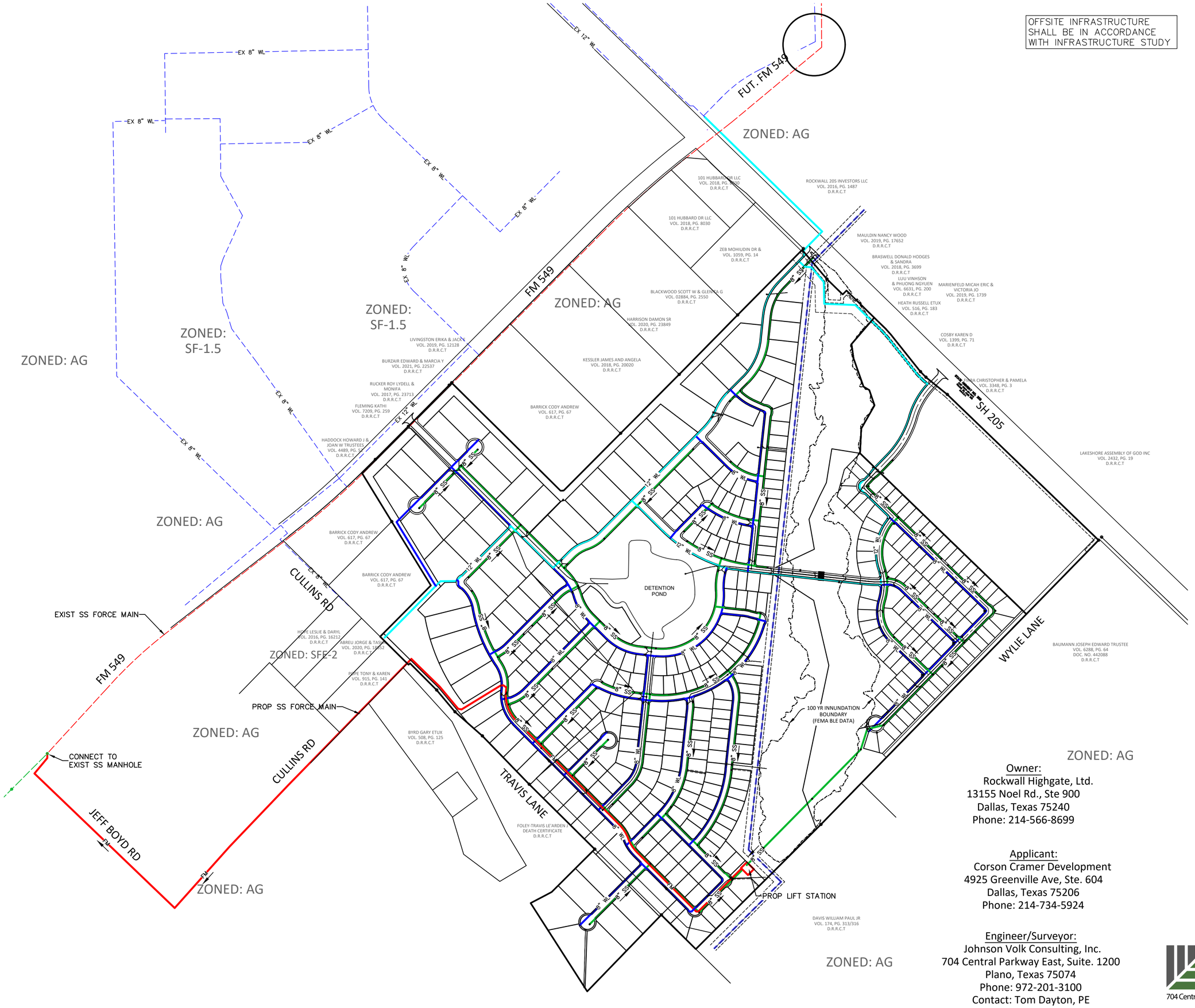
OFFSITE INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH INFRASTRUCTURE STUDY



VICINITY MAP
N.T.S.

LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED 12" WATER LINE
- PROPOSED 8" WATER LINE
- EXISTING WATER LINE
- WATER LINE BY OTHERS
- STORM DRAIN LINE & INLET
- 535 EXISTING CONTOUR



400 200 0 400 800

SCALE 1" = 400'

PRELIMINARY UTILITY PLAN
SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
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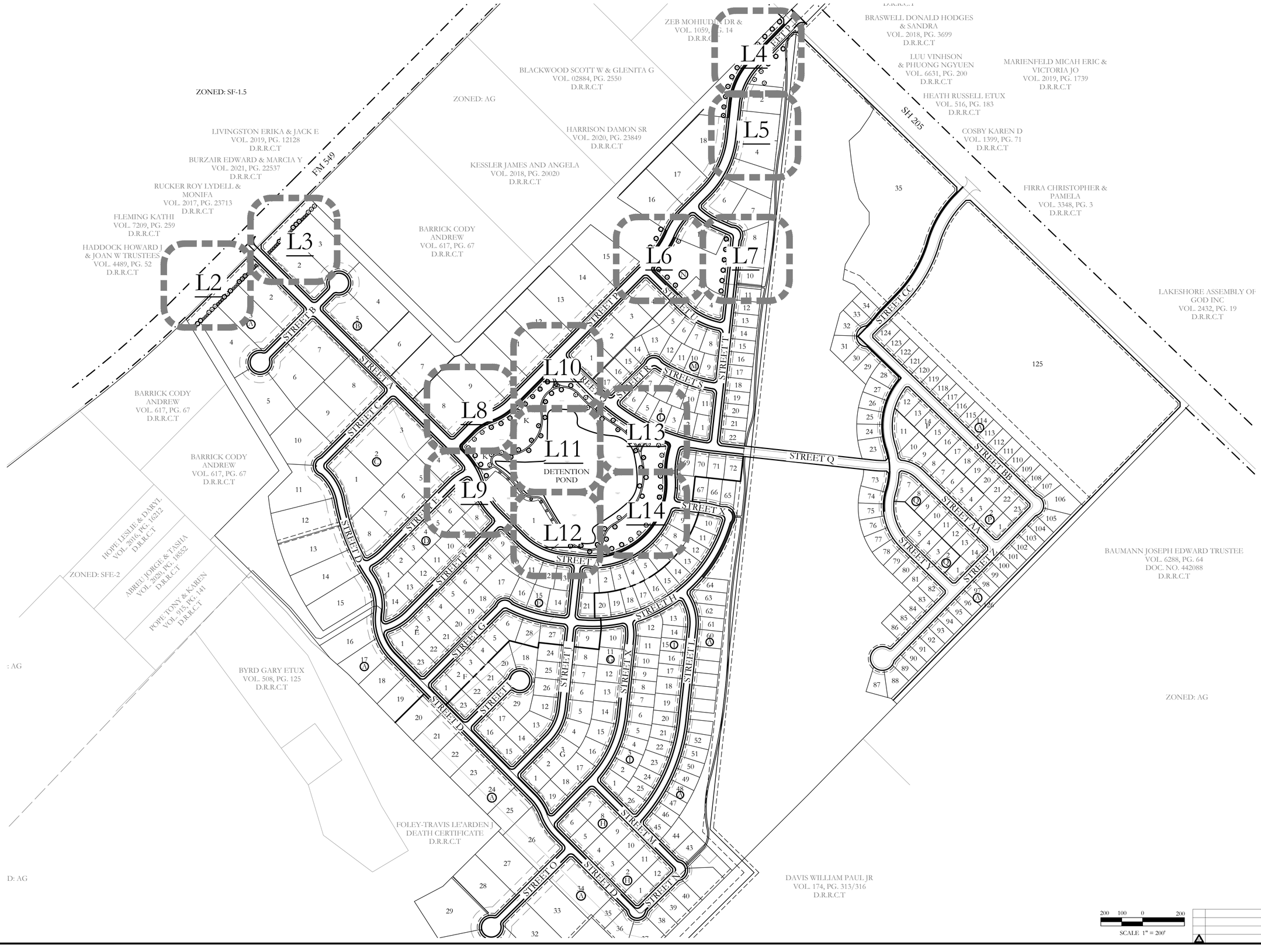

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 200'
One Inch

JVC No MJP503

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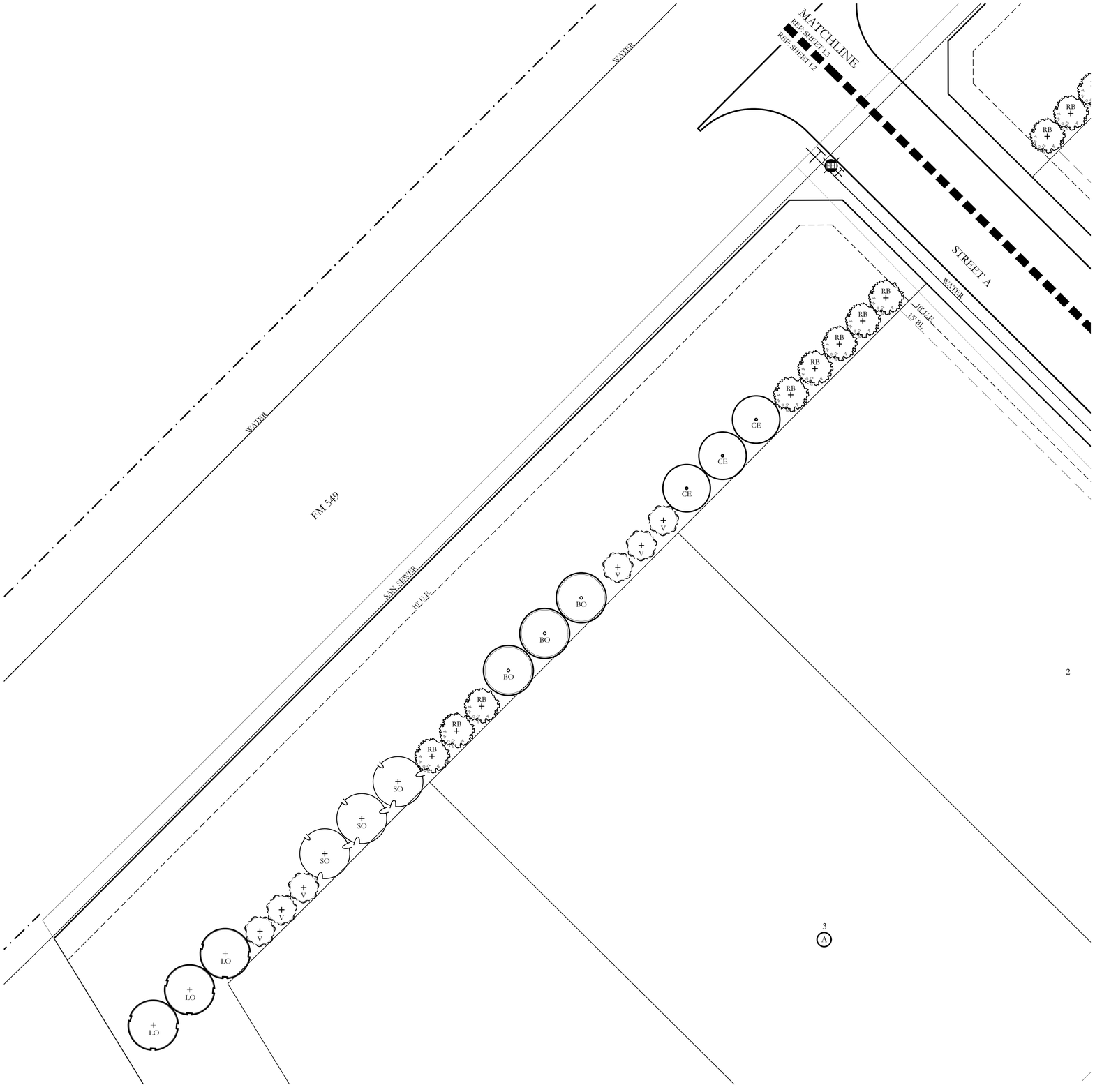

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

20 10 0 20

SCALE 1" = 20'

N

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

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N

20 10 0 20

SCALE 1" = 20'

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

L3 of 15

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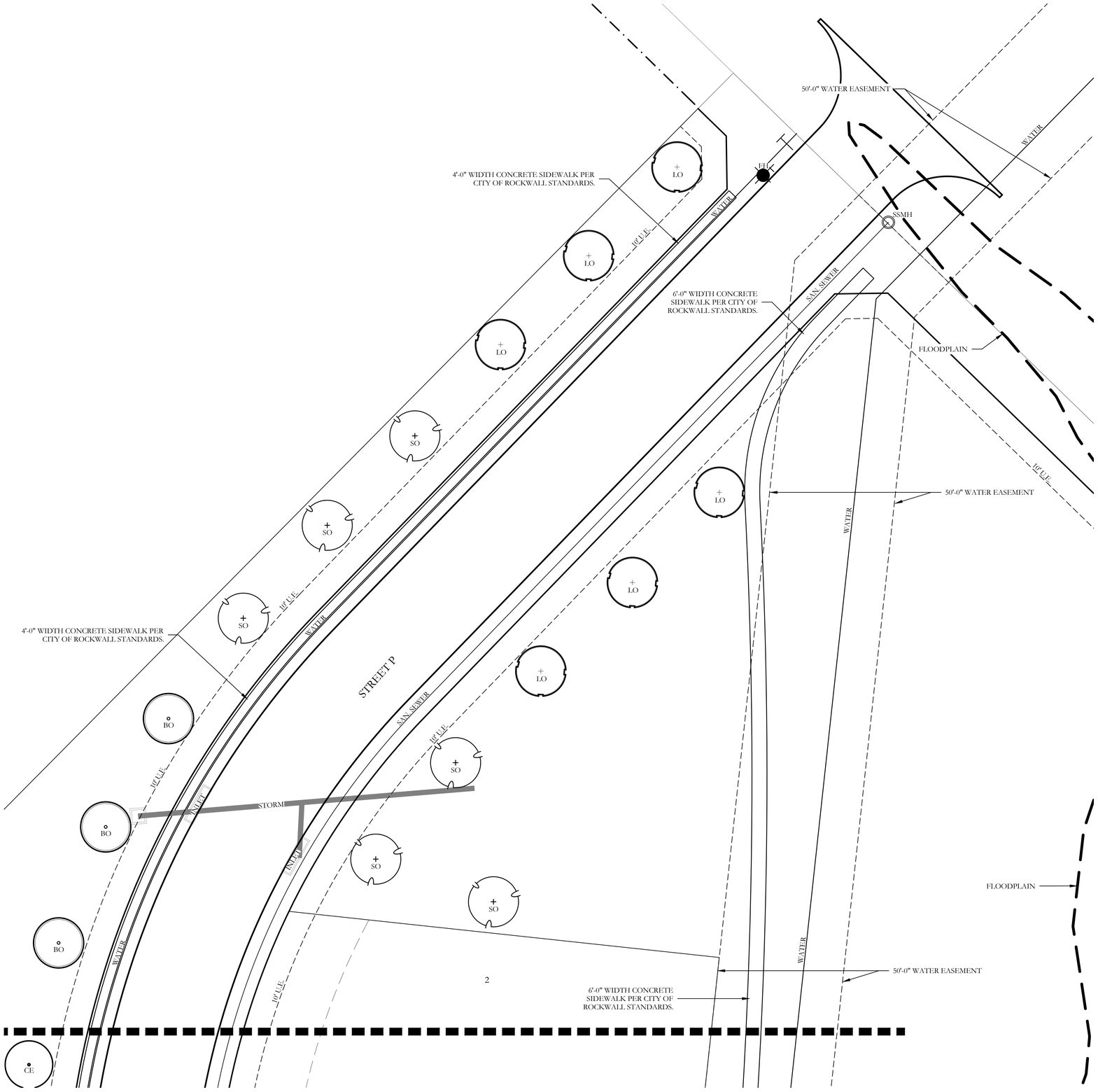

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

20 10 0 20

SCALE 1" = 20'

JOHNSON VOLK CONSULTING
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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

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MATCHLINE
REF: SHEET L2
REF: SHEET L3

CE
CE
CE
4'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
10' U.E.
WATER
HH
SAN. SEWER
10' U.E.
30' BL.
40' BL.
10' U.E.
WATER
STREET P
SAN. SEWER
SMH
10' U.E.
30' BL.
10' U.E.
WATER
SAN. SEWER
10' U.E.
30' BL.

2
6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
50'-0" WATER EASEMENT
3
6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
50'-0" WATER EASEMENT
4
6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
50'-0" WATER EASEMENT
5

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

N

20 10 0 20
SCALE 1" = 20'

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
December 4, 2024

SCALE:
1" = 20'
One Inch
JVC No MJP503

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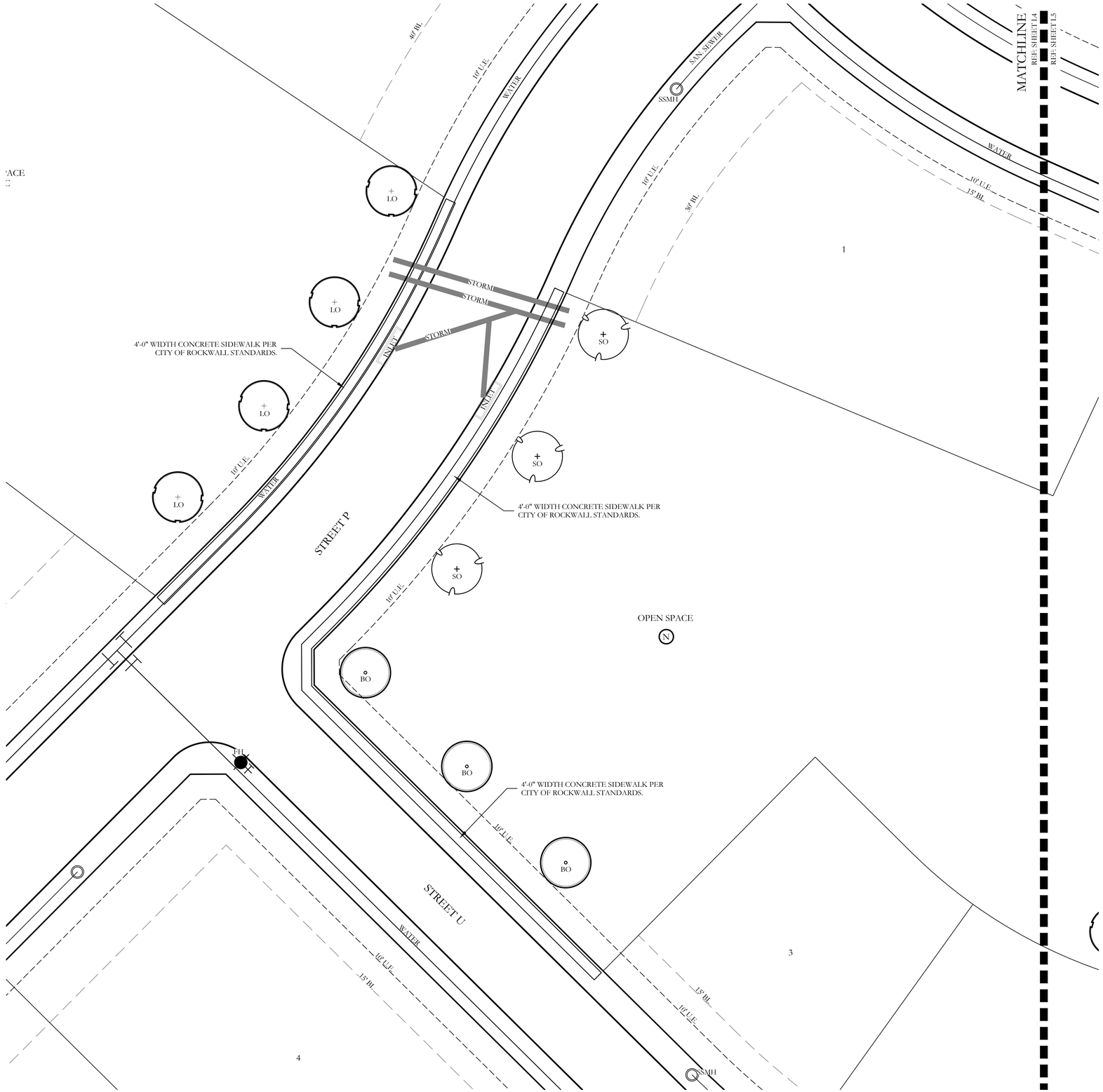

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V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

20 10 0 20

SCALE 1" = 20'

N

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

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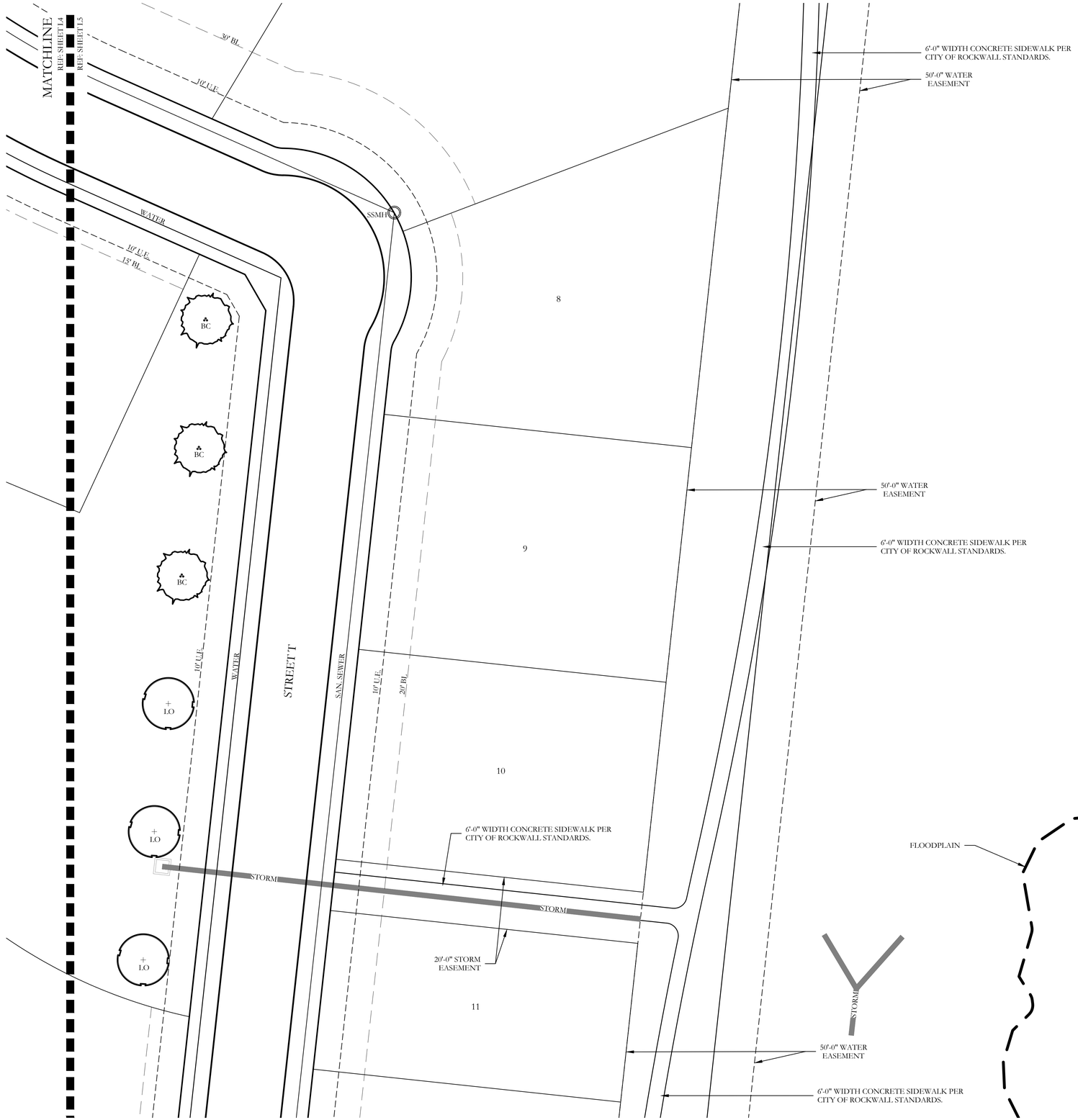

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20 10 0 20

SCALE 1" = 20'

N

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TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch
JVC No MJP503

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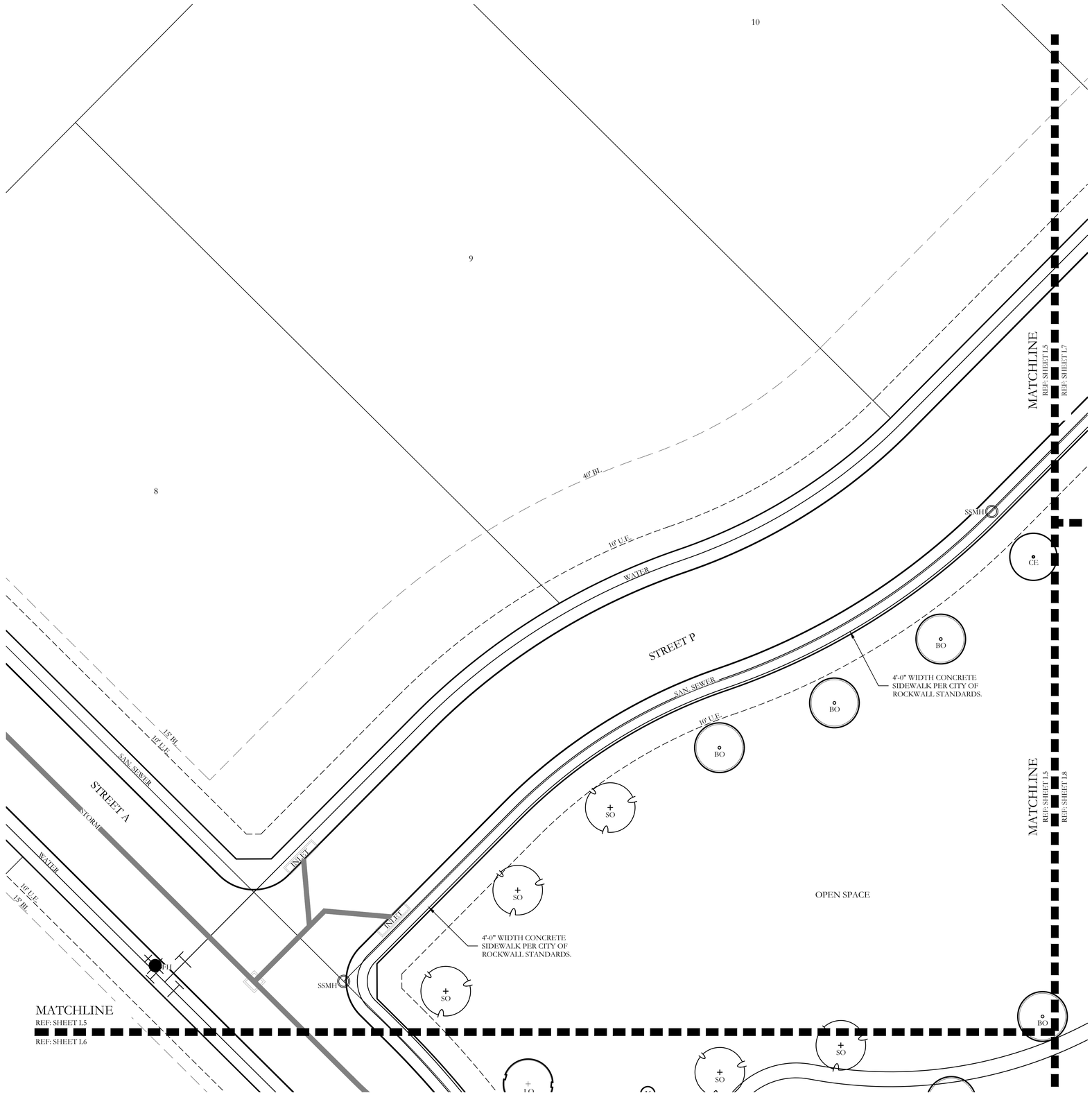

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20 10 0 20

SCALE 1" = 20'

N

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
TODDY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

L8 of 15

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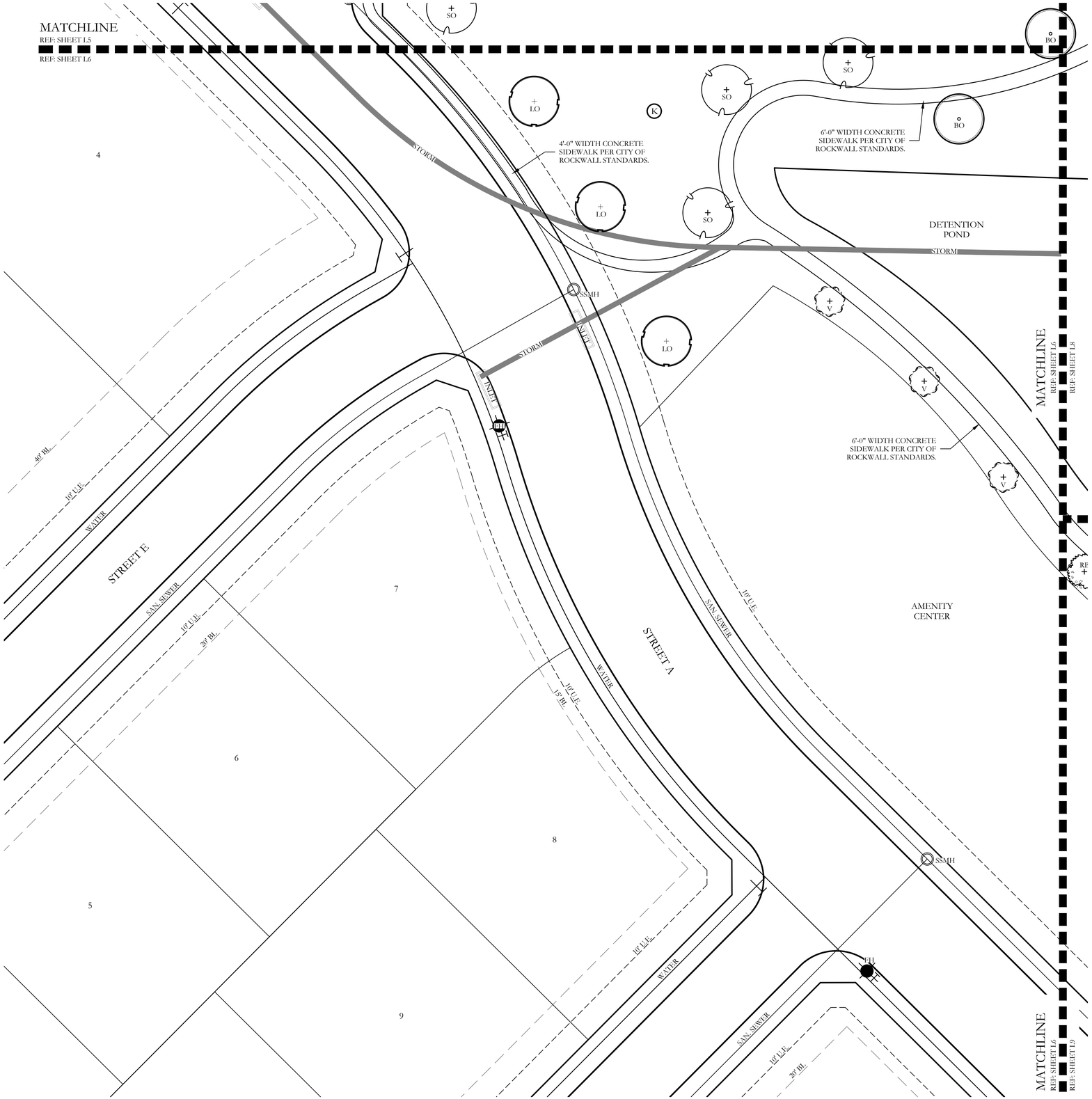

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

L9 of 15

20 10 0 20
SCALE 1" = 20'

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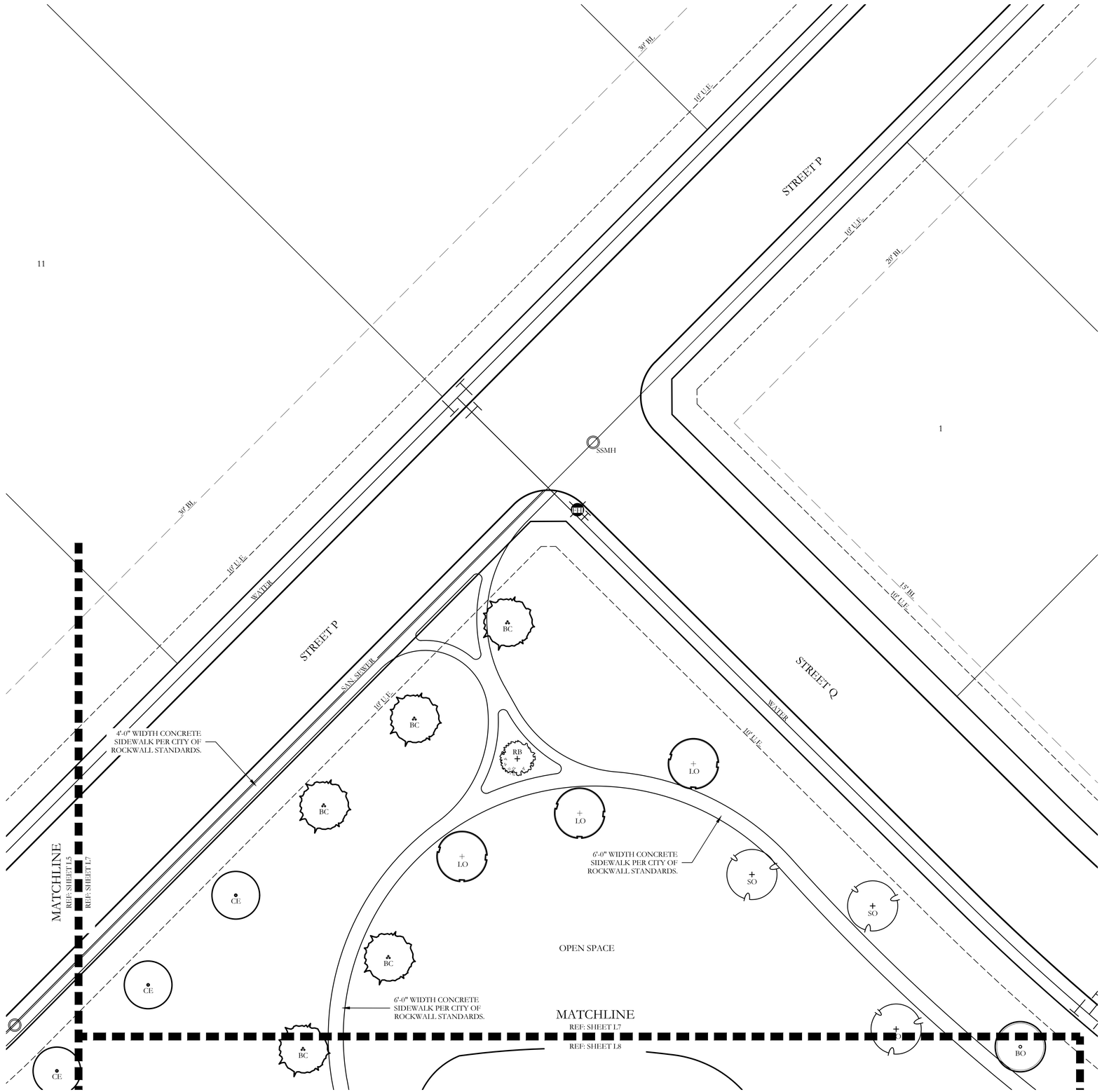

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20 10 0 20

SCALE 1" = 20'

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

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L10 of 15

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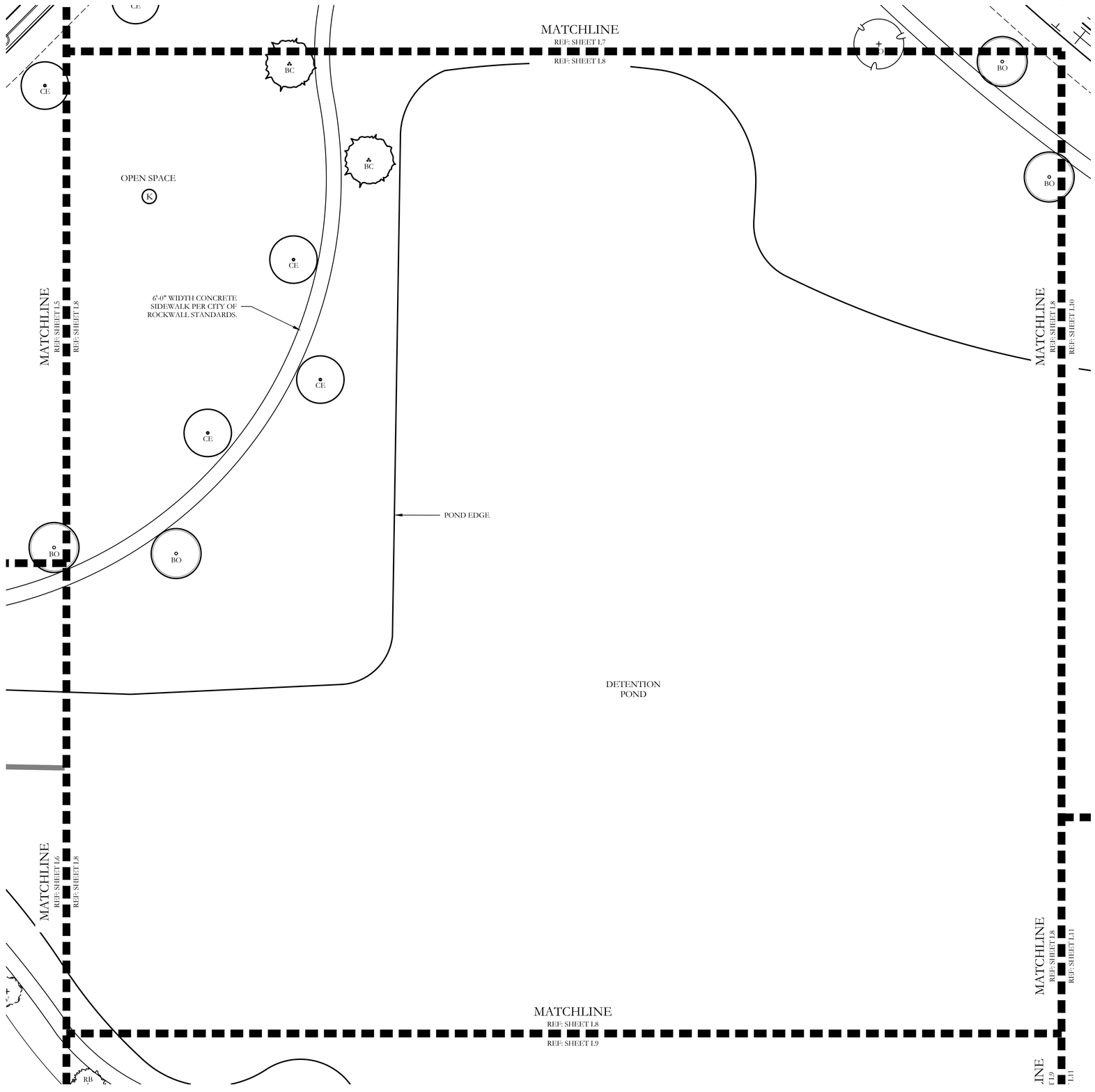

