



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 **Mims Rd, TX**

SUBDIVISION **A0219 G Wells, Tract 3, Acres 90.5 (Pt of 140.5 AC TR)** LOT BLOCK

GENERAL LOCATION **Southwest of Intersection Mims Rd & National Dr**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-101**

CURRENT USE **Single Family**

PROPOSED ZONING

PROPOSED USE

ACREAGE **140.494**

LOTS [CURRENT] **147**

LOTS [PROPOSED]

- ☒ **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 **Qualico Developments (US), Inc.**

☒ APPLICANT **Michael Joyce Properties**

CONTACT PERSON **John Vick**

CONTACT PERSON **Meredith Joyce**

ADDRESS **14400 The Lakes Blvd**

ADDRESS **767 Justin Road**

CITY, STATE & ZIP **Austin, TX 78660**

CITY, STATE & ZIP **Rockwall, TX 75087**

PHONE **469-769-6150**

PHONE **512-694-6394**

E-MAIL **John.Vick@qualico.com**

E-MAIL **meredith@michaeljoyceproperties.com**

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT. AND THE APPLICATION FEE OF \$ 3,109.88 TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 17th DAY OF April, 2025 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."

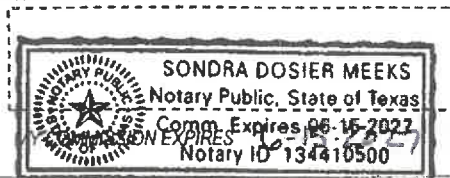
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF April, 2025.

