



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd, Rockwall, TX 75087

SUBDIVISION Park Hills : ABS A0183, G W Redlin Tract 1, 6-1, 6 LOT BLOCK

GENERAL LOCATION Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development PD-97 CURRENT USE Planned Development PD-97

PROPOSED ZONING PROPOSED USE

ACREAGE 65.309 LOTS [CURRENT] 152 LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Qualico Developments (US), Inc.

APPLICANT Michael Joyce Properties

CONTACT PERSON John Vick

CONTACT PERSON Meredith Joyce

ADDRESS 6950 TPC Drive, Suite 350

ADDRESS 767 Justin Road

CITY, STATE & ZIP McKinney, TX 75070

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 469-769-6150

PHONE 512-694-6394

E-MAIL John.Vick@qualico.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

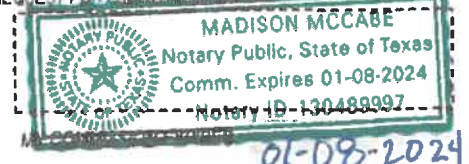
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1606.48 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF March 2023 BY SIGNING THIS APPLICATION. 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.

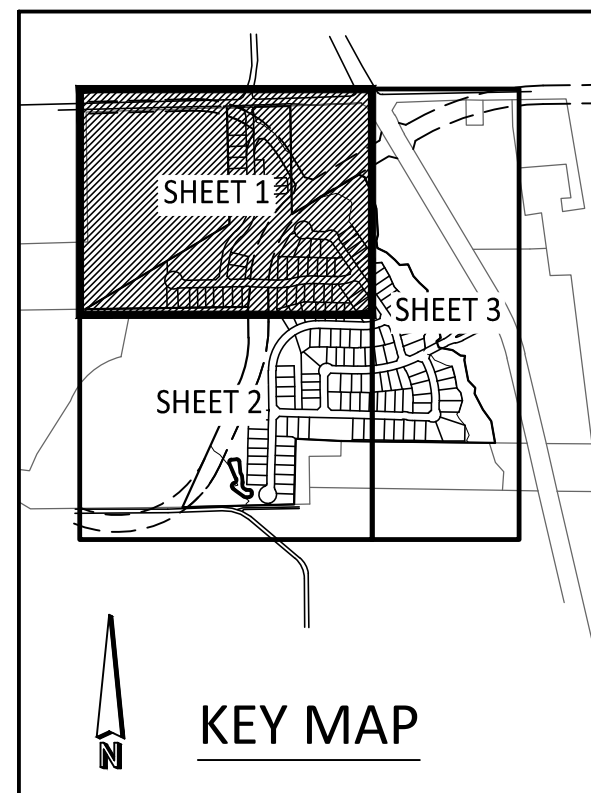
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF March 2023

OWNER'S SIGNATURE

John Vick
Madison McCabe

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





WHITTLE HIGHLANDS
VOLUME 2019, PAGE 23024
D.R.R.C.T.

N: 7029765.69
E: 2599223.78
N18°47'43"E 16,359.13' TO
CITY MONUMENT #11

CTDIGLAND LLC
VOLUME 2017, PAGE 22708
D.R.R.C.T.

STATE HIGHWAY NO. 66
(EXISTING 60' R.O.W.)

POINT OF BEGINNING

N88°29'03"E 411.45'

ZONED: PD-71

MATCH LINE - SHEET 4 OF 5

ZONED: LI

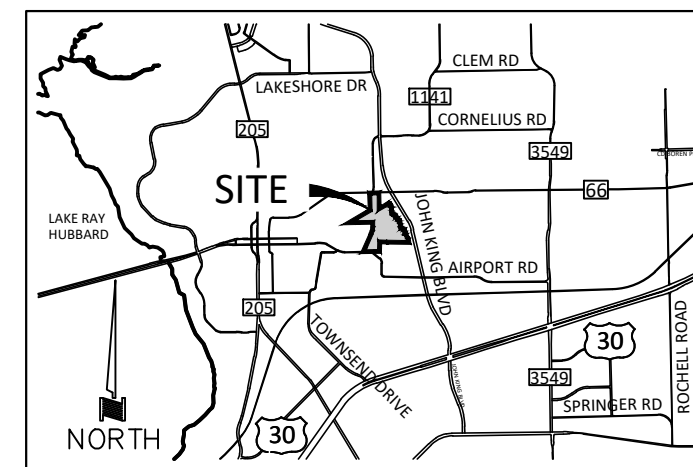
ROCKWALL INDEPENDENT SCHOOL DISTRICT
VOLUME 105, PAGE 153
D.R.R.C.T.

50' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 558, PG. 88
D.R.R.C.T.

TEXAS POWER & LIGHT EASEMENT
VOL. 178, PG. 928
D.R.R.C.T.

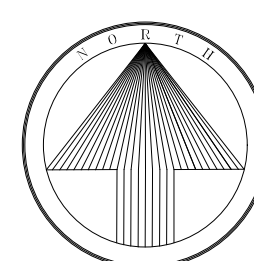
OPEN SPACE
PARKLAND
DEDICATION TO
CITY OF ROCKWALL

MATCH LINE - SHEET 2 OF 5



VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VAM Visibility Easement
P.R.R.C.T.= Plat Records of Rockwall County, Texas
D.R.R.C.T.= Deed Records of Rockwall County, Texas



SCALE 1" = 100'

**FINAL PLAT
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SF
144 SINGLE FAMILY LOTS AND
12 OPEN SPACE LOTS
SITUATED WITHIN
TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-047

February 27, 2023

EXIST. ZONING: PD-71
LAND USE: SF
SHEET 1 OF 5

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

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

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

589 10 20 W 27.57'

MATCH LINE - SHEET 1 OF 5

MUNICIPAL PARK ADDITION
CABINET B, SLIDE 49
P.R.R.C.T.

CITY OF ROCKWALL
VOLUME 2163, PAGE 96
D.R.R.C.T.

ZONED: LI

APPROXIMATE LOCATION
100 YR FLOOD LIMIT

20' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 756, PG. 277
D.R.R.C.T.

110' R.O.W.
RESERVATION FOR FUT. FOOT
ROADWAY

FUTURE S.H. 66
(VARIABLE P.C.O.W.)

20' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 551, PG. 308
D.R.R.C.T.

20' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 812, PG. 29
D.R.R.C.T.

EROSION HAZARD
SETBACK

30' LANDSCAPE
BUFFER

DETENTION POND

PARKLAND VALLEY

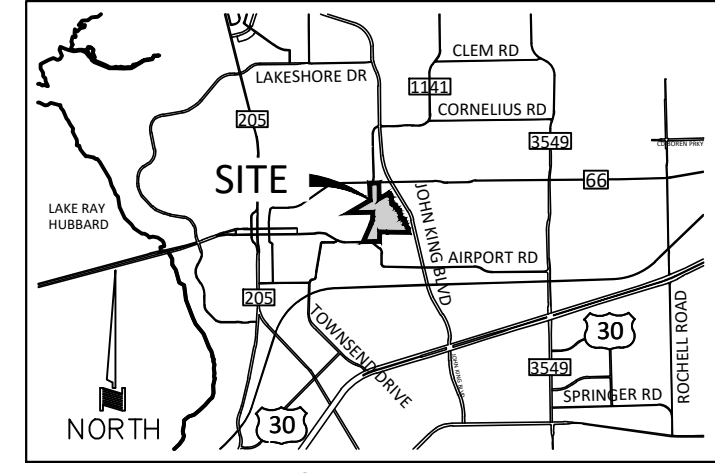
PARK HILLS BOULEVARD

OVERHILL DRIVE

ZONED: AG

D. RICHARD DEVENNEY AND WIFE,
DIANA DEVENNEY
VOLUME 165, PAGE 116
D.R.R.C.T.

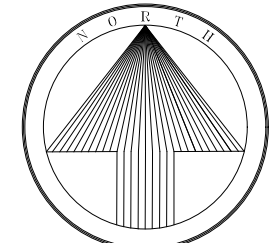
N: 7027182.77
E: 2599659.86
N26°54'26"E 14,685.16' TO
CITY MONUMENT #11



VICINITY MAP
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
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DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VAM Visibility Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas



SCALE 1" = 100'

FINAL PLAT PARK HILLS

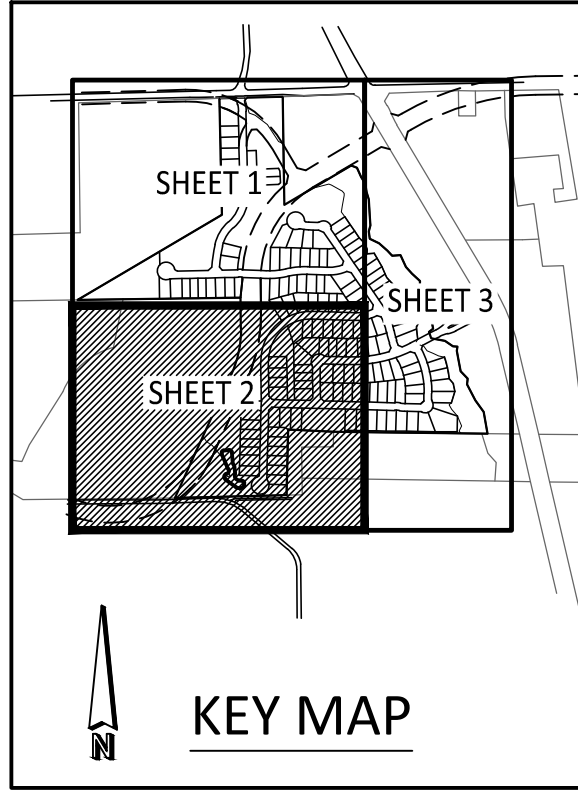
LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
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CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-047
February 27, 2023
EXIST. ZONING: PD-71
LAND USE: SF
SHEET 2 OF 5

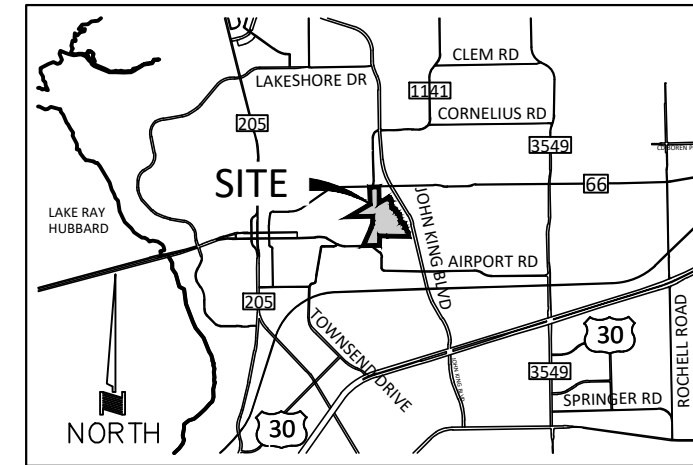
JOHNSON VOLK CONSULTING
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

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

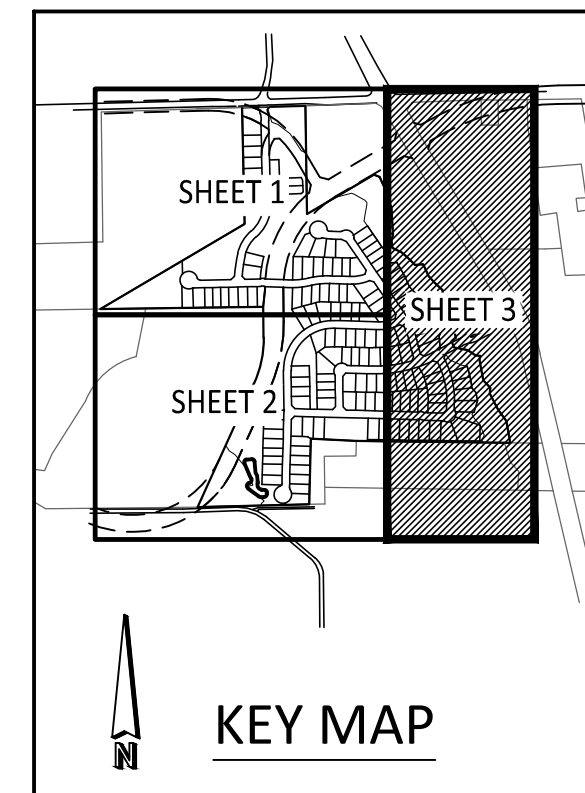
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE



KEY MAP

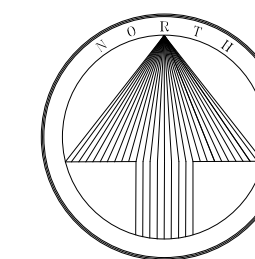


VICINITY MAP
N.T.S.



KEY MAP

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
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D.R.R.C.T. = Deed Records of Rockwall County, Texas



SCALE 1" = 100'

FINAL PLAT PARK HILLS

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
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144 SINGLE FAMILY LOTS AND
12 OPEN SPACE LOTS
SITUATED WITHIN

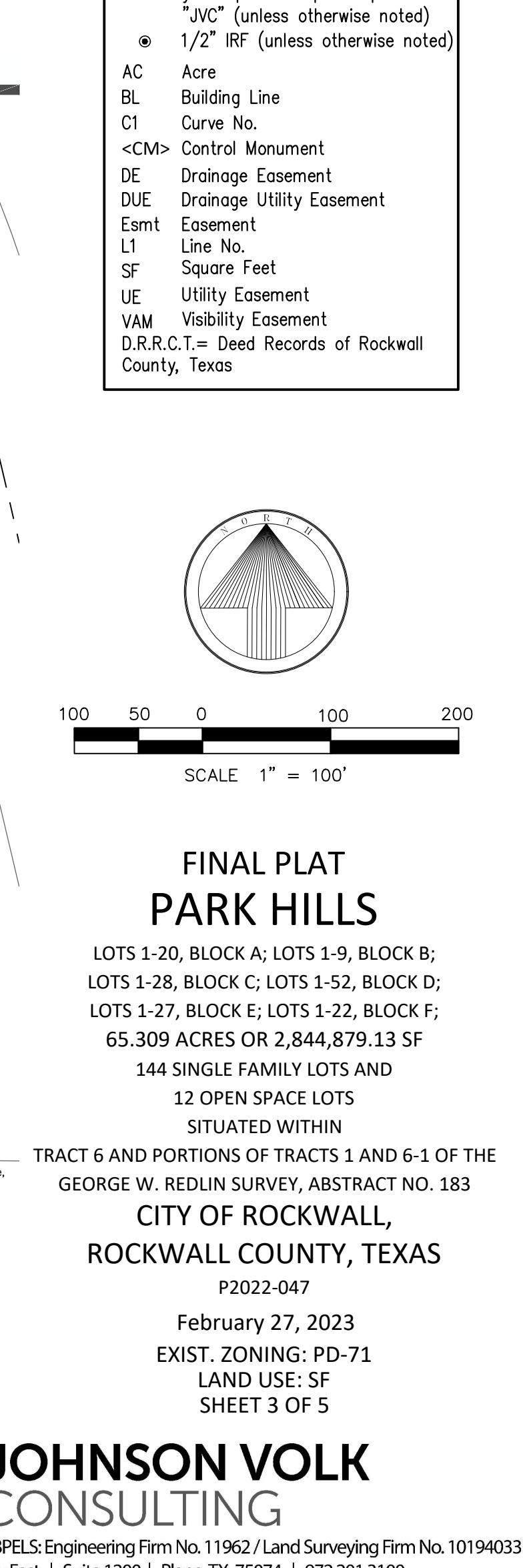
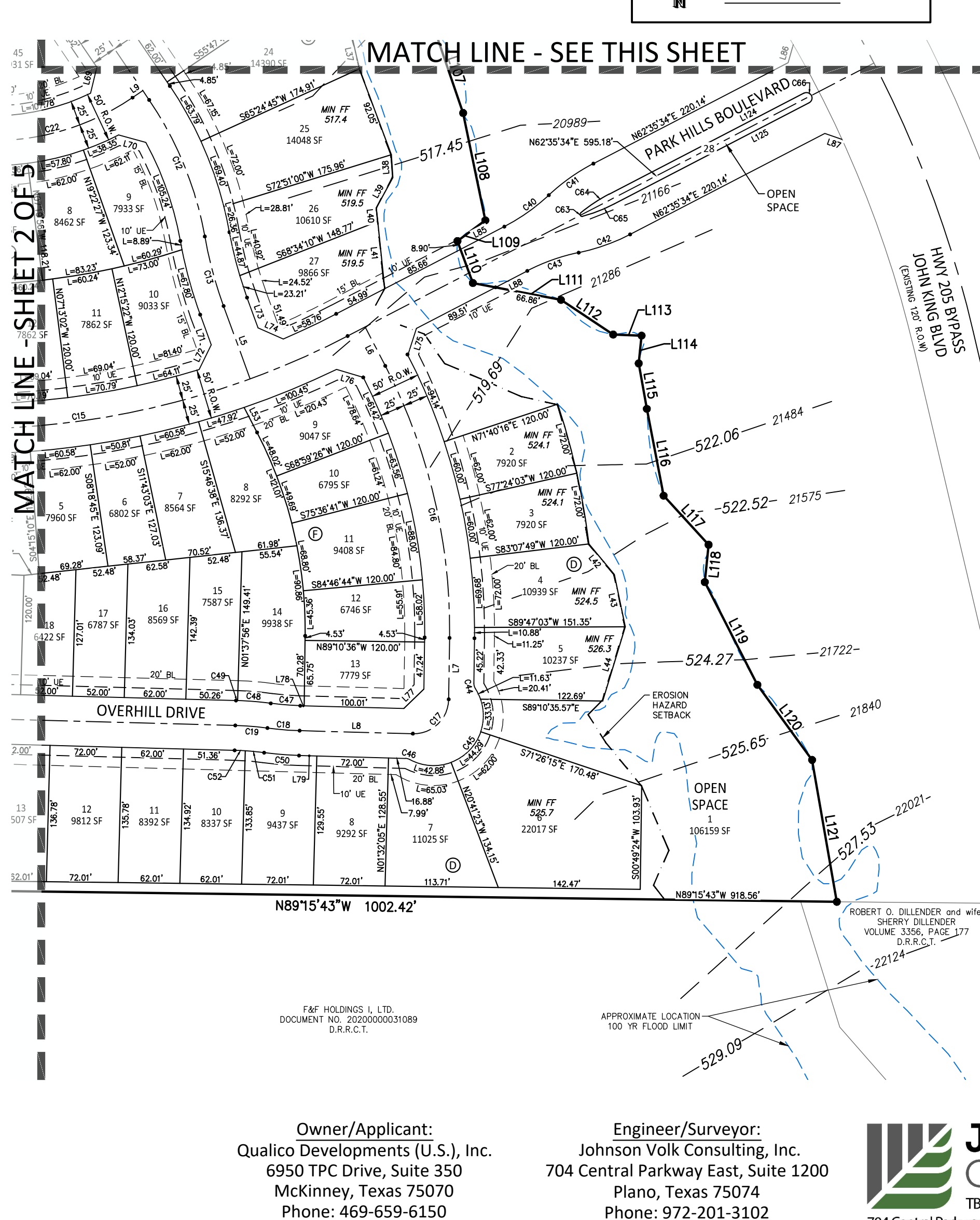
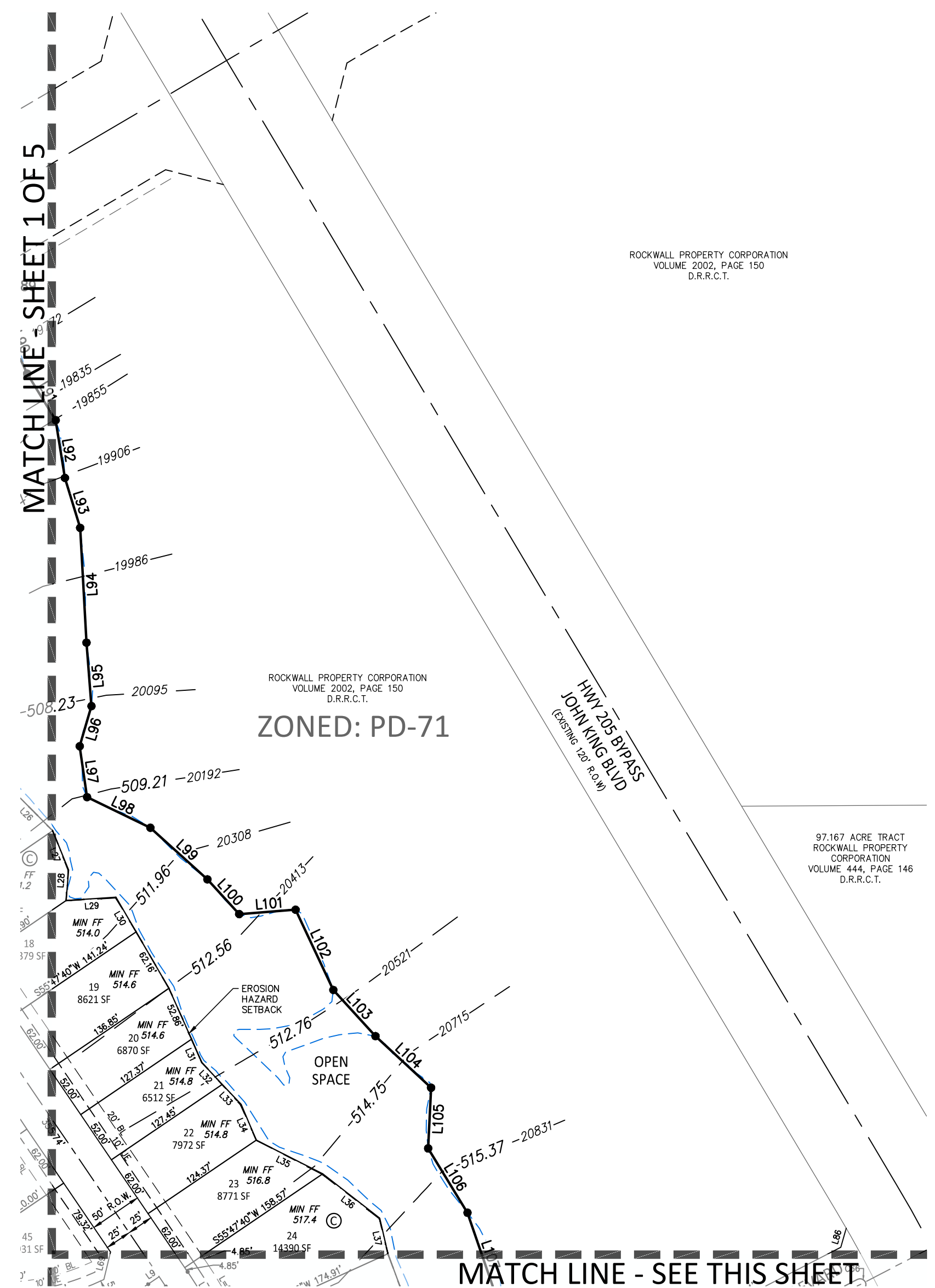
TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-047
February 27, 2023
EXIST. ZONING: PD-71
LAND USE: SF
SHEET 3 OF 5

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75074
Phone: 469-659-6150

Engineer/Surveyor:
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**JOHNSON VOLK
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TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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ROCKWALL PROPERTY CORPORATION
VOLUME 2002, PAGE 150
D.R.R.C.T.

ROCKWALL PROPERTY CORPORATION
VOLUME 2002, PAGE 150
D.R.R.C.T.

ZONED: PD-71

97.167 ACRE TRACT
ROCKWALL PROPERTY CORPORATION
VOLUME 444, PAGE 146
D.R.R.C.T.

F&F HOLDINGS I, LTD.
DOCUMENT NO. 2020000031089
D.R.R.C.T.

APPROXIMATE LOCATION
100 YR FLOOD LIMIT

ROBERT O. DILLENDER and wife,
SHERRY DILLENDER
VOLUME 3356, PAGE 177
D.R.R.C.T.

MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE THIS SHEET

MATCH LINE - SHEET 2 OF 5

MATCH LINE - SHEET 1 OF 5

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L1 | 65.23 | S2° 04' 28"E |
| L2 | 25.00 | N1° 14' 53"W |
| L3 | 15.39 | S22° 50' 48"W |
| L4 | 86.48 | S88° 27' 55"E |
| L5 | 77.75 | S20° 01' 20"E |
| L6 | 44.07 | N27° 24' 26"W |
| L7 | 61.64 | S0° 49' 24"W |
| L8 | 113.76 | S88° 27' 55"E |
| L9 | 12.44 | N55° 47' 40"E |
| L10 | 17.00 | N88° 22' 04"W |
| L11 | 15.84 | S88° 20' 48"W |
| L12 | 15.84 | N88° 20' 48"E |
| L13 | 28.74 | N47° 26' 59"W |
| L14 | 62.09 | S88° 20' 48"W |
| L15 | 12.72 | S21° 51' 16"W |
| L16 | 27.29 | S46° 30' 22"W |
| L17 | 19.00 | N30° 30' 04"W |
| L18 | 16.52 | N46° 40' 48"E |
| L19 | 25.17 | N56° 06' 27"W |
| L20 | 10.61 | N24° 28' 52"W |
| L21 | 25.42 | S59° 30' 28"W |
| L22 | 46.54 | S88° 13' 03"W |
| L23 | 32.84 | S70° 54' 01"W |
| L24 | 52.00 | S34° 12' 20"E |
| L25 | 52.00 | S34° 12' 20"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L26 | 52.90 | S44° 46' 36"E |
| L27 | 40.25 | S22° 05' 32"E |
| L28 | 29.15 | S4° 49' 15"W |
| L29 | 47.55 | N86° 10' 29"E |
| L30 | 38.04 | S30° 09' 15"E |
| L31 | 24.20 | S23° 52' 46"E |
| L32 | 28.53 | S43° 06' 53"E |
| L33 | 26.13 | S43° 06' 53"E |
| L34 | 36.88 | S23° 03' 47"E |
| L35 | 70.81 | S63° 05' 21"E |
| L36 | 68.69 | S52° 08' 24"E |
| L37 | 34.60 | S12° 49' 43"E |
| L38 | 22.92 | S3° 57' 54"E |
| L39 | 34.78 | S28° 45' 30"W |
| L40 | 13.63 | S6° 02' 04"E |
| L41 | 67.86 | S6° 02' 04"E |
| L42 | 39.95 | N39° 43' 05"W |
| L43 | 53.70 | N11° 48' 15"W |
| L44 | 77.80 | N16° 57' 28"E |
| L45 | 1.85 | N0° 25' 39"E |
| L46 | 10.59 | N60° 00' 26"W |
| L47 | 15.15 | N87° 11' 23"W |
| L48 | 23.50 | N54° 21' 56"W |
| L49 | 10.61 | S22° 52' 40"E |
| L50 | 23.23 | N24° 23' 30"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L51 | 17.07 | S55° 41' 52"W |
| L52 | 51.81 | S55° 41' 52"W |
| L53 | 28.28 | N27° 24' 26"W |
| L54 | 24.65 | N75° 10' 57"E |
| L55 | 4.27 | N1° 32' 05"E |
| L56 | 36.65 | N89° 07' 35"E |
| L57 | 28.20 | N46° 29' 00"W |
| L58 | 14.37 | S88° 20' 48"W |
| L59 | 15.62 | N86° 17' 18"E |
| L60 | 27.57 | S43° 31' 00"W |
| L61 | 33.86 | S1° 18' 48"E |
| L62 | 26.98 | S43° 39' 22"E |
| L63 | 29.47 | S46° 12' 57"W |
| L64 | 6.69 | S88° 45' 07"W |
| L65 | 28.44 | S88° 45' 07"W |
| L66 | 37.31 | N67° 20' 11"W |
| L67 | 25.61 | N15° 58' 42"E |
| L68 | 30.30 | N74° 58' 04"W |
| L69 | 26.83 | N13° 40' 06"E |
| L70 | 28.46 | N74° 48' 07"W |
| L71 | 32.36 | N20° 01' 20"W |
| L72 | 27.66 | N26° 13' 25"E |
| L73 | 32.36 | S20° 01' 20"E |
| L74 | 27.66 | N66° 16' 04"W |
| L75 | 28.28 | N17° 35' 38"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L76 | 27.89 | N73° 13' 08"W |
| L77 | 28.11 | N46° 10' 45"E |
| L78 | 3.88 | S88° 27' 55"E |
| L79 | 17.93 | S88° 27' 55"E |
| L80 | 28.85 | S44° 37' 42"E |
| L81 | 27.70 | N45° 22' 18"E |
| L82 | 27.71 | N45° 22' 02"E |
| L83 | 28.90 | N44° 43' 30"W |
| L84 | 28.31 | S46° 35' 01"W |
| L85 | 49.54 | N62° 35' 34"E |
| L86 | 18.92 | N16° 08' 24"E |
| L87 | 18.46 | S70° 57' 16"E |
| L88 | 35.86 | N62° 35' 34"E |
| L89 | 40.60 | S69° 21' 48"E |
| L90 | 64.89 | S25° 06' 25"E |
| L91 | 51.80 | S31° 25' 37"E |
| L92 | 55.61 | S9° 09' 13"E |
| L93 | 49.61 | S16° 55' 05"E |
| L94 | 109.33 | S3° 11' 20"E |
| L95 | 60.49 | S4° 27' 24"E |
| L96 | 39.76 | S16° 19' 49"W |
| L97 | 48.89 | S8° 12' 45"E |
| L98 | 66.87 | S64° 09' 47"E |
| L99 | 73.04 | S47° 50' 45"E |
| L100 | 44.81 | S42° 29' 55"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L101 | 53.72 | N85° 31' 53"E |
| L102 | 84.31 | S25° 10' 09"E |
| L103 | 59.42 | S42° 22' 14"E |
| L104 | 72.07 | S47° 09' 28"E |
| L105 | 57.76 | S2° 46' 29"W |
| L106 | 71.66 | S31° 26' 15"E |
| L107 | 88.10 | S18° 53' 46"E |
| L108 | 110.02 | S11° 41' 53"E |
| L109 | 34.88 | S53° 25' 21"W |
| L110 | 44.84 | S20° 12' 22"E |
| L111 | 90.02 | S79° 08' 23"E |
| L112 | 62.92 | S56° 28' 11"E |
| L113 | 28.55 | S87° 49' 07"E |
| L114 | 28.02 | S5° 58' 08"W |
| L115 | 46.33 | S10° 07' 55"E |
| L116 | 88.76 | S10° 56' 13"E |
| L117 | 66.83 | S42° 32' 37"E |
| L118 | 37.66 | S5° 48' 00"W |
| L119 | 115.84 | S27° 06' 51"E |
| L120 | 93.26 | S36° 05' 07"E |
| L121 | 144.51 | S9° 53' 27"E |
| L122 | 201.44 | N0° 37' 07"W |
| L123 | 27.70 | N42° 28' 16"E |
| L124 | 220.14 | S62° 35' 34"W |
| L125 | 220.14 | N62° 35' 34"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 <CM2> 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 AND DETENTION AREAS 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.