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CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

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One Inch

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L11 of 15

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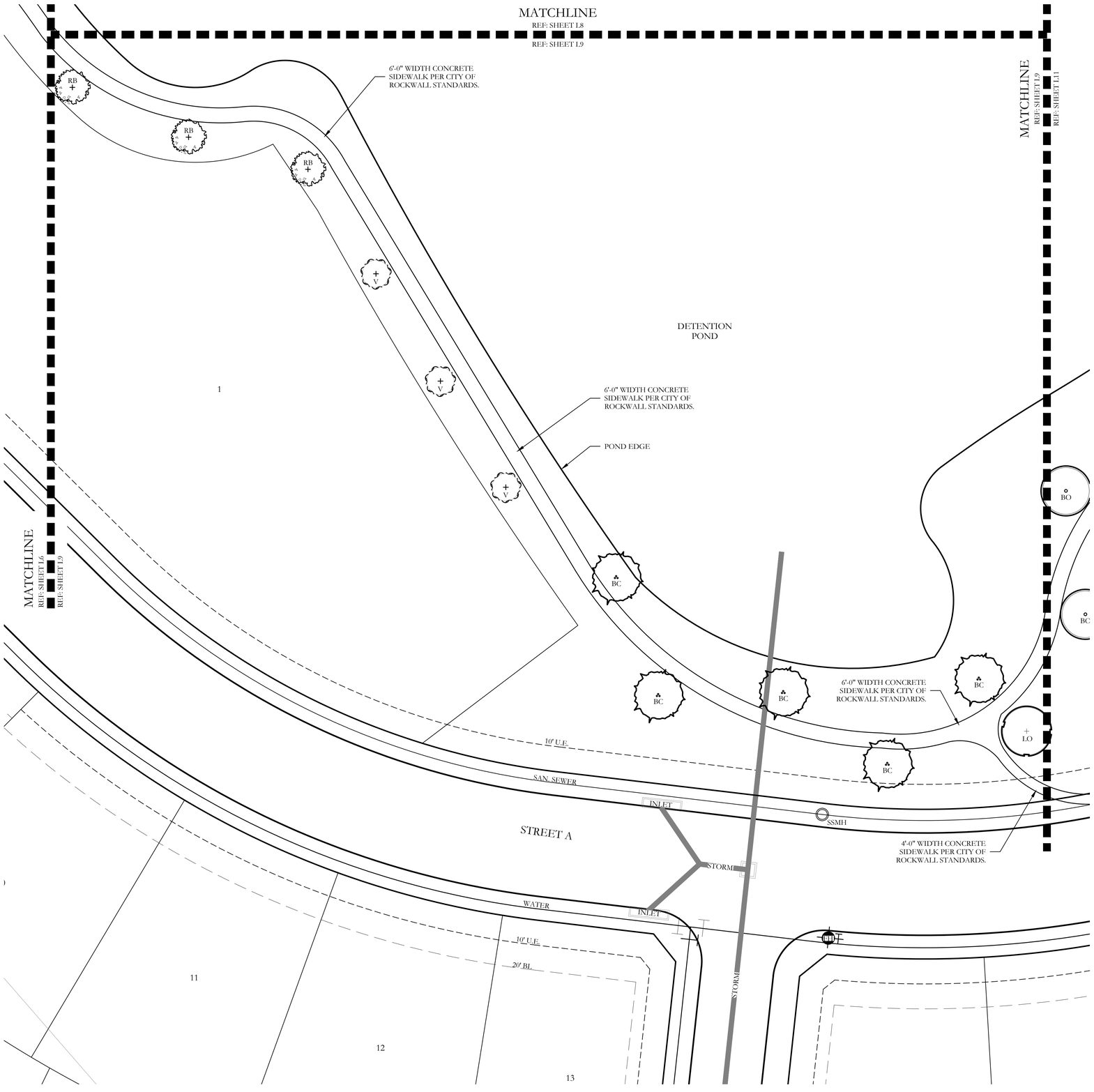

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20 10 0 20
SCALE 1" = 20'

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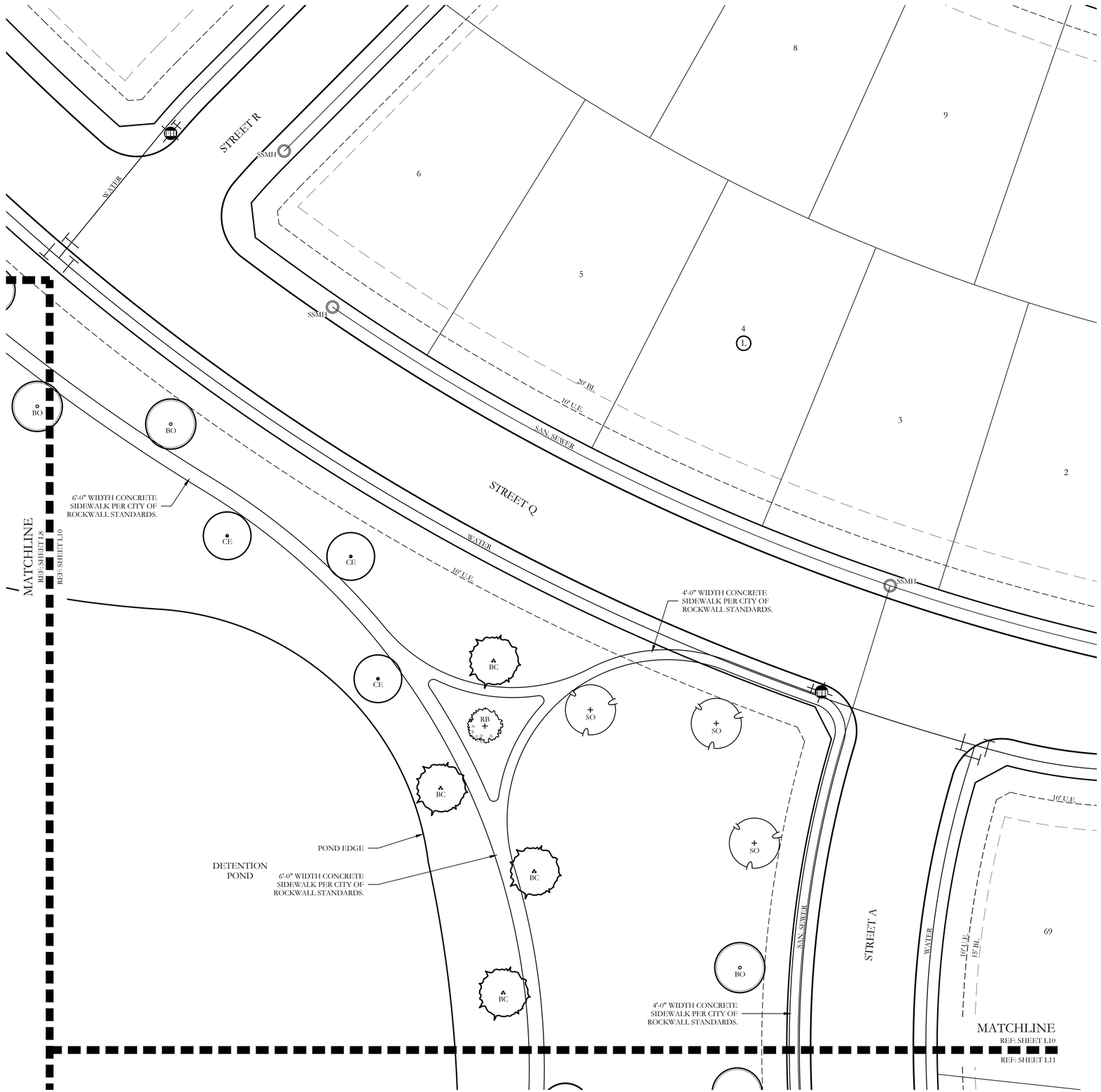

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SCALE 1" = 20'

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CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

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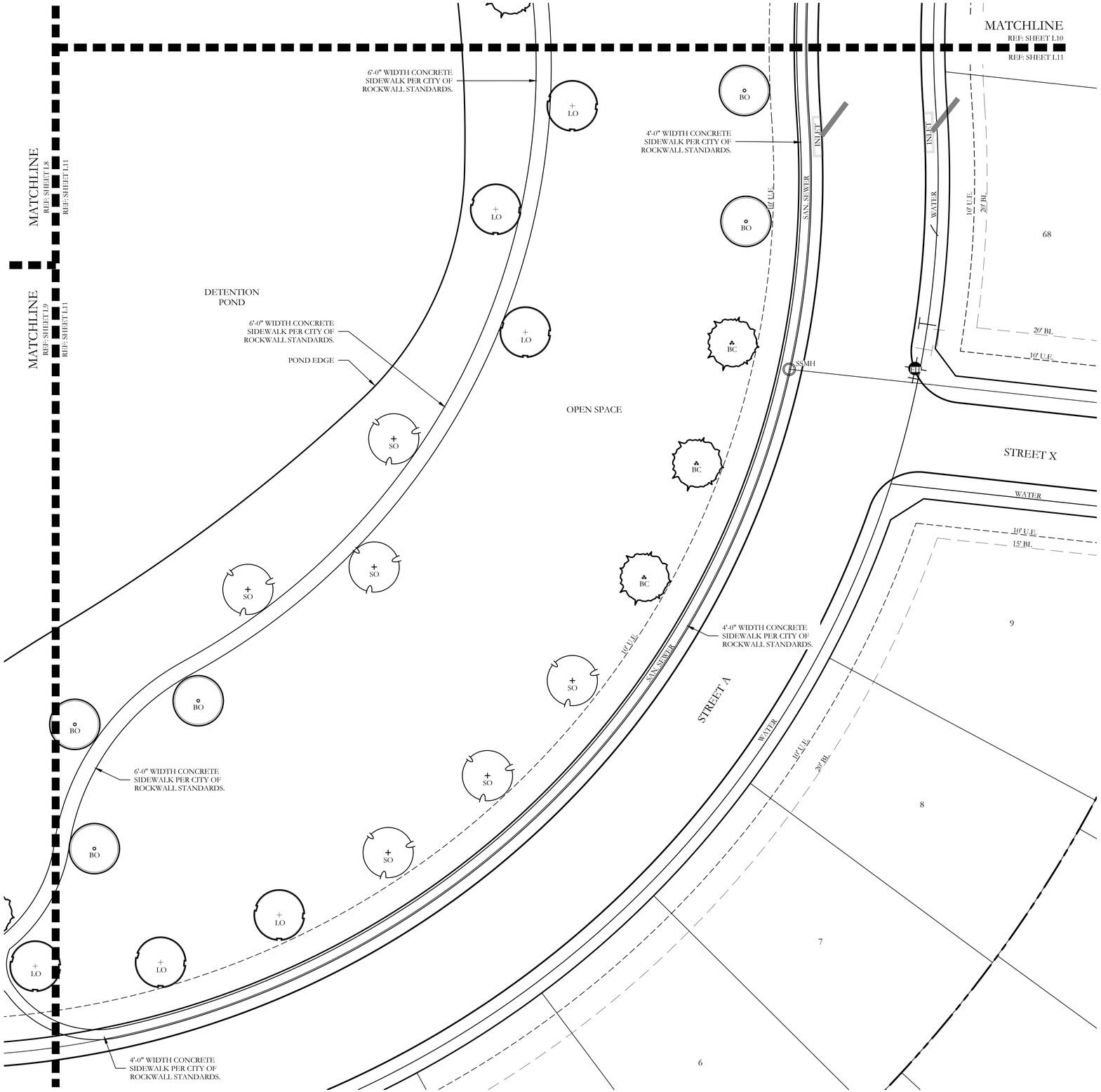

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch
JVC No MJP503

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LANDSCAPE PROVIDED

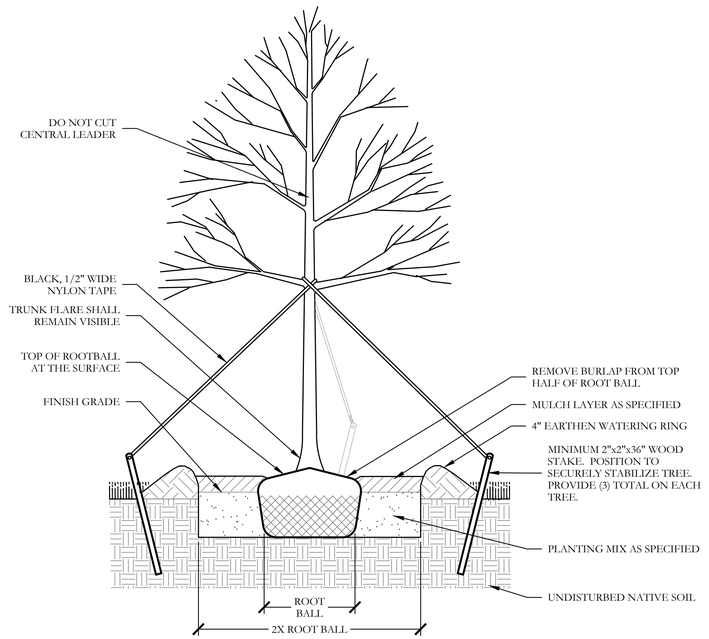
FM 549

A. 1-4" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE
821 LF OF FRONTAGE / 50 LF = 17 - 4" CAL. TREES REQUIRED.
PROVIDED: 18 - 4" CALIPER AND GREATER CANOPY TREES PROVIDED

B. 1-2" CAL. ACCENT TREE / 50 LF OF LANDSCAPE EDGE
821 LF OF FRONTAGE / 50 LF = 17 - 2" CAL. TREES REQUIRED.
PROVIDED: 22 - 2" CALIPER AND GREATER ACCENT TREES PROVIDED

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	28	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	33	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	27	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	18	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	21	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RB	21	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
V	15	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.



1 TYPICAL TREE PLANTING
SECTION

NOT TO SCALE

GENERAL LANDSCAPE NOTES

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

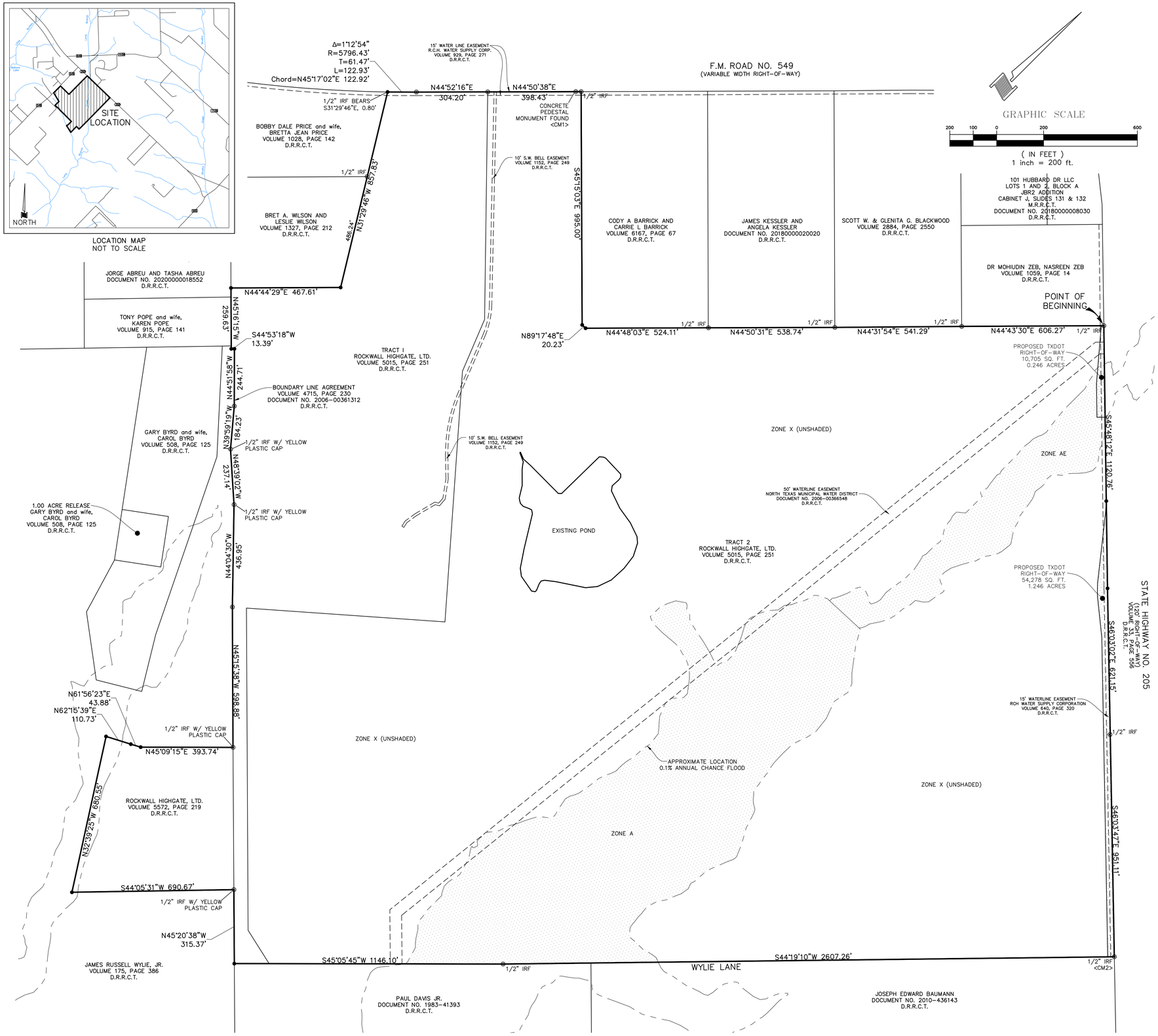
December 4, 2024

SCALE:
REFER TO DETAILS
One Inch

JVC No MJP503

J:\civil 3d projects\mjp - michael joyce properties\mjp503 - southside hills \landscape\ dwg\mjp503 - treescape plan.dwg

LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE

200 100 0 200 600

(IN FEET)
1 inch = 200 ft.

LEGAL DESCRIPTION:

BEING a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Town of Rockwall, Rockwall County, Texas and being all of those tracts of land described as Tract 1 and Tract 2 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5572, Page 219, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the southwest line of State Highway No. 205, a 120 foot right-of-way, for the common north corner of said Tract 2 and east corner of that tract of land described in Deed to Dr. Mohiudin Zeb, Nasreen Zeb, as recorded in Volume 1059, Page 14, Deed Records, Rockwall, County, Texas;

THENCE Southeasterly, with said southwest line, the following three (3) courses and distances:

South 45 degrees 48 minutes 12 seconds East, a distance of 1,120.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 46 degrees 03 minutes 02 seconds East, a distance of 621.15 feet to a 1/2 inch iron rod found for corner;

South 46 degrees 03 minutes 47 seconds East, a distance of 951.11 feet to a 1/2 inch iron rod found for the east corner of said Tract 2;

THENCE South 44 degrees 19 minutes 10 seconds West, leaving said southwest line and with the southeast line of said Tract 2, a distance of 2,607.26 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 degrees 05 minutes 45 seconds West, continuing with said southeast line, a distance of 1,146.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the most southerly southeast corner of the above mentioned Tract 1;

THENCE North 45 degrees 20 minutes 38 seconds West, with the southwest line of said Tract 1, a distance of 315.37 feet to a 1/2 inch iron rod with a yellow plastic cap found for the east corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE South 44 degrees 05 minutes 31 seconds West, leaving said southwest line, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the south corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 32 degrees 39 minutes 25 seconds West, a distance of 6680.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the west corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 62 degrees 15 minutes 39 seconds East, a distance of 110.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 61 degrees 56 minutes 23 seconds East, a distance of 43.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 45 degrees 09 minutes 15 seconds East, a distance of 393.74 feet to a 1/2 inch iron rod with a yellow plastic cap found in the southwest line of the above mentioned Tract 1;

THENCE North 45 degrees 15 minutes 38 seconds West, a distance of 598.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner at the beginning of a Boundary Line Agreement, as recorded in Volume 4715, Page 230 (Document No. 2006-00361312), Deed Records, Rockwall County, Texas;

THENCE Northwesterly, with said Boundary Line Agreement, the following six (6) courses and distances:

North 44 degrees 04 minutes 30 seconds West, a distance of 436.95 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 48 degrees 39 minutes 02 seconds West, a distance of 237.14 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 39 degrees 59 minutes 19 seconds West, a distance of 184.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner;

North 44 degrees 51 minutes 58 seconds West, a distance of 244.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 44 degrees 53 minutes 18 seconds West, a distance of 13.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of said Tract 1;

THENCE Northwesterly, with said west line, the following three (3) courses and distances:

North 45 degrees 16 minutes 15 seconds West, a distance of 259.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner the common south corner of that tract of land described in Deed to Bret A. Wilson and Leslie Wilson, as recorded in Volume 1327, Page 212, Deed Records, Rockwall, County, Texas and an exterior ell corner of said Tract 1;

North 44 degrees 44 minutes 29 seconds East, a distance of 467.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common east corner of said Bret A. Wilson and Leslie Wilson tract and an interior ell corner of said Tract 1;

North 31 degrees 29 minutes 46 seconds West, passing at a distance of 486.24 feet a 1/2 inch iron rod found for the common north corner of said Bret A. Wilson and Leslie Wilson tract and east corner of that tract of land described in Deed to Bobby Dale Price and wife, Bretta Jean Price, as recorded in Volume 1028, Page 142, Deed Records, Rockwall County, Texas, and continuing in all for a total distance of 857.83 feet to a point in the southeast line of Farm to Market Road No. 549, a variable width right-of-way, from which point a 1/2 inch iron rod found bears South 31 degrees 29 minutes 46 seconds East, 0.80 feet, said point being at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 12 minutes 54 seconds, a radius of 5,796.43 feet and a chord bearing and distance of North 45 degrees 17 minutes 02 seconds East, 122.92 feet;

THENCE Northeasterly, with said southeast line, the following three (3) courses and distances:

Northeasterly, with said curve to the left, an arc distance of 122.92 feet to a concrete pedestal monument found for corner;

North 44 degrees 52 minutes 16 seconds East, a distance of 304.20 feet to an "X" found in concrete for the common north corner of said Tract 1 and most westerly northwest corner of said Tract 2;

North 44 degrees 50 minutes 38 seconds East, passing at a distance of 375.47 feet a concrete pedestal monument found, and continuing in all for a total distance of 398.43 feet to a 1/2 inch iron rod found for the common west corner of that tract of land described in Deed to Cody A. Barrick and Carrie L. Barrick, as recorded in Volume 6167, Page 67, Deed Records, Rockwall County, Texas and most northerly northwest corner of said Trat 2;

THENCE South 45 degrees 15 minutes 03 seconds East, leaving said southeast line, a distance of 995.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 89 degrees 17 minutes 48 seconds East, a distance of 20.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 44 degrees 48 minutes 03 seconds East, a distance of 524.11 feet to a 1/2 inch iron rod found for the common east corner of said Cody A. Barrick and Carrie L. Barrick tract and south corner of that tract of land described in Deed to James Kessler and Angela Kessler, as recorded in Document No. 20180000020020, Deed Records, Rockwall County, Texas;

THENCE North 44 degrees 50 minutes 31 seconds East, a distance of 538.74 feet to a 1/2 inch iron rod found for the east corner of said James Kessler and Angela Kessler tract;

THENCE North 44 degrees 31 minutes 54 seconds East, a distance of 541.29 feet to a 1/2 inch iron rod found for the south corner of the above mentioned Dr. Mohiudin Zeb, Nasreen Zeb tract;

THENCE North 44 degrees 43 minutes 30 seconds East, a distance of 606.27 feet to the POINT OF BEGINNING and containing 264.433 acres of land, more or less.

GROSS ACRES	264.433 ACRES
PROPOSED TXDOT RIGHT-OF-WAY	1.492 ACRES
NET ACRES	262.941 ACRES

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LAND TITLE SURVEY
264.433 ACRES
W.W. FORD SURVEY, ABSTRACT NO. 80
TOWN OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
BRYAN S. REYNOLDS
#6385
REGISTERED PROFESSIONAL LAND SURVEYOR
09/22/2022

SCALE:
1"=200'
One Inch

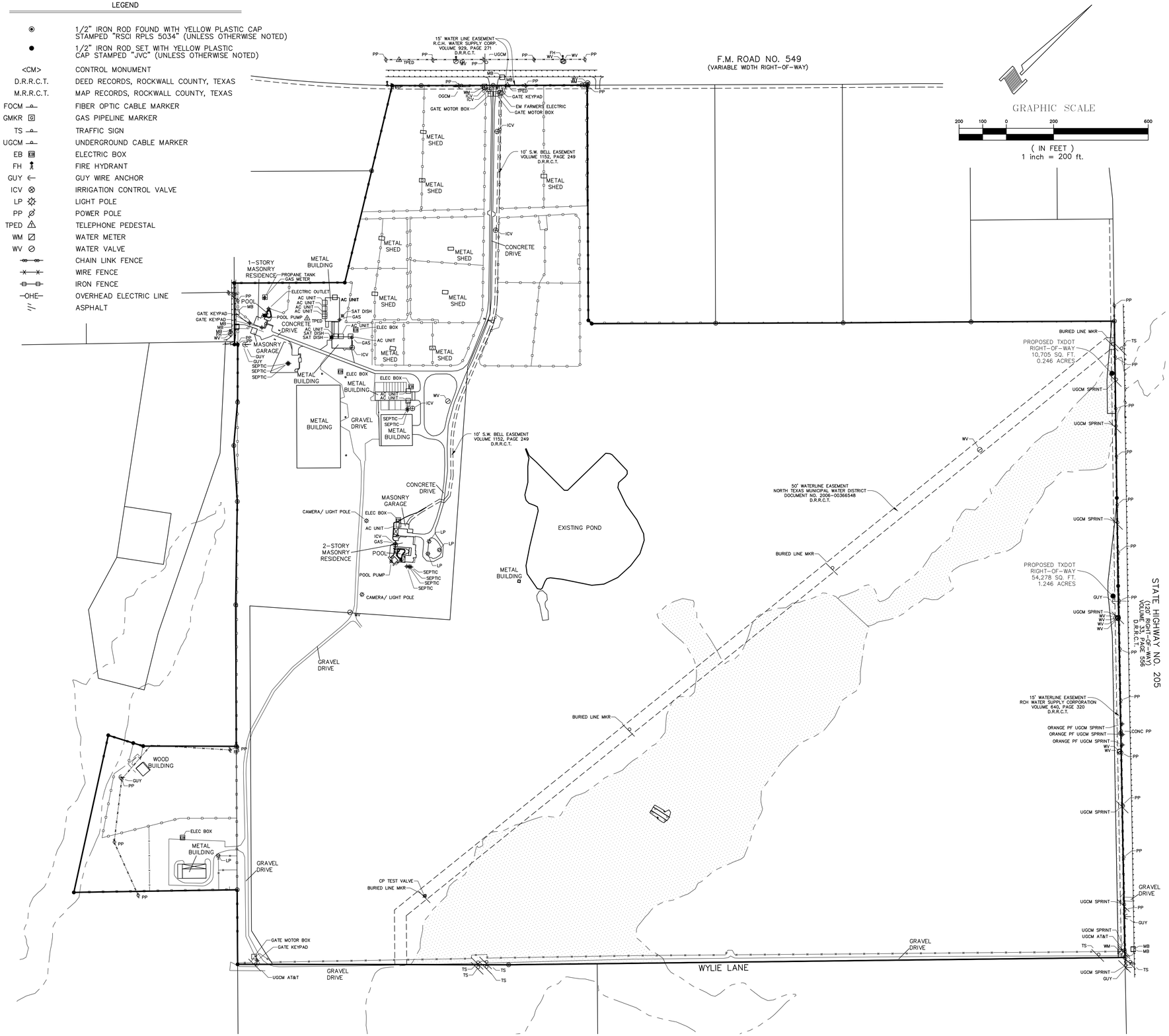
JVC No 2147

SHEET 1 OF 2

J:\Civil 3d projects\civil - corsons cramer development\2147 - highgate\survey\dwg\2147-title-264.433ac.dwg

LEGEND

⊙	1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "RSCI RPLS 5034" (UNLESS OTHERWISE NOTED)
●	1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
<CM>	CONTROL MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
FOCM	FIBER OPTIC CABLE MARKER
GMKR	GAS PIPELINE MARKER
TS	TRAFFIC SIGN
UGCM	UNDERGROUND CABLE MARKER
EB	ELECTRIC BOX
FH	FIRE HYDRANT
GUY	GUY WIRE ANCHOR
ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
PP	POWER POLE
TPED	TELEPHONE PEDESTAL
WM	WATER METER
WV	WATER VALVE
	CHAIN LINK FENCE
	WIRE FENCE
	IRON FENCE
—OHE—	OVERHEAD ELECTRIC LINE
	ASPHALT



GRAPHIC SCALE

200 100 0 200 600

(IN FEET)
1 inch = 200 ft.

NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S76°53'37"E, 4,347.44'.

2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE A, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE AE, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – BASE FLOOD ELEVATIONS DETERMINED" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48397C0110L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS.

3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, G.F. NO. 782103508, EFFECTIVE DATE APRIL 13, 2022. NO FURTHER RESEARCH WAS PERFORMED BY SURVEYOR.

4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

5. FENCES SHOWN HEREON ARE GRAPHIC ONLY AND MAY MEANDER BETWEEN MEASURED LOCATIONS.

6. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE UNAUTHORIZED USE OR REUSE OF THIS SURVEY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL REMOVE SURVEYOR FROM BURDEN OF ANY DAMAGES INCURRED.

8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY INDICATED HEREON.

SCHEDULE B NOTES:

10a. EASEMENT TO THE STATE OF TEXAS, RECORDED IN VOLUME 330, PAGE 558, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10b. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 640, PAGE 320, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

10c. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 640, PAGE 323, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)

10d. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 929, PAGE 271, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

10e. EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 1152, PAGE 249, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

10f. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 154, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO – 20' EASEMENT – NO DEFINED LOCATION IN DOCUMENT)

10g. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 221, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO – 20' EASEMENT – NO DEFINED LOCATION IN DOCUMENT)

10h. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 242, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO – 20' EASEMENT – NO DEFINED LOCATION IN DOCUMENT)

10i. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 2753, PAGE 210, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10j. EASEMENT AND RIGHT-OF-WAY TO NORTH TEXAS MUNICIPAL WATER DISTRICT, RECORDED IN DOCUMENT NO. 2006-00366548, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

10k. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 1053, PAGE 187, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)

10l. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 1086, PAGE 53, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)

10m. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 2108, PAGE 212, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)

SURVEYOR'S CERTIFICATE:

To C AND C LAND, LLC; ROCKWALL HIGHGATE, LTD.; NATIONAL TITLE GROUP, LLC; and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or protrusions apparent on the ground.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RYAN S. REYNOLDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6385

SURVEYED ON THE GROUND: SEPTEMBER 13, 2022

GROSS ACRES	264.433 ACRES
PROPOSED TXDOT RIGHT-OF-WAY	1.492 ACRES
NET ACRES	262.941 ACRES

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LAND TITLE SURVEY
264.433 ACRES
W.W. FORD SURVEY, ABSTRACT NO. 80
TOWN OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
RYAN S. REYNOLDS
#6385
REGISTERED PROFESSIONAL LAND SURVEYOR

09/22/2022

SCALE:
1"=200'
One Inch

JVC No 2147

SHEET 2 OF 2

J:\Civil 3d projects\coll - corson cramer development\2147 - highgate\survey\dwg\2147-title-264.433ac.dwg

CITY OF ROCKWALL

PLANNING AND ZONING COMMISION 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:	January 14, 2025
APPLICANT:	Brian Cramer; *CCD – Rockwall, LLC*
CASE NUMBER:	P2024-042; *Preliminary Plat for the Southside Hills Subdivision*

SUMMARY

Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a *Preliminary Plat* for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [*S. Goliad Street*] south of the intersection of SH-205 and FM-549, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The purpose of the applicant's request is to *Preliminary Plat* a 262.94-acre tract of land (*i.e. Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80*) to show the future establishment of 384 single-family residential lots, two (2) commercial lots, ten (10) open space lots, and one (1) amenity center (*i.e. Lots 1-126, Block A; Lots 1-18, Block B; Lots 1-8, Block C; Lots 1-14, Block D; Lots 1-23, E; Lots 1-23, Block F; Lots 1-19, Block G; Lots 1-12, Block H; Lots 1-26, Block I; Lots 1-21, Block J; Lots 1-2, Block K; Lots 1-11, Block L; Lots 1-17, Block M; Lots 1-4, Block N; Lots 1-36, Block O; Lots 1-23, Block P; Lots 1-14, Block Q, Southside Hills Subdivision*). The proposed *Preliminary Plat* also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that in conjunction with the submittal of this *Preliminary Plat*, the applicant has also submitted a *Master Plat* [*Case No. P2024-043*] for the Southside Hills Subdivision.

☑ *Background*. The subject property is a 264.51-acre tract of land that was annexed into the City on November 4, 2010 by *Ordinance No. 10-27* [*Case No. A2010-001*]. At the time of annexation, the subject property was zoned as an Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), there is an existing 8,567 SF single-family home, a 1,568 SF mobile home, a 61,200 SF metal building, and various other commercial buildings currently situated on the property. On December 18, 2021, the applicant -- *Brian Cramer of Corson Cramer Development* -- submitted an application requesting to change the zoning [*Case No. Z2021-057*] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses, which was ultimately withdrawn. Following this submittal, the applicant submitted a subsequent application on May 20, 2022. This application was requesting to change the zoning [*Case No. Z2022-028*] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. The applicant also withdrew this request on June 20, 2022. The applicant submitted a third and final zoning request [*Case No. Z2022-039*] to change the zoning on the subject property from Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. The City Council approved this request on October 3, 2022.The following is a summary of the lot composition and density and dimensional standards contained within Planned Development District 99 (PD-99):

TABLE 1: LOT COMPOSITION

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	MAXIMUM DWELLING UNITS (#)	DWELLING UNITS (%)
A	130' x 240'	43,560 SF	43	11.20%
B	110' x 190'	24,000 SF	26	06.77%
C	80' x 115'	11,000 SF	66	17.19%
D	80' x 110'	9,600 SF	43	11.20%
E	62' x 110'	7,200 SF	206	53.65%
		Maximum Permitted Units:	*384*	*100.00%*

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C	D	E
Minimum Lot Width [1]	130'	110'	80'	80'	62'
Minimum Lot Depth	240'	190'	115'	110'	110'
Minimum Lot Area (SF)	43,560 SF	24,000 SF	11,000 SF	9,600 SF	7,200 SF
Minimum Front Yard Setback [2], [5] & [6]	40'	30'	20'	20'	20'
Minimum Side Yard Setback	15'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement [7]	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	50'	50'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,800 SF	3,200 SF	2,500 SF	2,500 SF	2,200 SF
Maximum Lot Coverage	50%	50%	65%	65%	65%

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15 - feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

[7]: *Type 'A', 'B', 'C' & 'D'* lots shall have a minimum of a three (3) car garage.

☑ *Parks Board*. Per the zoning ordinance for Planned Development District 99 (PD-99) [*Ordinance No. 22-51*], the Southside Hills Subdivision is not required to pay pro-rata equipment fees or cash-in-lieu of land fees; however, a fully amenitized 11.60-acre park must be developed and dedicated to the City of Rockwall. In addition, all improvements will need to be approved and accepted by the Parks and Recreation Board after being reviewed and recommended by the Director of Parks and Recreation. Normally the park improvements would be approved at the time of Master Plat; however, at the January 7, 2025 Parks Board meeting, the Board agreed to delay the approval of the park improvements until the PD Site Plan.

