



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2023-007

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)
- AMENDED SITE PLANELEVATIONS/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 1649 FM 1141, Rockwall, 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01 LOT BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King & FM 1141 South of 1141

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING Planned Development PD-93 CURRENT USE Planned Development PD-93

PROPOSED ZONING PROPOSED USE

ACREAGE 94.144 LOTS [CURRENT] 181 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 TM Terraces, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Bret Pedigo

CONTACT PERSON Ryan Joyce

ADDRESS 4416 W. Lovers Lane, Suite 200

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 76209

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION (REQUIRED)

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

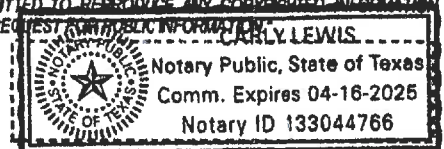
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 2,182.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF March 2023 BY SIGNING THIS APPLICATION, 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 March 2023

OWNER'S SIGNATURE

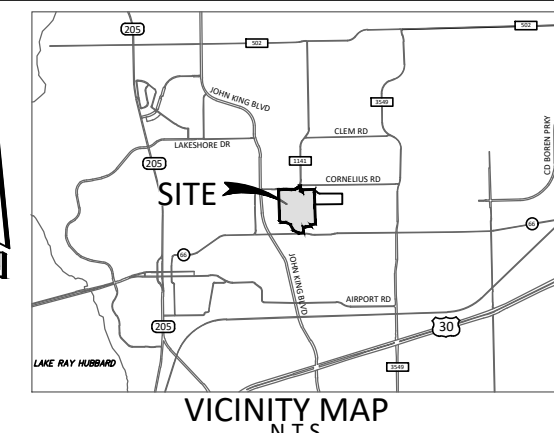
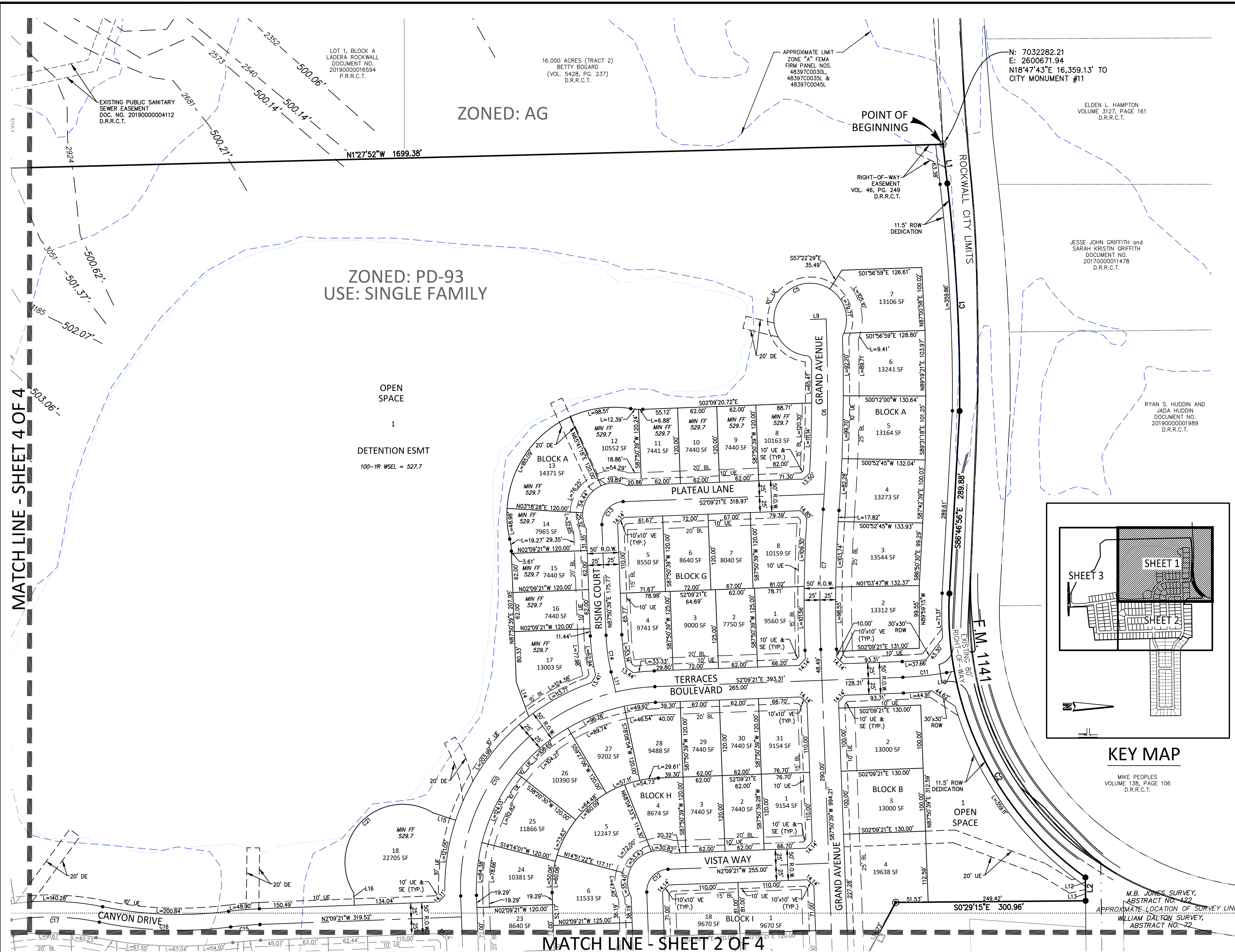
Bret Pedigo
Cary Lewis

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

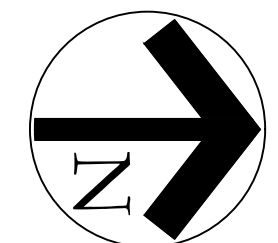


MY COMMISSION EXPIRES 4-16-25

MATCH LINE - SHEET 4 OF 4



- 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



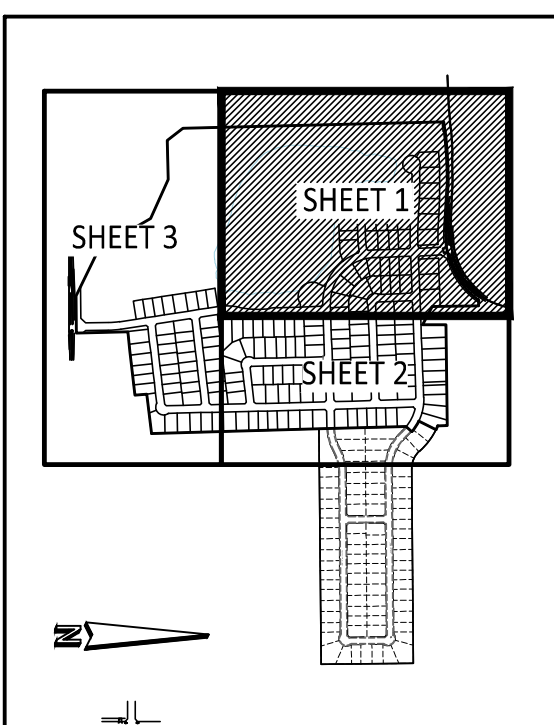
SCALE 1" = 100'

FINAL PLAT TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
 LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
 LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
 LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
 LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;
 94.144 ACRES OR 4,100,893 SQ. FT.
 181 SINGLE FAMILY LOTS,
 5 OPEN SPACE LOTS AND
 1 AMENITY CENTER

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
 AND ALL OF TRACT 13 & 25 OF THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 AND TRACT 4 & 4-01 OF THE
 M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**

P2022-049
 March 16, 2023
 EXIST. ZONING: PD-93
 LAND USE: SF
 SHEET 1 OF 4



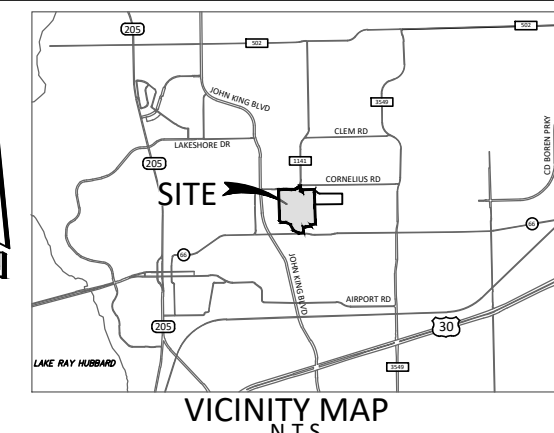
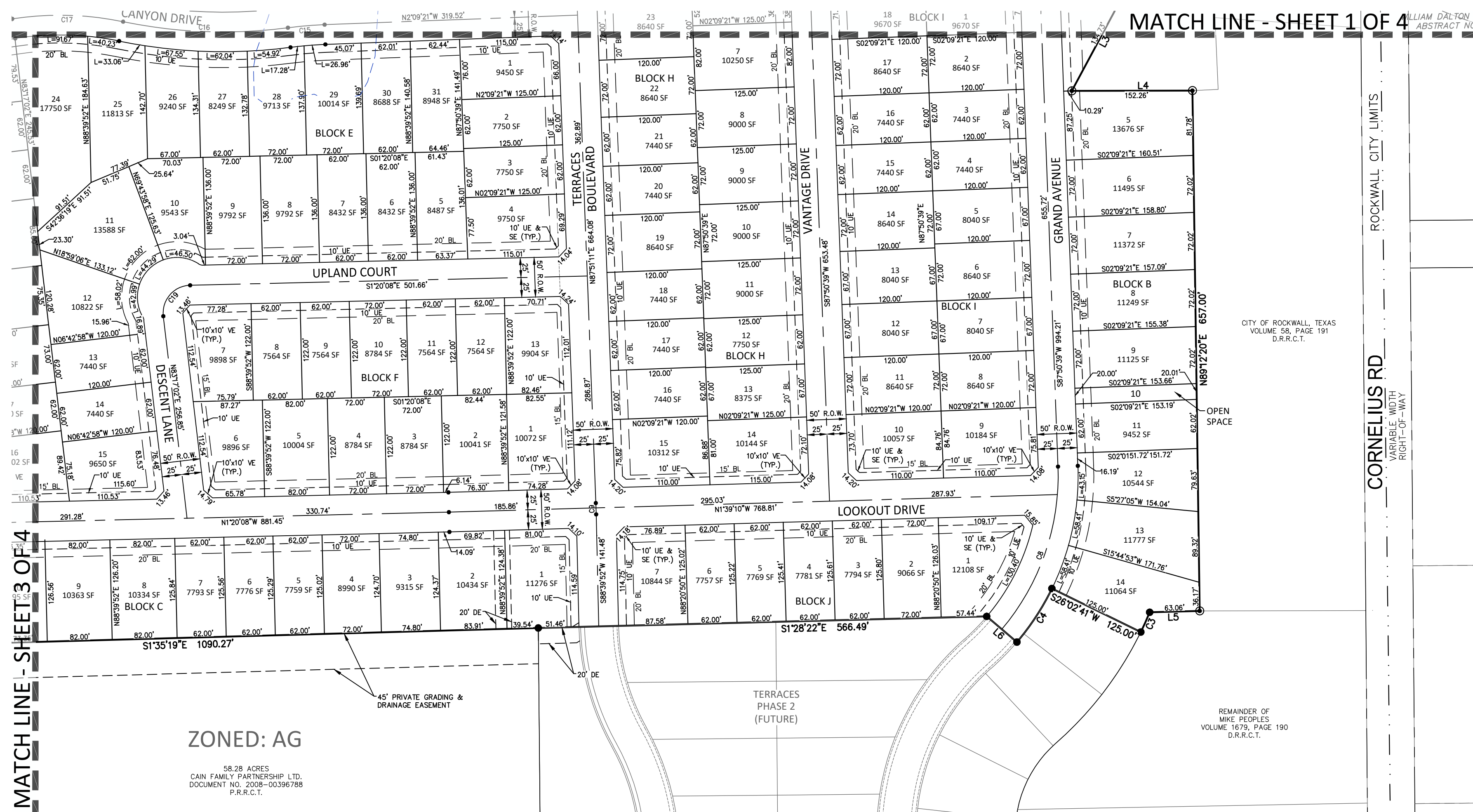
KEY MAP

MIKE PEOPLES
 VOLUME 138, PAGE 106
 D.R.R.C.T.

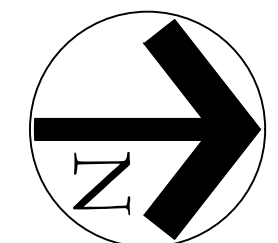
Owner:
 TM TERRACES, LLC
 4416 W. Lovers Lane, Ste. 200
 Dallas, Texas 75209
 Phone: 214-577-1431

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Jay Volk, 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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**CITY OF ROCKWALL,
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P2022-049
 March 16, 2023
 EXIST. ZONING: PD-93
 LAND USE: SF
 SHEET 2 OF 4

MATCH LINE - SHEET 3 OF 4

MATCH LINE - SHEET 1 OF 4

ZONED: AG

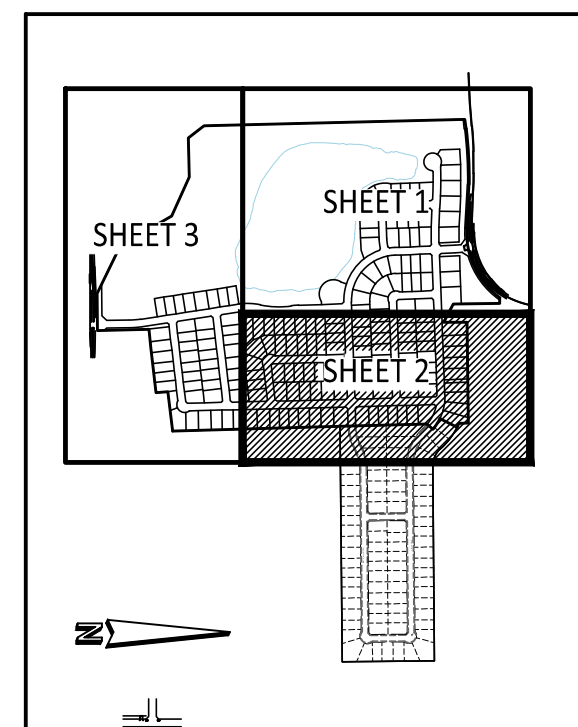
58.28 ACRES
 CAIN FAMILY PARTNERSHIP LTD.
 DOCUMENT NO. 2008-00396788
 P.R.R.C.T.

REMAINDER OF
 MIKE PEOPLES
 VOLUME 1679, PAGE 190
 D.R.R.C.T.

Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	134.73	S61° 44' 36"E
L4	152.26	N0° 05' 20"W
L5	63.06	S1° 28' 22"E
L6	50.00	S40° 18' 38"W
L7	78.43	S5° 53' 32"E
L8	128.78	N37° 46' 31"W
L9	25.18	S2° 26' 57"E
L10	12.35	S10° 09' 37"E
L11	32.71	N76° 39' 04"E
L12	37.01	N89° 31' 25"E
L13	22.86	N89° 31' 25"E
L14	33.02	N24° 51' 07"E
L15	82.98	S31° 11' 25"E
L16	15.01	S9° 05' 59"E
L17	36.56	S56° 50' 55"E
L18	43.16	N87° 50' 39"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	27.40	450.00	003°29'20"	27.40	S65° 41' 59"E
C4	80.92	325.00	014°15'57"	80.71	S56° 49' 20"E
C5	206.84	57.50	206°06'05"	112.03	S70° 18' 45"E
C6	302.10	2615.00	006°37'09"	301.94	N89° 09' 35"W
C7	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C8	222.35	300.00	042°27'59"	217.30	N70° 55' 21"W
C9	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W
C10	502.65	320.00	090°00'00"	452.55	S47° 09' 21"E
C11	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C12	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C13	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C14	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C15	46.57	500.00	005°20'11"	46.55	S04° 49' 26"E
C16	209.21	625.00	019°10'45"	208.24	N02° 05' 51"E
C17	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C18	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C19	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C20	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C21	121.40	57.00	122°01'52"	99.72	S29° 11' 47"E
C22	39.17	47.00	047°44'56"	38.04	S32° 58' 27"E



KEY MAP

GENERAL NOTES:

- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
- ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
- 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. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
- LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
- LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
- IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.

Owner:
 TM TERRACES, LLC
 4416 W. Lovers Lane, Ste. 200
 Dallas, Texas 75209
 Phone: 214-577-1431

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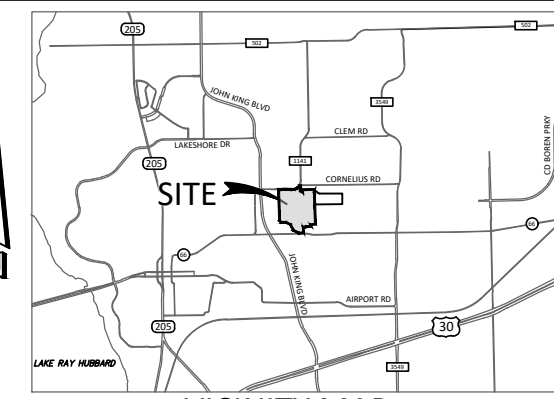
MATCH LINE - SHEET 2 OF 4

MATCH LINE - SHEET 1 OF 4

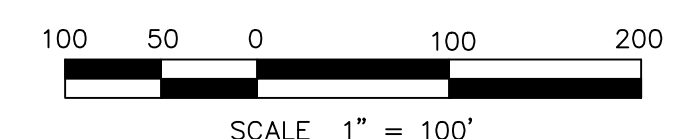
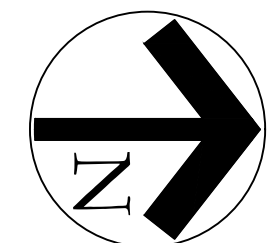
ZONED: PD-85

ZONED: AG

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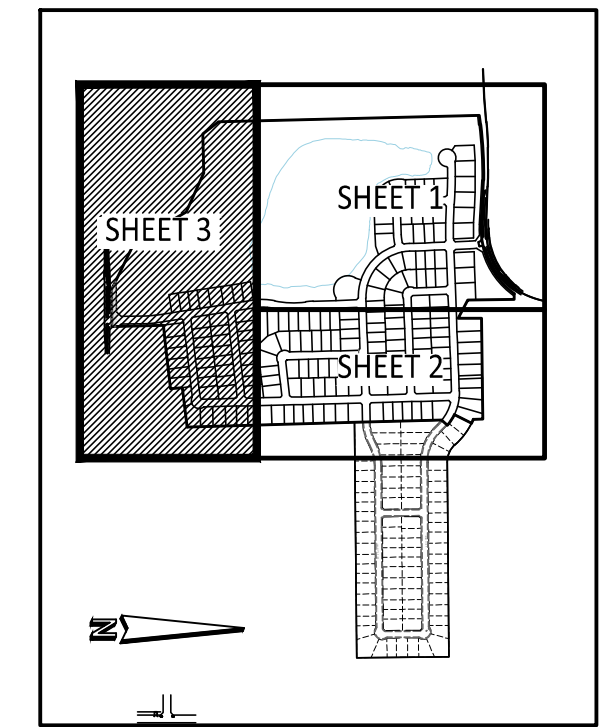


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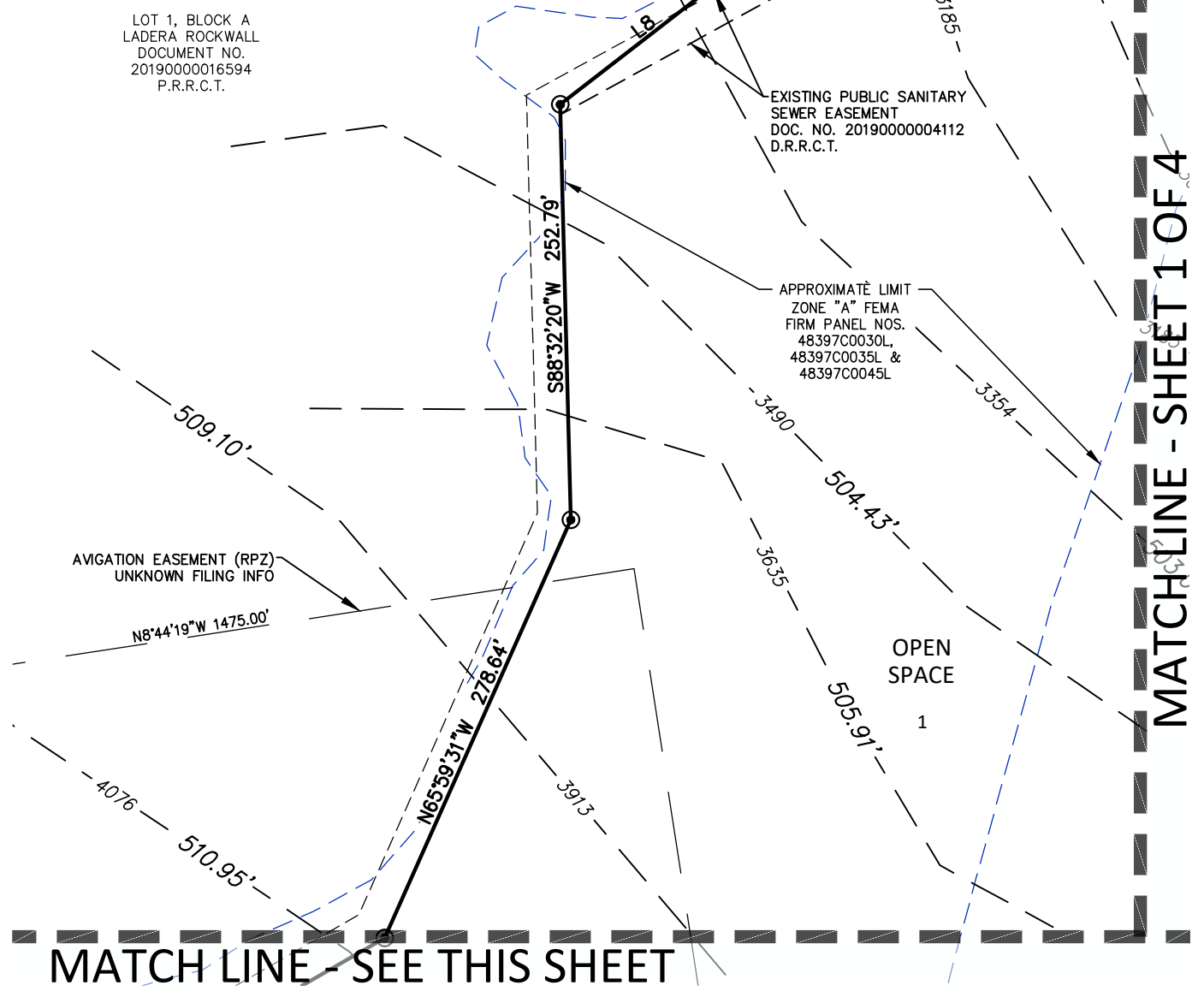


FINAL PLAT TERRACES

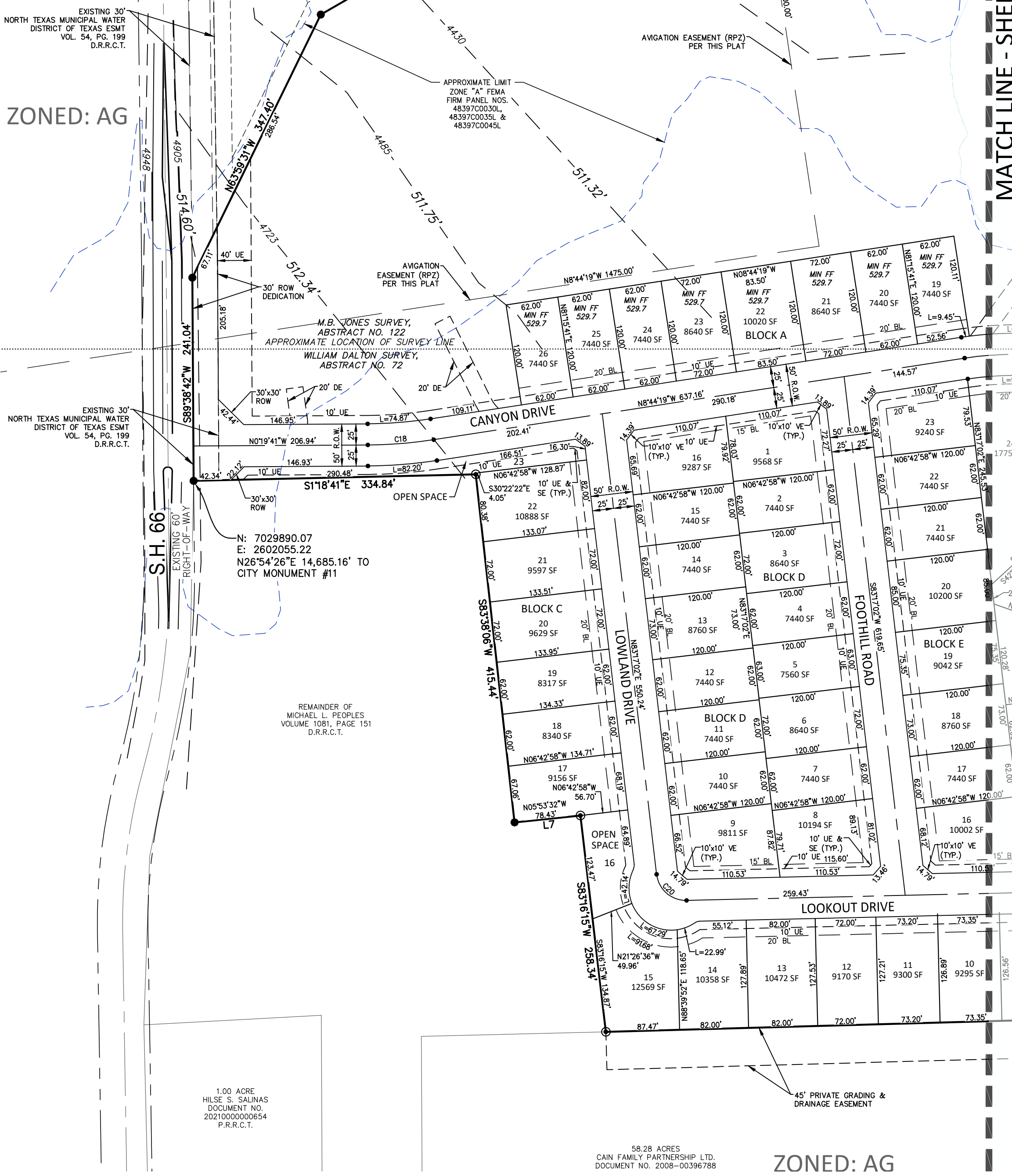
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**CITY OF ROCKWALL,
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 P2022-049
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 EXIST. ZONING: PD-93
 LAND USE: SF
 SHEET 3 OF 4



KEY MAP



MATCH LINE - SEE THIS SHEET



Owner:
 TM TERRACES, LLC
 4416 W. Lovers Lane, Ste. 200
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 Phone: 214-577-1431

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



1.00 ACRE
 HILSE S. SALINAS
 DOCUMENT NO.
 2021000000654
 P.R.R.C.T.

58.28 ACRES
 CAIN FAMILY PARTNERSHIP LTD.
 DOCUMENT NO. 2008-00396788

EXISTING 30'
 NORTH TEXAS MUNICIPAL WATER
 DISTRICT OF TEXAS ESMT
 VOL. 54, PG. 199
 D.R.R.C.T.

EXISTING 30'
 NORTH TEXAS MUNICIPAL WATER
 DISTRICT OF TEXAS ESMT
 VOL. 54, PG. 199
 D.R.R.C.T.

EXISTING PUBLIC
 SANITARY
 SEWER EASEMENT
 DOC. NO.
 2019000004112
 D.R.R.C.T.

EXISTING 12"
 WATERLINE EASEMENT
 DOC. NO.
 20190000016594
 P.R.R.C.T.

APPROXIMATE LIMIT
 ZONE "A" FEMA
 FIRM PANEL NOS.
 48397C0030L,
 48397C0035L &
 48397C0045L

M.B. JONES SURVEY,
 ABSTRACT NO. 122
 APPROXIMATE LOCATION OF SURVEY LINE
 WILLIAM DALTON SURVEY,
 ABSTRACT NO. 72

N: 7029890.07
 E: 2602055.22
 N26°54'26"E 14,685.16' TO
 CITY MONUMENT #11

REMAINDER OF
 MICHAEL L. PEOPLES
 VOLUME 1081, PAGE 151
 D.R.R.C.T.