| Curve Table | | | | | |
|-------------|--------|--------|------------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C1 | 40.71 | 300.00 | 007°46'27" | 40.67 | S05° 57' 41"E |
| C2 | 48.41 | 325.00 | 008°32'06" | 48.37 | N05° 34' 51"W |
| C3 | 218.57 | 250.00 | 050°05'31" | 211.67 | N23° 43' 57"E |
| C4 | 157.49 | 250.00 | 036°05'37" | 154.90 | S30° 43' 54"W |
| C5 | 188.19 | 988.00 | 010°54'48" | 187.90 | S07° 13' 41"W |
| C6 | 18.94 | 300.00 | 003°37'01" | 18.93 | N89° 26' 22"W |
| C7 | 133.38 | 500.00 | 015°17'05" | 132.99 | N84° 43' 36"E |
| C8 | 136.19 | 540.00 | 014°27'02" | 135.83 | S84° 18' 34"W |
| C9 | 150.33 | 250.00 | 034°27'13" | 148.08 | N74° 18' 29"E |
| C10 | 92.99 | 250.00 | 021°18'43" | 92.46 | S77° 48' 33"E |
| C11 | 33.15 | 35.00 | 054°15'35" | 31.92 | N61° 20' 07"W |
| C12 | 149.06 | 355.00 | 024°03'27" | 147.97 | N22° 10' 36"W |
| C13 | 72.38 | 420.00 | 009°52'27" | 72.29 | S15° 05' 06"E |
| C14 | 56.40 | 35.00 | 092°19'34" | 50.49 | S45° 22' 18"W |
| C15 | 419.26 | 830.00 | 028°56'31" | 414.82 | N77° 03' 50"E |
| C16 | 283.31 | 575.00 | 028°13'51" | 280.46 | N13° 17' 31"W |
| C17 | 55.41 | 35.00 | 090°42'41" | 49.80 | N46° 10' 45"E |
| C18 | 32.42 | 300.00 | 006°11'30" | 32.40 | S85° 22' 10"E |
| C19 | 32.42 | 300.00 | 006°11'30" | 32.40 | N85° 22' 10"W |
| C20 | 11.42 | 250.00 | 002°37'02" | 11.42 | S00° 19' 26"W |
| C21 | 476.36 | 295.00 | 092°31'11" | 426.26 | S45° 16' 30"W |
| C22 | 155.95 | 250.00 | 035°44'25" | 153.43 | N73° 39' 53"E |
| C23 | 37.39 | 57.00 | 037°35'14" | 36.73 | N24° 42' 01"W |
| C24 | 26.75 | 20.50 | 074°45'45" | 24.89 | S53° 52' 00"E |
| C25 | 87.50 | 57.50 | 087°11'25" | 79.30 | S03° 07' 58"W |
| C26 | 6.02 | 20.50 | 016°49'29" | 6.00 | S80° 20' 23"W |
| C27 | 20.52 | 325.00 | 003°37'01" | 20.51 | N89° 26' 22"W |
| C28 | 17.36 | 275.00 | 003°37'01" | 17.36 | N89° 26' 22"W |
| C29 | 23.52 | 475.00 | 002°50'15" | 23.52 | S89° 02' 59"E |
| C30 | 26.44 | 525.00 | 002°53'07" | 26.43 | N89° 04' 25"W |
| C31 | 6.45 | 10.00 | 036°58'24" | 6.34 | S84° 23' 43"W |
| C32 | 197.67 | 57.50 | 196°58'07" | 113.74 | S79° 23' 05"W |
| C33 | 14.23 | 10.00 | 081°33'24" | 13.06 | S42° 54' 34"E |

| Curve Table | | | | | |
|-------------|--------|--------|------------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C34 | 5.86 | 10.00 | 033°33'26" | 5.77 | N74° 45' 22"E |
| C35 | 91.30 | 50.00 | 104°37'28" | 79.14 | N69° 42' 37"W |
| C36 | 5.86 | 10.00 | 033°33'26" | 5.77 | S17° 25' 37"E |
| C37 | 5.31 | 10.00 | 030°26'20" | 5.25 | N16° 00' 39"W |
| C38 | 52.11 | 50.00 | 059°42'56" | 49.78 | S10° 30' 31"W |
| C39 | 6.46 | 10.00 | 036°59'16" | 6.34 | S69° 58' 17"E |
| C40 | 54.94 | 200.00 | 015°44'26" | 54.77 | N54° 43' 21"E |
| C41 | 54.94 | 200.00 | 015°44'26" | 54.77 | S54° 43' 21"W |
| C42 | 54.94 | 200.00 | 015°44'26" | 54.77 | N70° 27' 47"E |
| C43 | 54.94 | 200.00 | 015°44'26" | 54.77 | S70° 27' 47"W |
| C44 | 5.86 | 10.00 | 033°33'26" | 5.77 | S15° 57' 19"E |
| C45 | 44.29 | 50.00 | 050°44'52" | 42.85 | N43° 56' 11"E |
| C46 | 4.70 | 10.00 | 026°55'00" | 4.65 | S75° 00' 25"E |
| C47 | 29.72 | 275.00 | 006°11'30" | 29.70 | S85° 22' 10"E |
| C48 | 33.38 | 325.00 | 005°53'06" | 33.37 | N85° 12' 58"W |
| C49 | 1.74 | 325.00 | 000°18'24" | 1.74 | N88° 18' 43"W |
| C50 | 35.12 | 325.00 | 006°11'30" | 35.10 | S85° 22' 10"E |
| C51 | 19.08 | 275.00 | 003°58'28" | 19.07 | N84° 15' 39"W |
| C52 | 10.64 | 275.00 | 002°13'02" | 10.64 | N87° 21' 24"W |
| C53 | 13.15 | 20.50 | 036°44'50" | 12.92 | S16° 44' 29"E |
| C54 | 176.43 | 57.50 | 175°48'22" | 114.92 | S17° 42' 07"E |
| C55 | 15.17 | 20.50 | 042°24'46" | 14.83 | N48° 59' 41"E |
| C56 | 305.56 | 700.00 | 025°00'38" | 303.14 | N11° 53' 11"E |
| C57 | 20.94 | 20.00 | 060°00'00" | 20.00 | S61° 39' 12"E |
| C58 | 5.24 | 5.00 | 060°00'00" | 5.00 | S01° 39' 12"E |
| C59 | 20.94 | 20.00 | 060°00'00" | 20.00 | S58° 20' 48"W |
| C60 | 20.94 | 20.00 | 060°00'00" | 20.00 | N61° 39' 12"W |
| C61 | 5.24 | 5.00 | 060°00'00" | 5.00 | N01° 39' 12"W |
| C62 | 20.94 | 20.00 | 060°00'00" | 20.00 | N58° 20' 48"E |
| C63 | 5.45 | 2.00 | 156°14'49" | 3.91 | S27° 24' 26"E |
| C64 | 34.31 | 165.50 | 011°52'36" | 34.24 | S56° 39' 16"W |
| C65 | 34.31 | 165.50 | 011°52'36" | 34.24 | N68° 31' 52"E |
| C66 | 17.28 | 5.50 | 180°00'00" | 11.00 | N27° 24' 26"W |

FINAL PLAT
PARK HILLS

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SF

144 SINGLE FAMILY LOTS AND
12 OPEN SPACE LOTS
SITUATED WITHIN

TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-047

February 24, 2023

EXIST. ZONING: PD-71

LAND USE: SF

SHEET 4 OF 5

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

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



**LEGAL DESCRIPTION:
65.309 ACRES**

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, 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 State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner;

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 72.07 feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

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

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 2020000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the POINT OF BEGINNING and containing 65.309 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 PARK HILLS 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 PARK HILLS 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 there 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 _____ §

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

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

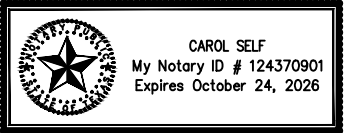
RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

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
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SF
144 SINGLE FAMILY LOTS AND
12 OPEN SPACE LOTS
SITUATED WITHIN

TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-047

March 16, 2023

EXIST. ZONING: PD-71

LAND USE: SF

SHEET 5 OF 5

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

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



Mapcheck 1: PARK HILLS

Closure Summary

Precision, 1 part in: 2641627.87'
Error distance: 0.00'
Error direction: S77°10'07.69"E
Area: 2844874.66 Sq. Ft.
Square area: 2844874.66
Perimeter: 10557.75'

Point of Beginning

Easting: 2599223.78'
Northing: 7029765.69'

Side 1: Line

Direction: N88°29'03"E
Angle: [-091.52 (d)]
Deflection angle: [088.48 (d)]
Distance: 411.45'
Easting: 2599635.08'
Northing: 7029776.57'

Side 2: Line

Direction: S00°56'16"E
Angle: [-089.42 (d)]
Deflection angle: [090.58 (d)]
Distance: 705.40'
Easting: 2599646.63'
Northing: 7029071.26'

Side 3: Line

Direction: N59°30'28"E
Angle: [060.45 (d)]
Deflection angle: [-119.55 (d)]
Distance: 503.69'
Easting: 2600080.66'
Northing: 7029326.85'

Side 4: Line

Direction: S69°21'48"E
Angle: [-128.87 (d)]
Deflection angle: [051.13 (d)]
Distance: 40.60'
Easting: 2600118.65'
Northing: 7029312.54'

Side 5: Line

Direction: S25°06'25"E
Angle: [-135.74 (d)]
Deflection angle: [044.26 (d)]

Distance: 64.89'
Easting: 2600146.19'
Northing: 7029253.78'

Side 6: Line

Direction: S31°25'37"E
Angle: [173.68 (d)]
Deflection angle: [-006.32 (d)]
Distance: 51.80'
Easting: 2600173.20'
Northing: 7029209.58'

Side 7: Line

Direction: S09°09'13"E
Angle: [-157.73 (d)]
Deflection angle: [022.27 (d)]
Distance: 55.61'
Easting: 2600182.04'
Northing: 7029154.68'

Side 8: Line

Direction: S16°55'05"E
Angle: [172.24 (d)]
Deflection angle: [-007.76 (d)]
Distance: 49.61'
Easting: 2600196.48'
Northing: 7029107.21'

Side 9: Line

Direction: S03°11'20"E
Angle: [-166.27 (d)]
Deflection angle: [013.73 (d)]
Distance: 109.33'
Easting: 2600202.56'
Northing: 7028998.05'

Side 10: Line

Direction: S04°27'24"E
Angle: [178.73 (d)]
Deflection angle: [-001.27 (d)]
Distance: 60.49'
Easting: 2600207.26'
Northing: 7028937.75'

Side 11: Line

Direction: S16°19'49"W
Angle: [-159.21 (d)]
Deflection angle: [020.79 (d)]
Distance: 39.76'

Easting: 2600196.08'
Northing: 7028899.59'

Side 12: Line

Direction: S08°12'45"E
Angle: [155.46 (d)]
Deflection angle: [-024.54 (d)]
Distance: 48.89'
Easting: 2600203.06'
Northing: 7028851.20'

Side 13: Line

Direction: S64°09'47"E
Angle: [124.05 (d)]
Deflection angle: [-055.95 (d)]
Distance: 66.87'
Easting: 2600263.25'
Northing: 7028822.06'

Side 14: Line

Direction: S47°50'45"E
Angle: [-163.68 (d)]
Deflection angle: [016.32 (d)]
Distance: 73.04'
Easting: 2600317.40'
Northing: 7028773.04'

Side 15: Line

Direction: S42°29'55"E
Angle: [-174.65 (d)]
Deflection angle: [005.35 (d)]
Distance: 44.81'
Easting: 2600347.67'
Northing: 7028740.00'

Side 16: Line

Direction: N85°31'53"E
Angle: [128.03 (d)]
Deflection angle: [-051.97 (d)]
Distance: 53.72'
Easting: 2600401.23'
Northing: 7028744.19'

Side 17: Line

Direction: S25°10'09"E
Angle: [-110.70 (d)]
Deflection angle: [069.30 (d)]
Distance: 84.31'
Easting: 2600437.08'

Northing: 7028667.88'
Side 18: Line
 Direction: S42°22'14"E
 Angle: [162.80 (d)]
 Deflection angle: [-017.20 (d)]
 Distance: 59.42'
 Easting: 2600477.13'
 Northing: 7028623.98'

Side 19: Line
 Direction: S47°09'28"E
 Angle: [175.21 (d)]
 Deflection angle: [-004.79 (d)]
 Distance: 72.07'
 Easting: 2600529.97'
 Northing: 7028574.98'

Side 20: Line
 Direction: S02°46'29"W
 Angle: [-130.07 (d)]
 Deflection angle: [049.93 (d)]
 Distance: 57.76'
 Easting: 2600527.18'
 Northing: 7028517.28'

Side 21: Line
 Direction: S31°26'15"E
 Angle: [145.79 (d)]
 Deflection angle: [-034.21 (d)]
 Distance: 71.66'
 Easting: 2600564.55'
 Northing: 7028456.14'

Side 22: Line
 Direction: S18°53'46"E
 Angle: [-167.46 (d)]
 Deflection angle: [012.54 (d)]
 Distance: 88.10'
 Easting: 2600593.08'
 Northing: 7028372.79'

Side 23: Line
 Direction: S11°41'53"E
 Angle: [-172.80 (d)]
 Deflection angle: [007.20 (d)]
 Distance: 110.02'
 Easting: 2600615.39'
 Northing: 7028265.06'

Side 24: Line

Direction: S53°25'21"W
Angle: [-114.88 (d)]
Deflection angle: [065.12 (d)]
Distance: 34.88'
Easting: 2600587.38'
Northing: 7028244.27'

Side 25: Line

Direction: S20°12'22"E
Angle: [106.37 (d)]
Deflection angle: [-073.63 (d)]
Distance: 44.84'
Easting: 2600602.87'
Northing: 7028202.19'

Side 26: Line

Direction: S79°08'23"E
Angle: [121.07 (d)]
Deflection angle: [-058.93 (d)]
Distance: 90.02'
Easting: 2600691.27'
Northing: 7028185.23'

Side 27: Line

Direction: S56°28'11"E
Angle: [-157.33 (d)]
Deflection angle: [022.67 (d)]
Distance: 62.92'
Easting: 2600743.72'
Northing: 7028150.47'

Side 28: Line

Direction: S87°49'07"E
Angle: [148.65 (d)]
Deflection angle: [-031.35 (d)]
Distance: 28.55'
Easting: 2600772.25'
Northing: 7028149.39'

Side 29: Line

Direction: S05°58'08"W
Angle: [-086.21 (d)]
Deflection angle: [093.79 (d)]
Distance: 28.02'
Easting: 2600769.34'
Northing: 7028121.52'

Side 30: Line

Direction: S10°07'55"E
Angle: [163.90 (d)]
Deflection angle: [-016.10 (d)]
Distance: 46.33'
Easting: 2600777.49'
Northing: 7028075.91'

Side 31: Line

Direction: S10°56'13"E
Angle: [179.20 (d)]
Deflection angle: [-000.80 (d)]
Distance: 88.76'
Easting: 2600794.33'
Northing: 7027988.76'

Side 32: Line

Direction: S42°32'37"E
Angle: [148.39 (d)]
Deflection angle: [-031.61 (d)]
Distance: 66.83'
Easting: 2600839.52'
Northing: 7027939.52'

Side 33: Line

Direction: S05°48'00"W
Angle: [-131.66 (d)]
Deflection angle: [048.34 (d)]
Distance: 37.66'
Easting: 2600835.71'
Northing: 7027902.06'

Side 34: Line

Direction: S27°06'51"E
Angle: [147.09 (d)]
Deflection angle: [-032.91 (d)]
Distance: 115.84'
Easting: 2600888.51'
Northing: 7027798.95'

Side 35: Line

Direction: S36°05'07"E
Angle: [171.03 (d)]
Deflection angle: [-008.97 (d)]
Distance: 93.26'
Easting: 2600943.44'
Northing: 7027723.58'

Side 36: Line

Direction: S09°53'27"E

Angle: [-153.81 (d)]
Deflection angle: [026.19 (d)]
Distance: 144.51'
Easting: 2600968.26'
Northing: 7027581.22'

Side 37: Line

Direction: N89°15'43"W
Angle: [-079.37 (d)]
Deflection angle: [100.63 (d)]
Distance: 1002.42'
Easting: 2599965.92'
Northing: 7027594.13'

Side 38: Line

Direction: N87°11'23"W
Angle: [-177.93 (d)]
Deflection angle: [002.07 (d)]
Distance: 295.74'
Easting: 2599670.54'
Northing: 7027608.63'

Side 39: Line

Direction: S01°26'13"W
Angle: [088.63 (d)]
Deflection angle: [-091.37 (d)]
Distance: 426.00'
Easting: 2599659.86'
Northing: 7027182.77'

Side 40: Line

Direction: S88°33'07"W
Angle: [-092.88 (d)]
Deflection angle: [087.12 (d)]
Distance: 724.98'
Easting: 2598935.11'
Northing: 7027164.44'

Side 41: Line

Direction: N24°23'30"E
Angle: [-064.16 (d)]
Deflection angle: [115.84 (d)]
Distance: 884.48'
Easting: 2599300.37'
Northing: 7027969.98'

Side 42: Curve

Curve direction: Counter-clockwise
Radius: [700.00']

Arc length: 305.56'
Delta angle: 025.01 (d)
Tangent: [155.25']
Chord direction: N11°53'11"E
Chord angle: [167.49 (d)]
Deflection angle: [-012.51 (d)]
Chord distance: 303.14'
Easting: 2599362.81'
Northing: 7028266.62'

Side 43: Line

Direction: N00°37'07"W
Angle: [-180.00 (d)]
Deflection angle: [000.00 (d)]
Distance: 201.44'
Easting: 2599360.64'
Northing: 7028468.05'

Side 44: Line

Direction: S89°07'35"W
Angle: [089.74 (d)]
Deflection angle: [-090.26 (d)]
Distance: 762.97'
Easting: 2598597.75'
Northing: 7028456.41'

Side 45: Line

Direction: S89°15'52"W
Angle: [-179.86 (d)]
Deflection angle: [000.14 (d)]
Distance: 297.37'
Easting: 2598300.41'
Northing: 7028452.60'

Side 46: Line

Direction: N59°30'28"E
Angle: [-029.76 (d)]
Deflection angle: [150.24 (d)]
Distance: 1091.77'
Easting: 2599241.19'
Northing: 7029006.58'

Side 47: Line

Direction: N01°18'48"W
Angle: [119.18 (d)]
Deflection angle: [-060.82 (d)]
Distance: 759.30'
Easting: 2599223.78'

Northing: 7029765.69'



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd, Rockwall, TX 75087

SUBDIVISION Park Hills : ABS A0183, G W Redlin Tract 1, 6-1, 6 LOT BLOCK

GENERAL LOCATION Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development PD-97 CURRENT USE Planned Development PD-97

PROPOSED ZONING PROPOSED USE

ACREAGE 65.309 LOTS [CURRENT] 152 LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Qualico Developments (US), Inc.

APPLICANT Michael Joyce Properties

CONTACT PERSON John Vick

CONTACT PERSON Meredith Joyce

ADDRESS 6950 TPC Drive, Suite 350

ADDRESS 767 Justin Road

CITY, STATE & ZIP McKinney, TX 75070

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 469-769-6150

PHONE 512-694-6394

E-MAIL John.Vick@qualico.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

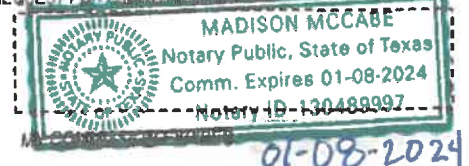
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1606.48 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF March 2023 BY SIGNING THIS APPLICATION. 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.

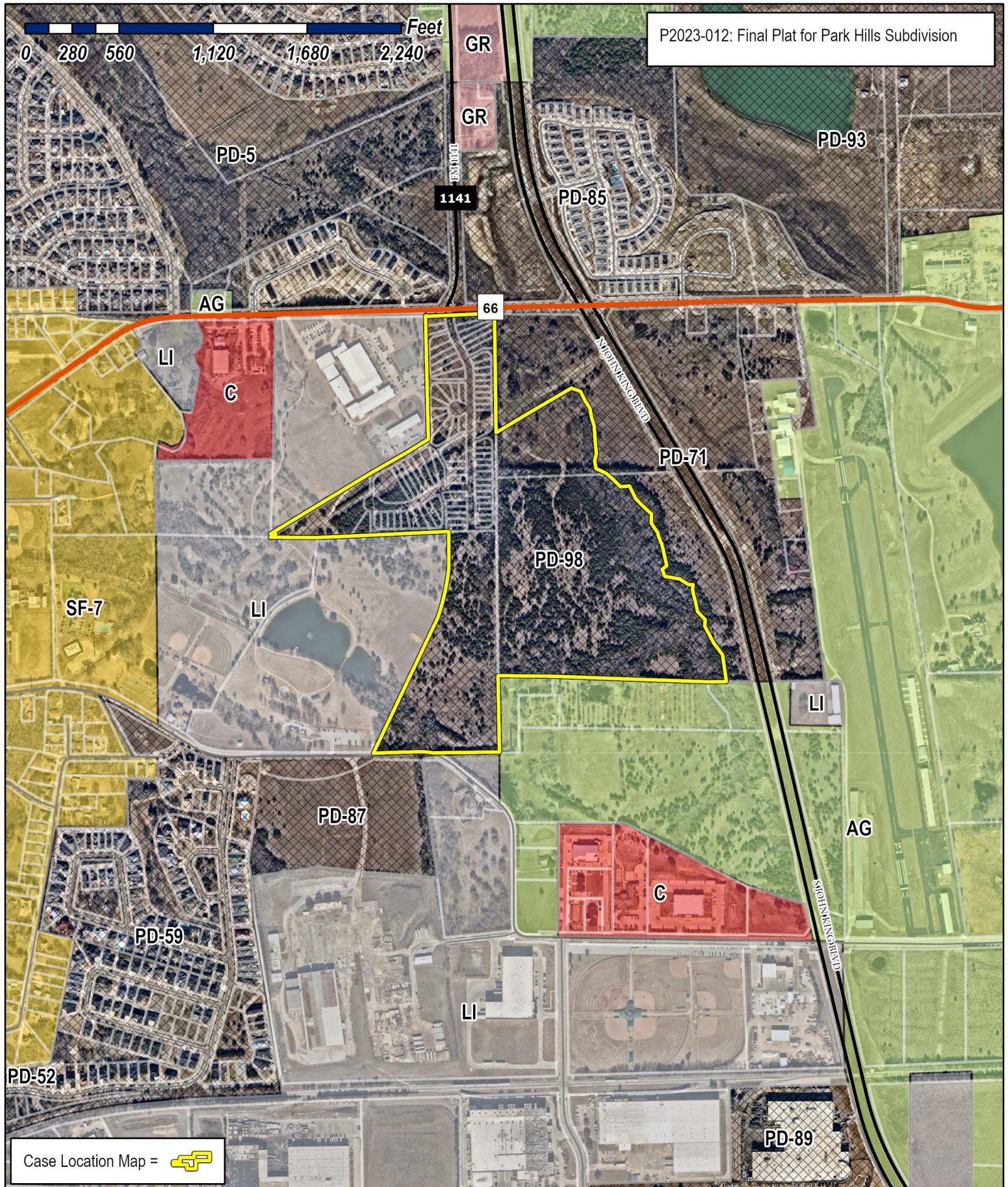
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF March 2023


OWNER'S SIGNATURE

John Vick
Madison McCabe

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 

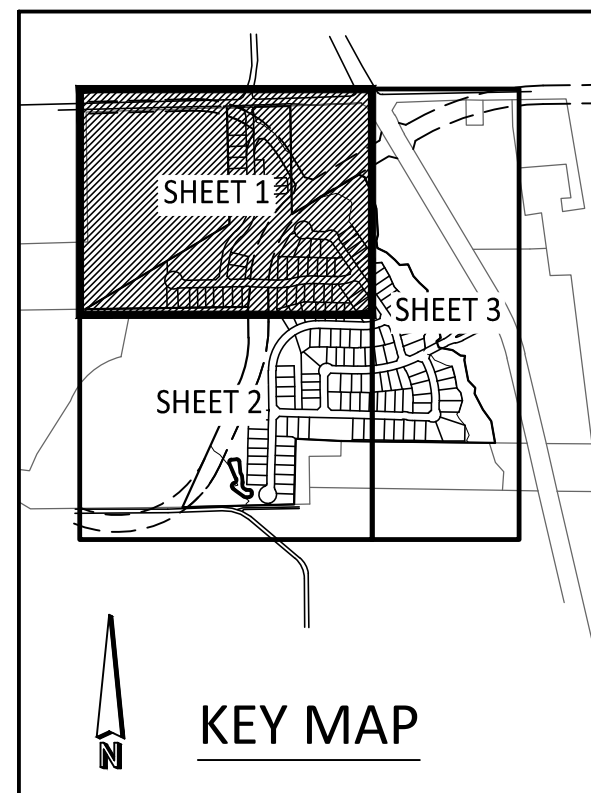


City of Rockwall

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

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





WHITTLE HIGHLANDS
VOLUME 2019, PAGE 23024
D.R.R.C.T.

N: 7029765.69
E: 2599223.78
N18°47'43"E 16,359.13' TO
CITY MONUMENT #11

CTDIGLAND LLC
VOLUME 2017, PAGE 22708
D.R.R.C.T.

STATE HIGHWAY NO. 66
(EXISTING 60' R.O.W.)

POINT OF BEGINNING

N88°29'03"E 411.45'

ZONED: PD-71

MATCH LINE - SHEET 4 OF 5

ZONED: LI

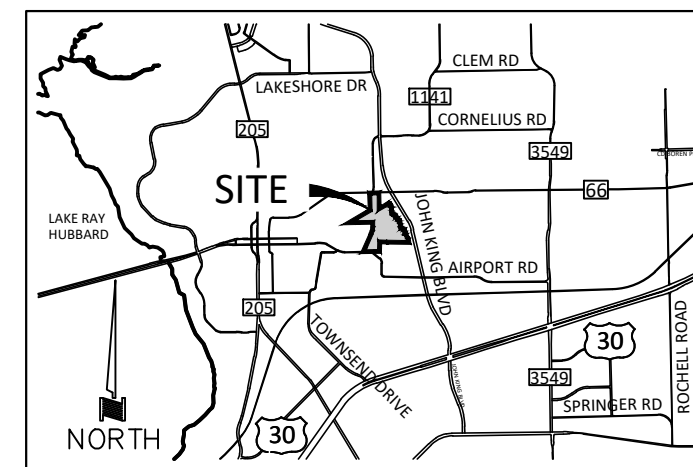
ROCKWALL INDEPENDENT SCHOOL DISTRICT
VOLUME 105, PAGE 153
D.R.R.C.T.

50' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 558, PG. 88
D.R.R.C.T.

TEXAS POWER & LIGHT EASEMENT
VOL. 178, PG. 928
D.R.R.C.T.

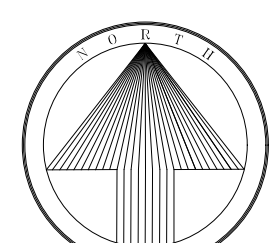
OPEN SPACE
PARKLAND
DEDICATION TO
CITY OF ROCKWALL

MATCH LINE - SHEET 2 OF 5



VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VAM Visibility Easement
P.R.R.C.T.= Plat Records of Rockwall County, Texas
D.R.R.C.T.= Deed Records of Rockwall County, Texas



SCALE 1" = 100'

**FINAL PLAT
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SF
144 SINGLE FAMILY LOTS AND
12 OPEN SPACE LOTS
SITUATED WITHIN
TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**

P2022-047

February 27, 2023
EXIST. ZONING: PD-71
LAND USE: SF
SHEET 1 OF 5

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

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

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

589 10 20 W 27.57'

MATCH LINE - SHEET 1 OF 5

MUNICIPAL PARK ADDITION
CABINET B, SLIDE 49
P.R.R.C.T.

CITY OF ROCKWALL
VOLUME 2163, PAGE 96
D.R.R.C.T.

ZONED: LI

APPROXIMATE LOCATION
100 YR FLOOD LIMIT

20' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 756, PG. 277
D.R.R.C.T.

110' R.O.W.
RESERVATION
FOR FUT. FOOT
ROADWAY

FUTURE S.H. 66
(VARIABLE P.C.O.W.)

20' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 551, PG. 308
D.R.R.C.T.

20' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 812, PG. 29
D.R.R.C.T.

EROSION
HAZARD
SETBACK

30' LANDSCAPE
BUFFER

DETENTION POND

PARKLAND VALLEY

PARK HILLS BOULEVARD

OVERHILL DRIVE

PARKLAND VALLEY

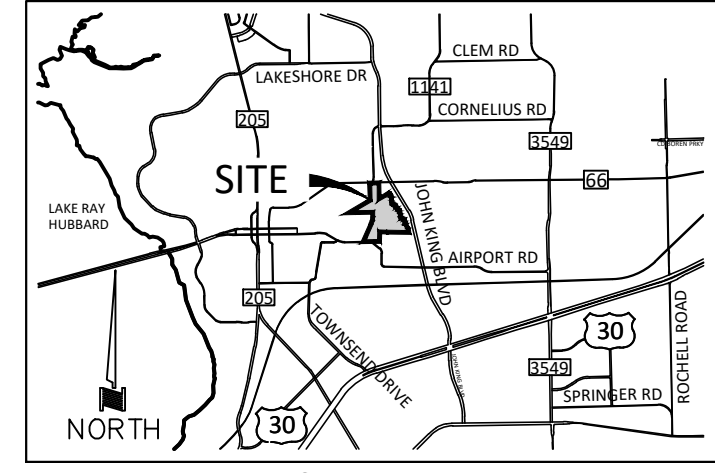
ZONED: AG

D. RICHARD DEVENNEY AND WIFE,
DIANA DEVENNEY
VOLUME 165, PAGE 116
D.R.R.C.T.

20' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 551, PG. 308
D.R.R.C.T.

20' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 812, PG. 29
D.R.R.C.T.

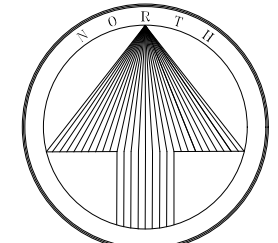
N: 7027182.77
E: 2599659.86
N26°54'26"E 14,685.16' TO
CITY MONUMENT #11



VICINITY MAP
N.T.S.

LEGEND

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 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
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DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VAM Visibility Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas

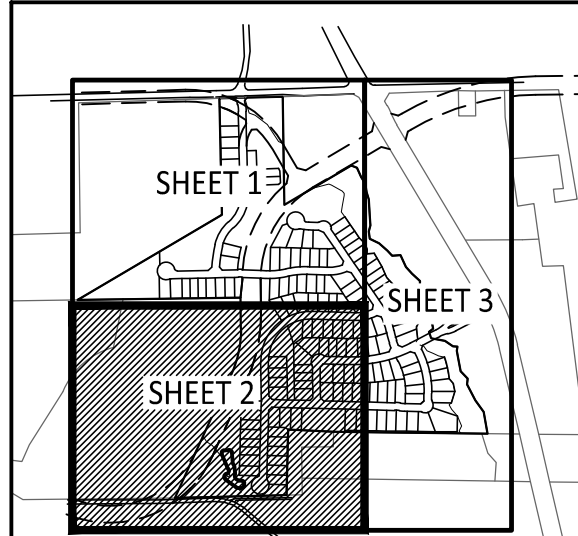


SCALE 1" = 100'

FINAL PLAT PARK HILLS

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
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CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-047
February 27, 2023
EXIST. ZONING: PD-71
LAND USE: SF
SHEET 2 OF 5

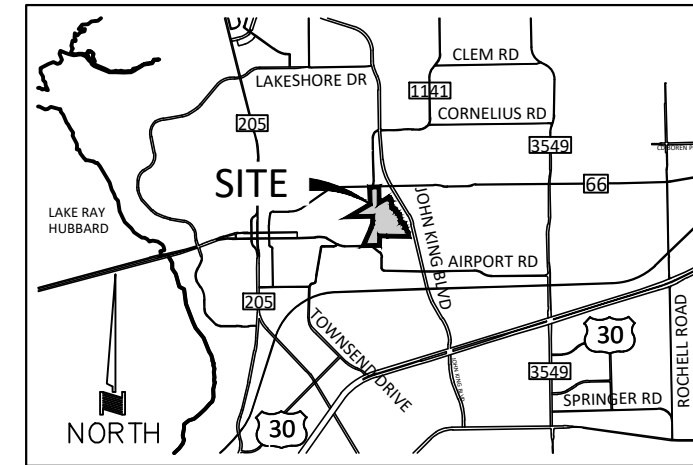


KEY MAP

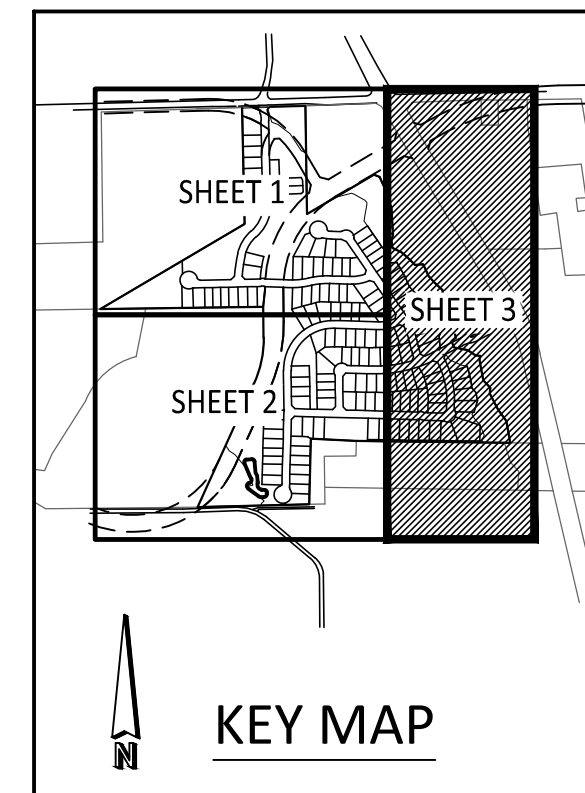
Owner/Applicant:
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6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
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TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

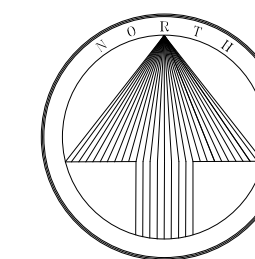


VICINITY MAP
N.T.S.