☑ *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 Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ *Conditional Approval*. Conditional approval of this *Preliminary 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 the *Preliminary Plat* for the Southside Hills Subdivision staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Preliminary Plat*; and,

(2) Any construction resulting from the approval of this *Preliminary Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☑ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5565 Hwy FM 549, Rockwall, TX				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	West of SH 205 & South of FM 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-99		CURRENT USE	Ag	
PROPOSED ZONING			PROPOSED USE	Single Family & Commercial	
ACREAGE	262.94 Ac.	LOTS [CURRENT]	0	LOTS [PROPOSED]	384 SF, 10 OS, 1 AC 2 Comm. = 397 total

☐ ***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		☑ APPLICANT	CCD - Rockwall, LLC
CONTACT PERSON		CONTACT PERSON	Brian Cramer
ADDRESS		ADDRESS	4925 Greenville Ave #604
CITY, STATE & ZIP		CITY, STATE & ZIP	Dallas, TX 75087
PHONE		PHONE	214.734.5924
E-MAIL		E-MAIL	BCramer@CCDEVTX.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE ~~OWNER~~ Applicant FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 4,149.10 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12 *DAY OF* December, 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."*

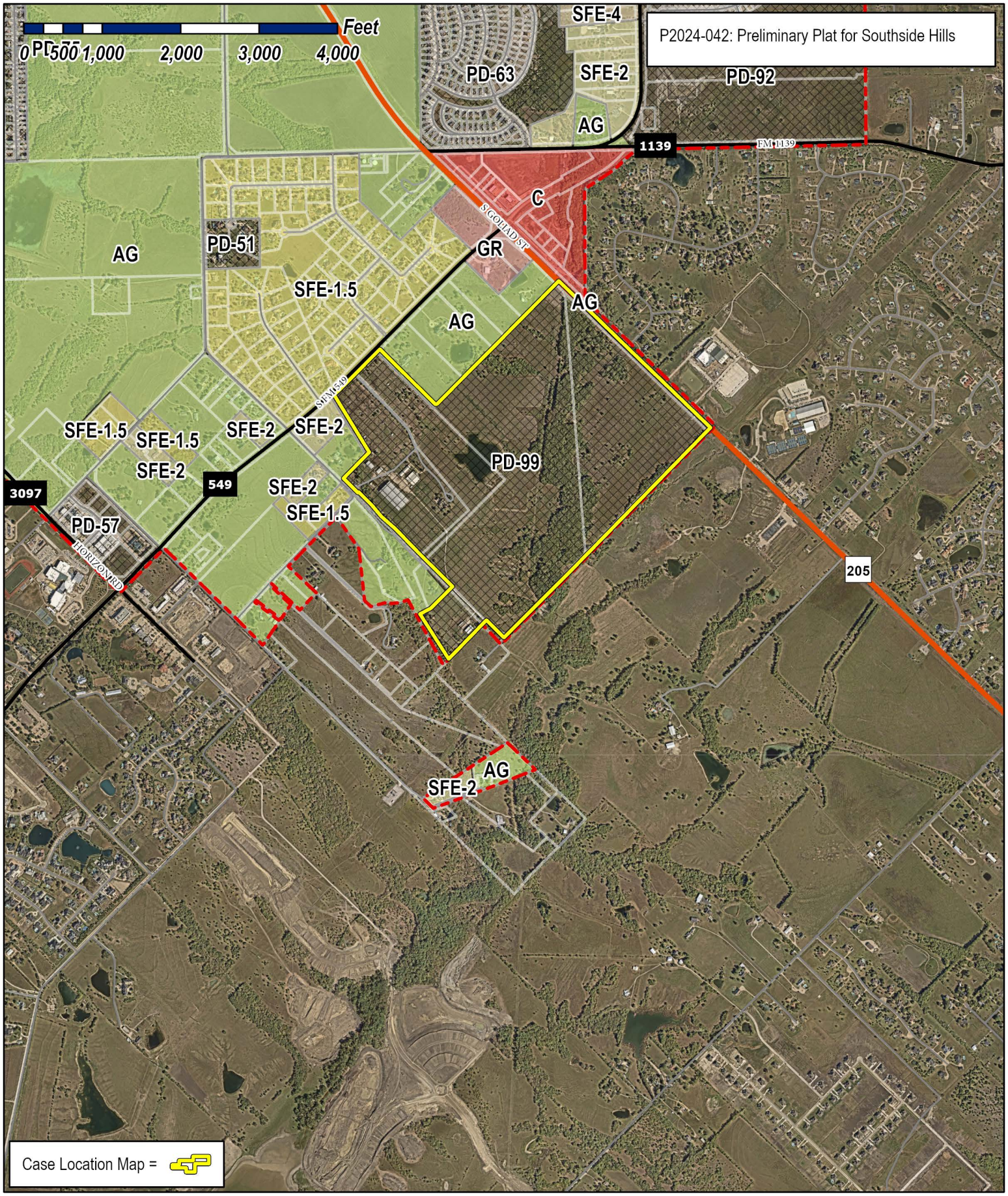
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* December, 2024.

Applicant *OWNER'S SIGNATURE*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JASON WIGHT
My Notary ID # 132617453
Expires August 11, 2028

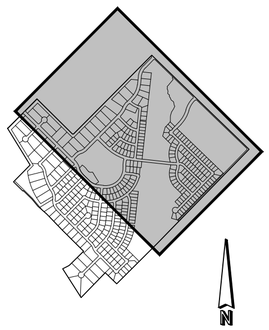
MY COMMISSION EXPIRES



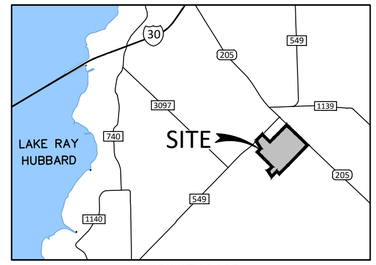
City of Rockwall

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.



KEY MAP



VICINITY MAP
N.T.S.

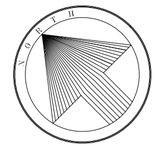
LEGEND

- ● Point of Curvature or Tangency on Center Line
- ● 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ◉ 1/2" IRF (unless otherwise noted)

AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas

P.R.R.C.T.= Plat Records of Rockwall County, Texas



200 100 0 200 400

SCALE 1" = 200'

PRELIMINARY PLAT
SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B; LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D; LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F; LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H; LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J; LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L; LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N; LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P; LOTS 1-14, BLOCK Q;

262.94 ACRES OR 11,453,704.24 SF

384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS, 10 OPEN SPACES & 1 AMENITY CENTER

SITUATED WITHIN

W.W. FORD SURVEY, ABSTRACT NO. 80

CITY OF ROCKWALL,

ROCKWALL COUNTY, TEXAS

P2024-XXX

December 11, 2024

SHEET 1 OF 4

MATCH LINE - SHEET 2 OF 4

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
[(29.4/2) + 44.4] / 262.94 =	22.4%

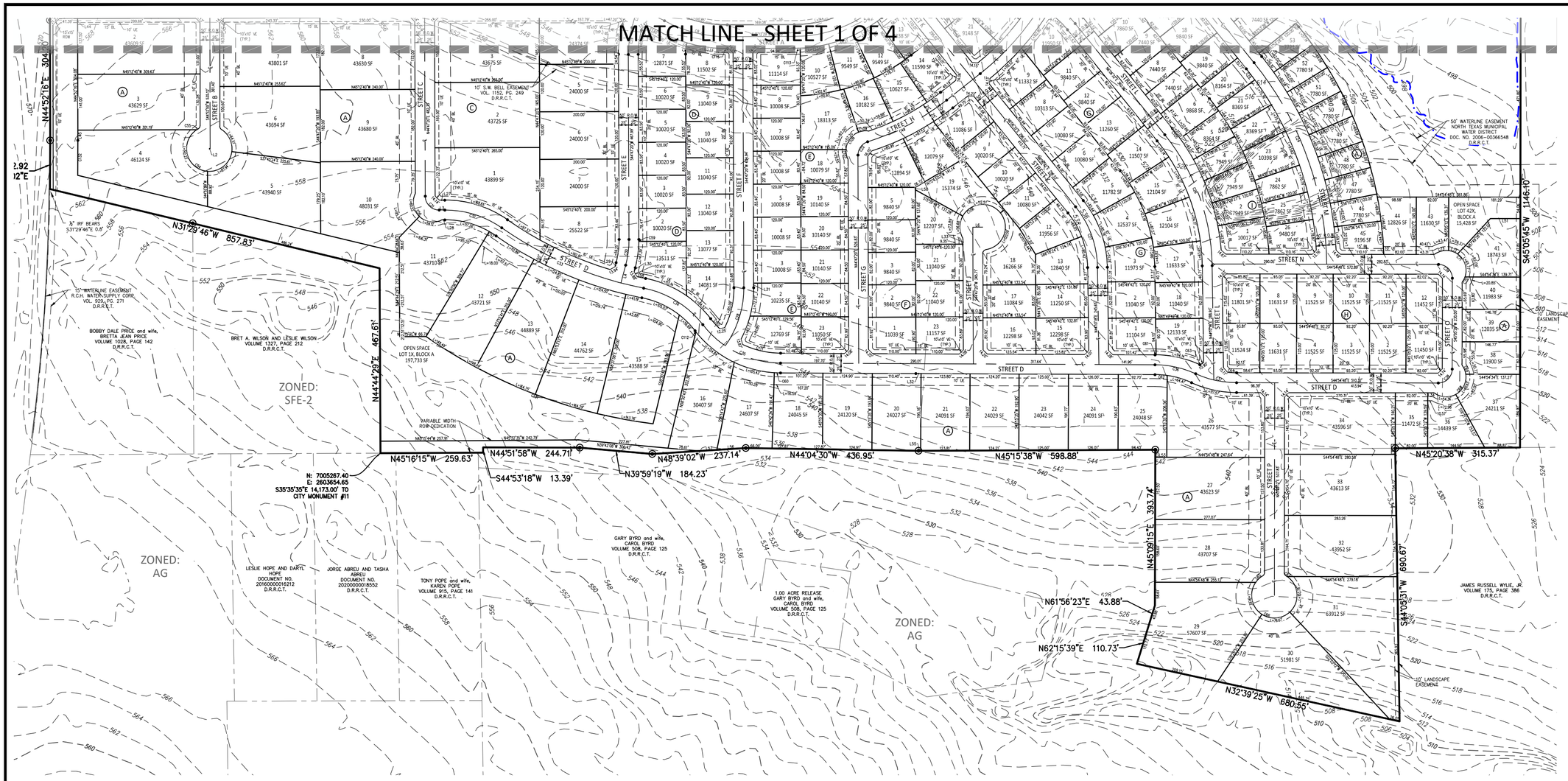
*ASSUMING HALF OF FLOODPLAIN

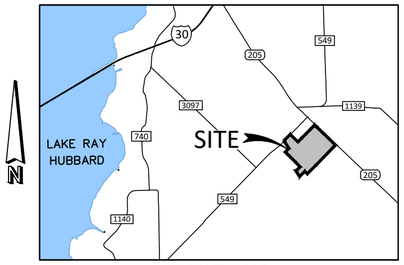
Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100





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200 100 0 200 400

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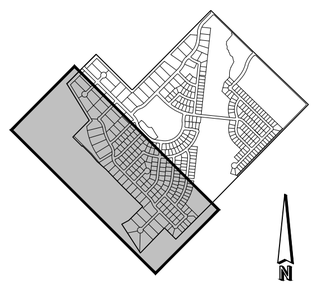

KEY MAP

GENERAL NOTES:

1. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
   - 2.1. WATER – CONNECTIONS TO EXISTING WATER LINES ON FM 549 & SH 205
   - 2.2. WASTEWATER – CONSTRUCTION OF ONSITE LIFT STATION AND FORCE MAIN TO EXISTING GRAVITY WASTEWATER LINE ON FM 549
   - 2.3. ROADWAY – CONNECTIONS TO EXISTING ROADWAYS FM 549 & SH 205
   - 2.4. DRAINAGE – DRAINAGE TO LONG BRANCH CREEK

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
[(29.4/2) + 44.4] / 262.94 =	22.4%

*ASSUMING HALF OF FLOODPLAIN

PRELIMINARY PLAT

SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
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LOTS 1-14, BLOCK Q;
262.94 ACRES OR 11,453,704.24 SF
384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2024-XXX

December 11, 2024

SHEET 2 OF 4

Owner:
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JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100

Line Table		
Line	Length	Direction
L1	2.73	S45° 07' 01"E
L2	1.85	S45° 07' 01"E
L3	14.32	N45° 12' 40"W
L4	46.44	S59° 52' 38"W
L5	47.23	S60° 29' 40"W
L6	25.00	N45° 12' 40"W
L7	108.02	N83° 14' 53"W
L8	17.35	S14° 42' 23"E
L9	55.15	S75° 51' 12"E
L10	35.94	S17° 01' 57"W
L11	37.59	S39° 18' 11"W
L12	81.44	N66° 01' 50"W
L13	29.68	N45° 12' 29"W
L14	56.80	N43° 55' 12"E
L15	26.33	S86° 40' 44"W
L16	23.00	S45° 42' 01"E
L17	28.67	S6° 07' 12"W
L18	8.68	S6° 07' 12"W
L19	22.11	S44° 47' 31"W
L20	14.35	S44° 47' 31"W
L21	11.50	S44° 46' 11"W
L22	19.36	N66° 01' 50"W
L23	20.00	N6° 10' 38"E
L24	16.10	N45° 16' 54"W
L25	12.56	N44° 47' 31"E
L26	16.11	N45° 12' 40"W
L27	14.32	N45° 12' 40"W
L28	5.34	S45° 12' 40"E
L29	11.19	S59° 52' 38"W
L30	11.01	S59° 52' 38"W
L31	11.52	S44° 47' 20"W
L32	13.10	S44° 44' 25"E
L33	11.69	S44° 47' 20"W
L34	13.46	S44° 54' 48"E
L35	10.73	S6° 06' 32"W
L36	4.32	S6° 06' 32"W
L37	15.99	N43° 45' 48"E

Line Table		
Line	Length	Direction
L38	21.17	S43° 55' 12"W
L39	19.18	N44° 01' 00"E
L40	11.06	S75° 51' 12"E
L41	6.19	S60° 29' 40"W
L42	6.19	S60° 29' 40"W
L43	13.30	N83° 49' 22"W
L44	137.50	N44° 52' 16"E
L45	25.58	N44° 52' 16"E
L46	30.35	S74° 55' 58"W
L47	39.81	N44° 50' 31"E
L48	11.92	S61° 10' 11"W
L49	20.22	S83° 49' 22"E
L50	10.73	N6° 06' 32"E
L51	75.75	N44° 54' 37"W
L52	15.49	N44° 05' 31"E
L53	29.24	N44° 54' 48"W
L54	19.03	S45° 09' 15"W
L55	5.43	S45° 15' 38"E
L56	73.77	S48° 39' 02"E
L57	45.30	S48° 39' 02"E
L58	6.32	N44° 47' 20"E
L59	12.86	S83° 53' 28"E
L60	17.88	N74° 44' 50"W
L61	25.00	S45° 42' 01"E
L62	25.00	S45° 42' 01"E
L63	12.51	S45° 59' 00"E
L64	51.74	N84° 36' 03"W
L100	54.28	S45° 16' 54"E
L101	78.16	N43° 22' 07"E
L102	32.12	S33° 54' 11"E
L103	78.23	S52° 50' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	218.75	330.00	037°58'48"	214.77	S25° 06' 36"W
C2	290.23	430.00	038°40'19"	284.75	N25° 27' 22"E
C3	122.29	330.00	021°13'58"	121.59	S34° 10' 32"W
C4	159.18	430.00	021°12'38"	158.28	N34° 09' 52"E
C5	117.39	255.00	026°22'35"	116.36	N57° 57' 28"E
C6	112.69	245.00	026°21'14"	111.70	S57° 58' 09"W
C7	165.95	330.00	028°48'47"	164.21	N30° 48' 17"W
C8	165.93	330.00	028°48'35"	164.19	S30° 48' 11"E
C9	219.10	330.00	038°02'24"	215.09	S64° 13' 41"E
C10	659.33	375.00	100°44'18"	577.63	N46° 22' 58"E
C11	146.74	400.00	021°01'08"	145.92	S06° 31' 23"W
C12	118.11	325.00	020°49'21"	117.46	S55° 37' 09"E
C13	44.11	35.00	072°12'28"	41.25	N29° 55' 36"W
C14	236.38	345.00	039°15'27"	231.79	S64° 54' 37"E
C15	23.95	250.00	005°29'20"	23.94	S42° 02' 51"W
C16	48.72	35.00	079°45'01"	44.88	S84° 40' 02"W
C17	318.68	635.00	028°45'16"	315.35	S69° 50' 05"E
C18	625.58	930.00	038°32'27"	613.85	S64° 33' 08"E
C19	45.20	325.00	007°58'09"	45.17	N79° 50' 17"W
C20	55.91	35.00	091°31'18"	50.15	N30° 05' 33"W
C21	117.86	670.00	010°04'44"	117.71	S88° 17' 15"E
C22	44.48	35.00	072°48'42"	41.55	S81° 11' 41"W
C23	185.25	225.00	047°10'23"	180.06	N17° 28' 40"W
C24	551.69	830.00	038°05'02"	541.59	N25° 09' 03"E
C25	81.74	225.00	020°48'54"	81.29	N04° 17' 55"W
C26	358.73	540.00	038°03'46"	352.17	N25° 08' 25"E
C27	166.08	250.00	038°03'46"	163.04	N25° 08' 25"E
C28	156.70	250.00	035°54'47"	154.15	N62° 44' 44"E
C29	68.53	250.00	015°42'20"	68.31	S52° 38' 30"W
C30	65.83	250.00	015°05'18"	65.64	N52° 19' 59"E
C31	54.98	35.00	090°00'00"	49.50	S00° 12' 40"E
C32	153.32	250.00	035°08'19"	150.93	N27° 38' 30"W
C33	393.00	945.00	023°49'39"	390.17	S21° 59' 11"E
C34	179.69	250.00	041°10'54"	175.85	N13° 18' 33"W
C35	226.99	250.00	052°01'19"	219.27	S18° 43' 45"E
C36	106.12	250.00	024°19'17"	105.33	N32° 34' 46"W
C37	106.88	250.00	024°29'41"	106.07	S32° 39' 58"E
C38	54.98	35.00	089°59'46"	49.50	S89° 54' 41"E
C39	54.98	35.00	090°00'14"	49.50	N00° 05' 19"E
C40	82.89	500.00	009°29'54"	82.79	S88° 34' 19"E
C41	123.93	150.00	047°20'16"	120.44	N69° 39' 08"W
C42	242.63	500.00	027°48'13"	240.26	S30° 01' 05"W
C43	304.35	625.00	027°54'01"	301.35	N30° 03' 59"E
C44	54.98	35.00	090°00'00"	49.50	S00° 59' 00"E
C45	55.15	35.00	090°16'59"	49.62	N00° 50' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C46	358.57	325.00	063°12'51"	340.66	S13° 34' 02"W
C47	213.84	350.00	035°00'20"	210.53	N00° 32' 13"W
C48	274.67	250.00	062°56'57"	261.06	S14° 30' 32"E
C49	227.42	625.00	020°50'55"	226.17	S72° 49' 25"E
C50	8.87	360.00	001°24'41"	8.87	S24° 15' 54"W
C51	6.73	460.00	000°50'18"	6.73	N23° 58' 42"E
C52	1.97	225.00	000°30'06"	1.97	N45° 01' 14"E
C54	142.23	57.50	141°43'20"	108.64	S30° 43' 58"W
C55	3.89	57.50	003°52'18"	3.88	N76° 28' 13"W
C56	60.53	50.00	069°22'05"	56.90	S33° 39' 41"W
C57	20.73	225.00	005°16'42"	20.72	N12° 42' 42"W
C58	22.36	920.00	001°23'33"	22.36	S33° 12' 14"E
C59	5.03	275.00	001°02'50"	5.03	N45° 18' 45"E
C60	15.83	275.00	003°17'54"	15.83	S43° 05' 28"E
C61	2.60	275.00	000°32'28"	2.60	N44° 28' 11"W
C62	31.10	225.00	007°55'09"	31.07	N40° 46' 50"W
C63	0.75	225.00	000°11'30"	0.75	S20° 30' 52"E
C64	23.30	225.00	005°55'57"	23.29	S41° 56' 50"E
C65	23.92	57.50	023°49'49"	23.74	N88° 03' 41"W
C66	76.67	57.50	076°23'40"	71.11	S49° 45' 59"E
C67	2.31	57.50	002°18'08"	2.31	N12° 31' 46"W
C68	60.63	50.00	069°28'27"	56.98	N71° 36' 56"E
C69	22.12	50.00	025°20'43"	21.94	N24° 12' 21"E
C70	12.09	50.00	013°51'11"	12.06	N71° 43' 17"E
C71	65.77	50.00	075°21'56"	61.13	N27° 06' 43"E
C72	24.43	50.00	027°59'43"	24.19	N24° 34' 06"W
C73	34.82	50.00	039°54'17"	34.12	N58° 31' 06"W
C74	34.86	805.00	002°28'52"	34.86	N07° 20' 58"E
C75	12.08	695.00	000°59'46"	12.08	N47° 23' 13"E
C76	64.64	50.00	074°04'07"	60.23	N01° 52' 06"E
C77	17.52	350.00	002°52'04"	17.52	N82° 23' 20"W
C78	14.45	370.00	002°14'17"	14.45	S02° 52' 02"E
C79	14.69	955.00	000°52'52"	14.69	S83° 22' 56"E
C80	0.48	954.99	000°01'44"	0.48	S79° 12' 09"E
C81	25.63	200.00	007°20'30"	25.61	N82° 51' 31"W
C82	23.58	275.00	004°54'49"	23.58	S42° 20' 07"W
C83	18.79	225.00	004°47'09"	18.79	S42° 23' 57"W
C84	40.67	50.00	046°36'21"	39.56	S44° 32' 19"W
C85	25.77	50.00	029°31'57"	25.49	N46° 38' 41"W
C86	44.29	50.00	050°44'52"	42.85	N86° 47' 05"W
C87	60.07	50.00	068°50'12"	56.52	N55° 10' 07"W
C88	38.76	300.00	007°24'07"	38.73	S40° 18' 56"W
C89	23.45	300.00	004°28'44"	23.45	N38° 51' 15"E
C90	15.30	300.00	002°55'23"	15.30	N42° 33' 18"E
C91	38.76	300.00	007°24'07"	38.73	N47° 43' 03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C92	38.76	300.00	007°24'07"	38.73	S47° 43' 03"W
C93	23.77	50.00	027°14'08"	23.54	S70° 20' 36"W
C94	32.13	50.00	036°49'16"	31.58	S68° 58' 57"E
C95	47.85	50.00	054°49'35"	46.04	S29° 18' 45"W
C96	42.93	375.00	006°33'34"	42.91	N14° 45' 36"W
C97	18.99	375.00	002°54'03"	18.98	N10° 01' 48"W
C98	17.69	175.00	005°47'25"	17.68	N48° 52' 43"W
C99	12.43	275.00	002°35'24"	12.43	S15° 40' 15"W
C100	13.84	225.00	003°31'23"	13.83	S44° 13' 19"E
C101	0.77	275.00	000°09'40"	0.77	S45° 54' 10"E
C102	18.63	57.00	018°43'25"	18.54	N23° 37' 16"E
C103	167.00	57.00	167°52'14"	113.36	S40° 02' 49"W
C104	19.90	250.00	004°33'36"	19.89	N03° 49' 44"E
C105	31.55	565.00	003°11'57"	31.54	N07° 42' 30"E
C106	112.51	57.50	112°06'20"	95.40	N49° 56' 38"W
C107	23.49	50.00	026°54'50"	23.27	S34° 41' 22"W
C108	57.20	50.00	065°33'03"	54.13	S80° 55' 18"W
C109	23.87	50.00	027°21'04"	23.64	N52° 37' 38"W
C110	34.40	225.00	008°45'36"	34.37	S02° 54' 06"W
C111	99.60	225.00	025°21'43"	98.79	S32° 03' 33"E
C112	3.59	275.00	000°44'55"	3.59	S06° 54' 26"W
C113	15.06	360.00	002°23'50"	15.06	S46° 24' 24"E
C114	14.48	360.00	002°18'19"	14.48	S82° 05' 43"E
C115	103.33	360.00	016°26'46"	102.98	S36° 59' 05"E
C116	28.52	50.00	032°40'34"	28.13	N53° 12' 07"W
C117	44.29	50.00	050°44'52"	42.85	N11° 29' 24"W
C118	11.84	205.00	003°18'30"	11.84	N16° 23' 08"W
C119	61.81	205.00	017°16'32"	61.58	N08° 19' 41"E
C120	17.85	395.00	002°35'24"	17.85	S15° 40' 15"W
C121	0.77	395.00	000°06'44"	0.77	S45° 55' 38"E
C122	82.00	200.00	023°29'29"	81.43	S66° 08' 25"E
C123	123.57	246.72	028°41'46"	122.28	S47° 20' 32"E
C124	57.71	223.87	014°46'10"	57.55	S40° 22' 44"E
C125	20.71	70.06	016°56'02"	20.63	S56° 13' 50"E
C126	63.17	70.06	051°39'43"	61.05	N89° 28' 17"E
C127	196.40	1663.78	006°45'49"	196.29	S32° 05' 51"E
C128	19.31	480.00	002°18'19"	19.31	S82° 05' 43"E
C129	14.89	480.00	001°46'39"	14.89	S80° 03' 15"E
C130	28.85	105.00	015°44'35"	28.76	S52° 39' 37"W
C131	164.29	1280.00	007°21'14"	164.17	S27° 47' 25"E
C132	88.69	5866.43	000°51'59"	88.69	N45° 06' 38"E

PRELIMINARY PLAT

SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
LOTS 1-14, BLOCK Q;
262.94 ACRES OR 11,453,704.24 SF
384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX
December 11, 2024

GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANELS 48397C0045L & & 483970110L DATED SEPTEMBER 26, 2008.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
7. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.

Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100

LEGAL DESCRIPTION:
262.94 ACRES

BEING a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Town of Rockwall, Rockwall County, Texas and being all of those tracts of land described as Tract 1 and Tract 2 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5572, Page 219, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the southwest line of State Highway No. 205, a variable width right of way, in the common northwest line of said Tract 2 and southeast line of that tract of land described in Deed to Dr. Mohiudin Zeb, Nasreen Zeb, as recorded in Volume 1059, Page 14, Deed Records, Rockwall, County, Texas;

THENCE Southeasterly, with said southwest line, the following nine (9) courses and distances:

South 40 degrees 17 minutes 02 seconds East, a distance of 248.25 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 45 degrees 53 minutes 03 seconds East, a distance of 143.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 44 degrees 06 minutes 57 seconds East, a distance of 34.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 45 degrees 48 minutes 12 seconds East, a distance of 355.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 41 degrees 25 minutes 46 seconds East, a distance of 50.90 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 38 degrees 34 minutes 47 seconds East, a distance of 307.39 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 44 degrees 34 minutes 51 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 51 degrees 01 minutes 14 seconds East, a distance of 178.01 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 46 degrees 03 minutes 36 seconds East, a distance of 1,363.83 feet to a mag nail with washer stamped "DOUCET & ASSOCIATES" found for corner in the common northwest line of that tract of land described in Deed to Joseph Edward Baumann, as recorded in Document No. 2010-436143, Deed Records, Rockwall County, Texas and southeast line of said Tract 2;

THENCE South 44 degrees 19 minutes 10 seconds West, leaving said southwest line of State Highway No. 205 and with the southeast line of said Tract 2, a distance of 2,578.96 feet to a 1/2 inch iron rod found in the northwest line of that tract of land described in Deed to Paul Davis Jr., as recorded in Document No. 1983-41393, Deed Records, Rockwall County, Texas;

THENCE South 45 degrees 05 minutes 45 seconds West, a distance of 1,146.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the most southerly southeast corner of the above mentioned Tract 1;

THENCE North 45 degrees 20 minutes 38 seconds West, with the southwest line of said Tract 1, a distance of 315.37 feet to a 1/2 inch iron rod with a yellow plastic cap found for the east corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE South 44 degrees 05 minutes 31 seconds West, leaving said southwest line, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the south corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 32 degrees 39 minutes 25 seconds West, a distance of 6680.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the west corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 62 degrees 15 minutes 39 seconds East, a distance of 110.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 61 degrees 56 minutes 23 seconds East, a distance of 43.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 45 degrees 09 minutes 15 seconds East, a distance of 393.74 feet to a 1/2 inch iron rod with a yellow plastic cap found in the southwest line of the above mentioned Tract 1;

THENCE North 45 degrees 15 minutes 38 seconds West, a distance of 598.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner at the beginning of a Boundary Line Agreement, as recorded in Volume 4715, Page 230 (Document No. 2006-00361312), Deed Records, Rockwall County, Texas;

THENCE Northwesterly, with said Boundary Line Agreement, the following six (6) courses and distances:

North 44 degrees 04 minutes 30 seconds West, a distance of 436.95 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 48 degrees 39 minutes 02 seconds West, a distance of 237.14 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 39 degrees 59 minutes 19 seconds West, a distance of 184.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner;

North 44 degrees 51 minutes 58 seconds West, a distance of 244.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 44 degrees 53 minutes 18 seconds West, a distance of 13.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of said Tract 1;

THENCE Northwesterly, with said west line, the following three (3) courses and distances:

North 45 degrees 16 minutes 15 seconds West, a distance of 259.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner the common south corner of that tract of land described in Deed to Bret A. Wilson and Leslie Wilson, as recorded in Volume 1327, Page 212, Deed Records, Rockwall, County, Texas and an exterior ell corner of said Tract 1;

North 44 degrees 44 minutes 29 seconds East, a distance of 467.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common east corner of said Bret A. Wilson and Leslie Wilson tract and an interior ell corner of said Tract 1;

North 31 degrees 29 minutes 46 seconds West, passing at a distance of 486.24 feet a 1/2 inch iron rod found for the common north corner of said Bret A. Wilson and Leslie Wilson tract and east corner of that tract of land described in Deed to Bobby Dale Price and wife, Bretta Jean Price, as recorded in Volume 1028, Page 142, Deed Records, Rockwall County, Texas, and continuing in all for a total distance of 857.83 feet to a point in the southeast line of Farm to Market Road No. 548, a variable width right-of-way, from which point a 1/2 inch iron rod found bears South 31 degrees 29 minutes 46 seconds East, 0.80 feet, said point being at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 12 minutes 54 seconds, a radius of 5,796.43 feet and a chord bearing and distance of North 45 degrees 17 minutes 02 seconds East, 122.92 feet;

THENCE Northeasterly, with said southeast line, the following three (3) courses and distances:

Northeasterly, with said curve to the left, an arc distance of 122.93 feet to a concrete pedestal monument found for corner;

North 44 degrees 52 minutes 16 seconds East, a distance of 304.20 feet to an "X" found in concrete for the common north corner of said Tract 1 and most westerly northwest corner of said Tract 2;

North 44 degrees 50 minutes 38 seconds East, passing at a distance of 375.47 feet a concrete pedestal monument found, and continuing in all for a total distance of 398.43 feet to a 1/2 inch iron rod found for the common west corner of that tract of land described in Deed to Cody A. Barrick and Carrie L. Barrick, as recorded in Volume 6167, Page 67, Deed Records, Rockwall County, Texas and most northerly northwest corner of said Trat 2;

THENCE South 45 degrees 15 minutes 03 seconds East, leaving said southeast line, a distance of 995.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 89 degrees 17 minutes 48 seconds East, a distance of 20.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 44 degrees 48 minutes 03 seconds East, a distance of 524.11 feet to a 1/2 inch iron rod found for the common east corner of said Cody A. Barrick and Carrie L. Barrick tract and south corner of that tract of land described in Deed to James Kessler and Angela Kessler, as recorded in Document No. 20180000020020, Deed Records, Rockwall County, Texas;

THENCE North 44 degrees 50 minutes 31 seconds East, a distance of 538.74 feet to a 1/2 inch iron rod found for the east corner of said James Kessler and Angela Kessler tract;

THENCE North 44 degrees 31 minutes 54 seconds East, a distance of 541.29 feet to a 1/2 inch iron rod found for the south corner of the above mentioned Dr. Mohiudin Zeb, Nasreen Zeb tract;

THENCE North 44 degrees 43 minutes 30 seconds East, a distance of 595.13 feet to the POINT OF BEGINNING and containing 262.941 acres of land, more or less.

PRELIMINARY PLAT

SOUTHSIDE HILLS

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CITY OF ROCKWALL,
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P2024-XXX
December 11, 2024
SHEET 4 OF 4

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Phone: 214-566-8699

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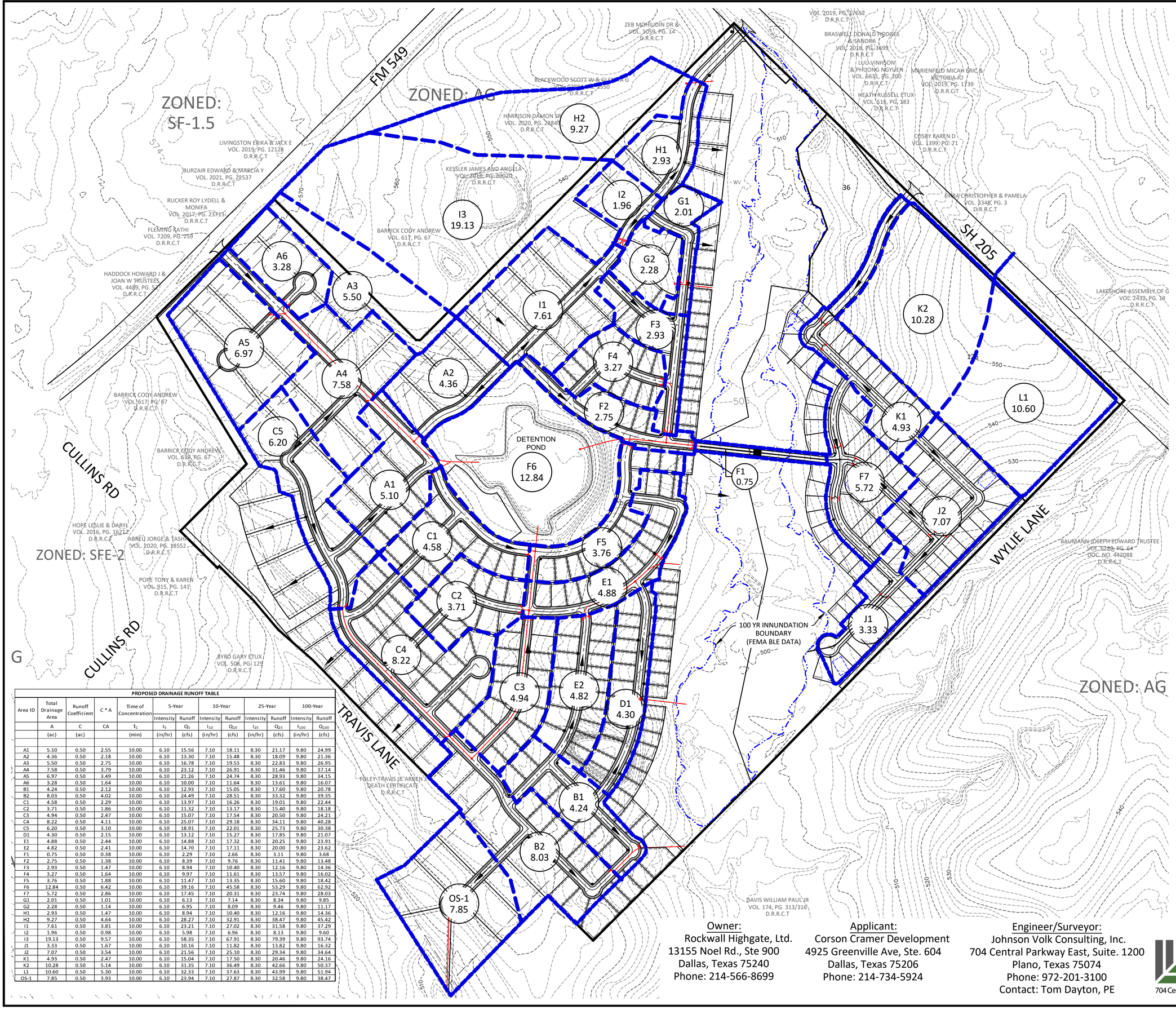

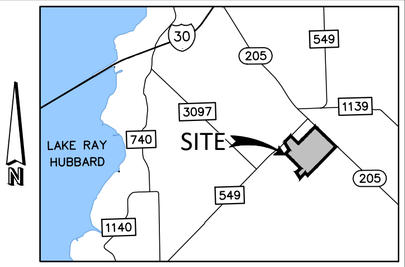

VICINITY MAP
N.T.S.