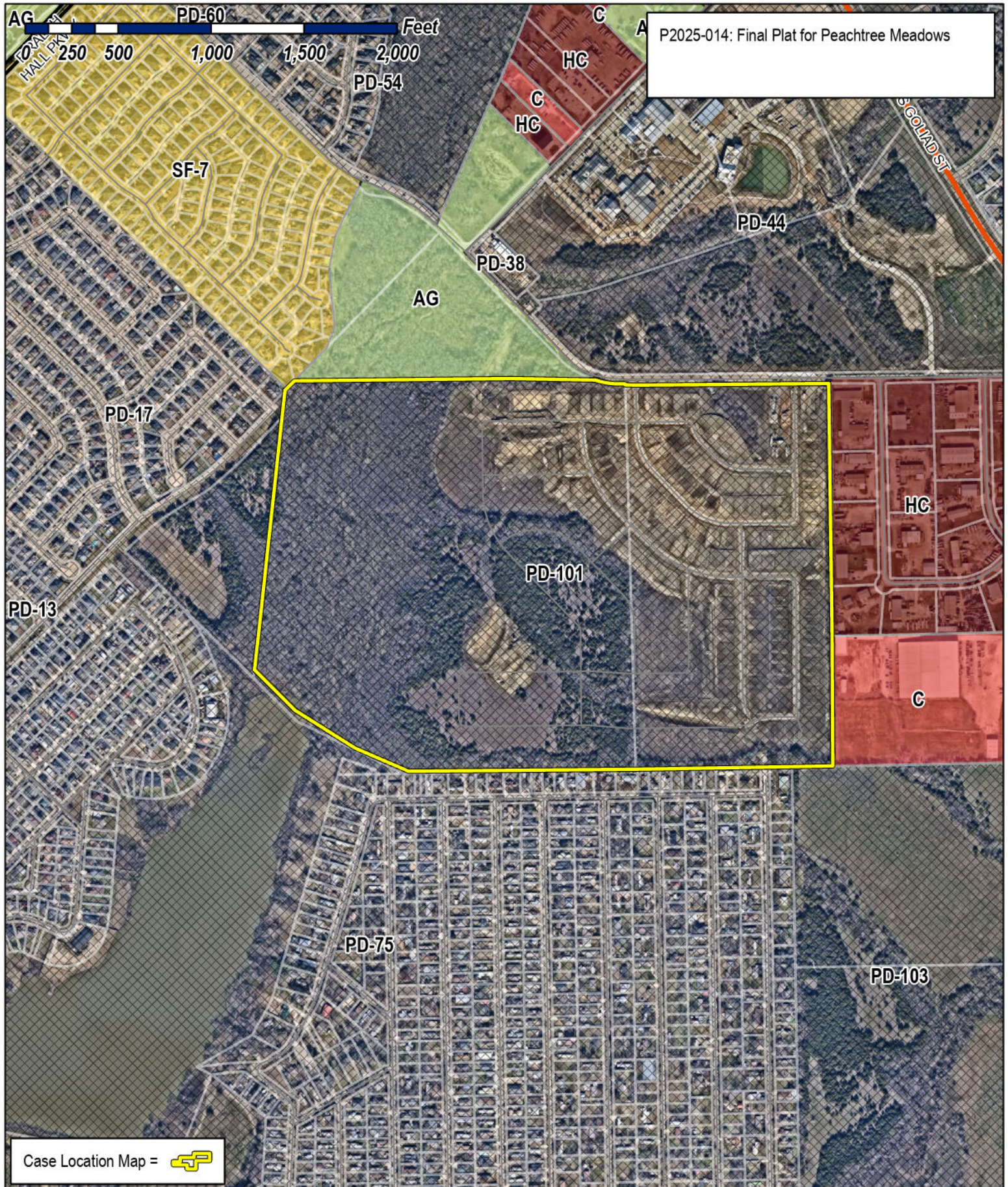
OWNER'S SIGNATURE

John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sondra Dosier Meeks



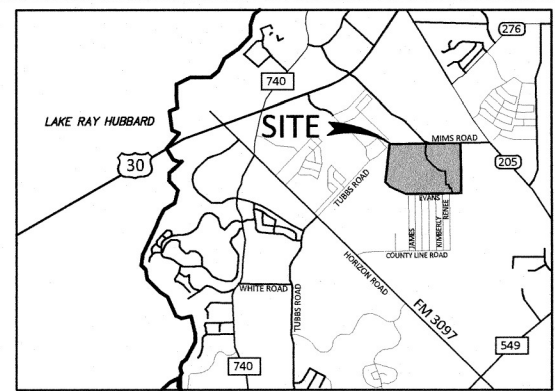


City of Rockwall

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.



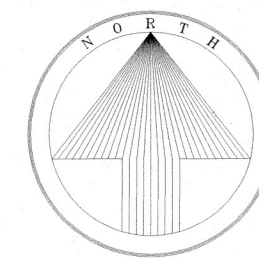


VICINITY MAP
N.T.S.

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
SF Square Feet
BL Building Line
C1 Curve No.
L1 Line No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement
WE Water Easement
SSE Sanitary Sewer Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



SCALE 1" = 180'

FINAL PLAT
PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-39, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L; LOTS 1-4, BLOCK M
140.494 ACRES/6,119,939 SQ. FT.

147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE

G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2024-001

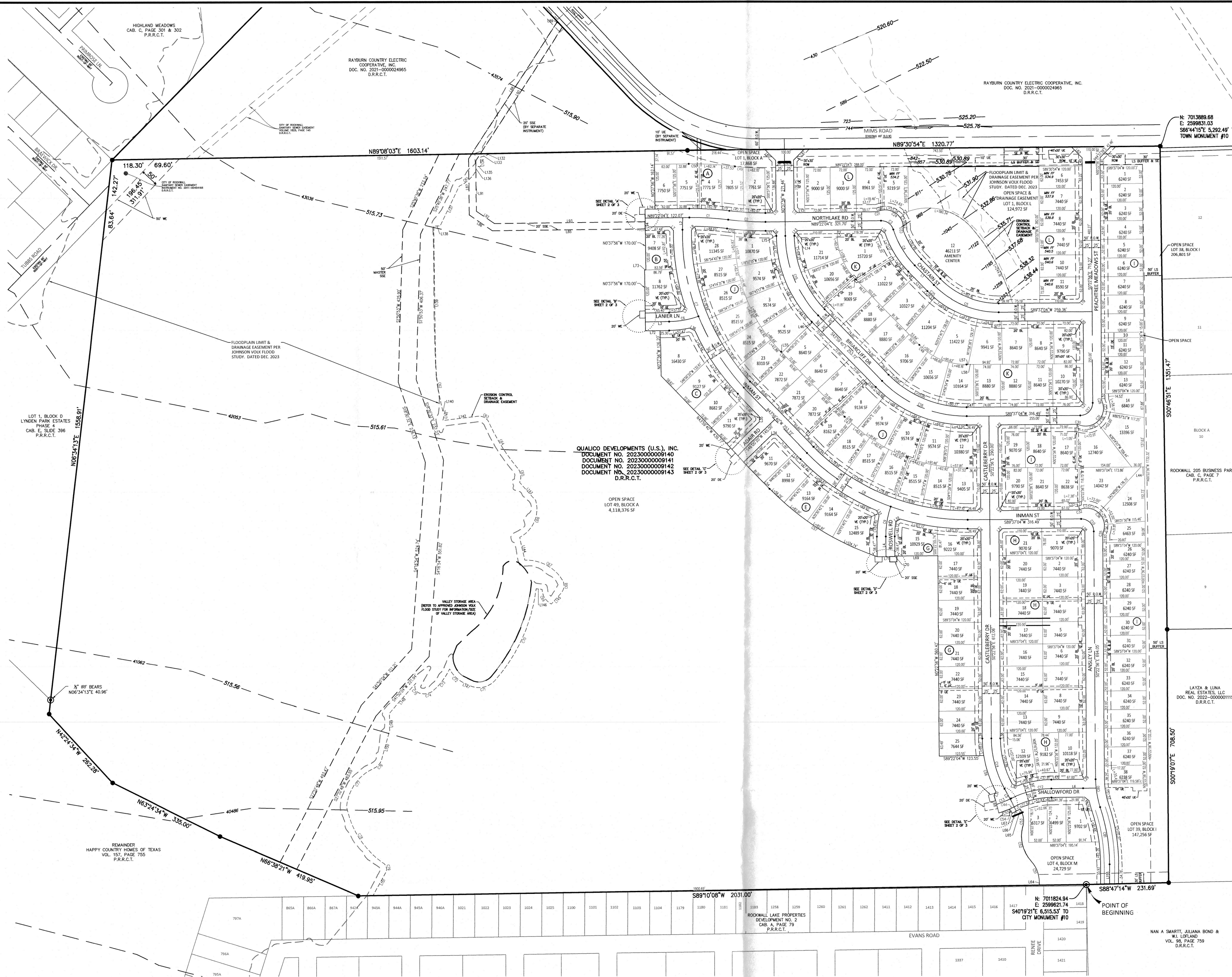
April 17, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 3