KEY MAP

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<CM> Control Monument
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SITUATED WITHIN

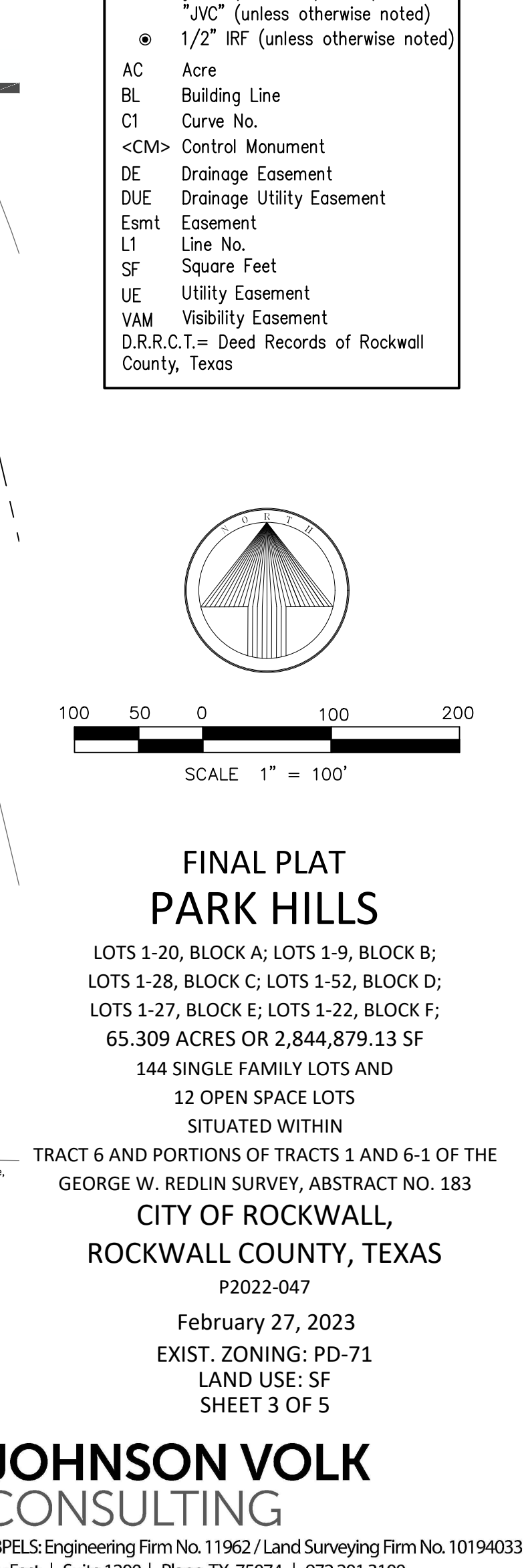
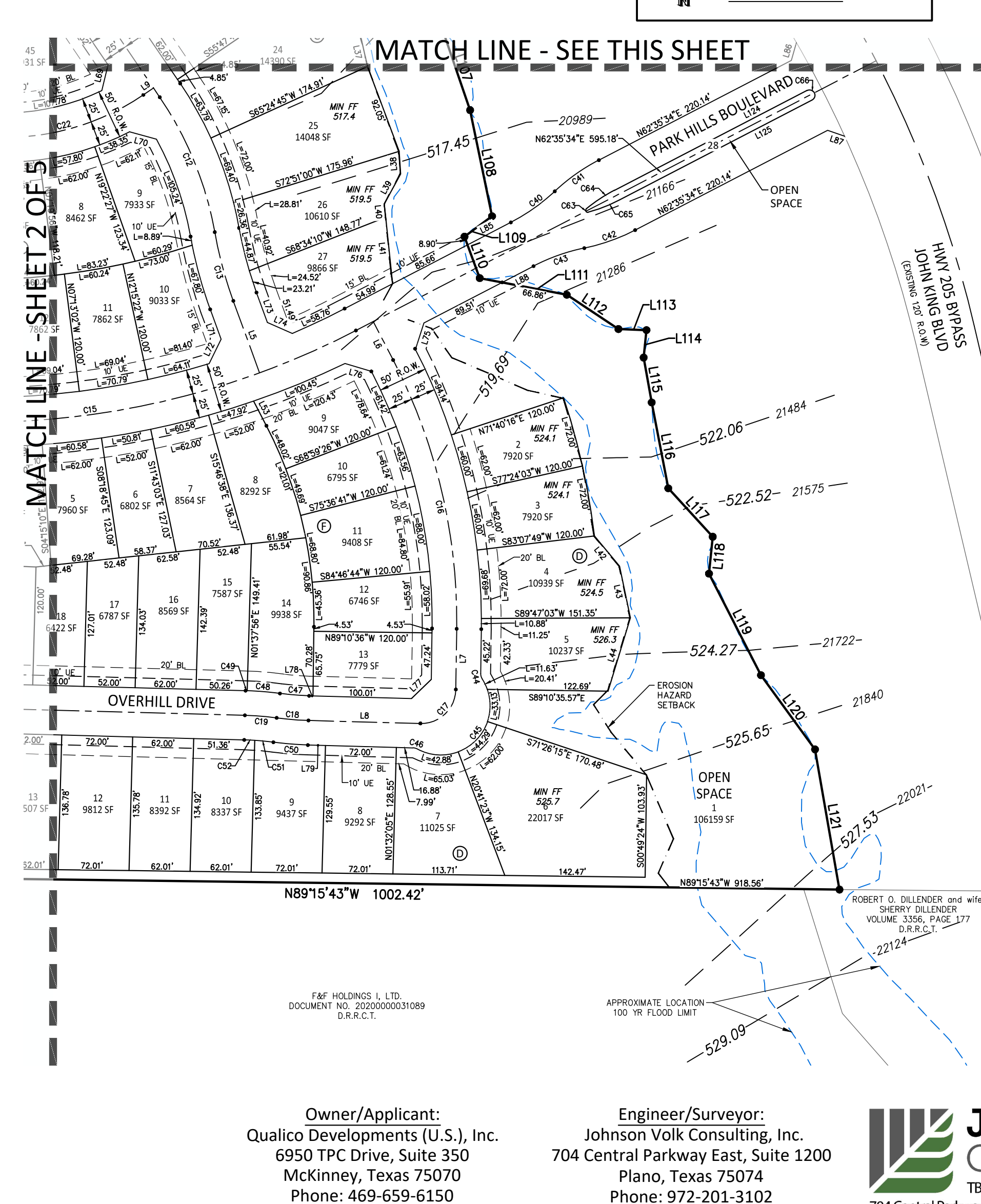
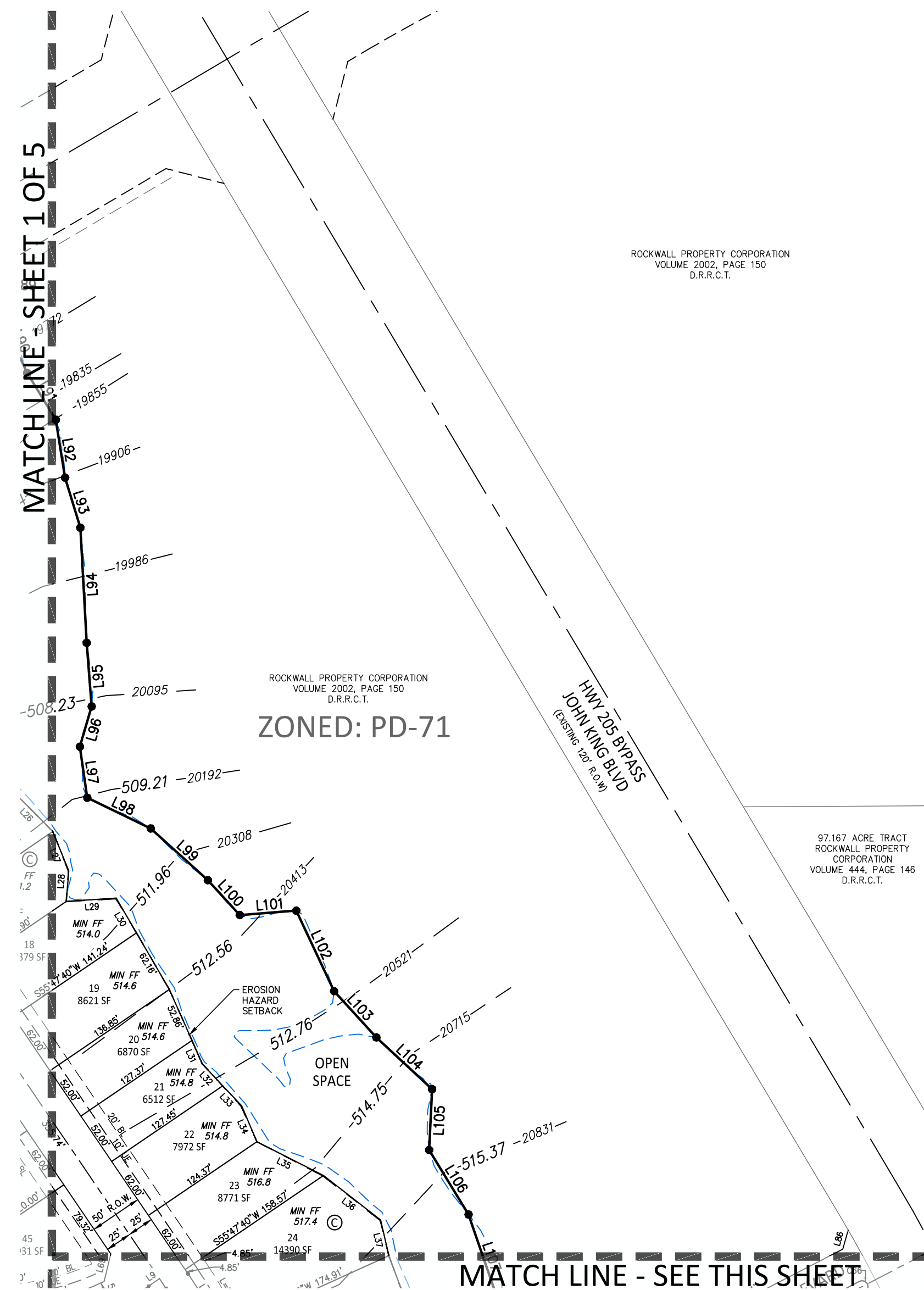
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P2022-047
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EXIST. ZONING: PD-71
LAND USE: SF
SHEET 3 OF 5

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



ROCKWALL PROPERTY CORPORATION
VOLUME 2002, PAGE 150
D.R.R.C.T.

ROCKWALL PROPERTY CORPORATION
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D.R.R.C.T.

ZONED: PD-71

97.167 ACRE TRACT
ROCKWALL PROPERTY CORPORATION
VOLUME 444, PAGE 146
D.R.R.C.T.

F&F HOLDINGS I, LTD.
DOCUMENT NO. 2020000031089
D.R.R.C.T.

APPROXIMATE LOCATION
100 YR FLOOD LIMIT

ROBERT O. DILLENDER and wife,
SHERRY DILLENDER
VOLUME 3356, PAGE 177
D.R.R.C.T.

MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE THIS SHEET

MATCH LINE - SHEET 2 OF 5

MATCH LINE - SHEET 1 OF 5

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L1 | 65.23 | S2° 04' 28"E |
| L2 | 25.00 | N1° 14' 53"W |
| L3 | 15.39 | S22° 50' 48"W |
| L4 | 86.48 | S88° 27' 55"E |
| L5 | 77.75 | S20° 01' 20"E |
| L6 | 44.07 | N27° 24' 26"W |
| L7 | 61.64 | S0° 49' 24"W |
| L8 | 113.76 | S88° 27' 55"E |
| L9 | 12.44 | N55° 47' 40"E |
| L10 | 17.00 | N88° 22' 04"W |
| L11 | 15.84 | S88° 20' 48"W |
| L12 | 15.84 | N88° 20' 48"E |
| L13 | 28.74 | N47° 26' 59"W |
| L14 | 62.09 | S88° 20' 48"W |
| L15 | 12.72 | S21° 51' 16"W |
| L16 | 27.29 | S46° 30' 22"W |
| L17 | 19.00 | N30° 30' 04"W |
| L18 | 16.52 | N46° 40' 48"E |
| L19 | 25.17 | N56° 06' 27"W |
| L20 | 10.61 | N24° 28' 52"W |
| L21 | 25.42 | S59° 30' 28"W |
| L22 | 46.54 | S88° 13' 03"W |
| L23 | 32.84 | S70° 54' 01"W |
| L24 | 52.00 | S34° 12' 20"E |
| L25 | 52.00 | S34° 12' 20"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L26 | 52.90 | S44° 46' 36"E |
| L27 | 40.25 | S22° 05' 32"E |
| L28 | 29.15 | S4° 49' 15"W |
| L29 | 47.55 | N86° 10' 29"E |
| L30 | 38.04 | S30° 09' 15"E |
| L31 | 24.20 | S23° 52' 46"E |
| L32 | 28.53 | S43° 06' 53"E |
| L33 | 26.13 | S43° 06' 53"E |
| L34 | 36.88 | S23° 03' 47"E |
| L35 | 70.81 | S63° 05' 21"E |
| L36 | 68.69 | S52° 08' 24"E |
| L37 | 34.60 | S12° 49' 43"E |
| L38 | 22.92 | S3° 57' 54"E |
| L39 | 34.78 | S28° 45' 30"W |
| L40 | 13.63 | S6° 02' 04"E |
| L41 | 67.86 | S6° 02' 04"E |
| L42 | 39.95 | N39° 43' 05"W |
| L43 | 53.70 | N11° 48' 15"W |
| L44 | 77.80 | N16° 57' 28"E |
| L45 | 1.85 | N0° 25' 39"E |
| L46 | 10.59 | N60° 00' 26"W |
| L47 | 15.15 | N87° 11' 23"W |
| L48 | 23.50 | N54° 21' 56"W |
| L49 | 10.61 | S22° 52' 40"E |
| L50 | 23.23 | N24° 23' 30"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L51 | 17.07 | S55° 41' 52"W |
| L52 | 51.81 | S55° 41' 52"W |
| L53 | 28.28 | N27° 24' 26"W |
| L54 | 24.65 | N75° 10' 57"E |
| L55 | 4.27 | N1° 32' 05"E |
| L56 | 36.65 | N89° 07' 35"E |
| L57 | 28.20 | N46° 29' 00"W |
| L58 | 14.37 | S88° 20' 48"W |
| L59 | 15.62 | N86° 17' 18"E |
| L60 | 27.57 | S43° 31' 00"W |
| L61 | 33.86 | S1° 18' 48"E |
| L62 | 26.98 | S43° 39' 22"E |
| L63 | 29.47 | S46° 12' 57"W |
| L64 | 6.69 | S88° 45' 07"W |
| L65 | 28.44 | S88° 45' 07"W |
| L66 | 37.31 | N67° 20' 11"W |
| L67 | 25.61 | N15° 58' 42"E |
| L68 | 30.30 | N74° 58' 04"W |
| L69 | 26.83 | N13° 40' 06"E |
| L70 | 28.46 | N74° 48' 07"W |
| L71 | 32.36 | N20° 01' 20"W |
| L72 | 27.66 | N26° 13' 25"E |
| L73 | 32.36 | S20° 01' 20"E |
| L74 | 27.66 | N66° 16' 04"W |
| L75 | 28.28 | N17° 35' 38"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L76 | 27.89 | N73° 13' 08"W |
| L77 | 28.11 | N46° 10' 45"E |
| L78 | 3.88 | S88° 27' 55"E |
| L79 | 17.93 | S88° 27' 55"E |
| L80 | 28.85 | S44° 37' 42"E |
| L81 | 27.70 | N45° 22' 18"E |
| L82 | 27.71 | N45° 22' 02"E |
| L83 | 28.90 | N44° 43' 30"W |
| L84 | 28.31 | S46° 35' 01"W |
| L85 | 49.54 | N62° 35' 34"E |
| L86 | 18.92 | N16° 08' 24"E |
| L87 | 18.46 | S70° 57' 16"E |
| L88 | 35.86 | N62° 35' 34"E |
| L89 | 40.60 | S69° 21' 48"E |
| L90 | 64.89 | S25° 06' 25"E |
| L91 | 51.80 | S31° 25' 37"E |
| L92 | 55.61 | S9° 09' 13"E |
| L93 | 49.61 | S16° 55' 05"E |
| L94 | 109.33 | S3° 11' 20"E |
| L95 | 60.49 | S4° 27' 24"E |
| L96 | 39.76 | S16° 19' 49"W |
| L97 | 48.89 | S8° 12' 45"E |
| L98 | 66.87 | S64° 09' 47"E |
| L99 | 73.04 | S47° 50' 45"E |
| L100 | 44.81 | S42° 29' 55"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L101 | 53.72 | N85° 31' 53"E |
| L102 | 84.31 | S25° 10' 09"E |
| L103 | 59.42 | S42° 22' 14"E |
| L104 | 72.07 | S47° 09' 28"E |
| L105 | 57.76 | S2° 46' 29"W |
| L106 | 71.66 | S31° 26' 15"E |
| L107 | 88.10 | S18° 53' 46"E |
| L108 | 110.02 | S11° 41' 53"E |
| L109 | 34.88 | S53° 25' 21"W |
| L110 | 44.84 | S20° 12' 22"E |
| L111 | 90.02 | S79° 08' 23"E |
| L112 | 62.92 | S56° 28' 11"E |
| L113 | 28.55 | S87° 49' 07"E |
| L114 | 28.02 | S5° 58' 08"W |
| L115 | 46.33 | S10° 07' 55"E |
| L116 | 88.76 | S10° 56' 13"E |
| L117 | 66.83 | S42° 32' 37"E |
| L118 | 37.66 | S5° 48' 00"W |
| L119 | 115.84 | S27° 06' 51"E |
| L120 | 93.26 | S36° 05' 07"E |
| L121 | 144.51 | S9° 53' 27"E |
| L122 | 201.44 | N0° 37' 07"W |
| L123 | 27.70 | N42° 28' 16"E |
| L124 | 220.14 | S62° 35' 34"W |
| L125 | 220.14 | N62° 35' 34"E |

| Curve Table | | | | | |
|-------------|--------|--------|------------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C1 | 40.71 | 300.00 | 007°46'27" | 40.67 | S05° 57' 41"E |
| C2 | 48.41 | 325.00 | 008°32'06" | 48.37 | N05° 34' 51"W |
| C3 | 218.57 | 250.00 | 050°05'31" | 211.67 | N23° 43' 57"E |
| C4 | 157.49 | 250.00 | 036°05'37" | 154.90 | S30° 43' 54"W |
| C5 | 188.19 | 988.00 | 010°54'48" | 187.90 | S07° 13' 41"W |
| C6 | 18.94 | 300.00 | 003°37'01" | 18.93 | N89° 26' 22"W |
| C7 | 133.38 | 500.00 | 015°17'05" | 132.99 | N84° 43' 36"E |
| C8 | 136.19 | 540.00 | 014°27'02" | 135.83 | S84° 18' 34"W |
| C9 | 150.33 | 250.00 | 034°27'13" | 148.08 | N74° 18' 29"E |
| C10 | 92.99 | 250.00 | 021°18'43" | 92.46 | S77° 48' 33"E |
| C11 | 33.15 | 35.00 | 054°15'35" | 31.92 | N61° 20' 07"W |
| C12 | 149.06 | 355.00 | 024°03'27" | 147.97 | N22° 10' 36"W |
| C13 | 72.38 | 420.00 | 009°52'27" | 72.29 | S15° 05' 06"E |
| C14 | 56.40 | 35.00 | 092°19'34" | 50.49 | S45° 22' 18"W |
| C15 | 419.26 | 830.00 | 028°56'31" | 414.82 | N77° 03' 50"E |
| C16 | 283.31 | 575.00 | 028°13'51" | 280.46 | N13° 17' 31"W |
| C17 | 55.41 | 35.00 | 090°42'41" | 49.80 | N46° 10' 45"E |
| C18 | 32.42 | 300.00 | 006°11'30" | 32.40 | S85° 22' 10"E |
| C19 | 32.42 | 300.00 | 006°11'30" | 32.40 | N85° 22' 10"W |
| C20 | 11.42 | 250.00 | 002°37'02" | 11.42 | S00° 19' 26"W |
| C21 | 476.36 | 295.00 | 092°31'11" | 426.26 | S45° 16' 30"W |
| C22 | 155.95 | 250.00 | 035°44'25" | 153.43 | N73° 39' 53"E |
| C23 | 37.39 | 57.00 | 037°35'14" | 36.73 | N24° 42' 01"W |
| C24 | 26.75 | 20.50 | 074°45'45" | 24.89 | S53° 52' 00"E |
| C25 | 87.50 | 57.50 | 087°11'25" | 79.30 | S03° 07' 58"W |
| C26 | 6.02 | 20.50 | 016°49'29" | 6.00 | S80° 20' 23"W |
| C27 | 20.52 | 325.00 | 003°37'01" | 20.51 | N89° 26' 22"W |
| C28 | 17.36 | 275.00 | 003°37'01" | 17.36 | N89° 26' 22"W |
| C29 | 23.52 | 475.00 | 002°50'15" | 23.52 | S89° 02' 59"E |
| C30 | 26.44 | 525.00 | 002°53'07" | 26.43 | N89° 04' 25"W |
| C31 | 6.45 | 10.00 | 036°58'24" | 6.34 | S84° 23' 43"W |
| C32 | 197.67 | 57.50 | 196°58'07" | 113.74 | S79° 23' 05"W |
| C33 | 14.23 | 10.00 | 081°33'24" | 13.06 | S42° 54' 34"E |

| Curve Table | | | | | |
|-------------|--------|--------|------------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C34 | 5.86 | 10.00 | 033°33'26" | 5.77 | N74° 45' 22"E |
| C35 | 91.30 | 50.00 | 104°37'28" | 79.14 | N69° 42' 37"W |
| C36 | 5.86 | 10.00 | 033°33'26" | 5.77 | S17° 25' 37"E |
| C37 | 5.31 | 10.00 | 030°26'20" | 5.25 | N16° 00' 39"W |
| C38 | 52.11 | 50.00 | 059°42'56" | 49.78 | S10° 30' 31"W |
| C39 | 6.46 | 10.00 | 036°59'16" | 6.34 | S69° 58' 17"E |
| C40 | 54.94 | 200.00 | 015°44'26" | 54.77 | N54° 43' 21"E |
| C41 | 54.94 | 200.00 | 015°44'26" | 54.77 | S54° 43' 21"W |
| C42 | 54.94 | 200.00 | 015°44'26" | 54.77 | N70° 27' 47"E |
| C43 | 54.94 | 200.00 | 015°44'26" | 54.77 | S70° 27' 47"W |
| C44 | 5.86 | 10.00 | 033°33'26" | 5.77 | S15° 57' 19"E |
| C45 | 44.29 | 50.00 | 050°44'52" | 42.85 | N43° 56' 11"E |
| C46 | 4.70 | 10.00 | 026°55'00" | 4.65 | S75° 00' 25"E |
| C47 | 29.72 | 275.00 | 006°11'30" | 29.70 | S85° 22' 10"E |
| C48 | 33.38 | 325.00 | 005°53'06" | 33.37 | N85° 12' 58"W |
| C49 | 1.74 | 325.00 | 000°18'24" | 1.74 | N88° 18' 43"W |
| C50 | 35.12 | 325.00 | 006°11'30" | 35.10 | S85° 22' 10"E |
| C51 | 19.08 | 275.00 | 003°58'28" | 19.07 | N84° 15' 39"W |
| C52 | 10.64 | 275.00 | 002°13'02" | 10.64 | N87° 21' 24"W |
| C53 | 13.15 | 20.50 | 036°44'50" | 12.92 | S16° 44' 29"E |
| C54 | 176.43 | 57.50 | 175°48'22" | 114.92 | S17° 42' 07"E |
| C55 | 15.17 | 20.50 | 042°24'46" | 14.83 | N48° 59' 41"E |
| C56 | 305.56 | 700.00 | 025°00'38" | 303.14 | N11° 53' 11"E |
| C57 | 20.94 | 20.00 | 060°00'00" | 20.00 | S61° 39' 12"E |
| C58 | 5.24 | 5.00 | 060°00'00" | 5.00 | S01° 39' 12"E |
| C59 | 20.94 | 20.00 | 060°00'00" | 20.00 | S58° 20' 48"W |
| C60 | 20.94 | 20.00 | 060°00'00" | 20.00 | N61° 39' 12"W |
| C61 | 5.24 | 5.00 | 060°00'00" | 5.00 | N01° 39' 12"W |
| C62 | 20.94 | 20.00 | 060°00'00" | 20.00 | N58° 20' 48"E |
| C63 | 5.45 | 2.00 | 156°14'49" | 3.91 | S27° 24' 26"E |
| C64 | 34.31 | 165.50 | 011°52'36" | 34.24 | S56° 39' 16"W |
| C65 | 34.31 | 165.50 | 011°52'36" | 34.24 | N68° 31' 52"E |
| C66 | 17.28 | 5.50 | 180°00'00" | 11.00 | N27° 24' 26"W |

GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
5. LOTS ADJACENT TO FLOODPLAIN AND DETENTION AREAS SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. 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.
7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
8. ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.

**FINAL PLAT
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SF

144 SINGLE FAMILY LOTS AND
12 OPEN SPACE LOTS
SITUATED WITHIN

TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183

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

P2022-047

February 24, 2023

EXIST. ZONING: PD-71

LAND USE: SF

SHEET 4 OF 5

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

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



**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:
65.309 ACRES**

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, 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 State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner;

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 72.07 feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

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

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 2020000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the POINT OF BEGINNING and containing 65.309 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 PARK HILLS 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 PARK HILLS 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 there 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 _____ §

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

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

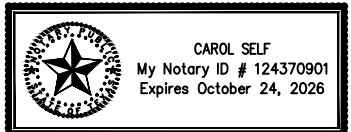
RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

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
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SF
144 SINGLE FAMILY LOTS AND
12 OPEN SPACE LOTS
SITUATED WITHIN

TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-047

March 16, 2023

EXIST. ZONING: PD-71
LAND USE: SF
SHEET 5 OF 5

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

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



Mapcheck 1: PARK HILLS

Closure Summary

Precision, 1 part in: 2641627.87'
Error distance: 0.00'
Error direction: S77°10'07.69"E
Area: 2844874.66 Sq. Ft.
Square area: 2844874.66
Perimeter: 10557.75'

Point of Beginning

Easting: 2599223.78'
Northing: 7029765.69'

Side 1: Line

Direction: N88°29'03"E
Angle: [-091.52 (d)]
Deflection angle: [088.48 (d)]
Distance: 411.45'
Easting: 2599635.08'
Northing: 7029776.57'

Side 2: Line

Direction: S00°56'16"E
Angle: [-089.42 (d)]
Deflection angle: [090.58 (d)]
Distance: 705.40'
Easting: 2599646.63'
Northing: 7029071.26'

Side 3: Line

Direction: N59°30'28"E
Angle: [060.45 (d)]
Deflection angle: [-119.55 (d)]
Distance: 503.69'
Easting: 2600080.66'
Northing: 7029326.85'

Side 4: Line

Direction: S69°21'48"E
Angle: [-128.87 (d)]
Deflection angle: [051.13 (d)]
Distance: 40.60'
Easting: 2600118.65'
Northing: 7029312.54'

Side 5: Line

Direction: S25°06'25"E
Angle: [-135.74 (d)]
Deflection angle: [044.26 (d)]

Distance: 64.89'
Easting: 2600146.19'
Northing: 7029253.78'

Side 6: Line

Direction: S31°25'37"E
Angle: [173.68 (d)]
Deflection angle: [-006.32 (d)]
Distance: 51.80'
Easting: 2600173.20'
Northing: 7029209.58'

Side 7: Line

Direction: S09°09'13"E
Angle: [-157.73 (d)]
Deflection angle: [022.27 (d)]
Distance: 55.61'
Easting: 2600182.04'
Northing: 7029154.68'

Side 8: Line

Direction: S16°55'05"E
Angle: [172.24 (d)]
Deflection angle: [-007.76 (d)]
Distance: 49.61'
Easting: 2600196.48'
Northing: 7029107.21'

Side 9: Line

Direction: S03°11'20"E
Angle: [-166.27 (d)]
Deflection angle: [013.73 (d)]
Distance: 109.33'
Easting: 2600202.56'
Northing: 7028998.05'

Side 10: Line

Direction: S04°27'24"E
Angle: [178.73 (d)]
Deflection angle: [-001.27 (d)]
Distance: 60.49'
Easting: 2600207.26'
Northing: 7028937.75'

Side 11: Line

Direction: S16°19'49"W
Angle: [-159.21 (d)]
Deflection angle: [020.79 (d)]
Distance: 39.76'

Easting: 2600196.08'
Northing: 7028899.59'

Side 12: Line

Direction: S08°12'45"E
Angle: [155.46 (d)]
Deflection angle: [-024.54 (d)]
Distance: 48.89'
Easting: 2600203.06'
Northing: 7028851.20'

Side 13: Line

Direction: S64°09'47"E
Angle: [124.05 (d)]
Deflection angle: [-055.95 (d)]
Distance: 66.87'
Easting: 2600263.25'
Northing: 7028822.06'

Side 14: Line

Direction: S47°50'45"E
Angle: [-163.68 (d)]
Deflection angle: [016.32 (d)]
Distance: 73.04'
Easting: 2600317.40'
Northing: 7028773.04'

Side 15: Line

Direction: S42°29'55"E
Angle: [-174.65 (d)]
Deflection angle: [005.35 (d)]
Distance: 44.81'
Easting: 2600347.67'
Northing: 7028740.00'

Side 16: Line

Direction: N85°31'53"E
Angle: [128.03 (d)]
Deflection angle: [-051.97 (d)]
Distance: 53.72'
Easting: 2600401.23'
Northing: 7028744.19'

Side 17: Line

Direction: S25°10'09"E
Angle: [-110.70 (d)]
Deflection angle: [069.30 (d)]
Distance: 84.31'
Easting: 2600437.08'

Northing: 7028667.88'
Side 18: Line
 Direction: S42°22'14"E
 Angle: [162.80 (d)]
 Deflection angle: [-017.20 (d)]
 Distance: 59.42'
 Easting: 2600477.13'
 Northing: 7028623.98'

Side 19: Line
 Direction: S47°09'28"E
 Angle: [175.21 (d)]
 Deflection angle: [-004.79 (d)]
 Distance: 72.07'
 Easting: 2600529.97'
 Northing: 7028574.98'

Side 20: Line
 Direction: S02°46'29"W
 Angle: [-130.07 (d)]
 Deflection angle: [049.93 (d)]
 Distance: 57.76'
 Easting: 2600527.18'
 Northing: 7028517.28'

Side 21: Line
 Direction: S31°26'15"E
 Angle: [145.79 (d)]
 Deflection angle: [-034.21 (d)]
 Distance: 71.66'
 Easting: 2600564.55'
 Northing: 7028456.14'

Side 22: Line
 Direction: S18°53'46"E
 Angle: [-167.46 (d)]
 Deflection angle: [012.54 (d)]
 Distance: 88.10'
 Easting: 2600593.08'
 Northing: 7028372.79'

Side 23: Line
 Direction: S11°41'53"E
 Angle: [-172.80 (d)]
 Deflection angle: [007.20 (d)]
 Distance: 110.02'
 Easting: 2600615.39'
 Northing: 7028265.06'

Side 24: Line

Direction: S53°25'21"W
Angle: [-114.88 (d)]
Deflection angle: [065.12 (d)]
Distance: 34.88'
Easting: 2600587.38'
Northing: 7028244.27'

Side 25: Line

Direction: S20°12'22"E
Angle: [106.37 (d)]
Deflection angle: [-073.63 (d)]
Distance: 44.84'
Easting: 2600602.87'
Northing: 7028202.19'

Side 26: Line

Direction: S79°08'23"E
Angle: [121.07 (d)]
Deflection angle: [-058.93 (d)]
Distance: 90.02'
Easting: 2600691.27'
Northing: 7028185.23'

Side 27: Line

Direction: S56°28'11"E
Angle: [-157.33 (d)]
Deflection angle: [022.67 (d)]
Distance: 62.92'
Easting: 2600743.72'
Northing: 7028150.47'