LEGEND

- C-1 / 22.64 AC — DRAINAGE AREA DESIGNATION / DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- 635 — EXISTING CONTOUR

300 150 0 300 600

SCALE 1" = 300'

PROPOSED DRAINAGE RUNOFF TABLE

Area ID	Total Drainage Area	Runoff Coefficient	C * A	Time of Concentration	5-Year		10-Year		25-Year		100-Year	
	A	C	CA	T_C	I_5	Q_5	I_{10}	Q_{10}	I_{25}	Q_{25}	I_{100}	Q_{100}
	(ac)	(ac)		(min)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)
A1	5.10	0.50	2.55	10.00	6.10	15.56	7.10	18.11	8.30	21.17	9.80	24.99
A2	4.36	0.50	2.18	10.00	6.10	13.30	7.10	15.48	8.30	18.09	9.80	21.36
A3	5.50	0.50	2.75	10.00	6.10	16.78	7.10	19.53	8.30	22.83	9.80	26.95
A4	7.58	0.50	3.79	10.00	6.10	23.12	7.10	26.91	8.30	31.46	9.80	37.14
A5	6.97	0.50	3.49	10.00	6.10	21.26	7.10	24.74	8.30	28.93	9.80	34.15
A6	3.28	0.50	1.64	10.00	6.10	10.00	7.10	11.64	8.30	13.61	9.80	16.07
B1	4.24	0.50	2.12	10.00	6.10	12.93	7.10	15.05	8.30	17.60	9.80	20.78
B2	8.03	0.50	4.02	10.00	6.10	24.49	7.10	28.51	8.30	33.32	9.80	39.35
C1	4.58	0.50	2.29	10.00	6.10	13.97	7.10	16.26	8.30	19.01	9.80	22.44
C2	3.71	0.50	1.86	10.00	6.10	11.32	7.10	13.17	8.30	15.40	9.80	18.18
C3	4.94	0.50	2.47	10.00	6.10	15.07	7.10	17.54	8.30	20.50	9.80	24.21
C4	8.22	0.50	4.11	10.00	6.10	25.07	7.10	29.18	8.30	34.11	9.80	40.28
C5	6.20	0.50	3.10	10.00	6.10	18.91	7.10	22.01	8.30	25.73	9.80	30.38
D1	4.30	0.50	2.15	10.00	6.10	13.12	7.10	15.27	8.30	17.85	9.80	21.07
E1	4.88	0.50	2.44	10.00	6.10	14.88	7.10	17.32	8.30	20.25	9.80	23.91
E2	4.82	0.50	2.41	10.00	6.10	14.70	7.10	17.11	8.30	20.00	9.80	23.62
F1	0.75	0.50	0.38	10.00	6.10	2.29	7.10	2.66	8.30	3.11	9.80	3.68
F2	2.75	0.50	1.38	10.00	6.10	8.39	7.10	9.76	8.30	11.41	9.80	13.48
F3	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
F4	3.27	0.50	1.64	10.00	6.10	9.97	7.10	11.61	8.30	13.57	9.80	16.02
F5	3.76	0.50	1.88	10.00	6.10	11.47	7.10	13.35	8.30	15.60	9.80	18.42
F6	12.84	0.50	6.42	10.00	6.10	39.16	7.10	45.58	8.30	53.29	9.80	62.92
F7	5.72	0.50	2.86	10.00	6.10	17.45	7.10	20.31	8.30	23.74	9.80	28.03
G1	2.01	0.50	1.01	10.00	6.10	6.13	7.10	7.14	8.30	8.34	9.80	9.85
G2	2.28	0.50	1.14	10.00	6.10	6.95	7.10	8.09	8.30	9.46	9.80	11.17
H1	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
H2	9.27	0.50	4.64	10.00	6.10	28.27	7.10	32.91	8.30	38.47	9.80	45.42
I1	7.61	0.50	3.81	10.00	6.10	23.21	7.10	27.02	8.30	31.58	9.80	37.29
I2	1.96	0.50	0.98	10.00	6.10	5.98	7.10	6.96	8.30	8.13	9.80	9.60
I3	19.13	0.50	9.57	10.00	6.10	58.35	7.10	67.91	8.30	79.39	9.80	93.74
J1	3.33	0.50	1.67	10.00	6.10	10.16	7.10	11.82	8.30	13.82	9.80	16.32
J2	7.07	0.50	3.54	10.00	6.10	21.56	7.10	25.10	8.30	29.34	9.80	34.64
K1	4.93	0.50	2.47	10.00	6.10	15.04	7.10	17.50	8.30	20.46	9.80	24.16
K2	10.28	0.50	5.14	10.00	6.10	31.35	7.10	36.49	8.30	42.66	9.80	50.37
L1	10.60	0.50	5.30	10.00	6.10	32.33	7.10	37.63	8.30	43.99	9.80	51.94
OS-1	7.85	0.50	3.93	10.00	6.10	23.94	7.10	27.87	8.30	32.58	9.80	38.47

PRELIMINARY DRAINAGE PLAN

SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
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LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
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December 6, 2024

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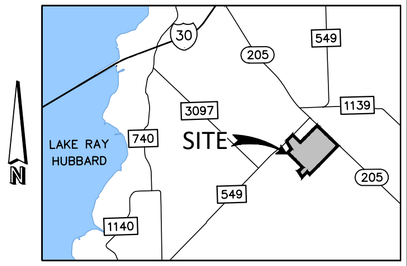
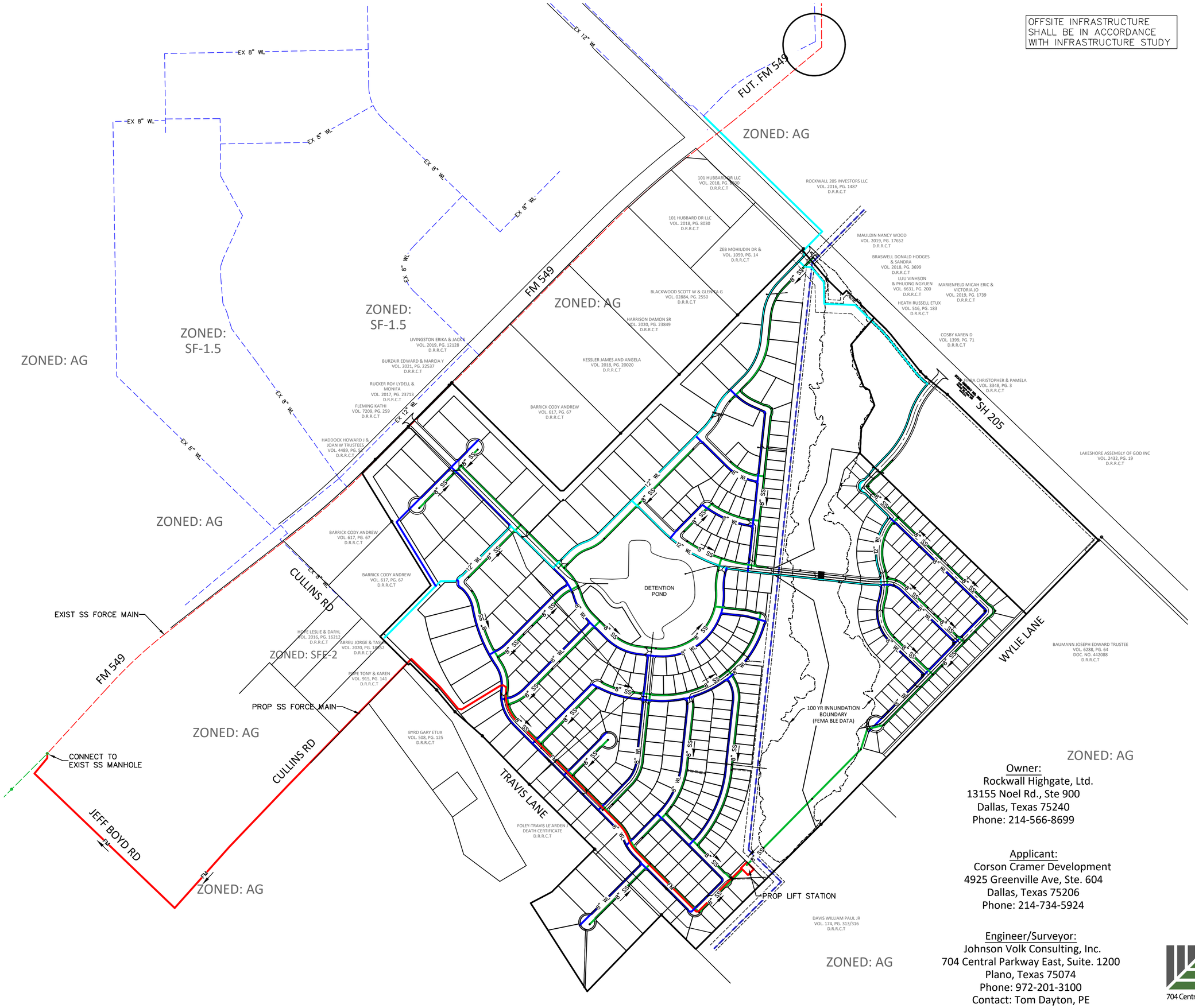
OFFSITE INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH INFRASTRUCTURE STUDY



VICINITY MAP
N.T.S.

LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED 12" WATER LINE
- PROPOSED 8" WATER LINE
- EXISTING WATER LINE
- WATER LINE BY OTHERS
- STORM DRAIN LINE & INLET
- 535 EXISTING CONTOUR



400 200 0 400 800

SCALE 1" = 400'

PRELIMINARY UTILITY PLAN
SOUTHSIDE HILLS

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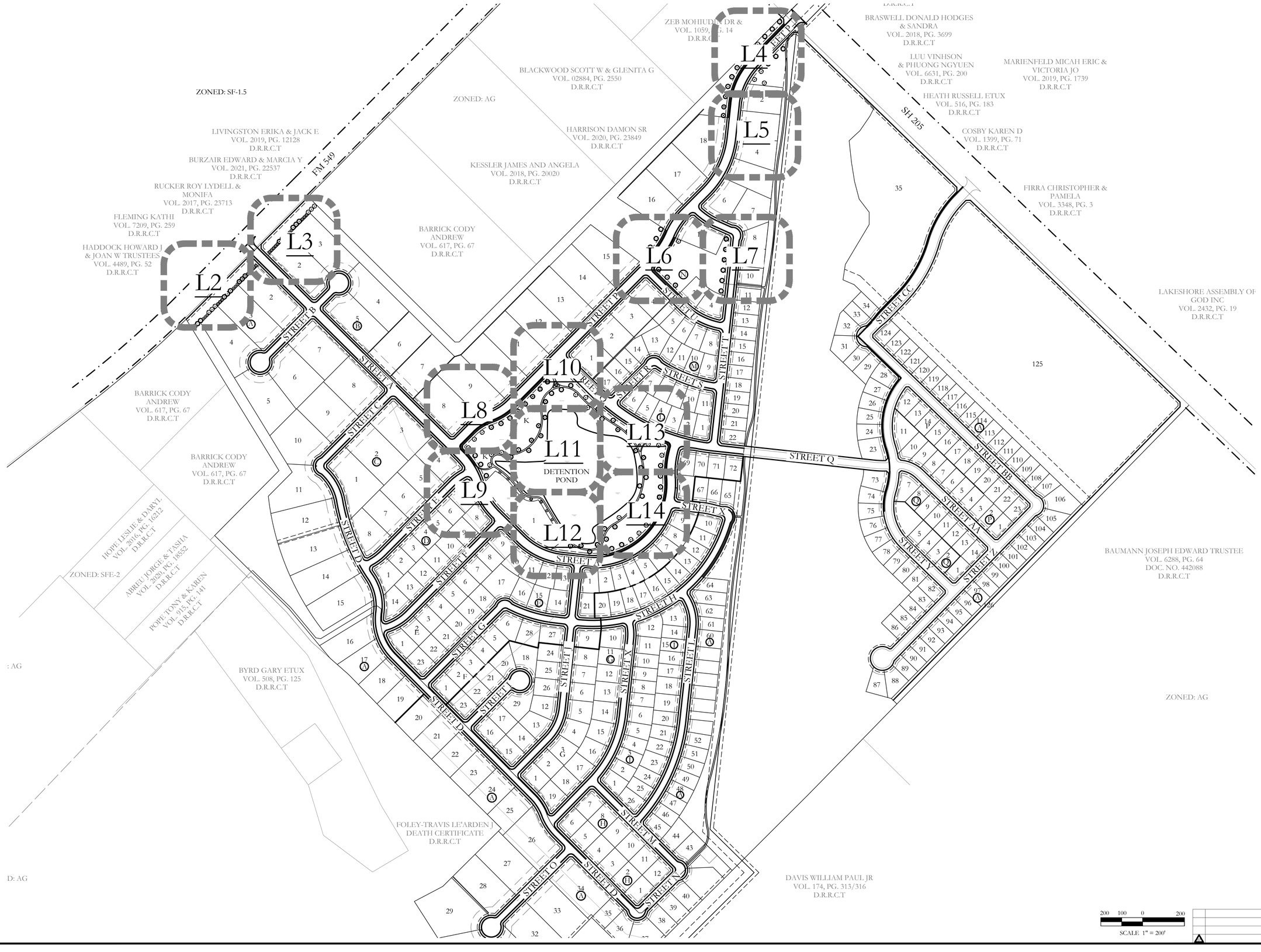

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 200'
One Inch

JVC No MJP503

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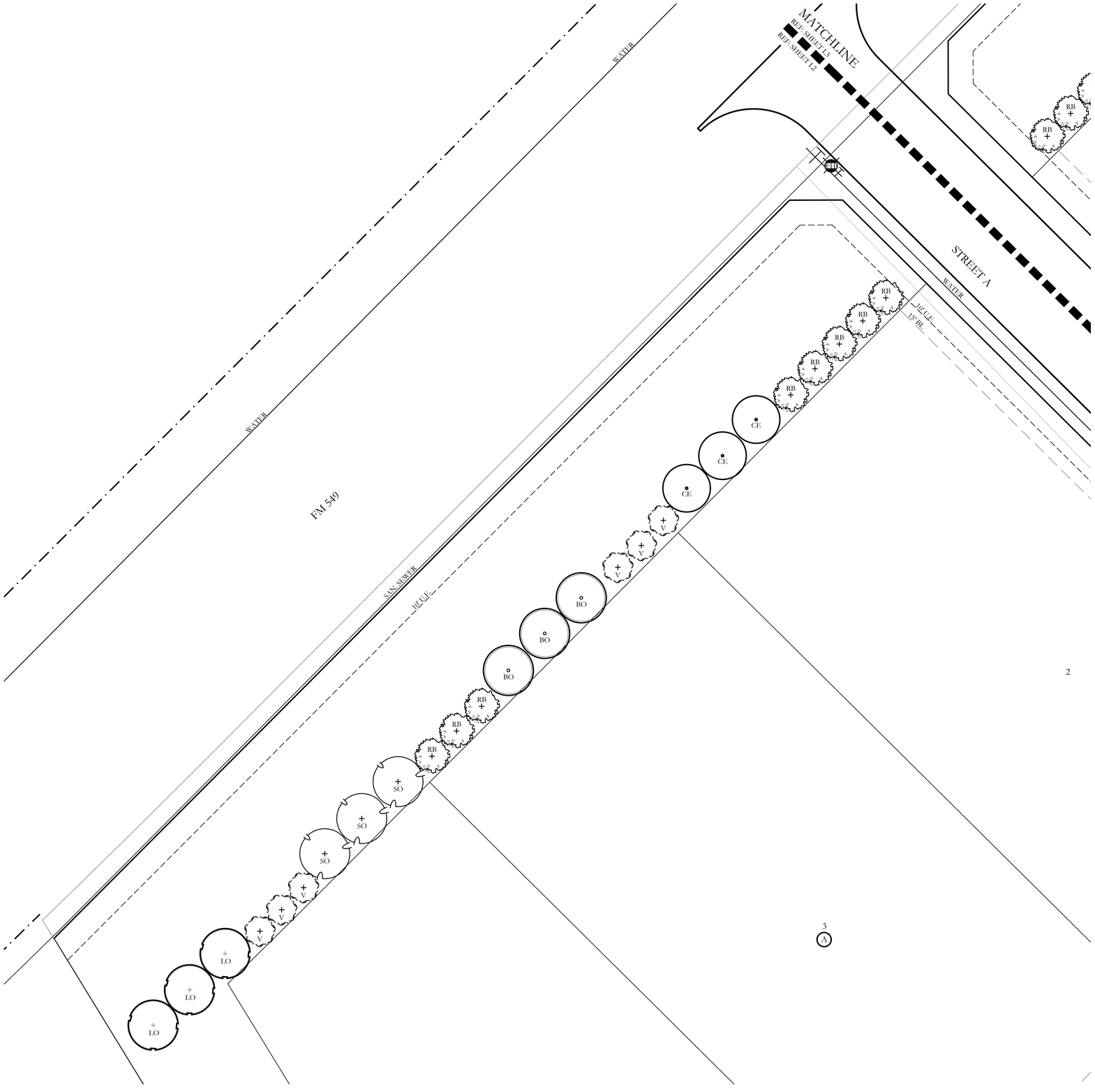

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

20 10 0 20

SCALE 1" = 20'

N

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

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L3 of 15

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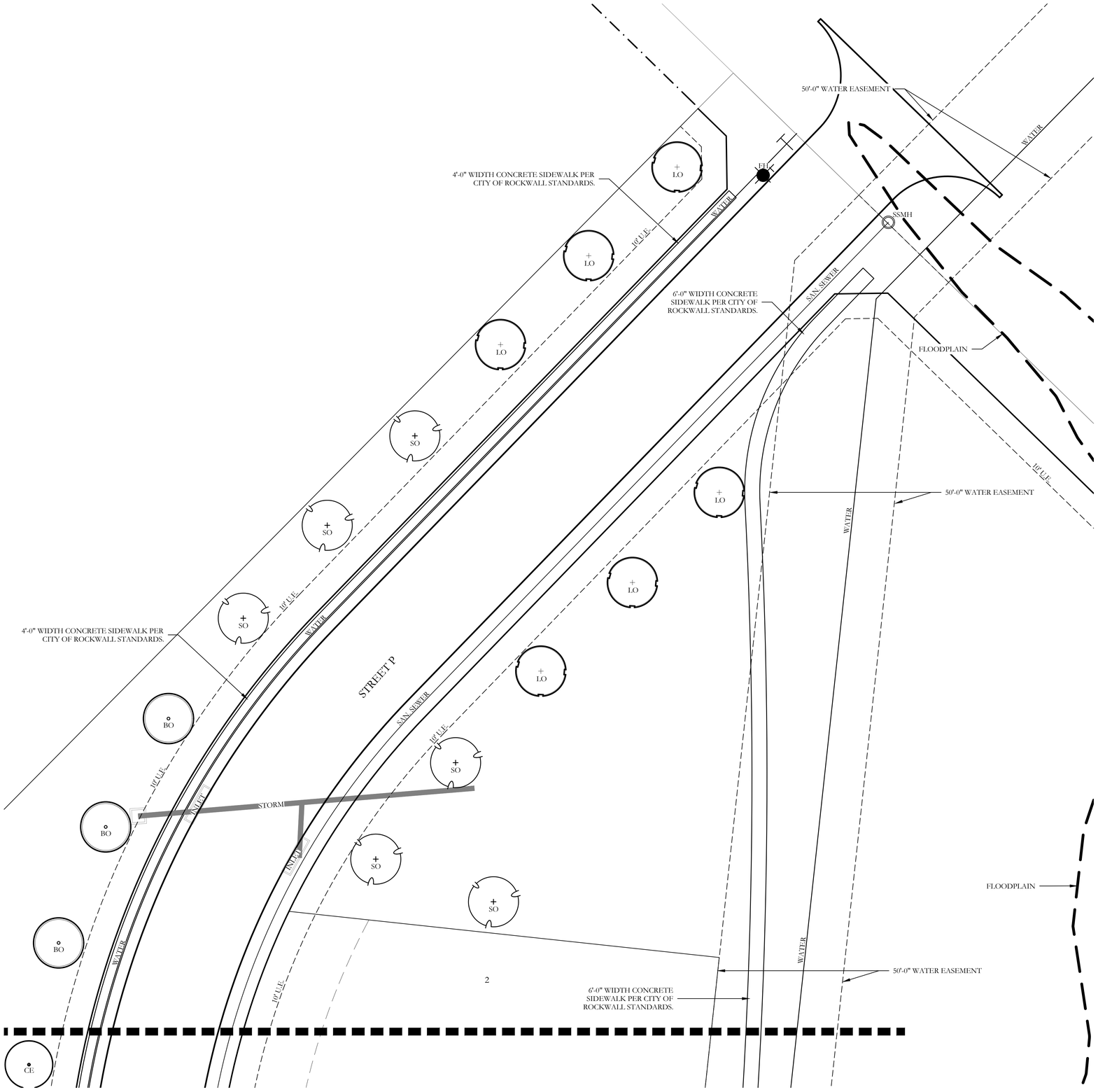

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MATCHLINE
REF: SHEET L2
REF: SHEET L3

CE
CE
CE
4'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
10' U.E.
WATER
HH
SAN. SEWER
10' U.E.
30' BL.
40' BL.
10' U.E.
WATER
STREET P
SAN. SEWER
SMH
10' U.E.
30' BL.
10' U.E.
WATER
SAN. SEWER
10' U.E.
30' BL.

2
6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
50'-0" WATER EASEMENT
3
6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
50'-0" WATER EASEMENT
4
6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
50'-0" WATER EASEMENT
5

PLANT LEGEND

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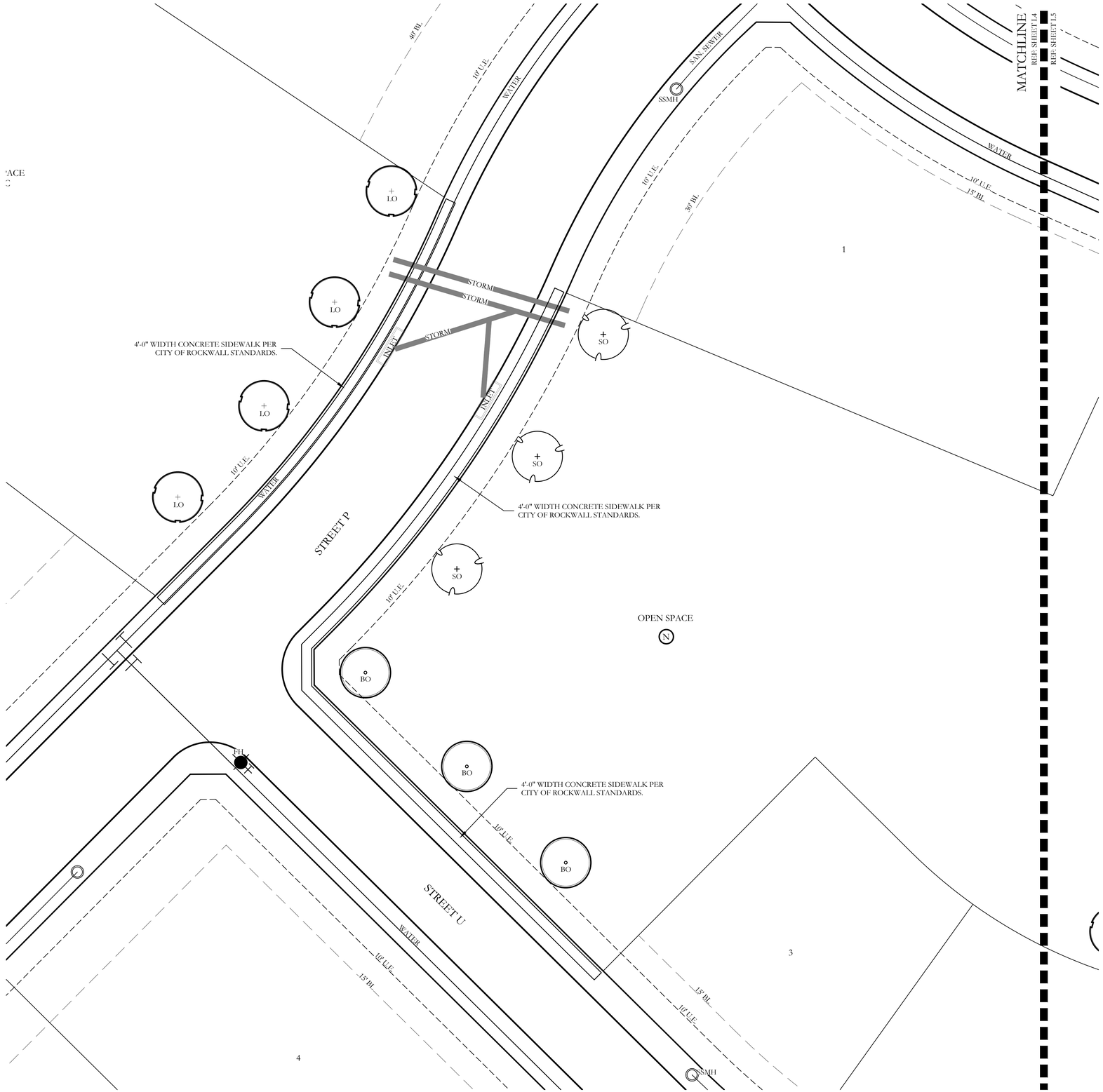

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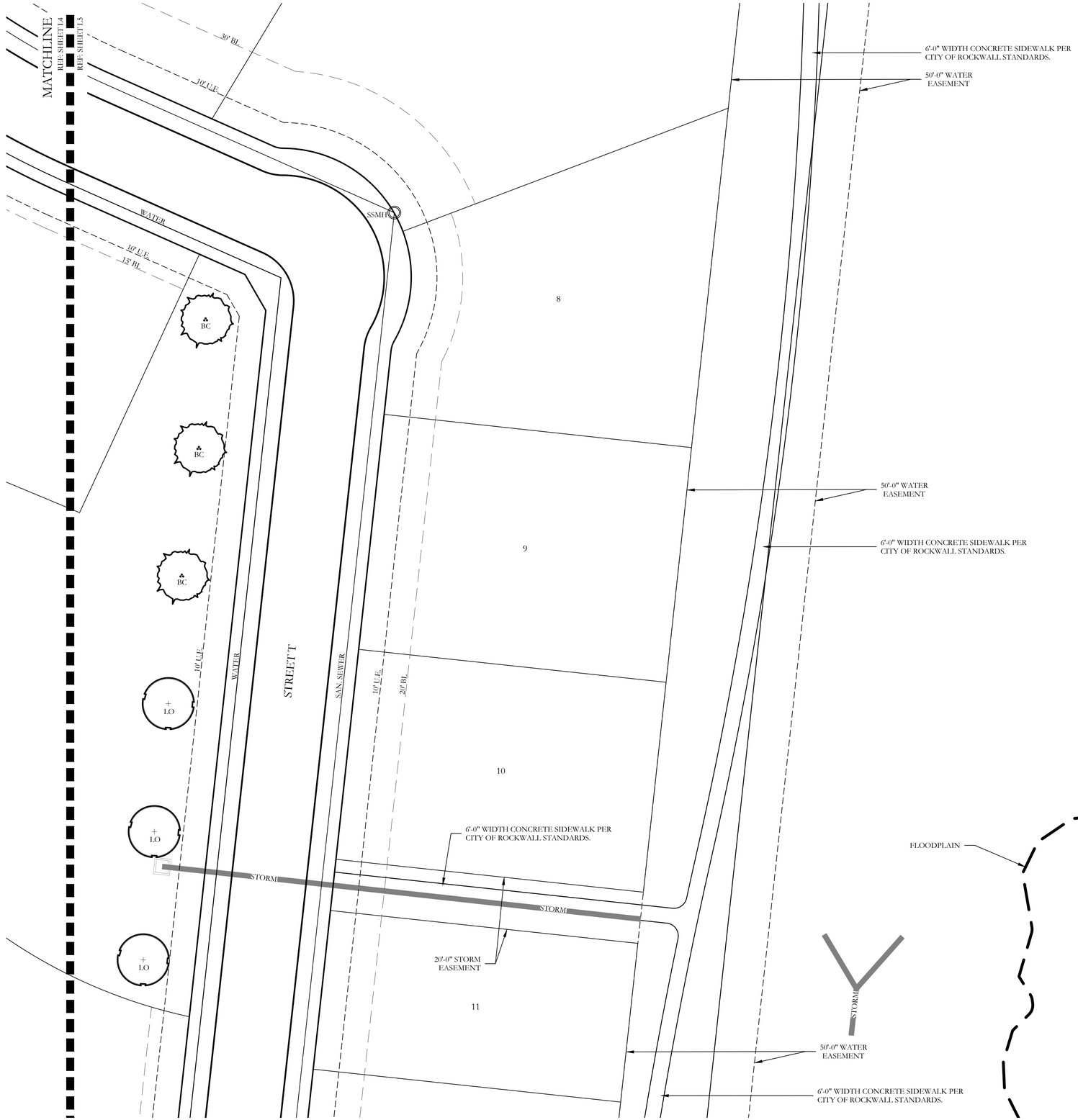

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

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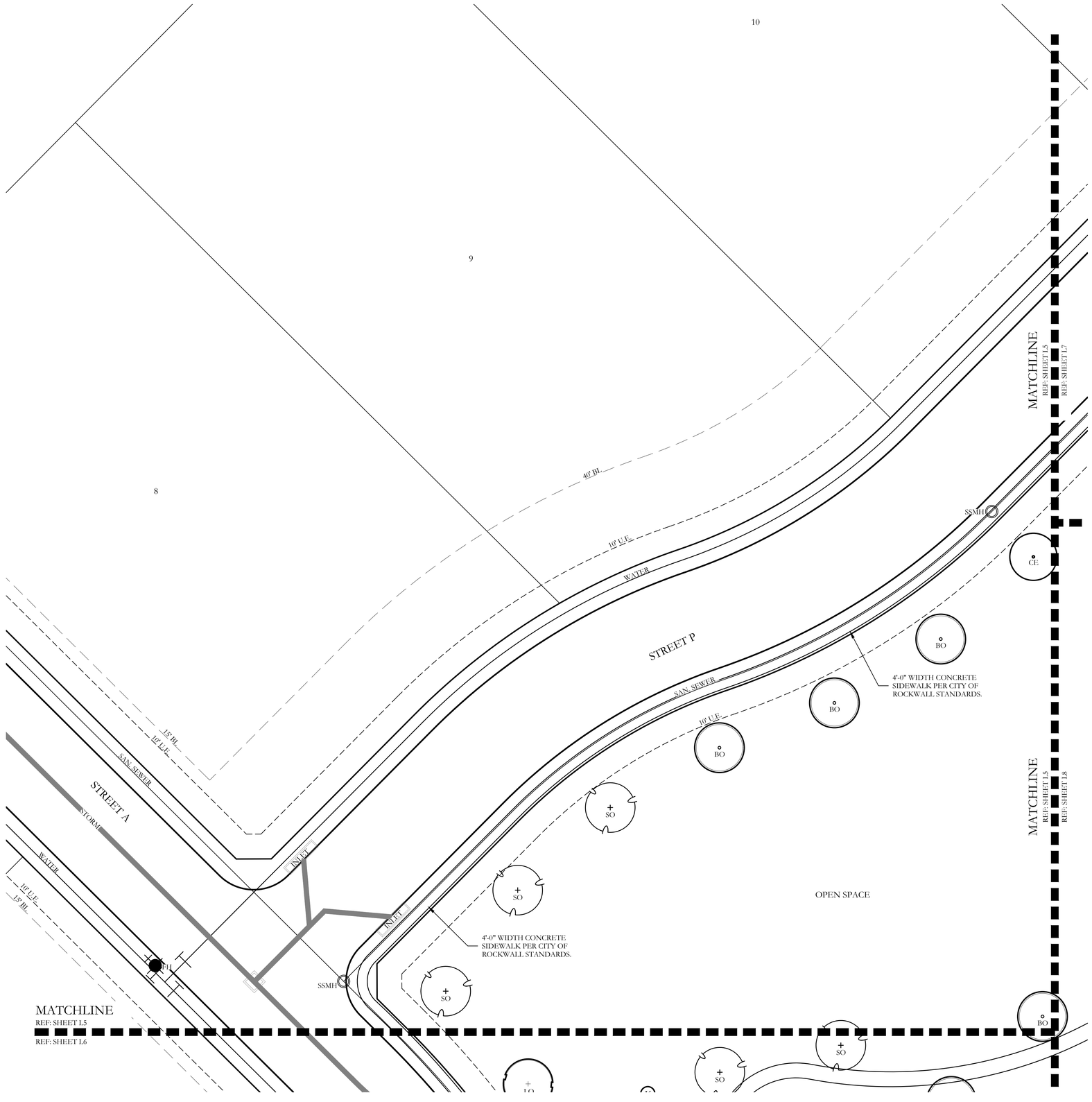

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ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

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TODDY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

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L8 of 15

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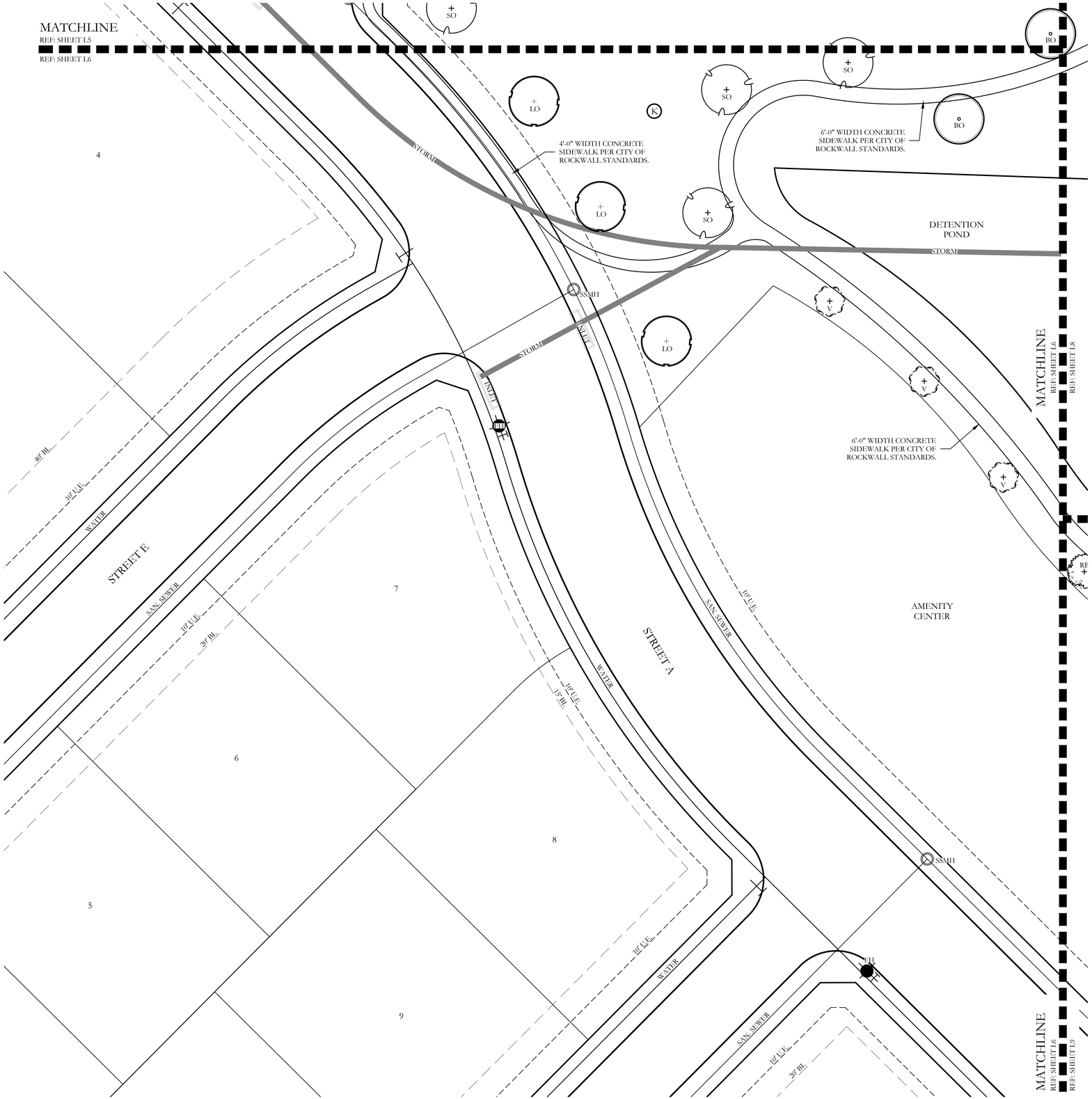

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CODY L. JOHNSON
2833
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L9 of 15

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SCALE 1" = 20'

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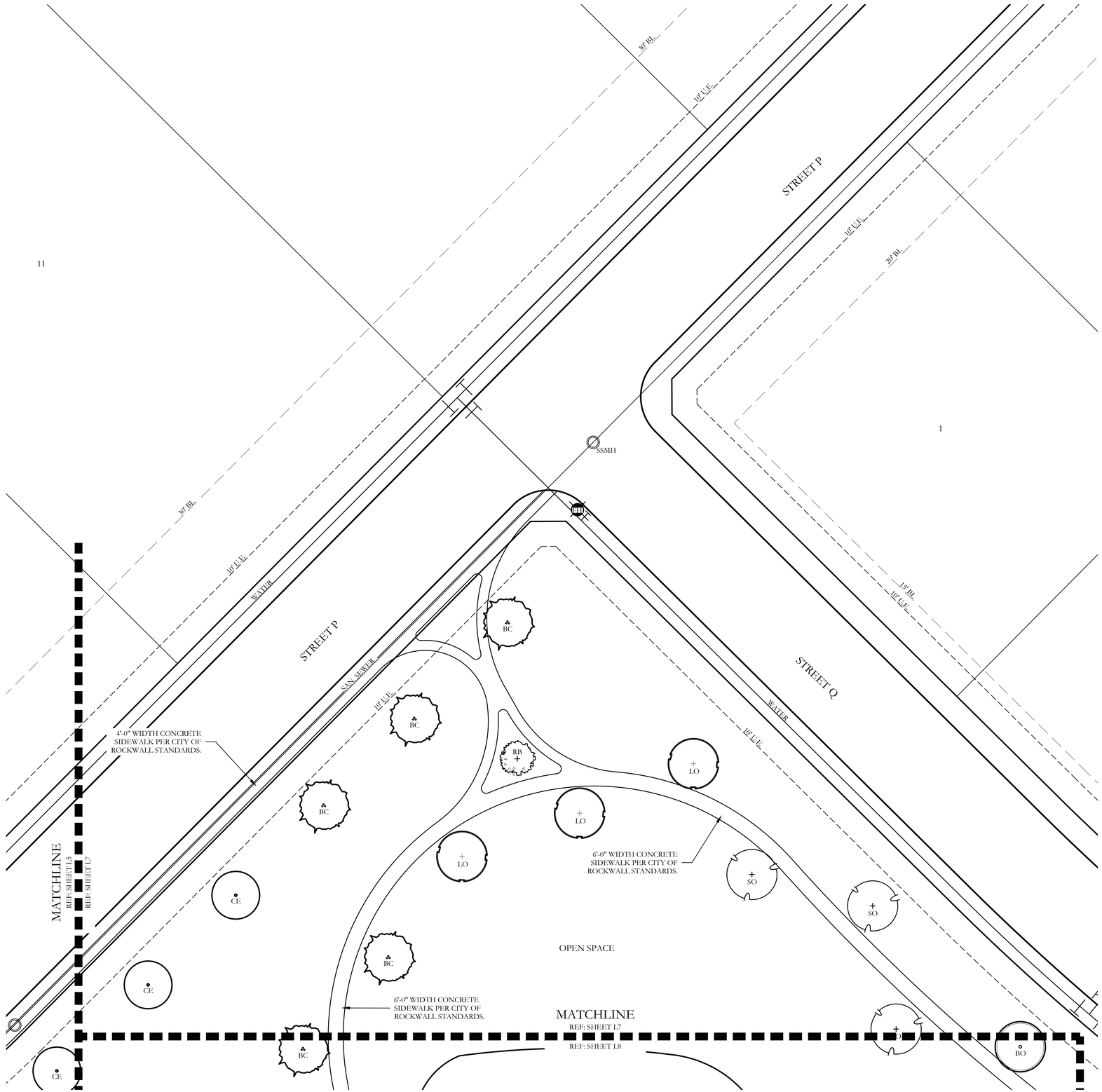