45' PRIVATE GRADING &
 DRAINAGE EASEMENT

Mapcheck 1: TERRACES

Closure Summary

Precision, 1 part in: 821673.942'
Error distance: 0.011'
Error direction: S69° 12' 34.20"W
Area: 4100912.74 Sq. Ft.
Square area: 4100912.735
Perimeter: 8939.120'

Point of Beginning

Easting: 2600676.3200'
Northing: 7032279.2820'

Side 1: Line

Direction: N83° 33' 49.00"E
Angle: [-096.4364 (d)]
Deflection angle: [083.5636 (d)]
Distance: 62.350'
Easting: 2600738.2770'
Northing: 7032286.2714'

Side 2: Curve

Curve direction: Clockwise
Radius: [2824.943']
Arc length: 361.570'
Delta angle: 007.3333 (d)
Tangent: 181.030'
Chord direction: N86° 53' 49.00"E
Chord angle: [-176.6667 (d)]
Deflection angle: [003.3333 (d)]
Chord distance: 361.320'
Easting: 2601099.0672'
Northing: 7032305.8304'

Side 3: Line

Direction: S86° 46' 56.00"E
Angle: [-177.3458 (d)]
Deflection angle: [002.6542 (d)]
Distance: 289.880'
Easting: 2601388.4902'
Northing: 7032289.5591'

Side 4: Curve

Curve direction: Counter-clockwise
Radius: [517.684']
Arc length: 520.550'
Delta angle: 057.6136 (d)
Tangent: 284.680'

Chord direction: N64° 24' 40.00"E
Chord angle: [151.1933 (d)]
Deflection angle: [-028.8067 (d)]
Chord distance: 498.900'
Easting: 2601838.4562'
Northing: 7032505.0394'

Side 5: Line

Direction: N89° 31' 25.00"E
Angle: [-126.0807 (d)]
Deflection angle: [053.9193 (d)]
Distance: 37.010'
Easting: 2601875.4650'
Northing: 7032505.3471'

Side 6: Line

Direction: S00° 29' 15.00"E
Angle: [-090.0111 (d)]
Deflection angle: [089.9889 (d)]
Distance: 300.960'
Easting: 2601878.0256'
Northing: 7032204.3980'

Side 7: Line

Direction: S61° 44' 36.00"E
Angle: [118.7442 (d)]
Deflection angle: [-061.2558 (d)]
Distance: 134.730'
Easting: 2601996.7006'
Northing: 7032140.6139'

Side 8: Line

Direction: N00° 05' 20.00"W
Angle: [061.6544 (d)]
Deflection angle: [-118.3456 (d)]
Distance: 152.260'
Easting: 2601996.4644'
Northing: 7032292.8737'

Side 9: Line

Direction: N89° 12' 20.00"E
Angle: [-090.7056 (d)]
Deflection angle: [089.2944 (d)]
Distance: 657.000'
Easting: 2602653.4013'
Northing: 7032301.9831'

Side 10: Line

Direction: S01° 28' 22.00"E

Angle: [-90.6783 (d)]
Deflection angle: [089.3217 (d)]
Distance: 63.060'
Easting: 2602655.0220'
Northing: 7032238.9440'

Side 11: Curve

Curve direction: Clockwise
Radius: [450.042']
Arc length: 27.400'
Delta angle: 003.4889 (d)
Tangent: 13.710'
Chord direction: S65° 41' 59.00"E
Chord angle: [115.7731 (d)]
Deflection angle: [-064.2269 (d)]
Chord distance: 27.400'
Easting: 2602679.9944'
Northing: 7032227.6684'

Side 12: Line

Direction: S26° 02' 41.00"W
Angle: [-090.0000 (d)]
Deflection angle: [090.0000 (d)]
Distance: 125.000'
Easting: 2602625.1104'
Northing: 7032115.3619'

Side 13: Curve

Curve direction: Clockwise
Radius: [324.994']
Arc length: 80.920'
Delta angle: 014.2658 (d)
Tangent: 40.670'
Chord direction: S56° 49' 20.00"E
Chord angle: [097.1331 (d)]
Deflection angle: [-082.8669 (d)]
Chord distance: 80.710'
Easting: 2602692.6627'
Northing: 7032071.1943'

Side 14: Line

Direction: S40° 18' 38.00"W
Angle: [-090.0001 (d)]
Deflection angle: [089.9999 (d)]
Distance: 50.000'
Easting: 2602660.3162'
Northing: 7032033.0668'

Side 15: Line

Direction: S01° 28' 22.00"E
Angle: [138.2167 (d)]
Deflection angle: [-041.7833 (d)]
Distance: 566.490'
Easting: 2602674.8761'
Northing: 7031466.7640'

Side 16: Line

Direction: S01° 35' 19.00"E
Angle: [179.8842 (d)]
Deflection angle: [-000.1158 (d)]
Distance: 1090.270'
Easting: 2602705.1016'
Northing: 7030376.9130'

Side 17: Line

Direction: S83° 16' 15.00"W
Angle: [-095.1406 (d)]
Deflection angle: [084.8594 (d)]
Distance: 258.340'
Easting: 2602448.5413'
Northing: 7030346.6417'

Side 18: Line

Direction: S05° 53' 32.00"E
Angle: [090.8369 (d)]
Deflection angle: [-089.1631 (d)]
Distance: 78.430'
Easting: 2602456.5927'
Northing: 7030268.6260'

Side 19: Line

Direction: S83° 38' 06.00"W
Angle: [-090.4728 (d)]
Deflection angle: [089.5272 (d)]
Distance: 290.290'
Easting: 2602168.0921'
Northing: 7030236.4440'

Side 20: Line

Direction: S83° 38' 06.00"W
Angle: [180.0000 (d)]
Deflection angle: [000.0000 (d)]
Distance: 125.160'
Easting: 2602043.7036'
Northing: 7030222.5685'

Side 21: Line

Direction: S01° 18' 41.00"E
Angle: [095.0536 (d)]
Deflection angle: [-084.9464 (d)]
Distance: 334.840'
Easting: 2602051.3668'
Northing: 7029887.8162'

Side 22: Line

Direction: S89° 38' 42.00"W
Angle: [-089.0436 (d)]
Deflection angle: [090.9564 (d)]
Distance: 241.040'
Easting: 2601810.3314'
Northing: 7029886.3227'

Side 23: Line

Direction: N63° 59' 31.00"W
Angle: [-153.6369 (d)]
Deflection angle: [026.3631 (d)]
Distance: 347.400'
Easting: 2601498.1118'
Northing: 7030038.6568'

Side 24: Line

Direction: N29° 59' 31.00"W
Angle: [-146.0000 (d)]
Deflection angle: [034.0000 (d)]
Distance: 384.580'
Easting: 2601305.8686'
Northing: 7030371.7398'

Side 25: Line

Direction: N65° 59' 31.00"W
Angle: [144.0000 (d)]
Deflection angle: [-036.0000 (d)]
Distance: 278.640'
Easting: 2601051.3343'
Northing: 7030485.1087'

Side 26: Line

Direction: S88° 32' 20.00"W
Angle: [154.5308 (d)]
Deflection angle: [-025.4692 (d)]
Distance: 252.790'
Easting: 2600798.6265'
Northing: 7030478.6630'

Side 27: Line

Direction: N37° 46' 31.00"W

Angle: [-126.3142 (d)]
Deflection angle: [053.6858 (d)]
Distance: 128.780'
Easting: 2600719.7402'
Northing: 7030580.4532'

Side 28: Line

Direction: N01° 27' 52.00"W
Angle: [-143.6892 (d)]
Deflection angle: [036.3108 (d)]
Distance: 1699.380'
Easting: 2600676.3098'
Northing: 7032279.2781'



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2023-007

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)
- AMENDED SITE PLANELEVATIONS/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 1649 FM 1141, Rockwall, 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01 LOT BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King & FM 1141 South of 1141

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING Planned Development PD-93 CURRENT USE Planned Development PD-93

PROPOSED ZONING PROPOSED USE

ACREAGE 94.144 LOTS [CURRENT] 181 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 TM Terraces, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Bret Pedigo

CONTACT PERSON Ryan Joyce

ADDRESS 4416 W. Lovers Lane, Suite 200

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 76209

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION (REQUIRED)

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

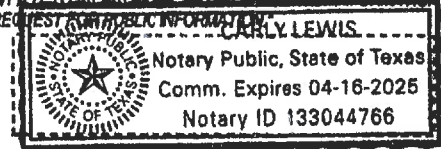
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 2,182.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF March 2023 BY SIGNING THIS APPLICATION, 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 March 2023

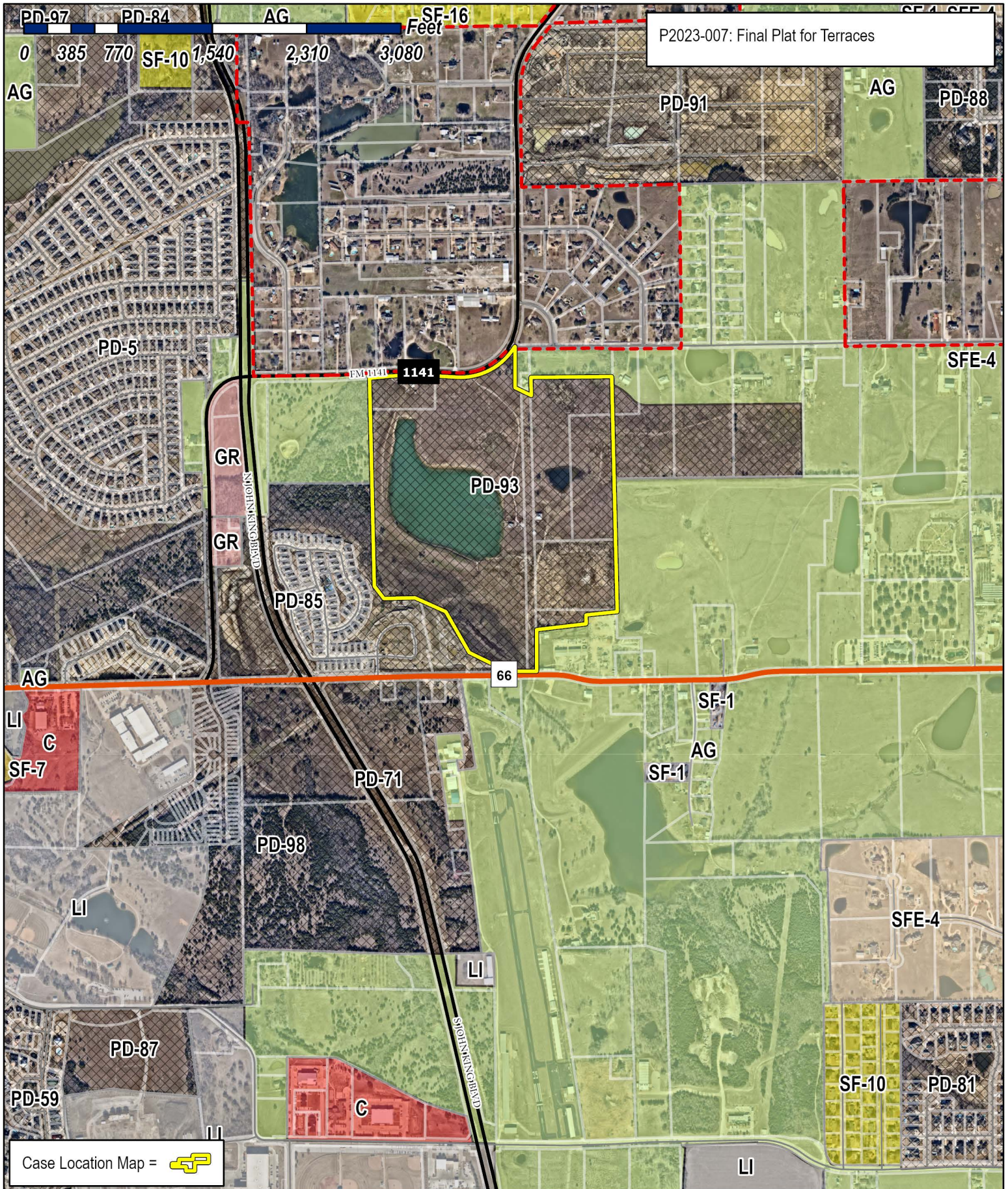
OWNER'S SIGNATURE

Bret Pedigo
Cary Lewis

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 4-16-25



P2023-007: Final Plat for Terraces

Case Location Map = 



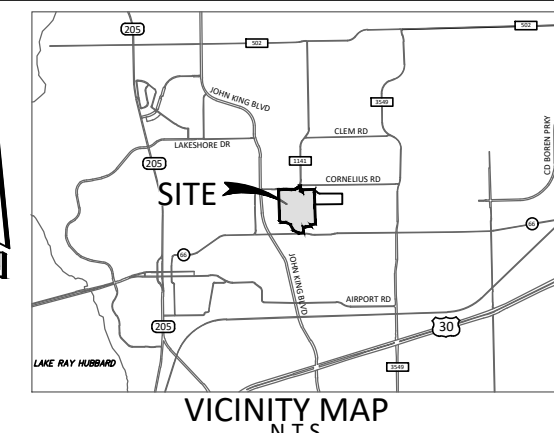
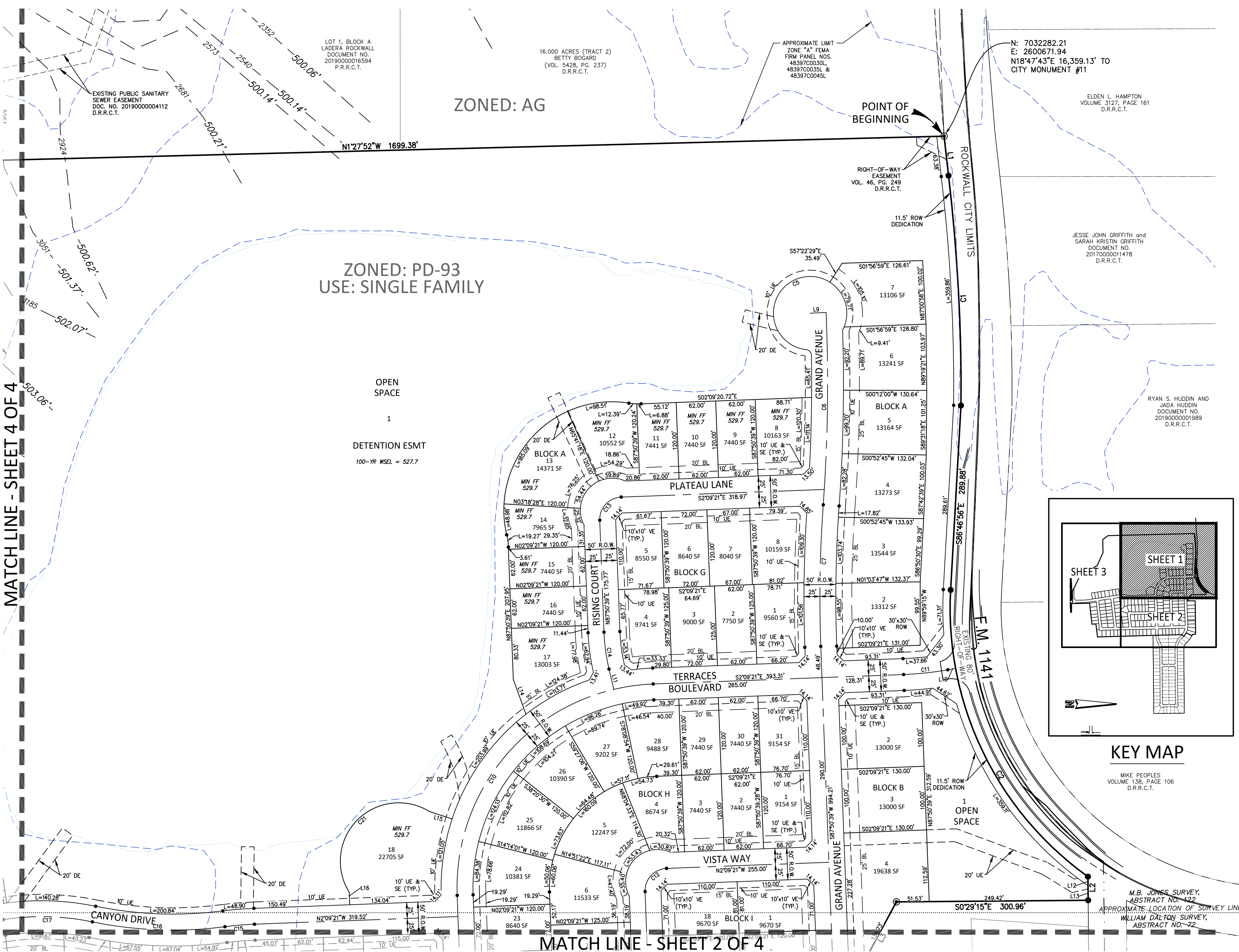
City of Rockwall

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

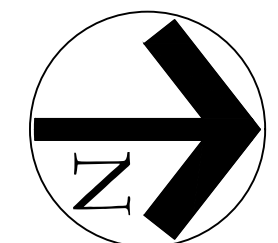
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



MATCH LINE - SHEET 4 OF 4



- 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



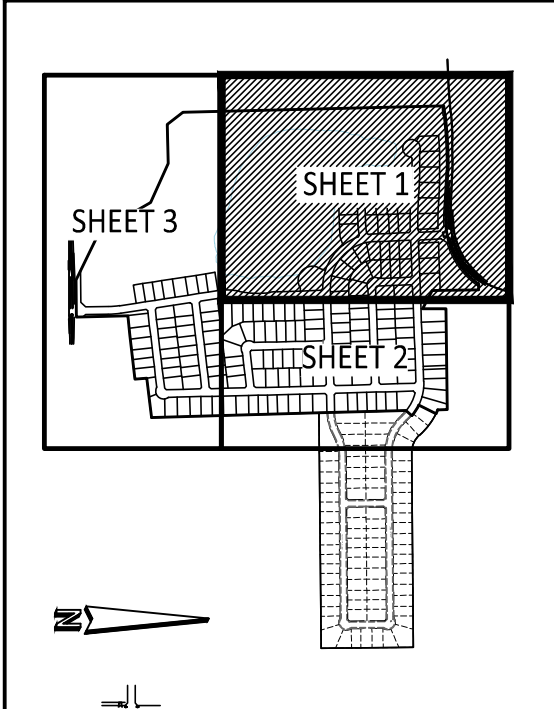
SCALE 1" = 100'

FINAL PLAT TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
 LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
 LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
 LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
 LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;
 94.144 ACRES OR 4,100,893 SQ. FT.
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 5 OPEN SPACE LOTS AND
 1 AMENITY CENTER

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
 AND ALL OF TRACT 13 & 25 OF THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 AND TRACT 4 & 4-01 OF THE
 M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**

P2022-049
 March 16, 2023
 EXIST. ZONING: PD-93
 LAND USE: SF
 SHEET 1 OF 4



KEY MAP

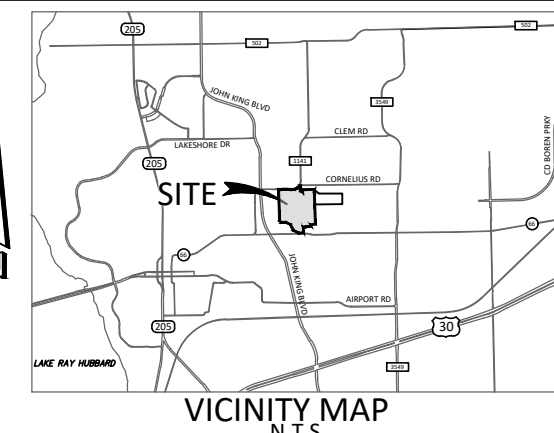
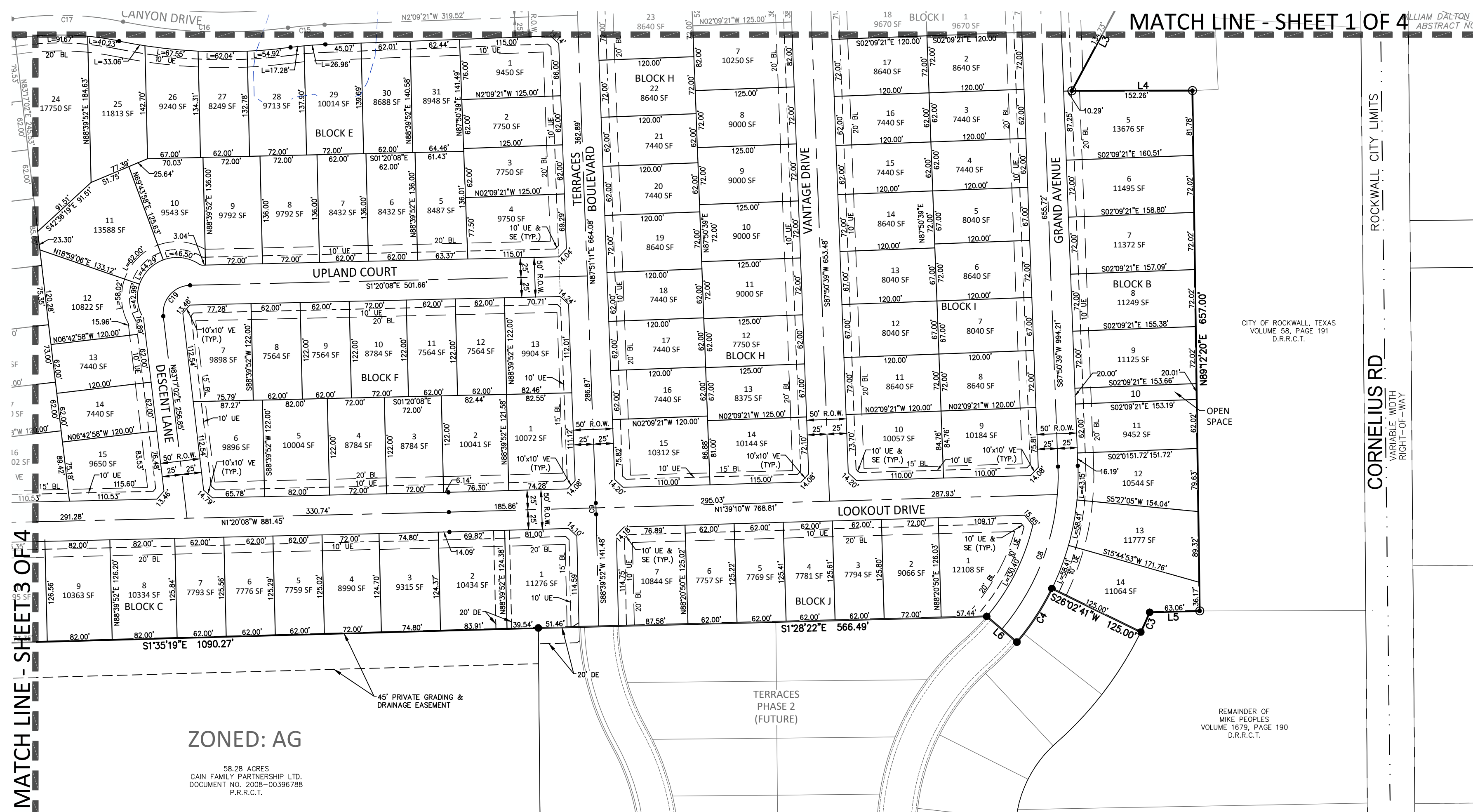
MIKE PEOPLES
 VOLUME 138, PAGE 106
 D.R.R.C.T.

M.B. JONES SURVEY,
 ABSTRACT NO. 122
 APPROXIMATE LOCATION OF SURVEY LINE.
 WILLIAM DALTON SURVEY,
 ABSTRACT NO. 72

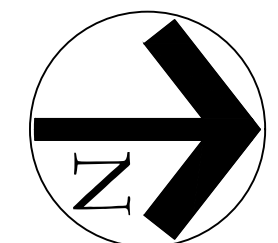
Owner:
 TM TERRACES, LLC
 4416 W. Lovers Lane, Ste. 200
 Dallas, Texas 75209
 Phone: 214-577-1431

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Jay Volk, 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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SCALE 1" = 100'

FINAL PLAT TERRACES

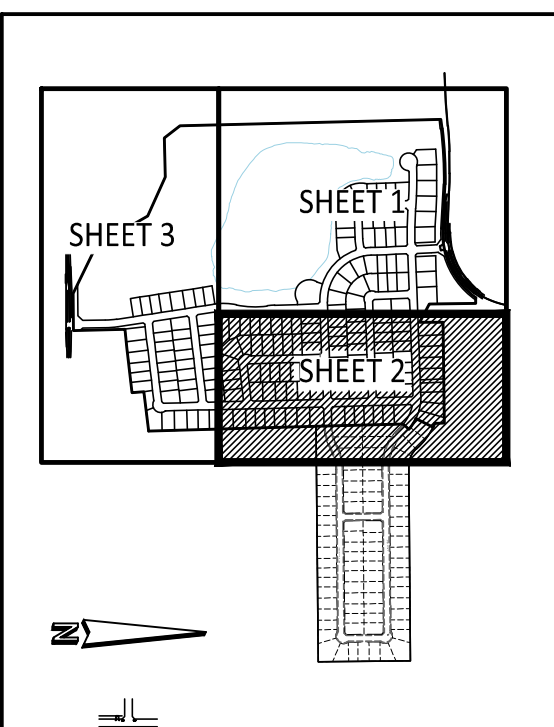
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**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**

P2022-049
March 16, 2023
EXIST. ZONING: PD-93
LAND USE: SF
SHEET 2 OF 4

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

GENERAL NOTES:

- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
- ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
- 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. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
- LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
- LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
- IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.



KEY MAP

Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	134.73	S61° 44' 36"E
L4	152.26	N0° 05' 20"W
L5	63.06	S1° 28' 22"E
L6	50.00	S40° 18' 38"W
L7	78.43	S5° 53' 32"E
L8	128.78	N37° 46' 31"W
L9	25.18	S2° 26' 57"E
L10	12.35	S10° 09' 37"E
L11	32.71	N76° 39' 04"E
L12	37.01	N89° 31' 25"E
L13	22.86	N89° 31' 25"E
L14	33.02	N24° 51' 07"E
L15	82.98	S31° 11' 25"E
L16	15.01	S9° 05' 59"E
L17	36.56	S56° 50' 55"E
L18	43.16	N87° 50' 39"E

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	27.40	450.00	003°29'20"	27.40	S65° 41' 59"E
C4	80.92	325.00	014°15'57"	80.71	S56° 49' 20"E
C5	206.84	57.50	206°06'05"	112.03	S70° 18' 45"E
C6	302.10	2615.00	006°37'09"	301.94	N89° 09' 35"W
C7	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C8	222.35	300.00	042°27'59"	217.30	N70° 55' 21"W
C9	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W
C10	502.65	320.00	090°00'00"	452.55	S47° 09' 21"E
C11	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C12	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C13	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C14	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C15	46.57	500.00	005°20'11"	46.55	S04° 49' 26"E
C16	209.21	625.00	019°10'45"	208.24	N02° 05' 51"E
C17	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C18	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C19	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C20	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C21	121.40	57.00	122°01'52"	99.72	S29° 11' 47"E
C22	39.17	47.00	047°44'56"	38.04	S32° 58' 27"E

Owner:
TM TERRACES, LLC
4416 W. Lovers Lane, Ste. 200
Dallas, Texas 75209
Phone: 214-577-1431

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

ZONED: AG

58.28 ACRES
CAIN FAMILY PARTNERSHIP LTD.
DOCUMENT NO. 2008-00396788
P.R.R.C.T.

REMAINDER OF
MIKE PEOPLES
VOLUME 1679, PAGE 190
D.R.R.C.T.

CITY OF ROCKWALL, TEXAS
VOLUME 58, PAGE 191
D.R.R.C.T.