Side 28: Line

Direction: S87°49'07"E
Angle: [148.65 (d)]
Deflection angle: [-031.35 (d)]
Distance: 28.55'
Easting: 2600772.25'
Northing: 7028149.39'

Side 29: Line

Direction: S05°58'08"W
Angle: [-086.21 (d)]
Deflection angle: [093.79 (d)]
Distance: 28.02'
Easting: 2600769.34'
Northing: 7028121.52'

Side 30: Line

Direction: S10°07'55"E
Angle: [163.90 (d)]
Deflection angle: [-016.10 (d)]
Distance: 46.33'
Easting: 2600777.49'
Northing: 7028075.91'

Side 31: Line

Direction: S10°56'13"E
Angle: [179.20 (d)]
Deflection angle: [-000.80 (d)]
Distance: 88.76'
Easting: 2600794.33'
Northing: 7027988.76'

Side 32: Line

Direction: S42°32'37"E
Angle: [148.39 (d)]
Deflection angle: [-031.61 (d)]
Distance: 66.83'
Easting: 2600839.52'
Northing: 7027939.52'

Side 33: Line

Direction: S05°48'00"W
Angle: [-131.66 (d)]
Deflection angle: [048.34 (d)]
Distance: 37.66'
Easting: 2600835.71'
Northing: 7027902.06'

Side 34: Line

Direction: S27°06'51"E
Angle: [147.09 (d)]
Deflection angle: [-032.91 (d)]
Distance: 115.84'
Easting: 2600888.51'
Northing: 7027798.95'

Side 35: Line

Direction: S36°05'07"E
Angle: [171.03 (d)]
Deflection angle: [-008.97 (d)]
Distance: 93.26'
Easting: 2600943.44'
Northing: 7027723.58'

Side 36: Line

Direction: S09°53'27"E

Angle: [-153.81 (d)]
Deflection angle: [026.19 (d)]
Distance: 144.51'
Easting: 2600968.26'
Northing: 7027581.22'

Side 37: Line

Direction: N89°15'43"W
Angle: [-079.37 (d)]
Deflection angle: [100.63 (d)]
Distance: 1002.42'
Easting: 2599965.92'
Northing: 7027594.13'

Side 38: Line

Direction: N87°11'23"W
Angle: [-177.93 (d)]
Deflection angle: [002.07 (d)]
Distance: 295.74'
Easting: 2599670.54'
Northing: 7027608.63'

Side 39: Line

Direction: S01°26'13"W
Angle: [088.63 (d)]
Deflection angle: [-091.37 (d)]
Distance: 426.00'
Easting: 2599659.86'
Northing: 7027182.77'

Side 40: Line

Direction: S88°33'07"W
Angle: [-092.88 (d)]
Deflection angle: [087.12 (d)]
Distance: 724.98'
Easting: 2598935.11'
Northing: 7027164.44'

Side 41: Line

Direction: N24°23'30"E
Angle: [-064.16 (d)]
Deflection angle: [115.84 (d)]
Distance: 884.48'
Easting: 2599300.37'
Northing: 7027969.98'

Side 42: Curve

Curve direction: Counter-clockwise
Radius: [700.00']

Arc length: 305.56'
Delta angle: 025.01 (d)
Tangent: [155.25']
Chord direction: N11°53'11"E
Chord angle: [167.49 (d)]
Deflection angle: [-012.51 (d)]
Chord distance: 303.14'
Easting: 2599362.81'
Northing: 7028266.62'

Side 43: Line

Direction: N00°37'07"W
Angle: [-180.00 (d)]
Deflection angle: [000.00 (d)]
Distance: 201.44'
Easting: 2599360.64'
Northing: 7028468.05'

Side 44: Line

Direction: S89°07'35"W
Angle: [089.74 (d)]
Deflection angle: [-090.26 (d)]
Distance: 762.97'
Easting: 2598597.75'
Northing: 7028456.41'

Side 45: Line

Direction: S89°15'52"W
Angle: [-179.86 (d)]
Deflection angle: [000.14 (d)]
Distance: 297.37'
Easting: 2598300.41'
Northing: 7028452.60'

Side 46: Line

Direction: N59°30'28"E
Angle: [-029.76 (d)]
Deflection angle: [150.24 (d)]
Distance: 1091.77'
Easting: 2599241.19'
Northing: 7029006.58'

Side 47: Line

Direction: N01°18'48"W
Angle: [119.18 (d)]
Deflection angle: [-060.82 (d)]
Distance: 759.30'
Easting: 2599223.78'

Northing: 7029765.69'

PROJECT COMMENTS



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

DATE: 4/20/2023

PROJECT NUMBER: P2023-012
PROJECT NAME: Final Plat for Park Hills Subdivision
SITE ADDRESS/LOCATIONS:
CASE CAPTION:

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------|----------------|-------------------|
| PLANNING | Henry Lee | 04/20/2023 | Needs Review |

04/20/2023: 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 Qualico Development, Inc. for the approval of a Final Plat for the Park Hills Subdivision consisting of 144 single-family residential lots on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 98 (PD-98) [Ordinance No. 22-46] for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park.

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 (P2023-012) in the lower right-hand corner of all pages on future submittals.

M.4 Please move back the build line for Lot 41, Block D until the lot width is met for Type C Lot. (Ordinance No. 22-46)

M.5 Per the PD ordinance there can be 41 Type A Lots, 75 Type B Lots, and 28 Type C Lots. That being said, the total number of Type C lots cannot increase past this point. In this case, there are 31 Type C Lots, which will need to be reduced to the maximum of 28 lots. (Ordinance No. 22-46)

M.6 Please remove the preliminary language from the surveyor's signature block. A notary is not required for the surveyor, their seal serves this purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 The subdivision ordinance has been updated, which has caused changes to the platting language required on the plat. Please review the subdivision ordinance attached to the provided email. Please review Sections 38-7 and 38-9 to ensure all of the platting information is correct. Information to review is the Owner's Certification, all signature blocks, public improvement statement, and the storm drainage improvement statement. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Before the final plat will filed, staff needs a mylar copy of the preliminary plat for administrative signatures. The signature block on the preliminary plat will need to be swapped out with the administrative signature block located in the new subdivision ordinance. Work with staff to get this item wrapped up. (Section 38-7, Subdivision and Platting

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

Planning and Zoning Work Session: April 25, 2023
Planning and Zoning Public Hearing: May 9, 2023
City Council: May 15, 2023

I.9 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|----------------|----------------|-------------------|
| ENGINEERING | Sarah Johnston | 04/20/2023 | Needs Review |

- 04/20/2023: - Easement width is 2 times the depth rounded to up to the nearest multiple of 5.
- Offsite easements Vol. ??, Pg. ??, Needs to be filed prior to plat.
 - Show 20' sewer esmt. through open space water easement for hydrant.
 - All flood plain shall be notated as drainage esmt. All sheets. Call out source of floodplain information.
 - Need bearing and distances.
 - Where is the drainage esmt for outfall? Label as "private"
 - Need b/d and curve data on detention/drainage esmt. Esmt. to be called out as "drainage and detention" esmt.
 - Make 20' UE an Open Space & Wtr Esmt. Lot ?, Blk?
 - Show 20' water line esmt. See engineering plans
 - Need to show cross sections and flood plain elevations
 - All flood plain shall be notated as drainage esmt. All sheets. Call out source of floodplain information. Water surface elevation a minimum of every 300'.
 - Show area with flume as a drainage easement inside open space.
 - Include Street names.
 - 527.65-Must be 2' above 525.65
 - 7. Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
 - 9. All non-standard decorative street signs, light poles, hardware, attachments, foundations, etc. shall be owned, maintained, repaired, and replaced by HOA.
 -
 - See attached markups.
 - Make sure that the General Notes encompass the required general note stated in the Subdivision Ordinance Section 38-7: Subdivision and Platting Procedures...

(b)General Notes. The following General Notes shall be provided on all subdivision plats:

(1)Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2)Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3)Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4)Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|----------------|----------------|-------------------|
| BUILDING | Rusty McDowell | 04/19/2023 | Approved |
| No Comments | | | |

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|----------------|----------------|-------------------|
| FIRE | Ariana Kistner | 04/17/2023 | Approved |
| No Comments | | | |

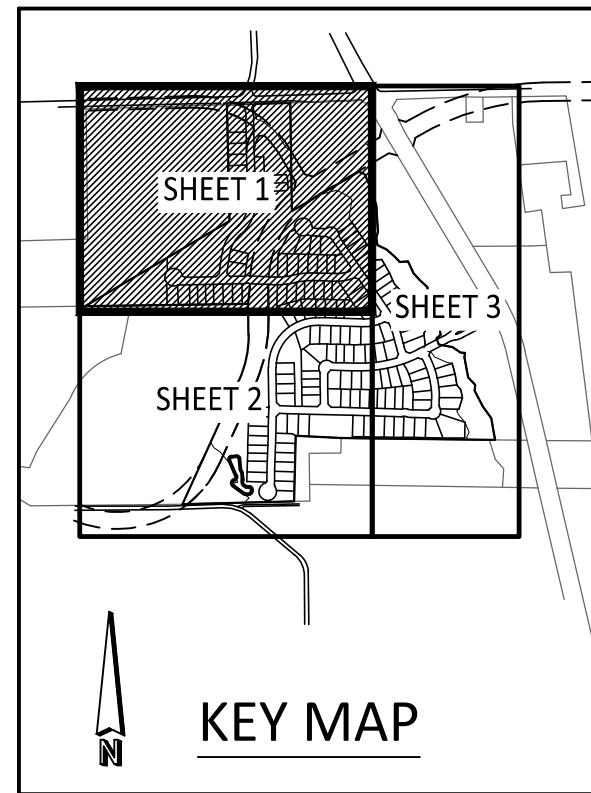
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------------|----------------|----------------------|
| GIS | Lance Singleton | 04/18/2023 | Approved w/ Comments |

04/18/2023: 1. Will need a new street name in place of Shady Oaks Dr. (This street name is being used in a new addition under already construction).
 2. Will also need an addition street name for the north-south segment of Overhill Dr.
 3. Also send a CAD (.dwg) of the lot lines and street centerlines to lsingleton@rockwall.com

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|-----------------|----------------|-------------------|
| POLICE | Chris Cleveland | 04/17/2023 | Approved |
| No Comments | | | |

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|----------------------|
| PARKS | Travis Sales | 04/17/2023 | Approved w/ Comments |

04/17/2023: Park District 21
 Cash in Lieu of Land \$743.54 x 144 lots = \$107,069.76 (not collecting due to donation)
 Pro Rata Equipment Fees \$697.81 x 144 lots = \$100,484.64
 Total per lot (1) Lot \$1,441.35 x 144 lots = \$207,554.40
 The developer is donating 1.855 acres of park land that is currently located on and adjacent to the Harry Myers Disc Golf Course. The required donation of land on this development is 1.5696 acres. The Park and Recreation Department is accepting this donation and not collecting Cash In Lieu of Land Fees. The only fees being collected are the Pro Rata Equipment Fees.



WHITTLE HIGHLANDS
VOLUME 2019, PAGE 23024
D.R.R.C.T.

N: 7029765.69
E: 2599223.78
N18°47'43"E 16,359.13' TO
CITY MONUMENT #11

CTDIGLAND LLC
VOLUME 2017, PAGE 22708
D.R.R.C.T.

STATE HIGHWAY NO. 66
(EXISTING 60' R.O.W.)

POINT OF BEGINNING

Red box: easement width is 2 times the depth rounded to up to the nearest multiple of 5.

Red box: Vol. ?? Pg. ?? Needs to be filed prior to plat

Red box: Show 20' sewer esmt. through open space water easement for hydrant.

Red box: All flood plain shall be notated as drainage esmt. All sheets. Call out source of floodplain information.

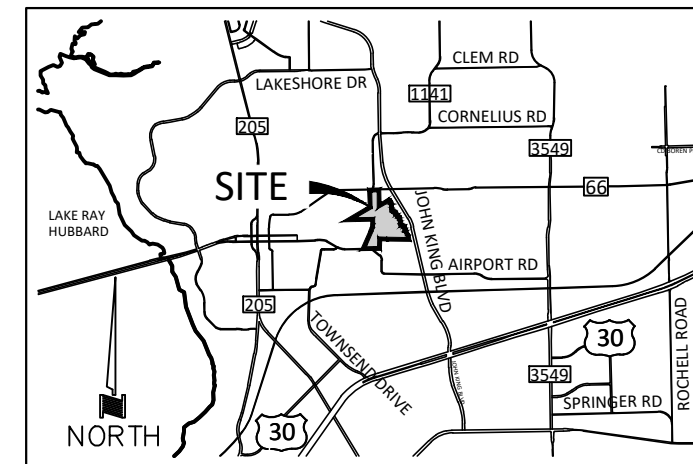
Red box: Need bearing and distances on all easements

Red box: easement width is 2 times the depth rounded to up to the nearest multiple of 5.

Red box: Not approximate...per approved study date ???

Red box: Need b/d and curve data on detention/drainage esmt. Esmt. to be called out as "drainage and detention" esmt.

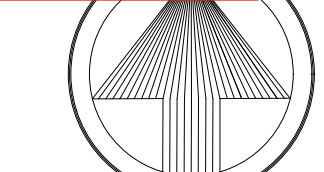
Red box: Need bearing and distances



VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VAM Visibility Easement
P.R.R.C.T.= Plat Records of Rockwall County, Texas
D.R.R.C.T.= Deed Records of Rockwall County, Texas

Red box: Where is the drainage esmt for outfall? Label as "private"



SCALE 1" = 100'

**FINAL PLAT
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SF
144 SINGLE FAMILY LOTS AND
12 OPEN SPACE LOTS
SITUATED WITHIN
TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-047
February 27, 2023
EXIST. ZONING: PD-71
LAND USE: SF
SHEET 1 OF 5

MATCH LINE - SHEET 2 OF 5

Red box: Make 20' UE an Open Space & Wtr Esmt. Lot ?, BIK?

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

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

**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

589 10 27 W 27.07'

MATCH LINE - SHEET 1 OF 5

MUNICIPAL PARK ADDITION
CABINET B, SLIDE 49
P.R.R.C.T.

CITY OF ROCKWALL
VOLUME 2163, PAGE 96
D.R.R.C.T.

ZONED: LI

All flood plain shall be notated as drainage esmt. All sheets. Call out source of floodplain information. Water surface elevation a minimum of every 300'.

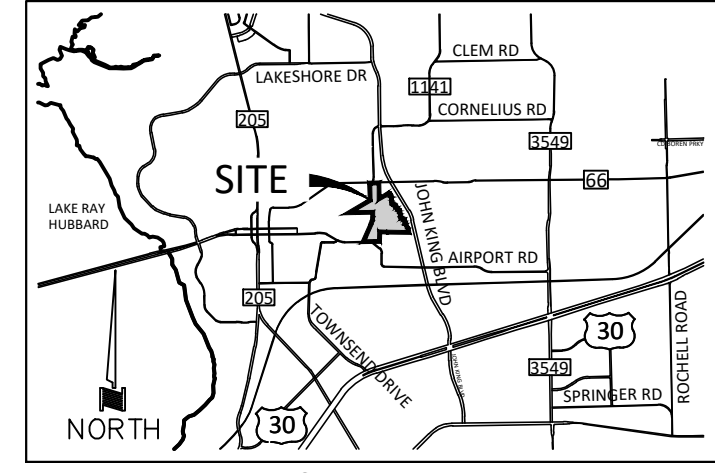
Need b/d and curve data on detention/drainage esmt. Esmt. to be called out as "drainage and detention" esmt.

Show and label "private drainage" esmts. for outfall

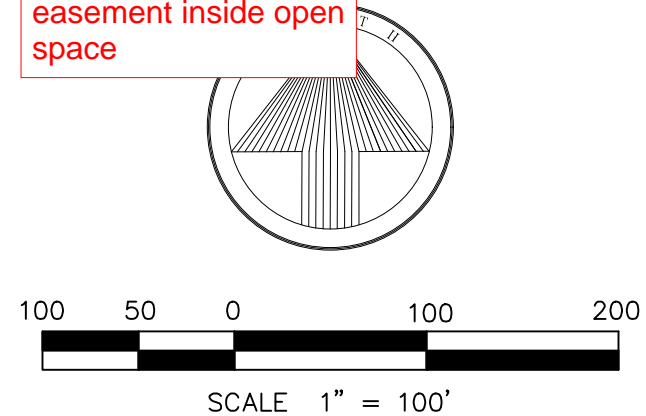
Need to show cross sections and flood plain elevations

Show 20' water line esmt. See engineering plans

Show area with flume as a drainage easement inside open space

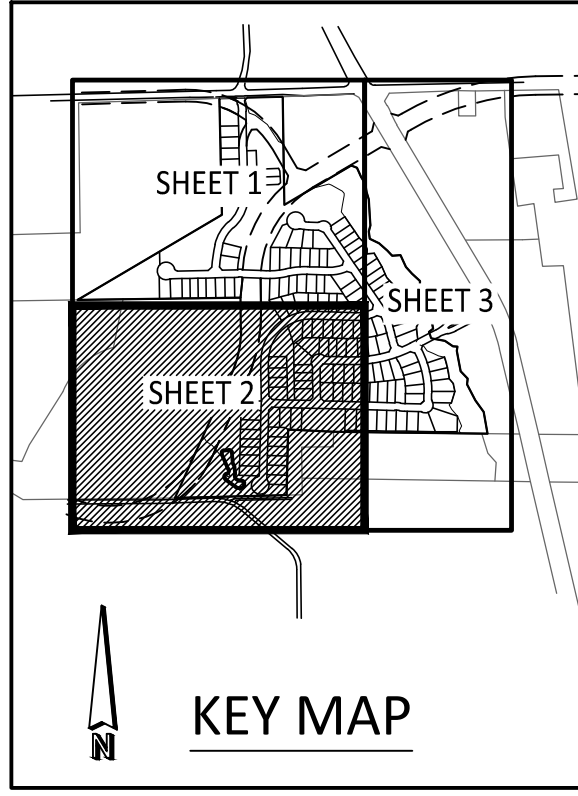


- LEGEND**
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 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VAM Visibility Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas



**FINAL PLAT
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
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ROCKWALL COUNTY, TEXAS
P2022-047
February 27, 2023
EXIST. ZONING: PD-71
LAND USE: SF
SHEET 2 OF 5

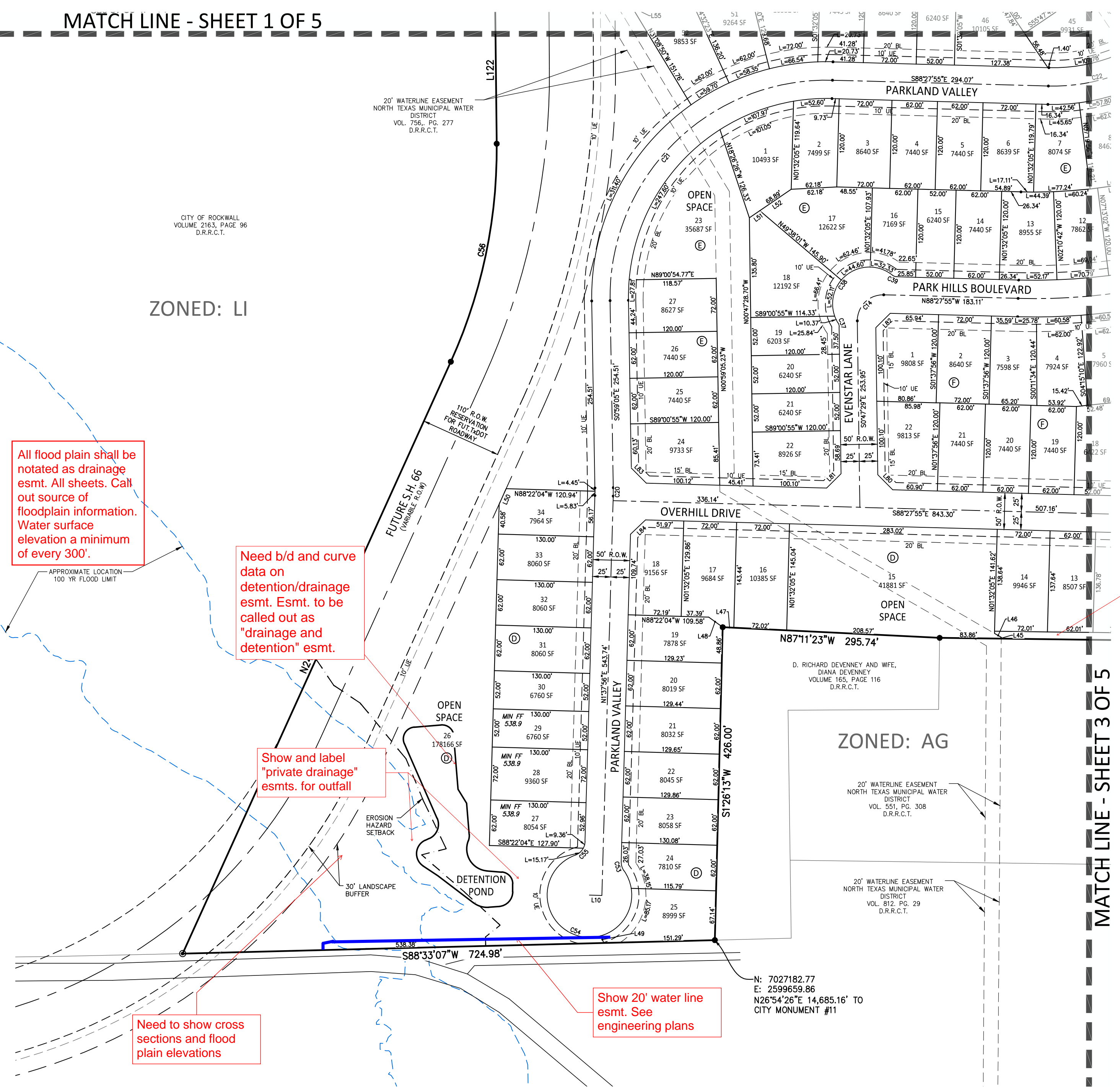


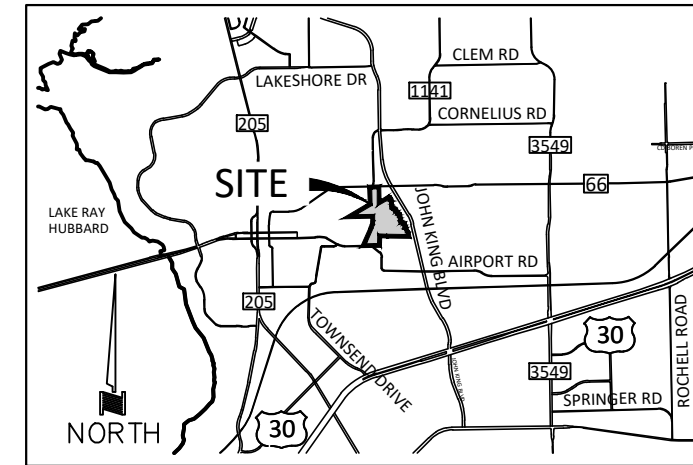
Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

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

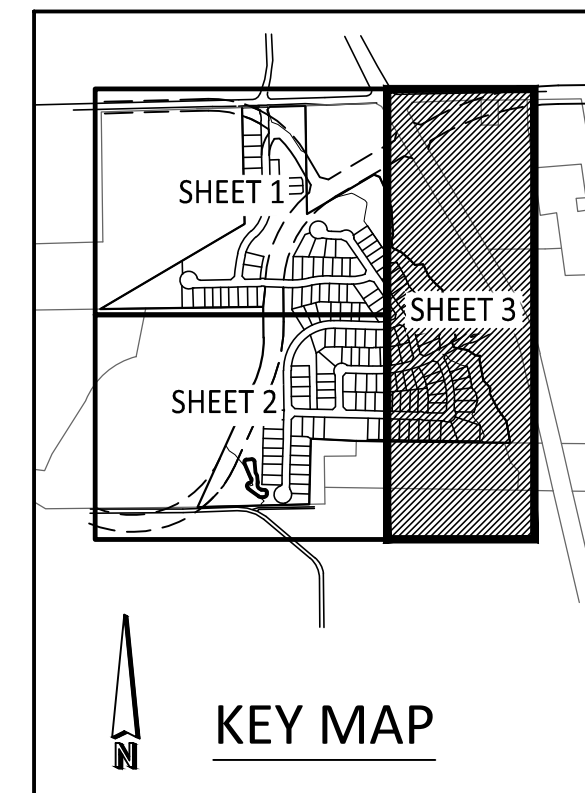
JOHNSON VOLK CONSULTING

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





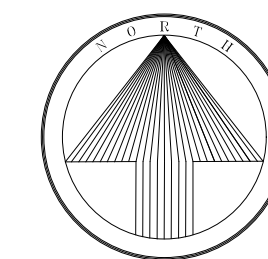
VICINITY MAP
N.T.S.



KEY MAP

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
- VAM Visibility Easement
- D.R.R.C.T. = Deed Records of Rockwall County, Texas



SCALE 1" = 100'

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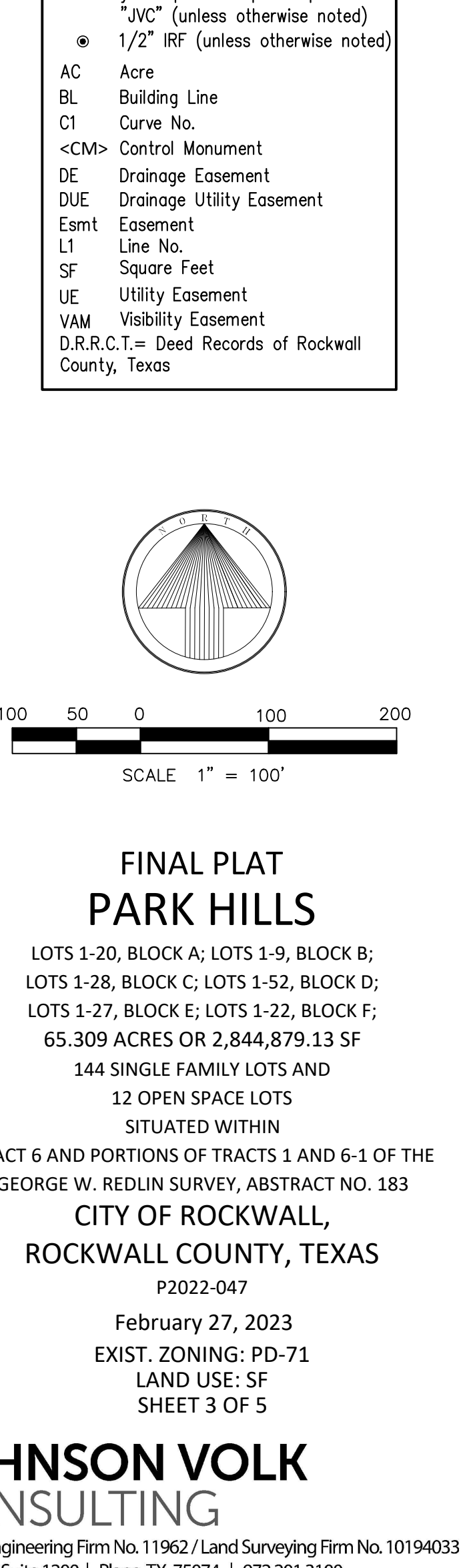
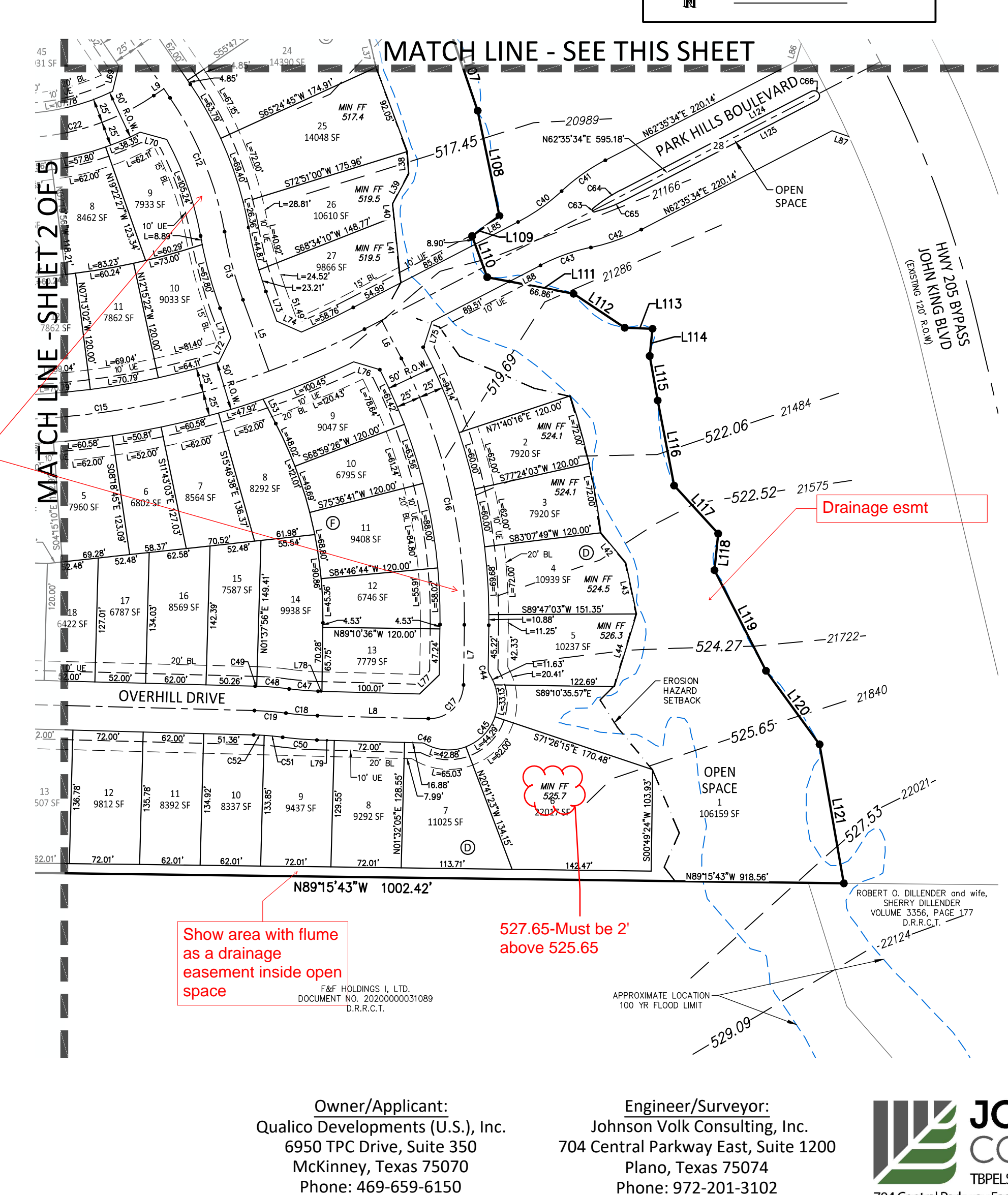
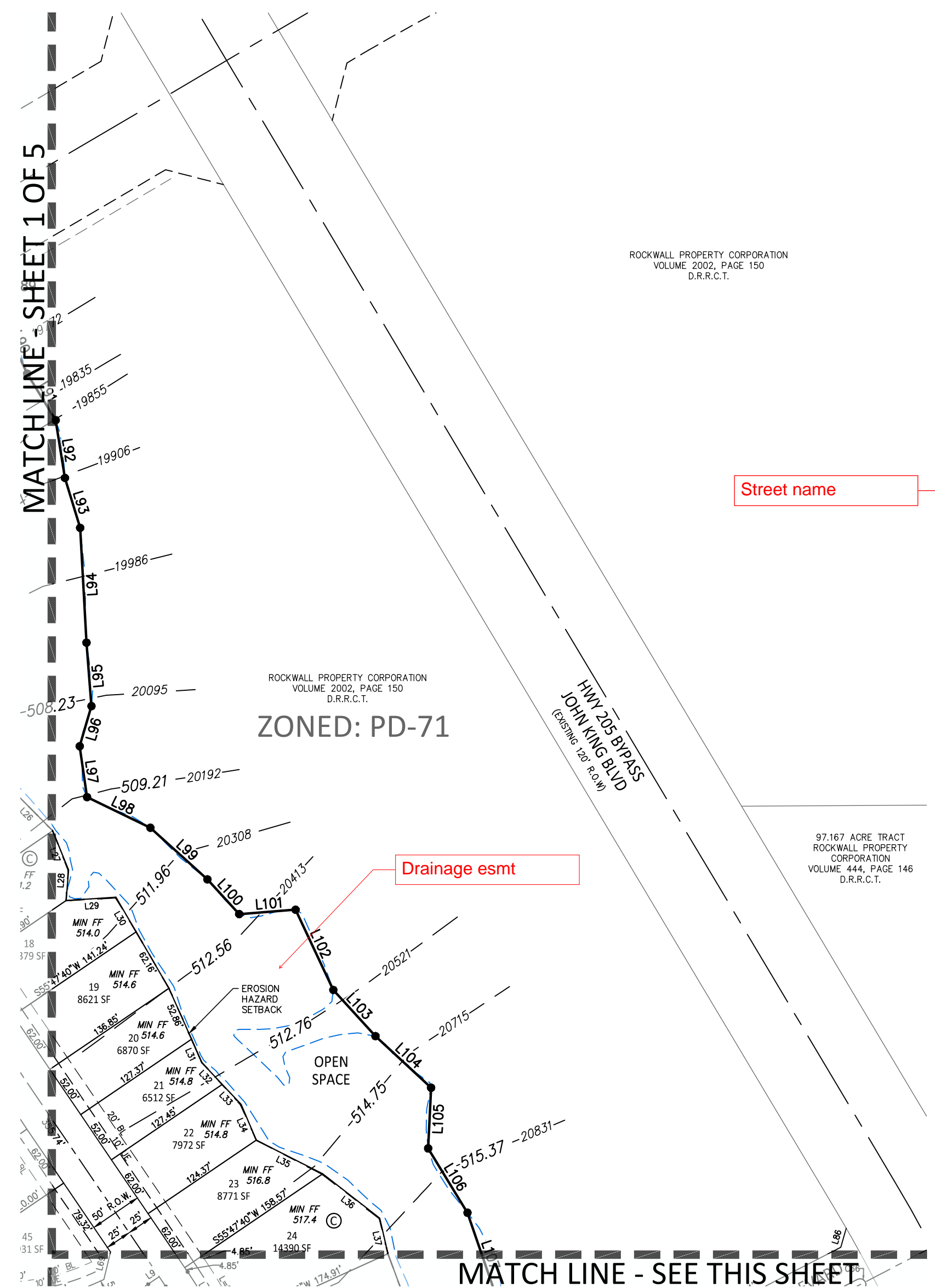
P2022-047
February 27, 2023
EXIST. ZONING: PD-71
LAND USE: SF
SHEET 3 OF 5



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ROCKWALL PROPERTY CORPORATION
VOLUME 2002, PAGE 150
D.R.R.C.T.