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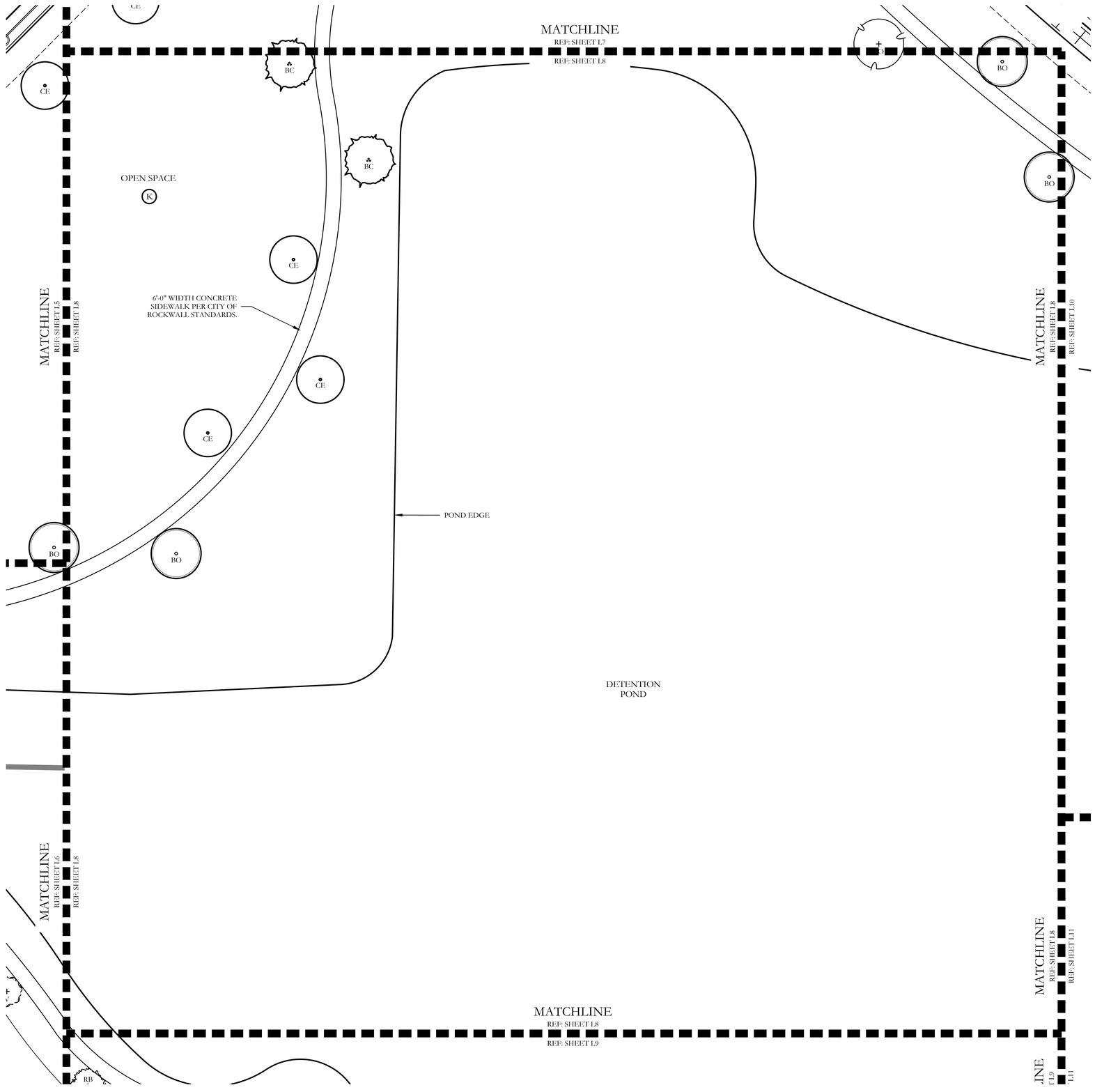

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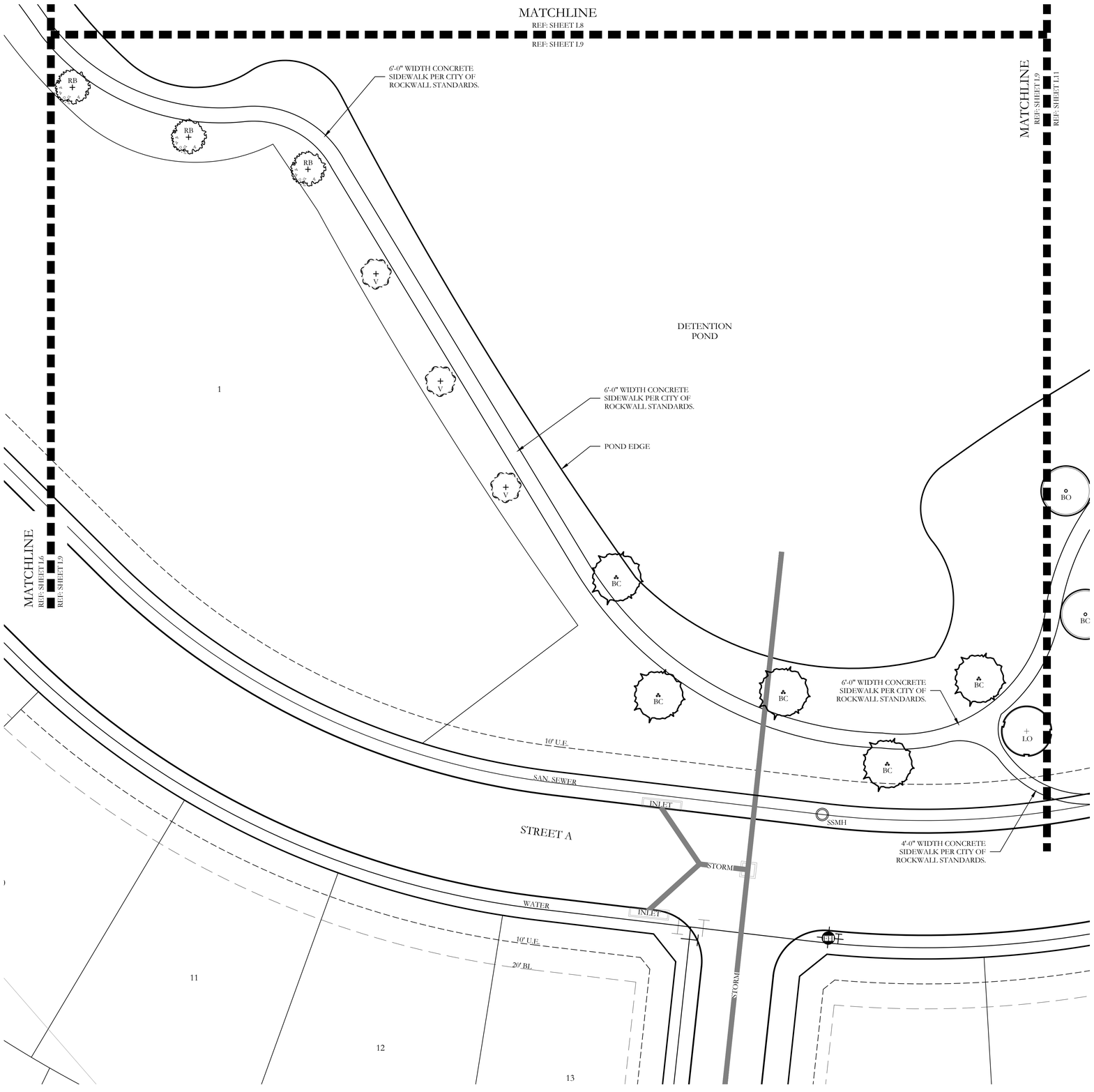

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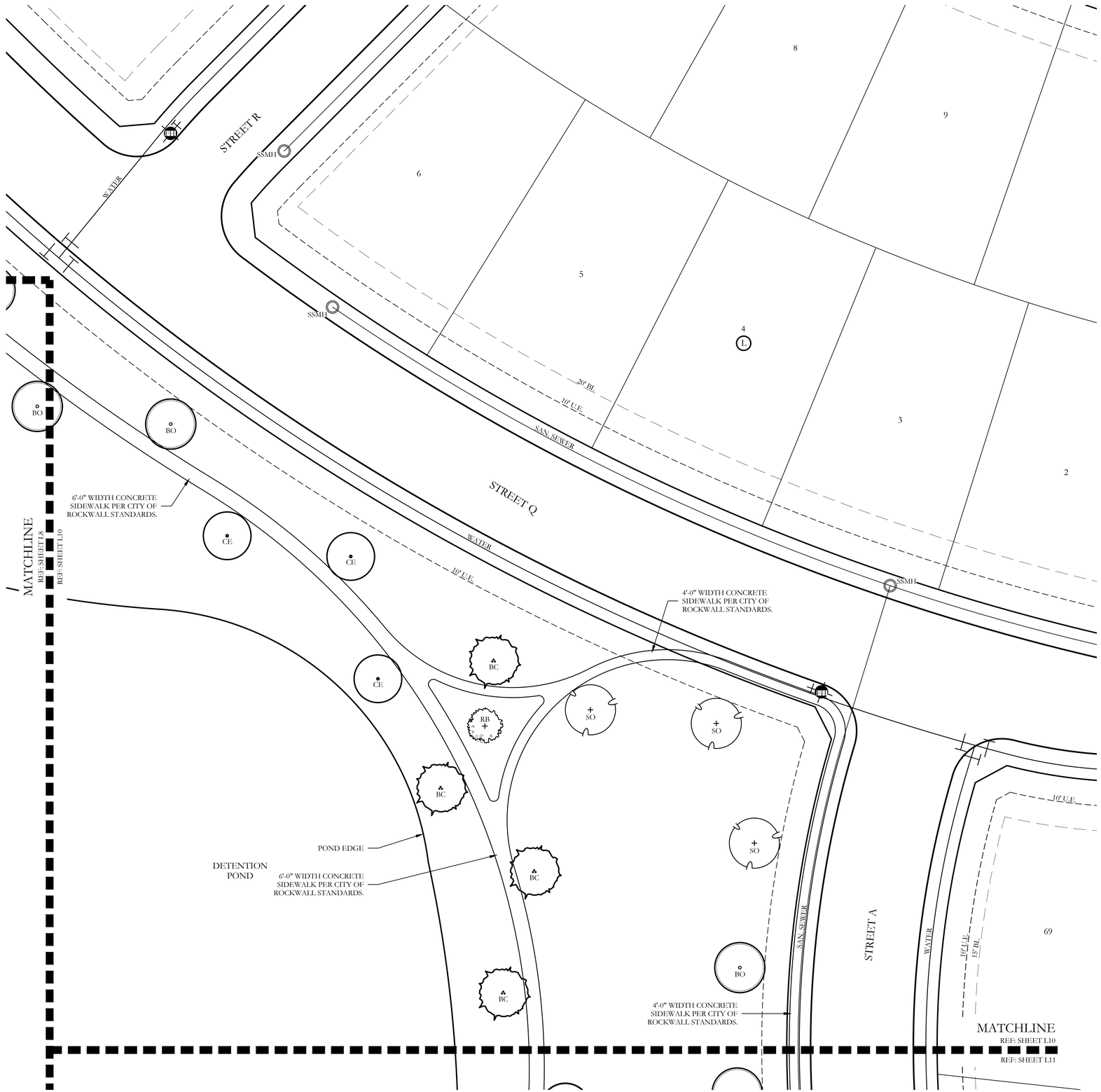

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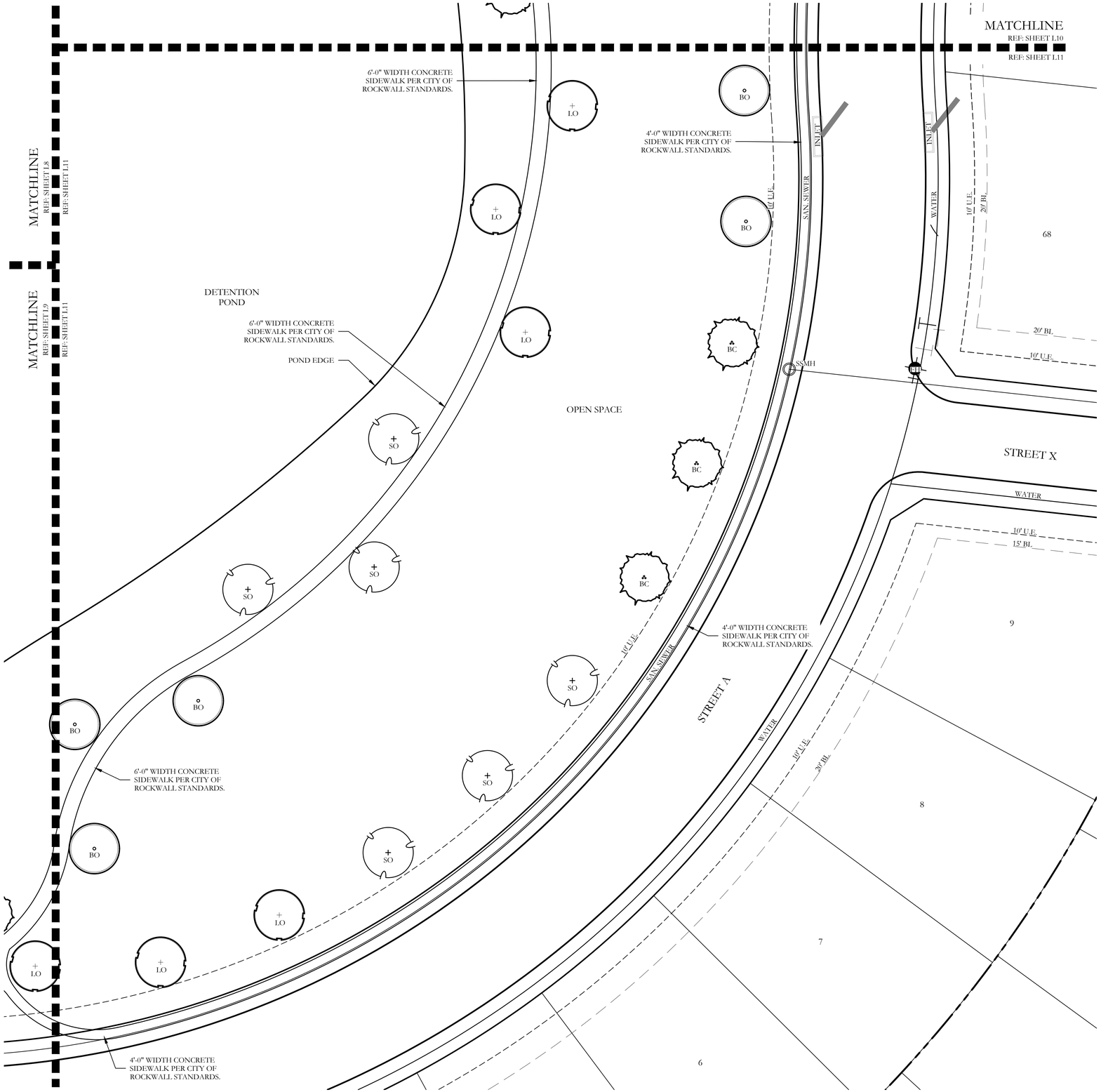

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LANDSCAPE PROVIDED

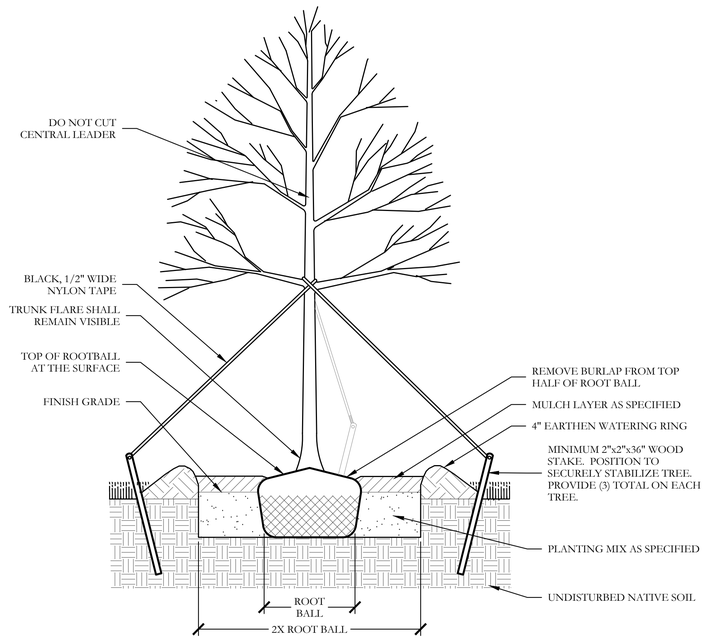
FM 549

A. 1-4" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE
821 LF OF FRONTAGE / 50 LF = 17 - 4" CAL. TREES REQUIRED.
PROVIDED: 18 - 4" CALIPER AND GREATER CANOPY TREES PROVIDED

B. 1-2" CAL. ACCENT TREE / 50 LF OF LANDSCAPE EDGE
821 LF OF FRONTAGE / 50 LF = 17 - 2" CAL. TREES REQUIRED.
PROVIDED: 22 - 2" CALIPER AND GREATER ACCENT TREES PROVIDED

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	28	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	33	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	27	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	18	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	21	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RB	21	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
V	15	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.



1 TYPICAL TREE PLANTING
SECTION

NOT TO SCALE

GENERAL LANDSCAPE NOTES

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

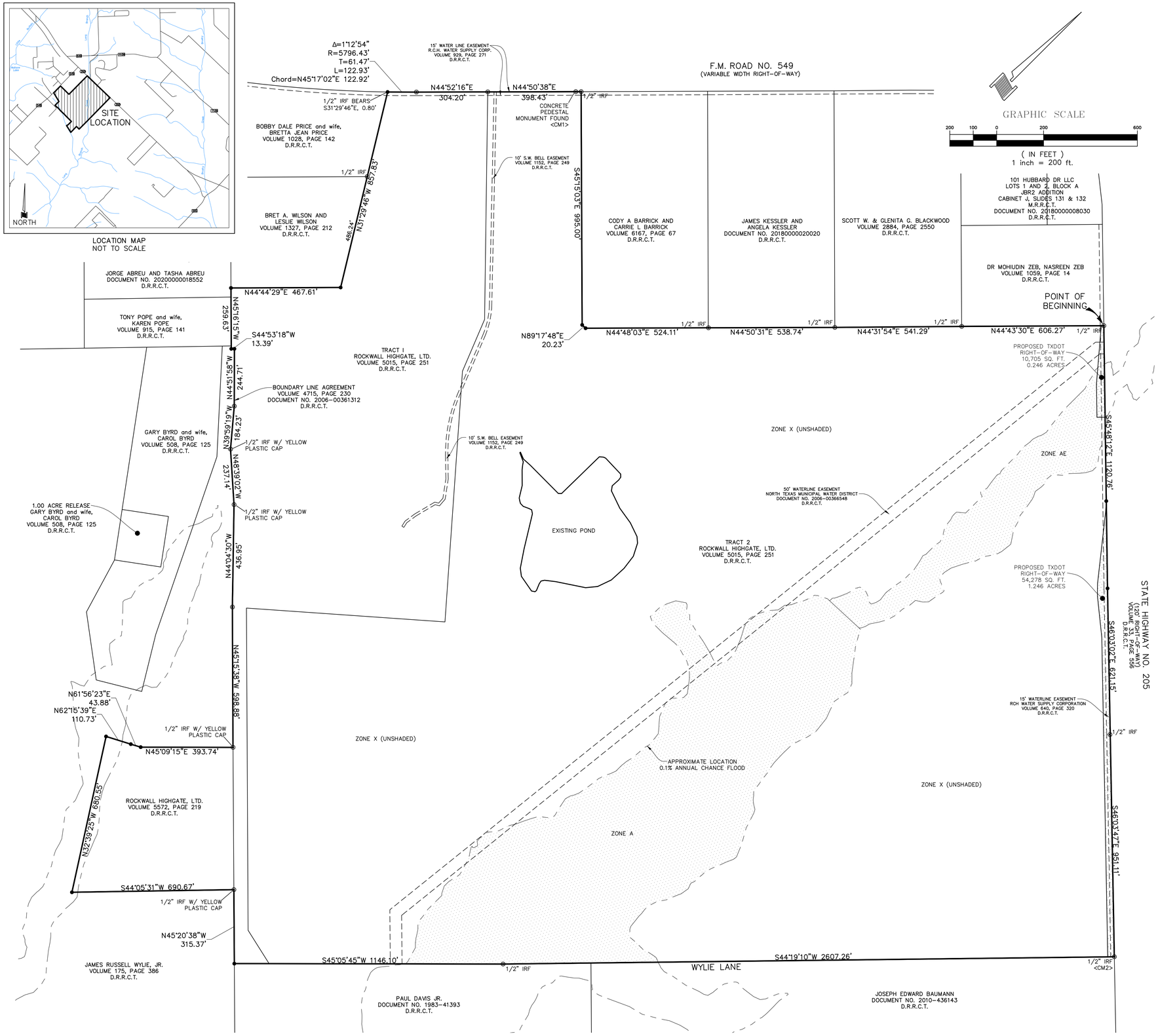
December 4, 2024

SCALE:
REFER TO DETAILS
One Inch

JVC No MJP503

J:\civil 3d projects\mjp - michael joyce properties\mjp503 - southside hills \landscape\ dwg\mjp503 - treescape plan.dwg

LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE

200 100 0 200 600

(IN FEET)
1 inch = 200 ft.

LEGAL DESCRIPTION:

BEING a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Town of Rockwall, Rockwall County, Texas and being all of those tracts of land described as Tract 1 and Tract 2 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5572, Page 219, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the southwest line of State Highway No. 205, a 120 foot right-of-way, for the common north corner of said Tract 2 and east corner of that tract of land described in Deed to Dr. Mohiudin Zeb, Nasreen Zeb, as recorded in Volume 1059, Page 14, Deed Records, Rockwall, County, Texas;

THENCE Southeasterly, with said southwest line, the following three (3) courses and distances:

South 45 degrees 48 minutes 12 seconds East, a distance of 1,120.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 46 degrees 03 minutes 02 seconds East, a distance of 621.15 feet to a 1/2 inch iron rod found for corner;

South 46 degrees 03 minutes 47 seconds East, a distance of 951.11 feet to a 1/2 inch iron rod found for the east corner of said Tract 2;

THENCE South 44 degrees 19 minutes 10 seconds West, leaving said southwest line and with the southeast line of said Tract 2, a distance of 2,607.26 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 degrees 05 minutes 45 seconds West, continuing with said southeast line, a distance of 1,146.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the most southerly southeast corner of the above mentioned Tract 1;

THENCE North 45 degrees 20 minutes 38 seconds West, with the southwest line of said Tract 1, a distance of 315.37 feet to a 1/2 inch iron rod with a yellow plastic cap found for the east corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE South 44 degrees 05 minutes 31 seconds West, leaving said southwest line, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the south corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 32 degrees 39 minutes 25 seconds West, a distance of 6680.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the west corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 62 degrees 15 minutes 39 seconds East, a distance of 110.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 61 degrees 56 minutes 23 seconds East, a distance of 43.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 45 degrees 09 minutes 15 seconds East, a distance of 393.74 feet to a 1/2 inch iron rod with a yellow plastic cap found in the southwest line of the above mentioned Tract 1;

THENCE North 45 degrees 15 minutes 38 seconds West, a distance of 598.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner at the beginning of a Boundary Line Agreement, as recorded in Volume 4715, Page 230 (Document No. 2006-00361312), Deed Records, Rockwall County, Texas;

THENCE Northwesterly, with said Boundary Line Agreement, the following six (6) courses and distances:

North 44 degrees 04 minutes 30 seconds West, a distance of 436.95 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 48 degrees 39 minutes 02 seconds West, a distance of 237.14 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 39 degrees 59 minutes 19 seconds West, a distance of 184.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner;

North 44 degrees 51 minutes 58 seconds West, a distance of 244.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 44 degrees 53 minutes 18 seconds West, a distance of 13.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of said Tract 1;

THENCE Northwesterly, with said west line, the following three (3) courses and distances:

North 45 degrees 16 minutes 15 seconds West, a distance of 259.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner the common south corner of that tract of land described in Deed to Bret A. Wilson and Leslie Wilson, as recorded in Volume 1327, Page 212, Deed Records, Rockwall, County, Texas and an exterior ell corner of said Tract 1;

North 44 degrees 44 minutes 29 seconds East, a distance of 467.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common east corner of said Bret A. Wilson and Leslie Wilson tract and an interior ell corner of said Tract 1;

North 31 degrees 29 minutes 46 seconds West, passing at a distance of 486.24 feet a 1/2 inch iron rod found for the common north corner of said Bret A. Wilson and Leslie Wilson tract and east corner of that tract of land described in Deed to Bobby Dale Price and wife, Bretta Jean Price, as recorded in Volume 1028, Page 142, Deed Records, Rockwall County, Texas, and continuing in all for a total distance of 857.83 feet to a point in the southeast line of Farm to Market Road No. 549, a variable width right-of-way, from which point a 1/2 inch iron rod found bears South 31 degrees 29 minutes 46 seconds East, 0.80 feet, said point being at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 12 minutes 54 seconds, a radius of 5,796.43 feet and a chord bearing and distance of North 45 degrees 17 minutes 02 seconds East, 122.92 feet;

THENCE Northeasterly, with said southeast line, the following three (3) courses and distances:

Northeasterly, with said curve to the left, an arc distance of 122.92 feet to a concrete pedestal monument found for corner;

North 44 degrees 52 minutes 16 seconds East, a distance of 304.20 feet to an "X" found in concrete for the common north corner of said Tract 1 and most westerly northwest corner of said Tract 2;

North 44 degrees 50 minutes 38 seconds East, passing at a distance of 375.47 feet a concrete pedestal monument found, and continuing in all for a total distance of 398.43 feet to a 1/2 inch iron rod found for the common west corner of that tract of land described in Deed to Cody A. Barrick and Carrie L. Barrick, as recorded in Volume 6167, Page 67, Deed Records, Rockwall County, Texas and most northerly northwest corner of said Trat 2;

THENCE South 45 degrees 15 minutes 03 seconds East, leaving said southeast line, a distance of 995.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 89 degrees 17 minutes 48 seconds East, a distance of 20.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 44 degrees 48 minutes 03 seconds East, a distance of 524.11 feet to a 1/2 inch iron rod found for the common east corner of said Cody A. Barrick and Carrie L. Barrick tract and south corner of that tract of land described in Deed to James Kessler and Angela Kessler, as recorded in Document No. 20180000020020, Deed Records, Rockwall County, Texas;

THENCE North 44 degrees 50 minutes 31 seconds East, a distance of 538.74 feet to a 1/2 inch iron rod found for the east corner of said James Kessler and Angela Kessler tract;

THENCE North 44 degrees 31 minutes 54 seconds East, a distance of 541.29 feet to a 1/2 inch iron rod found for the south corner of the above mentioned Dr. Mohiudin Zeb, Nasreen Zeb tract;

THENCE North 44 degrees 43 minutes 30 seconds East, a distance of 606.27 feet to the POINT OF BEGINNING and containing 264.433 acres of land, more or less.

GROSS ACRES	264.433 ACRES
PROPOSED TXDOT RIGHT-OF-WAY	1.492 ACRES
NET ACRES	262.941 ACRES

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LAND TITLE SURVEY
264.433 ACRES
W.W. FORD SURVEY, ABSTRACT NO. 80
TOWN OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
BRYAN S. REYNOLDS
#6385
REGISTERED PROFESSIONAL LAND SURVEYOR
09/22/2022

SCALE:
1"=200'
One Inch

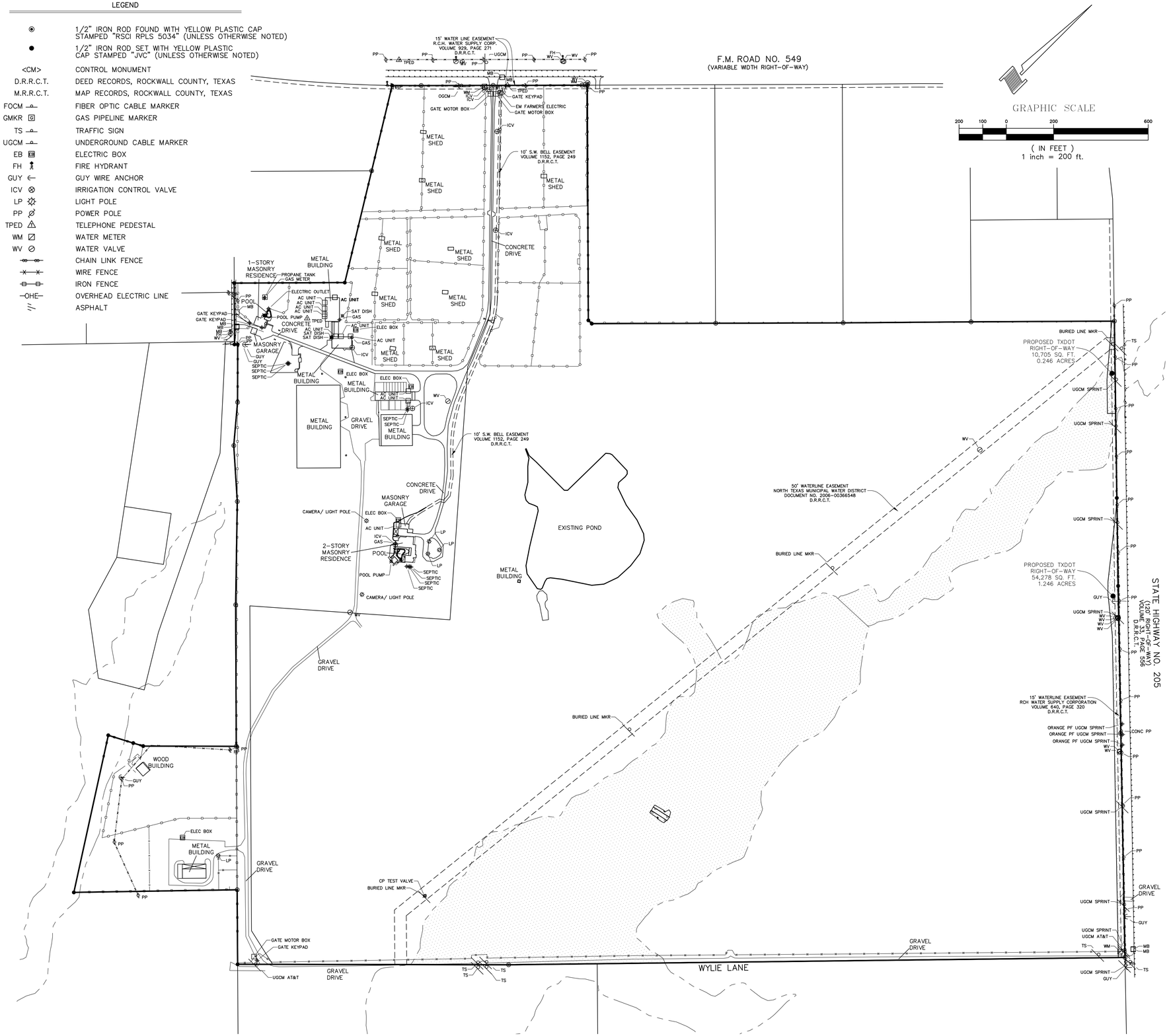
JVC No 2147

SHEET 1 OF 2

J:\Civil 3d projects\civil - corsons cramer development\2147 - highgate\survey\dwg\2147-title-264.433ac.dwg

LEGEND

⊙	1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "RSCI RPLS 5034" (UNLESS OTHERWISE NOTED)
●	1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
<CM>	CONTROL MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
FOCM	FIBER OPTIC CABLE MARKER
GMKR	GAS PIPELINE MARKER
TS	TRAFFIC SIGN
UGCM	UNDERGROUND CABLE MARKER
EB	ELECTRIC BOX
FH	FIRE HYDRANT
GUY	GUY WIRE ANCHOR
ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
PP	POWER POLE
TPED	TELEPHONE PEDESTAL
WM	WATER METER
WV	WATER VALVE
	CHAIN LINK FENCE
	WIRE FENCE
	IRON FENCE
—OHE—	OVERHEAD ELECTRIC LINE
	ASPHALT



GRAPHIC SCALE

200 100 0 200 600

(IN FEET)
1 inch = 200 ft.

NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S76°53'37"E, 4,347.44'.

2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE A, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE AE, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – BASE FLOOD ELEVATIONS DETERMINED" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48397C0110L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS.

3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, G.F. NO. 782103508, EFFECTIVE DATE APRIL 13, 2022. NO FURTHER RESEARCH WAS PERFORMED BY SURVEYOR.

4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

5. FENCES SHOWN HEREON ARE GRAPHIC ONLY AND MAY MEANDER BETWEEN MEASURED LOCATIONS.

6. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE UNAUTHORIZED USE OR REUSE OF THIS SURVEY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL REMOVE SURVEYOR FROM BURDEN OF ANY DAMAGES INCURRED.

8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY INDICATED HEREON.

SCHEDULE B NOTES:

10a. EASEMENT TO THE STATE OF TEXAS, RECORDED IN VOLUME 330, PAGE 558, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10b. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 640, PAGE 320, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

10c. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 640, PAGE 323, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)

10d. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 929, PAGE 271, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

10e. EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 1152, PAGE 249, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

10f. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 154, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO – 20' EASEMENT – NO DEFINED LOCATION IN DOCUMENT)

10g. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 221, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO – 20' EASEMENT – NO DEFINED LOCATION IN DOCUMENT)

10h. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 242, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO – 20' EASEMENT – NO DEFINED LOCATION IN DOCUMENT)

10i. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 2753, PAGE 210, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10j. EASEMENT AND RIGHT-OF-WAY TO NORTH TEXAS MUNICIPAL WATER DISTRICT, RECORDED IN DOCUMENT NO. 2006-00366548, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

10k. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 1053, PAGE 187, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)

10l. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 1086, PAGE 53, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)

10m. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 2108, PAGE 212, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)

SURVEYOR'S CERTIFICATE:

To C AND C LAND, LLC; ROCKWALL HIGHGATE, LTD.; NATIONAL TITLE GROUP, LLC; and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or protrusions apparent on the ground.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RYAN S. REYNOLDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6385

SURVEYED ON THE GROUND: SEPTEMBER 13, 2022

GROSS ACRES	264.433 ACRES
PROPOSED TXDOT RIGHT-OF-WAY	1.492 ACRES
NET ACRES	262.941 ACRES

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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LAND TITLE SURVEY
264.433 ACRES
W.W. FORD SURVEY, ABSTRACT NO. 80
TOWN OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
RYAN S. REYNOLDS
#6385
REGISTERED PROFESSIONAL LAND SURVEYOR

09/22/2022

SCALE:
1"=200'
One Inch

JVC No 2147

SHEET 2 OF 2

J:\Civil 3d projects\coll - corson cramer development\2147 - highgate\survey\dwg\2147-title-264.433ac.dwg

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	January 21, 2025
APPLICANT:	Brian Cramer; *CCD – Rockwall, LLC*
CASE NUMBER:	P2024-042; *Preliminary Plat for the Southside Hills Subdivision*

SUMMARY

Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a *Preliminary Plat* for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [*S. Goliad Street*] south of the intersection of SH-205 and FM-549, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The purpose of the applicant's request is to *Preliminary Plat* a 262.94-acre tract of land (*i.e. Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80*) to show the future establishment of 384 single-family residential lots, two (2) commercial lots, ten (10) open space lots, and one (1) amenity center (*i.e. Lots 1-126, Block A; Lots 1-18, Block B; Lots 1-8, Block C; Lots 1-14, Block D; Lots 1-23, E; Lots 1-23, Block F; Lots 1-19, Block G; Lots 1-12, Block H; Lots 1-26, Block I; Lots 1-21, Block J; Lots 1-2, Block K; Lots 1-11, Block L; Lots 1-17, Block M; Lots 1-4, Block N; Lots 1-36, Block O; Lots 1-23, Block P; Lots 1-14, Block Q, Southside Hills Subdivision*). The proposed *Preliminary Plat* also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that in conjunction with the submittal of this *Preliminary Plat*, the applicant has also submitted a *Master Plat* [*Case No. P2024-043*] for the Southside Hills Subdivision.

☑ *Background*. The subject property is a 264.51-acre tract of land that was annexed into the City on November 4, 2010 by *Ordinance No. 10-27* [*Case No. A2010-001*]. At the time of annexation, the subject property was zoned as an Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), there is an existing 8,567 SF single-family home, a 1,568 SF mobile home, a 61,200 SF metal building, and various other commercial buildings currently situated on the property. On December 18, 2021, the applicant -- *Brian Cramer of Corson Cramer Development* -- submitted an application requesting to change the zoning [*Case No. Z2021-057*] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses, which was ultimately withdrawn. Following this submittal, the applicant submitted a subsequent application on May 20, 2022. This application was requesting to change the zoning [*Case No. Z2022-028*] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. The applicant also withdrew this request on June 20, 2022. The applicant submitted a third and final zoning request [*Case No. Z2022-039*] to change the zoning on the subject property from Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. The City Council approved this request on October 3, 2022.The following is a summary of the lot composition and density and dimensional standards contained within Planned Development District 99 (PD-99):

TABLE 1: LOT COMPOSITION

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	MAXIMUM DWELLING UNITS (#)	DWELLING UNITS (%)
A	130' x 240'	43,560 SF	43	11.20%
B	110' x 190'	24,000 SF	26	06.77%
C	80' x 115'	11,000 SF	66	17.19%
D	80' x 110'	9,600 SF	43	11.20%
E	62' x 110'	7,200 SF	206	53.65%
		Maximum Permitted Units:	*384*	*100.00%*

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C	D	E
Minimum Lot Width [1]	130'	110'	80'	80'	62'
Minimum Lot Depth	240'	190'	115'	110'	110'
Minimum Lot Area (SF)	43,560 SF	24,000 SF	11,000 SF	9,600 SF	7,200 SF
Minimum Front Yard Setback [2], [5] & [6]	40'	30'	20'	20'	20'
Minimum Side Yard Setback	15'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement [7]	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	50'	50'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,800 SF	3,200 SF	2,500 SF	2,500 SF	2,200 SF
Maximum Lot Coverage	50%	50%	65%	65%	65%

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15 - feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

[7]: *Type 'A', 'B', 'C' & 'D'* lots shall have a minimum of a three (3) car garage.