MATCH LINE - SHEET 3 OF 4

MATCH LINE - SHEET 1 OF 4

MATCH LINE - SEE THIS SHEET

MATCH LINE - SHEET 2 OF 4

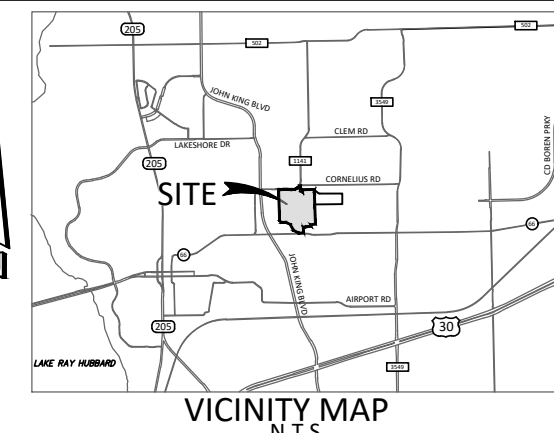
MATCH LINE - SHEET 1 OF 4

MATCH LINE - SEE THIS SHEET

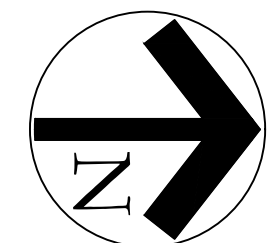
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ZONED: PD-85

ZONED: AG



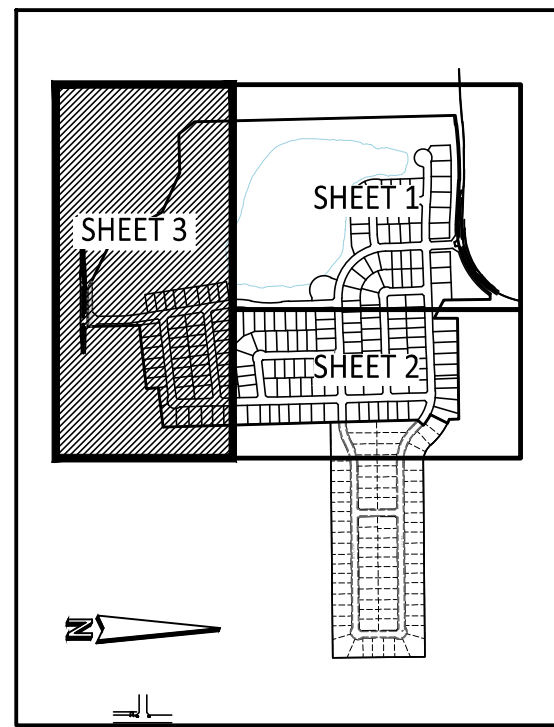
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 SHEET 3 OF 4

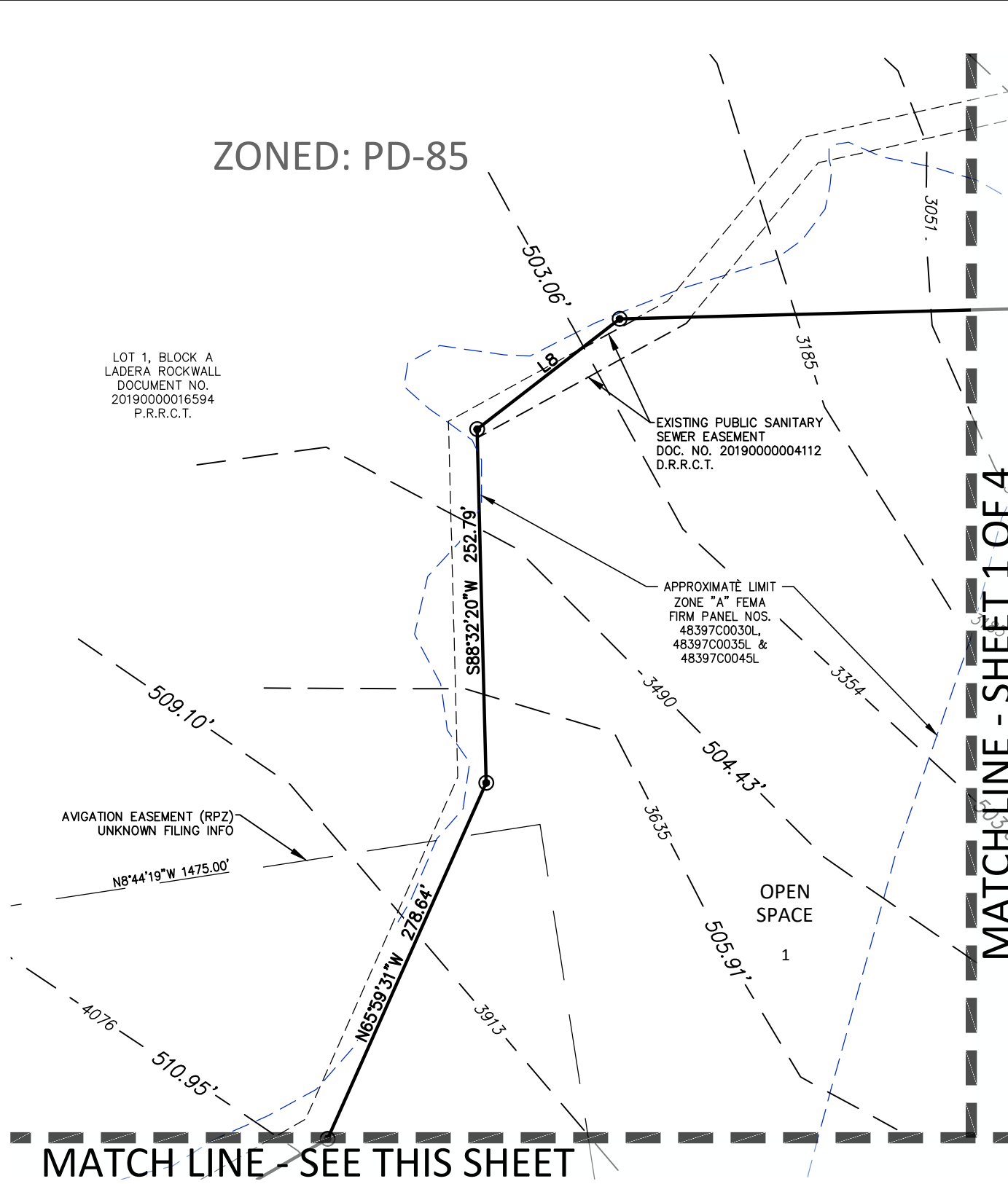
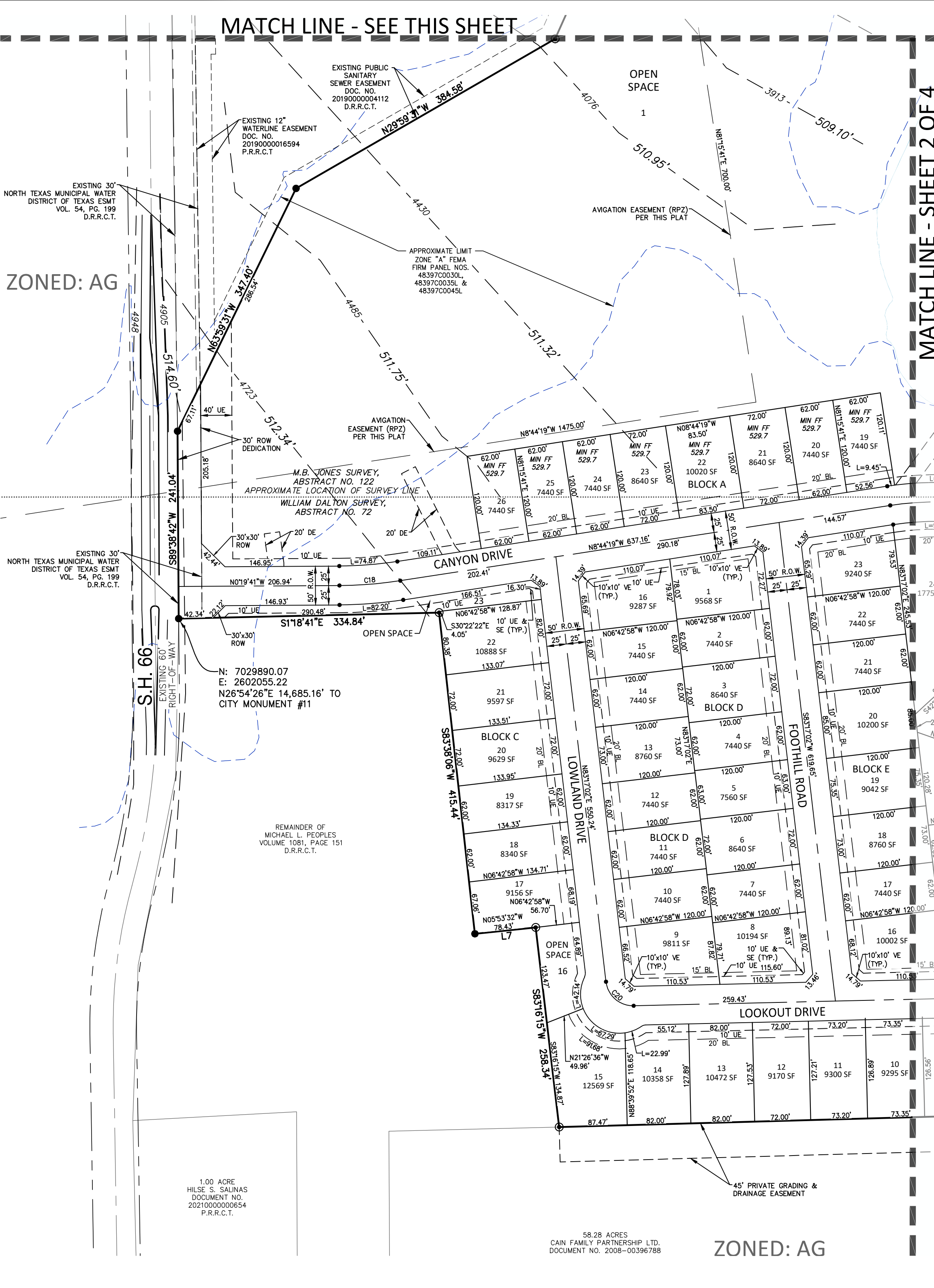


KEY MAP

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 Phone: 972-201-3100
 Contact: Jay Volk, 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:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of those tracts of land described in Deed to TM Terraces, LLC, as recorded in Document Nos. 2022-0000012425 and 2022-0000022185, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the left having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 in the south line of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the common north line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the common northeast corner of said TM Terraces, LLC tract and southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, with the east line of said TM Terraces, LLC tract recorded in Document No. 20220000012425, a distance of 63.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northwest corner of the above mentioned TM Terraces, LLC tract recorded in Document No. 20220000022185 at the beginning of a non-tangent curve to the right having a central angle of 03 degrees 29 minutes 20 seconds, a radius of 450.00 feet and a chord bearing and distance of South 65 degrees 41 minutes 59 seconds East, 27.40 feet;

THENCE Southeasterly, leaving said common line and with the north line of said TM Terraces, LLC tract recorded in Document No. 20220000022185, an arc distance of 27.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 26 degrees 02 minutes 41 seconds West, leaving said north line, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 14 degrees 15 minutes 57 seconds, a radius of 325.00 feet and a chord bearing and distance of South 56 degrees 49 minutes 20 seconds East, 80.71 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 80.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 40 degrees 18 minutes 38 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the common east line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and west line of said TM Terraces, LLC tract recorded in Document No. 20220000022185;

THENCE South 01 degrees 28 minutes 22 seconds East, with said common line, a distance of 566.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common southwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000022185 and northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for the southeast corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 in the west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said west line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner;

THENCE South 01 degrees 18 minutes 41 seconds East, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the north line of State Highway No. 66, a variable width right-of-way, for the common southwest corner of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and most southerly southeast corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the common south line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for the common most westerly southwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, a distance of 1,699.38 feet to the POINT OF BEGINNING and containing 94.144 acres of land, more or less.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the TERRACES 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 TERRACES subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

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

BEFORE ME, the undersigned authority, on this day personally appeared _____ of TM TERRACES, LLC, 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 _____, 2023.

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

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.

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.

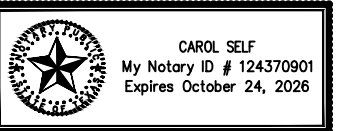
RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary public for and in the State of Texas



My commission expires: _____

Planning & Zoning Commission, Chairperson Date _____

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of _____, 2023.

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

WITNESS OUR HANDS, this ____ day of _____, 2023.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;
94.144 ACRES OR 4,100,893 SQ. FT.

181 SINGLE FAMILY LOTS,
5 OPEN SPACE LOTS AND
1 AMENITY CENTER

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,

AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE

M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-049
March 16, 2023

EXIST. ZONING: PD-93

LAND USE: SF
SHEET 4 OF 4

Owner:
TM TERRACES, LLC
4416 W. Lovers Lane, Ste. 200
Dallas, Texas 75209
Phone: 214-577-1431

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



Mapcheck 1: TERRACES

Closure Summary

Precision, 1 part in: 821673.942'
Error distance: 0.011'
Error direction: S69° 12' 34.20"W
Area: 4100912.74 Sq. Ft.
Square area: 4100912.735
Perimeter: 8939.120'

Point of Beginning

Easting: 2600676.3200'
Northing: 7032279.2820'

Side 1: Line

Direction: N83° 33' 49.00"E
Angle: [-096.4364 (d)]
Deflection angle: [083.5636 (d)]
Distance: 62.350'
Easting: 2600738.2770'
Northing: 7032286.2714'

Side 2: Curve

Curve direction: Clockwise
Radius: [2824.943']
Arc length: 361.570'
Delta angle: 007.3333 (d)
Tangent: 181.030'
Chord direction: N86° 53' 49.00"E
Chord angle: [-176.6667 (d)]
Deflection angle: [003.3333 (d)]
Chord distance: 361.320'
Easting: 2601099.0672'
Northing: 7032305.8304'

Side 3: Line

Direction: S86° 46' 56.00"E
Angle: [-177.3458 (d)]
Deflection angle: [002.6542 (d)]
Distance: 289.880'
Easting: 2601388.4902'
Northing: 7032289.5591'

Side 4: Curve

Curve direction: Counter-clockwise
Radius: [517.684']
Arc length: 520.550'
Delta angle: 057.6136 (d)
Tangent: 284.680'

Chord direction: N64° 24' 40.00"E
Chord angle: [151.1933 (d)]
Deflection angle: [-028.8067 (d)]
Chord distance: 498.900'
Easting: 2601838.4562'
Northing: 7032505.0394'

Side 5: Line

Direction: N89° 31' 25.00"E
Angle: [-126.0807 (d)]
Deflection angle: [053.9193 (d)]
Distance: 37.010'
Easting: 2601875.4650'
Northing: 7032505.3471'

Side 6: Line

Direction: S00° 29' 15.00"E
Angle: [-090.0111 (d)]
Deflection angle: [089.9889 (d)]
Distance: 300.960'
Easting: 2601878.0256'
Northing: 7032204.3980'

Side 7: Line

Direction: S61° 44' 36.00"E
Angle: [118.7442 (d)]
Deflection angle: [-061.2558 (d)]
Distance: 134.730'
Easting: 2601996.7006'
Northing: 7032140.6139'

Side 8: Line

Direction: N00° 05' 20.00"W
Angle: [061.6544 (d)]
Deflection angle: [-118.3456 (d)]
Distance: 152.260'
Easting: 2601996.4644'
Northing: 7032292.8737'

Side 9: Line

Direction: N89° 12' 20.00"E
Angle: [-090.7056 (d)]
Deflection angle: [089.2944 (d)]
Distance: 657.000'
Easting: 2602653.4013'
Northing: 7032301.9831'

Side 10: Line

Direction: S01° 28' 22.00"E

Angle: [-90.6783 (d)]
Deflection angle: [089.3217 (d)]
Distance: 63.060'
Easting: 2602655.0220'
Northing: 7032238.9440'

Side 11: Curve

Curve direction: Clockwise
Radius: [450.042']
Arc length: 27.400'
Delta angle: 003.4889 (d)
Tangent: 13.710'
Chord direction: S65° 41' 59.00"E
Chord angle: [115.7731 (d)]
Deflection angle: [-064.2269 (d)]
Chord distance: 27.400'
Easting: 2602679.9944'
Northing: 7032227.6684'

Side 12: Line

Direction: S26° 02' 41.00"W
Angle: [-090.0000 (d)]
Deflection angle: [090.0000 (d)]
Distance: 125.000'
Easting: 2602625.1104'
Northing: 7032115.3619'

Side 13: Curve

Curve direction: Clockwise
Radius: [324.994']
Arc length: 80.920'
Delta angle: 014.2658 (d)
Tangent: 40.670'
Chord direction: S56° 49' 20.00"E
Chord angle: [097.1331 (d)]
Deflection angle: [-082.8669 (d)]
Chord distance: 80.710'
Easting: 2602692.6627'
Northing: 7032071.1943'

Side 14: Line

Direction: S40° 18' 38.00"W
Angle: [-090.0001 (d)]
Deflection angle: [089.9999 (d)]
Distance: 50.000'
Easting: 2602660.3162'
Northing: 7032033.0668'

Side 15: Line

Direction: S01° 28' 22.00"E
Angle: [138.2167 (d)]
Deflection angle: [-041.7833 (d)]
Distance: 566.490'
Easting: 2602674.8761'
Northing: 7031466.7640'

Side 16: Line

Direction: S01° 35' 19.00"E
Angle: [179.8842 (d)]
Deflection angle: [-000.1158 (d)]
Distance: 1090.270'
Easting: 2602705.1016'
Northing: 7030376.9130'

Side 17: Line

Direction: S83° 16' 15.00"W
Angle: [-095.1406 (d)]
Deflection angle: [084.8594 (d)]
Distance: 258.340'
Easting: 2602448.5413'
Northing: 7030346.6417'

Side 18: Line

Direction: S05° 53' 32.00"E
Angle: [090.8369 (d)]
Deflection angle: [-089.1631 (d)]
Distance: 78.430'
Easting: 2602456.5927'
Northing: 7030268.6260'

Side 19: Line

Direction: S83° 38' 06.00"W
Angle: [-090.4728 (d)]
Deflection angle: [089.5272 (d)]
Distance: 290.290'
Easting: 2602168.0921'
Northing: 7030236.4440'

Side 20: Line

Direction: S83° 38' 06.00"W
Angle: [180.0000 (d)]
Deflection angle: [000.0000 (d)]
Distance: 125.160'
Easting: 2602043.7036'
Northing: 7030222.5685'

Side 21: Line

Direction: S01° 18' 41.00"E
Angle: [095.0536 (d)]
Deflection angle: [-084.9464 (d)]
Distance: 334.840'
Easting: 2602051.3668'
Northing: 7029887.8162'

Side 22: Line

Direction: S89° 38' 42.00"W
Angle: [-089.0436 (d)]
Deflection angle: [090.9564 (d)]
Distance: 241.040'
Easting: 2601810.3314'
Northing: 7029886.3227'

Side 23: Line

Direction: N63° 59' 31.00"W
Angle: [-153.6369 (d)]
Deflection angle: [026.3631 (d)]
Distance: 347.400'
Easting: 2601498.1118'
Northing: 7030038.6568'

Side 24: Line

Direction: N29° 59' 31.00"W
Angle: [-146.0000 (d)]
Deflection angle: [034.0000 (d)]
Distance: 384.580'
Easting: 2601305.8686'
Northing: 7030371.7398'

Side 25: Line

Direction: N65° 59' 31.00"W
Angle: [144.0000 (d)]
Deflection angle: [-036.0000 (d)]
Distance: 278.640'
Easting: 2601051.3343'
Northing: 7030485.1087'

Side 26: Line

Direction: S88° 32' 20.00"W
Angle: [154.5308 (d)]
Deflection angle: [-025.4692 (d)]
Distance: 252.790'
Easting: 2600798.6265'
Northing: 7030478.6630'

Side 27: Line

Direction: N37° 46' 31.00"W

Angle: [-126.3142 (d)]
Deflection angle: [053.6858 (d)]
Distance: 128.780'
Easting: 2600719.7402'
Northing: 7030580.4532'

Side 28: Line

Direction: N01° 27' 52.00"W
Angle: [-143.6892 (d)]
Deflection angle: [036.3108 (d)]
Distance: 1699.380'
Easting: 2600676.3098'
Northing: 7032279.2781'

PROJECT COMMENTS



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

DATE: 3/24/2023

PROJECT NUMBER: P2023-007
PROJECT NAME: Final Plat for Terraces
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Final Plat for the Terraces Subdivision consisting of 181 single-family residential lots on a 94.144-acre tract of land being identified as a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/24/2023	Approved w/ Comments

03/24/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Final Plat for the Terraces Subdivision consisting of 181 single-family residential lots on a 94.144-acre tract of land being identified as a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

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 (P2023-007) in the lower right-hand corner of all pages on future submittals. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

M.4 According to the Title Block there is a Lot 23, Block C, however I did not see it indicated on the plat. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

M.5 The surveyor does not need a notary; their seal is all that is needed. Also, remove the preliminary language from the surveyor's signature block. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

M.6 Please address each of the following items as they affect the lot types and conformance to the PD Ordinance:

- (A) Block A
 - (1) Lots 2 & 3 are less than 100' wide at the rear property line.
- (B) Block B
 - (1) Lot 5 should be 82' wide.
 - (2) Lots 12-14 are considered Type C lots and not Type E lots.
- (C) Block C

- (1) Lot 1 must be 120' deep to be a Type B and is currently considered a Type C.
- (2) Lot 2 is a Type B.
- (D) Block D
 - (1) Lot 8 must be 82'x120' and is currently considered a Type D.
 - (2) Lot 9 must be 72'x115' and is currently considered a Type D.
 - (3) Lot 13 must be 9,000 SF and is currently considered a Type D.
- (E) Block E
 - (1) Lot 5 must be 62' at the rear property line.
 - (2) Lot 16 must be 115' deep and is currently considered a Type D.
 - (3) Lot 18 must be 9,000 SF and is currently considered a Type D.
- (F) Block F
 - (1) Lot 1 is considered a Type B.
 - (2) Lot 10 is considered a Type D.
- (G) Block G
 - (1) Lot 5 is considered a Type E.
 - (2) Lot 3 is considered a Type E due to the lot width at the rear property line.
 - (3) Check the lot frontage for Lot 4.
- (H) Block H
 - (1) Lot 25 must be 82' at the rear property line and is currently considered a Type C.
 - (2) Lot 24 must be 72' at the rear property line and is currently considered a Type E.
 - (3) Lots 14 & 15 must be 82'x120' and are currently considered a Type C.
 - (4) Lots 8-11 are Type C.
- (I) Block I
 - (1) Lots 1 & 18 should be 82'x120' and are currently considered Type C.
 - (2) Lot 9 & 10 must 120' deep and are currently considered Type D.
- (J) Block J
 - (1) Lot 1 does not meet the lot width at the rear property line.
 - (2) Lot 7 must be 120' deep and is currently considered a Type C

The changes indicated above are based on the concept plan approved with the zoning ordinance. Small changes may occur during fully designing the site, however, based on the changes above, Phase 1 strays from conformance with the PD ordinance. Phase 1 requires 26 Type B lots, and there are only 19 proposed; this must be corrected. Also, make note that the PD requires certain percentages for each lot type. If the changes in conformance for Phase 1 are not corrected then they will need to be corrected in Phase 2

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.8 The projected meeting dates for this case are as follows:

- Planning and Zoning Work Session: March 28, 2023
- Parks Board: April 4, 2023
- Planning and Zoning Commission: April 11, 2023
- City Council: April 17, 2023

I.9 Please note that once the Replat 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. Plats must be filed before any building permits are approved.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
------------	----------	----------------	-------------------

03/21/2023: - Call out bearing, distances, and curve data of all easements.

- Is this easement meant to be off centered from property line?

- Additional easement may be needed for sewer lateral tie in. Verify final design.

- Need filing information on plat for 45' private grading easement.

- Need to dimension easement to property line since it isn't centered on 20' D.E. Lot 2, Block C.

- Add note, "All non-standard signs, lights, and hardware are to be maintained, repaired and replaced by the property owner or HOA. Detention pond and floodplain is to be maintained by HOA."

- Call out bearings and distances of all easements.

- These lots to be 2' above floodplain. Min FFE called out is +/-18' above floodplain.

- Callout floodplain based on approved flood study. Identify erosion hazard setback, wetlands, and water of the US. All flood plain and pond area should be labeled as drainage easement too.

- Areas where sewer is deeper than 16' requires additional utility easement. Plat will not be filed until Engineering plans are approved including all studies.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/24/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/20/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/20/2023	Approved w/ Comments
03/20/2023: Please submit cad file (.dwg) of lot lines and road centerlines to lsingleton@rockwall.com so addressing can begin.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/20/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/20/2023	Approved w/ Comments
03/20/2023: Ryan/Henry			

Should there be anything on the plat related to the linear park other than where it states City of Rockwall.

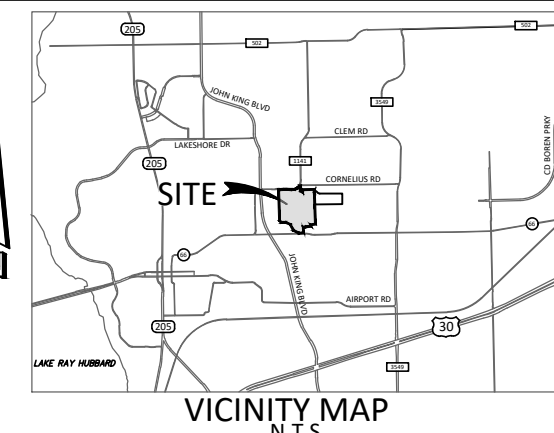
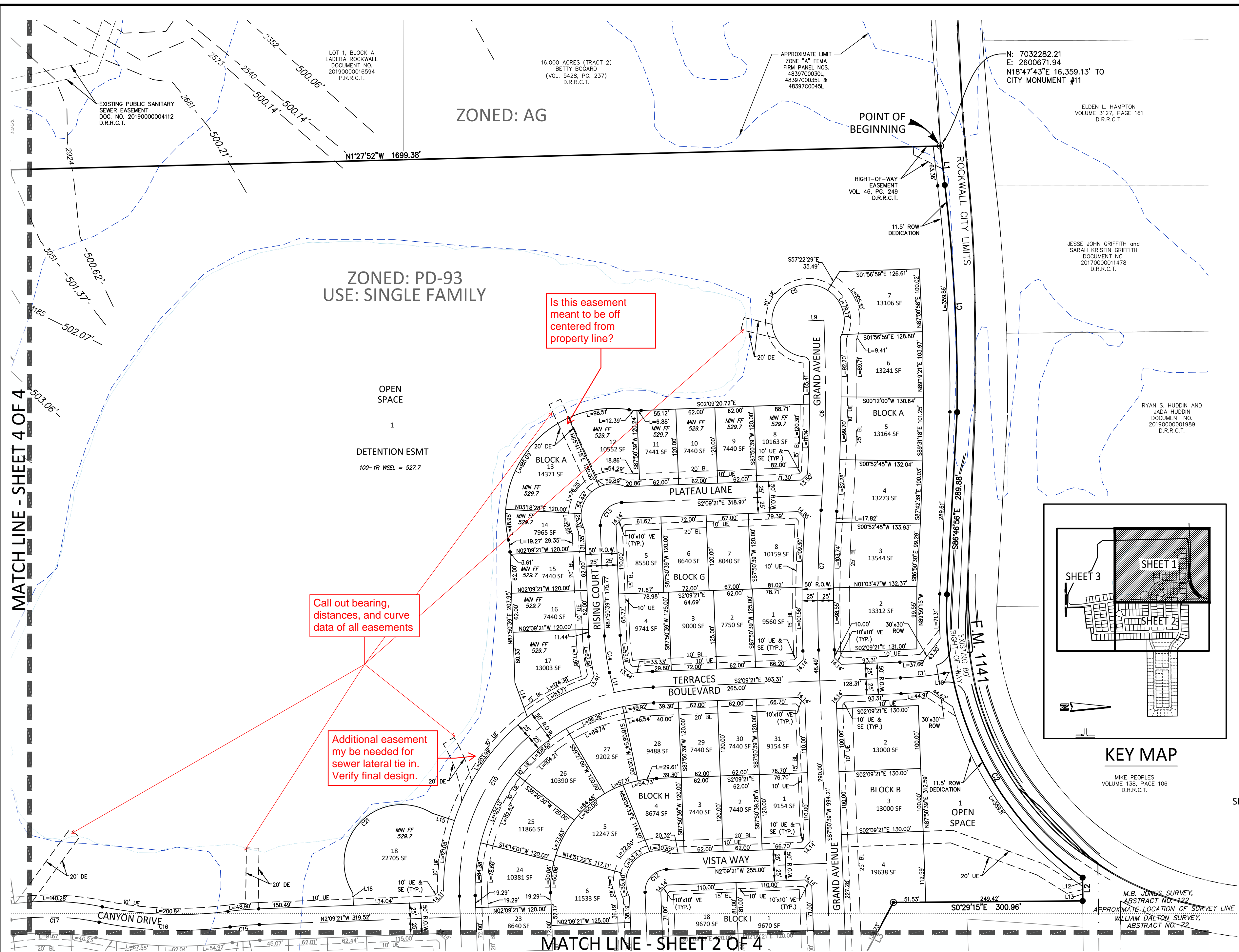
03/21/2023: Park District #8

Cash in Leu of land Fees: \$609.00 x 181 lots = \$110,229.00

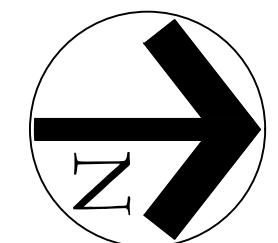
Pro Rata Equipment Fees: \$577.00 x 181 lots = \$104,437.00