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

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE



LEGAL DESCRIPTION:

BEING a 140.494 acre tract of land situated in the Glover Wells Survey, Abstract Number 219 and the John R. Johnston Survey, Abstract Number 128 of Rockwall County, Texas, being that tract of land conveyed to The Estate of Evelyn B. Lofland according to the document filed of record in Volume 86, Page 558, Deed Records Rockwall County, Texas and VICMAR I, LTD. according to the document filed of record in Volume 2016, Page 200, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the south line of said VICMAR I tract, same being the common northeast corner of that tract of land conveyed to Happy Country Homes of Texas, according to the document filed of record in Volume 157, Page 755 (D.R.R.C.T.) and being the common northwest corner of that tract of land conveyed to Nan A. Smartt, Juliana Bond and W.I. Lofland according to the document filed of record in Volume 98, Page 759 (D.R.R.C.T.);

THENCE S 89° 10' 08" W with the south line of said VICMAR I tract, same being the common north line of said Happy Country Homes tract, for a distance of 2031.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE leaving said common line, continuing with the south line of said VICMAR I tract the following three (3) courses and distances:

- N 66° 38' 21" W, a distance of 419.95 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;
- N 63° 24' 34" W, a distance of 335.00 feet to a point for corner of this tract, located within the limits of the current water level of a large pond;
- N 42° 24' 34" W, a distance of 262.28 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE N 06° 34' 13" E, passing at a distance of 40.96 feet a 1/2" iron rod found for the southeast corner of Lot 1, Block D, Lynden Park Estates, Phase 4, an addition to the City of Rockwall according to the plat filed of record in Cabinet E, Slide 396 Plat Records Rockwall County, Texas (P.R.R.C.T.), continuing with the plastic cap stamped "JVC" set for the northeast corner of said Lynden Park Estates, same being the southeast corner of Highland Meadows, an addition to the City of Rockwall according to the plat filed of record in Cabinet C, Page 301/302 (P.R.R.C.T.), also being the southwest corner of that tract of land conveyed to Rayburn Country Electric Cooperative, Inc. according to the document filed of record in Document Number 20210000024965 (D.R.R.C.T.) and being the common northwest corner of this tract;

THENCE N 89° 08' 03" E with the south line of said Rayburn Country Electric Cooperative, Inc. tract, same being common with the north line of this tract, a distance of 1603.14 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a common corner of said tract and this tract, from which a found 60-D Nail found for a reference to said corner bears S 31° 40' 24" E, 0.71 feet, also from said corner, a 5/8" iron rod found for reference to said corner bears S 43° 21' 16" E, 28.37 feet;

THENCE N 89° 30' 54" E, continuing with said common line, for a distance of 1320.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the northeast corner of this tract, from which a 3/8" iron rod found for reference to said corner bears S 82° 16' 02" E, 3.04 feet;