ROCKWALL PROPERTY CORPORATION
VOLUME 2002, PAGE 150
D.R.R.C.T.

97.167 ACRE TRACT
ROCKWALL PROPERTY CORPORATION
VOLUME 444, PAGE 146
D.R.R.C.T.

F&F HOLDINGS I, LTD.
DOCUMENT NO. 2020000031089
D.R.R.C.T.

ROBERT O. DILLENDER and wife,
SHERRY DILLENDER
VOLUME 3356, PAGE 177
D.R.R.C.T.

MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE THIS SHEET

ZONED: PD-71

Street name

Drainage esmt

Drainage esmt

Show area with flume
as a drainage
easement inside open
space

527.65-Must be 2'
above 525.65

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L1 | 65.23 | S2° 04' 28"E |
| L2 | 25.00 | N1° 14' 53"W |
| L3 | 15.39 | S22° 50' 48"W |
| L4 | 86.48 | S88° 27' 55"E |
| L5 | 77.75 | S20° 01' 20"E |
| L6 | 44.07 | N27° 24' 26"W |
| L7 | 61.64 | S0° 49' 24"W |
| L8 | 113.76 | S88° 27' 55"E |
| L9 | 12.44 | N55° 47' 40"E |
| L10 | 17.00 | N88° 22' 04"W |
| L11 | 15.84 | S88° 20' 48"W |
| L12 | 15.84 | N88° 20' 48"E |
| L13 | 28.74 | N47° 26' 59"W |
| L14 | 62.09 | S88° 20' 48"W |
| L15 | 12.72 | S21° 51' 16"W |
| L16 | 27.29 | S46° 30' 22"W |
| L17 | 19.00 | N30° 30' 04"W |
| L18 | 16.52 | N46° 40' 48"E |
| L19 | 25.17 | N56° 06' 27"W |
| L20 | 10.61 | N24° 28' 52"W |
| L21 | 25.42 | S59° 30' 28"W |
| L22 | 46.54 | S88° 13' 03"W |
| L23 | 32.84 | S70° 54' 01"W |
| L24 | 52.00 | S34° 12' 20"E |
| L25 | 52.00 | S34° 12' 20"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L26 | 52.90 | S44° 46' 36"E |
| L27 | 40.25 | S22° 05' 32"E |
| L28 | 29.15 | S4° 49' 15"W |
| L29 | 47.55 | N86° 10' 29"E |
| L30 | 38.04 | S30° 09' 15"E |
| L31 | 24.20 | S23° 52' 46"E |
| L32 | 28.53 | S43° 06' 53"E |
| L33 | 26.13 | S43° 06' 53"E |
| L34 | 36.88 | S23° 03' 47"E |
| L35 | 70.81 | S63° 05' 21"E |
| L36 | 68.69 | S52° 08' 24"E |
| L37 | 34.60 | S12° 49' 43"E |
| L38 | 22.92 | S3° 57' 54"E |
| L39 | 34.78 | S28° 45' 30"W |
| L40 | 13.63 | S6° 02' 04"E |
| L41 | 67.86 | S6° 02' 04"E |
| L42 | 39.95 | N39° 43' 05"W |
| L43 | 53.70 | N11° 48' 15"W |
| L44 | 77.80 | N16° 57' 28"E |
| L45 | 1.85 | N0° 25' 39"E |
| L46 | 10.59 | N60° 00' 26"W |
| L47 | 15.15 | N87° 11' 23"W |
| L48 | 23.50 | N54° 21' 56"W |
| L49 | 10.61 | S22° 52' 40"E |
| L50 | 23.23 | N24° 23' 30"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L51 | 17.07 | S55° 41' 52"W |
| L52 | 51.81 | S55° 41' 52"W |
| L53 | 28.28 | N27° 24' 26"W |
| L54 | 24.65 | N75° 10' 57"E |
| L55 | 4.27 | N1° 32' 05"E |
| L56 | 36.65 | N89° 07' 35"E |
| L57 | 28.20 | N46° 29' 00"W |
| L58 | 14.37 | S88° 20' 48"W |
| L59 | 15.62 | N86° 17' 18"E |
| L60 | 27.57 | S43° 31' 00"W |
| L61 | 33.86 | S1° 18' 48"E |
| L62 | 26.98 | S43° 39' 22"E |
| L63 | 29.47 | S46° 12' 57"W |
| L64 | 6.69 | S88° 45' 07"W |
| L65 | 28.44 | S88° 45' 07"W |
| L66 | 37.31 | N67° 20' 11"W |
| L67 | 25.61 | N15° 58' 42"E |
| L68 | 30.30 | N74° 58' 04"W |
| L69 | 26.83 | N13° 40' 06"E |
| L70 | 28.46 | N74° 48' 07"W |
| L71 | 32.36 | N20° 01' 20"W |
| L72 | 27.66 | N26° 13' 25"E |
| L73 | 32.36 | S20° 01' 20"E |
| L74 | 27.66 | N66° 16' 04"W |
| L75 | 28.28 | N17° 35' 38"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L76 | 27.89 | N73° 13' 08"W |
| L77 | 28.11 | N46° 10' 45"E |
| L78 | 3.88 | S88° 27' 55"E |
| L79 | 17.93 | S88° 27' 55"E |
| L80 | 28.85 | S44° 37' 42"E |
| L81 | 27.70 | N45° 22' 18"E |
| L82 | 27.71 | N45° 22' 02"E |
| L83 | 28.90 | N44° 43' 30"W |
| L84 | 28.31 | S46° 35' 01"W |
| L85 | 49.54 | N62° 35' 34"E |
| L86 | 18.92 | N16° 08' 24"E |
| L87 | 18.46 | S70° 57' 16"E |
| L88 | 35.86 | N62° 35' 34"E |
| L89 | 40.60 | S69° 21' 48"E |
| L90 | 64.89 | S25° 06' 25"E |
| L91 | 51.80 | S31° 25' 37"E |
| L92 | 55.61 | S9° 09' 13"E |
| L93 | 49.61 | S16° 55' 05"E |
| L94 | 109.33 | S3° 11' 20"E |
| L95 | 60.49 | S4° 27' 24"E |
| L96 | 39.76 | S16° 19' 49"W |
| L97 | 48.89 | S8° 12' 45"E |
| L98 | 66.87 | S64° 09' 47"E |
| L99 | 73.04 | S47° 50' 45"E |
| L100 | 44.81 | S42° 29' 55"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L101 | 53.72 | N85° 31' 53"E |
| L102 | 84.31 | S25° 10' 09"E |
| L103 | 59.42 | S47° 22' 14"E |
| L104 | 72.07 | S47° 09' 28"E |
| L105 | 57.76 | S2° 46' 29"W |
| L106 | 71.66 | S31° 26' 15"E |
| L107 | 88.10 | S18° 53' 46"E |
| L108 | 110.02 | S11° 41' 53"E |
| L109 | 34.88 | S53° 25' 21"W |
| L110 | 44.84 | S20° 12' 22"E |
| L111 | 90.02 | S79° 08' 23"E |
| L112 | 62.92 | S56° 28' 11"E |
| L113 | 28.55 | S87° 49' 07"E |
| L114 | 28.02 | S5° 58' 08"W |
| L115 | 46.33 | S10° 07' 55"E |
| L116 | 88.76 | S10° 56' 13"E |
| L117 | 66.83 | S42° 32' 37"E |
| L118 | 37.66 | S5° 48' 00"W |
| L119 | 115.84 | S27° 06' 51"E |
| L120 | 93.26 | S36° 05' 07"E |
| L121 | 144.51 | S9° 53' 27"E |
| L122 | 201.44 | N0° 37' 07"W |
| L123 | 27.70 | N42° 28' 16"E |
| L124 | 220.14 | S62° 35' 34"W |
| L125 | 220.14 | N62° 35' 34"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 AND DETENTION AREAS 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.

7. Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

9. All non-standard decorative street signs, light poles, hardware, attachments, foundations, etc. shall be owned, maintained, repaired, and replaced by HOA.

Make sure that the General Notes encompass the required general note stated in the Subdivision Ordinance Section 38-7: Subdivision and Platting Procedures...

(b)General Notes. The following General Notes shall be provided on all subdivision plats:

(1)Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2)Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3)Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4)Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

| Curve Table | | | | | |
|-------------|--------|--------|------------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C1 | 40.71 | 300.00 | 007°46'27" | 40.67 | S05° 57' 41"E |
| C2 | 48.41 | 325.00 | 008°32'06" | 48.37 | N05° 34' 51"W |
| C3 | 218.57 | 250.00 | 050°05'31" | 211.67 | N23° 43' 57"E |
| C4 | 157.49 | 250.00 | 036°05'37" | 154.90 | S30° 43' 54"W |
| C5 | 188.19 | 988.00 | 010°54'48" | 187.90 | S07° 13' 41"W |
| C6 | 18.94 | 300.00 | 003°37'01" | 18.93 | N89° 26' 22"W |
| C7 | 133.38 | 500.00 | 015°17'05" | 132.99 | N84° 43' 36"E |
| C8 | 136.19 | 540.00 | 014°27'02" | 135.83 | S84° 18' 34"W |
| C9 | 150.33 | 250.00 | 034°27'13" | 148.08 | N74° 18' 29"E |
| C10 | 92.99 | 250.00 | 021°18'43" | 92.46 | S77° 48' 33"E |
| C11 | 33.15 | 35.00 | 054°15'35" | 31.92 | N61° 20' 07"W |
| C12 | 149.06 | 355.00 | 024°03'27" | 147.97 | N22° 10' 36"W |
| C13 | 72.38 | 420.00 | 009°52'27" | 72.29 | S15° 05' 06"E |
| C14 | 56.40 | 35.00 | 092°19'34" | 50.49 | S45° 22' 18"W |
| C15 | 419.26 | 830.00 | 028°56'31" | 414.82 | N77° 03' 50"E |
| C16 | 283.31 | 575.00 | 028°13'51" | 280.46 | N13° 17' 31"W |
| C17 | 55.41 | 35.00 | 090°42'41" | 49.80 | N46° 10' 45"E |
| C18 | 32.42 | 300.00 | 006°11'30" | 32.40 | S85° 22' 10"E |
| C19 | 32.42 | 300.00 | 006°11'30" | 32.40 | N85° 22' 10"W |
| C20 | 11.42 | 250.00 | 002°37'02" | 11.42 | S00° 19' 26"W |
| C21 | 476.36 | 295.00 | 092°31'11" | 426.26 | S45° 16' 30"W |
| C22 | 155.95 | 250.00 | 035°44'25" | 153.43 | N73° 39' 53"E |
| C23 | 37.39 | 57.00 | 037°35'14" | 36.73 | N24° 42' 01"W |
| C24 | 26.75 | 20.50 | 074°45'45" | 24.89 | S53° 52' 00"E |
| C25 | 87.50 | 57.50 | 087°11'25" | 79.30 | S03° 07' 58"W |
| C26 | 6.02 | 20.50 | 016°49'29" | 6.00 | S80° 20' 23"W |
| C27 | 20.52 | 325.00 | 003°37'01" | 20.51 | N89° 26' 22"W |
| C28 | 17.36 | 275.00 | 003°37'01" | 17.36 | N89° 26' 22"W |
| C29 | 23.52 | 475.00 | 002°50'15" | 23.52 | S89° 02' 59"E |
| C30 | 26.44 | 525.00 | 002°53'07" | 26.43 | N89° 04' 25"W |
| C31 | 6.45 | 10.00 | 036°58'24" | 6.34 | S84° 23' 43"W |
| C32 | 197.67 | 57.50 | 196°58'07" | 113.74 | S79° 23' 05"W |
| C33 | 14.23 | 10.00 | 081°33'24" | 13.06 | S42° 54' 34"E |

| Curve Table | | | | | |
|-------------|--------|--------|------------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C34 | 5.86 | 10.00 | 033°33'26" | 5.77 | N74° 45' 22"E |
| C35 | 91.30 | 50.00 | 104°37'28" | 79.14 | N69° 42' 37"W |
| C36 | 5.86 | 10.00 | 033°33'26" | 5.77 | S17° 25' 37"E |
| C37 | 5.31 | 10.00 | 030°26'20" | 5.25 | N16° 00' 39"W |
| C38 | 52.11 | 50.00 | 059°42'56" | 49.78 | S10° 30' 31"W |
| C39 | 6.46 | 10.00 | 036°59'16" | 6.34 | S69° 58' 17"E |
| C40 | 54.94 | 200.00 | 015°44'26" | 54.77 | N54° 43' 21"E |
| C41 | 54.94 | 200.00 | 015°44'26" | 54.77 | S54° 43' 21"W |
| C42 | 54.94 | 200.00 | 015°44'26" | 54.77 | N70° 27' 47"E |
| C43 | 54.94 | 200.00 | 015°44'26" | 54.77 | S70° 27' 47"W |
| C44 | 5.86 | 10.00 | 033°33'26" | 5.77 | S15° 57' 19"E |
| C45 | 44.29 | 50.00 | 050°44'52" | 42.85 | N43° 56' 11"E |
| C46 | 4.70 | 10.00 | 026°55'00" | 4.65 | S75° 00' 25"E |
| C47 | 29.72 | 275.00 | 006°11'30" | 29.70 | S85° 22' 10"E |
| C48 | 33.38 | 325.00 | 005°53'06" | 33.37 | N85° 12' 58"W |
| C49 | 1.74 | 325.00 | 000°18'24" | 1.74 | N88° 18' 43"W |
| C50 | 35.12 | 325.00 | 006°11'30" | 35.10 | S85° 22' 10"E |
| C51 | 19.08 | 275.00 | 003°58'28" | 19.07 | N84° 15' 39"W |
| C52 | 10.64 | 275.00 | 002°13'02" | 10.64 | N87° 21' 24"W |
| C53 | 13.15 | 20.50 | 036°44'50" | 12.92 | S16° 44' 29"E |
| C54 | 176.43 | 57.50 | 175°48'22" | 114.92 | S17° 42' 07"E |
| C55 | 15.17 | 20.50 | 042°24'46" | 14.83 | N48° 59' 41"E |
| C56 | 305.56 | 700.00 | 025°00'38" | 303.14 | N11° 53' 11"E |
| C57 | 20.94 | 20.00 | 060°00'00" | 20.00 | S61° 39' 12"E |
| C58 | 5.24 | 5.00 | 060°00'00" | 5.00 | S01° 39' 12"E |
| C59 | 20.94 | 20.00 | 060°00'00" | 20.00 | S58° 20' 48"W |
| C60 | 20.94 | 20.00 | 060°00'00" | 20.00 | N61° 39' 12"W |
| C61 | 5.24 | 5.00 | 060°00'00" | 5.00 | N01° 39' 12"W |
| C62 | 20.94 | 20.00 | 060°00'00" | 20.00 | N58° 20' 48"E |
| C63 | 5.45 | 2.00 | 156°14'49" | 3.91 | S27° 24' 26"E |
| C64 | 34.31 | 165.50 | 011°52'36" | 34.24 | S56° 39' 16"W |
| C65 | 34.31 | 165.50 | 011°52'36" | 34.24 | N68° 31' 52"E |
| C66 | 17.28 | 5.50 | 180°00'00" | 11.00 | N27° 24' 26"W |

**FINAL PLAT
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SF

144 SINGLE FAMILY LOTS AND
12 OPEN SPACE LOTS

SITUATED WITHIN

TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183

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

P2022-047

February 24, 2023

EXIST. ZONING: PD-71

LAND USE: SF

SHEET 4 OF 5

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

Engineer/Surveyor:
Johnson Volk Consulting, Inc.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd, Rockwall, TX 75087

SUBDIVISION Park Hills : ABS A0183, G W Redlin Tract 1, 6-1, 6 LOT BLOCK

GENERAL LOCATION Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development PD-97 CURRENT USE Planned Development PD-97

PROPOSED ZONING PROPOSED USE

ACREAGE 65.309 LOTS [CURRENT] 152 LOTS [PROPOSED]

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Qualico Developments (US), Inc.

APPLICANT Michael Joyce Properties

CONTACT PERSON John Vick

CONTACT PERSON Meredith Joyce

ADDRESS 6950 TPC Drive, Suite 350

ADDRESS 767 Justin Road

CITY, STATE & ZIP McKinney, TX 75070

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 469-769-6150

PHONE 512-694-6394

E-MAIL John.Vick@qualico.com

E-MAIL meredith@michaeljoyceproperties.com

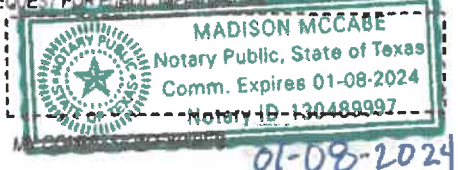
NOTARY VERIFICATION [REQUIRED]

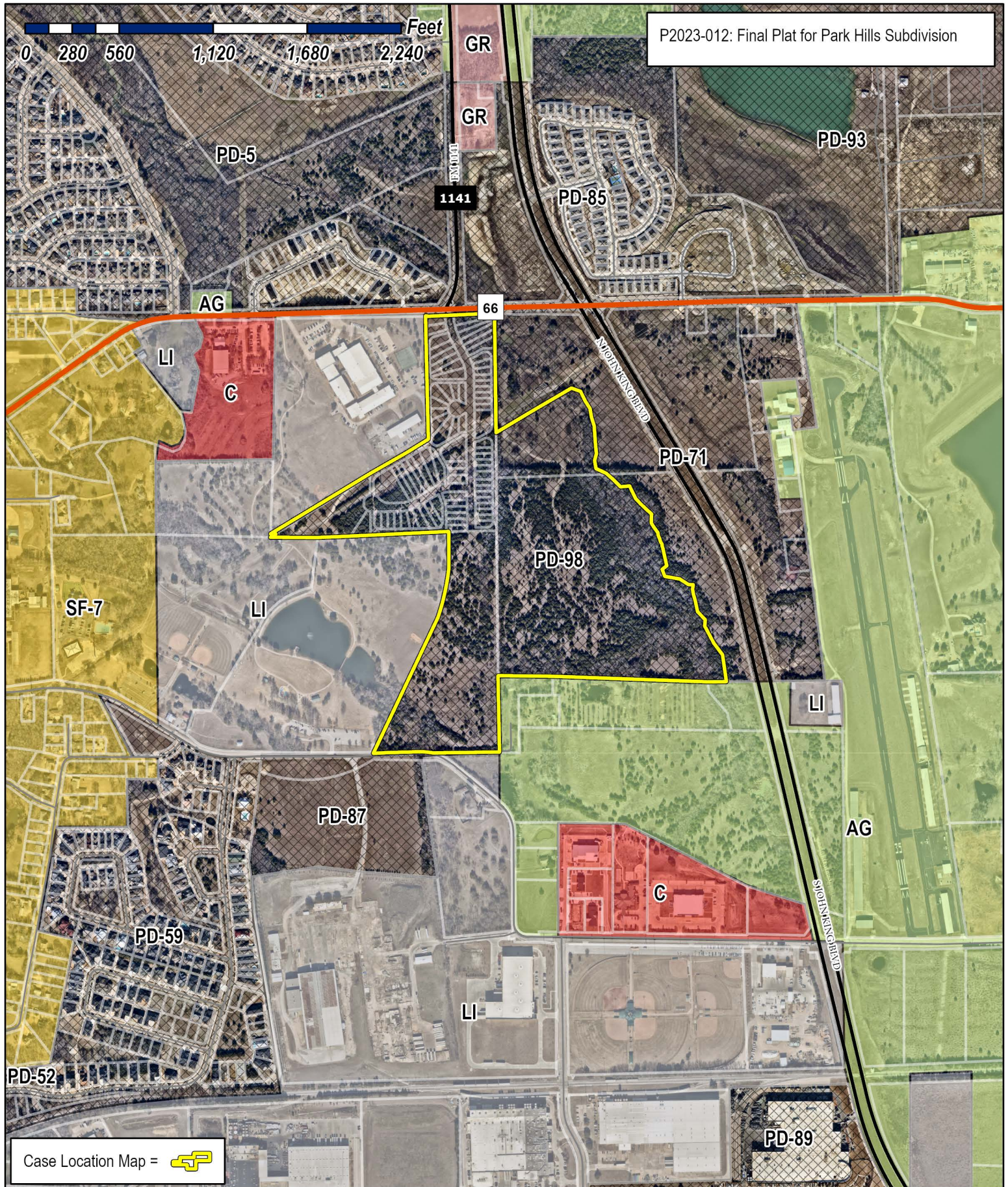
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1606.48 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th 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 16 DAY OF March 2023

OWNER'S SIGNATURE John Vick
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Madison McCabe





P2023-012: Final Plat for Park Hills Subdivision

Case Location Map = 

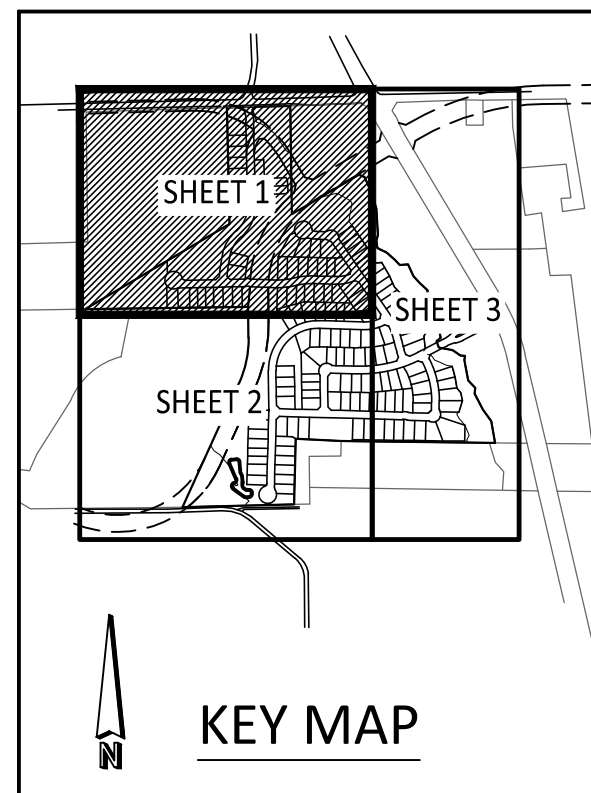


City of Rockwall

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.





WHITTLE HIGHLANDS
VOLUME 2019, PAGE 23024
D.R.R.C.T.

N: 7029765.69
E: 2599223.78
N18°47'43"E 16,359.13' TO
CITY MONUMENT #11

CTDIGLAND LLC
VOLUME 2017, PAGE 22708
D.R.R.C.T.

STATE HIGHWAY NO. 66
(EXISTING 60' R.O.W.)

POINT OF BEGINNING

N88°29'03"E 411.45'

ZONED: PD-71

MATCH LINE - SHEET 4 OF 5

ZONED: LI

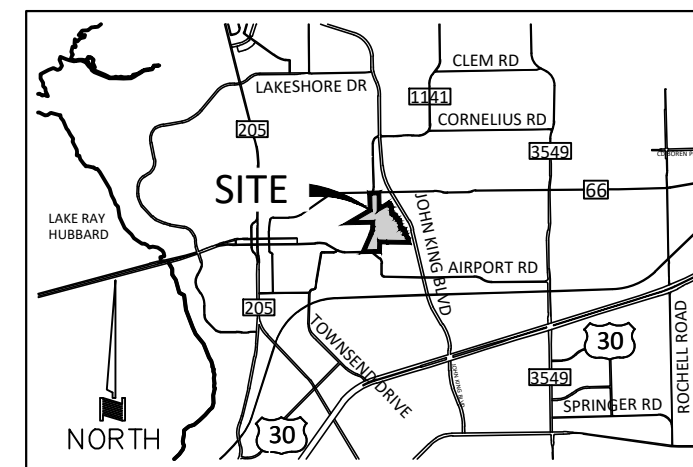
ROCKWALL INDEPENDENT SCHOOL DISTRICT
VOLUME 105, PAGE 153
D.R.R.C.T.

50' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 558, PG. 88
D.R.R.C.T.

TEXAS POWER & LIGHT EASEMENT
VOL. 178, PG. 928
D.R.R.C.T.

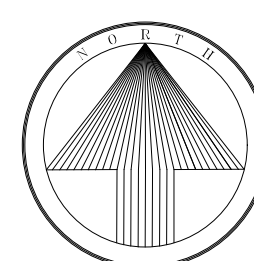
OPEN SPACE
PARKLAND
DEDICATION TO
CITY OF ROCKWALL

MATCH LINE - SHEET 2 OF 5



VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VAM Visibility Easement
P.R.R.C.T.= Plat Records of Rockwall County, Texas
D.R.R.C.T.= Deed Records of Rockwall County, Texas



SCALE 1" = 100'

**FINAL PLAT
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SF
144 SINGLE FAMILY LOTS AND
12 OPEN SPACE LOTS
SITUATED WITHIN
TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**

P2022-047
February 27, 2023
EXIST. ZONING: PD-71
LAND USE: SF
SHEET 1 OF 5

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

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

**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

589 10 20 W 27.57'

MATCH LINE - SHEET 1 OF 5

MUNICIPAL PARK ADDITION
CABINET B, SLIDE 49
P.R.R.C.T.

CITY OF ROCKWALL
VOLUME 2163, PAGE 96
D.R.R.C.T.

ZONED: LI

APPROXIMATE LOCATION
100 YR FLOOD LIMIT

20' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 756, PG. 277
D.R.R.C.T.

110' R.O.W.
RESERVATION FOR FUT. FOOT
ROADWAY

FUTURE S.H. 66
(VARIABLE P.C.O.W.)

20' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 551, PG. 308
D.R.R.C.T.

20' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 812, PG. 29
D.R.R.C.T.

EROSION HAZARD
SETBACK

30' LANDSCAPE
BUFFER

DETENTION POND

PARKLAND VALLEY

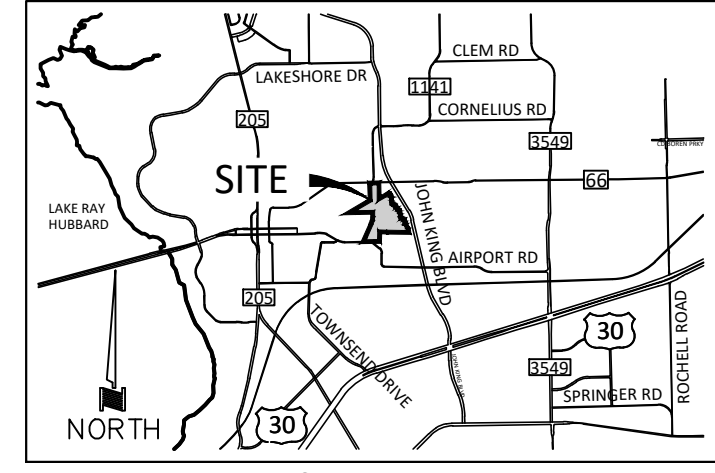
PARK HILLS BOULEVARD

OVERHILL DRIVE

ZONED: AG

D. RICHARD DEVENNEY AND WIFE,
DIANA DEVENNEY
VOLUME 165, PAGE 116
D.R.R.C.T.

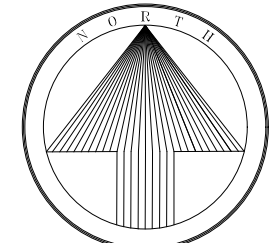
N: 7027182.77
E: 2599659.86
N26°54'26"E 14,685.16' TO
CITY MONUMENT #11



VICINITY MAP
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VAM Visibility Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas

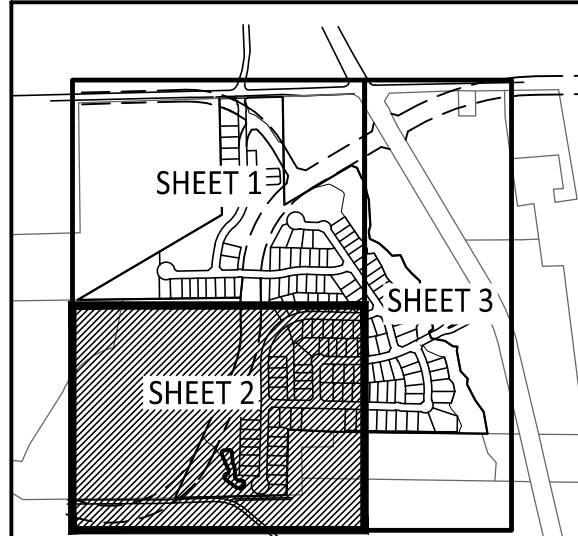


SCALE 1" = 100'

FINAL PLAT PARK HILLS

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SF
144 SINGLE FAMILY LOTS AND
12 OPEN SPACE LOTS
SITUATED WITHIN
TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-047
February 27, 2023
EXIST. ZONING: PD-71
LAND USE: SF
SHEET 2 OF 5

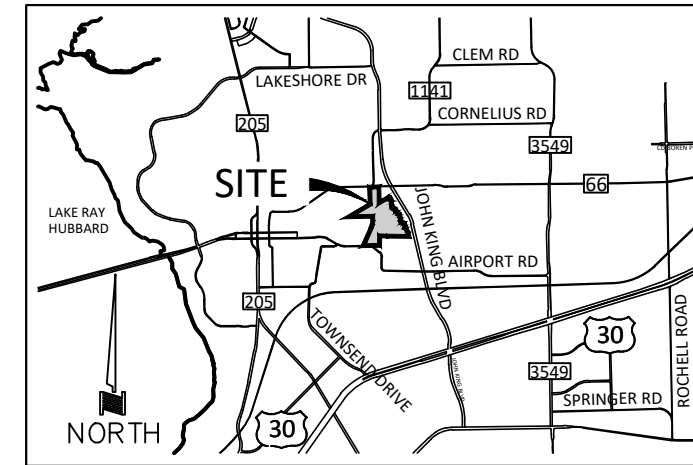


KEY MAP

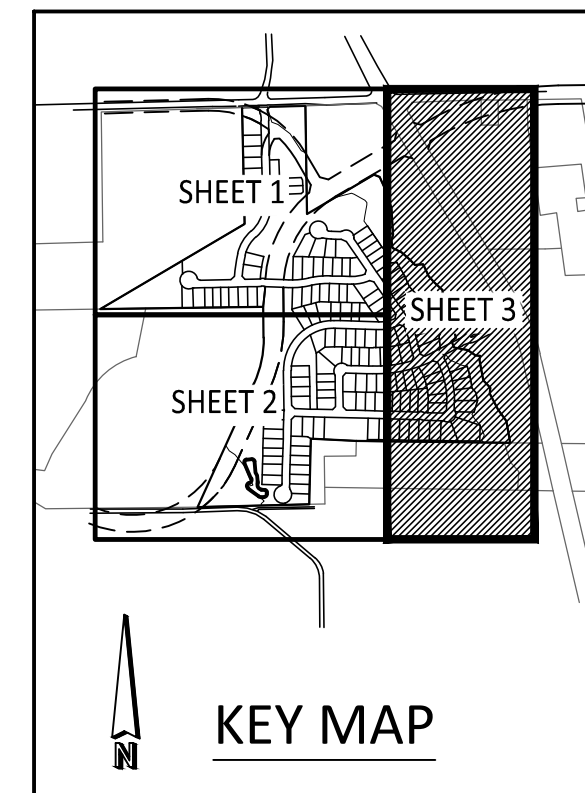
Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

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

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

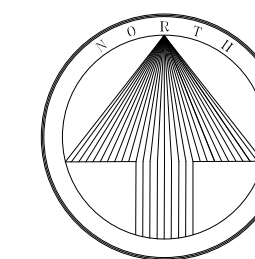


VICINITY MAP
N.T.S.