Total Fees: \$1,186.00 x 181 lots = \$214,666.00

MATCH LINE - SHEET 4 OF 4



- 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



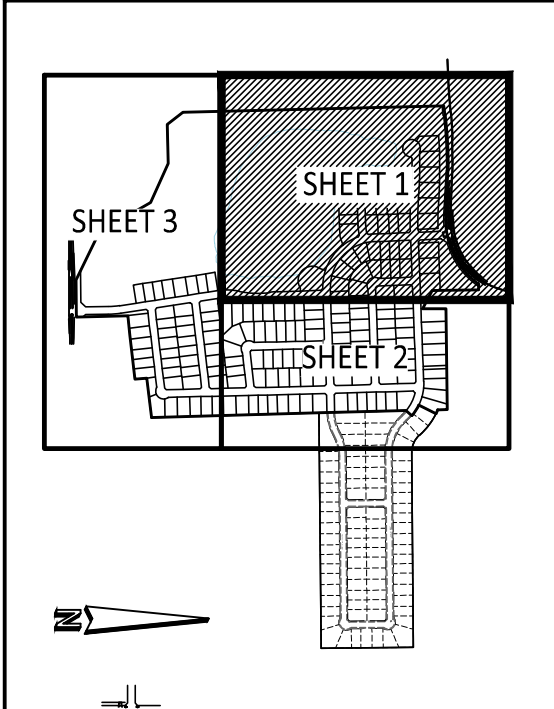
SCALE 1" = 100'

FINAL PLAT TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
 LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
 LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
 LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
 LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;
 94.144 ACRES OR 4,100,893 SQ. FT.
 181 SINGLE FAMILY LOTS,
 5 OPEN SPACE LOTS AND
 1 AMENITY CENTER

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
 AND ALL OF TRACT 13 & 25 OF THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 AND TRACT 4 & 4-01 OF THE
 M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**

P2022-049
 March 16, 2023
 EXIST. ZONING: PD-93
 LAND USE: SF
 SHEET 1 OF 4



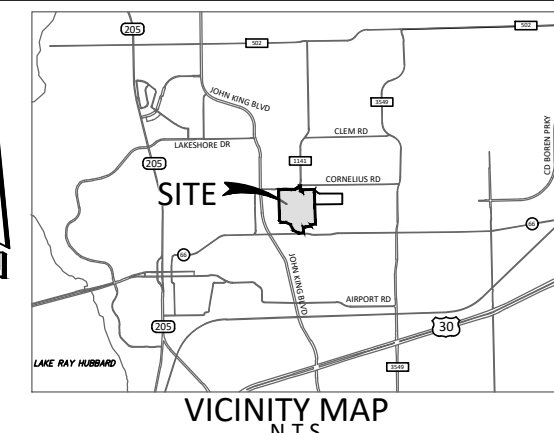
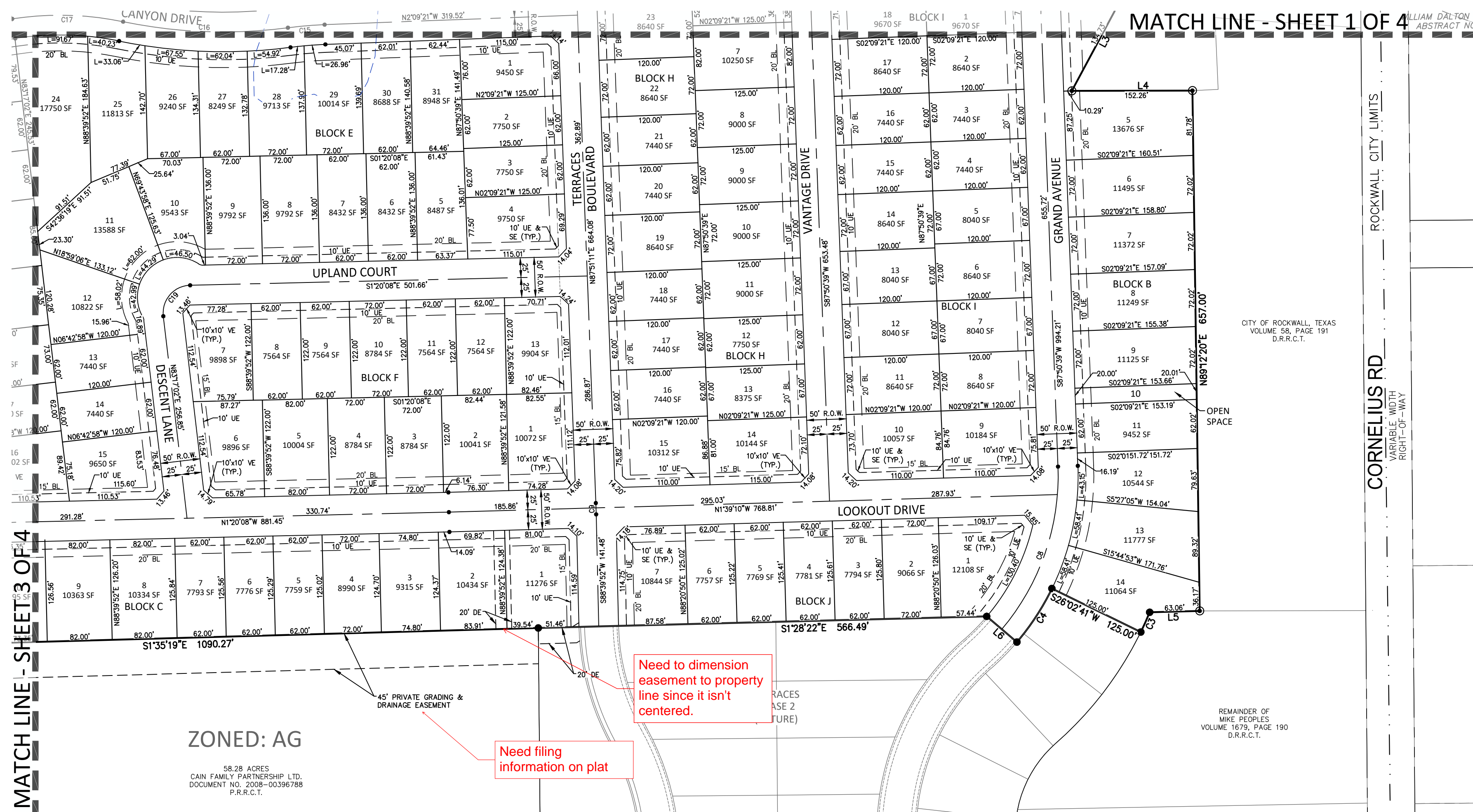
KEY MAP

MIKE PEOPLES
 VOLUME 138, PAGE 106
 D.R.R.C.T.

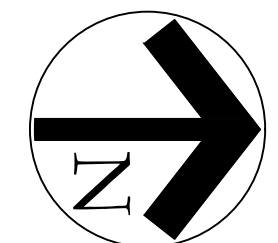
Owner:
 TM TERRACES, LLC
 4416 W. Lovers Lane, Ste. 200
 Dallas, Texas 75209
 Phone: 214-577-1431

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





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**CITY OF ROCKWALL,
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P2022-049
March 16, 2023
EXIST. ZONING: PD-93
LAND USE: SF
SHEET 2 OF 4

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

MATCH LINE - SHEET 3 OF 4

MATCH LINE - SHEET 1 OF 4

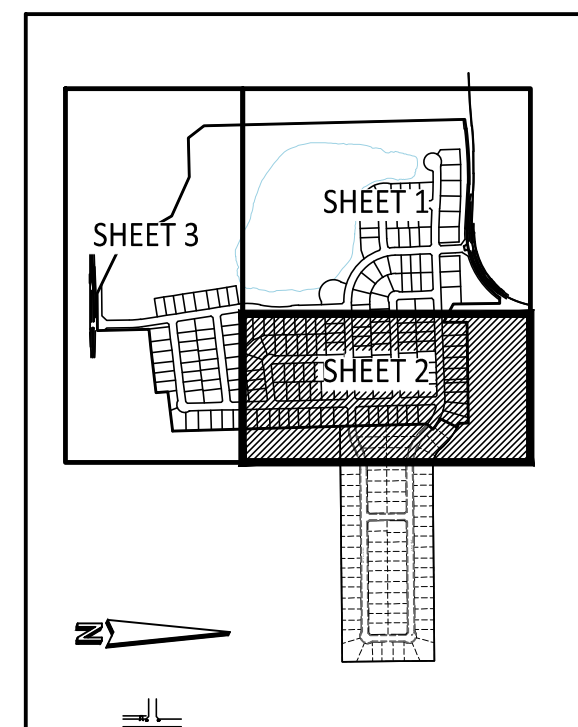
ZONED: AG

58.28 ACRES
CAIN FAMILY PARTNERSHIP LTD.
DOCUMENT NO. 2008-00396788
P.R.R.C.T.

Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	134.73	S61° 44' 36"E
L4	152.26	N0° 05' 20"W
L5	63.06	S1° 28' 22"E
L6	50.00	S40° 18' 38"W
L7	78.43	S5° 53' 32"E
L8	128.78	N37° 46' 31"W
L9	25.18	S2° 26' 57"E
L10	12.35	S10° 09' 37"E
L11	32.71	N76° 39' 04"E
L12	37.01	N89° 31' 25"E
L13	22.86	N89° 31' 25"E
L14	33.02	N24° 51' 07"E
L15	82.98	S31° 11' 25"E
L16	15.01	S9° 05' 59"E
L17	36.56	S56° 50' 55"E
L18	43.16	N87° 50' 39"E

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	27.40	450.00	003°29'20"	27.40	S65° 41' 59"E
C4	80.92	325.00	014°15'57"	80.71	S56° 49' 20"E
C5	206.84	57.50	206°06'05"	112.03	S70° 18' 45"E
C6	302.10	2615.00	006°37'09"	301.94	N89° 09' 35"W
C7	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C8	222.35	300.00	042°27'59"	217.30	N70° 55' 21"W
C9	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W
C10	502.65	320.00	090°00'00"	452.55	S47° 09' 21"E
C11	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C12	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C13	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C14	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C15	46.57	500.00	005°20'11"	46.55	S04° 49' 26"E
C16	209.21	625.00	019°10'45"	208.24	N02° 05' 51"E
C17	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C18	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C19	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C20	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C21	121.40	57.00	122°01'52"	99.72	S29° 11' 47"E
C22	39.17	47.00	047°44'56"	38.04	S32° 58' 27"E



GENERAL NOTES:

- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
- ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
- 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. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
- LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
- LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
- IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.

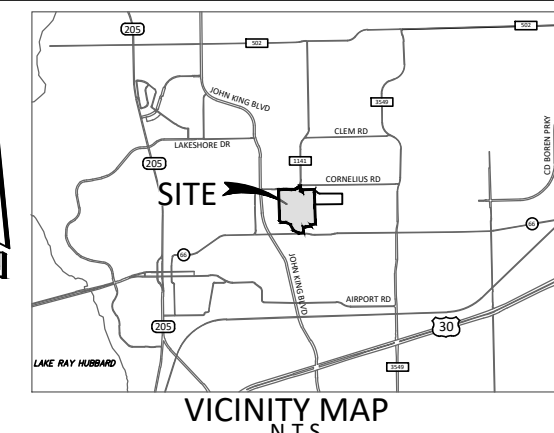
All non-standard signs, lights, and hardware are to be maintained, repaired and replaced by the property owner or HOA. Detention pond and floodplain is to be maintained by HOA.

Owner:
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4416 W. Lovers Lane, Ste. 200
Dallas, Texas 75209
Phone: 214-577-1431

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

MATCH LINE - SEE THIS SHEET

ZONED: PD-85



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Callout floodplain based on approved flood study. Identify erosion hazard setback, wetlands, and water of the US. All flood plain and pond area should be labeled as drainage easement too.

Other edge of easement?

These lots to be 2' above floodplain. Min FFE called out is +/-18' above floodplain.

Call out bearings and distances of all easements.

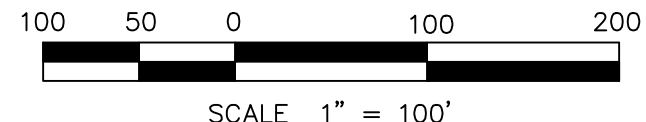
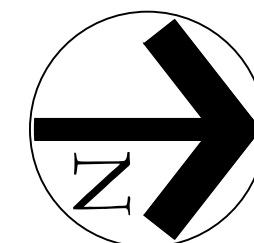
Areas where sewer is deeper than 16' requires additional utility easement.
Plat will not be filed until Engineering plans are approved including all studies.

ZONED: AG

MATCH LINE - SHEET 2 OF 4

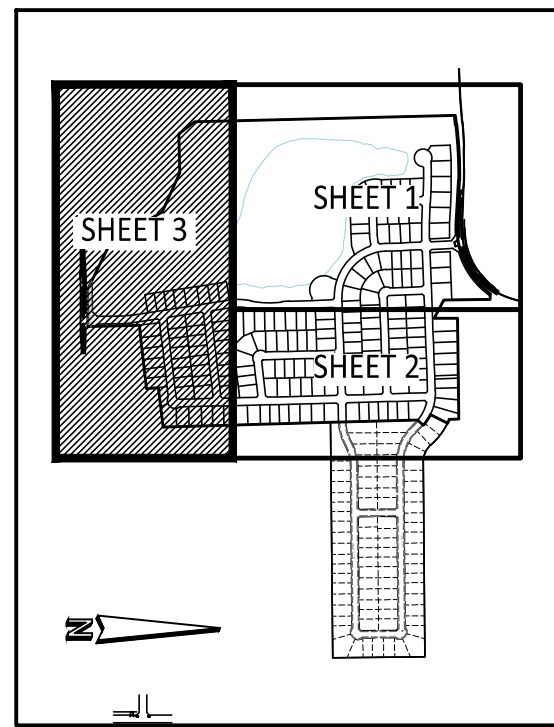
MATCH LINE - SHEET 1 OF 4

MATCH LINE - SEE THIS SHEET



FINAL PLAT TERRACES

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**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2022-049
 March 16, 2023
 EXIST. ZONING: PD-93
 LAND USE: SF
 SHEET 3 OF 4



KEY MAP

Easement information and copy is needed before filing.

Owner:
 TM TERRACES, LLC
 4416 W. Lovers Lane, Ste. 200
 Dallas, Texas 75209
 Phone: 214-577-1431

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



ZONED: AG

1.00 ACRE
HILSE S. SALINAS
DOCUMENT NO. 2021000000654
P.R.R.C.T.

58.28 ACRES
CAIN FAMILY PARTNERSHIP LTD.
DOCUMENT NO. 2008-00396788

EXISTING 30' NORTH TEXAS MUNICIPAL WATER DISTRICT OF TEXAS ESMT VOL. 54, PG. 199 D.R.R.C.T.

EXISTING 30' NORTH TEXAS MUNICIPAL WATER DISTRICT OF TEXAS ESMT VOL. 54, PG. 199 D.R.R.C.T.

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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2023-007

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)
- AMENDED SITE PLANELEVATIONS/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 1649 FM 1141, Rockwall, 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01 LOT BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King & FM 1141 South of 1141

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING Planned Development PD-93 CURRENT USE Planned Development PD-93

PROPOSED ZONING PROPOSED USE

ACREAGE 94.144 LOTS [CURRENT] 181 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 TM Terraces, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Bret Pedigo

CONTACT PERSON Ryan Joyce

ADDRESS 4416 W. Lovers Lane, Suite 200

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 76209

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION (REQUIRED)

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

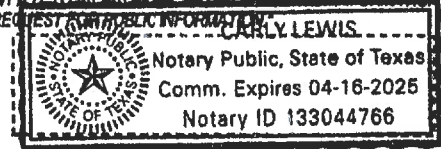
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 2,182.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF March 2023 BY SIGNING THIS APPLICATION, 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 March 2023

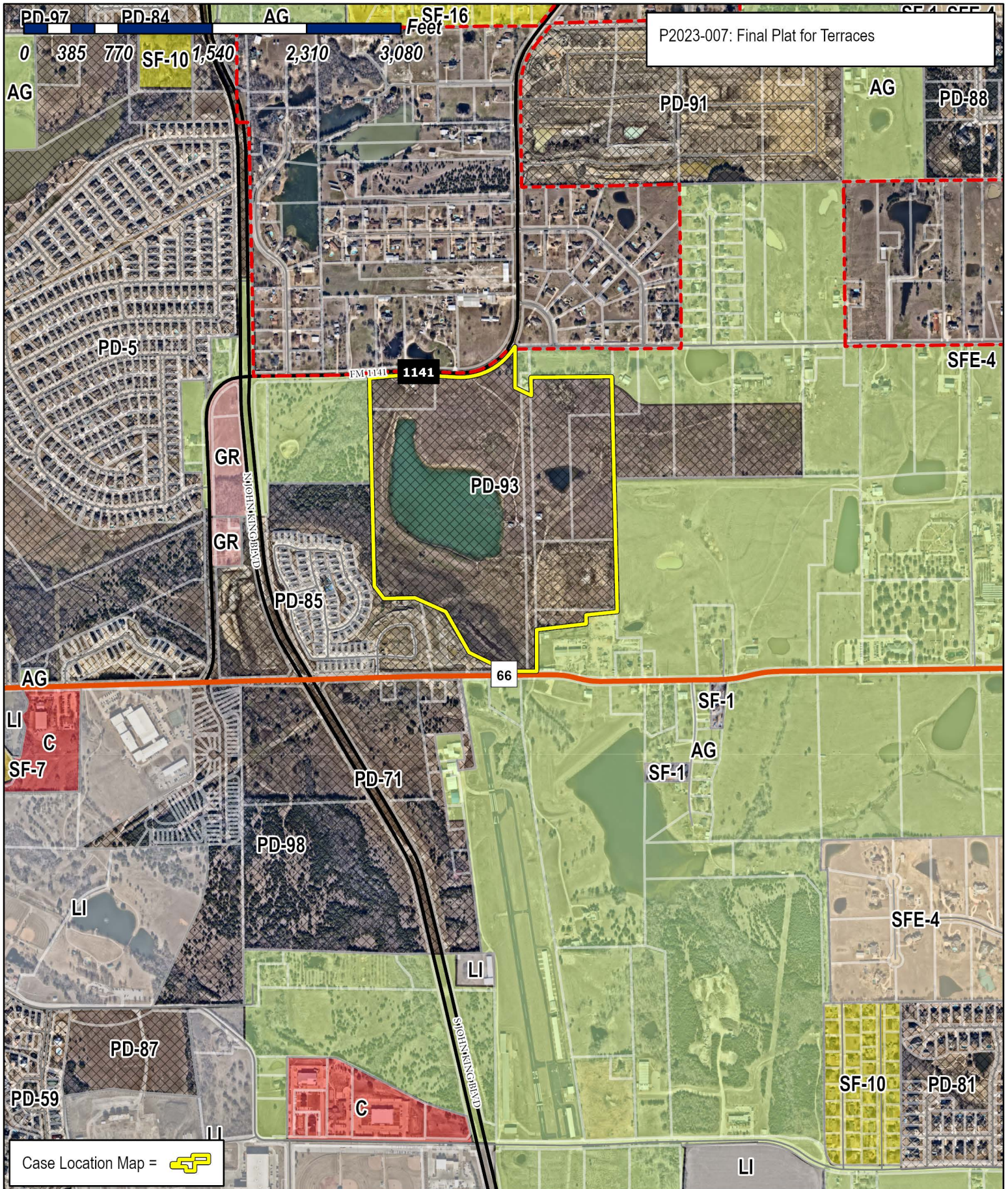
OWNER'S SIGNATURE

Bret Pedigo
Cary Lewis

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 4-16-25



P2023-007: Final Plat for Terraces

Case Location Map = 



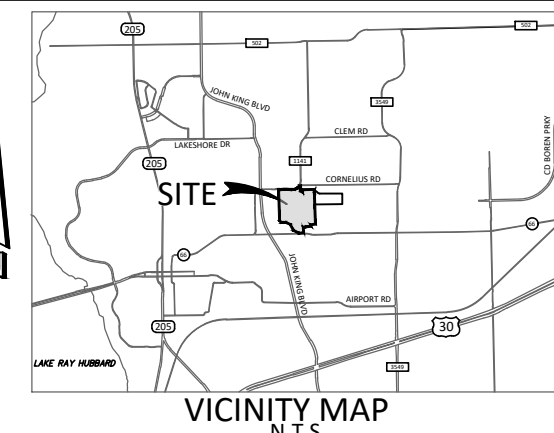
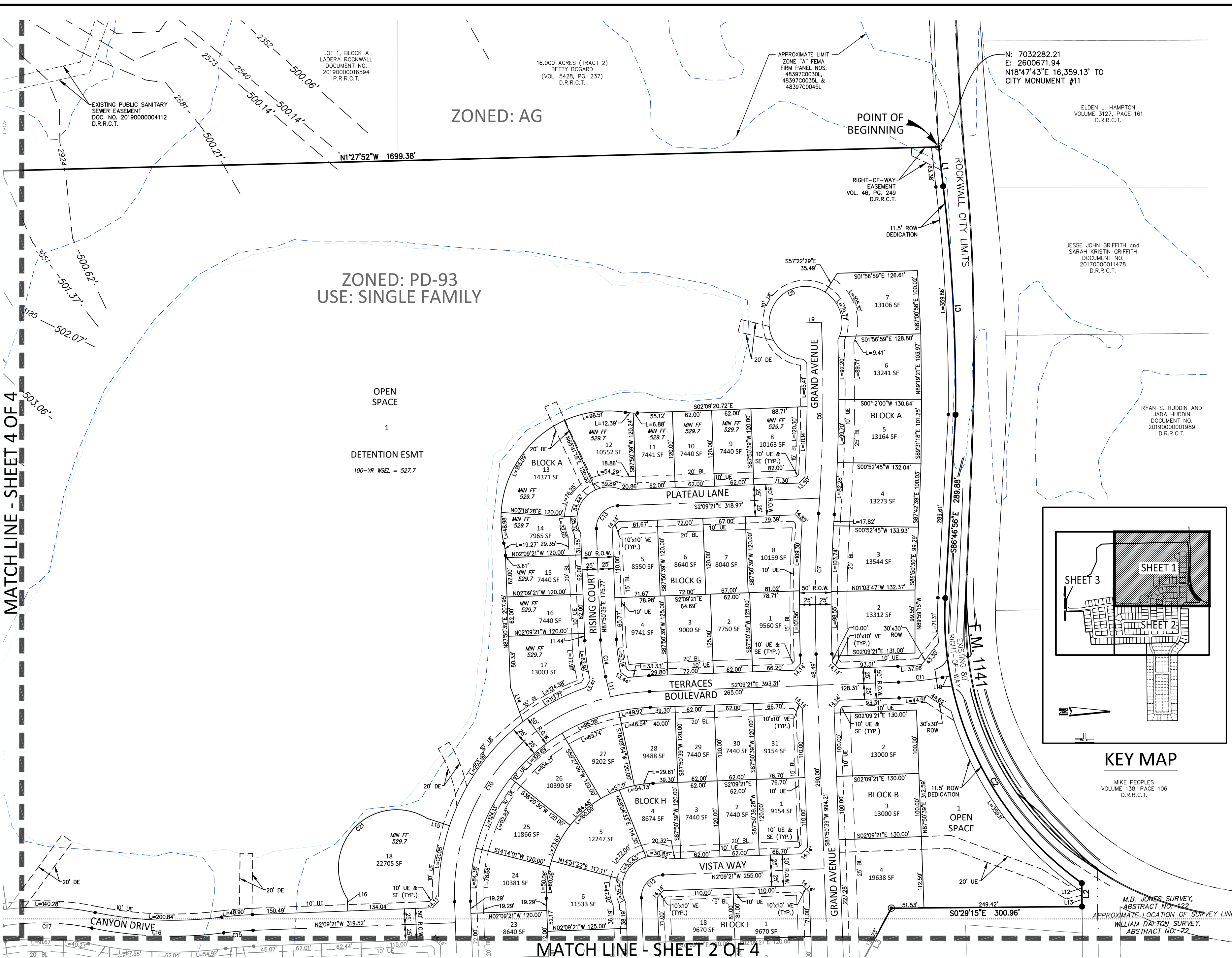
City of Rockwall

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

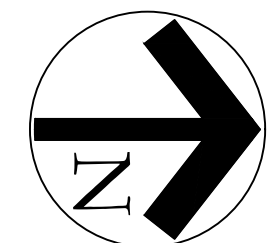
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



MATCH LINE - SHEET 4 OF 4



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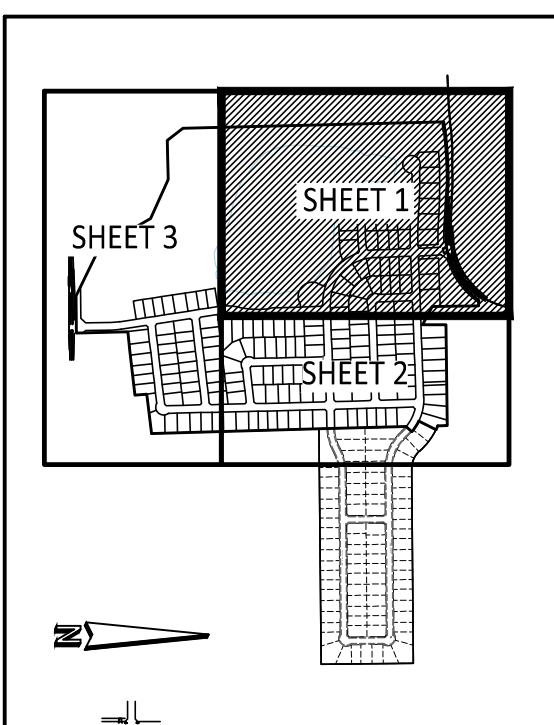
SCALE 1" = 100'

FINAL PLAT TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
 LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
 LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
 LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
 LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;
 94.144 ACRES OR 4,100,893 SQ. FT.
 181 SINGLE FAMILY LOTS,
 5 OPEN SPACE LOTS AND
 1 AMENITY CENTER

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
 AND ALL OF TRACT 13 & 25 OF THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 AND TRACT 4 & 4-01 OF THE
 M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**

P2022-049
 March 16, 2023
 EXIST. ZONING: PD-93
 LAND USE: SF
 SHEET 1 OF 4



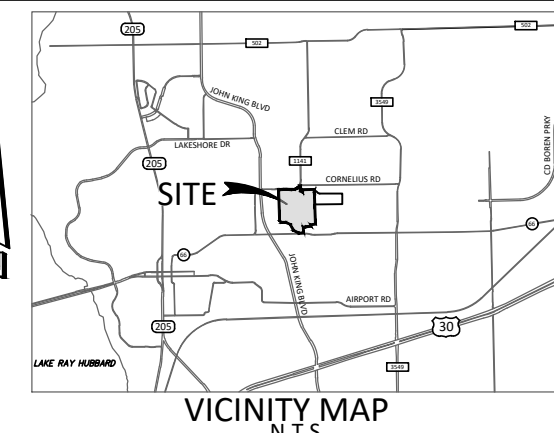
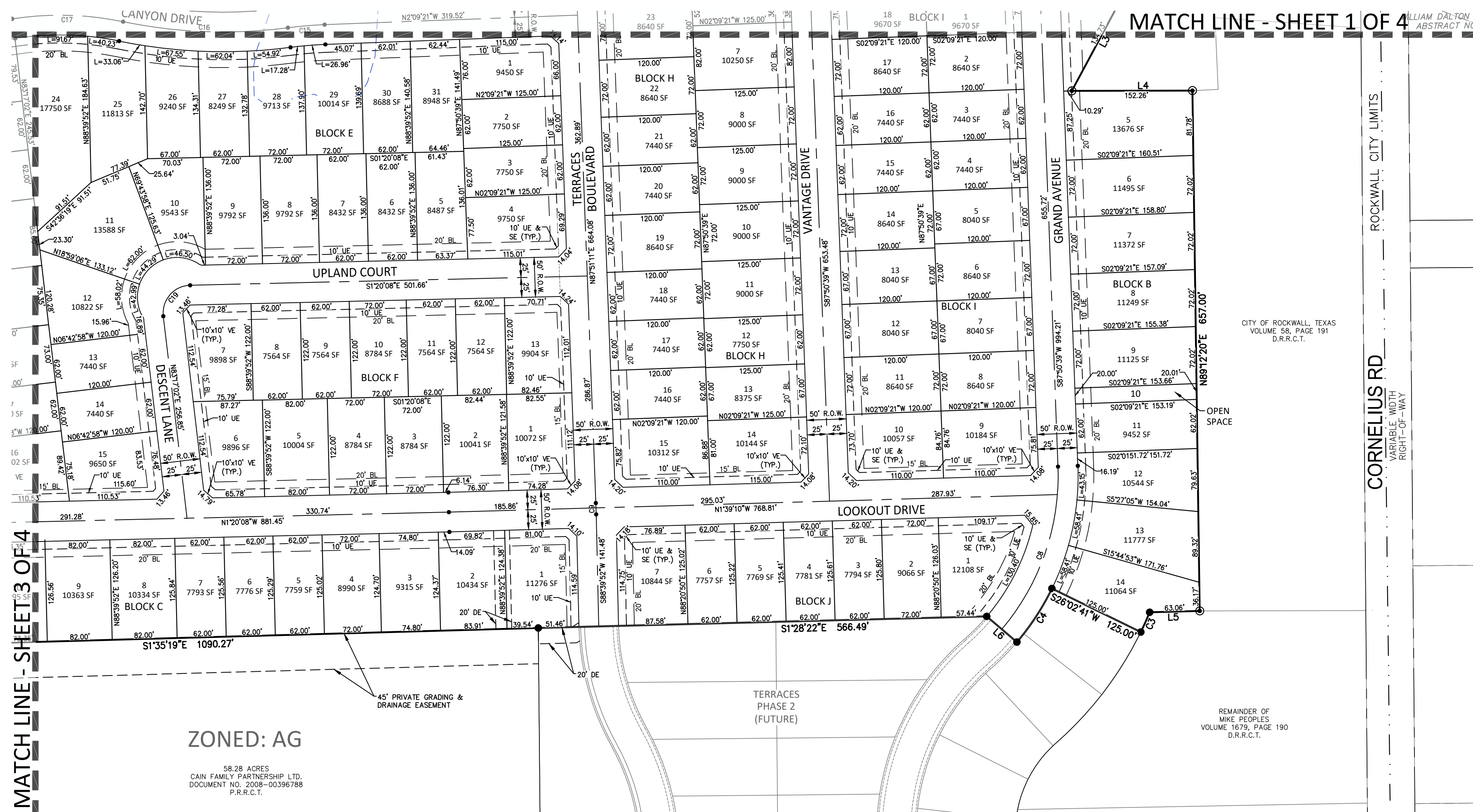
KEY MAP

MIKE PEOPLES
 VOLUME 138, PAGE 106
 D.R.R.C.T.