THENCE S 00° 46' 51" E, leaving said common line, with the west line of Rockwall 205 Business Park, an addition to the City of Rockwall, according to the plat filed of record in Cabinet C, Page 7 (P.R.R.C.T.) for a distance of 1351.47 feet to a 1/2" iron rod found for the southwest corner of said addition, the northwest corner of that tract of land conveyed to Layza & Luna Real Estate, LLC according to the document filed of record in Document Number 20220000001115 (D.R.R.C.T.) and common corner of this tract;

THENCE S 00° 19' 07" E with the west line of said Layza & Luna Real Estate, LLC tract, for a distance of 708.50 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the north line of the above-mentioned Nan A. Smartt, Juliana Bond and W.I. Lofland tract, for the southwest corner of said Layza & Luna Real Estate, LLC tract and common southeast corner of this tract;

THENCE S 88° 47' 14" W, with said north line, a distance of 231.69 feet to the POINT OF BEGINNING and containing 6,119,939 square feet or 140.494 acres of land.

GENERAL NOTES:

- SUBDIVIDERS STATEMENT: SELLING A PORTION OF THIS ADDITION BY MEETS AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212 MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
- PUBLIC IMPROVEMENT STATEMENT: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDINGS PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUE, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
- DRAINAGE AND DETENTION EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.
- STREET APPURTENANCES: ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF _____ §

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of there respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay the same out of the escrow deposit, should the developer and/or owner fail to refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which shall be fixed by the city council of the City of Rockwall.

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

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of QUALICO DEVELOPMENTS (U.S), INC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2025.

Notary public in and for the State of Texas _____
My Commission Expires _____
Signature _____
Name _____
Title _____

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

APPROVED:

I hereby certify that the above and forgoing Final Plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on ____ day of _____, 2025.

MAYOR OF THE CITY OF ROCKWALL _____

PLANNING AND ZONING COMMISSION CHAIRMAN _____

CITY SECRETARY _____

CITY ENGINEER _____

FINAL PLAT
PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
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140.494 ACRES/6,119,939 SQ. FT.
147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-001

April 17, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 3 OF 3

 **JOHNSON VOLK**
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972-201-3102

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

Line Table		
Line	Length	Direction
L1	76.12	N43° 59' 40"W
L2	34.00	S01° 17' 33"W
L3	65.40	N89° 22' 04"E
L4	56.47	N00° 22' 56"W
L5	70.49	N28° 31' 41"W
L6	125.22	N89° 37' 04"E
L7	14.35	N44° 45' 59"W
L8	14.28	S45° 44' 30"W
L9	20.00	N89° 22' 04"E
L10	14.14	S44° 22' 04"W
L11	14.14	S45° 37' 56"E
L12	20.00	S89° 22' 04"W
L13	14.14	S44° 22' 04"W
L14	4.64	N00° 37' 56"W
L15	4.64	S00° 37' 56"E
L16	14.14	S45° 37' 56"E
L17	20.00	N89° 22' 04"E
L18	15.97	S53° 37' 04"E
L19	14.14	S44° 37' 04"W
L20	14.14	S45° 22' 56"E
L21	14.14	S44° 37' 04"W
L22	14.14	S44° 37' 04"W
L23	14.14	S45° 22' 56"E
L24	14.14	S45° 22' 56"E
L25	14.14	S44° 37' 04"W
L26	14.14	S45° 22' 56"E
L27	14.14	S44° 37' 04"W
L28	14.14	S45° 22' 56"E
L29	14.14	S44° 37' 04"W
L30	15.06	S70° 28' 23"E
L31	12.86	S21° 27' 06"W

Line Table		
Line	Length	Direction
L32	13.43	N59° 20' 04"E
L33	15.27	S27° 12' 21"E
L34	14.14	N88° 59' 40"W
L35	14.14	S01° 00' 20"W
L36	15.39	S63° 57' 28"E
L37	15.11	N30° 45' 11"E
L38	15.06	S00° 22' 56"E
L39	15.06	S00° 22' 56"E
L40	23.00	S00° 22' 56"E
L41	20.80	S00° 22' 56"E
L42	14.64	S00° 37' 56"E
L43	28.93	S54° 36' 39"W
L44	10.14	S43° 37' 04"E
L46	3.76	S43° 59' 40"E
L47	20.49	S89° 37' 04"W
L48	22.62	S43° 59' 40"E
L49	17.58	S43° 59' 40"E
L50	20.92	N43° 59' 40"W
L51	23.14	S43° 59' 40"E
L52	16.53	S00° 22' 56"E
L53	21.96	N89° 37' 04"E
L54	23.14	S43° 59' 40"E
L55	3.76	S43° 59' 40"E
L56	4.88	S43° 59' 40"E
L57	5.57	N89° 37' 04"E
L58	14.92	N89° 37' 04"E
L59	17.15	S43° 59' 40"E
L60	42.48	S45° 33' 31"E
L61	42.37	S44° 26' 29"W
L62	42.39	N45° 26' 01"W
L63	42.46	S44° 33' 59"W