☑ *Parks Board*. Per the zoning ordinance for Planned Development District 99 (PD-99) [*Ordinance No. 22-51*], the Southside Hills Subdivision is not required to pay pro-rata equipment fees or cash-in-lieu of land fees; however, a fully amenitized 11.60-acre park must be developed and dedicated to the City of Rockwall. In addition, all improvements will need to be approved and accepted by the Parks and Recreation Board after being reviewed and recommended by the Director of Parks and Recreation. Normally the park improvements would be approved at the time of Master Plat; however, at the January 7, 2025 Parks Board meeting, the Board agreed to delay the approval of the park improvements until the PD Site Plan.

☑ *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 Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ *Conditional Approval*. Conditional approval of this *Preliminary 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 *Preliminary Plat* for the Southside Hills Subdivision staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Preliminary Plat*; and,

(2) Any construction resulting from the approval of this *Preliminary 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 January 14, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Preliminary Plat* by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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	5565 Hwy FM 549, Rockwall, TX				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	West of SH 205 & South of FM 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-99		CURRENT USE	Ag	
PROPOSED ZONING			PROPOSED USE	Single Family & Commercial	
ACREAGE	262.94 Ac.	LOTS [CURRENT]	0	LOTS [PROPOSED]	384 SF, 10 OS, 1 AC 2 Comm. = 397 total

☐ ***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		☑ APPLICANT	CCD - Rockwall, LLC
CONTACT PERSON		CONTACT PERSON	Brian Cramer
ADDRESS		ADDRESS	4925 Greenville Ave #604
CITY, STATE & ZIP		CITY, STATE & ZIP	Dallas, TX 75087
PHONE		PHONE	214.734.5924
E-MAIL		E-MAIL	BCramer@CCDEVTX.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE ~~OWNER~~ Applicant FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 4,149.10 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12 *DAY OF* December, 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."*

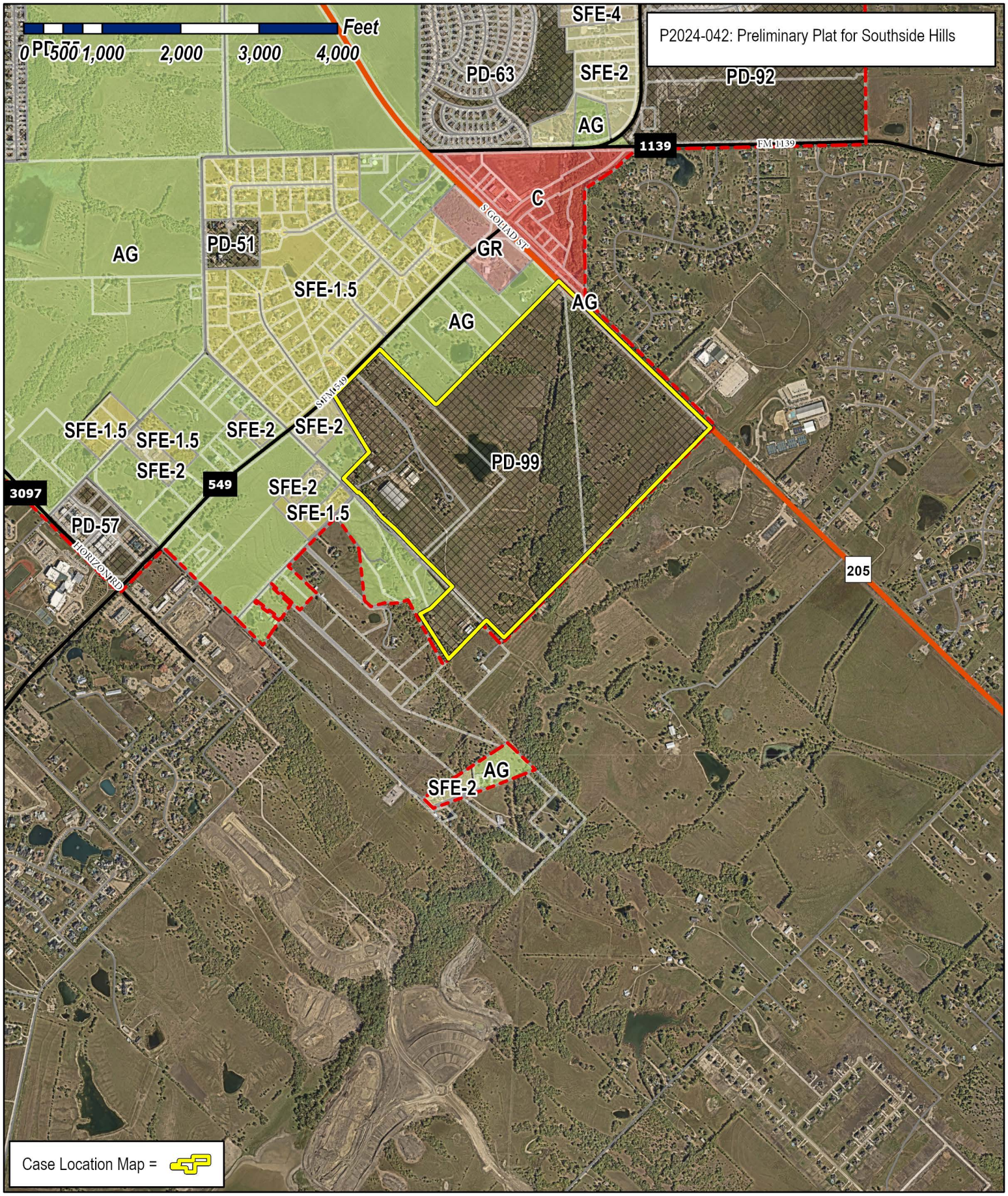
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* December, 2024.

Applicant *OWNER'S SIGNATURE*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JASON WIGHT
My Notary ID # 132617453
Expires August 11, 2028

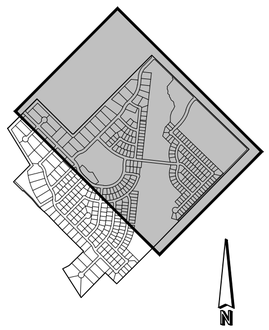
MY COMMISSION EXPIRES



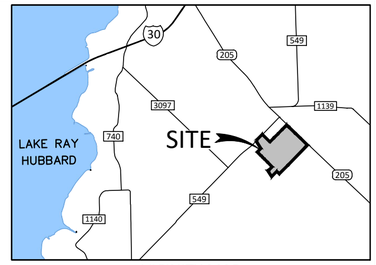
City of Rockwall

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.



KEY MAP



VICINITY MAP
N.T.S.

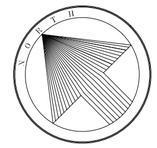
LEGEND

- ● Point of Curvature or Tangency on Center Line
- ● 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ◉ 1/2" IRF (unless otherwise noted)

AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas

P.R.R.C.T.= Plat Records of Rockwall County, Texas



200 100 0 200 400

SCALE 1" = 200'

PRELIMINARY PLAT
SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B; LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D; LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F; LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H; LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J; LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L; LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N; LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P; LOTS 1-14, BLOCK Q;

262.94 ACRES OR 11,453,704.24 SF

384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS, 10 OPEN SPACES & 1 AMENITY CENTER

SITUATED WITHIN

W.W. FORD SURVEY, ABSTRACT NO. 80

CITY OF ROCKWALL,

ROCKWALL COUNTY, TEXAS

P2024-XXX

December 11, 2024

SHEET 1 OF 4

MATCH LINE - SHEET 2 OF 4

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
[(29.4/2) + 44.4] / 262.94 =	22.4%

*ASSUMING HALF OF FLOODPLAIN

Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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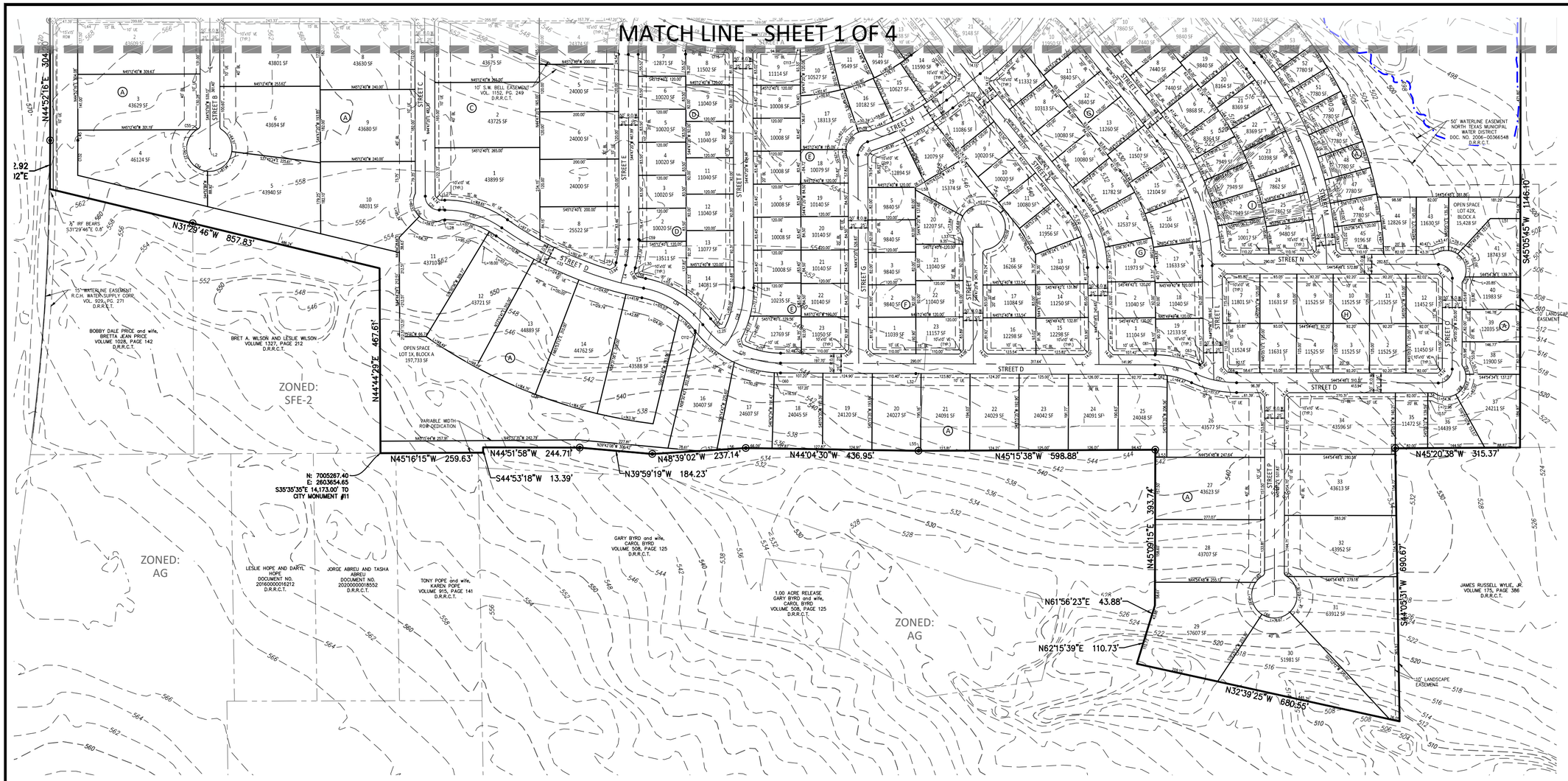

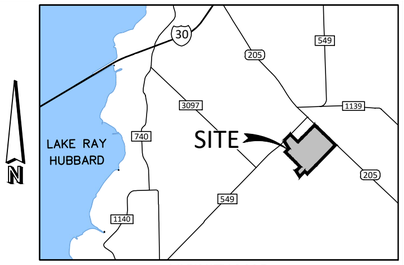

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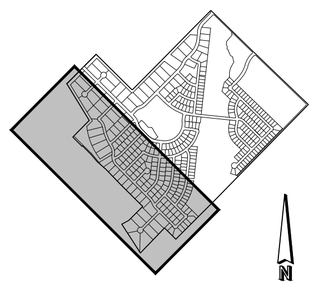

KEY MAP

GENERAL NOTES:

1. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
   - 2.1. WATER – CONNECTIONS TO EXISTING WATER LINES ON FM 549 & SH 205
   - 2.2. WASTEWATER – CONSTRUCTION OF ONSITE LIFT STATION AND FORCE MAIN TO EXISTING GRAVITY WASTEWATER LINE ON FM 549
   - 2.3. ROADWAY – CONNECTIONS TO EXISTING ROADWAYS FM 549 & SH 205
   - 2.4. DRAINAGE – DRAINAGE TO LONG BRANCH CREEK

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
[(29.4/2) + 44.4] / 262.94 =	22.4%

*ASSUMING HALF OF FLOODPLAIN

PRELIMINARY PLAT

SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
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W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2024-XXX

December 11, 2024

SHEET 2 OF 4

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TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100

Line Table		
Line	Length	Direction
L1	2.73	S45° 07' 01"E
L2	1.85	S45° 07' 01"E
L3	14.32	N45° 12' 40"W
L4	46.44	S59° 52' 38"W
L5	47.23	S60° 29' 40"W
L6	25.00	N45° 12' 40"W
L7	108.02	N83° 14' 53"W
L8	17.35	S14° 42' 23"E
L9	55.15	S75° 51' 12"E
L10	35.94	S17° 01' 57"W
L11	37.59	S39° 18' 11"W
L12	81.44	N66° 01' 50"W
L13	29.68	N45° 12' 29"W
L14	56.80	N43° 55' 12"E
L15	26.33	S86° 40' 44"W
L16	23.00	S45° 42' 01"E
L17	28.67	S6° 07' 12"W
L18	8.68	S6° 07' 12"W
L19	22.11	S44° 47' 31"W
L20	14.35	S44° 47' 31"W
L21	11.50	S44° 46' 11"W
L22	19.36	N66° 01' 50"W
L23	20.00	N6° 10' 38"E
L24	16.10	N45° 16' 54"W
L25	12.56	N44° 47' 31"E
L26	16.11	N45° 12' 40"W
L27	14.32	N45° 12' 40"W
L28	5.34	S45° 12' 40"E
L29	11.19	S59° 52' 38"W
L30	11.01	S59° 52' 38"W
L31	11.52	S44° 47' 20"W
L32	13.10	S44° 44' 25"E
L33	11.69	S44° 47' 20"W
L34	13.46	S44° 54' 48"E
L35	10.73	S6° 06' 32"W
L36	4.32	S6° 06' 32"W
L37	15.99	N43° 45' 48"E

Line Table		
Line	Length	Direction
L38	21.17	S43° 55' 12"W
L39	19.18	N44° 01' 00"E
L40	11.06	S75° 51' 12"E
L41	6.19	S60° 29' 40"W
L42	6.19	S60° 29' 40"W
L43	13.30	N83° 49' 22"W
L44	137.50	N44° 52' 16"E
L45	25.58	N44° 52' 16"E
L46	30.35	S74° 55' 58"W
L47	39.81	N44° 50' 31"E
L48	11.92	S61° 10' 11"W
L49	20.22	S83° 49' 22"E
L50	10.73	N6° 06' 32"E
L51	75.75	N44° 54' 37"W
L52	15.49	N44° 05' 31"E
L53	29.24	N44° 54' 48"W
L54	19.03	S45° 09' 15"W
L55	5.43	S45° 15' 38"E
L56	73.77	S48° 39' 02"E
L57	45.30	S48° 39' 02"E
L58	6.32	N44° 47' 20"E
L59	12.86	S83° 53' 28"E
L60	17.88	N74° 44' 50"W
L61	25.00	S45° 42' 01"E
L62	25.00	S45° 42' 01"E
L63	12.51	S45° 59' 00"E
L64	51.74	N84° 36' 03"W
L100	54.28	S45° 16' 54"E
L101	78.16	N43° 22' 07"E
L102	32.12	S33° 54' 11"E
L103	78.23	S52° 50' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	218.75	330.00	037°58'48"	214.77	S25° 06' 36"W
C2	290.23	430.00	038°40'19"	284.75	N25° 27' 22"E
C3	122.29	330.00	021°13'58"	121.59	S34° 10' 32"W
C4	159.18	430.00	021°12'38"	158.28	N34° 09' 52"E
C5	117.39	255.00	026°22'35"	116.36	N57° 57' 28"E
C6	112.69	245.00	026°21'14"	111.70	S57° 58' 09"W
C7	165.95	330.00	028°48'47"	164.21	N30° 48' 17"W
C8	165.93	330.00	028°48'35"	164.19	S30° 48' 11"E
C9	219.10	330.00	038°02'24"	215.09	S64° 13' 41"E
C10	659.33	375.00	100°44'18"	577.63	N46° 22' 58"E
C11	146.74	400.00	021°01'08"	145.92	S06° 31' 23"W
C12	118.11	325.00	020°49'21"	117.46	S55° 37' 09"E
C13	44.11	35.00	072°12'28"	41.25	N29° 55' 36"W
C14	236.38	345.00	039°15'27"	231.79	S64° 54' 37"E
C15	23.95	250.00	005°29'20"	23.94	S42° 02' 51"W
C16	48.72	35.00	079°45'01"	44.88	S84° 40' 02"W
C17	318.68	635.00	028°45'16"	315.35	S69° 50' 05"E
C18	625.58	930.00	038°32'27"	613.85	S64° 33' 08"E
C19	45.20	325.00	007°58'09"	45.17	N79° 50' 17"W
C20	55.91	35.00	091°31'18"	50.15	N30° 05' 33"W
C21	117.86	670.00	010°04'44"	117.71	S88° 17' 15"E
C22	44.48	35.00	072°48'42"	41.55	S81° 11' 41"W
C23	185.25	225.00	047°10'23"	180.06	N17° 28' 40"W
C24	551.69	830.00	038°05'02"	541.59	N25° 09' 03"E
C25	81.74	225.00	020°48'54"	81.29	N04° 17' 55"W
C26	358.73	540.00	038°03'46"	352.17	N25° 08' 25"E
C27	166.08	250.00	038°03'46"	163.04	N25° 08' 25"E
C28	156.70	250.00	035°54'47"	154.15	N62° 44' 44"E
C29	68.53	250.00	015°42'20"	68.31	S52° 38' 30"W
C30	65.83	250.00	015°05'18"	65.64	N52° 19' 59"E
C31	54.98	35.00	090°00'00"	49.50	S00° 12' 40"E
C32	153.32	250.00	035°08'19"	150.93	N27° 38' 30"W
C33	393.00	945.00	023°49'39"	390.17	S21° 59' 11"E
C34	179.69	250.00	041°10'54"	175.85	N13° 18' 33"W
C35	226.99	250.00	052°01'19"	219.27	S18° 43' 45"E
C36	106.12	250.00	024°19'17"	105.33	N32° 34' 46"W
C37	106.88	250.00	024°29'41"	106.07	S32° 39' 58"E
C38	54.98	35.00	089°59'46"	49.50	S89° 54' 41"E
C39	54.98	35.00	090°00'14"	49.50	N00° 05' 19"E
C40	82.89	500.00	009°29'54"	82.79	S88° 34' 19"E
C41	123.93	150.00	047°20'16"	120.44	N69° 39' 08"W
C42	242.63	500.00	027°48'13"	240.26	S30° 01' 05"W
C43	304.35	625.00	027°54'01"	301.35	N30° 03' 59"E
C44	54.98	35.00	090°00'00"	49.50	S00° 59' 00"E
C45	55.15	35.00	090°16'59"	49.62	N00° 50' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C46	358.57	325.00	063°12'51"	340.66	S13° 34' 02"W
C47	213.84	350.00	035°00'20"	210.53	N00° 32' 13"W
C48	274.67	250.00	062°56'57"	261.06	S14° 30' 32"E
C49	227.42	625.00	020°50'55"	226.17	S72° 49' 25"E
C50	8.87	360.00	001°24'41"	8.87	S24° 15' 54"W
C51	6.73	460.00	000°50'18"	6.73	N23° 58' 42"E
C52	1.97	225.00	000°30'06"	1.97	N45° 01' 14"E
C54	142.23	57.50	141°43'20"	108.64	S30° 43' 58"W
C55	3.89	57.50	003°52'18"	3.88	N76° 28' 13"W
C56	60.53	50.00	069°22'05"	56.90	S33° 39' 41"W
C57	20.73	225.00	005°16'42"	20.72	N12° 42' 42"W
C58	22.36	920.00	001°23'33"	22.36	S33° 12' 14"E
C59	5.03	275.00	001°02'50"	5.03	N45° 18' 45"E
C60	15.83	275.00	003°17'54"	15.83	S43° 05' 28"E
C61	2.60	275.00	000°32'28"	2.60	N44° 28' 11"W
C62	31.10	225.00	007°55'09"	31.07	N40° 46' 50"W
C63	0.75	225.00	000°11'30"	0.75	S20° 30' 52"E
C64	23.30	225.00	005°55'57"	23.29	S41° 56' 50"E
C65	23.92	57.50	023°49'49"	23.74	N88° 03' 41"W
C66	76.67	57.50	076°23'40"	71.11	S49° 45' 59"E
C67	2.31	57.50	002°18'08"	2.31	N12° 31' 46"W
C68	60.63	50.00	069°28'27"	56.98	N71° 36' 56"E
C69	22.12	50.00	025°20'43"	21.94	N24° 12' 21"E
C70	12.09	50.00	013°51'11"	12.06	N71° 43' 17"E
C71	65.77	50.00	075°21'56"	61.13	N27° 06' 43"E
C72	24.43	50.00	027°59'43"	24.19	N24° 34' 06"W
C73	34.82	50.00	039°54'17"	34.12	N58° 31' 06"W
C74	34.86	805.00	002°28'52"	34.86	N07° 20' 58"E
C75	12.08	695.00	000°59'46"	12.08	N47° 23' 13"E
C76	64.64	50.00	074°04'07"	60.23	N01° 52' 06"E
C77	17.52	350.00	002°52'04"	17.52	N82° 23' 20"W
C78	14.45	370.00	002°14'17"	14.45	S02° 52' 02"E
C79	14.69	955.00	000°52'52"	14.69	S83° 22' 56"E
C80	0.48	954.99	000°01'44"	0.48	S79° 12' 09"E
C81	25.63	200.00	007°20'30"	25.61	N82° 51' 31"W
C82	23.58	275.00	004°54'49"	23.58	S42° 20' 07"W
C83	18.79	225.00	004°47'09"	18.79	S42° 23' 57"W
C84	40.67	50.00	046°36'21"	39.56	S44° 32' 19"W
C85	25.77	50.00	029°31'57"	25.49	N46° 38' 41"W
C86	44.29	50.00	050°44'52"	42.85	N86° 47' 05"W
C87	60.07	50.00	068°50'12"	56.52	N55° 10' 07"W
C88	38.76	300.00	007°24'07"	38.73	S40° 18' 56"W
C89	23.45	300.00	004°28'44"	23.45	N38° 51' 15"E
C90	15.30	300.00	002°55'23"	15.30	N42° 33' 18"E
C91	38.76	300.00	007°24'07"	38.73	N47° 43' 03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C92	38.76	300.00	007°24'07"	38.73	S47° 43' 03"W
C93	23.77	50.00	027°14'08"	23.54	S70° 20' 36"W
C94	32.13	50.00	036°49'16"	31.58	S68° 58' 57"E
C95	47.85	50.00	054°49'35"	46.04	S29° 18' 45"W
C96	42.93	375.00	006°33'34"	42.91	N14° 45' 36"W
C97	18.99	375.00	002°54'03"	18.98	N10° 01' 48"W
C98	17.69	175.00	005°47'25"	17.68	N48° 52' 43"W
C99	12.43	275.00	002°35'24"	12.43	S15° 40' 15"W
C100	13.84	225.00	003°31'23"	13.83	S44° 13' 19"E
C101	0.77	275.00	000°09'40"	0.77	S45° 54' 10"E
C102	18.63	57.00	018°43'25"	18.54	N23° 37' 16"E
C103	167.00	57.00	167°52'14"	113.36	S40° 02' 49"W
C104	19.90	250.00	004°33'36"	19.89	N03° 49' 44"E
C105	31.55	565.00	003°11'57"	31.54	N07° 42' 30"E
C106	112.51	57.50	112°06'20"	95.40	N49° 56' 38"W
C107	23.49	50.00	026°54'50"	23.27	S34° 41' 22"W
C108	57.20	50.00	065°33'03"	54.13	S80° 55' 18"W
C109	23.87	50.00	027°21'04"	23.64	N52° 37' 38"W
C110	34.40	225.00	008°45'36"	34.37	S02° 54' 06"W
C111	99.60	225.00	025°21'43"	98.79	S32° 03' 33"E
C112	3.59	275.00	000°44'55"	3.59	S06° 54' 26"W
C113	15.06	360.00	002°23'50"	15.06	S46° 24' 24"E
C114	14.48	360.00	002°18'19"	14.48	S82° 05' 43"E
C115	103.33	360.00	016°26'46"	102.98	S36° 59' 05"E
C116	28.52	50.00	032°40'34"	28.13	N53° 12' 07"W
C117	44.29	50.00	050°44'52"	42.85	N11° 29' 24"W
C118	11.84	205.00	003°18'30"	11.84	N16° 23' 08"W
C119	61.81	205.00	017°16'32"	61.58	N08° 19' 41"E
C120	17.85	395.00	002°35'24"	17.85	S15° 40' 15"W
C121	0.77	395.00	000°06'44"	0.77	S45° 55' 38"E
C122	82.00	200.00	023°29'29"	81.43	S66° 08' 25"E
C123	123.57	246.72	028°41'46"	122.28	S47° 20' 32"E
C124	57.71	223.87	014°46'10"	57.55	S40° 22' 44"E
C125	20.71	70.06	016°56'02"	20.63	S56° 13' 50"E
C126	63.17	70.06	051°39'43"	61.05	N89° 28' 17"E
C127	196.40	1663.78	006°45'49"	196.29	S32° 05' 51"E
C128	19.31	480.00	002°18'19"	19.31	S82° 05' 43"E
C129	14.89	480.00	001°46'39"	14.89	S80° 03' 15"E
C130	28.85	105.00	015°44'35"	28.76	S52° 39' 37"W
C131	164.29	1280.00	007°21'14"	164.17	S27° 47' 25"E
C132	88.69	5866.43	000°51'59"	88.69	N45° 06' 38"E

PRELIMINARY PLAT

SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
LOTS 1-14, BLOCK Q;
262.94 ACRES OR 11,453,704.24 SF
384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX
December 11, 2024

GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANELS 48397C0045L & & 483970110L DATED SEPTEMBER 26, 2008.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
7. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.

Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100

LEGAL DESCRIPTION:
262.94 ACRES

BEING a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Town of Rockwall, Rockwall County, Texas and being all of those tracts of land described as Tract 1 and Tract 2 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5572, Page 219, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the southwest line of State Highway No. 205, a variable width right of way, in the common northwest line of said Tract 2 and southeast line of that tract of land described in Deed to Dr. Mohiudin Zeb, Nasreen Zeb, as recorded in Volume 1059, Page 14, Deed Records, Rockwall, County, Texas;

THENCE Southeasterly, with said southwest line, the following nine (9) courses and distances:

South 40 degrees 17 minutes 02 seconds East, a distance of 248.25 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 45 degrees 53 minutes 03 seconds East, a distance of 143.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 44 degrees 06 minutes 57 seconds East, a distance of 34.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 45 degrees 48 minutes 12 seconds East, a distance of 355.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 41 degrees 25 minutes 46 seconds East, a distance of 50.90 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 38 degrees 34 minutes 47 seconds East, a distance of 307.39 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 44 degrees 34 minutes 51 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 51 degrees 01 minutes 14 seconds East, a distance of 178.01 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 46 degrees 03 minutes 36 seconds East, a distance of 1,363.83 feet to a mag nail with washer stamped "DOUCET & ASSOCIATES" found for corner in the common northwest line of that tract of land described in Deed to Joseph Edward Baumann, as recorded in Document No. 2010-436143, Deed Records, Rockwall County, Texas and southeast line of said Tract 2;

THENCE South 44 degrees 19 minutes 10 seconds West, leaving said southwest line of State Highway No. 205 and with the southeast line of said Tract 2, a distance of 2,578.96 feet to a 1/2 inch iron rod found in the northwest line of that tract of land described in Deed to Paul Davis Jr., as recorded in Document No. 1983-41393, Deed Records, Rockwall County, Texas;

THENCE South 45 degrees 05 minutes 45 seconds West, a distance of 1,146.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the most southerly southeast corner of the above mentioned Tract 1;

THENCE North 45 degrees 20 minutes 38 seconds West, with the southwest line of said Tract 1, a distance of 315.37 feet to a 1/2 inch iron rod with a yellow plastic cap found for the east corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE South 44 degrees 05 minutes 31 seconds West, leaving said southwest line, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the south corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 32 degrees 39 minutes 25 seconds West, a distance of 6680.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the west corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 62 degrees 15 minutes 39 seconds East, a distance of 110.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 61 degrees 56 minutes 23 seconds East, a distance of 43.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 45 degrees 09 minutes 15 seconds East, a distance of 393.74 feet to a 1/2 inch iron rod with a yellow plastic cap found in the southwest line of the above mentioned Tract 1;

THENCE North 45 degrees 15 minutes 38 seconds West, a distance of 598.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner at the beginning of a Boundary Line Agreement, as recorded in Volume 4715, Page 230 (Document No. 2006-00361312), Deed Records, Rockwall County, Texas;

THENCE Northwesterly, with said Boundary Line Agreement, the following six (6) courses and distances:

North 44 degrees 04 minutes 30 seconds West, a distance of 436.95 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 48 degrees 39 minutes 02 seconds West, a distance of 237.14 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 39 degrees 59 minutes 19 seconds West, a distance of 184.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner;

North 44 degrees 51 minutes 58 seconds West, a distance of 244.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 44 degrees 53 minutes 18 seconds West, a distance of 13.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of said Tract 1;

THENCE Northwesterly, with said west line, the following three (3) courses and distances:

North 45 degrees 16 minutes 15 seconds West, a distance of 259.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner the common south corner of that tract of land described in Deed to Bret A. Wilson and Leslie Wilson, as recorded in Volume 1327, Page 212, Deed Records, Rockwall, County, Texas and an exterior ell corner of said Tract 1;

North 44 degrees 44 minutes 29 seconds East, a distance of 467.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common east corner of said Bret A. Wilson and Leslie Wilson tract and an interior ell corner of said Tract 1;

North 31 degrees 29 minutes 46 seconds West, passing at a distance of 486.24 feet a 1/2 inch iron rod found for the common north corner of said Bret A. Wilson and Leslie Wilson tract and east corner of that tract of land described in Deed to Bobby Dale Price and wife, Bretta Jean Price, as recorded in Volume 1028, Page 142, Deed Records, Rockwall County, Texas, and continuing in all for a total distance of 857.83 feet to a point in the southeast line of Farm to Market Road No. 548, a variable width right-of-way, from which point a 1/2 inch iron rod found bears South 31 degrees 29 minutes 46 seconds East, 0.80 feet, said point being at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 12 minutes 54 seconds, a radius of 5,796.43 feet and a chord bearing and distance of North 45 degrees 17 minutes 02 seconds East, 122.92 feet;

THENCE Northeasterly, with said southeast line, the following three (3) courses and distances:

Northeasterly, with said curve to the left, an arc distance of 122.93 feet to a concrete pedestal monument found for corner;

North 44 degrees 52 minutes 16 seconds East, a distance of 304.20 feet to an "X" found in concrete for the common north corner of said Tract 1 and most westerly northwest corner of said Tract 2;

North 44 degrees 50 minutes 38 seconds East, passing at a distance of 375.47 feet a concrete pedestal monument found, and continuing in all for a total distance of 398.43 feet to a 1/2 inch iron rod found for the common west corner of that tract of land described in Deed to Cody A. Barrick and Carrie L. Barrick, as recorded in Volume 6167, Page 67, Deed Records, Rockwall County, Texas and most northerly northwest corner of said Trat 2;

THENCE South 45 degrees 15 minutes 03 seconds East, leaving said southeast line, a distance of 995.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 89 degrees 17 minutes 48 seconds East, a distance of 20.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 44 degrees 48 minutes 03 seconds East, a distance of 524.11 feet to a 1/2 inch iron rod found for the common east corner of said Cody A. Barrick and Carrie L. Barrick tract and south corner of that tract of land described in Deed to James Kessler and Angela Kessler, as recorded in Document No. 20180000020020, Deed Records, Rockwall County, Texas;

THENCE North 44 degrees 50 minutes 31 seconds East, a distance of 538.74 feet to a 1/2 inch iron rod found for the east corner of said James Kessler and Angela Kessler tract;

THENCE North 44 degrees 31 minutes 54 seconds East, a distance of 541.29 feet to a 1/2 inch iron rod found for the south corner of the above mentioned Dr. Mohiudin Zeb, Nasreen Zeb tract;

THENCE North 44 degrees 43 minutes 30 seconds East, a distance of 595.13 feet to the POINT OF BEGINNING and containing 262.941 acres of land, more or less.

PRELIMINARY PLAT

SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
LOTS 1-14, BLOCK Q;
262.94 ACRES OR 11,453,704.24 SF
384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX
December 11, 2024
SHEET 4 OF 4

Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
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Phone: 972-201-3100
Contact: Tom Dayton, PE

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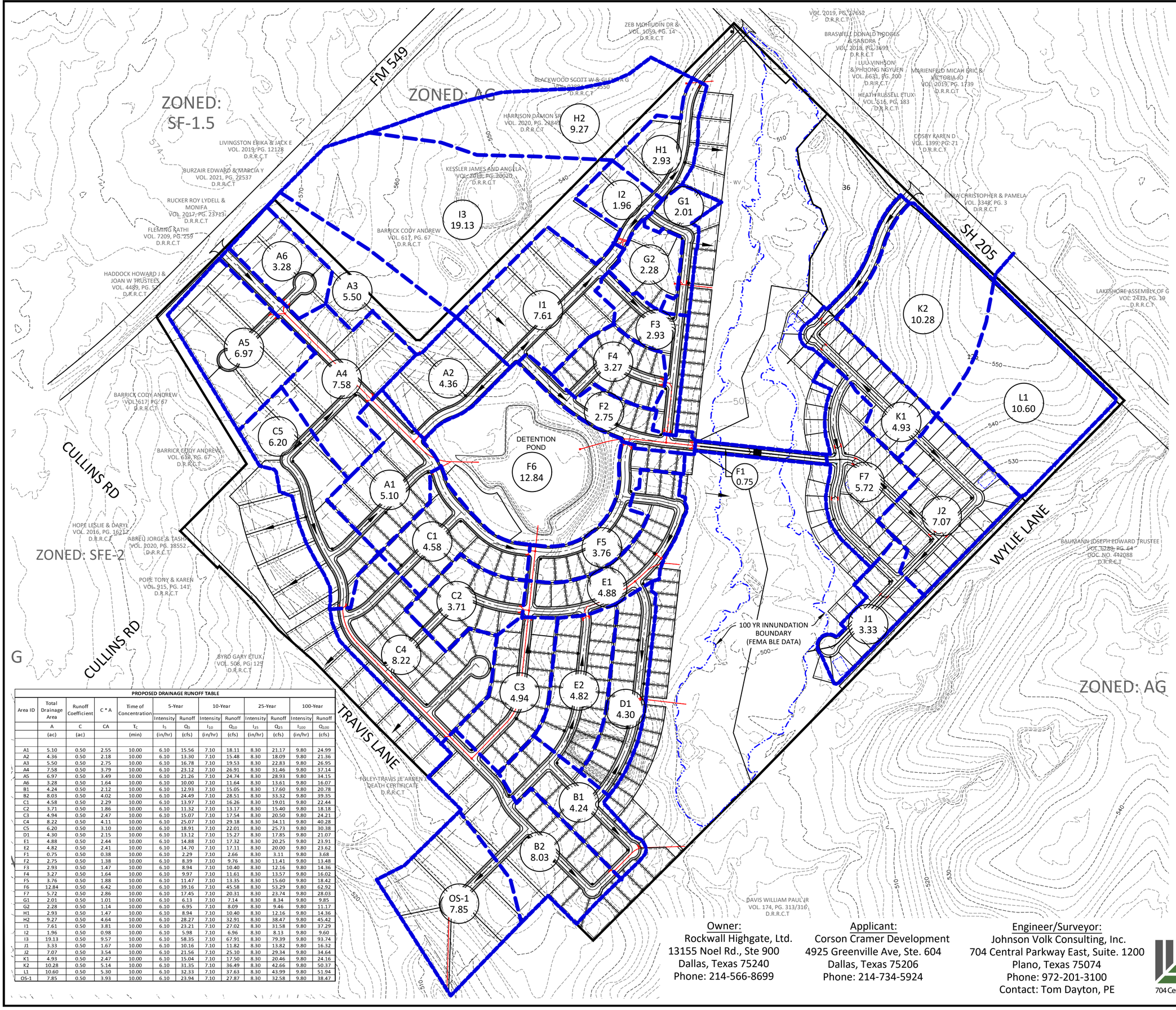
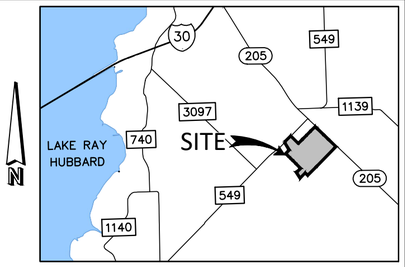
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100





VICINITY MAP
N.T.S.