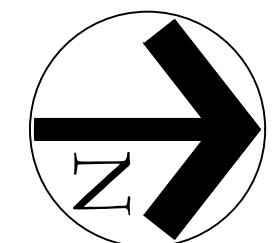
Owner:
 TM TERRACES, LLC
 4416 W. Lovers Lane, Ste. 200
 Dallas, Texas 75209
 Phone: 214-577-1431

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



- 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
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P2022-049
March 16, 2023
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LAND USE: SF
SHEET 2 OF 4

MATCH LINE - SHEET 3 OF 4

MATCH LINE - SHEET 1 OF 4

ZONED: AG

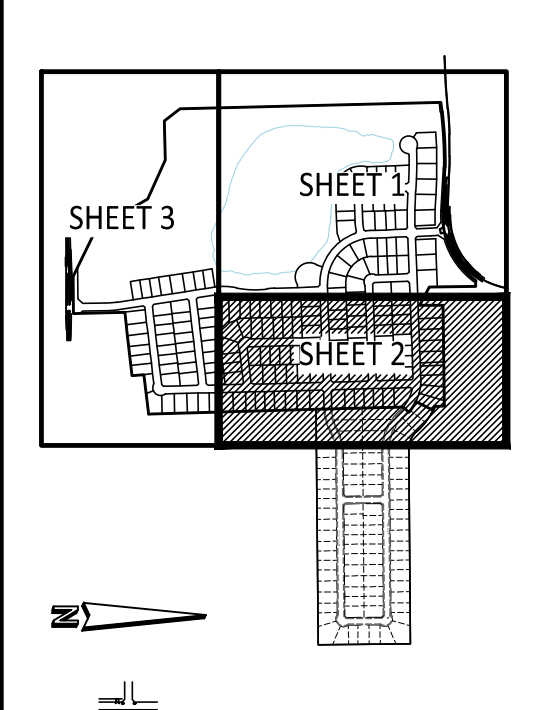
58.28 ACRES
CAIN FAMILY PARTNERSHIP LTD.
DOCUMENT NO. 2008-00396788
P.R.R.C.T.

REMAINDER OF
MIKE PEOPLES
VOLUME 1679, PAGE 190
D.R.R.C.T.

Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	134.73	S61° 44' 36"E
L4	152.26	N0° 05' 20"W
L5	63.06	S1° 28' 22"E
L6	50.00	S40° 18' 38"W
L7	78.43	S5° 53' 32"E
L8	128.78	N37° 46' 31"W
L9	25.18	S2° 26' 57"E
L10	12.35	S10° 09' 37"E
L11	32.71	N76° 39' 04"E
L12	37.01	N89° 31' 25"E
L13	22.86	N89° 31' 25"E
L14	33.02	N24° 51' 07"E
L15	82.98	S31° 11' 25"E
L16	15.01	S9° 05' 59"E
L17	36.56	S56° 50' 55"E
L18	43.16	N87° 50' 39"E

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	27.40	450.00	003°29'20"	27.40	S65° 41' 59"E
C4	80.92	325.00	014°15'57"	80.71	S56° 49' 20"E
C5	206.84	57.50	206°06'05"	112.03	S70° 18' 45"E
C6	302.10	2615.00	006°37'09"	301.94	N89° 09' 35"W
C7	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C8	222.35	300.00	042°27'59"	217.30	N70° 55' 21"W
C9	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W
C10	502.65	320.00	090°00'00"	452.55	S47° 09' 21"E
C11	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C12	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C13	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C14	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C15	46.57	500.00	005°20'11"	46.55	S04° 49' 26"E
C16	209.21	625.00	019°10'45"	208.24	N02° 05' 51"E
C17	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C18	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C19	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C20	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C21	121.40	57.00	122°01'52"	99.72	S29° 11' 47"E
C22	39.17	47.00	047°44'56"	38.04	S32° 58' 27"E



KEY MAP

GENERAL NOTES:

- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
- ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
- 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. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
- LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
- LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
- IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.

Owner:
TM TERRACES, LLC
4416 W. Lovers Lane, Ste. 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
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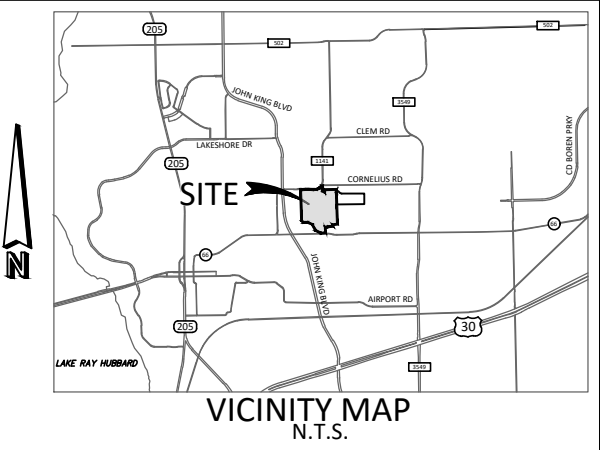
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MATCH LINE - SEE THIS SHEET

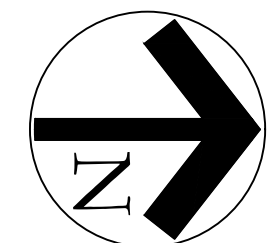
MATCH LINE - SHEET 2 OF 4

MATCH LINE - SHEET 1 OF 4

MATCH LINE - SEE THIS SHEET



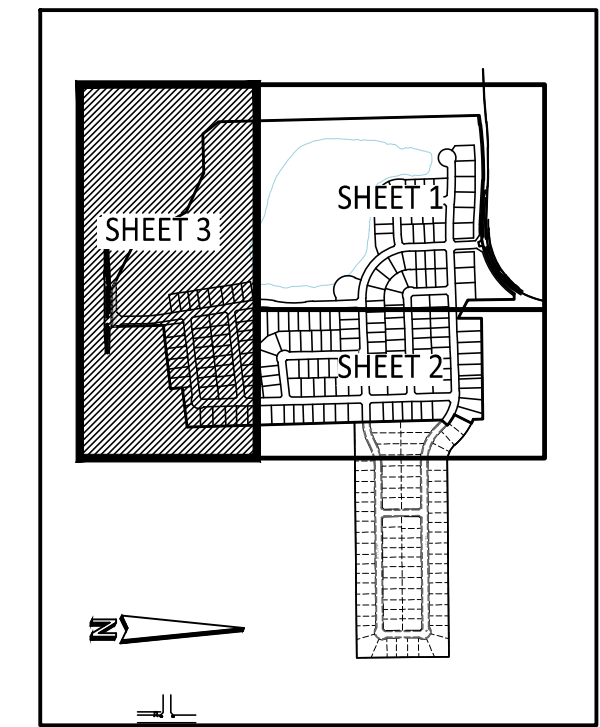
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SCALE 1" = 100'

FINAL PLAT TERRACES

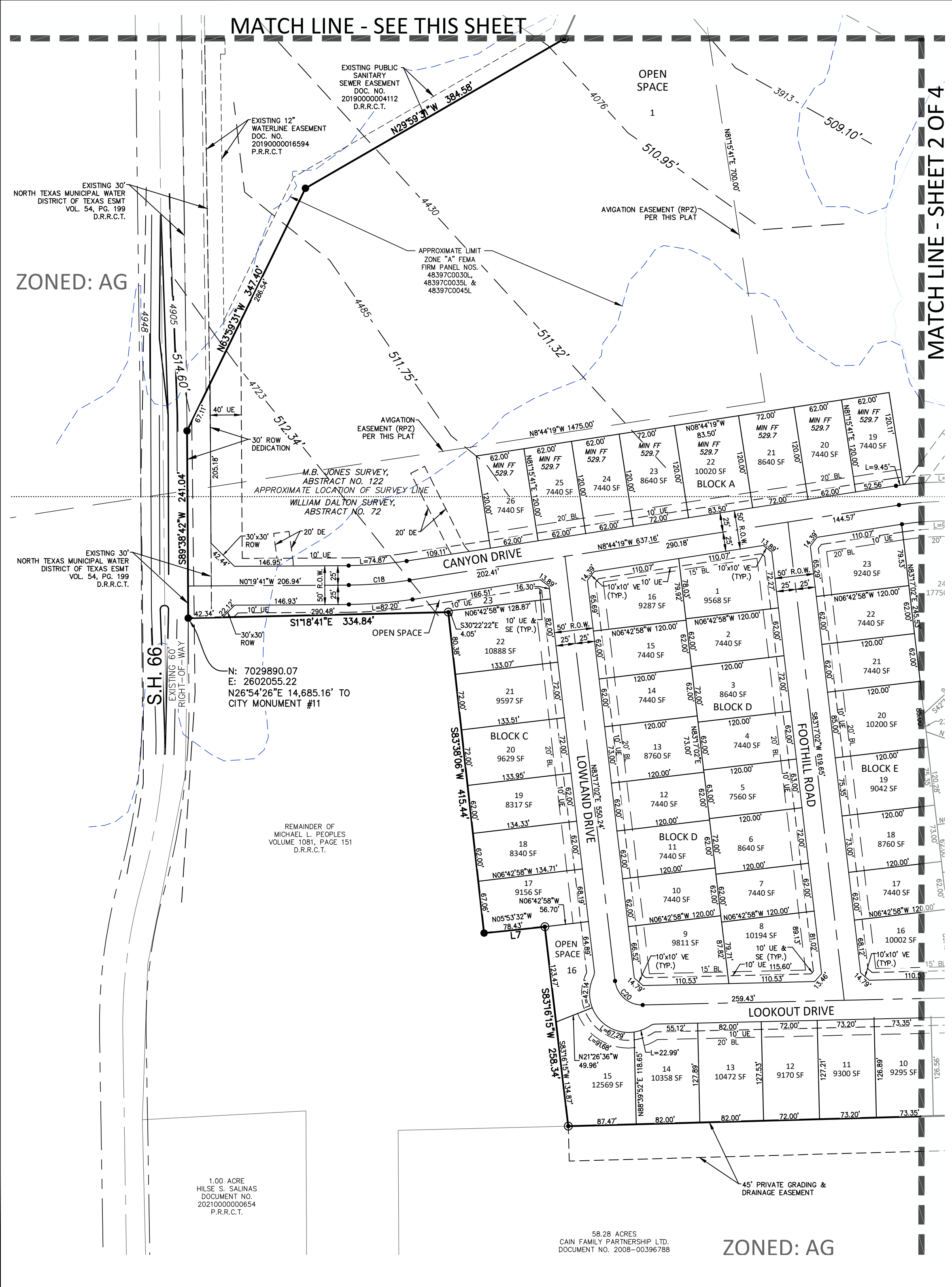
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**CITY OF ROCKWALL,
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 P2022-049
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 EXIST. ZONING: PD-93
 LAND USE: SF
 SHEET 3 OF 4



KEY MAP

Owner:
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 Dallas, Texas 75209
 Phone: 214-577-1431

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



ZONED: AG

ZONED: PD-85

ZONED: AG

EXISTING 30' NORTH TEXAS MUNICIPAL WATER DISTRICT OF TEXAS ESMT VOL. 54, PG. 199 D.R.R.C.T.

EXISTING 30' NORTH TEXAS MUNICIPAL WATER DISTRICT OF TEXAS ESMT VOL. 54, PG. 199 D.R.R.C.T.

1.00 ACRE HILSE S. SALINAS DOCUMENT NO. 2021000000654 P.R.R.C.T.

N: 7029890.07
E: 2602055.22
N26°54'26"E 14,685.16' TO CITY MONUMENT #11

REMAINDER OF MICHAEL L. PEOPLES VOLUME 1081, PAGE 151 D.R.R.C.T.

EXISTING PUBLIC SANITARY SEWER EASEMENT DOC. NO. 2019000004112 D.R.R.C.T.

EXISTING 12" WATERLINE EASEMENT DOC. NO. 20190000016594 P.R.R.C.T.

APPROXIMATE LIMIT ZONE "A" FEMA FIRM PANEL NOS. 48397C0030L, 48397C0035L & 48397C0045L

M.B. JONES SURVEY, ABSTRACT NO. 122 APPROXIMATE LOCATION OF SURVEY LINE WILLIAM DALTON SURVEY, ABSTRACT NO. 72

58.28 ACRES CAIN FAMILY PARTNERSHIP LTD. DOCUMENT NO. 2008-00396788

45' PRIVATE GRADING & DRAINAGE EASEMENT

EXISTING 30' NORTH TEXAS MUNICIPAL WATER DISTRICT OF TEXAS ESMT VOL. 54, PG. 199 D.R.R.C.T.

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58.28 ACRES CAIN FAMILY PARTNERSHIP LTD. DOCUMENT NO. 2008-00396788

45' PRIVATE GRADING & DRAINAGE EASEMENT

LEGAL DESCRIPTION:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of those tracts of land described in Deed to TM Terraces, LLC, as recorded in Document Nos. 2022-0000012425 and 2022-0000022185, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the left having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 in the south line of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the common north line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the common northeast corner of said TM Terraces, LLC tract and southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, with the east line of said TM Terraces, LLC tract recorded in Document No. 20220000012425, a distance of 63.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northwest corner of the above mentioned TM Terraces, LLC tract recorded in Document No. 20220000022185 at the beginning of a non-tangent curve to the right having a central angle of 03 degrees 29 minutes 20 seconds, a radius of 450.00 feet and a chord bearing and distance of South 65 degrees 41 minutes 59 seconds East, 27.40 feet;

THENCE Southeasterly, leaving said common line and with the north line of said TM Terraces, LLC tract recorded in Document No. 20220000022185, an arc distance of 27.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 26 degrees 02 minutes 41 seconds West, leaving said north line, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 14 degrees 15 minutes 57 seconds, a radius of 325.00 feet and a chord bearing and distance of South 56 degrees 49 minutes 20 seconds East, 80.71 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 80.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 40 degrees 18 minutes 38 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the common east line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and west line of said TM Terraces, LLC tract recorded in Document No. 20220000022185;

THENCE South 01 degrees 28 minutes 22 seconds East, with said common line, a distance of 566.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common southwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000022185 and northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for the southeast corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 in the west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said west line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner;

THENCE South 01 degrees 18 minutes 41 seconds East, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the north line of State Highway No. 66, a variable width right-of-way, for the common southwest corner of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and most southerly southeast corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the common south line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for the common most westerly southwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, a distance of 1,699.38 feet to the POINT OF BEGINNING and containing 94.144 acres of land, more or less.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the TERRACES 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 TERRACES subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

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

BEFORE ME, the undersigned authority, on this day personally appeared _____ of TM TERRACES, LLC, 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 _____, 2023.

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

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.

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.

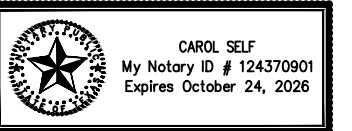
RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary public for and in the State of Texas



My commission expires: _____

Planning & Zoning Commission, Chairperson Date _____

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of _____, 2023.

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

WITNESS OUR HANDS, this ____ day of _____, 2023.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;
94.144 ACRES OR 4,100,893 SQ. FT.

181 SINGLE FAMILY LOTS,
5 OPEN SPACE LOTS AND
1 AMENITY CENTER

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,

AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE

M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-049
March 16, 2023

EXIST. ZONING: PD-93

LAND USE: SF
SHEET 4 OF 4

Owner:
TM TERRACES, LLC
4416 W. Lovers Lane, Ste. 200
Dallas, Texas 75209
Phone: 214-577-1431

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



Mapcheck 1: TERRACES

Closure Summary

Precision, 1 part in: 821673.942'
Error distance: 0.011'
Error direction: S69° 12' 34.20"W
Area: 4100912.74 Sq. Ft.
Square area: 4100912.735
Perimeter: 8939.120'

Point of Beginning

Easting: 2600676.3200'
Northing: 7032279.2820'

Side 1: Line

Direction: N83° 33' 49.00"E
Angle: [-096.4364 (d)]
Deflection angle: [083.5636 (d)]
Distance: 62.350'
Easting: 2600738.2770'
Northing: 7032286.2714'

Side 2: Curve

Curve direction: Clockwise
Radius: [2824.943']
Arc length: 361.570'
Delta angle: 007.3333 (d)
Tangent: 181.030'
Chord direction: N86° 53' 49.00"E
Chord angle: [-176.6667 (d)]
Deflection angle: [003.3333 (d)]
Chord distance: 361.320'
Easting: 2601099.0672'
Northing: 7032305.8304'

Side 3: Line

Direction: S86° 46' 56.00"E
Angle: [-177.3458 (d)]
Deflection angle: [002.6542 (d)]
Distance: 289.880'
Easting: 2601388.4902'
Northing: 7032289.5591'

Side 4: Curve

Curve direction: Counter-clockwise
Radius: [517.684']
Arc length: 520.550'
Delta angle: 057.6136 (d)
Tangent: 284.680'

Chord direction: N64° 24' 40.00"E
Chord angle: [151.1933 (d)]
Deflection angle: [-028.8067 (d)]
Chord distance: 498.900'
Easting: 2601838.4562'
Northing: 7032505.0394'

Side 5: Line

Direction: N89° 31' 25.00"E
Angle: [-126.0807 (d)]
Deflection angle: [053.9193 (d)]
Distance: 37.010'
Easting: 2601875.4650'
Northing: 7032505.3471'

Side 6: Line

Direction: S00° 29' 15.00"E
Angle: [-090.0111 (d)]
Deflection angle: [089.9889 (d)]
Distance: 300.960'
Easting: 2601878.0256'
Northing: 7032204.3980'

Side 7: Line

Direction: S61° 44' 36.00"E
Angle: [118.7442 (d)]
Deflection angle: [-061.2558 (d)]
Distance: 134.730'
Easting: 2601996.7006'
Northing: 7032140.6139'

Side 8: Line

Direction: N00° 05' 20.00"W
Angle: [061.6544 (d)]
Deflection angle: [-118.3456 (d)]
Distance: 152.260'
Easting: 2601996.4644'
Northing: 7032292.8737'

Side 9: Line

Direction: N89° 12' 20.00"E
Angle: [-090.7056 (d)]
Deflection angle: [089.2944 (d)]
Distance: 657.000'
Easting: 2602653.4013'
Northing: 7032301.9831'

Side 10: Line

Direction: S01° 28' 22.00"E

Angle: [-90.6783 (d)]
Deflection angle: [089.3217 (d)]
Distance: 63.060'
Easting: 2602655.0220'
Northing: 7032238.9440'

Side 11: Curve

Curve direction: Clockwise
Radius: [450.042']
Arc length: 27.400'
Delta angle: 003.4889 (d)
Tangent: 13.710'
Chord direction: S65° 41' 59.00"E
Chord angle: [115.7731 (d)]
Deflection angle: [-064.2269 (d)]
Chord distance: 27.400'
Easting: 2602679.9944'
Northing: 7032227.6684'

Side 12: Line

Direction: S26° 02' 41.00"W
Angle: [-090.0000 (d)]
Deflection angle: [090.0000 (d)]
Distance: 125.000'
Easting: 2602625.1104'
Northing: 7032115.3619'

Side 13: Curve

Curve direction: Clockwise
Radius: [324.994']
Arc length: 80.920'
Delta angle: 014.2658 (d)
Tangent: 40.670'
Chord direction: S56° 49' 20.00"E
Chord angle: [097.1331 (d)]
Deflection angle: [-082.8669 (d)]
Chord distance: 80.710'
Easting: 2602692.6627'
Northing: 7032071.1943'

Side 14: Line

Direction: S40° 18' 38.00"W
Angle: [-090.0001 (d)]
Deflection angle: [089.9999 (d)]
Distance: 50.000'
Easting: 2602660.3162'
Northing: 7032033.0668'

Side 15: Line

Direction: S01° 28' 22.00"E
Angle: [138.2167 (d)]
Deflection angle: [-041.7833 (d)]
Distance: 566.490'
Easting: 2602674.8761'
Northing: 7031466.7640'

Side 16: Line

Direction: S01° 35' 19.00"E
Angle: [179.8842 (d)]
Deflection angle: [-000.1158 (d)]
Distance: 1090.270'
Easting: 2602705.1016'
Northing: 7030376.9130'

Side 17: Line

Direction: S83° 16' 15.00"W
Angle: [-095.1406 (d)]
Deflection angle: [084.8594 (d)]
Distance: 258.340'
Easting: 2602448.5413'
Northing: 7030346.6417'

Side 18: Line

Direction: S05° 53' 32.00"E
Angle: [090.8369 (d)]
Deflection angle: [-089.1631 (d)]
Distance: 78.430'
Easting: 2602456.5927'
Northing: 7030268.6260'

Side 19: Line

Direction: S83° 38' 06.00"W
Angle: [-090.4728 (d)]
Deflection angle: [089.5272 (d)]
Distance: 290.290'
Easting: 2602168.0921'
Northing: 7030236.4440'

Side 20: Line

Direction: S83° 38' 06.00"W
Angle: [180.0000 (d)]
Deflection angle: [000.0000 (d)]
Distance: 125.160'
Easting: 2602043.7036'
Northing: 7030222.5685'

Side 21: Line

Direction: S01° 18' 41.00"E
Angle: [095.0536 (d)]
Deflection angle: [-084.9464 (d)]
Distance: 334.840'
Easting: 2602051.3668'
Northing: 7029887.8162'

Side 22: Line

Direction: S89° 38' 42.00"W
Angle: [-089.0436 (d)]
Deflection angle: [090.9564 (d)]
Distance: 241.040'
Easting: 2601810.3314'
Northing: 7029886.3227'

Side 23: Line

Direction: N63° 59' 31.00"W
Angle: [-153.6369 (d)]
Deflection angle: [026.3631 (d)]
Distance: 347.400'
Easting: 2601498.1118'
Northing: 7030038.6568'

Side 24: Line

Direction: N29° 59' 31.00"W
Angle: [-146.0000 (d)]
Deflection angle: [034.0000 (d)]
Distance: 384.580'
Easting: 2601305.8686'
Northing: 7030371.7398'

Side 25: Line

Direction: N65° 59' 31.00"W
Angle: [144.0000 (d)]
Deflection angle: [-036.0000 (d)]
Distance: 278.640'
Easting: 2601051.3343'
Northing: 7030485.1087'

Side 26: Line

Direction: S88° 32' 20.00"W
Angle: [154.5308 (d)]
Deflection angle: [-025.4692 (d)]
Distance: 252.790'
Easting: 2600798.6265'
Northing: 7030478.6630'

Side 27: Line

Direction: N37° 46' 31.00"W

Angle: [-126.3142 (d)]
Deflection angle: [053.6858 (d)]
Distance: 128.780'
Easting: 2600719.7402'
Northing: 7030580.4532'

Side 28: Line

Direction: N01° 27' 52.00"W
Angle: [-143.6892 (d)]
Deflection angle: [036.3108 (d)]
Distance: 1699.380'
Easting: 2600676.3098'
Northing: 7032279.2781'



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: April 11, 2023
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: P2023-007; *Final Plat for the Terraces Subdivision*

SUMMARY

Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Final Plat for the Terraces Subdivision consisting of 181 single-family residential lots on a 94.144-acre tract of land being identified as a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 94.144-acre parcel of land (*i.e. a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72*) for the purpose of establishing Phase 1 of the Terraces Subdivision, which consists of 181 single-family residential lots and five (5) open space lots (*i.e. Lots 1-26, Block A; Lots 1-14, Block B; Lots 1-23, Block C; Lots 1-16, Block D; Lots 1-31, Block E; Lots 1-13, Block F; Lots 1-8, Block G; Lots 1-31, Block H; Lots 1-18, Block I; Lots 1-7, Block J, Terraces Subdivision*). Staff should note that the applicant has submitted a Site Plan [*i.e. Case No. SP2023-012*] concurrently with this Final Plat.
- ☑ Background. The subject property was annexed on March 16, 1998 by Ordinance No. 98-10 [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,500 SF single-family home constructed in 1958, [2] a ~1,856 SF covered porch constructed in 1958, [3] a 400 SF storage building constructed in 1900, and [4] a 96 SF storage building with a 240 SF covered canopy constructed in 2007. On April 18, 2022, the City Council approved a zoning change [*Case No. Z2022-010; Ordinance No. 22-22*] for the subject property from Agricultural (AG) District to Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses. On May 16, 2022, the City Council approved a preliminary plat [*Case No. P2022-015*] and a master plat [*Case No. P2022-016*] for the subject property. On September 6, 2022, the City Council approved a zoning case [*Case No. Z2022-038*] that amended Planned Development District 93 (PD-93) to incorporate an additional 21.83-acres into the subdivision along with an additional 82 single-family residential lots. On October 17, 2022, the City Council approved a preliminary plat [*Case No. P2022-049*] and a master plat [*Case No. P2022-048*] for the subject property.
- ☑ Parks Board. On April 4, 2023, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The parks fees associated with this request include the pro-rata equipment fees of \$104,437.00 (*i.e. \$577.00 x 181 Lots*), and the cash-in-lieu of land fees of \$110,229.00 (*i.e. \$609.00 x 181 Lots*). In lieu of paying, the fees will be used to provide amenity to the four (4) acre tract of land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract No. 72*) owned by the City of Rockwall north of the subject property in accordance with Ordinance No. 22-22 (*i.e. Planned Development District 93 [PD-93]*).

(2) The property owner shall provide receipts to the Director of Parks and Recreation showing that the amenities provided are equal to or greater than the fees assessed.

Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.