Line Table		
Line	Length	Direction
L64	10.02	N00° 49' 52"W
L65	3.99	N28° 31' 41"W
L66	25.00	S61° 28' 19"W
L67	6.01	N28° 31' 41"W
L68	50.00	N17° 17' 24"W
L69	120.00	S89° 37' 04"W
L70	1.41	S00° 22' 56"E
L71	50.00	S89° 37' 04"W
L72	40.10	S89° 22' 04"W
L73	3.20	N89° 22' 04"E
L74	27.18	N89° 22' 04"E
L75	15.00	S89° 22' 04"W
L76	20.00	N00° 37' 56"W
L77	42.18	N89° 22' 04"E
L78	5.50	S00° 37' 56"E
L79	27.18	S89° 22' 04"W
L80	14.50	S00° 37' 56"E
L81	27.93	S89° 22' 04"W
L82	20.00	N00° 37' 56"W
L83	27.93	N89° 22' 04"E
L84	20.00	S00° 37' 56"E
L85	425.42	S89° 22' 04"W
L86	77.67	N55° 20' 07"W
L87	157.65	N00° 37' 56"W
L88	455.52	N32° 57' 40"E
L89	20.61	S43° 04' 39"E
L90	444.51	S32° 57' 40"W
L91	141.27	S00° 37' 56"E
L92	60.96	S55° 20' 07"E
L93	419.06	N89° 22' 04"E
L94	20.00	S00° 37' 56"E

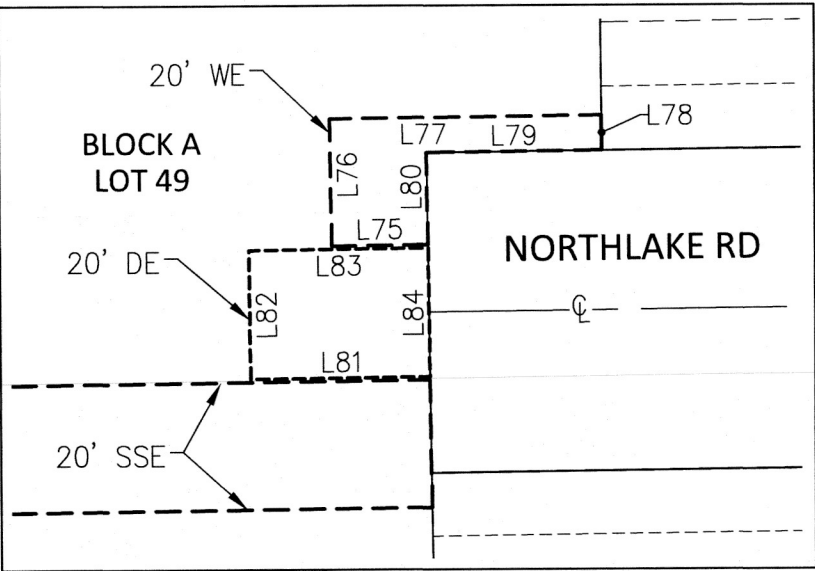
Line Table		
Line	Length	Direction
L97	15.00	S89° 22' 04"W
L98	20.00	N00° 37' 56"W
L99	15.00	N89° 22' 04"E
L100	20.00	S00° 37' 56"E
L101	20.00	N43° 59' 40"W
L102	15.00	S46° 00' 20"W
L103	20.00	S43° 59' 40"E
L104	15.00	N46° 00' 20"E
L105	20.00	S43° 59' 40"E
L106	26.30	N46° 00' 20"E
L107	20.00	N43° 59' 40"W
L108	26.30	S46° 00' 20"W
L109	14.50	S89° 37' 04"W
L110	5.84	N70° 40' 35"W
L111	16.97	S00° 22' 56"E
L112	20.00	N89° 37' 04"E
L113	15.00	N00° 22' 56"W
L114	20.00	N89° 37' 04"E
L115	16.41	N00° 22' 56"W
L116	5.50	S89° 37' 04"W
L117	1.41	S00° 22' 56"E
L118	14.50	S89° 37' 04"W
L119	15.00	S00° 22' 56"E
L120	14.50	N17° 17' 24"W
L121	20.00	S13° 32' 42"E
L122	7.11	N21° 27' 06"E
L123	20.18	S17° 17' 24"E
L124	35.17	S80° 24' 51"W
L125	20.00	N09° 35' 09"W
L126	32.47	N80° 24' 51"E
L127	6.43	S24° 13' 16"E