LEGEND

- C-1 / 22.64 AC — DRAINAGE AREA DESIGNATION / DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- 635 — EXISTING CONTOUR

300 150 0 300 600

SCALE 1" = 300'

PROPOSED DRAINAGE RUNOFF TABLE

Area ID	Total Drainage Area	Runoff Coefficient	C * A	Time of Concentration	5-Year		10-Year		25-Year		100-Year	
	A	C	CA	T_C	I_5	Q_5	I_{10}	Q_{10}	I_{25}	Q_{25}	I_{100}	Q_{100}
	(ac)	(ac)		(min)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)
A1	5.10	0.50	2.55	10.00	6.10	15.56	7.10	18.11	8.30	21.17	9.80	24.99
A2	4.36	0.50	2.18	10.00	6.10	13.30	7.10	15.48	8.30	18.09	9.80	21.36
A3	5.50	0.50	2.75	10.00	6.10	16.78	7.10	19.53	8.30	22.83	9.80	26.95
A4	7.58	0.50	3.79	10.00	6.10	23.12	7.10	26.91	8.30	31.46	9.80	37.14
A5	6.97	0.50	3.49	10.00	6.10	21.26	7.10	24.74	8.30	28.93	9.80	34.15
A6	3.28	0.50	1.64	10.00	6.10	10.00	7.10	11.64	8.30	13.61	9.80	16.07
B1	4.24	0.50	2.12	10.00	6.10	12.93	7.10	15.05	8.30	17.60	9.80	20.78
B2	8.03	0.50	4.02	10.00	6.10	24.49	7.10	28.51	8.30	33.32	9.80	39.35
C1	4.58	0.50	2.29	10.00	6.10	13.97	7.10	16.26	8.30	19.01	9.80	22.44
C2	3.71	0.50	1.86	10.00	6.10	11.32	7.10	13.17	8.30	15.40	9.80	18.18
C3	4.94	0.50	2.47	10.00	6.10	15.07	7.10	17.54	8.30	20.50	9.80	24.21
C4	8.22	0.50	4.11	10.00	6.10	25.07	7.10	29.18	8.30	34.11	9.80	40.28
C5	6.20	0.50	3.10	10.00	6.10	18.91	7.10	22.01	8.30	25.73	9.80	30.38
D1	4.30	0.50	2.15	10.00	6.10	13.12	7.10	15.27	8.30	17.85	9.80	21.07
E1	4.88	0.50	2.44	10.00	6.10	14.88	7.10	17.32	8.30	20.25	9.80	23.91
E2	4.82	0.50	2.41	10.00	6.10	14.70	7.10	17.11	8.30	20.00	9.80	23.62
F1	0.75	0.50	0.38	10.00	6.10	2.29	7.10	2.66	8.30	3.11	9.80	3.68
F2	2.75	0.50	1.38	10.00	6.10	8.39	7.10	9.76	8.30	11.41	9.80	13.48
F3	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
F4	3.27	0.50	1.64	10.00	6.10	9.97	7.10	11.61	8.30	13.57	9.80	16.02
F5	3.76	0.50	1.88	10.00	6.10	11.47	7.10	13.35	8.30	15.60	9.80	18.42
F6	12.84	0.50	6.42	10.00	6.10	39.16	7.10	45.58	8.30	53.29	9.80	62.92
F7	5.72	0.50	2.86	10.00	6.10	17.45	7.10	20.31	8.30	23.74	9.80	28.03
G1	2.01	0.50	1.01	10.00	6.10	6.13	7.10	7.14	8.30	8.34	9.80	9.85
G2	2.28	0.50	1.14	10.00	6.10	6.95	7.10	8.09	8.30	9.46	9.80	11.17
H1	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
H2	9.27	0.50	4.64	10.00	6.10	28.27	7.10	32.91	8.30	38.47	9.80	45.42
I1	7.61	0.50	3.81	10.00	6.10	23.21	7.10	27.02	8.30	31.58	9.80	37.29
I2	1.96	0.50	0.98	10.00	6.10	5.98	7.10	6.96	8.30	8.13	9.80	9.60
I3	19.13	0.50	9.57	10.00	6.10	58.35	7.10	67.91	8.30	79.39	9.80	93.74
J1	3.33	0.50	1.67	10.00	6.10	10.16	7.10	11.82	8.30	13.82	9.80	16.32
J2	7.07	0.50	3.54	10.00	6.10	21.56	7.10	25.10	8.30	29.34	9.80	34.64
K1	4.93	0.50	2.47	10.00	6.10	15.04	7.10	17.50	8.30	20.46	9.80	24.16
K2	10.28	0.50	5.14	10.00	6.10	31.35	7.10	36.49	8.30	42.66	9.80	50.37
L1	10.60	0.50	5.30	10.00	6.10	32.33	7.10	37.63	8.30	43.99	9.80	51.94
OS-1	7.85	0.50	3.93	10.00	6.10	23.94	7.10	27.87	8.30	32.58	9.80	38.47

PRELIMINARY DRAINAGE PLAN

SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
LOTS 1-14, BLOCK Q;
262.94 ACRES OR 11,453,704.24 SF
384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

December 6, 2024

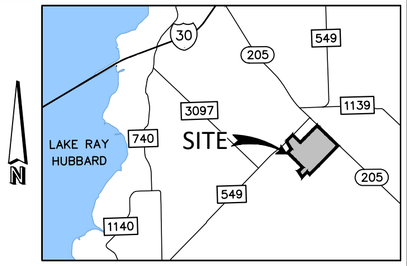
Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100

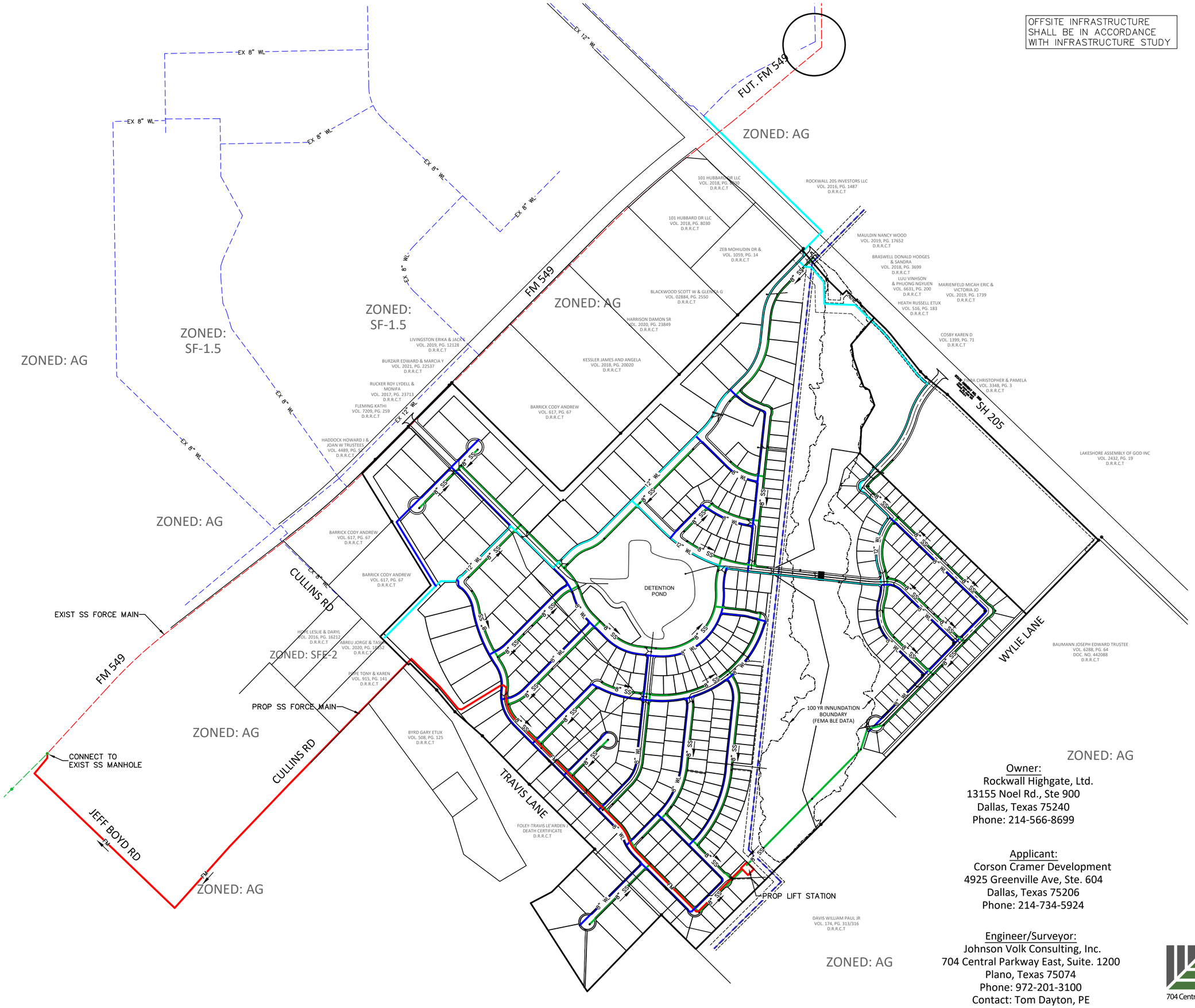
OFFSITE INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH INFRASTRUCTURE STUDY



VICINITY MAP
N.T.S.

LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- PROPOSED 12" WATER LINE
- PROPOSED 8" WATER LINE
- EXISTING WATER LINE
- WATER LINE BY OTHERS
- STORM DRAIN LINE & INLET
- 535 EXISTING CONTOUR



400 200 0 400 800

SCALE 1" = 400'

PRELIMINARY UTILITY PLAN
SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
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10 OPEN SPACES & 1 AMENITY CENTER
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W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
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P2024-XXX

December 6, 2024

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Phone: 214-734-5924

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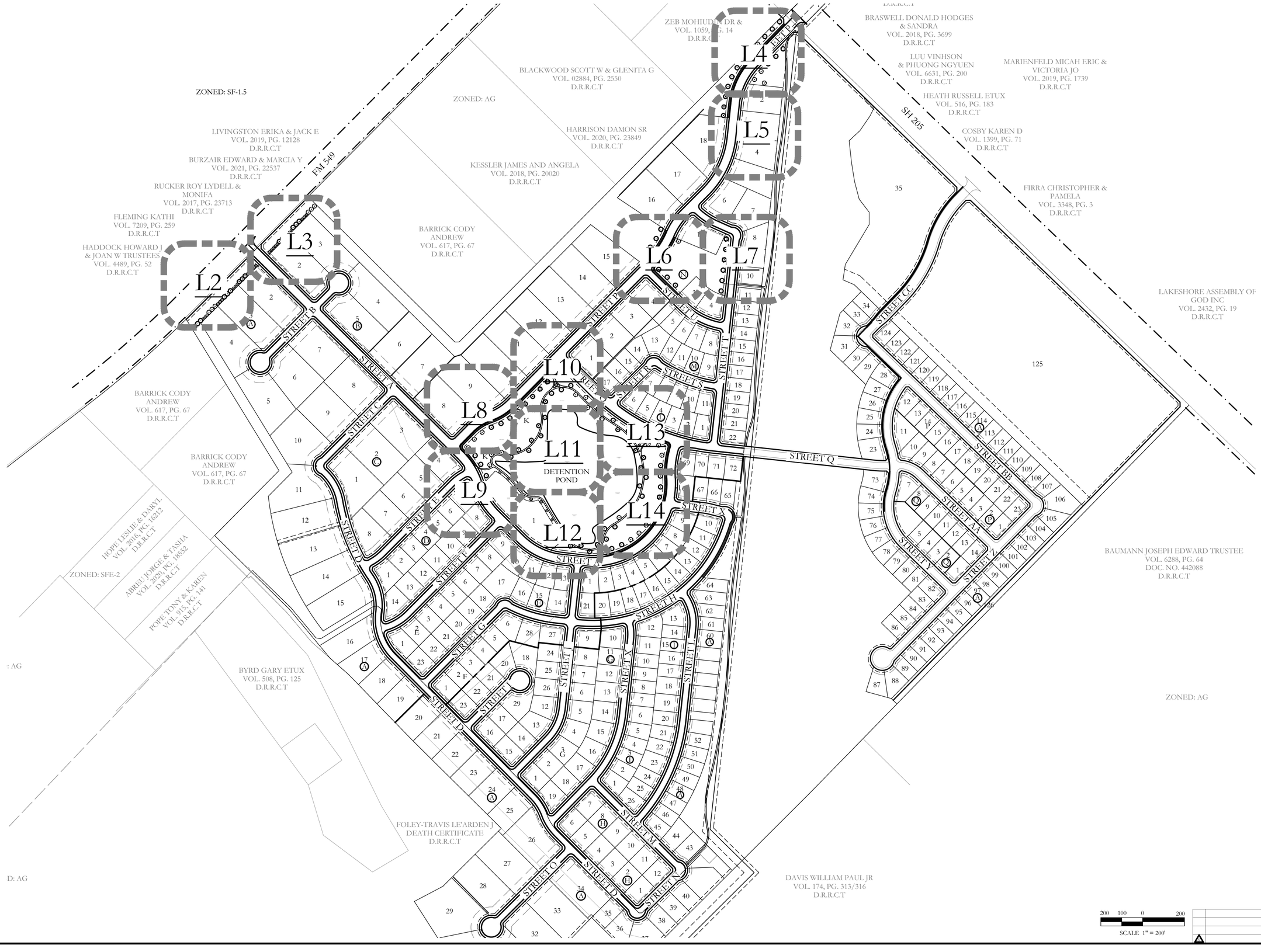

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 200'
One Inch

JVC No MJP503

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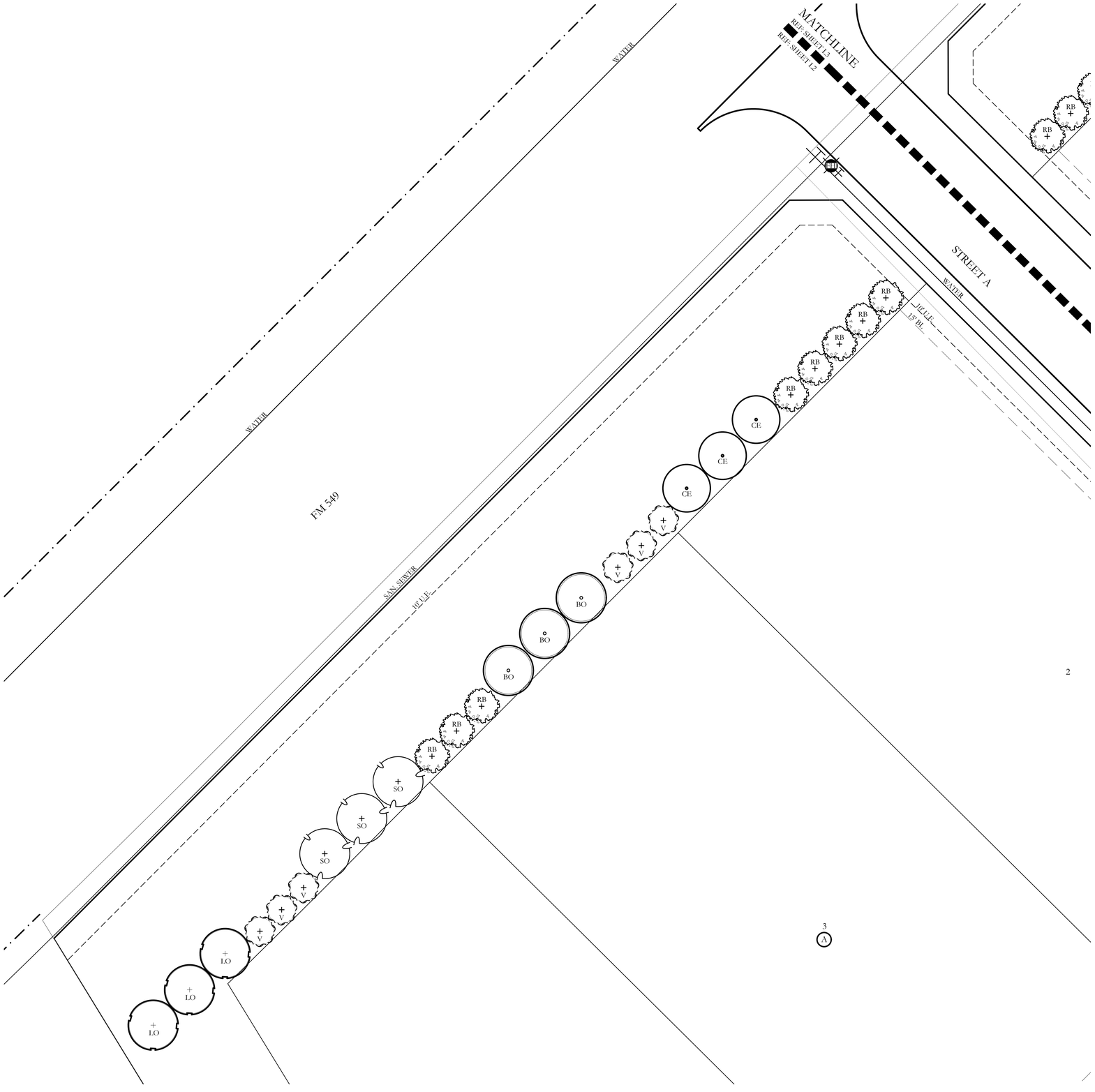

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

20 10 0 20

SCALE 1" = 20'

N

JOHNSON VOLK CONSULTING
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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

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PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
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N

20 10 0 20

SCALE 1" = 20'

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

L3 of 15

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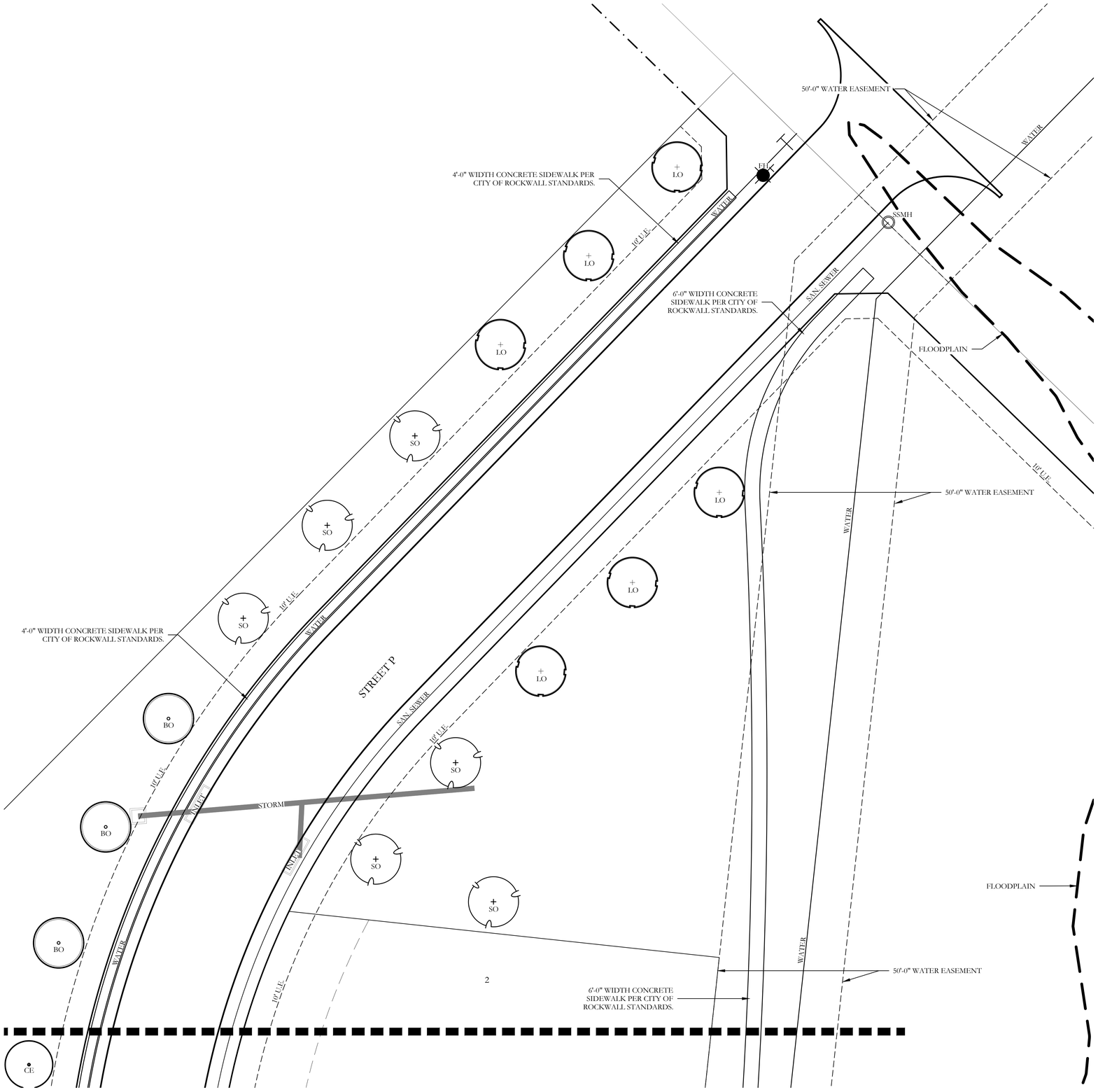

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

20 10 0 20

SCALE 1" = 20'

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

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MATCHLINE
REF: SHEET L2
REF: SHEET L3

CE
CE
CE
4'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
10' U.E.
WATER
HH
SAN. SEWER
10' U.E.
30' BL.
40' BL.
10' U.E.
WATER
STREET P
SAN. SEWER
SMH
10' U.E.
30' BL.
10' U.E.
WATER
SAN. SEWER
10' U.E.
30' BL.

2
6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
50'-0" WATER EASEMENT
3
6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
50'-0" WATER EASEMENT
4
6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
50'-0" WATER EASEMENT
5

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

N

20 10 0 20
SCALE 1" = 20'

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
December 4, 2024

SCALE:
1" = 20'
One Inch
JVC No MJP503

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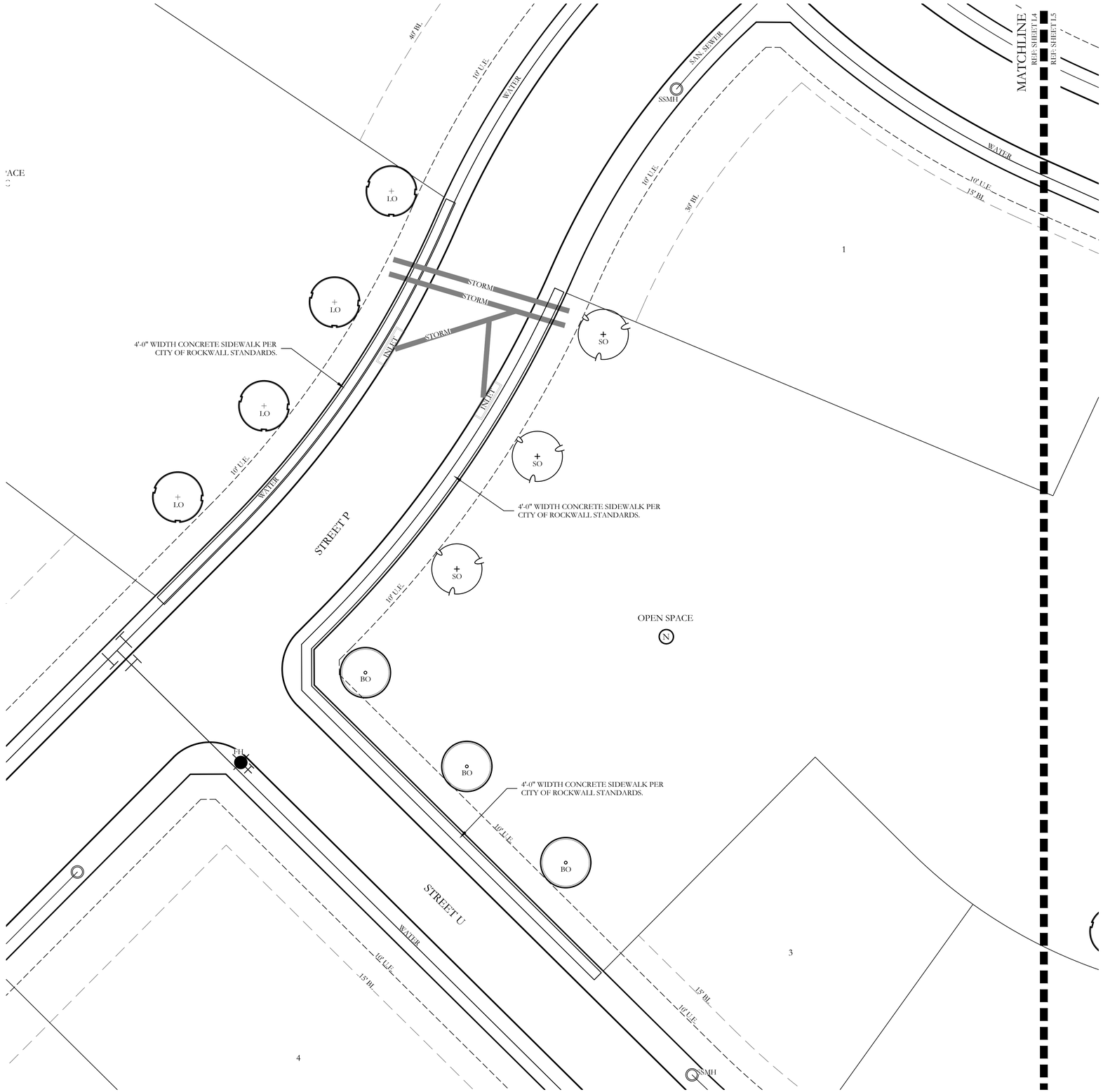

PLANT LEGEND					
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V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

20 10 0 20

SCALE 1" = 20'

N

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

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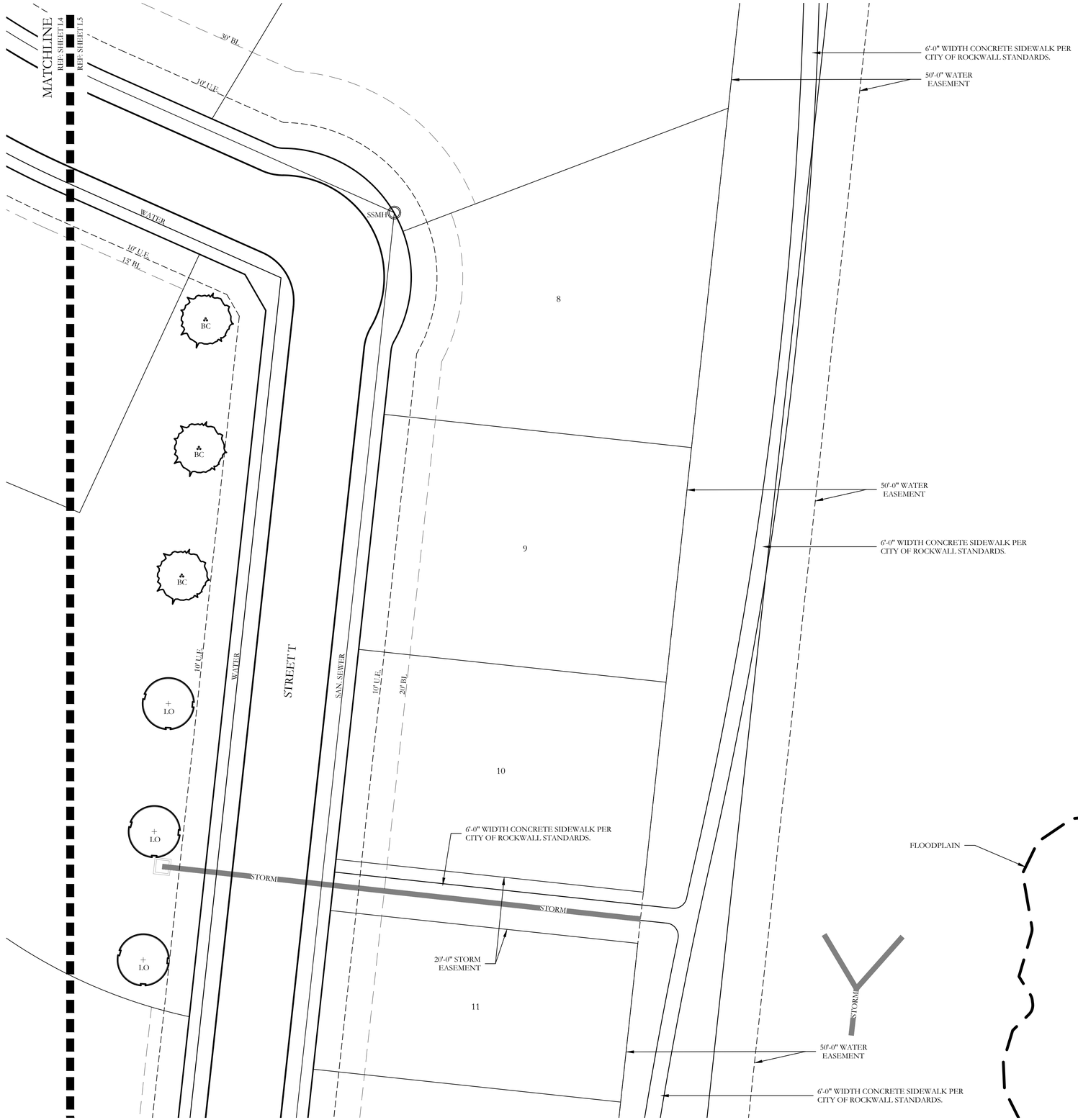

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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20 10 0 20

SCALE 1" = 20'

N

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

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1" = 20'
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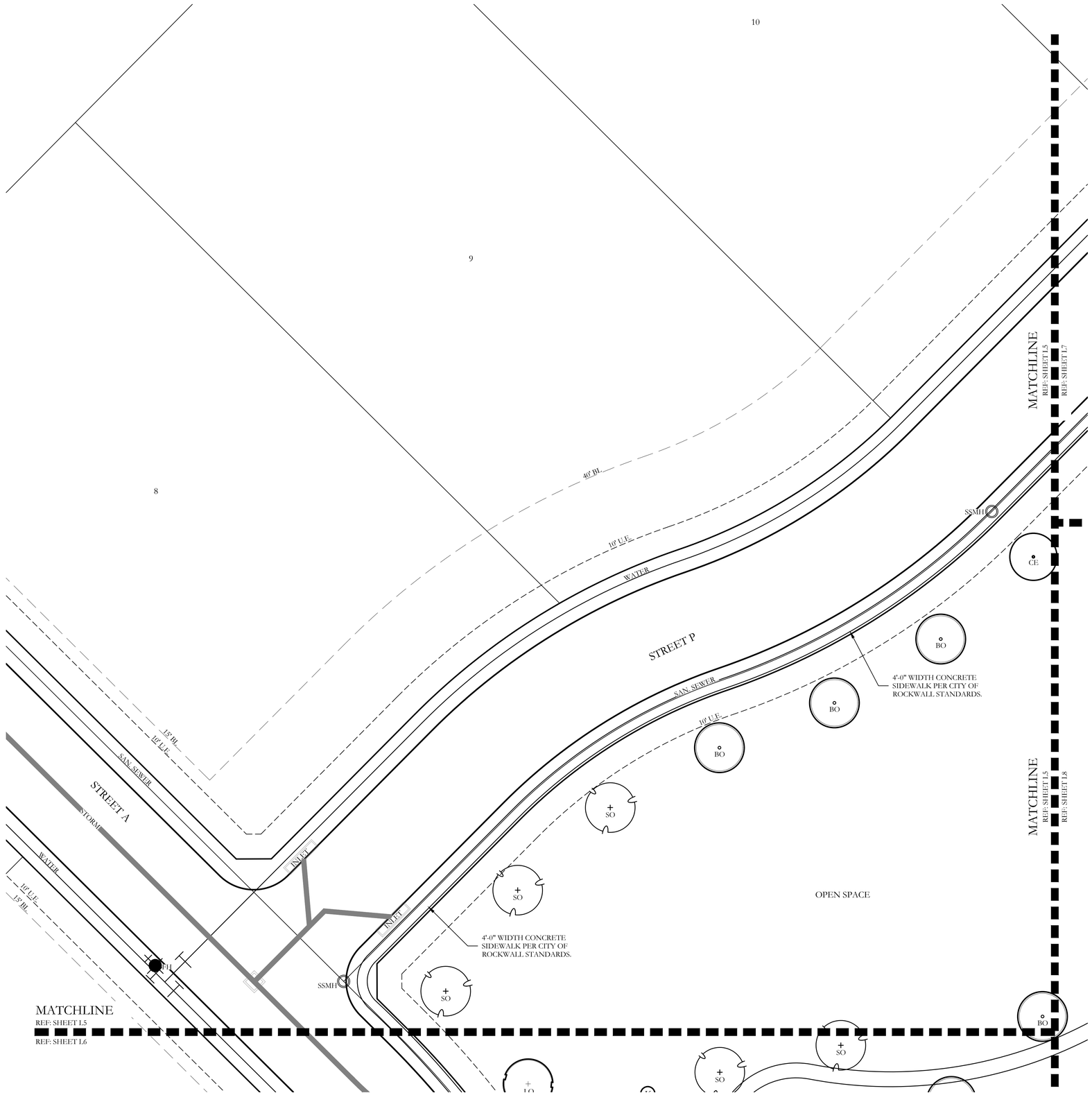

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
V	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

20 10 0 20

SCALE 1" = 20'

N

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
TODDY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

SCALE:
1" = 20'
One Inch

JVC No MJP503

L8 of 15

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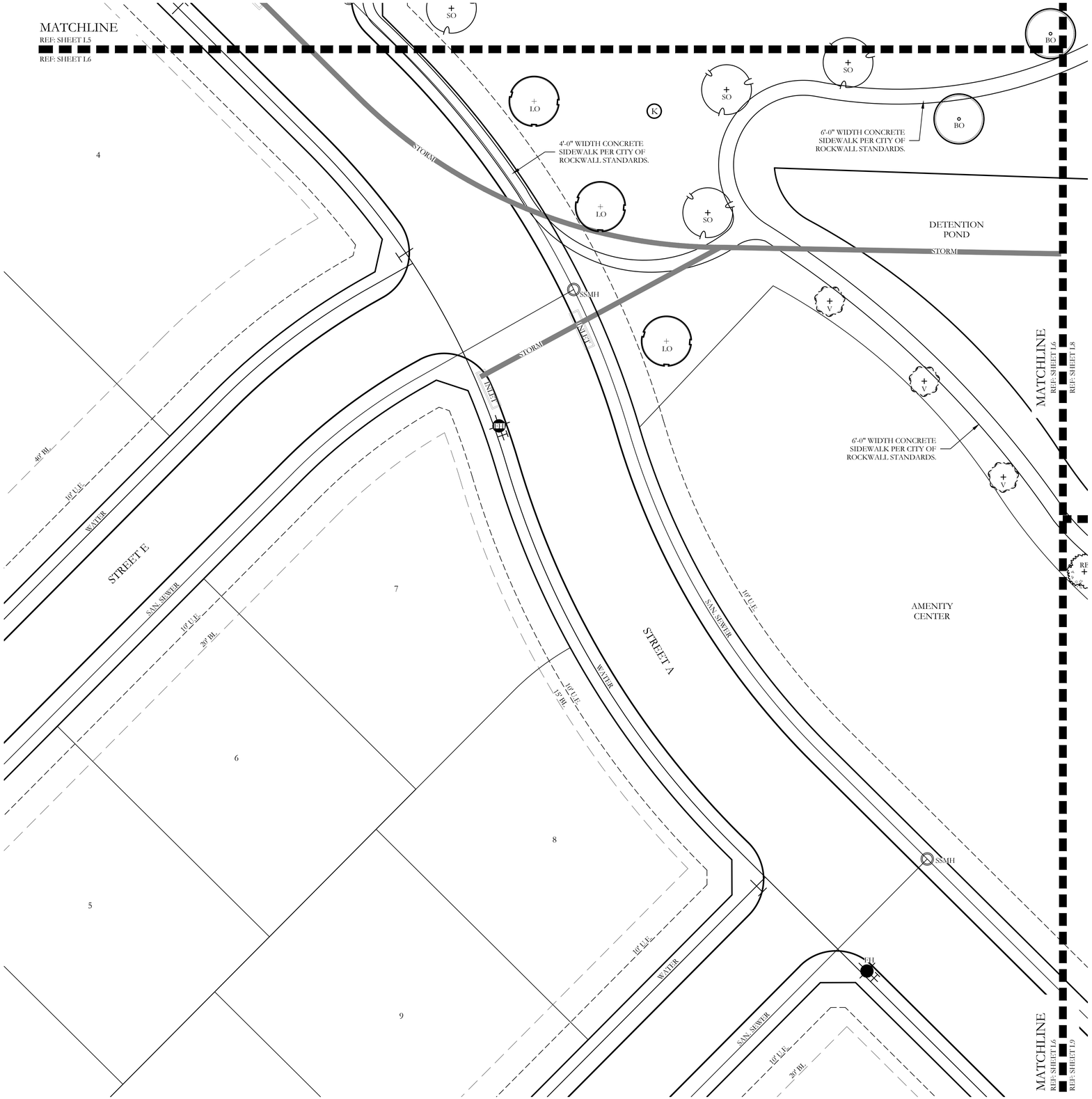

PLANT LEGEND

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

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One Inch

JVC No MJP503

L9 of 15

20 10 0 20
SCALE 1" = 20'