Conditions of Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

CONDITIONS OF APPROVAL

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

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2023-007

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)
- AMENDED SITE PLANELEVATIONS/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 1649 FM 1141, Rockwall, 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01 LOT BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King & FM 1141 South of 1141

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING Planned Development PD-93 CURRENT USE Planned Development PD-93

PROPOSED ZONING PROPOSED USE

ACREAGE 94.144 LOTS [CURRENT] 181 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 TM Terraces, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Bret Pedigo

CONTACT PERSON Ryan Joyce

ADDRESS 4416 W. Lovers Lane, Suite 200

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 76209

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION (REQUIRED)

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

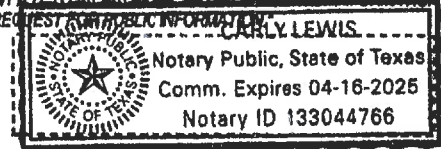
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 2,182.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF March 2023 BY SIGNING THIS APPLICATION, 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 March 2023

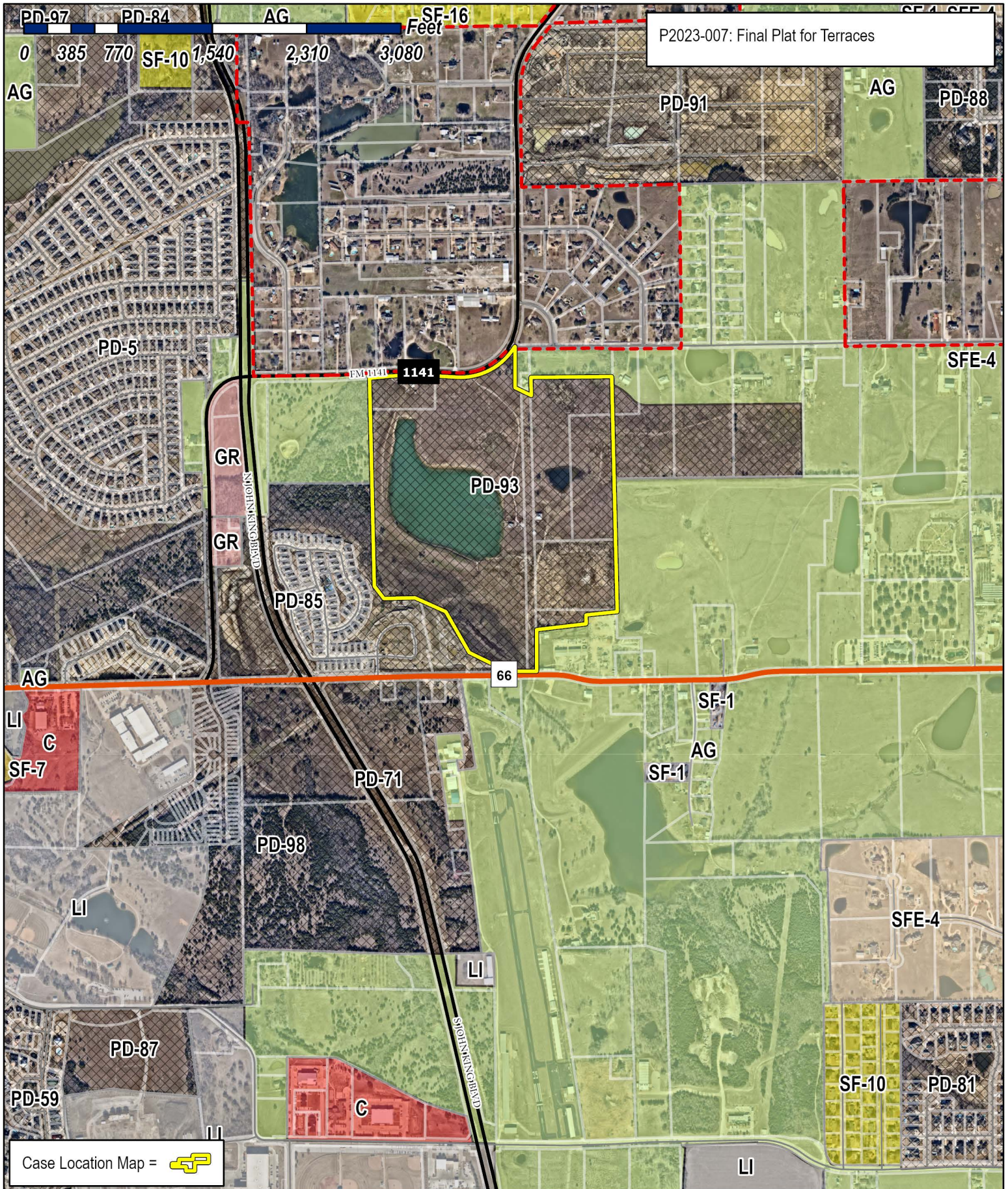
OWNER'S SIGNATURE

Bret Pedigo
Cary Lewis


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 4-16-25



P2023-007: Final Plat for Terraces

Case Location Map = 



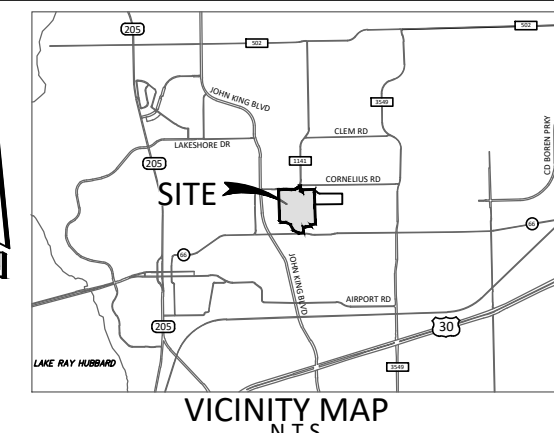
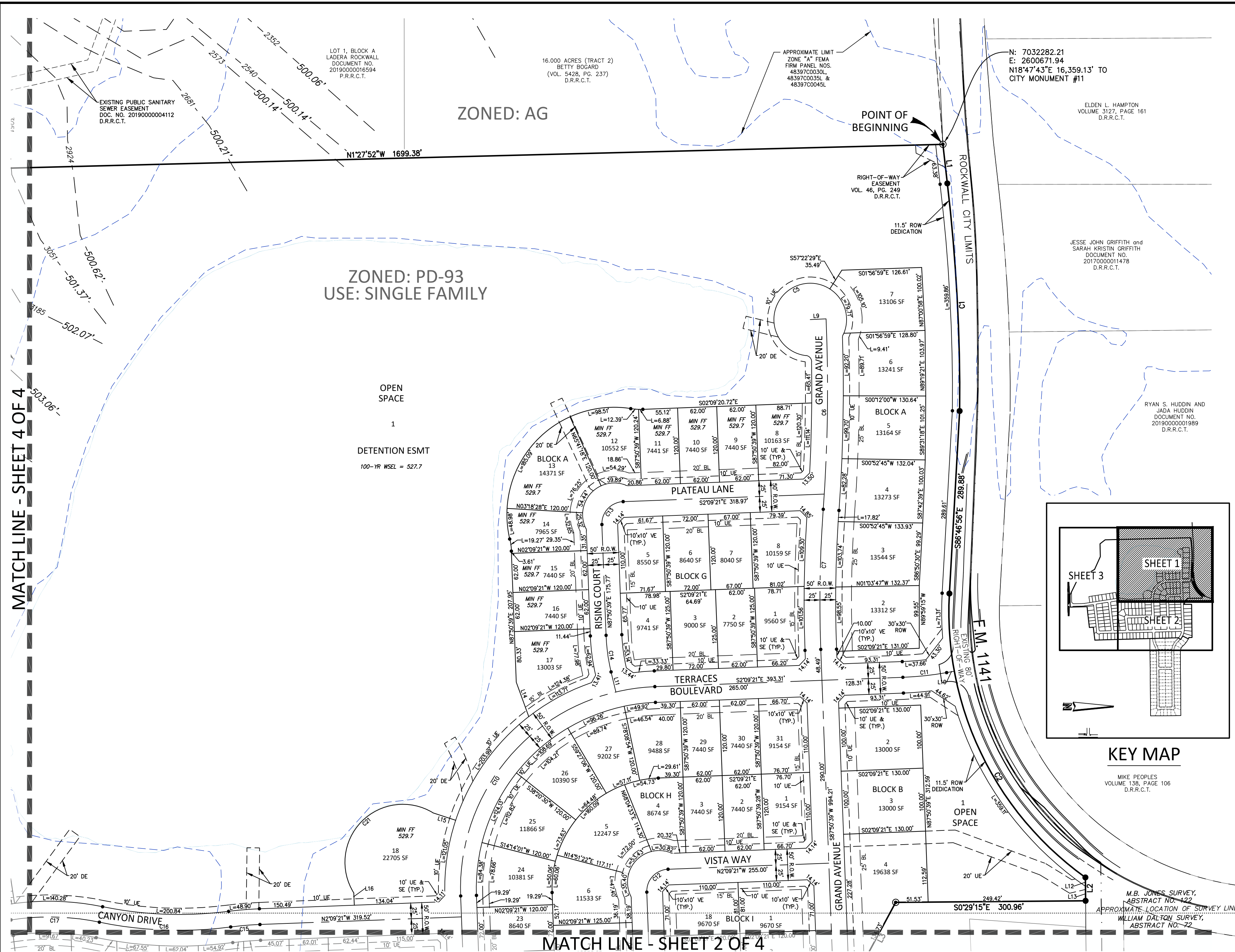
City of Rockwall

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

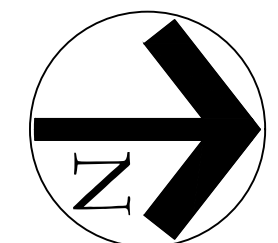
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



MATCH LINE - SHEET 4 OF 4



- 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



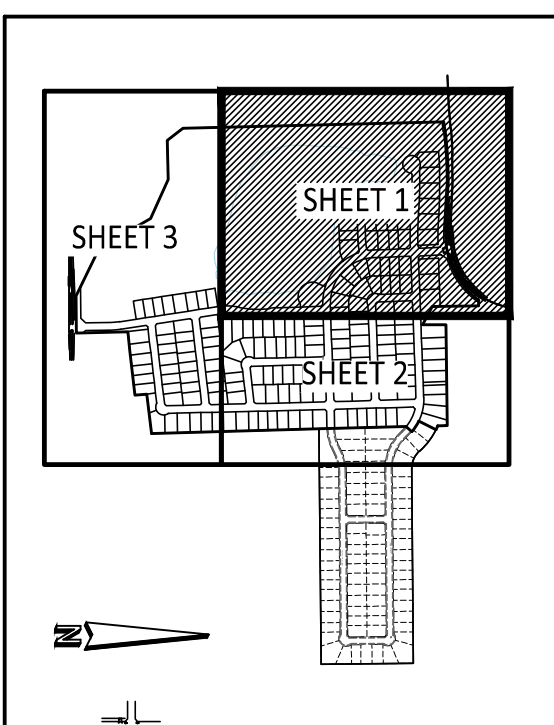
SCALE 1" = 100'

FINAL PLAT TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
 LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
 LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
 LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
 LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;
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 181 SINGLE FAMILY LOTS,
 5 OPEN SPACE LOTS AND
 1 AMENITY CENTER

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
 AND ALL OF TRACT 13 & 25 OF THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 AND TRACT 4 & 4-01 OF THE
 M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**

P2022-049
 March 16, 2023
 EXIST. ZONING: PD-93
 LAND USE: SF
 SHEET 1 OF 4



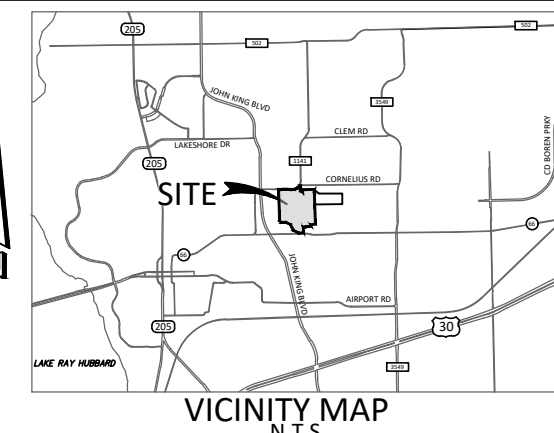
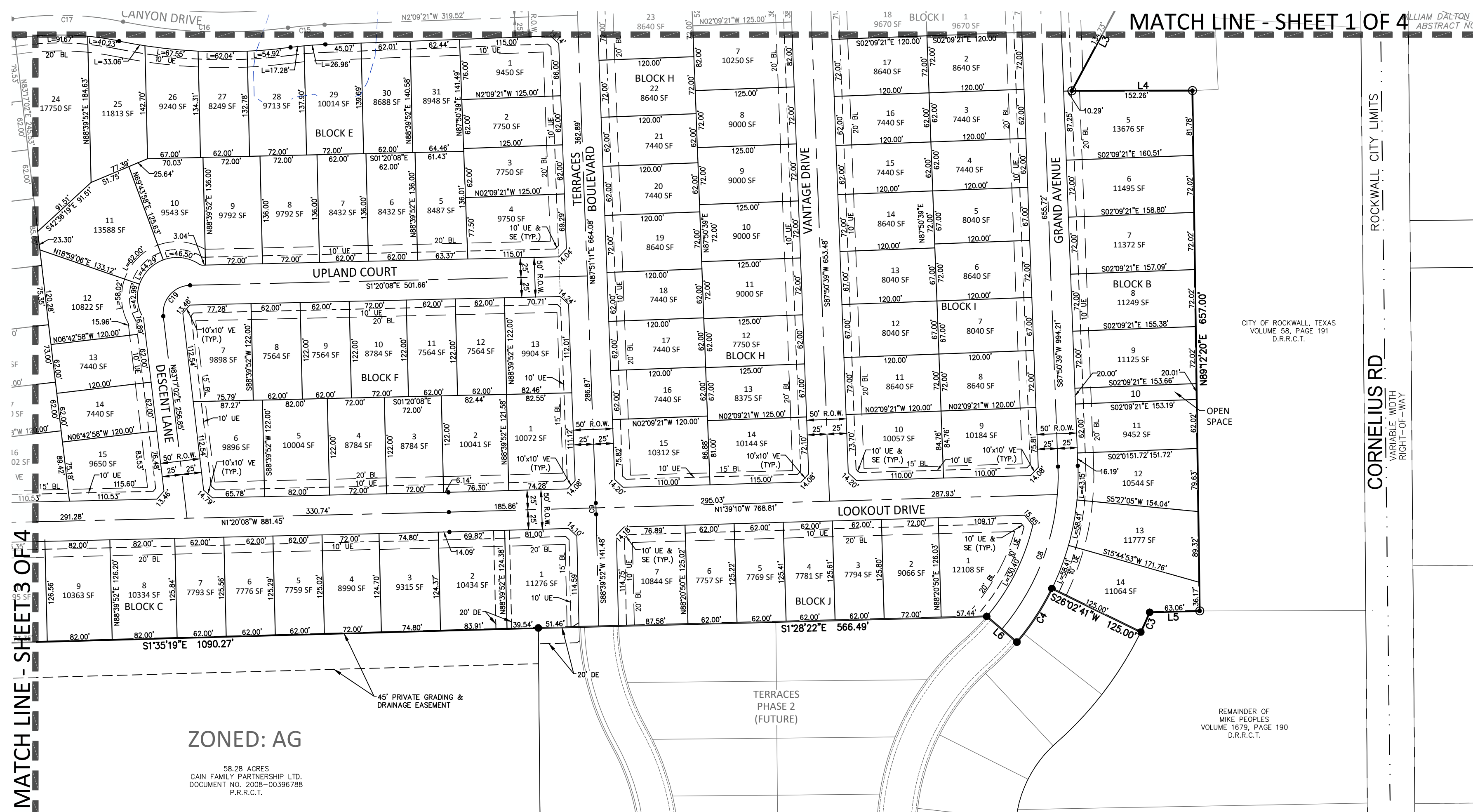
KEY MAP

MIKE PEOPLES
 VOLUME 138, PAGE 106
 D.R.R.C.T.

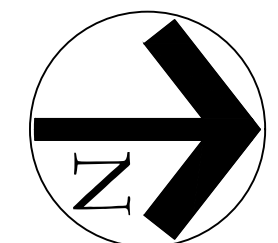
Owner:
 TM TERRACES, LLC
 4416 W. Lovers Lane, Ste. 200
 Dallas, Texas 75209
 Phone: 214-577-1431

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



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



SCALE 1" = 100'

FINAL PLAT TERRACES

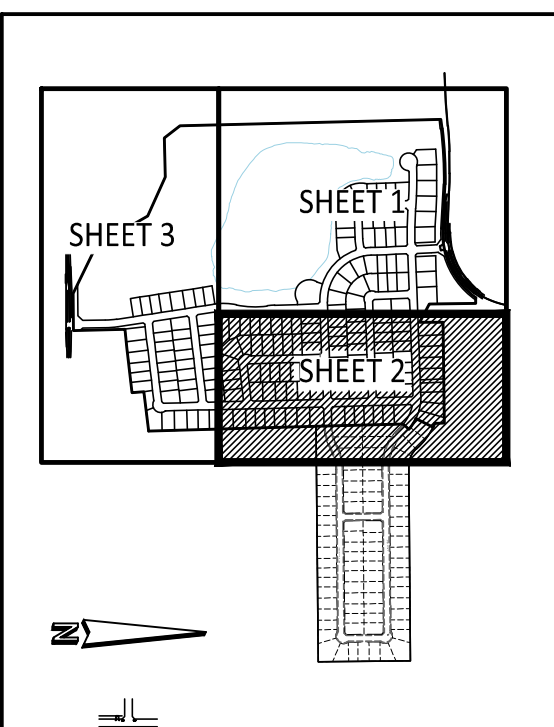
LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B; LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D; LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J; 94.144 ACRES OR 4,100,893 SQ. FT.
181 SINGLE FAMILY LOTS,
5 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**

P2022-049
March 16, 2023
EXIST. ZONING: PD-93
LAND USE: SF
SHEET 2 OF 4

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

GENERAL NOTES:

- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
- ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
- 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. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
- LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
- LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
- IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.



KEY MAP

Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	134.73	S61° 44' 36"E
L4	152.26	N0° 05' 20"W
L5	63.06	S1° 28' 22"E
L6	50.00	S40° 18' 38"W
L7	78.43	S5° 53' 32"E
L8	128.78	N37° 46' 31"W
L9	25.18	S2° 26' 57"E
L10	12.35	S10° 09' 37"E
L11	32.71	N76° 39' 04"E
L12	37.01	N89° 31' 25"E
L13	22.86	N89° 31' 25"E
L14	33.02	N24° 51' 07"E
L15	82.98	S31° 11' 25"E
L16	15.01	S9° 05' 59"E
L17	36.56	S56° 50' 55"E
L18	43.16	N87° 50' 39"E

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	27.40	450.00	003°29'20"	27.40	S65° 41' 59"E
C4	80.92	325.00	014°15'57"	80.71	S56° 49' 20"E
C5	206.84	57.50	206°06'05"	112.03	S70° 18' 45"E
C6	302.10	2615.00	006°37'09"	301.94	N89° 09' 35"W
C7	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C8	222.35	300.00	042°27'59"	217.30	N70° 55' 21"W
C9	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W
C10	502.65	320.00	090°00'00"	452.55	S47° 09' 21"E
C11	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C12	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C13	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C14	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C15	46.57	500.00	005°20'11"	46.55	S04° 49' 26"E
C16	209.21	625.00	019°10'45"	208.24	N02° 05' 51"E
C17	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C18	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C19	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C20	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C21	121.40	57.00	122°01'52"	99.72	S29° 11' 47"E
C22	39.17	47.00	047°44'56"	38.04	S32° 58' 27"E

Owner:
 TM TERRACES, LLC
 4416 W. Lovers Lane, Ste. 200
 Dallas, Texas 75209
 Phone: 214-577-1431

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

ZONED: AG

58.28 ACRES
 CAIN FAMILY PARTNERSHIP LTD.
 DOCUMENT NO. 2008-00396788
 P.R.R.C.T.

REMAINDER OF
 MIKE PEOPLES
 VOLUME 1679, PAGE 190
 D.R.R.C.T.

CITY OF ROCKWALL, TEXAS
 VOLUME 58, PAGE 191
 D.R.R.C.T.

MATCH LINE - SHEET 3 OF 4

MATCH LINE - SHEET 1 OF 4

MATCH LINE - SEE THIS SHEET

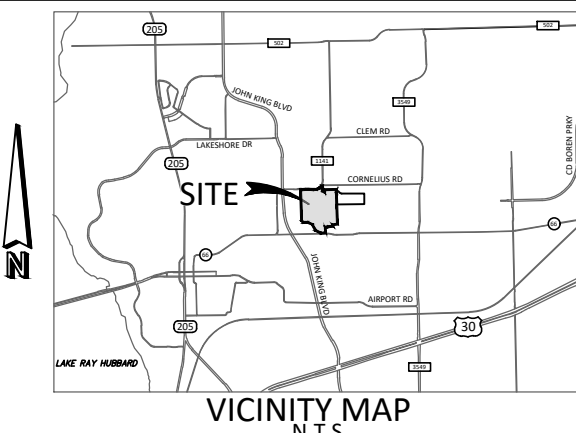
MATCH LINE - SHEET 2 OF 4

MATCH LINE - SHEET 1 OF 4

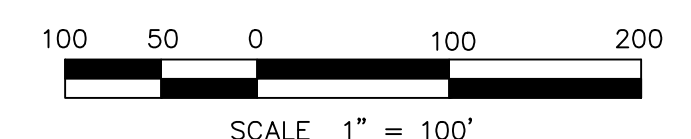
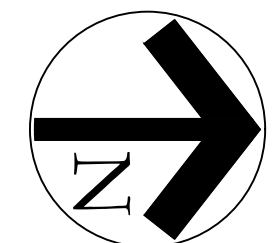
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ZONED: PD-85

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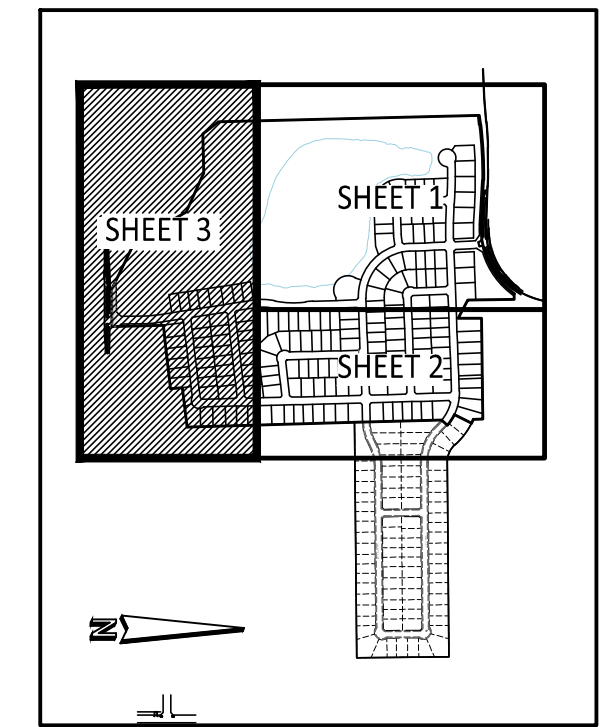


- LEGEND**
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 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
 - AC Acre
 - BL Building Line
 - C1 Curve No.
 - <CM> Control Monument
 - DE Drainage Easement
 - DUE Drainage Utility Easement
 - Esmt Easement
 - L1 Line No.
 - SF Square Feet
 - UE Utility Easement
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FINAL PLAT TERRACES

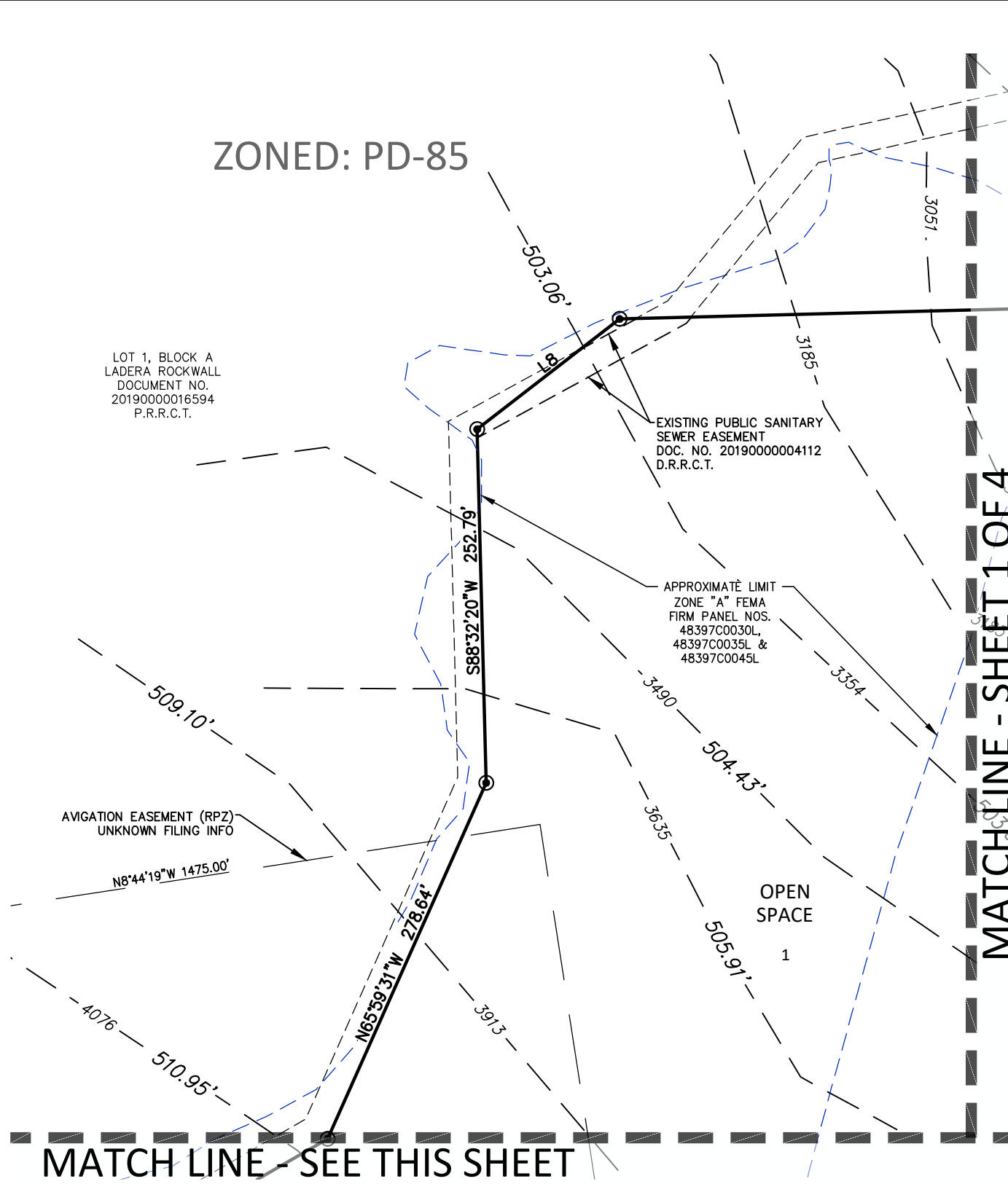
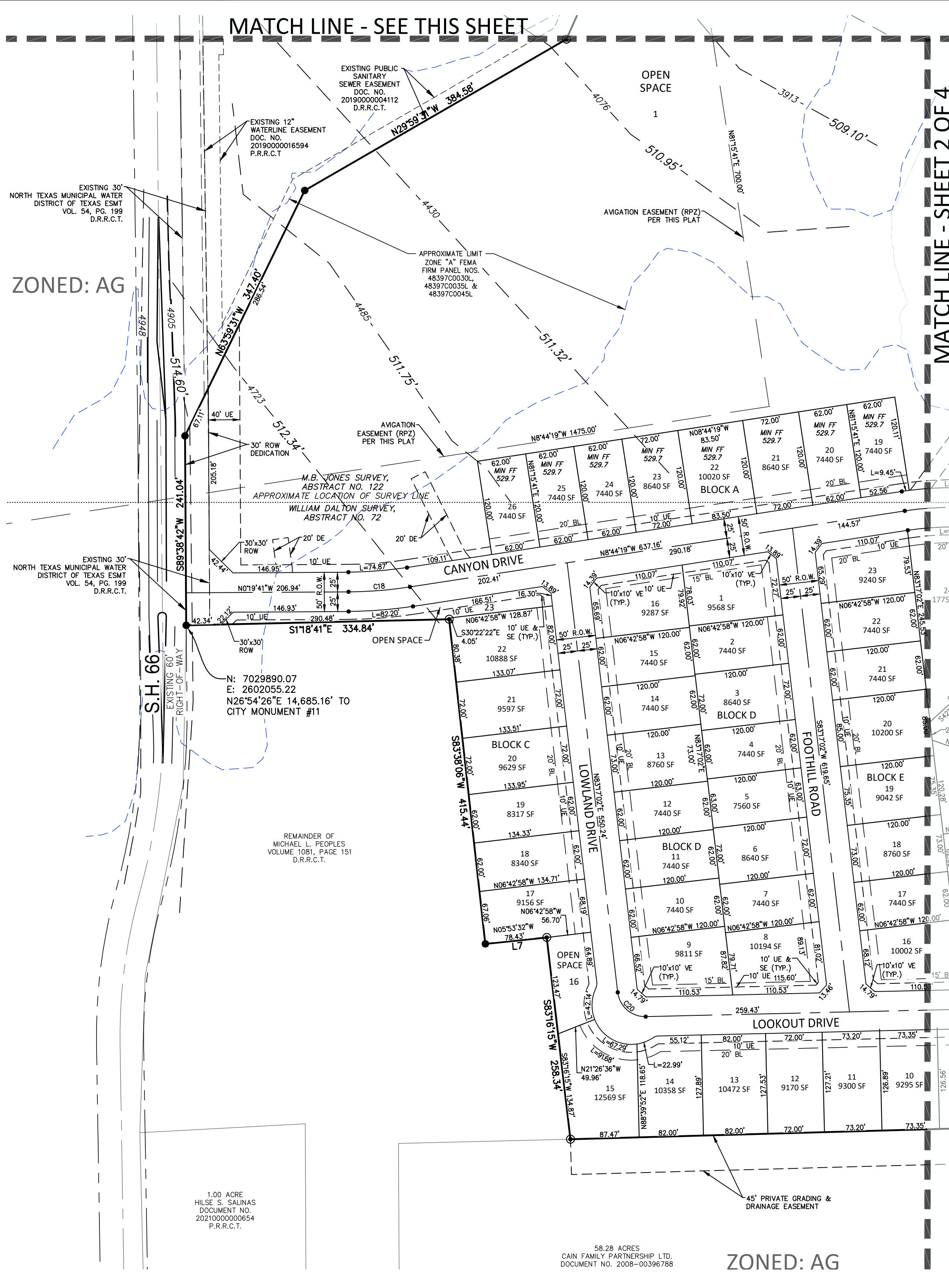
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 SHEET 3 OF 4