KEY MAP

- 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.
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SCALE 1" = 100'

**FINAL PLAT
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
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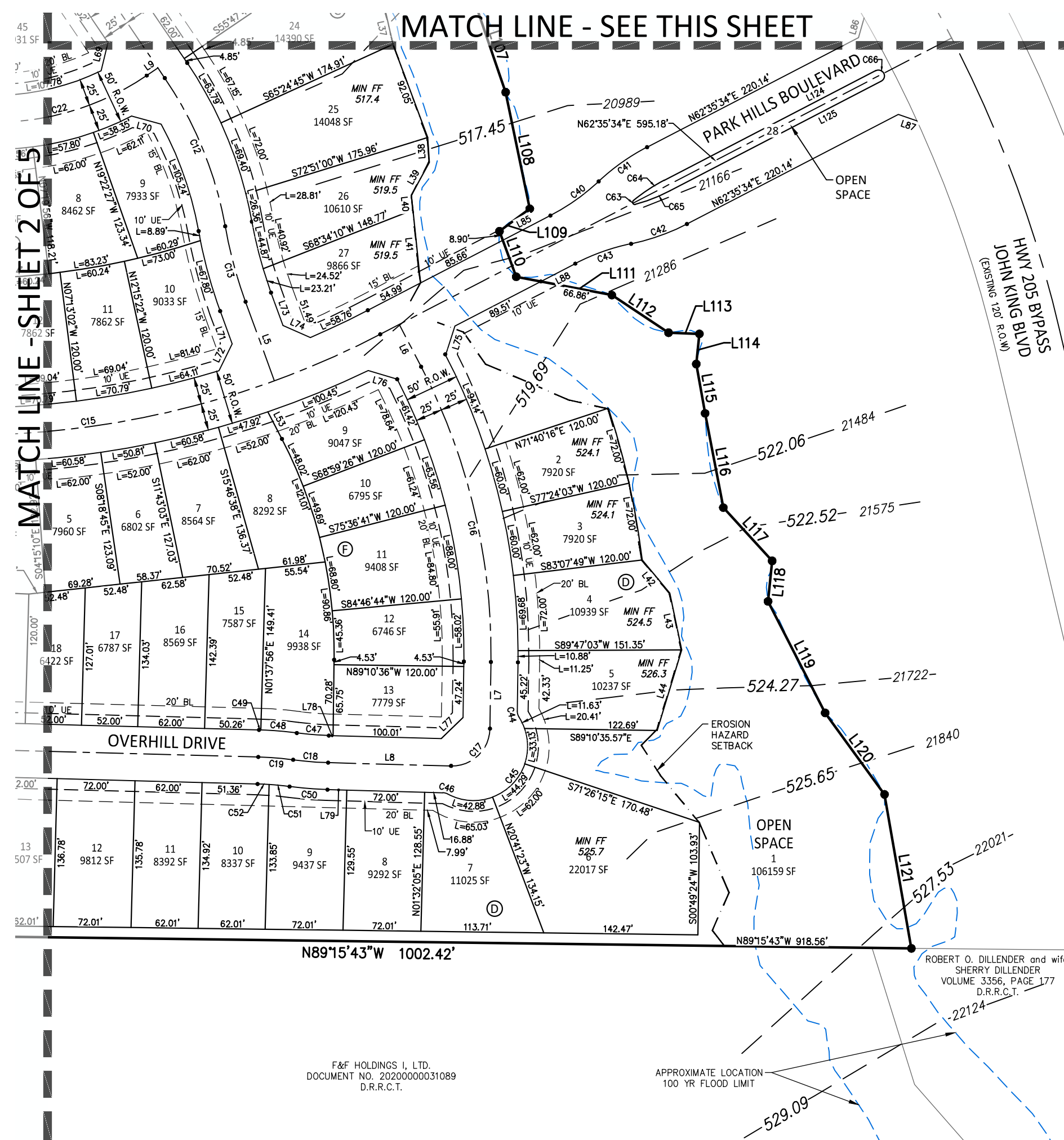
144 SINGLE FAMILY LOTS AND
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GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-047
February 27, 2023
EXIST. ZONING: PD-71
LAND USE: SF
SHEET 3 OF 5

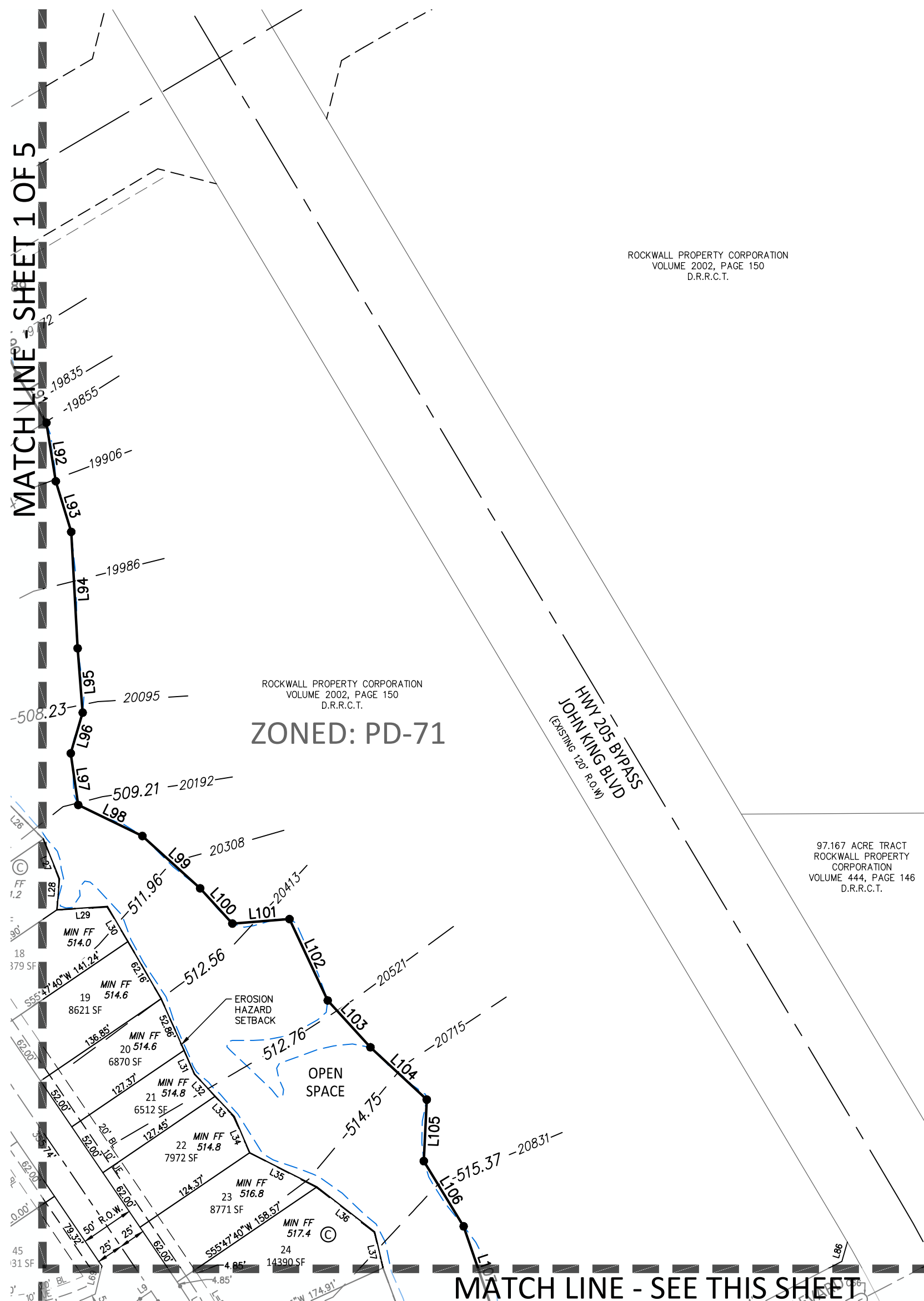


JBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



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704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE



ZONED: PD-71

ROCKWALL PROPERTY CORPORATION
VOLUME 2002, PAGE 150
D.R.R.C.T.

97.167 ACRE TRACT
ROCKWALL PROPERTY CORPORATION
VOLUME 444, PAGE 146
D.R.R.C.T.

ROBERT O. DILLENDER and wife,
SHERRY DILLENDER
VOLUME 3356, PAGE 177
D.R.R.C.T.

F&F HOLDINGS I, LTD.
DOCUMENT NO. 2020000031089
D.R.R.C.T.

APPROXIMATE LOCATION
100 YR FLOOD LIMIT

MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE THIS SHEET

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L1 | 65.23 | S2° 04' 28"E |
| L2 | 25.00 | N1° 14' 53"W |
| L3 | 15.39 | S22° 50' 48"W |
| L4 | 86.48 | S88° 27' 55"E |
| L5 | 77.75 | S20° 01' 20"E |
| L6 | 44.07 | N27° 24' 26"W |
| L7 | 61.64 | S0° 49' 24"W |
| L8 | 113.76 | S88° 27' 55"E |
| L9 | 12.44 | N55° 47' 40"E |
| L10 | 17.00 | N88° 22' 04"W |
| L11 | 15.84 | S88° 20' 48"W |
| L12 | 15.84 | N88° 20' 48"E |
| L13 | 28.74 | N47° 26' 59"W |
| L14 | 62.09 | S88° 20' 48"W |
| L15 | 12.72 | S21° 51' 16"W |
| L16 | 27.29 | S46° 30' 22"W |
| L17 | 19.00 | N30° 30' 04"W |
| L18 | 16.52 | N46° 40' 48"E |
| L19 | 25.17 | N56° 06' 27"W |
| L20 | 10.61 | N24° 28' 52"W |
| L21 | 25.42 | S59° 30' 28"W |
| L22 | 46.54 | S88° 13' 03"W |
| L23 | 32.84 | S70° 54' 01"W |
| L24 | 52.00 | S34° 12' 20"E |
| L25 | 52.00 | S34° 12' 20"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L26 | 52.90 | S44° 46' 36"E |
| L27 | 40.25 | S22° 05' 32"E |
| L28 | 29.15 | S4° 49' 15"W |
| L29 | 47.55 | N86° 10' 29"E |
| L30 | 38.04 | S30° 09' 15"E |
| L31 | 24.20 | S23° 52' 46"E |
| L32 | 28.53 | S43° 06' 53"E |
| L33 | 26.13 | S43° 06' 53"E |
| L34 | 36.88 | S23° 03' 47"E |
| L35 | 70.81 | S63° 05' 21"E |
| L36 | 68.69 | S52° 08' 24"E |
| L37 | 34.60 | S12° 49' 43"E |
| L38 | 22.92 | S3° 57' 54"E |
| L39 | 34.78 | S28° 45' 30"W |
| L40 | 13.63 | S6° 02' 04"E |
| L41 | 67.86 | S6° 02' 04"E |
| L42 | 39.95 | N39° 43' 05"W |
| L43 | 53.70 | N11° 48' 15"W |
| L44 | 77.80 | N16° 57' 28"E |
| L45 | 1.85 | N0° 25' 39"E |
| L46 | 10.59 | N60° 00' 26"W |
| L47 | 15.15 | N87° 11' 23"W |
| L48 | 23.50 | N54° 21' 56"W |
| L49 | 10.61 | S22° 52' 40"E |
| L50 | 23.23 | N24° 23' 30"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L51 | 17.07 | S55° 41' 52"W |
| L52 | 51.81 | S55° 41' 52"W |
| L53 | 28.28 | N27° 24' 26"W |
| L54 | 24.65 | N75° 10' 57"E |
| L55 | 4.27 | N1° 32' 05"E |
| L56 | 36.65 | N89° 07' 35"E |
| L57 | 28.20 | N46° 29' 00"W |
| L58 | 14.37 | S88° 20' 48"W |
| L59 | 15.62 | N86° 17' 18"E |
| L60 | 27.57 | S43° 31' 00"W |
| L61 | 33.86 | S1° 18' 48"E |
| L62 | 26.98 | S43° 39' 22"E |
| L63 | 29.47 | S46° 12' 57"W |
| L64 | 6.69 | S88° 45' 07"W |
| L65 | 28.44 | S88° 45' 07"W |
| L66 | 37.31 | N67° 20' 11"W |
| L67 | 25.61 | N15° 58' 42"E |
| L68 | 30.30 | N74° 58' 04"W |
| L69 | 26.83 | N13° 40' 06"E |
| L70 | 28.46 | N74° 48' 07"W |
| L71 | 32.36 | N20° 01' 20"W |
| L72 | 27.66 | N26° 13' 25"E |
| L73 | 32.36 | S20° 01' 20"E |
| L74 | 27.66 | N66° 16' 04"W |
| L75 | 28.28 | N17° 35' 38"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L76 | 27.89 | N73° 13' 08"W |
| L77 | 28.11 | N46° 10' 45"E |
| L78 | 3.88 | S88° 27' 55"E |
| L79 | 17.93 | S88° 27' 55"E |
| L80 | 28.85 | S44° 37' 42"E |
| L81 | 27.70 | N45° 22' 18"E |
| L82 | 27.71 | N45° 22' 02"E |
| L83 | 28.90 | N44° 43' 30"W |
| L84 | 28.31 | S46° 35' 01"W |
| L85 | 49.54 | N62° 35' 34"E |
| L86 | 18.92 | N16° 08' 24"E |
| L87 | 18.46 | S70° 57' 16"E |
| L88 | 35.86 | N62° 35' 34"E |
| L89 | 40.60 | S69° 21' 48"E |
| L90 | 64.89 | S25° 06' 25"E |
| L91 | 51.80 | S31° 25' 37"E |
| L92 | 55.61 | S9° 09' 13"E |
| L93 | 49.61 | S16° 55' 05"E |
| L94 | 109.33 | S3° 11' 20"E |
| L95 | 60.49 | S4° 27' 24"E |
| L96 | 39.76 | S16° 19' 49"W |
| L97 | 48.89 | S8° 12' 45"E |
| L98 | 66.87 | S64° 09' 47"E |
| L99 | 73.04 | S47° 50' 45"E |
| L100 | 44.81 | S42° 29' 55"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L101 | 53.72 | N85° 31' 53"E |
| L102 | 84.31 | S25° 10' 09"E |
| L103 | 59.42 | S42° 22' 14"E |
| L104 | 72.07 | S47° 09' 28"E |
| L105 | 57.76 | S2° 46' 29"W |
| L106 | 71.66 | S31° 26' 15"E |
| L107 | 88.10 | S18° 53' 46"E |
| L108 | 110.02 | S11° 41' 53"E |
| L109 | 34.88 | S53° 25' 21"W |
| L110 | 44.84 | S20° 12' 22"E |
| L111 | 90.02 | S79° 08' 23"E |
| L112 | 62.92 | S56° 28' 11"E |
| L113 | 28.55 | S87° 49' 07"E |
| L114 | 28.02 | S5° 58' 08"W |
| L115 | 46.33 | S10° 07' 55"E |
| L116 | 88.76 | S10° 56' 13"E |
| L117 | 66.83 | S42° 32' 37"E |
| L118 | 37.66 | S5° 48' 00"W |
| L119 | 115.84 | S27° 06' 51"E |
| L120 | 93.26 | S36° 05' 07"E |
| L121 | 144.51 | S9° 53' 27"E |
| L122 | 201.44 | N0° 37' 07"W |
| L123 | 27.70 | N42° 28' 16"E |
| L124 | 220.14 | S62° 35' 34"W |
| L125 | 220.14 | N62° 35' 34"E |

| Curve Table | | | | | |
|-------------|--------|--------|------------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C1 | 40.71 | 300.00 | 007°46'27" | 40.67 | S05° 57' 41"E |
| C2 | 48.41 | 325.00 | 008°32'06" | 48.37 | N05° 34' 51"W |
| C3 | 218.57 | 250.00 | 050°05'31" | 211.67 | N23° 43' 57"E |
| C4 | 157.49 | 250.00 | 036°05'37" | 154.90 | S30° 43' 54"W |
| C5 | 188.19 | 988.00 | 010°54'48" | 187.90 | S07° 13' 41"W |
| C6 | 18.94 | 300.00 | 003°37'01" | 18.93 | N89° 26' 22"W |
| C7 | 133.38 | 500.00 | 015°17'05" | 132.99 | N84° 43' 36"E |
| C8 | 136.19 | 540.00 | 014°27'02" | 135.83 | S84° 18' 34"W |
| C9 | 150.33 | 250.00 | 034°27'13" | 148.08 | N74° 18' 29"E |
| C10 | 92.99 | 250.00 | 021°18'43" | 92.46 | S77° 48' 33"E |
| C11 | 33.15 | 35.00 | 054°15'35" | 31.92 | N61° 20' 07"W |
| C12 | 149.06 | 355.00 | 024°03'27" | 147.97 | N22° 10' 36"W |
| C13 | 72.38 | 420.00 | 009°52'27" | 72.29 | S15° 05' 06"E |
| C14 | 56.40 | 35.00 | 092°19'34" | 50.49 | S45° 22' 18"W |
| C15 | 419.26 | 830.00 | 028°56'31" | 414.82 | N77° 03' 50"E |
| C16 | 283.31 | 575.00 | 028°13'51" | 280.46 | N13° 17' 31"W |
| C17 | 55.41 | 35.00 | 090°42'41" | 49.80 | N46° 10' 45"E |
| C18 | 32.42 | 300.00 | 006°11'30" | 32.40 | S85° 22' 10"E |
| C19 | 32.42 | 300.00 | 006°11'30" | 32.40 | N85° 22' 10"W |
| C20 | 11.42 | 250.00 | 002°37'02" | 11.42 | S00° 19' 26"W |
| C21 | 476.36 | 295.00 | 092°31'11" | 426.26 | S45° 16' 30"W |
| C22 | 155.95 | 250.00 | 035°44'25" | 153.43 | N73° 39' 53"E |
| C23 | 37.39 | 57.00 | 037°35'14" | 36.73 | N24° 42' 01"W |
| C24 | 26.75 | 20.50 | 074°45'45" | 24.89 | S53° 52' 00"E |
| C25 | 87.50 | 57.50 | 087°11'25" | 79.30 | S03° 07' 58"W |
| C26 | 6.02 | 20.50 | 016°49'29" | 6.00 | S80° 20' 23"W |
| C27 | 20.52 | 325.00 | 003°37'01" | 20.51 | N89° 26' 22"W |
| C28 | 17.36 | 275.00 | 003°37'01" | 17.36 | N89° 26' 22"W |
| C29 | 23.52 | 475.00 | 002°50'15" | 23.52 | S89° 02' 59"E |
| C30 | 26.44 | 525.00 | 002°53'07" | 26.43 | N89° 04' 25"W |
| C31 | 6.45 | 10.00 | 036°58'24" | 6.34 | S84° 23' 43"W |
| C32 | 197.67 | 57.50 | 196°58'07" | 113.74 | S79° 23' 05"W |
| C33 | 14.23 | 10.00 | 081°33'24" | 13.06 | S42° 54' 34"E |

| Curve Table | | | | | |
|-------------|--------|--------|------------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C34 | 5.86 | 10.00 | 033°33'26" | 5.77 | N74° 45' 22"E |
| C35 | 91.30 | 50.00 | 104°37'28" | 79.14 | N69° 42' 37"W |
| C36 | 5.86 | 10.00 | 033°33'26" | 5.77 | S17° 25' 37"E |
| C37 | 5.31 | 10.00 | 030°26'20" | 5.25 | N16° 00' 39"W |
| C38 | 52.11 | 50.00 | 059°42'56" | 49.78 | S10° 30' 31"W |
| C39 | 6.46 | 10.00 | 036°59'16" | 6.34 | S69° 58' 17"E |
| C40 | 54.94 | 200.00 | 015°44'26" | 54.77 | N54° 43' 21"E |
| C41 | 54.94 | 200.00 | 015°44'26" | 54.77 | S54° 43' 21"W |
| C42 | 54.94 | 200.00 | 015°44'26" | 54.77 | N70° 27' 47"E |
| C43 | 54.94 | 200.00 | 015°44'26" | 54.77 | S70° 27' 47"W |
| C44 | 5.86 | 10.00 | 033°33'26" | 5.77 | S15° 57' 19"E |
| C45 | 44.29 | 50.00 | 050°44'52" | 42.85 | N43° 56' 11"E |
| C46 | 4.70 | 10.00 | 026°55'00" | 4.65 | S75° 00' 25"E |
| C47 | 29.72 | 275.00 | 006°11'30" | 29.70 | S85° 22' 10"E |
| C48 | 33.38 | 325.00 | 005°53'06" | 33.37 | N85° 12' 58"W |
| C49 | 1.74 | 325.00 | 000°18'24" | 1.74 | N88° 18' 43"W |
| C50 | 35.12 | 325.00 | 006°11'30" | 35.10 | S85° 22' 10"E |
| C51 | 19.08 | 275.00 | 003°58'28" | 19.07 | N84° 15' 39"W |
| C52 | 10.64 | 275.00 | 002°13'02" | 10.64 | N87° 21' 24"W |
| C53 | 13.15 | 20.50 | 036°44'50" | 12.92 | S16° 44' 29"E |
| C54 | 176.43 | 57.50 | 175°48'22" | 114.92 | S17° 42' 07"E |
| C55 | 15.17 | 20.50 | 042°24'46" | 14.83 | N48° 59' 41"E |
| C56 | 305.56 | 700.00 | 025°00'38" | 303.14 | N11° 53' 11"E |
| C57 | 20.94 | 20.00 | 060°00'00" | 20.00 | S61° 39' 12"E |
| C58 | 5.24 | 5.00 | 060°00'00" | 5.00 | S01° 39' 12"E |
| C59 | 20.94 | 20.00 | 060°00'00" | 20.00 | S58° 20' 48"W |
| C60 | 20.94 | 20.00 | 060°00'00" | 20.00 | N61° 39' 12"W |
| C61 | 5.24 | 5.00 | 060°00'00" | 5.00 | N01° 39' 12"W |
| C62 | 20.94 | 20.00 | 060°00'00" | 20.00 | N58° 20' 48"E |
| C63 | 5.45 | 2.00 | 156°14'49" | 3.91 | S27° 24' 26"E |
| C64 | 34.31 | 165.50 | 011°52'36" | 34.24 | S56° 39' 16"W |
| C65 | 34.31 | 165.50 | 011°52'36" | 34.24 | N68° 31' 52"E |
| C66 | 17.28 | 5.50 | 180°00'00" | 11.00 | N27° 24' 26"W |

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 AND DETENTION AREAS 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.

FINAL PLAT PARK HILLS

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SF

144 SINGLE FAMILY LOTS AND
12 OPEN SPACE LOTS
SITUATED WITHIN

TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-047

February 24, 2023

EXIST. ZONING: PD-71

LAND USE: SF

SHEET 4 OF 5

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

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

 **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:
65.309 ACRES**

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, 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 State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner;

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 72.07 feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

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

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 2020000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the POINT OF BEGINNING and containing 65.309 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 PARK HILLS 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 PARK HILLS 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 there 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 _____ §

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

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

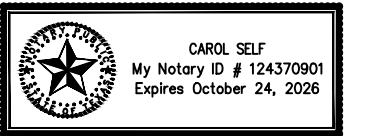
RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

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
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SF
144 SINGLE FAMILY LOTS AND
12 OPEN SPACE LOTS
SITUATED WITHIN

TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-047

March 16, 2023

EXIST. ZONING: PD-71
LAND USE: SF
SHEET 5 OF 5

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

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



Mapcheck 1: PARK HILLS

Closure Summary

Precision, 1 part in: 2641627.87'
Error distance: 0.00'
Error direction: S77°10'07.69"E
Area: 2844874.66 Sq. Ft.
Square area: 2844874.66
Perimeter: 10557.75'

Point of Beginning

Easting: 2599223.78'
Northing: 7029765.69'

Side 1: Line

Direction: N88°29'03"E
Angle: [-091.52 (d)]
Deflection angle: [088.48 (d)]
Distance: 411.45'
Easting: 2599635.08'
Northing: 7029776.57'

Side 2: Line

Direction: S00°56'16"E
Angle: [-089.42 (d)]
Deflection angle: [090.58 (d)]
Distance: 705.40'
Easting: 2599646.63'
Northing: 7029071.26'

Side 3: Line

Direction: N59°30'28"E
Angle: [060.45 (d)]
Deflection angle: [-119.55 (d)]
Distance: 503.69'
Easting: 2600080.66'
Northing: 7029326.85'

Side 4: Line

Direction: S69°21'48"E
Angle: [-128.87 (d)]
Deflection angle: [051.13 (d)]
Distance: 40.60'
Easting: 2600118.65'
Northing: 7029312.54'

Side 5: Line

Direction: S25°06'25"E
Angle: [-135.74 (d)]
Deflection angle: [044.26 (d)]

Distance: 64.89'
Easting: 2600146.19'
Northing: 7029253.78'

Side 6: Line

Direction: S31°25'37"E
Angle: [173.68 (d)]
Deflection angle: [-006.32 (d)]
Distance: 51.80'
Easting: 2600173.20'
Northing: 7029209.58'

Side 7: Line

Direction: S09°09'13"E
Angle: [-157.73 (d)]
Deflection angle: [022.27 (d)]
Distance: 55.61'
Easting: 2600182.04'
Northing: 7029154.68'

Side 8: Line

Direction: S16°55'05"E
Angle: [172.24 (d)]
Deflection angle: [-007.76 (d)]
Distance: 49.61'
Easting: 2600196.48'
Northing: 7029107.21'

Side 9: Line

Direction: S03°11'20"E
Angle: [-166.27 (d)]
Deflection angle: [013.73 (d)]
Distance: 109.33'
Easting: 2600202.56'
Northing: 7028998.05'

Side 10: Line

Direction: S04°27'24"E
Angle: [178.73 (d)]
Deflection angle: [-001.27 (d)]
Distance: 60.49'
Easting: 2600207.26'
Northing: 7028937.75'

Side 11: Line

Direction: S16°19'49"W
Angle: [-159.21 (d)]
Deflection angle: [020.79 (d)]
Distance: 39.76'

Easting: 2600196.08'
Northing: 7028899.59'

Side 12: Line

Direction: S08°12'45"E
Angle: [155.46 (d)]
Deflection angle: [-024.54 (d)]
Distance: 48.89'
Easting: 2600203.06'
Northing: 7028851.20'

Side 13: Line

Direction: S64°09'47"E
Angle: [124.05 (d)]
Deflection angle: [-055.95 (d)]
Distance: 66.87'
Easting: 2600263.25'
Northing: 7028822.06'

Side 14: Line

Direction: S47°50'45"E
Angle: [-163.68 (d)]
Deflection angle: [016.32 (d)]
Distance: 73.04'
Easting: 2600317.40'
Northing: 7028773.04'

Side 15: Line

Direction: S42°29'55"E
Angle: [-174.65 (d)]
Deflection angle: [005.35 (d)]
Distance: 44.81'
Easting: 2600347.67'
Northing: 7028740.00'

Side 16: Line

Direction: N85°31'53"E
Angle: [128.03 (d)]
Deflection angle: [-051.97 (d)]
Distance: 53.72'
Easting: 2600401.23'
Northing: 7028744.19'

Side 17: Line

Direction: S25°10'09"E
Angle: [-110.70 (d)]
Deflection angle: [069.30 (d)]
Distance: 84.31'
Easting: 2600437.08'

Northing: 7028667.88'
Side 18: Line
 Direction: S42°22'14"E
 Angle: [162.80 (d)]
 Deflection angle: [-017.20 (d)]
 Distance: 59.42'
 Easting: 2600477.13'
 Northing: 7028623.98'

Side 19: Line
 Direction: S47°09'28"E
 Angle: [175.21 (d)]
 Deflection angle: [-004.79 (d)]
 Distance: 72.07'
 Easting: 2600529.97'
 Northing: 7028574.98'

Side 20: Line
 Direction: S02°46'29"W
 Angle: [-130.07 (d)]
 Deflection angle: [049.93 (d)]
 Distance: 57.76'
 Easting: 2600527.18'
 Northing: 7028517.28'

Side 21: Line
 Direction: S31°26'15"E
 Angle: [145.79 (d)]
 Deflection angle: [-034.21 (d)]
 Distance: 71.66'
 Easting: 2600564.55'
 Northing: 7028456.14'

Side 22: Line
 Direction: S18°53'46"E
 Angle: [-167.46 (d)]
 Deflection angle: [012.54 (d)]
 Distance: 88.10'
 Easting: 2600593.08'
 Northing: 7028372.79'

Side 23: Line
 Direction: S11°41'53"E
 Angle: [-172.80 (d)]
 Deflection angle: [007.20 (d)]
 Distance: 110.02'
 Easting: 2600615.39'
 Northing: 7028265.06'

Side 24: Line

Direction: S53°25'21"W
Angle: [-114.88 (d)]
Deflection angle: [065.12 (d)]
Distance: 34.88'
Easting: 2600587.38'
Northing: 7028244.27'

Side 25: Line

Direction: S20°12'22"E
Angle: [106.37 (d)]
Deflection angle: [-073.63 (d)]
Distance: 44.84'
Easting: 2600602.87'
Northing: 7028202.19'

Side 26: Line

Direction: S79°08'23"E
Angle: [121.07 (d)]
Deflection angle: [-058.93 (d)]
Distance: 90.02'
Easting: 2600691.27'
Northing: 7028185.23'

Side 27: Line

Direction: S56°28'11"E
Angle: [-157.33 (d)]
Deflection angle: [022.67 (d)]
Distance: 62.92'
Easting: 2600743.72'
Northing: 7028150.47'

Side 28: Line

Direction: S87°49'07"E
Angle: [148.65 (d)]
Deflection angle: [-031.35 (d)]
Distance: 28.55'
Easting: 2600772.25'
Northing: 7028149.39'

Side 29: Line

Direction: S05°58'08"W
Angle: [-086.21 (d)]
Deflection angle: [093.79 (d)]
Distance: 28.02'
Easting: 2600769.34'
Northing: 7028121.52'

Side 30: Line

Direction: S10°07'55"E
Angle: [163.90 (d)]
Deflection angle: [-016.10 (d)]
Distance: 46.33'
Easting: 2600777.49'
Northing: 7028075.91'

Side 31: Line

Direction: S10°56'13"E
Angle: [179.20 (d)]
Deflection angle: [-000.80 (d)]
Distance: 88.76'
Easting: 2600794.33'
Northing: 7027988.76'

Side 32: Line

Direction: S42°32'37"E
Angle: [148.39 (d)]
Deflection angle: [-031.61 (d)]
Distance: 66.83'
Easting: 2600839.52'
Northing: 7027939.52'

Side 33: Line

Direction: S05°48'00"W
Angle: [-131.66 (d)]
Deflection angle: [048.34 (d)]
Distance: 37.66'
Easting: 2600835.71'
Northing: 7027902.06'

Side 34: Line

Direction: S27°06'51"E
Angle: [147.09 (d)]
Deflection angle: [-032.91 (d)]
Distance: 115.84'
Easting: 2600888.51'
Northing: 7027798.95'