Line Table		
Line	Length	Direction
L128	12.41	S00° 37' 56"E
L129	20.00	N89° 22' 04"E
L130	8.23	S00° 37' 56"E
L131	3.28	S24° 13' 16"E
L132	3.33	S01° 08' 38"W
L133	20.60	S71° 38' 13"W
L134	25.67	S02° 40' 47"E
L135	13.88	S89° 22' 04"W
L136	12.51	S00° 37' 56"E
L137	123.48	S25° 24' 57"W
L138	18.07	S89° 22' 04"W
L139	367.86	S00° 37' 56"E
L140	6.32	N75° 31' 46"E
L141	28.73	S11° 59' 01"W
L142	97.92	N83° 13' 10"E
L143	67.86	S41° 21' 16"E
L144	65.46	S12° 26' 30"E
L145	41.77	S41° 41' 24"W
L146	16.74	N83° 56' 13"W
L147	24.57	N64° 34' 51"W
L148	110.72	S41° 30' 26"W
L149	48.80	S00° 37' 56"E
L150	83.43	S15° 22' 09"W
L151	73.95	S28° 48' 35"W
L155	55.35	N00° 06' 25"E

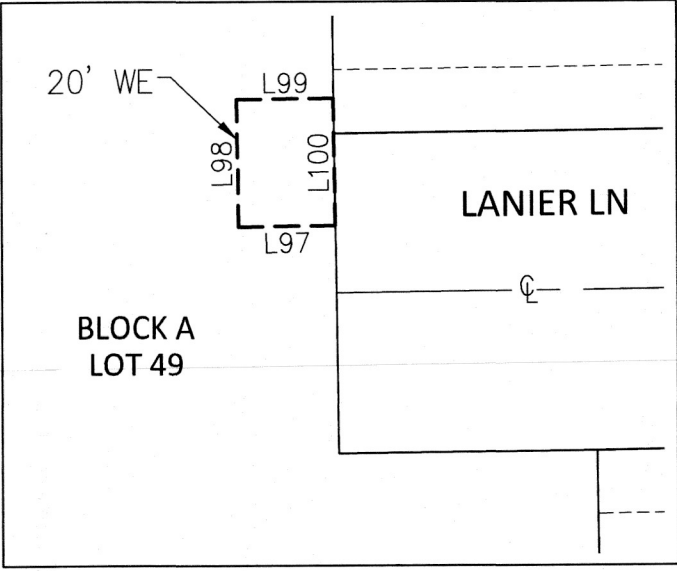
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	107.91	775.00	7°58'39"	107.82	N86° 38' 36"W
C2	107.91	775.00	7°58'39"	107.82	S86° 38' 36"E
C3	44.91	35.00	73°31'21"	41.89	N53° 52' 15"W
C4	117.31	250.00	26°53'05"	116.23	S30° 33' 08"E
C5	202.40	250.00	46°23'15"	196.92	S67° 11' 18"E
C6	82.86	250.00	18°59'27"	82.48	N79° 52' 21"E
C7	486.10	615.00	45°17'13"	473.54	S21° 21' 04"E
C8	497.91	615.00	46°23'15"	484.43	S67° 11' 18"E
C9	85.13	250.00	19°30'36"	84.72	S09° 22' 22"W
C10	54.98	35.00	90°00'00"	49.50	N45° 22' 56"W
C12	116.77	250.00	26°45'44"	115.71	S76° 14' 12"W
C13	43.00	250.00	9°51'16"	42.95	N67° 46' 58"E
C14	147.37	300.00	28°08'46"	145.90	S14° 27' 18"E
C15	245.97	325.00	43°21'45"	240.14	S22° 18' 48"E
C16	263.13	325.00	46°23'15"	256.00	S67° 11' 18"E
C17	54.98	35.00	90°00'00"	49.50	N44° 37' 04"E
C18	29.12	800.00	2°05'09"	29.12	N89° 35' 21"W
C19	20.07	800.00	1°26'15"	20.07	N83° 22' 24"W
C20	21.61	800.00	1°32'52"	21.61	S83° 25' 43"E
C21	4.11	10.00	23°33'23"	4.08	N77° 35' 23"E
C22	13.38	50.00	15°20'06"	13.34	S73° 28' 44"W
C23	4.64	10.00	26°34'16"	4.60	S07° 09' 53"E
C24	55.38	50.00	63°27'52"	52.59	N67° 07' 17"W
C25	26.57	275.00	5°32'10"	26.56	S46° 45' 45"E
C26	4.11	10.00	23°33'23"	4.08	S12° 09' 37"E
C27	28.78	50.00	32°58'26"	28.38	N07° 27' 06"W
C28	37.14	50.00	42°33'45"	36.29	N30° 19' 00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C29	53.74	50.00	61°34'35"	51.19	N82° 23' 10"E
C30	4.11	10.00	23°33'23"	4.08	N78° 36' 14"W
C31	37.14	50.00	42°33'45"	36.29	N30° 19' 00"E
C32	4.11	10.00	23°33'23"	4.08	N77° 50' 23"E
C33	1.07	50.00	1°13'22"	1.07	S66° 40' 22"W
C34	24.27	50.00	27°48'37"	24.03	N09° 16' 09"E
C35	4.11	10.00	23°33'23"	4.08	S11° 23' 46"W
C36	37.14	50.00	42°33'45"	36.29	N25° 55' 02"W
C44	16.49	275.00	3°26'09"	16.49	S64° 34' 25"W
C45	7.08	180.00	2°15'18"	7.08	S42° 52' 02"E
C46	28.39	470.00	3°27'39"	28.39	S45° 43' 30"E
C47	28.39	470.00	3°27'39"	28.39	S45° 43' 30"E
C48	30.97	180.00	9°51'27"	30.93	S48° 55' 24"E
C49	24.92	625.00	2°17'04"	24.92	S83° 47' 49"E
C50	29.12	925.00	1°48'14"	29.12	N89° 43' 49"W
C51	63.06	87.51	41°17'02"	61.70	N21° 28' 29"W
C52	103.50	105.19	56°22'36"	99.37	N13° 22' 00"W
C53	47.35	62.50	43°24'15"	46.22	N06° 49' 33"W
C54	8.06	20.50	22°30'57"	8.00	N39° 47' 09"W
C55	30.81	276.35	6°23'16"	30.79	S69° 30' 30"W
C56	106.60	325.00	18°47'33"	106.12	N18° 15' 09"W
C57	356.84	760.00	26°54'07"	353.57	N57° 26' 44"W
C58	15.65	239.50	3°44'41"	15.65	N74° 34' 57"E
C59	18.80	219.50	4°54'22"	18.79	N74° 00' 06"E
C60	20.03	276.35	4°09'11"	20.03	S68° 43' 04"W
C61	63.90	98.80	37°03'09"	62.79	S47° 57' 20"W
C62	150.95	625.00	13°50'18"	150.59	S07° 33' 05"E