KEY MAP

Owner:
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 4416 W. Lovers Lane, Ste. 200
 Dallas, Texas 75209
 Phone: 214-577-1431

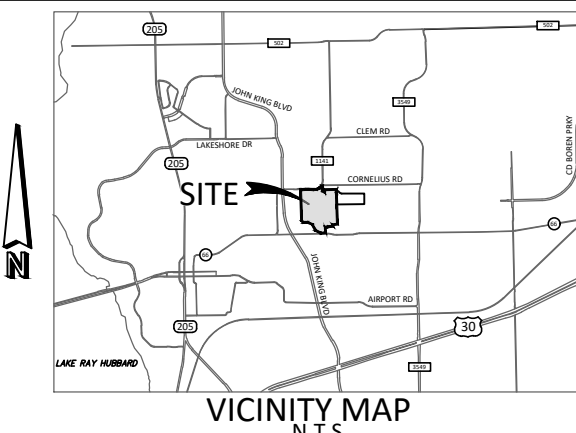
Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Jay Volk, PE



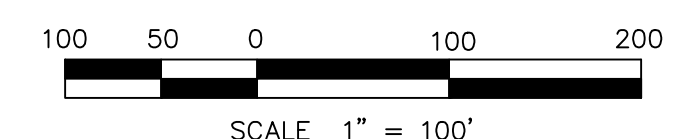
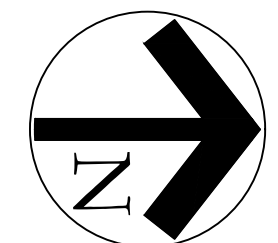
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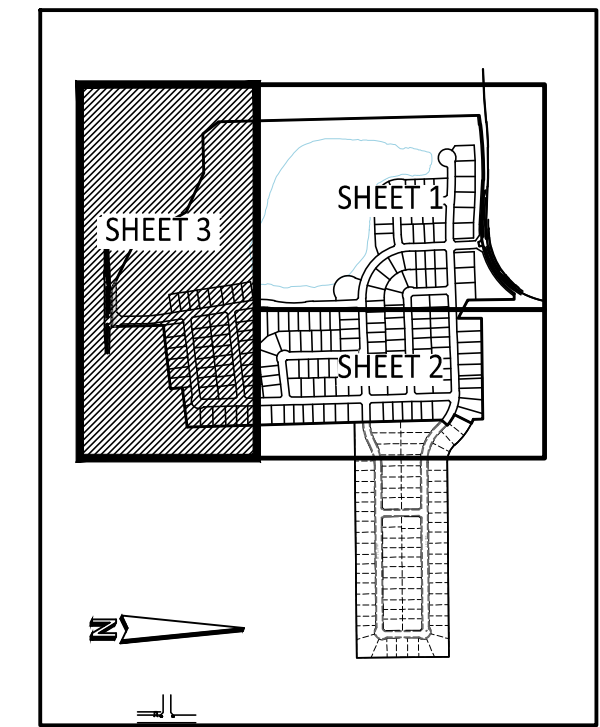


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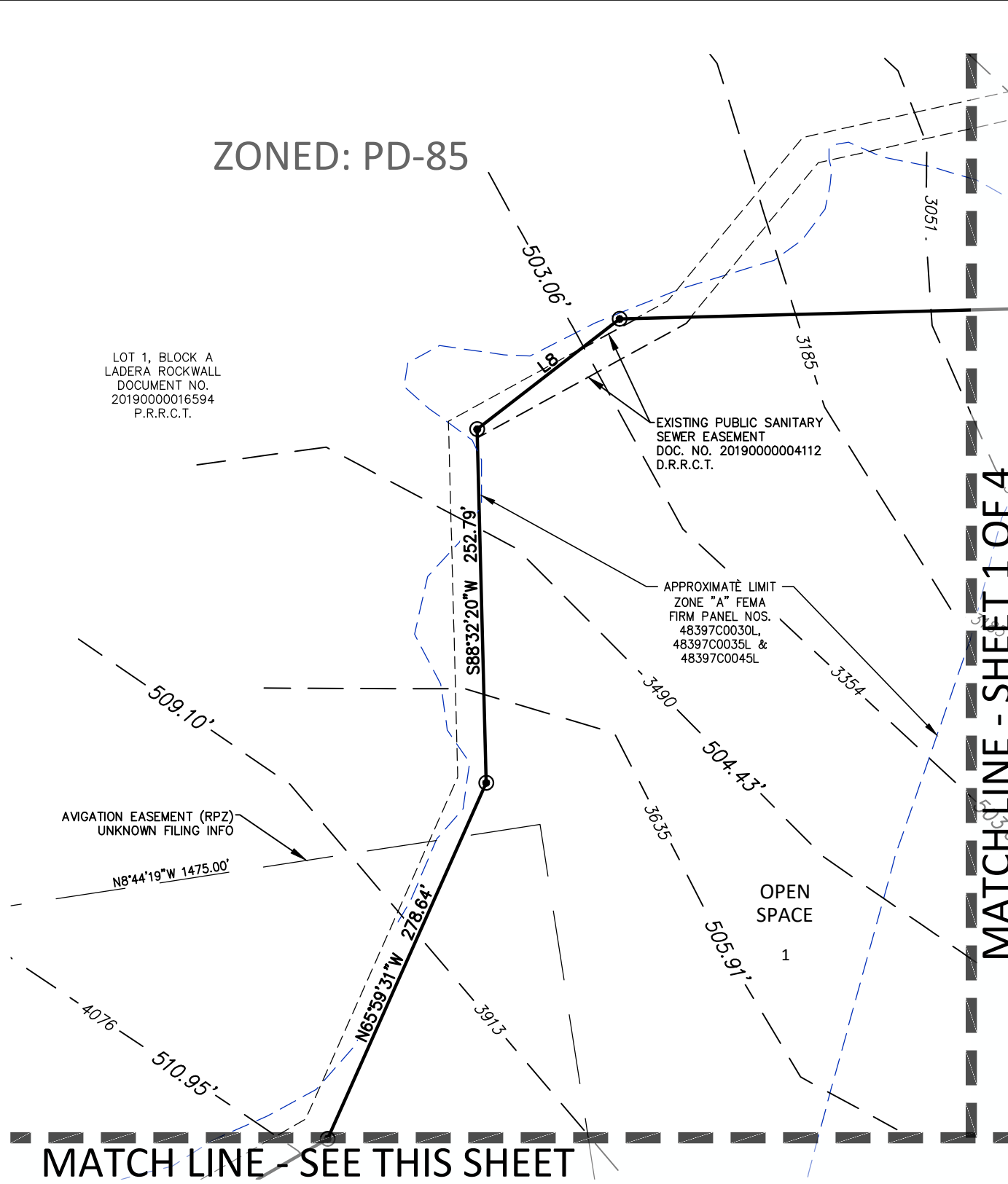
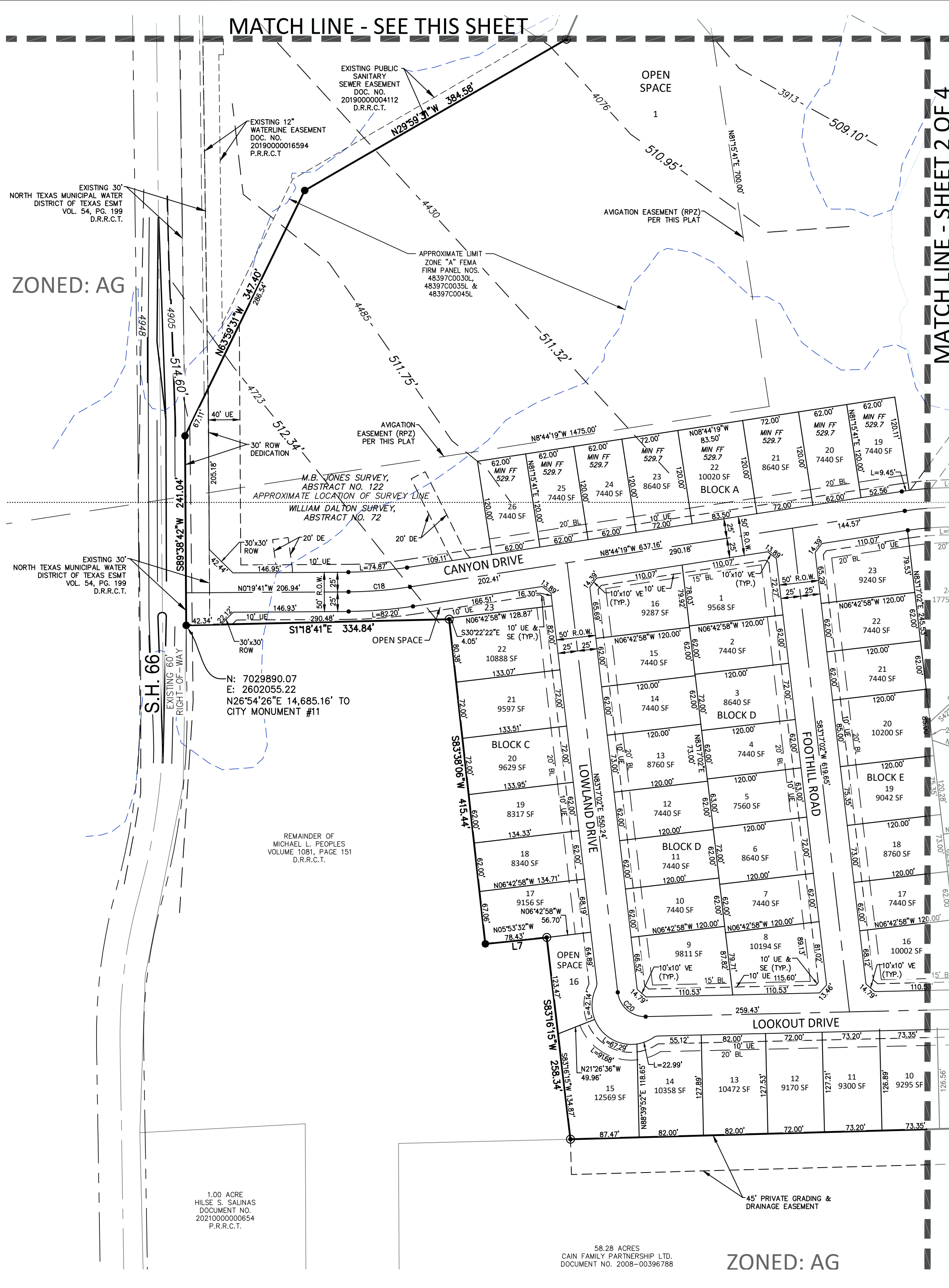
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LEGAL DESCRIPTION:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of those tracts of land described in Deed to TM Terraces, LLC, as recorded in Document Nos. 2022-0000012425 and 2022-0000022185, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the left having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 in the south line of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the common north line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the common northeast corner of said TM Terraces, LLC tract and southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, with the east line of said TM Terraces, LLC tract recorded in Document No. 20220000012425, a distance of 63.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northwest corner of the above mentioned TM Terraces, LLC tract recorded in Document No. 20220000022185 at the beginning of a non-tangent curve to the right having a central angle of 03 degrees 29 minutes 20 seconds, a radius of 450.00 feet and a chord bearing and distance of South 65 degrees 41 minutes 59 seconds East, 27.40 feet;

THENCE Southeasterly, leaving said common line and with the north line of said TM Terraces, LLC tract recorded in Document No. 20220000022185, an arc distance of 27.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 26 degrees 02 minutes 41 seconds West, leaving said north line, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 14 degrees 15 minutes 57 seconds, a radius of 325.00 feet and a chord bearing and distance of South 56 degrees 49 minutes 20 seconds East, 80.71 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 80.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 40 degrees 18 minutes 38 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the common east line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and west line of said TM Terraces, LLC tract recorded in Document No. 20220000022185;

THENCE South 01 degrees 28 minutes 22 seconds East, with said common line, a distance of 566.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common southwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000022185 and northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for the southeast corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 in the west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said west line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner;

THENCE South 01 degrees 18 minutes 41 seconds East, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the north line of State Highway No. 66, a variable width right-of-way, for the common southwest corner of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and most southerly southeast corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the common south line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for the common most westerly southwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, a distance of 1,699.38 feet to the POINT OF BEGINNING and containing 94.144 acres of land, more or less.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the TERRACES 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 TERRACES subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

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

BEFORE ME, the undersigned authority, on this day personally appeared _____ of TM TERRACES, LLC, 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 _____, 2023.

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

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.

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.

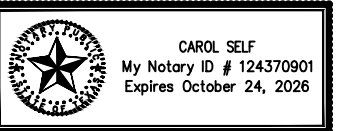
RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary public for and in the State of Texas



My commission expires: _____

Planning & Zoning Commission, Chairperson Date _____

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of _____, 2023.

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

WITNESS OUR HANDS, this ____ day of _____, 2023.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;
94.144 ACRES OR 4,100,893 SQ. FT.

181 SINGLE FAMILY LOTS,
5 OPEN SPACE LOTS AND
1 AMENITY CENTER

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,

AND ALL OF TRACT 13 & 25 OF THE

WILLIAM DALTON SURVEY, ABSTRACT NO. 72

AND TRACT 4 & 4-01 OF THE

M.B. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-049

March 16, 2023

EXIST. ZONING: PD-93

LAND USE: SF

SHEET 4 OF 4

Owner:
TM TERRACES, LLC
4416 W. Lovers Lane, Ste. 200
Dallas, Texas 75209
Phone: 214-577-1431

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



Mapcheck 1: TERRACES

Closure Summary

Precision, 1 part in: 821673.942'
Error distance: 0.011'
Error direction: S69° 12' 34.20"W
Area: 4100912.74 Sq. Ft.
Square area: 4100912.735
Perimeter: 8939.120'

Point of Beginning

Easting: 2600676.3200'
Northing: 7032279.2820'

Side 1: Line

Direction: N83° 33' 49.00"E
Angle: [-096.4364 (d)]
Deflection angle: [083.5636 (d)]
Distance: 62.350'
Easting: 2600738.2770'
Northing: 7032286.2714'

Side 2: Curve

Curve direction: Clockwise
Radius: [2824.943']
Arc length: 361.570'
Delta angle: 007.3333 (d)
Tangent: 181.030'
Chord direction: N86° 53' 49.00"E
Chord angle: [-176.6667 (d)]
Deflection angle: [003.3333 (d)]
Chord distance: 361.320'
Easting: 2601099.0672'
Northing: 7032305.8304'

Side 3: Line

Direction: S86° 46' 56.00"E
Angle: [-177.3458 (d)]
Deflection angle: [002.6542 (d)]
Distance: 289.880'
Easting: 2601388.4902'
Northing: 7032289.5591'

Side 4: Curve

Curve direction: Counter-clockwise
Radius: [517.684']
Arc length: 520.550'
Delta angle: 057.6136 (d)
Tangent: 284.680'

Chord direction: N64° 24' 40.00"E
Chord angle: [151.1933 (d)]
Deflection angle: [-028.8067 (d)]
Chord distance: 498.900'
Easting: 2601838.4562'
Northing: 7032505.0394'

Side 5: Line

Direction: N89° 31' 25.00"E
Angle: [-126.0807 (d)]
Deflection angle: [053.9193 (d)]
Distance: 37.010'
Easting: 2601875.4650'
Northing: 7032505.3471'

Side 6: Line

Direction: S00° 29' 15.00"E
Angle: [-090.0111 (d)]
Deflection angle: [089.9889 (d)]
Distance: 300.960'
Easting: 2601878.0256'
Northing: 7032204.3980'

Side 7: Line

Direction: S61° 44' 36.00"E
Angle: [118.7442 (d)]
Deflection angle: [-061.2558 (d)]
Distance: 134.730'
Easting: 2601996.7006'
Northing: 7032140.6139'

Side 8: Line

Direction: N00° 05' 20.00"W
Angle: [061.6544 (d)]
Deflection angle: [-118.3456 (d)]
Distance: 152.260'
Easting: 2601996.4644'
Northing: 7032292.8737'

Side 9: Line

Direction: N89° 12' 20.00"E
Angle: [-090.7056 (d)]
Deflection angle: [089.2944 (d)]
Distance: 657.000'
Easting: 2602653.4013'
Northing: 7032301.9831'

Side 10: Line

Direction: S01° 28' 22.00"E

Angle: [-90.6783 (d)]
Deflection angle: [089.3217 (d)]
Distance: 63.060'
Easting: 2602655.0220'
Northing: 7032238.9440'

Side 11: Curve

Curve direction: Clockwise
Radius: [450.042']
Arc length: 27.400'
Delta angle: 003.4889 (d)
Tangent: 13.710'
Chord direction: S65° 41' 59.00"E
Chord angle: [115.7731 (d)]
Deflection angle: [-064.2269 (d)]
Chord distance: 27.400'
Easting: 2602679.9944'
Northing: 7032227.6684'

Side 12: Line

Direction: S26° 02' 41.00"W
Angle: [-090.0000 (d)]
Deflection angle: [090.0000 (d)]
Distance: 125.000'
Easting: 2602625.1104'
Northing: 7032115.3619'

Side 13: Curve

Curve direction: Clockwise
Radius: [324.994']
Arc length: 80.920'
Delta angle: 014.2658 (d)
Tangent: 40.670'
Chord direction: S56° 49' 20.00"E
Chord angle: [097.1331 (d)]
Deflection angle: [-082.8669 (d)]
Chord distance: 80.710'
Easting: 2602692.6627'
Northing: 7032071.1943'

Side 14: Line

Direction: S40° 18' 38.00"W
Angle: [-090.0001 (d)]
Deflection angle: [089.9999 (d)]
Distance: 50.000'
Easting: 2602660.3162'
Northing: 7032033.0668'

Side 15: Line

Direction: S01° 28' 22.00"E
Angle: [138.2167 (d)]
Deflection angle: [-041.7833 (d)]
Distance: 566.490'
Easting: 2602674.8761'
Northing: 7031466.7640'

Side 16: Line

Direction: S01° 35' 19.00"E
Angle: [179.8842 (d)]
Deflection angle: [-000.1158 (d)]
Distance: 1090.270'
Easting: 2602705.1016'
Northing: 7030376.9130'

Side 17: Line

Direction: S83° 16' 15.00"W
Angle: [-095.1406 (d)]
Deflection angle: [084.8594 (d)]
Distance: 258.340'
Easting: 2602448.5413'
Northing: 7030346.6417'

Side 18: Line

Direction: S05° 53' 32.00"E
Angle: [090.8369 (d)]
Deflection angle: [-089.1631 (d)]
Distance: 78.430'
Easting: 2602456.5927'
Northing: 7030268.6260'

Side 19: Line

Direction: S83° 38' 06.00"W
Angle: [-090.4728 (d)]
Deflection angle: [089.5272 (d)]
Distance: 290.290'
Easting: 2602168.0921'
Northing: 7030236.4440'

Side 20: Line

Direction: S83° 38' 06.00"W
Angle: [180.0000 (d)]
Deflection angle: [000.0000 (d)]
Distance: 125.160'
Easting: 2602043.7036'
Northing: 7030222.5685'

Side 21: Line

Direction: S01° 18' 41.00"E
Angle: [095.0536 (d)]
Deflection angle: [-084.9464 (d)]
Distance: 334.840'
Easting: 2602051.3668'
Northing: 7029887.8162'

Side 22: Line

Direction: S89° 38' 42.00"W
Angle: [-089.0436 (d)]
Deflection angle: [090.9564 (d)]
Distance: 241.040'
Easting: 2601810.3314'
Northing: 7029886.3227'

Side 23: Line

Direction: N63° 59' 31.00"W
Angle: [-153.6369 (d)]
Deflection angle: [026.3631 (d)]
Distance: 347.400'
Easting: 2601498.1118'
Northing: 7030038.6568'

Side 24: Line

Direction: N29° 59' 31.00"W
Angle: [-146.0000 (d)]
Deflection angle: [034.0000 (d)]
Distance: 384.580'
Easting: 2601305.8686'
Northing: 7030371.7398'

Side 25: Line

Direction: N65° 59' 31.00"W
Angle: [144.0000 (d)]
Deflection angle: [-036.0000 (d)]
Distance: 278.640'
Easting: 2601051.3343'
Northing: 7030485.1087'

Side 26: Line

Direction: S88° 32' 20.00"W
Angle: [154.5308 (d)]
Deflection angle: [-025.4692 (d)]
Distance: 252.790'
Easting: 2600798.6265'
Northing: 7030478.6630'

Side 27: Line

Direction: N37° 46' 31.00"W

Angle: [-126.3142 (d)]
Deflection angle: [053.6858 (d)]
Distance: 128.780'
Easting: 2600719.7402'
Northing: 7030580.4532'

Side 28: Line

Direction: N01° 27' 52.00"W
Angle: [-143.6892 (d)]
Deflection angle: [036.3108 (d)]
Distance: 1699.380'
Easting: 2600676.3098'
Northing: 7032279.2781'



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: April 17, 2023
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: P2023-007; *Final Plat for the Terraces Subdivision*

SUMMARY

Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Final Plat for the Terraces Subdivision consisting of 181 single-family residential lots on a 94.144-acre tract of land being identified as a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 94.144-acre parcel of land (*i.e. a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72*) for the purpose of establishing Phase 1 of the Terraces Subdivision, which consists of 181 single-family residential lots and five (5) open space lots (*i.e. Lots 1-26, Block A; Lots 1-14, Block B; Lots 1-23, Block C; Lots 1-16, Block D; Lots 1-31, Block E; Lots 1-13, Block F; Lots 1-8, Block G; Lots 1-31, Block H; Lots 1-18, Block I; Lots 1-7, Block J, Terraces Subdivision*). Staff should note that the applicant has submitted a Site Plan [*i.e. Case No. SP2023-012*] concurrently with this Final Plat.
- Background. The subject property was annexed on March 16, 1998 by Ordinance No. 98-10 [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,500 SF single-family home constructed in 1958, [2] a ~1,856 SF covered porch constructed in 1958, [3] a 400 SF storage building constructed in 1900, and [4] a 96 SF storage building with a 240 SF covered canopy constructed in 2007. On April 18, 2022, the City Council approved a zoning change [*Case No. Z2022-010; Ordinance No. 22-22*] for the subject property from Agricultural (AG) District to Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses. On May 16, 2022, the City Council approved a preliminary plat [*Case No. P2022-015*] and a master plat [*Case No. P2022-016*] for the subject property. On September 6, 2022, the City Council approved a zoning case [*Case No. Z2022-038*] that amended Planned Development District 93 (PD-93) to incorporate an additional 21.83-acres into the subdivision along with an additional 82 single-family residential lots. On October 17, 2022, the City Council approved a preliminary plat [*Case No. P2022-049*] and a master plat [*Case No. P2022-048*] for the subject property.
- Parks Board. On April 4, 2023, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The parks fees associated with this request include the pro-rata equipment fees of \$104,437.00 (*i.e. \$577.00 x 181 Lots*), and the cash-in-lieu of land fees of \$110,229.00 (*i.e. \$609.00 x 181 Lots*). In lieu of paying, the fees will be used to provide amenity to the four (4) acre tract of land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract No. 72*) owned by the City of Rockwall north of the subject property in accordance with Ordinance No. 22-22 (*i.e. Planned Development District 93 [PD-93]*).

(2) The property owner shall provide receipts to the Director of Parks and Recreation showing that the amenities provided are equal to or greater than the fees assessed.

Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.

Conditions of Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

CONDITIONS OF APPROVAL

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

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

PLANNING AND ZONING COMMISSION

On April 11, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 6-0, with Commissioner Womble absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2023-007

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)
- AMENDED SITE PLANELEVATIONS/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 1649 FM 1141, Rockwall, 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01 LOT BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King & FM 1141 South of 1141

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING Planned Development PD-93 CURRENT USE Planned Development PD-93

PROPOSED ZONING PROPOSED USE

ACREAGE 94.144 LOTS [CURRENT] 181 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 TM Terraces, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Bret Pedigo

CONTACT PERSON Ryan Joyce

ADDRESS 4416 W. Lovers Lane, Suite 200

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 76209

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION (REQUIRED)

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

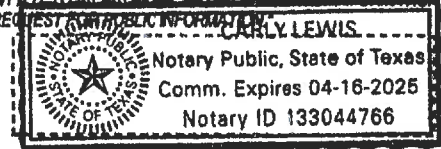
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 2,182.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF March 2023 BY SIGNING THIS APPLICATION, 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 March 2023

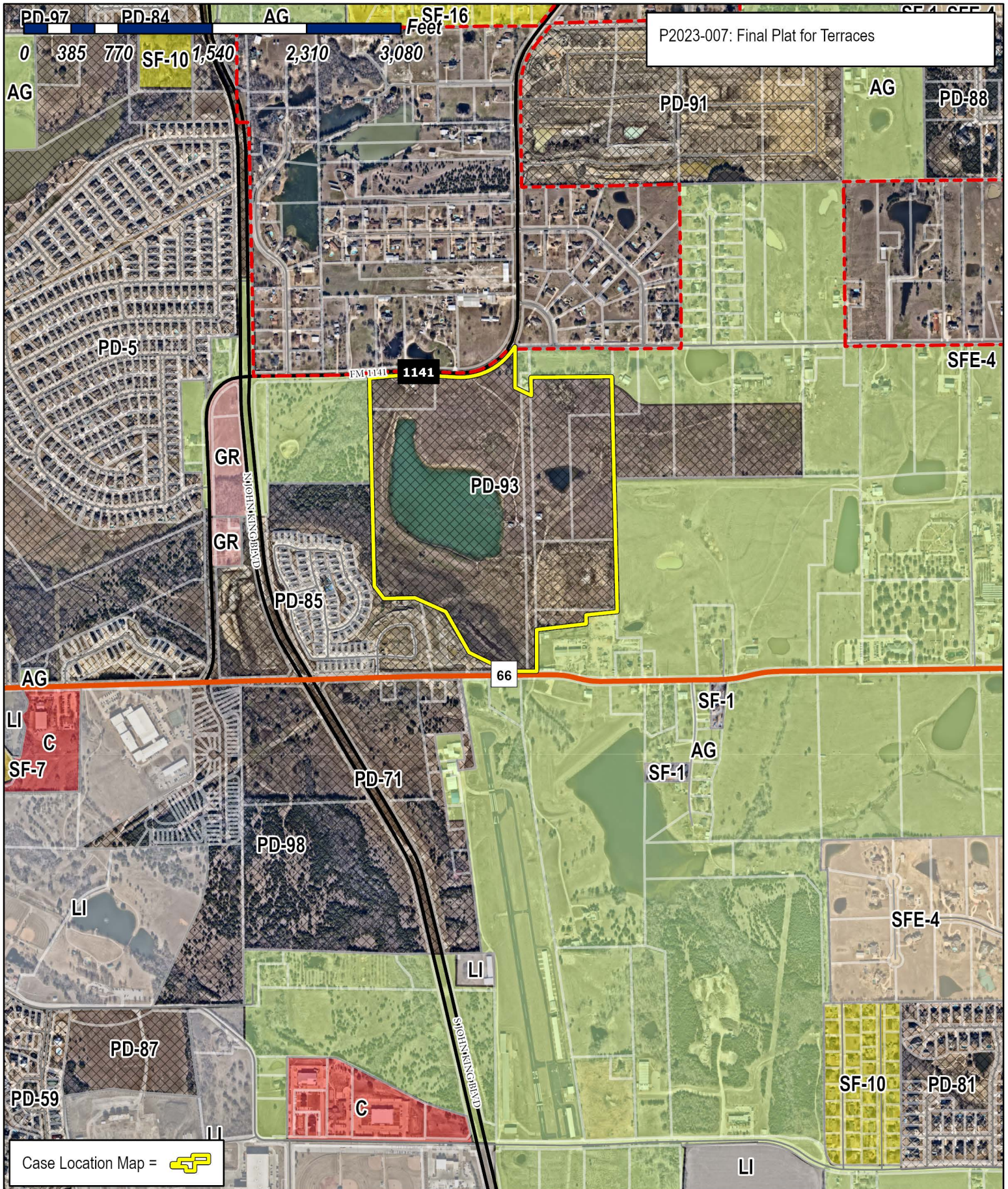
OWNER'S SIGNATURE

Bret Pedigo
Cary Lewis

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 4-16-25



P2023-007: Final Plat for Terraces

Case Location Map = 



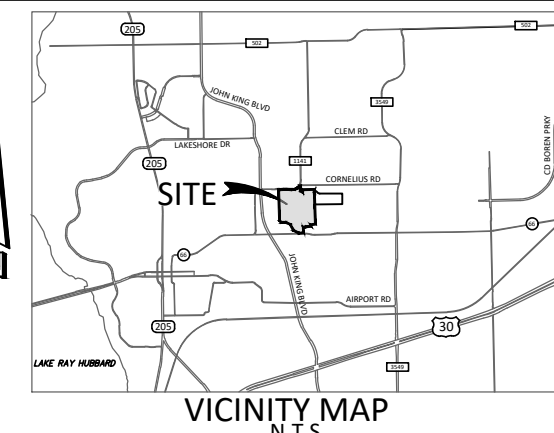
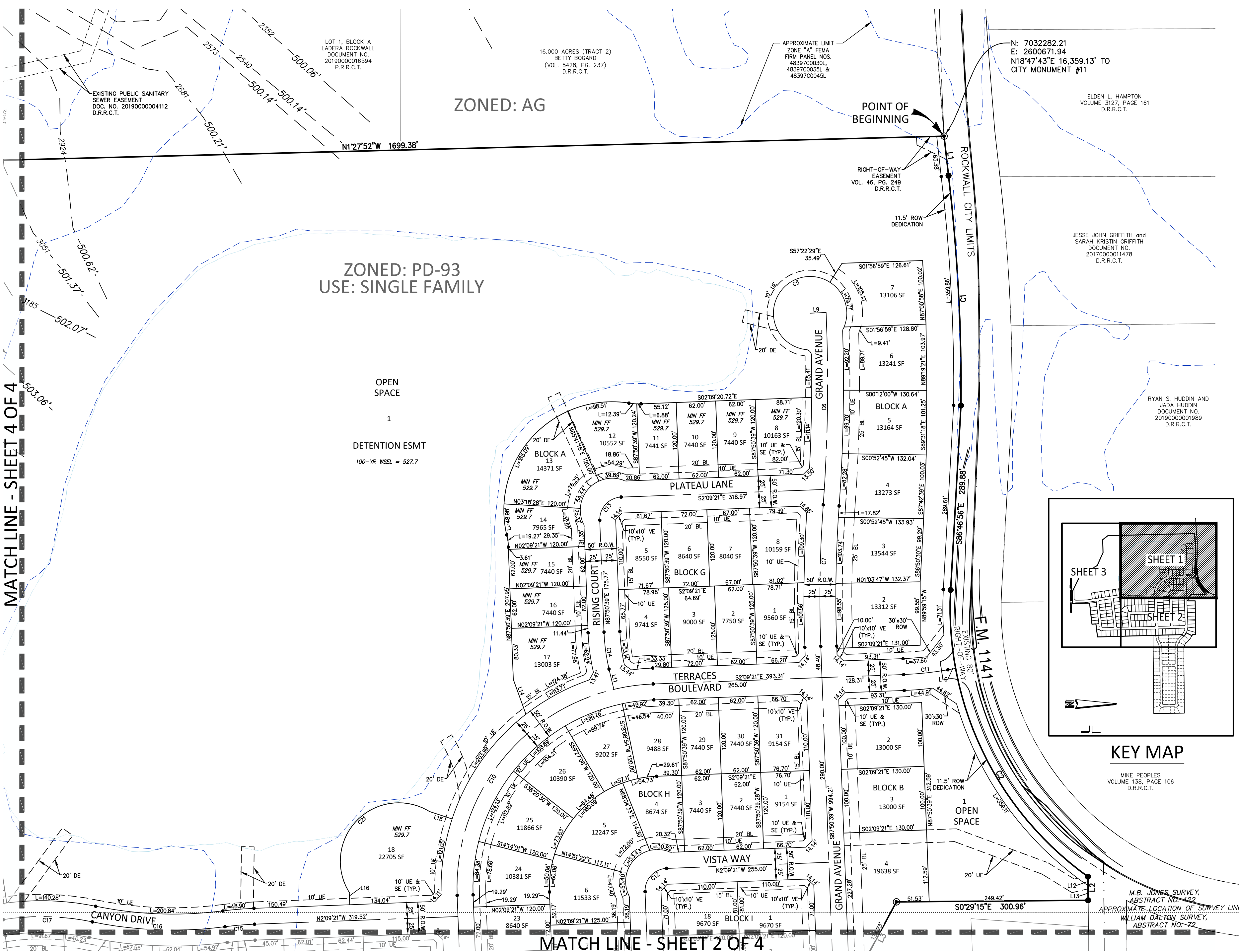
City of Rockwall