Side 35: Line

Direction: S36°05'07"E
Angle: [171.03 (d)]
Deflection angle: [-008.97 (d)]
Distance: 93.26'
Easting: 2600943.44'
Northing: 7027723.58'

Side 36: Line

Direction: S09°53'27"E

Angle: [-153.81 (d)]
Deflection angle: [026.19 (d)]
Distance: 144.51'
Easting: 2600968.26'
Northing: 7027581.22'

Side 37: Line

Direction: N89°15'43"W
Angle: [-079.37 (d)]
Deflection angle: [100.63 (d)]
Distance: 1002.42'
Easting: 2599965.92'
Northing: 7027594.13'

Side 38: Line

Direction: N87°11'23"W
Angle: [-177.93 (d)]
Deflection angle: [002.07 (d)]
Distance: 295.74'
Easting: 2599670.54'
Northing: 7027608.63'

Side 39: Line

Direction: S01°26'13"W
Angle: [088.63 (d)]
Deflection angle: [-091.37 (d)]
Distance: 426.00'
Easting: 2599659.86'
Northing: 7027182.77'

Side 40: Line

Direction: S88°33'07"W
Angle: [-092.88 (d)]
Deflection angle: [087.12 (d)]
Distance: 724.98'
Easting: 2598935.11'
Northing: 7027164.44'

Side 41: Line

Direction: N24°23'30"E
Angle: [-064.16 (d)]
Deflection angle: [115.84 (d)]
Distance: 884.48'
Easting: 2599300.37'
Northing: 7027969.98'

Side 42: Curve

Curve direction: Counter-clockwise
Radius: [700.00']

Arc length: 305.56'
Delta angle: 025.01 (d)
Tangent: [155.25']
Chord direction: N11°53'11"E
Chord angle: [167.49 (d)]
Deflection angle: [-012.51 (d)]
Chord distance: 303.14'
Easting: 2599362.81'
Northing: 7028266.62'

Side 43: Line

Direction: N00°37'07"W
Angle: [-180.00 (d)]
Deflection angle: [000.00 (d)]
Distance: 201.44'
Easting: 2599360.64'
Northing: 7028468.05'

Side 44: Line

Direction: S89°07'35"W
Angle: [089.74 (d)]
Deflection angle: [-090.26 (d)]
Distance: 762.97'
Easting: 2598597.75'
Northing: 7028456.41'

Side 45: Line

Direction: S89°15'52"W
Angle: [-179.86 (d)]
Deflection angle: [000.14 (d)]
Distance: 297.37'
Easting: 2598300.41'
Northing: 7028452.60'

Side 46: Line

Direction: N59°30'28"E
Angle: [-029.76 (d)]
Deflection angle: [150.24 (d)]
Distance: 1091.77'
Easting: 2599241.19'
Northing: 7029006.58'

Side 47: Line

Direction: N01°18'48"W
Angle: [119.18 (d)]
Deflection angle: [-060.82 (d)]
Distance: 759.30'
Easting: 2599223.78'

Northing: 7029765.69'



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: June 13, 2023
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: P2023-012; *Final Plat for the Park Hills Subdivision*

SUMMARY

Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Qualico Development, Inc. for the approval of a Final Plat for the Park Hills Subdivision consisting of 144 single-family residential lots on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 98 (PD-98) [Ordinance No. 22-46] for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 65.309-acre parcel of land (*i.e. Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183*) for the purpose of establishing the Park Hills Subdivision, which will consist of 144 single-family residential lots and 13 open space lots (*i.e. Lots 1-20, Block A; Lots 1-9, Block B; Lots 1-28, Block C; Lots 1-52, Block D; Lots 1-27, Block E; Lots 1-22, Block F, Park Hills Subdivision*).
- Background. A portion of the subject property was annexed by the City Council on February 6, 1961 through the adoption of *Ordinance No. 60-01 (Case No. A1960-001)*. Based on the January 3, 1972 Historic Zoning Maps, this portion of the subject property was rezoned from an Agricultural (AG) District to a Light Industrial (LI) District at some point between February 6, 1961 and January 3, 1972. On January 9, 1984 the City Council approved *Ordinance No. 84-06* changing the zoning of a portion of the subject property from a Light Industrial (LI) District to a Two-Family (2F) District for the purpose of facilitating a townhome development (*Case No. 1983-048-01*). Approved concurrently with this zoning change, the City Council also approved a Preliminary Plat (*Case No. 1983-049-01*) and Site Plan (*Case No. 1983-049-02*) for the townhome development. On April 10, 1984 a Final Plat for the Oak Creek Subdivision, consisting of 78 townhome lots on 18.37-acres, was filed with Rockwall County. The remainder of the subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10 (Case No. A1998-001)*. At the time of annexation this property was zoned Agricultural (AG) District. On September 6, 2022, the City Council approved a zoning change for the subject property changing the zoning from an Agricultural (AG) District, Light Industrial (LI) District, and Two-Family (2F) District to Planned Development District 97 (PD-97) (*Ordinance No. 22-46; Case No. Z2022-037*) for Single-Family 8.4 (SF-8.4) District land uses. On October 17, 2022, the City Council approved a Preliminary Plat (*Case No. P2022-047*) for the Park Hill Subdivision.
- Parks Board. On May 2, 2023, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay *Pro-Rata Equipment* fees of \$100,484.40 (*i.e. \$697.81 x 144 Lots*).
 - (2) The property owner would pay *Cash-In-Lieu of Land Fees* of \$107,069.76 (*i.e. \$743.54 x 144 Lots*); however, the developer is donating 1.855 acres of park land that is currently located on and adjacent to the Harry Myers Disc Golf

Course. The Park and Recreation Department is accepting this donation and not collecting *Cash-In-Lieu of Land Fees*.

- ☑ 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 the *Park Hills Subdivision*, staff would propose the following conditions of approval:

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd, Rockwall, TX 75087

SUBDIVISION Park Hills : ABS A0183, G W Redlin Tract 1, 6-1, 6 LOT BLOCK

GENERAL LOCATION Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development PD-97 CURRENT USE Planned Development PD-97

PROPOSED ZONING PROPOSED USE

ACREAGE 65.309 LOTS [CURRENT] 152 LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Qualico Developments (US), Inc.

APPLICANT Michael Joyce Properties

CONTACT PERSON John Vick

CONTACT PERSON Meredith Joyce

ADDRESS 6950 TPC Drive, Suite 350

ADDRESS 767 Justin Road

CITY, STATE & ZIP McKinney, TX 75070

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 469-769-6150

PHONE 512-694-6394

E-MAIL John.Vick@qualico.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

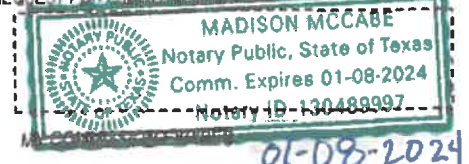
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1606.48 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF March 2023 BY SIGNING THIS APPLICATION. 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.

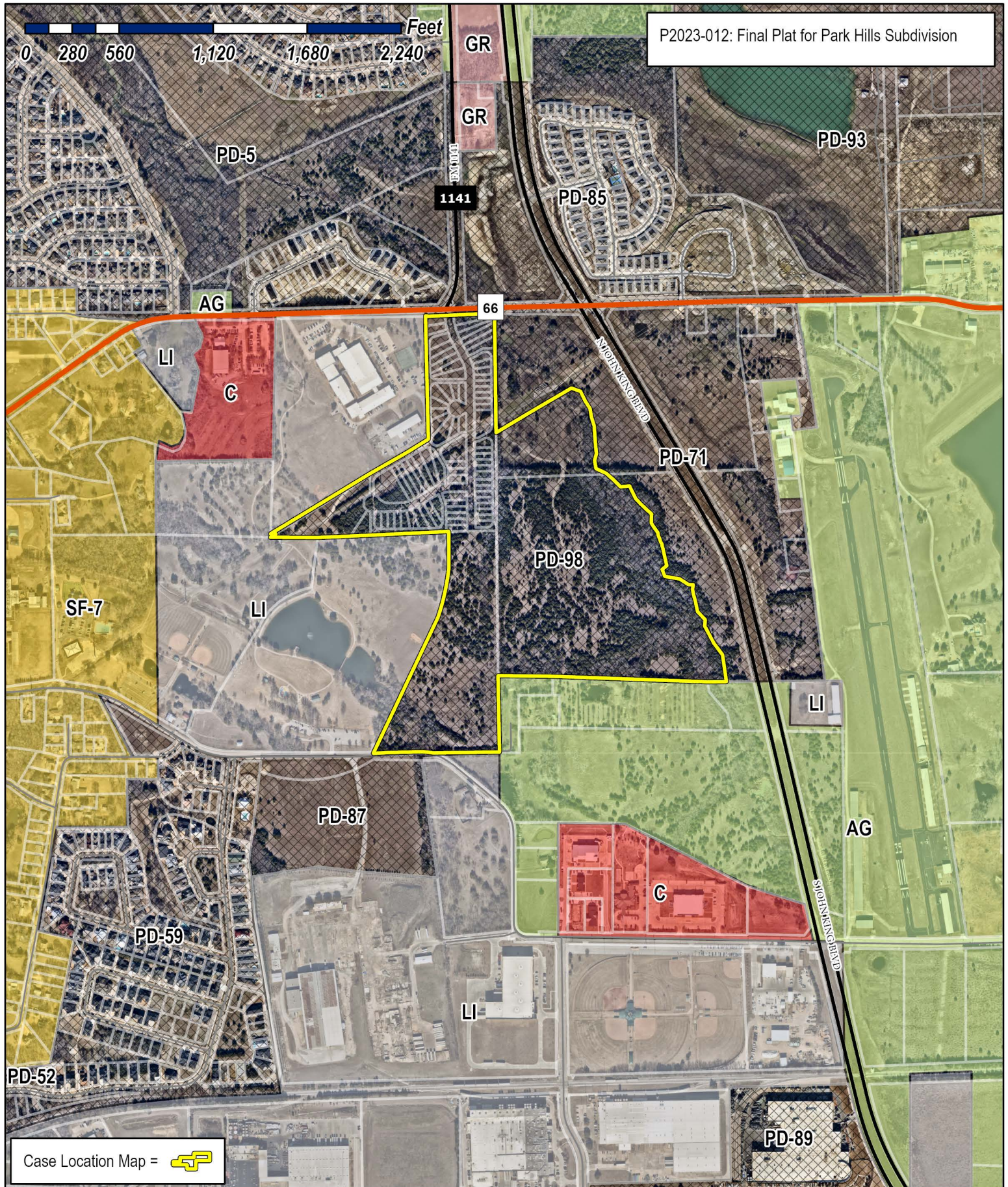
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF March 2023

OWNER'S SIGNATURE

John Vick
Madison McCabe

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2023-012: Final Plat for Park Hills Subdivision

0 280 560 1,120 1,680 2,240 Feet

Case Location Map =



City of Rockwall

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

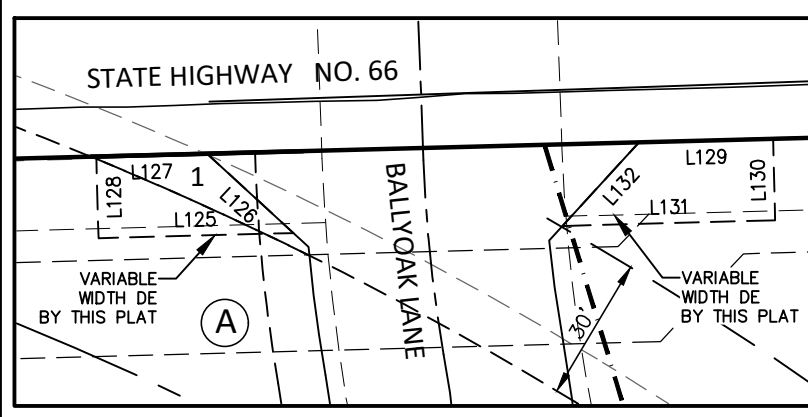
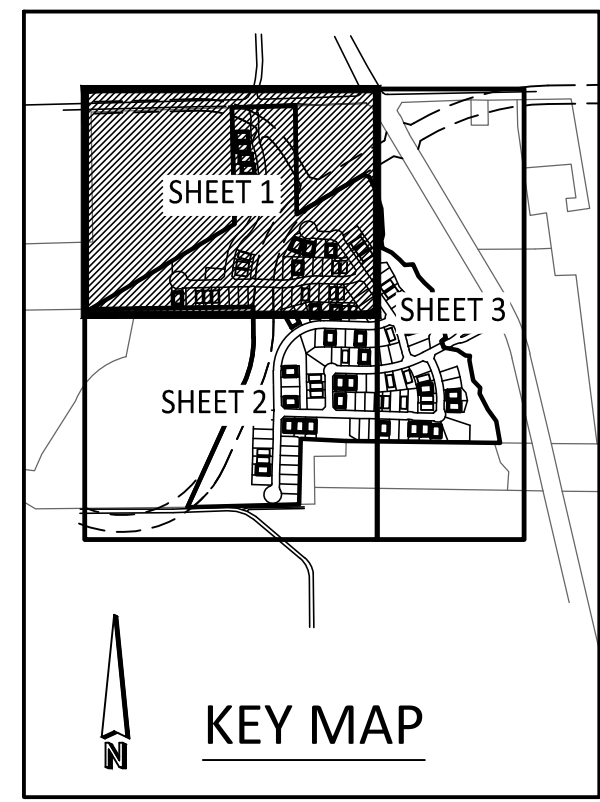
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



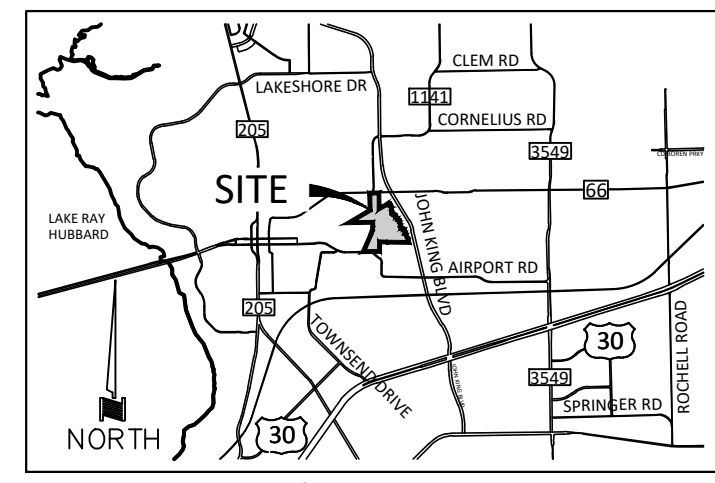
WHITTLE HIGHLANDS
VOLUME 2019, PAGE 23024
D.R.R.C.T.

N: 7029765.69
E: 2599223.78
N18°47'43"E 16,359.13' TO
CITY MONUMENT #11

CTDIGLAND LLC
VOLUME 2017, PAGE 22708
D.R.R.C.T.

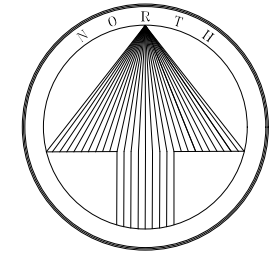


DETAIL 'A'
SCALE: 1"=40'



VICINITY MAP
N.T.S.

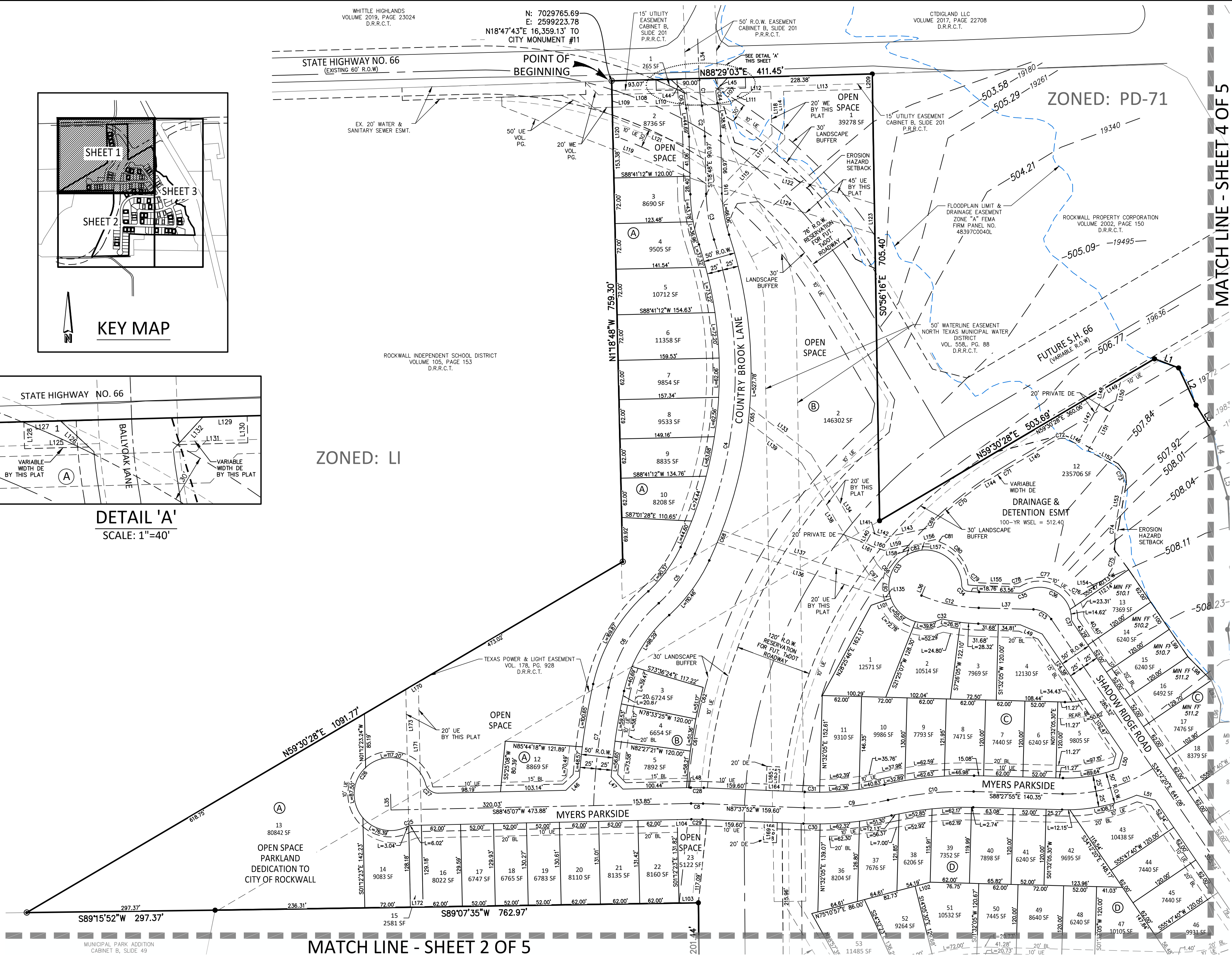
- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
P.R.R.C.T.= Plat Records of Rockwall County, Texas
D.R.R.C.T.= Deed Records of Rockwall County, Texas



SCALE 1" = 100'

FINAL PLAT PARK HILLS

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SF
144 SINGLE FAMILY LOTS AND
13 OPEN SPACE LOTS
SITUATED WITHIN
TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2023-012
May 31, 2023
EXIST. ZONING: PD-98
LAND USE: SF
SHEET 1 OF 5



MATCH LINE - SHEET 2 OF 5

MATCH LINE - SHEET 4 OF 5

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

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

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

589 15 02 W 297.57

MATCHLINE - SHEET 1 OF 5

MUNICIPAL PARK ADDITION
CABINET B, SLIDE 49
P.R.R.C.T.

20' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 756, PG. 277
D.R.R.C.T.

CITY OF ROCKWALL
VOLUME 2163, PAGE 96
D.R.R.C.T.

ZONED: LI

FLOODPLAIN LIMIT &
DRAINAGE EASEMENT
ZONE "A" FEMA
FIRM PANEL NO.
46397C0040L

30' LANDSCAPE
BUFFER

EROSION
HAZARD
SETBACK

VARIABLE WIDTH
DRAINAGE &
DETENTION ESMT

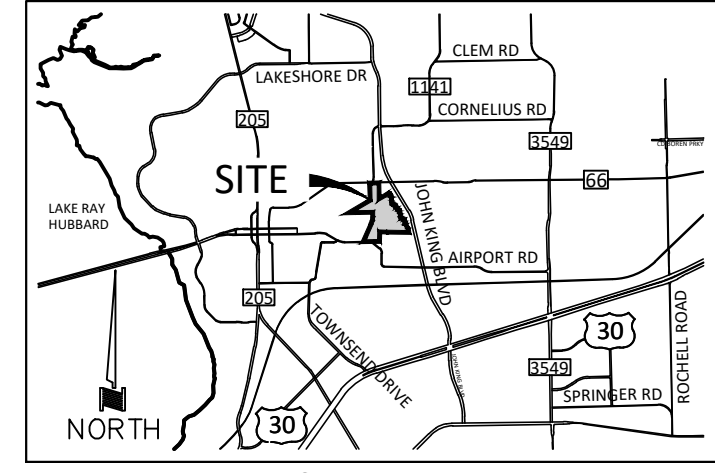
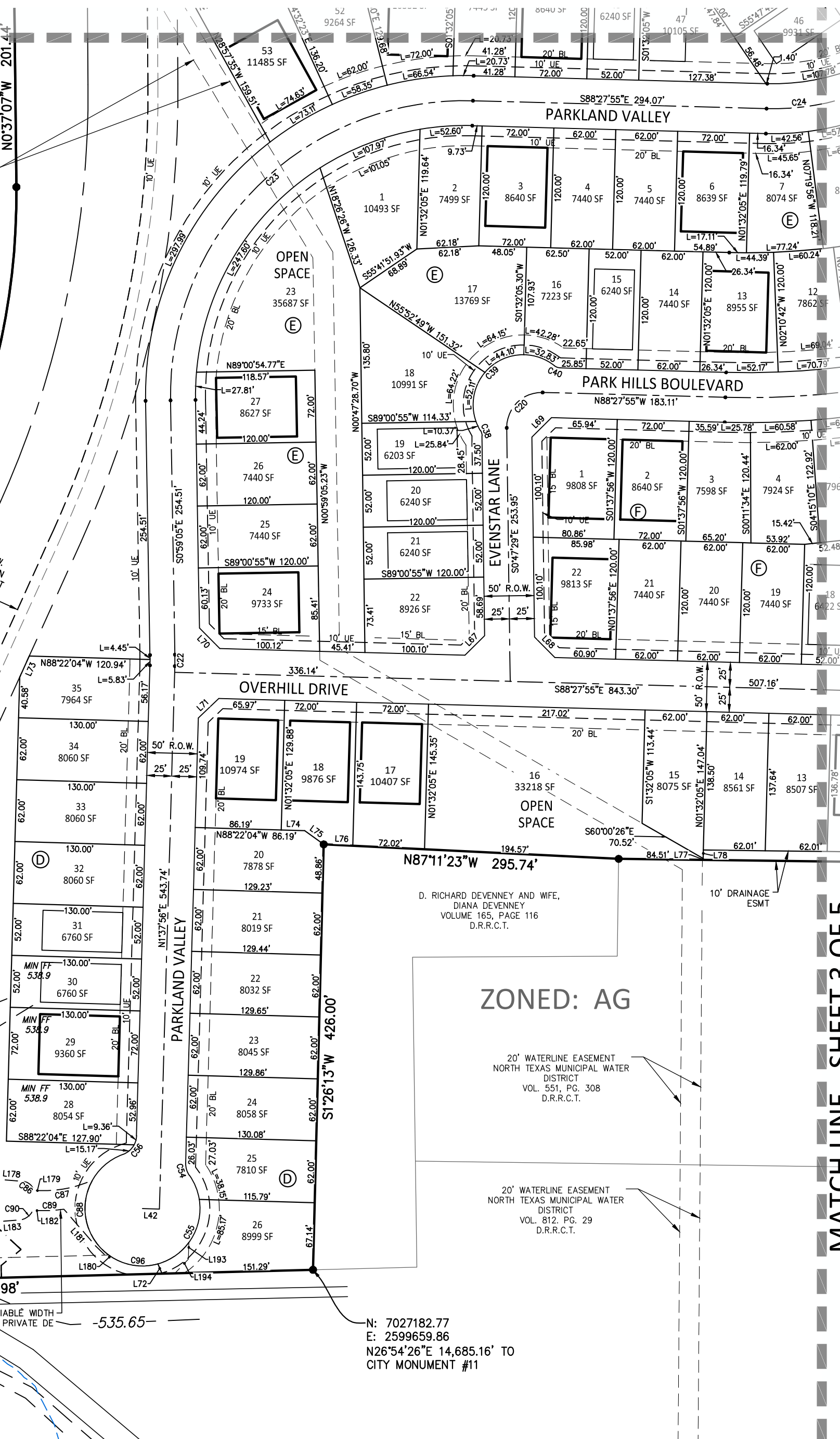
20' PRIVATE DE

DRAINAGE &
DETENTION
ESMT

100'-R/W
WSEL = 536.99

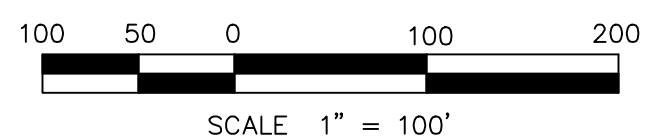
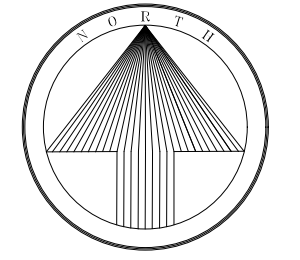
20' UE
BY THIS
PLAT

VARIABLE WIDTH
PRIVATE DE



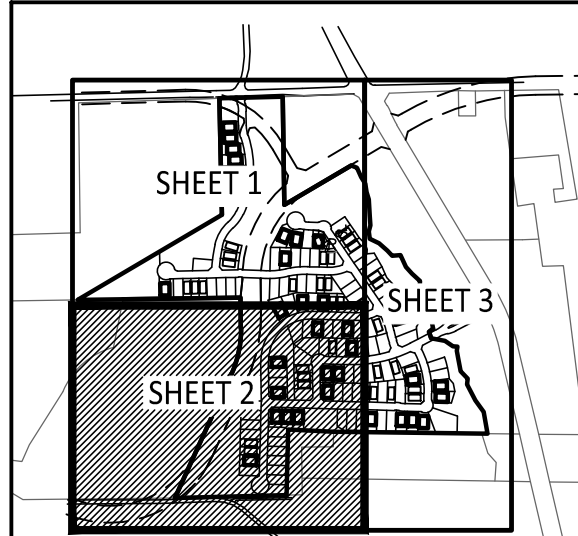
VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
D.R.R.C.T. = Deed Records of Rockwall County, Texas



FINAL PLAT PARK HILLS

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CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-012
May 31, 2023
EXIST. ZONING: PD-98
LAND USE: SF
SHEET 2 OF 5



KEY MAP

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

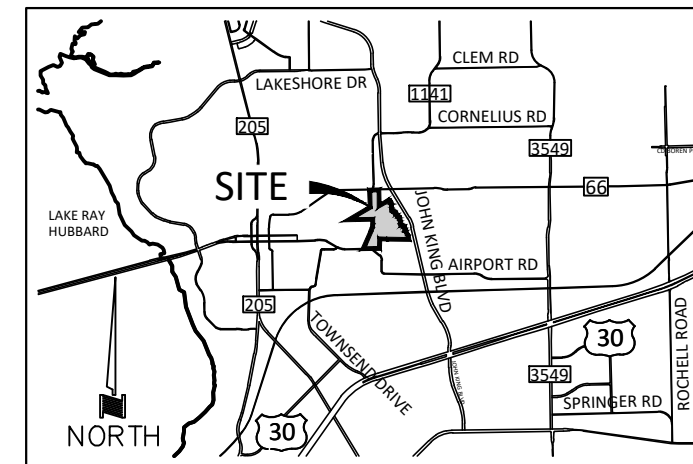
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

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

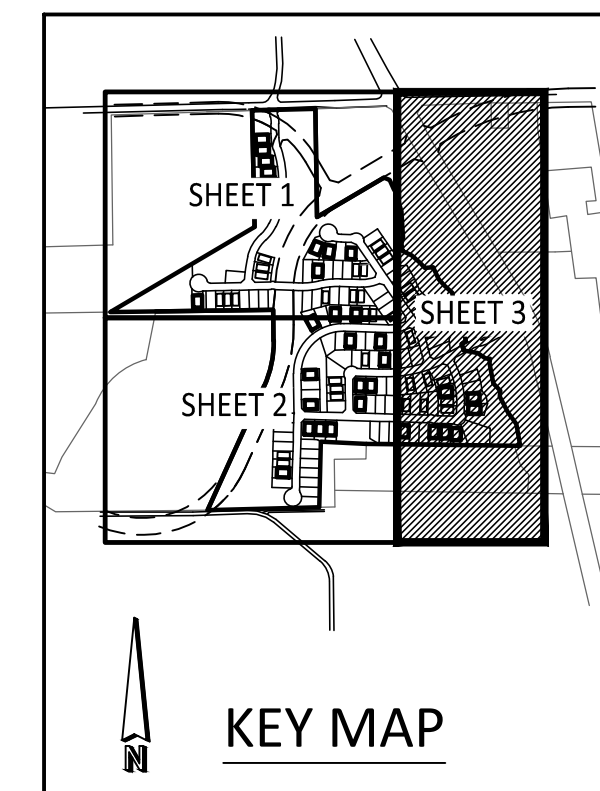
MATCHLINE - SHEET 3 OF 5

ZONED: AG

N: 7027182.77
E: 2599659.86
N26°54'26"E 14,685.16' TO
CITY MONUMENT #11

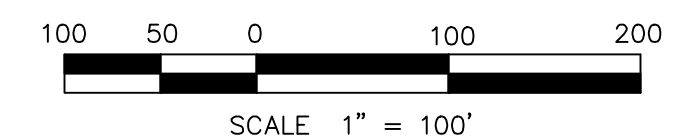
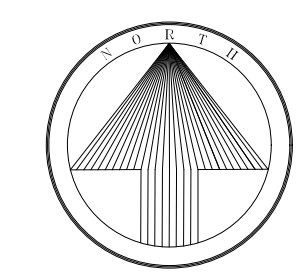


VICINITY MAP
N.T.S.