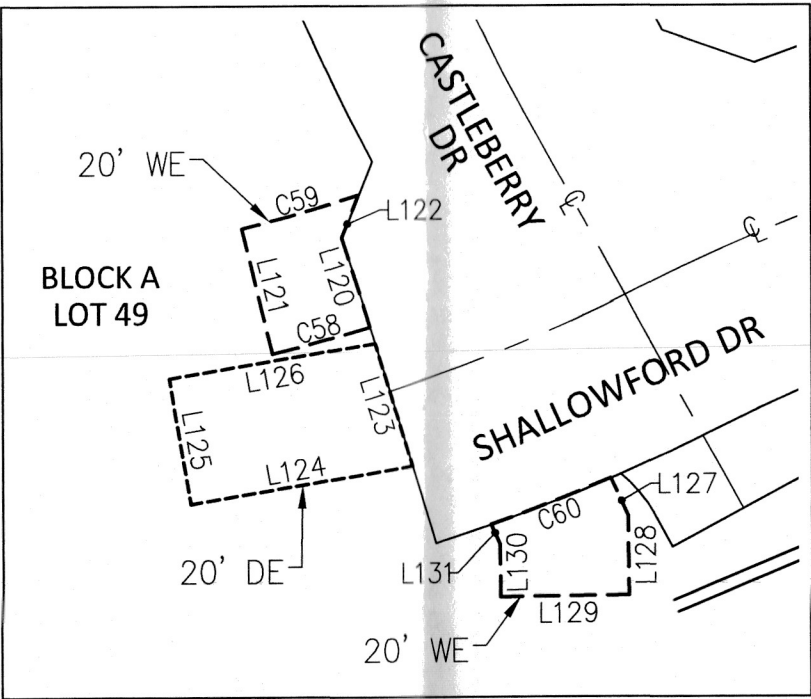
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C63	37.88	30.00	72°20'43"	35.41	S60° 36' 29"E
C64	150.15	570.97	15°04'01"	149.71	S31° 58' 08"E
C65	43.03	39.22	62°52'11"	40.91	S08° 04' 53"E
C66	121.28	89.01	78°03'52"	112.11	S23° 45' 17"W
C67	124.39	118.45	60°10'11"	118.75	S61° 57' 49"E
C68	38.52	30.00	73°34'08"	35.93	S04° 54' 20"W
C69	50.24	48.24	59°39'39"	48.00	N32° 39' 12"W
C70	284.75	472.73	34°30'45"	280.46	S24° 07' 21"W
C71	77.53	60.00	74°02'25"	72.25	S78° 23' 56"W
C72	50.07	86.82	33°02'34"	49.38	N43° 00' 04"W
C73	78.16	192.55	23°15'28"	77.63	S36° 56' 23"W
C74	39.38	43.94	51°20'35"	38.07	S81° 34' 04"W
C75	33.54	19.83	96°56'09"	29.68	N19° 21' 49"W
C76	35.14	40.00	50°20'10"	34.02	S40° 32' 14"W
C77	137.41	131.64	59°48'22"	131.26	S35° 48' 08"W
C78	194.04	248.11	44°48'33"	189.13	S33° 15' 11"E
C79	29.48	20.00	84°28'03"	26.89	S13° 25' 26"E
C80	52.67	250.00	12°04'19"	52.58	S06° 25' 05"E
C81	162.26	500.00	18°35'37"	161.55	N09° 11' 23"W