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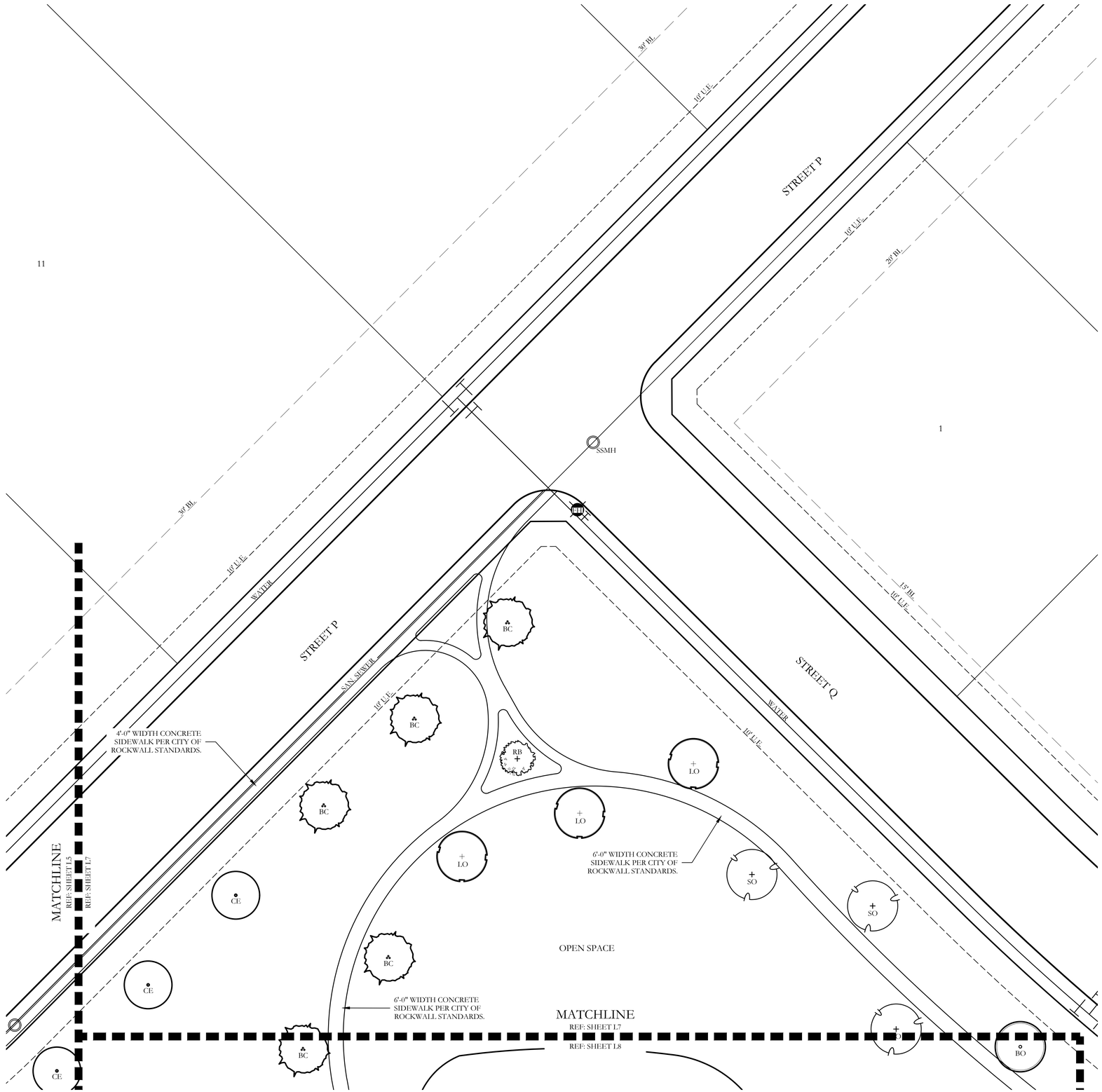

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SCALE 1" = 20'

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CITY OF ROCWALL
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CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

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JVC No MJP503

L10 of 15

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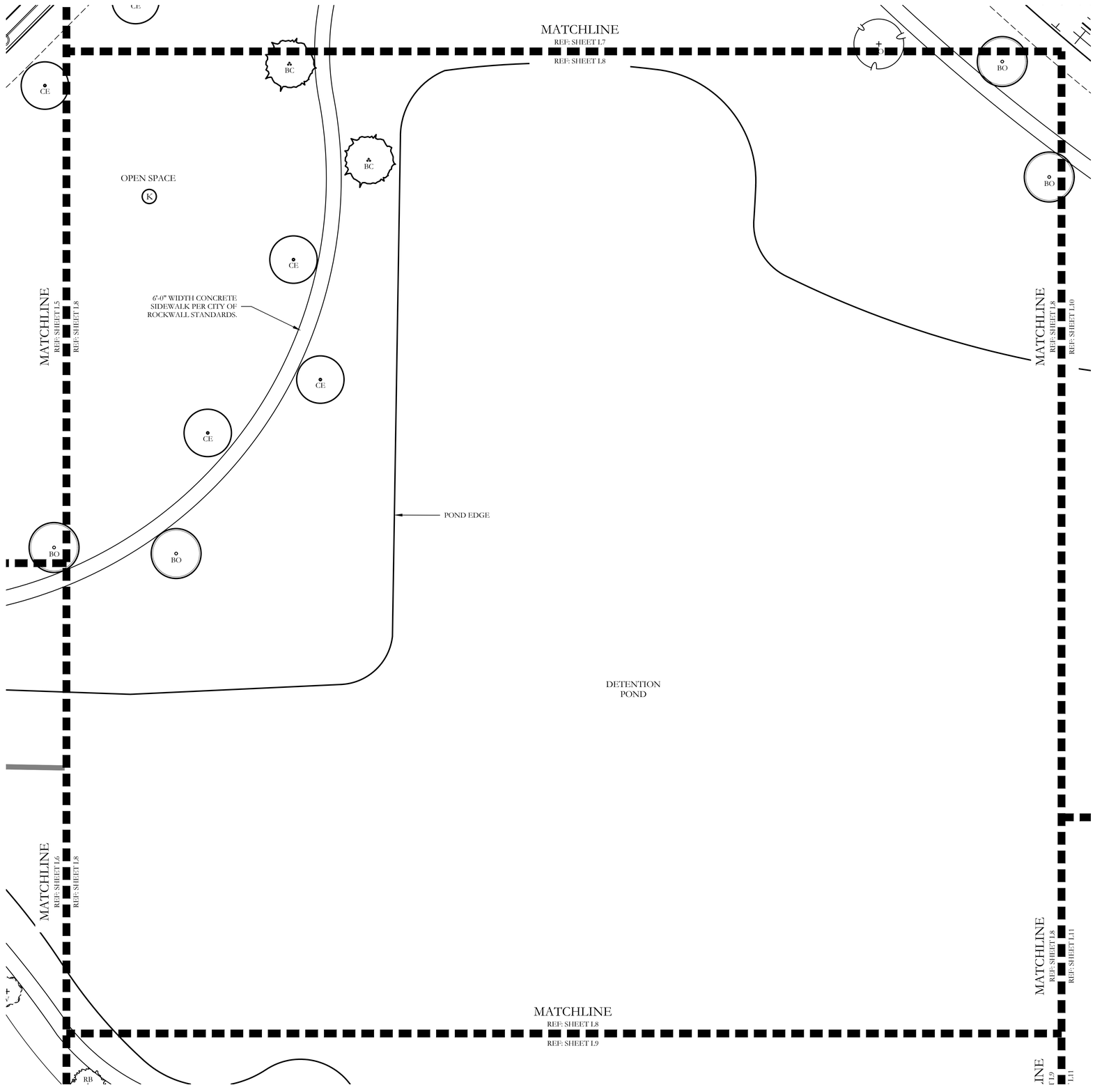

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CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

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L11 of 15

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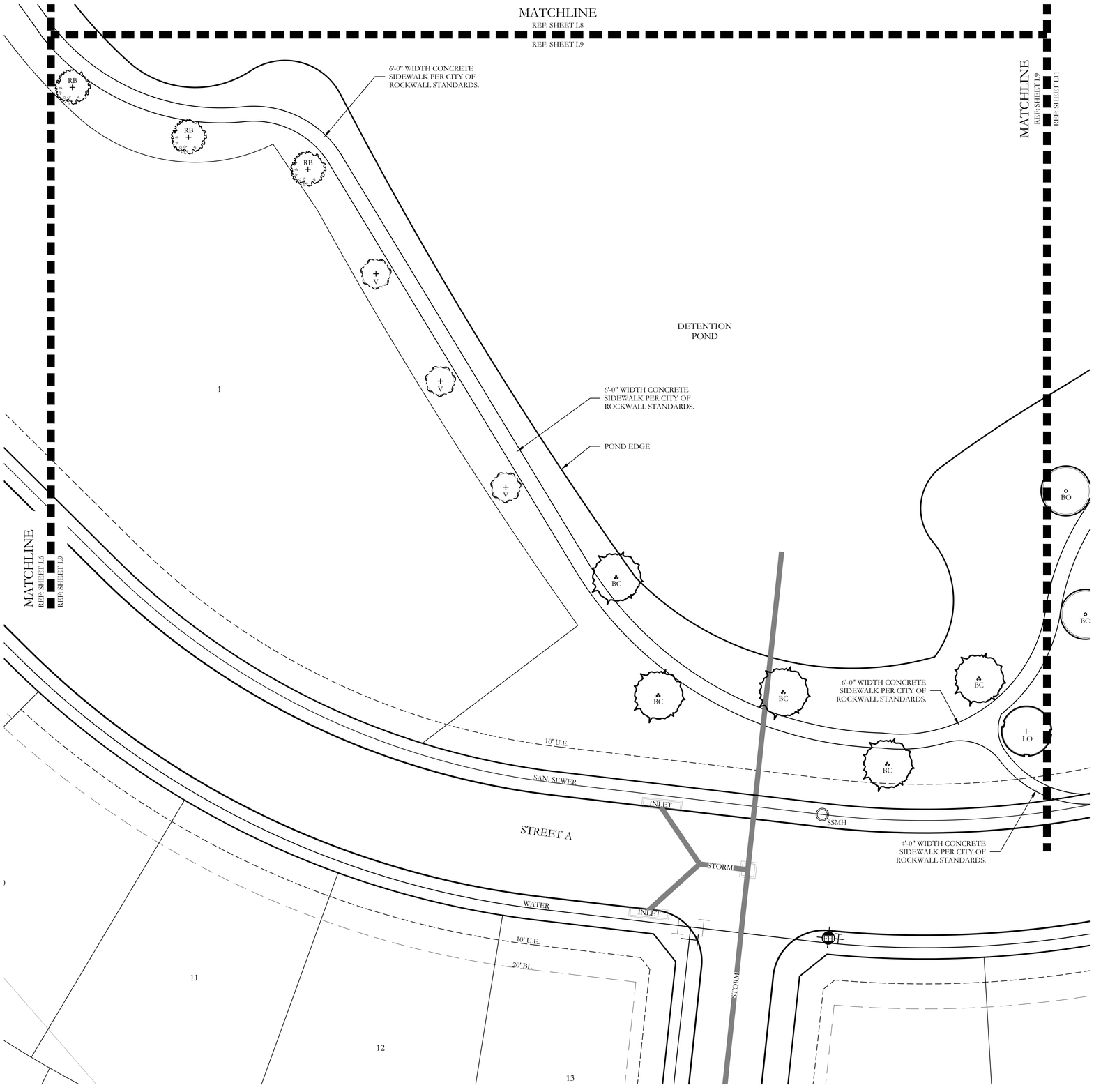

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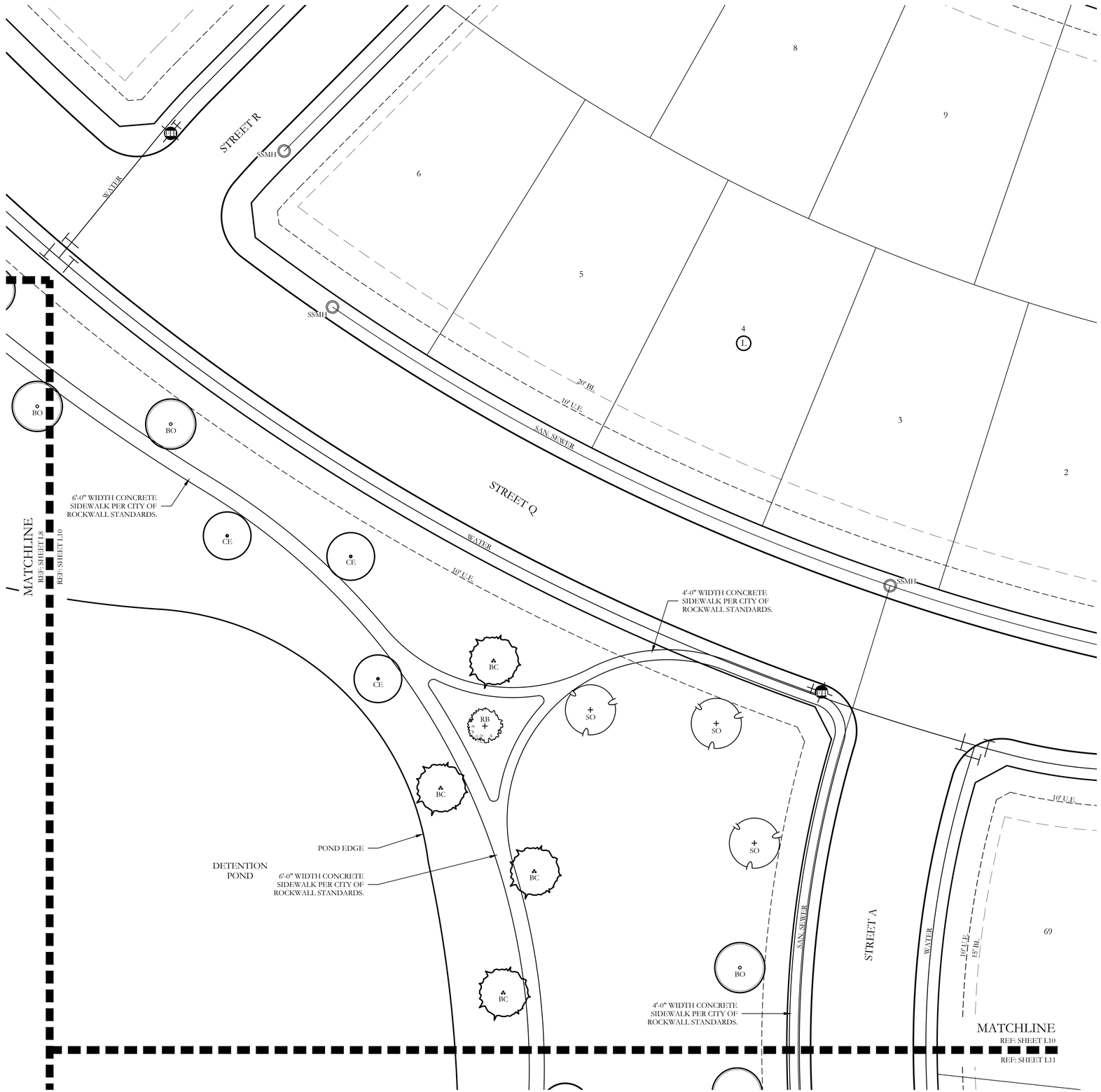

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

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CODY L. JOHNSON
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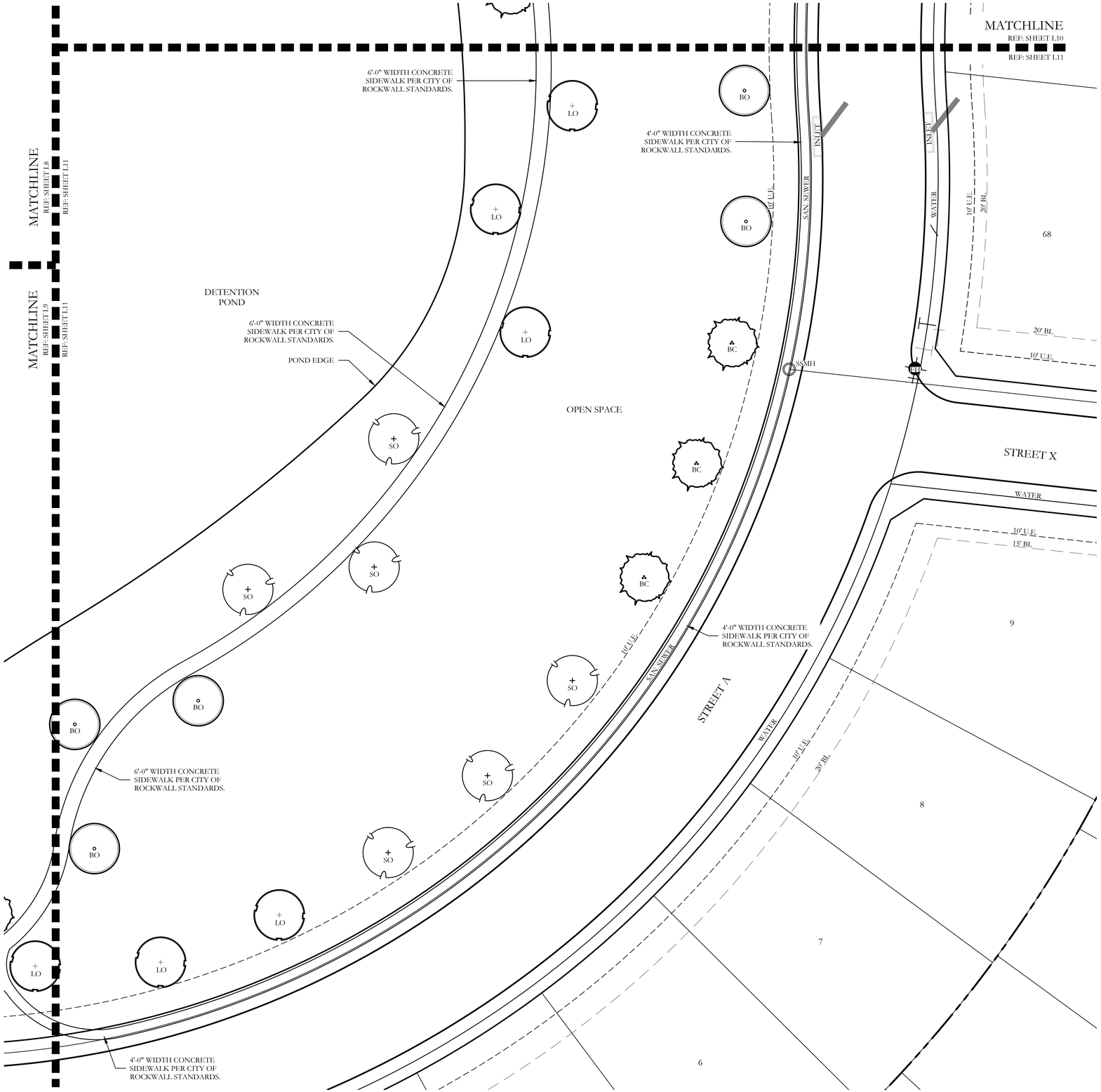

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 4, 2024

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LANDSCAPE PROVIDED

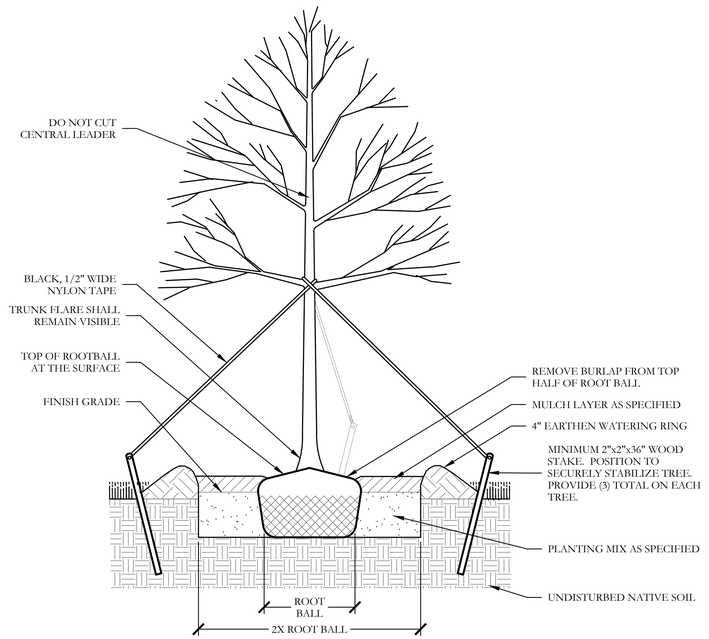
FM 549

A. 1-4" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE
821 LF OF FRONTAGE / 50 LF = 17 - 4" CAL. TREES REQUIRED.
PROVIDED: 18 - 4" CALIPER AND GREATER CANOPY TREES PROVIDED

B. 1-2" CAL. ACCENT TREE / 50 LF OF LANDSCAPE EDGE
821 LF OF FRONTAGE / 50 LF = 17 - 2" CAL. TREES REQUIRED.
PROVIDED: 22 - 2" CALIPER AND GREATER ACCENT TREES PROVIDED

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	28	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	33	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	27	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	18	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	21	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RB	21	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
V	15	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.



1 TYPICAL TREE PLANTING
SECTION

NOT TO SCALE

GENERAL LANDSCAPE NOTES

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

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SOUTHSIDE HILLS
CITY OF ROCWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

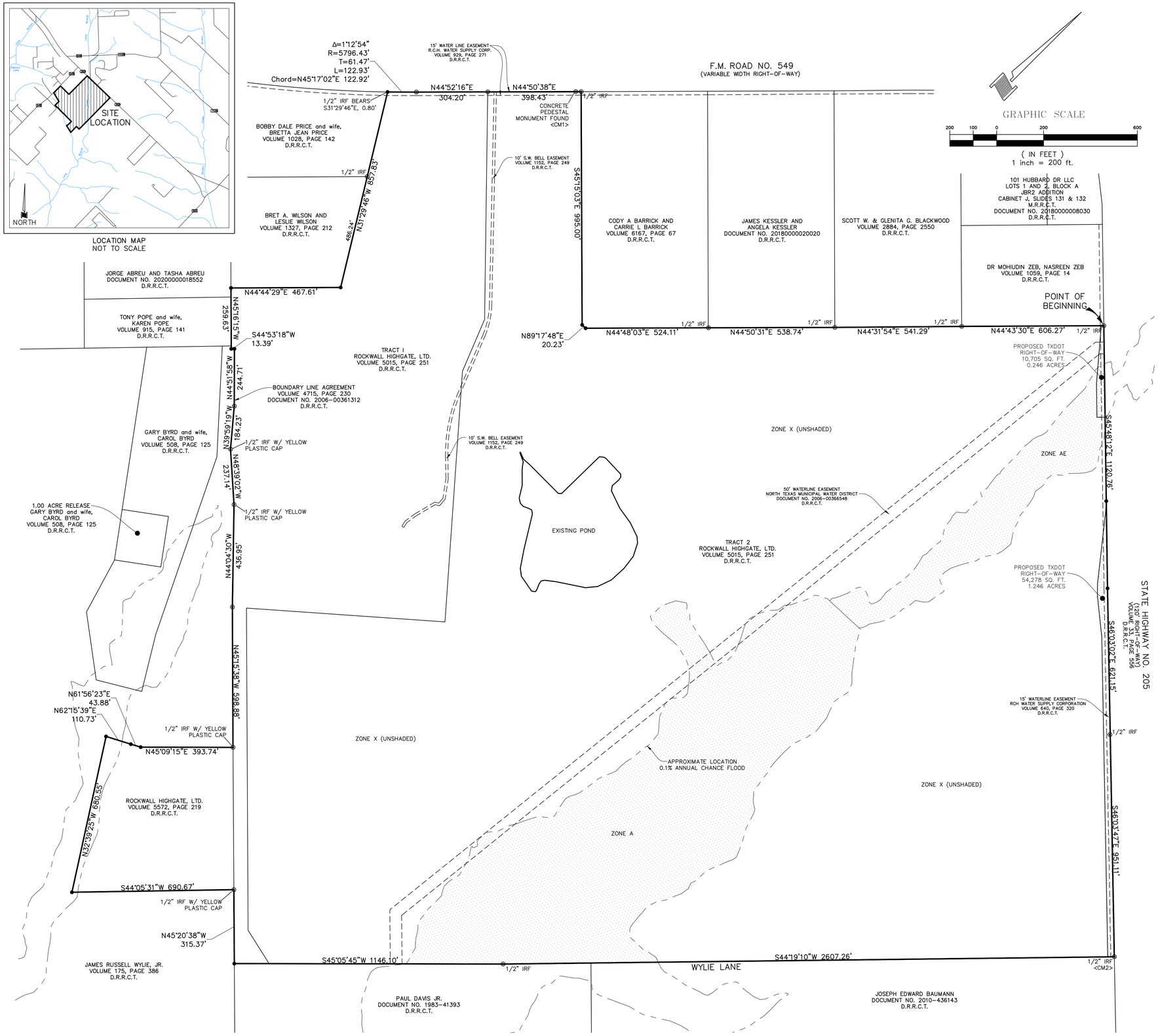
December 4, 2024

SCALE:
REFER TO DETAILS
One Inch

JVC No MJP503

J:\civil 3d projects\mjp - michael joyce properties\mjp503 - southside hills \landscape\ dwg\mjp503 - treescape plan.dwg

LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE

200 100 0 200 600

(IN FEET)
1 inch = 200 ft.

LEGAL DESCRIPTION:

BEING a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Town of Rockwall, Rockwall County, Texas and being all of those tracts of land described as Tract 1 and Tract 2 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5572, Page 219, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the southwest line of State Highway No. 205, a 120 foot right-of-way, for the common north corner of said Tract 2 and east corner of that tract of land described in Deed to Dr. Mohiudin Zeb, Nasreen Zeb, as recorded in Volume 1059, Page 14, Deed Records, Rockwall, County, Texas;

THENCE Southeasterly, with said southwest line, the following three (3) courses and distances:

South 45 degrees 48 minutes 12 seconds East, a distance of 1,120.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 46 degrees 03 minutes 02 seconds East, a distance of 621.15 feet to a 1/2 inch iron rod found for corner;

South 46 degrees 03 minutes 47 seconds East, a distance of 951.11 feet to a 1/2 inch iron rod found for the east corner of said Tract 2;

THENCE South 44 degrees 19 minutes 10 seconds West, leaving said southwest line and with the southeast line of said Tract 2, a distance of 2,607.26 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 degrees 05 minutes 45 seconds West, continuing with said southeast line, a distance of 1,146.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the most southerly southeast corner of the above mentioned Tract 1;

THENCE North 45 degrees 20 minutes 38 seconds West, with the southwest line of said Tract 1, a distance of 315.37 feet to a 1/2 inch iron rod with a yellow plastic cap found for the east corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE South 44 degrees 05 minutes 31 seconds West, leaving said southwest line, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the south corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 32 degrees 39 minutes 25 seconds West, a distance of 6680.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the west corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 62 degrees 15 minutes 39 seconds East, a distance of 110.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 61 degrees 56 minutes 23 seconds East, a distance of 43.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 45 degrees 09 minutes 15 seconds East, a distance of 393.74 feet to a 1/2 inch iron rod with a yellow plastic cap found in the southwest line of the above mentioned Tract 1;

THENCE North 45 degrees 15 minutes 38 seconds West, a distance of 598.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner at the beginning of a Boundary Line Agreement, as recorded in Volume 4715, Page 230 (Document No. 2006-00361312), Deed Records, Rockwall County, Texas;

THENCE Northwesterly, with said Boundary Line Agreement, the following six (6) courses and distances:

North 44 degrees 04 minutes 30 seconds West, a distance of 436.95 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 48 degrees 39 minutes 02 seconds West, a distance of 237.14 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 39 degrees 59 minutes 19 seconds West, a distance of 184.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner;

North 44 degrees 51 minutes 58 seconds West, a distance of 244.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 44 degrees 53 minutes 18 seconds West, a distance of 13.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of said Tract 1;

THENCE Northwesterly, with said west line, the following three (3) courses and distances:

North 45 degrees 16 minutes 15 seconds West, a distance of 259.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner the common south corner of that tract of land described in Deed to Bret A. Wilson and Leslie Wilson, as recorded in Volume 1327, Page 212, Deed Records, Rockwall, County, Texas and an exterior ell corner of said Tract 1;

North 44 degrees 44 minutes 29 seconds East, a distance of 467.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common east corner of said Bret A. Wilson and Leslie Wilson tract and an interior ell corner of said Tract 1;

North 31 degrees 29 minutes 46 seconds West, passing at a distance of 486.24 feet a 1/2 inch iron rod found for the common north corner of said Bret A. Wilson and Leslie Wilson tract and east corner of that tract of land described in Deed to Bobby Dale Price and wife, Bretta Jean Price, as recorded in Volume 1028, Page 142, Deed Records, Rockwall County, Texas, and continuing in all for a total distance of 857.83 feet to a point in the southeast line of Farm to Market Road No. 549, a variable width right-of-way, from which point a 1/2 inch iron rod found bears South 31 degrees 29 minutes 46 seconds East, 0.80 feet, said point being at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 12 minutes 54 seconds, a radius of 5,796.43 feet and a chord bearing and distance of North 45 degrees 17 minutes 02 seconds East, 122.92 feet;

THENCE Northeasterly, with said southeast line, the following three (3) courses and distances:

Northeasterly, with said curve to the left, an arc distance of 122.92 feet to a concrete pedestal monument found for corner;

North 44 degrees 52 minutes 16 seconds East, a distance of 304.20 feet to an "X" found in concrete for the common north corner of said Tract 1 and most westerly northwest corner of said Tract 2;

North 44 degrees 50 minutes 38 seconds East, passing at a distance of 375.47 feet a concrete pedestal monument found, and continuing in all for a total distance of 398.43 feet to a 1/2 inch iron rod found for the common west corner of that tract of land described in Deed to Cody A. Barrick and Carrie L. Barrick, as recorded in Volume 6167, Page 67, Deed Records, Rockwall County, Texas and most northerly northwest corner of said Trat 2;

THENCE South 45 degrees 15 minutes 03 seconds East, leaving said southeast line, a distance of 995.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 89 degrees 17 minutes 48 seconds East, a distance of 20.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 44 degrees 48 minutes 03 seconds East, a distance of 524.11 feet to a 1/2 inch iron rod found for the common east corner of said Cody A. Barrick and Carrie L. Barrick tract and south corner of that tract of land described in Deed to James Kessler and Angela Kessler, as recorded in Document No. 20180000020020, Deed Records, Rockwall County, Texas;

THENCE North 44 degrees 50 minutes 31 seconds East, a distance of 538.74 feet to a 1/2 inch iron rod found for the east corner of said James Kessler and Angela Kessler tract;

THENCE North 44 degrees 31 minutes 54 seconds East, a distance of 541.29 feet to a 1/2 inch iron rod found for the south corner of the above mentioned Dr. Mohiudin Zeb, Nasreen Zeb tract;

THENCE North 44 degrees 43 minutes 30 seconds East, a distance of 606.27 feet to the POINT OF BEGINNING and containing 264.433 acres of land, more or less.

GROSS ACRES	264.433 ACRES
PROPOSED TXDOT RIGHT-OF-WAY	1.492 ACRES
NET ACRES	262.941 ACRES

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LAND TITLE SURVEY
264.433 ACRES
W.W. FORD SURVEY, ABSTRACT NO. 80
TOWN OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
BRYAN S. REYNOLDS
#6385
REGISTERED PROFESSIONAL LAND SURVEYOR
09/22/2022

SCALE:
1"=200'
One Inch

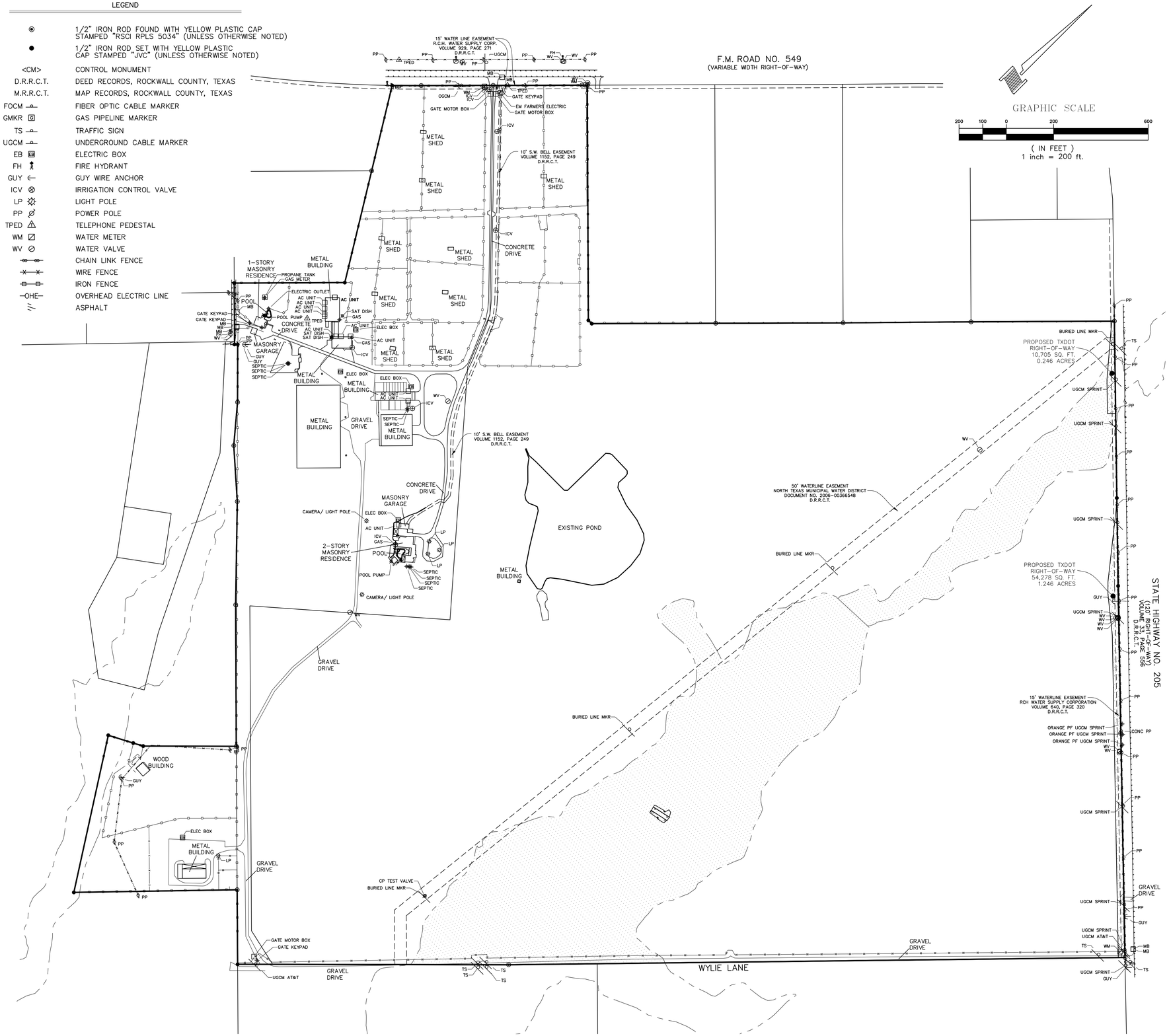
JVC No 2147

SHEET 1 OF 2

J:\Civil 3d projects\civil - corsons cramer development\2147 - highgate\survey\dwg\2147-title-264.433ac.dwg

LEGEND

⊙	1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "RSCI RPLS 5034" (UNLESS OTHERWISE NOTED)
●	1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
<CM>	CONTROL MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
FOCM	FIBER OPTIC CABLE MARKER
GMKR	GAS PIPELINE MARKER
TS	TRAFFIC SIGN
UGCM	UNDERGROUND CABLE MARKER
EB	ELECTRIC BOX
FH	FIRE HYDRANT
GUY	GUY WIRE ANCHOR
ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
PP	POWER POLE
TPED	TELEPHONE PEDESTAL
WM	WATER METER
WV	WATER VALVE
	CHAIN LINK FENCE
	WIRE FENCE
	IRON FENCE
—OHE—	OVERHEAD ELECTRIC LINE
	ASPHALT



GRAPHIC SCALE

200 100 0 200 600

(IN FEET)
1 inch = 200 ft.

NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S76°53'37"E, 4,347.44'.

2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE A, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE AE, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – BASE FLOOD ELEVATIONS DETERMINED" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48397C0110L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS.

3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, G.F. NO. 782103508, EFFECTIVE DATE APRIL 13, 2022. NO FURTHER RESEARCH WAS PERFORMED BY SURVEYOR.

4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

5. FENCES SHOWN HEREON ARE GRAPHIC ONLY AND MAY MEANDER BETWEEN MEASURED LOCATIONS.

6. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE UNAUTHORIZED USE OR REUSE OF THIS SURVEY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL REMOVE SURVEYOR FROM BURDEN OF ANY DAMAGES INCURRED.

8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY INDICATED HEREON.

SCHEDULE B NOTES:

10a. EASEMENT TO THE STATE OF TEXAS, RECORDED IN VOLUME 330, PAGE 558, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10b. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 640, PAGE 320, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

10c. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 640, PAGE 323, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)

10d. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 929, PAGE 271, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

10e. EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 1152, PAGE 249, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

10f. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 154, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO – 20' EASEMENT – NO DEFINED LOCATION IN DOCUMENT)

10g. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 221, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO – 20' EASEMENT – NO DEFINED LOCATION IN DOCUMENT)

10h. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 242, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO – 20' EASEMENT – NO DEFINED LOCATION IN DOCUMENT)

10i. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 2753, PAGE 210, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10j. EASEMENT AND RIGHT-OF-WAY TO NORTH TEXAS MUNICIPAL WATER DISTRICT, RECORDED IN DOCUMENT NO. 2006-00366548, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)

10k. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 1053, PAGE 187, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)

10l. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 1086, PAGE 53, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)

10m. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 2108, PAGE 212, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)

SURVEYOR'S CERTIFICATE:

To C AND C LAND, LLC; ROCKWALL HIGHGATE, LTD.; NATIONAL TITLE GROUP, LLC; and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or protrusions apparent on the ground.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RYAN S. REYNOLDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6385

SURVEYED ON THE GROUND: SEPTEMBER 13, 2022

GROSS ACRES	264.433 ACRES
PROPOSED TXDOT RIGHT-OF-WAY	1.492 ACRES
NET ACRES	262.941 ACRES

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LAND TITLE SURVEY
264.433 ACRES
W.W. FORD SURVEY, ABSTRACT NO. 80
TOWN OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
RYAN S. REYNOLDS
#6385
REGISTERED PROFESSIONAL LAND SURVEYOR

09/22/2022

SCALE:
1"=200'
One Inch

JVC No 2147

SHEET 2 OF 2

J:\Civil 3d projects\coll - corson cramer development\2147 - highgate\survey\dwg\2147-title-264.433ac.dwg

DATE: February 13, 2025

TO: Brian Cramer
4925 Greenville Avenue, Suite 604
Dallas, Texas 75206

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

SUBJECT: P2024-042; *Preliminary Plat for the Southside Hills Subdivision*

Brian Cramer,

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 January 21, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Preliminary Plat*; and,

(1) Any construction resulting from the approval of this *Preliminary 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 January 14, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Preliminary Plat by a vote of 7-0.

City Council
On January 21, 2025, the City Council approved a motion to approve the Preliminary Plat by a vote of 7-0.

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