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

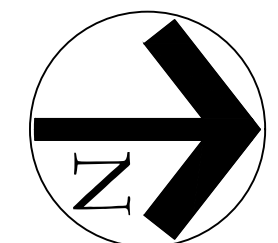
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



MATCH LINE - SHEET 4 OF 4



- 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



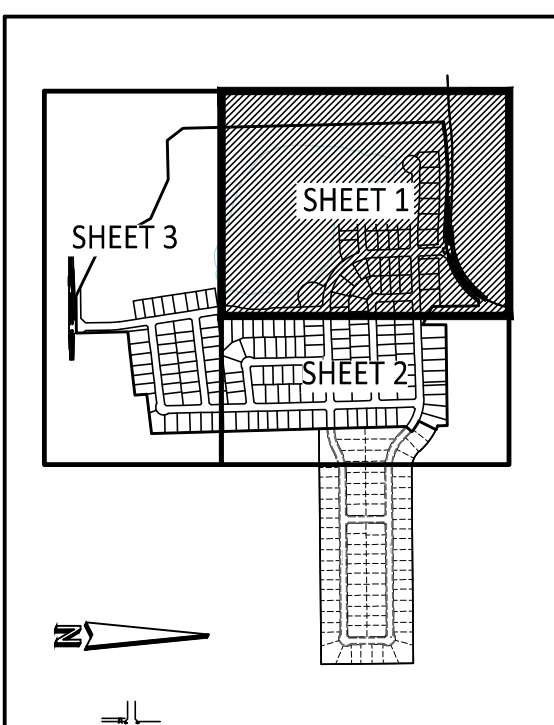
SCALE 1" = 100'

FINAL PLAT TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
 LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
 LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
 LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
 LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;
 94.144 ACRES OR 4,100,893 SQ. FT.
 181 SINGLE FAMILY LOTS,
 5 OPEN SPACE LOTS AND
 1 AMENITY CENTER

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
 AND ALL OF TRACT 13 & 25 OF THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 AND TRACT 4 & 4-01 OF THE
 M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**

P2022-049
 March 16, 2023
 EXIST. ZONING: PD-93
 LAND USE: SF
 SHEET 1 OF 4



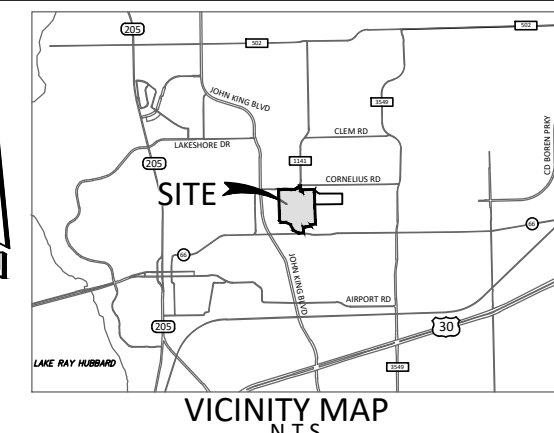
KEY MAP

MIKE PEOPLES
 VOLUME 138, PAGE 106
 D.R.R.C.T.

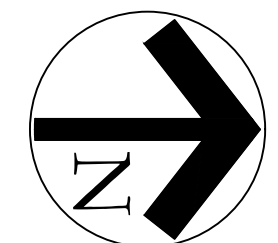
Owner:
 TM TERRACES, LLC
 4416 W. Lovers Lane, Ste. 200
 Dallas, Texas 75209
 Phone: 214-577-1431

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



- 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
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 - D.R.R.C.T. = Deed Records of Rockwall County, Texas
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**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**

P2022-049
March 16, 2023
EXIST. ZONING: PD-93
LAND USE: SF
SHEET 2 OF 4

MATCH LINE - SHEET 3 OF 4

MATCH LINE - SHEET 1 OF 4

ZONED: AG

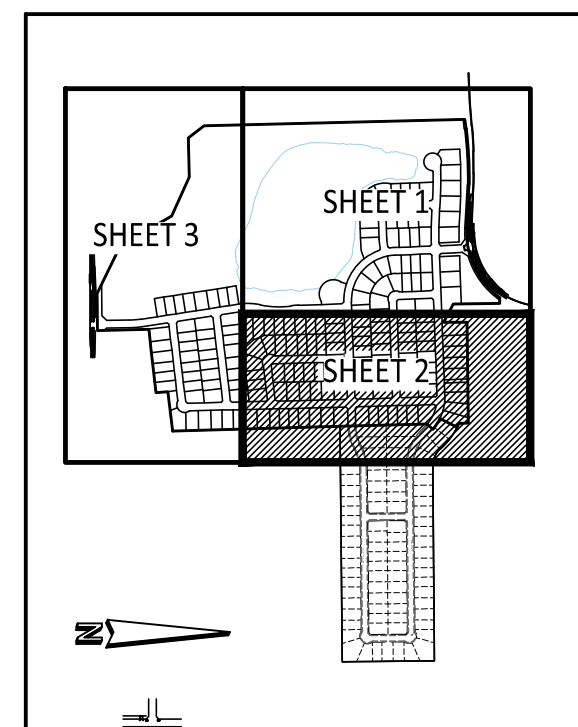
58.28 ACRES
CAIN FAMILY PARTNERSHIP LTD.
DOCUMENT NO. 2008-00396788
P.R.R.C.T.

REMAINDER OF
MIKE PEOPLES
VOLUME 1679, PAGE 190
D.R.R.C.T.

Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	134.73	S61° 44' 36"E
L4	152.26	N0° 05' 20"W
L5	63.06	S1° 28' 22"E
L6	50.00	S40° 18' 38"W
L7	78.43	S5° 53' 32"E
L8	128.78	N37° 46' 31"W
L9	25.18	S2° 26' 57"E
L10	12.35	S10° 09' 37"E
L11	32.71	N76° 39' 04"E
L12	37.01	N89° 31' 25"E
L13	22.86	N89° 31' 25"E
L14	33.02	N24° 51' 07"E
L15	82.98	S31° 11' 25"E
L16	15.01	S9° 05' 59"E
L17	36.56	S56° 50' 55"E
L18	43.16	N87° 50' 39"E

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	27.40	450.00	003°29'20"	27.40	S65° 41' 59"E
C4	80.92	325.00	014°15'57"	80.71	S56° 49' 20"E
C5	206.84	57.50	206°06'05"	112.03	S70° 18' 45"E
C6	302.10	2615.00	006°37'09"	301.94	N89° 09' 35"W
C7	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C8	222.35	300.00	042°27'59"	217.30	N70° 55' 21"W
C9	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W
C10	502.65	320.00	090°00'00"	452.55	S47° 09' 21"E
C11	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C12	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C13	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C14	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C15	46.57	500.00	005°20'11"	46.55	S04° 49' 26"E
C16	209.21	625.00	019°10'45"	208.24	N02° 05' 51"E
C17	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C18	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C19	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C20	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C21	121.40	57.00	122°01'52"	99.72	S29° 11' 47"E
C22	39.17	47.00	047°44'56"	38.04	S32° 58' 27"E



KEY MAP

GENERAL NOTES:

- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
- ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
- 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. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
- LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
- LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
- IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.

Owner:
TM TERRACES, LLC
4416 W. Lovers Lane, Ste. 200
Dallas, Texas 75209
Phone: 214-577-1431

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

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of those tracts of land described in Deed to TM Terraces, LLC, as recorded in Document Nos. 2022-000012425 and 2022-000022185, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said TM Terraces, LLC tract recorded in Document No. 2022000012425;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the left having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of said TM Terraces, LLC tract recorded in Document No. 2022000012425 in the south line of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the common north line of said TM Terraces, LLC tract recorded in Document No. 2022000012425 and south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the common northeast corner of said TM Terraces, LLC tract and southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, with the east line of said TM Terraces, LLC tract recorded in Document No. 2022000012425, a distance of 63.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northwest corner of the above mentioned TM Terraces, LLC tract recorded in Document No. 2022000022185 at the beginning of a non-tangent curve to the right having a central angle of 03 degrees 29 minutes 20 seconds, a radius of 450.00 feet and a chord bearing and distance of South 65 degrees 41 minutes 59 seconds East, 27.40 feet;

THENCE Southeasterly, leaving said common line and with the north line of said TM Terraces, LLC tract recorded in Document No. 2022000022185, an arc distance of 27.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 26 degrees 02 minutes 41 seconds West, leaving said north line, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 14 degrees 15 minutes 57 seconds, a radius of 325.00 feet and a chord bearing and distance of South 56 degrees 49 minutes 20 seconds East, 80.71 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 80.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 40 degrees 18 minutes 38 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the common east line of said TM Terraces, LLC tract recorded in Document No. 2022000012425 and west line of said TM Terraces, LLC tract recorded in Document No. 2022000022185;

THENCE South 01 degrees 28 minutes 22 seconds East, with said common line, a distance of 566.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common southwest corner of said TM Terraces, LLC tract recorded in Document No. 2022000022185 and northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for the southeast corner of said TM Terraces, LLC tract recorded in Document No. 2022000012425 in the west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said west line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner;

THENCE South 01 degrees 18 minutes 41 seconds East, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the north line of State Highway No. 66, a variable width right-of-way, for the common southwest corner of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and most southerly southeast corner of said TM Terraces, LLC tract recorded in Document No. 2022000012425;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 2019000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the common south line of said TM Terraces, LLC tract recorded in Document No. 2022000012425 and north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for the common most westerly southwest corner of said TM Terraces, LLC tract recorded in Document No. 2022000012425 and an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, a distance of 1,699.38 feet to the POINT OF BEGINNING and containing 94.144 acres of land, more or less.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the TERRACES 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 TERRACES subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

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

BEFORE ME, the undersigned authority, on this day personally appeared _____ of TM TERRACES, LLC, 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 _____, 2023.

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

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.

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.

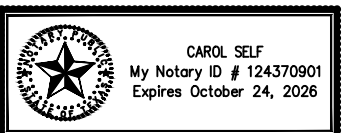
RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary public for and in the State of Texas



My commission expires: _____

Planning & Zoning Commission, Chairperson Date _____

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of _____, 2023.

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

WITNESS OUR HANDS, this ____ day of _____, 2023.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;
94.144 ACRES OR 4,100,893 SQ. FT.

181 SINGLE FAMILY LOTS,
5 OPEN SPACE LOTS AND
1 AMENITY CENTER

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,

AND ALL OF TRACT 13 & 25 OF THE

WILLIAM DALTON SURVEY, ABSTRACT NO. 72

AND TRACT 4 & 4-01 OF THE

M.B. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL,

ROCKWALL COUNTY, TEXAS

P2022-049

March 16, 2023

EXIST. ZONING: PD-93

LAND USE: SF

SHEET 4 OF 4

Owner:
TM TERRACES, LLC
4416 W. Lovers Lane, Ste. 200
Dallas, Texas 75209
Phone: 214-577-1431

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



Mapcheck 1: TERRACES

Closure Summary

Precision, 1 part in: 821673.942'
Error distance: 0.011'
Error direction: S69° 12' 34.20"W
Area: 4100912.74 Sq. Ft.
Square area: 4100912.735
Perimeter: 8939.120'

Point of Beginning

Easting: 2600676.3200'
Northing: 7032279.2820'

Side 1: Line

Direction: N83° 33' 49.00"E
Angle: [-096.4364 (d)]
Deflection angle: [083.5636 (d)]
Distance: 62.350'
Easting: 2600738.2770'
Northing: 7032286.2714'

Side 2: Curve

Curve direction: Clockwise
Radius: [2824.943']
Arc length: 361.570'
Delta angle: 007.3333 (d)
Tangent: 181.030'
Chord direction: N86° 53' 49.00"E
Chord angle: [-176.6667 (d)]
Deflection angle: [003.3333 (d)]
Chord distance: 361.320'
Easting: 2601099.0672'
Northing: 7032305.8304'

Side 3: Line

Direction: S86° 46' 56.00"E
Angle: [-177.3458 (d)]
Deflection angle: [002.6542 (d)]
Distance: 289.880'
Easting: 2601388.4902'
Northing: 7032289.5591'

Side 4: Curve

Curve direction: Counter-clockwise
Radius: [517.684']
Arc length: 520.550'
Delta angle: 057.6136 (d)
Tangent: 284.680'

Chord direction: N64° 24' 40.00"E
Chord angle: [151.1933 (d)]
Deflection angle: [-028.8067 (d)]
Chord distance: 498.900'
Easting: 2601838.4562'
Northing: 7032505.0394'

Side 5: Line

Direction: N89° 31' 25.00"E
Angle: [-126.0807 (d)]
Deflection angle: [053.9193 (d)]
Distance: 37.010'
Easting: 2601875.4650'
Northing: 7032505.3471'

Side 6: Line

Direction: S00° 29' 15.00"E
Angle: [-090.0111 (d)]
Deflection angle: [089.9889 (d)]
Distance: 300.960'
Easting: 2601878.0256'
Northing: 7032204.3980'

Side 7: Line

Direction: S61° 44' 36.00"E
Angle: [118.7442 (d)]
Deflection angle: [-061.2558 (d)]
Distance: 134.730'
Easting: 2601996.7006'
Northing: 7032140.6139'

Side 8: Line

Direction: N00° 05' 20.00"W
Angle: [061.6544 (d)]
Deflection angle: [-118.3456 (d)]
Distance: 152.260'
Easting: 2601996.4644'
Northing: 7032292.8737'

Side 9: Line

Direction: N89° 12' 20.00"E
Angle: [-090.7056 (d)]
Deflection angle: [089.2944 (d)]
Distance: 657.000'
Easting: 2602653.4013'
Northing: 7032301.9831'

Side 10: Line

Direction: S01° 28' 22.00"E

Angle: [-90.6783 (d)]
Deflection angle: [089.3217 (d)]
Distance: 63.060'
Easting: 2602655.0220'
Northing: 7032238.9440'

Side 11: Curve

Curve direction: Clockwise
Radius: [450.042']
Arc length: 27.400'
Delta angle: 003.4889 (d)
Tangent: 13.710'
Chord direction: S65° 41' 59.00"E
Chord angle: [115.7731 (d)]
Deflection angle: [-064.2269 (d)]
Chord distance: 27.400'
Easting: 2602679.9944'
Northing: 7032227.6684'

Side 12: Line

Direction: S26° 02' 41.00"W
Angle: [-090.0000 (d)]
Deflection angle: [090.0000 (d)]
Distance: 125.000'
Easting: 2602625.1104'
Northing: 7032115.3619'

Side 13: Curve

Curve direction: Clockwise
Radius: [324.994']
Arc length: 80.920'
Delta angle: 014.2658 (d)
Tangent: 40.670'
Chord direction: S56° 49' 20.00"E
Chord angle: [097.1331 (d)]
Deflection angle: [-082.8669 (d)]
Chord distance: 80.710'
Easting: 2602692.6627'
Northing: 7032071.1943'

Side 14: Line

Direction: S40° 18' 38.00"W
Angle: [-090.0001 (d)]
Deflection angle: [089.9999 (d)]
Distance: 50.000'
Easting: 2602660.3162'
Northing: 7032033.0668'

Side 15: Line

Direction: S01° 28' 22.00"E
Angle: [138.2167 (d)]
Deflection angle: [-041.7833 (d)]
Distance: 566.490'
Easting: 2602674.8761'
Northing: 7031466.7640'

Side 16: Line

Direction: S01° 35' 19.00"E
Angle: [179.8842 (d)]
Deflection angle: [-000.1158 (d)]
Distance: 1090.270'
Easting: 2602705.1016'
Northing: 7030376.9130'

Side 17: Line

Direction: S83° 16' 15.00"W
Angle: [-095.1406 (d)]
Deflection angle: [084.8594 (d)]
Distance: 258.340'
Easting: 2602448.5413'
Northing: 7030346.6417'

Side 18: Line

Direction: S05° 53' 32.00"E
Angle: [090.8369 (d)]
Deflection angle: [-089.1631 (d)]
Distance: 78.430'
Easting: 2602456.5927'
Northing: 7030268.6260'

Side 19: Line

Direction: S83° 38' 06.00"W
Angle: [-090.4728 (d)]
Deflection angle: [089.5272 (d)]
Distance: 290.290'
Easting: 2602168.0921'
Northing: 7030236.4440'

Side 20: Line

Direction: S83° 38' 06.00"W
Angle: [180.0000 (d)]
Deflection angle: [000.0000 (d)]
Distance: 125.160'
Easting: 2602043.7036'
Northing: 7030222.5685'

Side 21: Line

Direction: S01° 18' 41.00"E
Angle: [095.0536 (d)]
Deflection angle: [-084.9464 (d)]
Distance: 334.840'
Easting: 2602051.3668'
Northing: 7029887.8162'

Side 22: Line

Direction: S89° 38' 42.00"W
Angle: [-089.0436 (d)]
Deflection angle: [090.9564 (d)]
Distance: 241.040'
Easting: 2601810.3314'
Northing: 7029886.3227'

Side 23: Line

Direction: N63° 59' 31.00"W
Angle: [-153.6369 (d)]
Deflection angle: [026.3631 (d)]
Distance: 347.400'
Easting: 2601498.1118'
Northing: 7030038.6568'

Side 24: Line

Direction: N29° 59' 31.00"W
Angle: [-146.0000 (d)]
Deflection angle: [034.0000 (d)]
Distance: 384.580'
Easting: 2601305.8686'
Northing: 7030371.7398'

Side 25: Line

Direction: N65° 59' 31.00"W
Angle: [144.0000 (d)]
Deflection angle: [-036.0000 (d)]
Distance: 278.640'
Easting: 2601051.3343'
Northing: 7030485.1087'

Side 26: Line

Direction: S88° 32' 20.00"W
Angle: [154.5308 (d)]
Deflection angle: [-025.4692 (d)]
Distance: 252.790'
Easting: 2600798.6265'
Northing: 7030478.6630'

Side 27: Line

Direction: N37° 46' 31.00"W

Angle: [-126.3142 (d)]
Deflection angle: [053.6858 (d)]
Distance: 128.780'
Easting: 2600719.7402'
Northing: 7030580.4532'

Side 28: Line

Direction: N01° 27' 52.00"W
Angle: [-143.6892 (d)]
Deflection angle: [036.3108 (d)]
Distance: 1699.380'
Easting: 2600676.3098'
Northing: 7032279.2781'

Lee, Henry

From: Lee, Henry
Sent: Monday, March 27, 2023 8:20 AM
To: Ryan Joyce
Subject: Project Comments P2023-007 & SP2023-012
Attachments: Project Comments (03.24.2023).pdf; Project Comments (03.24.2023).pdf; Engineering Markups (03.21.2023).pdf; Engineering Mark-Ups (03.24.2023).pdf

Good Morning,

Attached are the project comments for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: March 28, 2023
Planning and Zoning Commission Public Hearing: April 11, 2023
City Council (Plat): April 17, 2023

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Tom Dayton <tom.dayton@johnsonvolk.com>
Sent: Thursday, March 30, 2023 5:05 PM
To: Lee, Henry
Cc: Ryan Joyce; Bret L. Pedigo (bret@manna-land.com); Jay Volk; Miller, Ryan
Subject: RE: Project Comments P2023-007 & SP2023-012

Henry, I spoke with Ryan Miller also and it sounds like you are taking a fresh look at this in light of the approved prelim. Plat.

If you would please let us know when you plan to get us comments I would appreciate it. Also, if you could point us to the language in the UDC that talks about the lot width having to be a minimum width that matches the width at the front building line, I would appreciate it.

On page 10 of Article XIII Definitions we found the definition of lot width to be:

Lot Width. The horizontal distance between side property lines, measured at the front setback line.

thanks

Tom Dayton, PE | Vice President



704 Central Parkway East | Suite 1200 | Plano | TX 75074
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972-201-3099 (fax)
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From: Lee, Henry <HLee@rockwall.com>
Sent: Thursday, March 30, 2023 3:13 PM
To: Tom Dayton <tom.dayton@johnsonvolk.com>
Cc: Ryan Joyce <ryan@michaeljoyceproperties.com>; Bret L. Pedigo (bret@manna-land.com) <bret@manna-land.com>; Jay Volk <jay.volk@johnsonvolk.com>; Miller, Ryan <RMiller@rockwall.com>
Subject: RE: Project Comments P2023-007 & SP2023-012

Good Afternoon,

Yes I am available this afternoon to discuss; if not today, I am available from 8:30-10:00 tomorrow morning. The lot width you are referring to is Note 1 in the Ordinance: "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*." This indicates that only lots on curved streets may have a reduced lot width up to the front yard building setback. Given this, the lot width must be met on the remainder of all lots. The concept plan I used was from the approved zoning ordinance. Let me know when you are available.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Tom Dayton <tom.dayton@johnsonvolk.com>
Sent: Thursday, March 30, 2023 9:08 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Ryan Joyce <ryan@michaeljoyceproperties.com>; Bret L. Pedigo (bret@manna-land.com) <bret@manna-land.com>; Jay Volk <jay.volk@johnsonvolk.com>; Miller, Ryan <RMiller@rockwall.com>
Subject: RE: Project Comments P2023-007 & SP2023-012

Do you have time for a call today Henry to go over the comments? There are still some comments I don't understand.

Why do we need the rear lot dimension to be min. 82', 72', etc. if it is meeting dimension requirement at the front build line? According to your manual, lot width is defined at front build line.

Also, there are other statements made in the comments that make me think you are looking at a different concept plan than the one I have.

I think a call is warranted here to clear up all of the confusion. Please let me know your availability.

thanks

Tom Dayton, PE | Vice President



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contents of this transmission, is strictly prohibited. Any unauthorized interception of this transmission is illegal under the law. If you have received this transmission in error, please promptly notify the sender by reply e-mail, and then destroy all copies of this transmission. Thank you.

From: Lee, Henry <HLee@rockwall.com>
Sent: Thursday, March 30, 2023 8:44 AM
To: Tom Dayton <tom.dayton@johnsonvolk.com>
Cc: Ryan Joyce <ryan@michaeljoyceproperties.com>; Bret L. Pedigo (bret@manna-land.com) <bret@manna-land.com>; Jay Volk <jay.volk@johnsonvolk.com>; Miller, Ryan <RMiller@rockwall.com>
Subject: RE: Project Comments P2023-007 & SP2023-012

Good Morning,

Comment M.6 addresses lots that do not meet the requirements for their indicated lot type on the concept plan. In most cases, the lots did not meet either the lot width or depth requirement, which 'upgraded' or 'downgraded' the lot type. The concept plan simply shows what the lot types should be, while the plat has the dimensions I need to verify the lot type. Comment M.6 simply indicates the differences between the concept plan and the proposed plat, which is currently not in conformance with the zoning ordinance for the PD.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Tom Dayton <tom.dayton@johnsonvolk.com>
Sent: Tuesday, March 28, 2023 8:26 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Ryan Joyce <ryan@michaeljoyceproperties.com>; Bret L. Pedigo (bret@manna-land.com) <bret@manna-land.com>; Jay Volk <jay.volk@johnsonvolk.com>; Miller, Ryan <RMiller@rockwall.com>
Subject: FW: Project Comments P2023-007 & SP2023-012

Henry

I'm not sure I understand all the comments about lot sizes and not having enough Type B lots. Please see attached approved concept plan showing the different lot types. There are 26 type B lots.

Tom Dayton, PE | Vice President



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From: Ryan Joyce <ryan@michaeljoyceproperties.com>
Sent: Monday, March 27, 2023 4:43 PM
To: Jay Volk <jay.volk@johnsonvolk.com>; Tom Dayton <tom.dayton@johnsonvolk.com>
Cc: Bret Pedigo <bret@manna-land.com>
Subject: FW: Project Comments P2023-007 & SP2023-012

Jay / Tom,

Please see attached comments for Terraces. Nothing looks too terrible here.

Thanks,

Ryan



Ryan Joyce
767 Justin Rd
Rockwall, TX 75087

Mobile: 512-965-6280

ryan@michaeljoyceproperties.com

From: Lee, Henry <HLee@rockwall.com>
Sent: Monday, March 27, 2023 8:20 AM
To: Ryan Joyce <ryan@michaeljoyceproperties.com>
Subject: Project Comments P2023-007 & SP2023-012

Good Morning,

Attached are the project comments for your case. The meeting schedule for this case is as follows:

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Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,



Henry Lee, AICP
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DATE: May 26, 2023

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

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

SUBJECT: P2023-007; *Final Plat for the Terraces Subdivision*

Ryan Joyce:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on April 17, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Parks and Recreation Board

On April 4, 2023, the Parks and Recreation Board approved a motion to recommend approve of the Final Plat by a vote of 4-0, with Board Members Krueger, Johnson, and Wimpee absent.

Planning and Zoning Commission

On April 11, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 6-0, with Commissioner Womble absent.

City Council

On April 17, 2023, the City Council approved a motion to approve the Final Plat with a vote of 6-0, with Council Member Moeller absent.

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

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

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

FILING FEES:

Mylars: \$50.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$30.00 for the 1st certificate and \$4.00 for each additional certificate.

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

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6434.

Sincerely



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