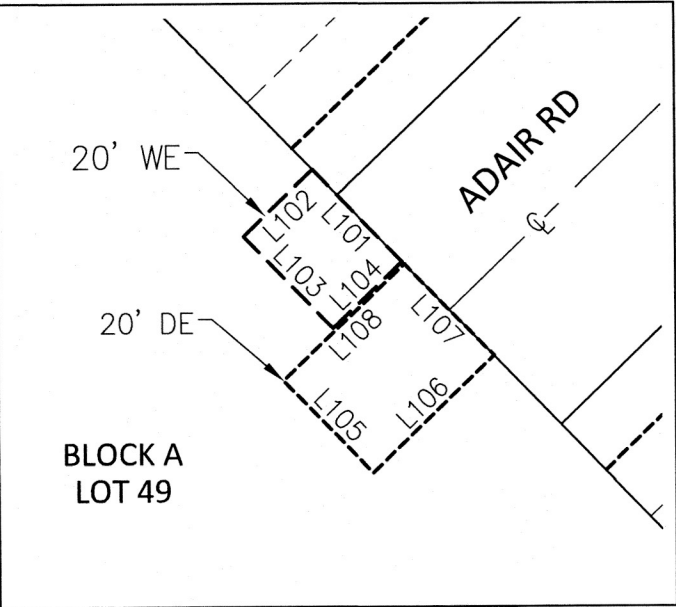
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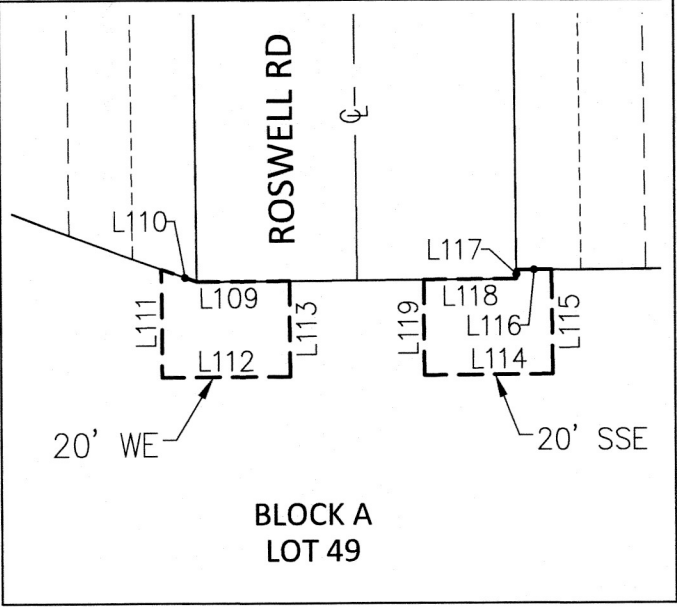
DETAIL 'B'
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DETAIL 'E'
SCALE: 1"=30'



DETAIL 'C'
SCALE: 1"=30'



DETAIL 'D'
SCALE: 1"=30'

GENERAL NOTES:

1. OPEN SPACE LOTS AND DRAINAGE AND DETENTION SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE HOA.