KEY MAP

- 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
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GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2023-012

May 31, 2023

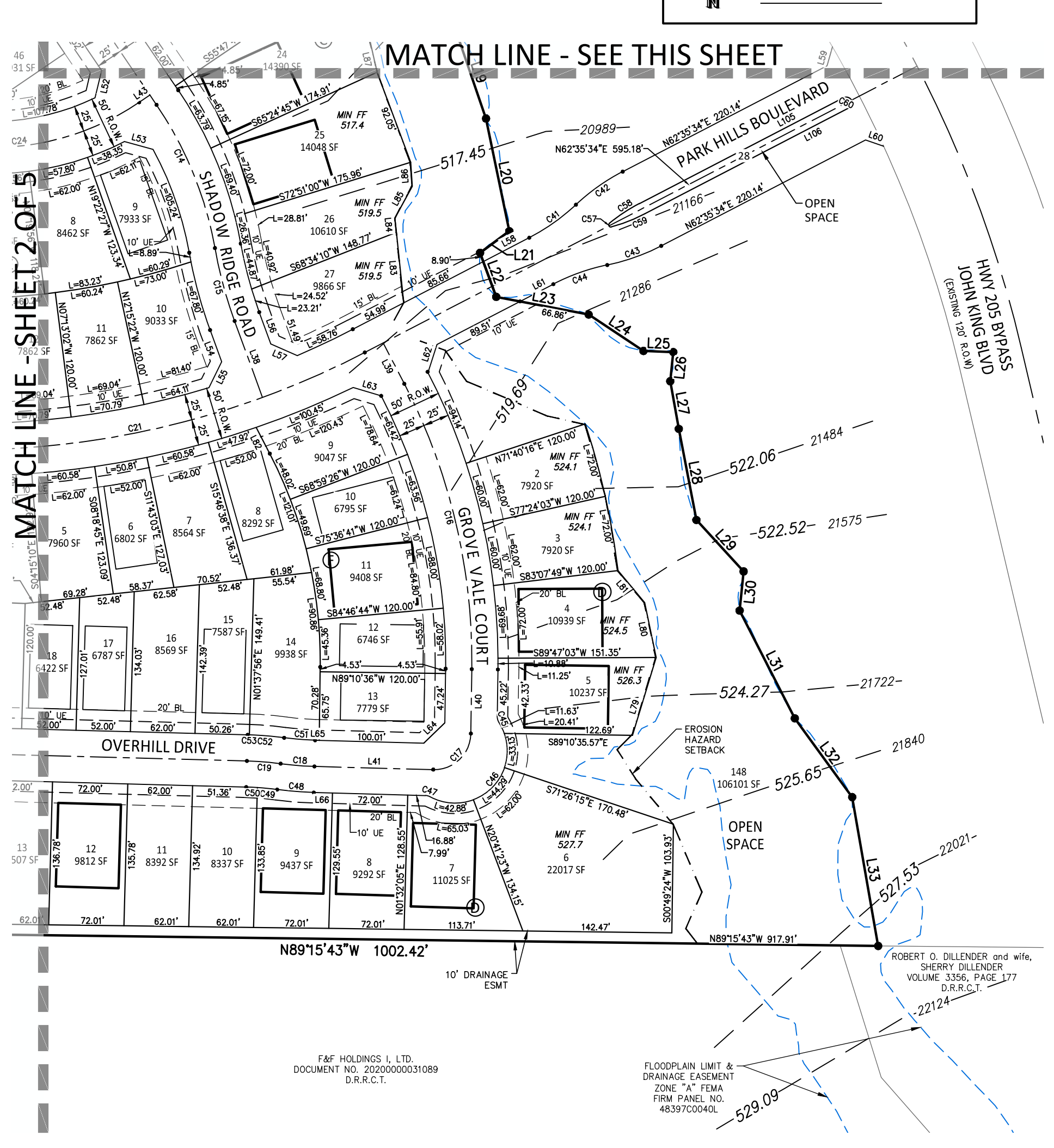
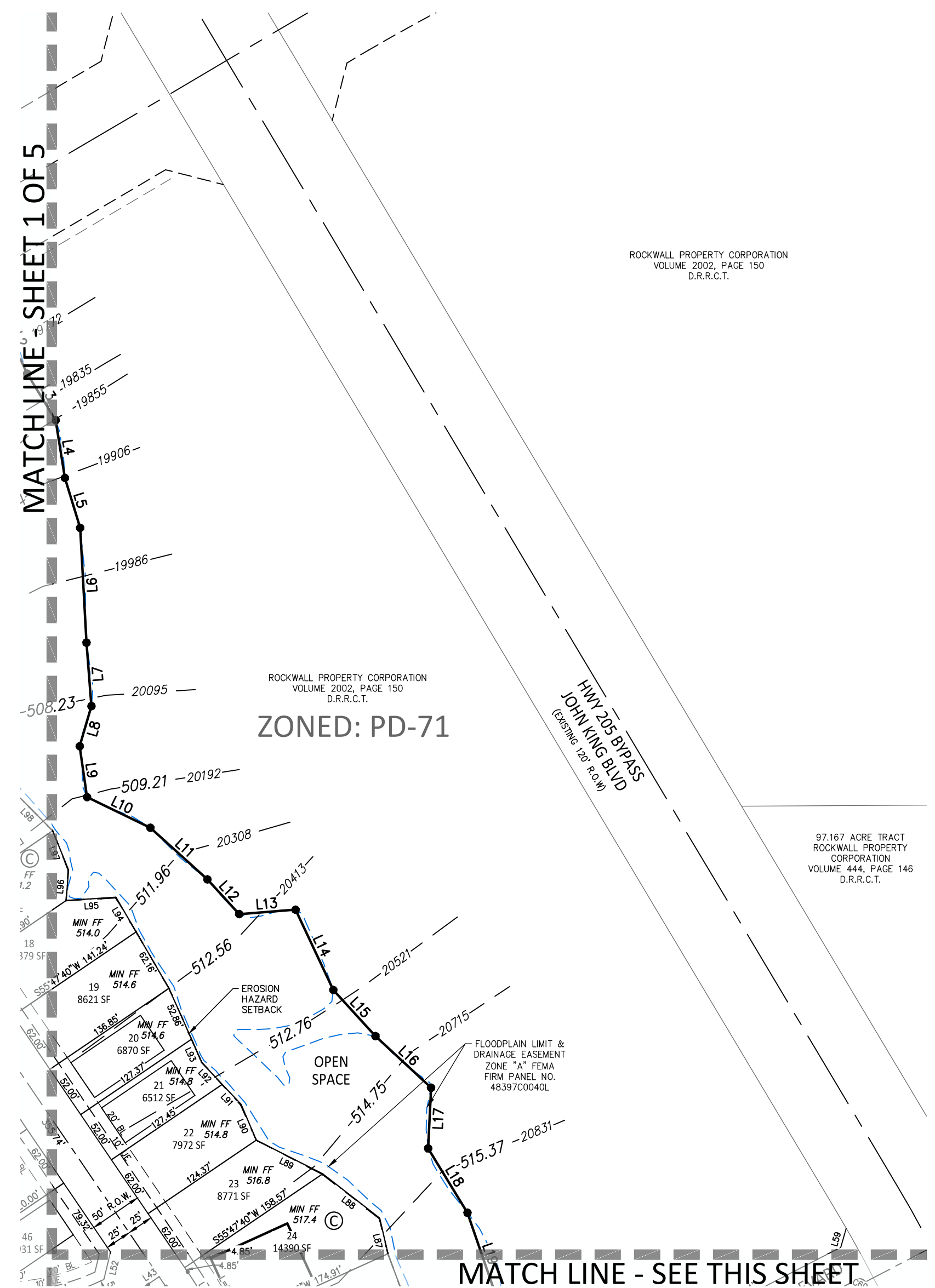
EXIST. ZONING: PD-98
LAND USE: SF
SHEET 3 OF 5



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

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

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



MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE THIS SHEET

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L1 | 40.60 | S69° 21' 48"E |
| L2 | 64.89 | S25° 06' 25"E |
| L3 | 51.80 | S31° 25' 37"E |
| L4 | 55.61 | S9° 09' 13"E |
| L5 | 49.61 | S16° 55' 05"E |
| L6 | 109.33 | S3° 11' 20"E |
| L7 | 60.49 | S4° 27' 24"E |
| L8 | 39.76 | S16° 19' 49"W |
| L9 | 48.89 | S8° 12' 45"E |
| L10 | 66.87 | S64° 09' 47"E |
| L11 | 73.04 | S47° 50' 45"E |
| L12 | 44.81 | S42° 29' 55"E |
| L13 | 53.72 | N85° 31' 53"E |
| L14 | 84.31 | S25° 10' 09"E |
| L15 | 59.42 | S42° 22' 14"E |
| L16 | 72.07 | S47° 09' 28"E |
| L17 | 57.76 | S2° 46' 29"W |
| L18 | 71.66 | S31° 26' 15"E |
| L19 | 88.10 | S18° 53' 46"E |
| L20 | 110.02 | S11° 41' 53"E |
| L21 | 34.88 | S53° 25' 21"W |
| L22 | 44.84 | S20° 12' 22"E |
| L23 | 90.02 | S79° 08' 23"E |
| L24 | 62.92 | S56° 28' 11"E |
| L25 | 28.55 | S87° 49' 07"E |
| L26 | 28.02 | S5° 58' 08"W |
| L27 | 46.33 | S10° 07' 55"E |
| L28 | 88.76 | S10° 56' 13"E |
| L29 | 66.83 | S42° 32' 37"E |
| L30 | 37.66 | S5° 48' 00"W |
| L31 | 115.84 | S27° 06' 51"E |
| L32 | 93.26 | S36° 05' 07"E |
| L33 | 144.51 | S9° 53' 27"E |
| L34 | 65.23 | S2° 04' 28"E |
| L35 | 25.00 | N1° 14' 53"W |
| L36 | 15.39 | S22° 50' 48"W |
| L37 | 86.48 | S88° 27' 55"E |
| L38 | 77.75 | S20° 01' 20"E |
| L39 | 44.07 | N27° 24' 26"W |
| L40 | 61.64 | S0° 49' 24"W |
| L41 | 113.76 | S88° 27' 55"E |
| L42 | 17.00 | N88° 22' 04"W |
| L43 | 12.44 | N55° 47' 40"E |
| L44 | 28.74 | N47° 26' 59"W |
| L45 | 27.70 | N42° 28' 16"E |
| L46 | 29.47 | S46° 12' 57"W |
| L47 | 26.98 | S43° 39' 22"E |
| L48 | 6.69 | S88° 45' 07"W |
| L49 | 37.31 | N67° 20' 11"W |
| L50 | 25.61 | N15° 58' 42"E |
| L51 | 30.30 | N74° 58' 04"W |
| L52 | 26.83 | N13° 40' 06"E |
| L53 | 28.46 | N74° 48' 07"W |
| L54 | 32.36 | N20° 01' 20"W |
| L55 | 27.66 | N26° 13' 25"E |
| L56 | 32.36 | S20° 01' 20"E |
| L57 | 27.66 | N66° 16' 04"W |
| L58 | 49.54 | N62° 35' 34"E |
| L59 | 18.92 | N16° 08' 24"E |
| L60 | 18.46 | S70° 57' 16"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L61 | 35.86 | N62° 35' 34"E |
| L62 | 28.28 | N17° 35' 38"E |
| L63 | 27.89 | N73° 13' 08"W |
| L64 | 28.11 | N46° 10' 45"E |
| L65 | 3.88 | S88° 27' 55"E |
| L66 | 17.93 | S88° 27' 55"E |
| L67 | 27.70 | N45° 22' 18"E |
| L68 | 28.85 | S44° 37' 42"E |
| L69 | 27.71 | N45° 22' 02"E |
| L70 | 28.90 | N44° 43' 30"W |
| L71 | 28.31 | S46° 35' 01"W |
| L72 | 10.61 | S22° 52' 40"E |
| L73 | 23.23 | N24° 23' 30"E |
| L74 | 23.39 | N88° 22' 04"W |
| L75 | 23.50 | N54° 21' 56"W |
| L76 | 29.15 | N87° 11' 23"W |
| L77 | 1.46 | N1° 32' 05"E |
| L78 | 8.54 | N1° 32' 05"E |
| L79 | 77.80 | N16° 57' 28"E |
| L80 | 53.70 | N11° 48' 15"W |
| L81 | 39.95 | N39° 43' 05"W |
| L82 | 28.28 | N27° 24' 26"W |
| L83 | 67.86 | S6° 02' 04"E |
| L84 | 13.63 | S6° 02' 04"E |
| L85 | 34.78 | S28° 45' 30"W |
| L86 | 22.92 | S3° 57' 54"E |
| L87 | 34.60 | S12° 49' 43"E |
| L88 | 68.69 | S52° 08' 24"E |
| L89 | 70.81 | S63° 05' 21"E |
| L90 | 36.88 | S23° 03' 47"E |
| L91 | 26.13 | S43° 06' 53"E |
| L92 | 28.53 | S43° 06' 53"E |
| L93 | 24.20 | S23° 52' 46"E |
| L94 | 38.04 | S30° 09' 15"E |
| L95 | 47.55 | N86° 10' 29"E |
| L96 | 29.15 | S4° 49' 15"W |
| L97 | 40.25 | S22° 05' 32"E |
| L98 | 52.90 | S44° 46' 36"E |
| L99 | 52.00 | S34° 12' 20"E |
| L100 | 52.00 | S34° 12' 20"E |
| L101 | 32.84 | S70° 54' 01"W |
| L102 | 24.65 | N75° 10' 57"E |
| L103 | 30.65 | N89° 07' 35"E |
| L104 | 22.44 | S88° 45' 07"W |
| L105 | 220.14 | S62° 35' 34"W |
| L106 | 220.14 | N62° 35' 34"E |
| L107 | 9.32 | S43° 29' 03"W |
| L108 | 178.23 | S88° 29' 03"W |
| L109 | 20.00 | S1° 18' 48"E |
| L110 | 186.58 | N88° 29' 03"E |
| L111 | 25.16 | N43° 29' 03"E |
| L112 | 46.57 | N88° 29' 03"E |
| L113 | 140.42 | N88° 29' 03"E |
| L114 | 75.24 | N1° 30' 57"W |
| L115 | 142.15 | N43° 41' 12"E |
| L116 | 10.84 | S1° 18' 48"E |
| L117 | 114.72 | S43° 41' 12"W |
| L118 | 66.91 | S1° 30' 57"E |
| L119 | 137.73 | N68° 44' 58"W |
| L120 | 48.73 | N1° 18' 48"W |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L121 | 154.65 | S68° 44' 58"E |
| L122 | 281.11 | S73° 16' 41"E |
| L123 | 47.23 | S0° 56' 16"E |
| L124 | 297.21 | N73° 16' 41"W |
| L125 | 40.62 | N88° 29' 03"E |
| L126 | 24.44 | N47° 26' 59"W |
| L127 | 23.06 | S88° 29' 03"W |
| L128 | 17.00 | S1° 30' 57"E |
| L129 | 27.94 | N88° 29' 03"E |
| L130 | 17.00 | S1° 30' 57"E |
| L131 | 44.35 | S88° 29' 03"W |
| L132 | 23.63 | N42° 28' 16"E |
| L133 | 121.86 | S52° 30' 09"E |
| L134 | 203.70 | S31° 01' 44"E |
| L135 | 12.39 | S85° 48' 10"W |
| L136 | 274.42 | N71° 41' 50"W |
| L137 | 254.93 | S71° 41' 50"E |
| L138 | 201.36 | N31° 01' 44"W |
| L139 | 105.54 | N52° 30' 09"W |
| L140 | 20.00 | N28° 27' 11"E |
| L141 | 9.09 | S61° 32' 49"E |
| L142 | 13.22 | S71° 57' 31"E |
| L143 | 77.03 | N78° 02' 29"E |
| L144 | 10.25 | N64° 34' 54"E |
| L145 | 85.56 | N59° 29' 56"E |
| L146 | 13.66 | S60° 43' 15"E |
| L147 | 86.20 | N29° 16' 54"E |
| L148 | 15.10 | N14° 17' 26"E |
| L149 | 28.18 | N59° 30' 28"E |
| L150 | 37.58 | S14° 17' 26"W |
| L151 | 88.83 | S29° 16' 54"W |
| L152 | 48.53 | S60° 43' 17"E |
| L153 | 53.70 | S10° 56' 41"W |
| L154 | 31.90 | S55° 47' 40"W |
| L155 | 50.03 | N87° 54' 48"W |
| L156 | 19.15 | S78° 02' 29"W |
| L157 | 13.90 | S18° 02' 29"W |
| L158 | 16.91 | N18° 02' 29"E |
| L159 | 41.70 | S78° 02' 29"W |
| L160 | 20.40 | N71° 57' 31"W |
| L161 | 10.91 | N61° 32' 49"W |
| L162 | 20.00 | N87° 37' 52"W |
| L163 | 37.85 | N2° 22' 08"E |
| L164 | 20.00 | S87° 37' 52"E |
| L165 | 37.85 | S2° 22' 08"W |
| L166 | 20.00 | N87° 37' 52"W |
| L167 | 31.96 | N2° 22' 08"E |
| L168 | 20.00 | S87° 37' 52"E |
| L169 | 31.96 | S2° 22' 08"W |
| L170 | 22.93 | S59° 30' 28"W |
| L171 | 355.26 | N1° 12' 23"W |
| L172 | 20.00 | N89° 07' 35"E |
| L173 | 343.92 | S1° 12' 23"E |
| L174 | 36.65 | S85° 18' 07"W |
| L175 | 73.94 | N4° 41' 53"W |
| L176 | 22.36 | N31° 15' 47"W |
| L177 | 41.59 | N4° 41' 53"W |
| L178 | 20.35 | N85° 21' 14"W |
| L179 | 6.27 | N88° 22' 04"W |
| L180 | 2.88 | N44° 03' 25"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L181 | 48.29 | S40° 46' 49"E |
| L182 | 6.65 | S88° 22' 04"E |
| L183 | 14.35 | N85° 34' 22"E |
| L184 | 61.27 | S52° 54' 31"E |
| L185 | 24.19 | S56° 18' 36"E |
| L186 | 72.34 | S84° 12' 59"E |
| L187 | 20.00 | S5° 47' 01"W |
| L188 | 72.34 | N84° 12' 59"W |
| L189 | 110.76 | S23° 40' 39"E |
| L190 | 7.20 | N0° 57' 55"W |
| L191 | 18.41 | N44° 31' 03"E |
| L192 | 320.22 | N88° 33' 07"E |
| L193 | 16.89 | S1° 37' 56"W |
| L194 | 19.60 | S43° 33' 07"W |
| L195 | 399.42 | S88° 33' 07"W |
| L209 | 23.80 | N0° 56' 16"W |

| Curve Table | | | | | |
|-------------|--------|--------|------------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C1 | 40.71 | 300.00 | 007°46'27" | 40.67 | S05° 57' 41"E |
| C2 | 48.41 | 325.00 | 008°32'06" | 48.37 | N05° 34' 51"W |
| C3 | 73.40 | 250.00 | 016°49'18" | 73.14 | S09° 43' 27"E |
| C4 | 508.93 | 675.00 | 043°11'57" | 496.96 | N03° 27' 52"E |
| C5 | 100.42 | 250.00 | 023°00'49" | 99.74 | N36° 34' 15"E |
| C6 | 154.43 | 250.00 | 035°23'34" | 151.99 | S30° 22' 52"W |
| C7 | 188.19 | 988.00 | 010°54'48" | 187.90 | S07° 13' 41"W |
| C8 | 18.94 | 300.00 | 003°37'01" | 18.93 | N89° 26' 22"W |
| C9 | 133.38 | 500.00 | 015°17'05" | 132.99 | N84° 43' 36"E |
| C10 | 136.19 | 540.00 | 014°27'02" | 135.83 | S84° 18' 34"W |
| C11 | 150.33 | 250.00 | 034°27'13" | 148.08 | N74° 18' 29"E |
| C12 | 92.99 | 250.00 | 021°18'43" | 92.46 | S77° 48' 33"E |
| C13 | 33.15 | 35.00 | 054°15'35" | 31.92 | N61° 20' 07"W |
| C14 | 149.06 | 355.00 | 024°03'27" | 147.97 | N22° 10' 36"W |
| C15 | 72.38 | 420.00 | 009°52'27" | 72.29 | S15° 05' 06"E |
| C16 | 283.31 | 575.00 | 028°13'51" | 280.46 | N13° 17' 31"W |
| C17 | 55.41 | 35.00 | 090°42'41" | 49.80 | N46° 10' 45"E |
| C18 | 32.42 | 300.00 | 006°11'30" | 32.40 | S85° 22' 10"E |
| C19 | 32.42 | 300.00 | 006°11'30" | 32.40 | N85° 22' 10"W |
| C20 | 56.40 | 35.00 | 092°19'34" | 50.49 | S45° 22' 18"W |
| C21 | 419.26 | 830.00 | 028°56'31" | 414.82 | N77° 03' 50"E |
| C22 | 11.42 | 250.00 | 002°37'02" | 11.42 | S00° 19' 26"W |
| C23 | 476.36 | 295.00 | 092°31'11" | 426.26 | S45° 16' 30"W |
| C24 | 155.95 | 250.00 | 035°44'25" | 153.43 | N73° 39' 53"E |
| C25 | 6.02 | 20.50 | 016°49'29" | 6.00 | S80° 20' 23"W |
| C26 | 87.50 | 57.50 | 087°11'25" | 79.30 | S03° 07' 58"W |
| C27 | 26.75 | 20.50 | 074°45'45" | 24.89 | S53° 52' 00"E |
| C28 | 20.52 | 325.00 | 003°37'01" | 20.51 | N89° 26' 22"W |
| C29 | 17.36 | 275.00 | 003°37'01" | 17.36 | N89° 26' 22"W |
| C30 | 26.44 | 525.00 | 002°53'07" | 26.43 | N89° 04' 25"W |
| C31 | 23.52 | 475.00 | 002°50'15" | 23.52 | S89° 02' 59"E |
| C32 | 6.45 | 10.00 | 036°58'24" | 6.34 | S84° 23' 43"W |
| C33 | 197.67 | 57.50 | 196°58'07" | 113.74 | S79° 23' 05"W |
| C34 | 14.23 | 10.00 | 081°33'24" | 13.06 | S42° 54' 34"E |
| C35 | 5.86 | 10.00 | 033°33'26" | 5.77 | N74° 45' 22"E |
| C36 | 91.30 | 50.00 | 104°37'28" | 79.14 | N69° 42' 37"W |
| C37 | 5.86 | 10.00 | 033°33'26" | 5.77 | S17° 25' 37"E |
| C38 | 5.31 | 10.00 | 030°26'20" | 5.25 | N16° 00' 39"W |
| C39 | 44.10 | 50.00 | 050°32'05" | 42.68 | S65° 38' 01"W |
| C40 | 6.46 | 10.00 | 036°59'16" | 6.34 | S69° 58' 17"E |
| C41 | 54.94 | 200.00 | 015°44'26" | 54.77 | N54° 43' 21"E |
| C42 | 54.94 | 200.00 | 015°44'26" | 54.77 | S54° 43' 21"W |
| C43 | 54.94 | 200.00 | 015°44'26" | 54.77 | N70° 27' 47"E |
| C44 | 54.94 | 200.00 | 015°44'26" | 54.77 | S70° 27' 47"W |
| C45 | 5.86 | 10.00 | 033°33'26" | 5.77 | S15° 57' 19"E |
| C46 | 44.29 | 50.00 | 050°44'52" | 42.85 | N43° 56' 11"E |
| C47 | 4.70 | 10.00 | 026°55'00" | 4.65 | S75° 00' 25"E |
| C48 | 35.12 | 325.00 | 006°11'30" | 35.10 | S85° 22' 10"E |

| Curve Table | | | | | |
|-------------|--------|--------|------------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C49 | 19.08 | 275.00 | 003°58'28" | 19.07 | N84° 15' 39"W |
| C50 | 10.64 | 275.00 | 002°13'02" | 10.64 | N87° 21' 24"W |
| C51 | 29.72 | 275.00 | 006°11'30" | 29.70 | S85° 22' 10"E |
| C52 | 33.38 | 325.00 | 005°53'06" | 33.37 | N85° 12' 58"W |
| C53 | 1.74 | 325.00 | 000°18'24" | 1.74 | N88° 18' 43"W |
| C54 | 13.15 | 20.50 | 036°44'50" | 12.92 | S16° 44' 29"E |
| C55 | 83.78 | 57.50 | 083°28'56" | 76.56 | N32° 39' 14"E |
| C56 | 15.17 | 20.50 | 042°24'46" | 14.83 | N48° 59' 41"E |
| C57 | 5.45 | 2.00 | 156°14'49" | 3.91 | S27° 24' 26"E |
| C58 | 34.31 | 165.50 | 011°52'36" | 34.24 | S56° 39' 16"W |
| C59 | 34.31 | | | | |

**LEGAL DESCRIPTION:
65.309 ACRES**

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, 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 State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner;

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 72.07 feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

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

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 2020000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the POINT OF BEGINNING and containing 65.309 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 PARK HILLS 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 PARK HILLS 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 there 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 _____ §

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

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

APPROVED:
I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall on ____ day of _____, 2023.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

**FINAL PLAT
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SF
144 SINGLE FAMILY LOTS AND
13 OPEN SPACE LOTS
SITUATED WITHIN

TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2023-012
MAY 31, 2023
EXIST. ZONING: PD-98
LAND USE: SF
SHEET 5 OF 5

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

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



Mapcheck 1: PARK HILLS

Closure Summary

Precision, 1 part in: 2641627.87'
Error distance: 0.00'
Error direction: S77°10'07.69"E
Area: 2844874.66 Sq. Ft.
Square area: 2844874.66
Perimeter: 10557.75'

Point of Beginning

Easting: 2599223.78'
Northing: 7029765.69'

Side 1: Line

Direction: N88°29'03"E
Angle: [-091.52 (d)]
Deflection angle: [088.48 (d)]
Distance: 411.45'
Easting: 2599635.08'
Northing: 7029776.57'

Side 2: Line

Direction: S00°56'16"E
Angle: [-089.42 (d)]
Deflection angle: [090.58 (d)]
Distance: 705.40'
Easting: 2599646.63'
Northing: 7029071.26'

Side 3: Line

Direction: N59°30'28"E
Angle: [060.45 (d)]
Deflection angle: [-119.55 (d)]
Distance: 503.69'
Easting: 2600080.66'
Northing: 7029326.85'

Side 4: Line

Direction: S69°21'48"E
Angle: [-128.87 (d)]
Deflection angle: [051.13 (d)]
Distance: 40.60'
Easting: 2600118.65'
Northing: 7029312.54'

Side 5: Line

Direction: S25°06'25"E
Angle: [-135.74 (d)]
Deflection angle: [044.26 (d)]

Distance: 64.89'
Easting: 2600146.19'
Northing: 7029253.78'

Side 6: Line

Direction: S31°25'37"E
Angle: [173.68 (d)]
Deflection angle: [-006.32 (d)]
Distance: 51.80'
Easting: 2600173.20'
Northing: 7029209.58'

Side 7: Line

Direction: S09°09'13"E
Angle: [-157.73 (d)]
Deflection angle: [022.27 (d)]
Distance: 55.61'
Easting: 2600182.04'
Northing: 7029154.68'

Side 8: Line

Direction: S16°55'05"E
Angle: [172.24 (d)]
Deflection angle: [-007.76 (d)]
Distance: 49.61'
Easting: 2600196.48'
Northing: 7029107.21'

Side 9: Line

Direction: S03°11'20"E
Angle: [-166.27 (d)]
Deflection angle: [013.73 (d)]
Distance: 109.33'
Easting: 2600202.56'
Northing: 7028998.05'

Side 10: Line

Direction: S04°27'24"E
Angle: [178.73 (d)]
Deflection angle: [-001.27 (d)]
Distance: 60.49'
Easting: 2600207.26'
Northing: 7028937.75'

Side 11: Line

Direction: S16°19'49"W
Angle: [-159.21 (d)]
Deflection angle: [020.79 (d)]
Distance: 39.76'

Easting: 2600196.08'
Northing: 7028899.59'

Side 12: Line

Direction: S08°12'45"E
Angle: [155.46 (d)]
Deflection angle: [-024.54 (d)]
Distance: 48.89'
Easting: 2600203.06'
Northing: 7028851.20'

Side 13: Line

Direction: S64°09'47"E
Angle: [124.05 (d)]
Deflection angle: [-055.95 (d)]
Distance: 66.87'
Easting: 2600263.25'
Northing: 7028822.06'

Side 14: Line

Direction: S47°50'45"E
Angle: [-163.68 (d)]
Deflection angle: [016.32 (d)]
Distance: 73.04'
Easting: 2600317.40'
Northing: 7028773.04'

Side 15: Line

Direction: S42°29'55"E
Angle: [-174.65 (d)]
Deflection angle: [005.35 (d)]
Distance: 44.81'
Easting: 2600347.67'
Northing: 7028740.00'

Side 16: Line

Direction: N85°31'53"E
Angle: [128.03 (d)]
Deflection angle: [-051.97 (d)]
Distance: 53.72'
Easting: 2600401.23'
Northing: 7028744.19'

Side 17: Line

Direction: S25°10'09"E
Angle: [-110.70 (d)]
Deflection angle: [069.30 (d)]
Distance: 84.31'
Easting: 2600437.08'

Northing: 7028667.88'
Side 18: Line
 Direction: S42°22'14"E
 Angle: [162.80 (d)]
 Deflection angle: [-017.20 (d)]
 Distance: 59.42'
 Easting: 2600477.13'
 Northing: 7028623.98'

Side 19: Line
 Direction: S47°09'28"E
 Angle: [175.21 (d)]
 Deflection angle: [-004.79 (d)]
 Distance: 72.07'
 Easting: 2600529.97'
 Northing: 7028574.98'

Side 20: Line
 Direction: S02°46'29"W
 Angle: [-130.07 (d)]
 Deflection angle: [049.93 (d)]
 Distance: 57.76'
 Easting: 2600527.18'
 Northing: 7028517.28'

Side 21: Line
 Direction: S31°26'15"E
 Angle: [145.79 (d)]
 Deflection angle: [-034.21 (d)]
 Distance: 71.66'
 Easting: 2600564.55'
 Northing: 7028456.14'

Side 22: Line
 Direction: S18°53'46"E
 Angle: [-167.46 (d)]
 Deflection angle: [012.54 (d)]
 Distance: 88.10'
 Easting: 2600593.08'
 Northing: 7028372.79'

Side 23: Line
 Direction: S11°41'53"E
 Angle: [-172.80 (d)]
 Deflection angle: [007.20 (d)]
 Distance: 110.02'
 Easting: 2600615.39'
 Northing: 7028265.06'

Side 24: Line

Direction: S53°25'21"W
Angle: [-114.88 (d)]
Deflection angle: [065.12 (d)]
Distance: 34.88'
Easting: 2600587.38'
Northing: 7028244.27'

Side 25: Line

Direction: S20°12'22"E
Angle: [106.37 (d)]
Deflection angle: [-073.63 (d)]
Distance: 44.84'
Easting: 2600602.87'
Northing: 7028202.19'

Side 26: Line

Direction: S79°08'23"E
Angle: [121.07 (d)]
Deflection angle: [-058.93 (d)]
Distance: 90.02'
Easting: 2600691.27'
Northing: 7028185.23'

Side 27: Line

Direction: S56°28'11"E
Angle: [-157.33 (d)]
Deflection angle: [022.67 (d)]
Distance: 62.92'
Easting: 2600743.72'
Northing: 7028150.47'

Side 28: Line

Direction: S87°49'07"E
Angle: [148.65 (d)]
Deflection angle: [-031.35 (d)]
Distance: 28.55'
Easting: 2600772.25'
Northing: 7028149.39'

Side 29: Line

Direction: S05°58'08"W
Angle: [-086.21 (d)]
Deflection angle: [093.79 (d)]
Distance: 28.02'
Easting: 2600769.34'
Northing: 7028121.52'

Side 30: Line

Direction: S10°07'55"E
Angle: [163.90 (d)]
Deflection angle: [-016.10 (d)]
Distance: 46.33'
Easting: 2600777.49'
Northing: 7028075.91'

Side 31: Line

Direction: S10°56'13"E
Angle: [179.20 (d)]
Deflection angle: [-000.80 (d)]
Distance: 88.76'
Easting: 2600794.33'
Northing: 7027988.76'

Side 32: Line

Direction: S42°32'37"E
Angle: [148.39 (d)]
Deflection angle: [-031.61 (d)]
Distance: 66.83'
Easting: 2600839.52'
Northing: 7027939.52'

Side 33: Line

Direction: S05°48'00"W
Angle: [-131.66 (d)]
Deflection angle: [048.34 (d)]
Distance: 37.66'
Easting: 2600835.71'
Northing: 7027902.06'

Side 34: Line

Direction: S27°06'51"E
Angle: [147.09 (d)]
Deflection angle: [-032.91 (d)]
Distance: 115.84'
Easting: 2600888.51'
Northing: 7027798.95'

Side 35: Line

Direction: S36°05'07"E
Angle: [171.03 (d)]
Deflection angle: [-008.97 (d)]
Distance: 93.26'
Easting: 2600943.44'
Northing: 7027723.58'

Side 36: Line

Direction: S09°53'27"E

Angle: [-153.81 (d)]
Deflection angle: [026.19 (d)]
Distance: 144.51'
Easting: 2600968.26'
Northing: 7027581.22'

Side 37: Line

Direction: N89°15'43"W
Angle: [-079.37 (d)]
Deflection angle: [100.63 (d)]
Distance: 1002.42'
Easting: 2599965.92'
Northing: 7027594.13'

Side 38: Line

Direction: N87°11'23"W
Angle: [-177.93 (d)]
Deflection angle: [002.07 (d)]
Distance: 295.74'
Easting: 2599670.54'
Northing: 7027608.63'

Side 39: Line

Direction: S01°26'13"W
Angle: [088.63 (d)]
Deflection angle: [-091.37 (d)]
Distance: 426.00'
Easting: 2599659.86'
Northing: 7027182.77'

Side 40: Line

Direction: S88°33'07"W
Angle: [-092.88 (d)]
Deflection angle: [087.12 (d)]
Distance: 724.98'
Easting: 2598935.11'
Northing: 7027164.44'

Side 41: Line

Direction: N24°23'30"E
Angle: [-064.16 (d)]
Deflection angle: [115.84 (d)]
Distance: 884.48'
Easting: 2599300.37'
Northing: 7027969.98'

Side 42: Curve

Curve direction: Counter-clockwise
Radius: [700.00']

Arc length: 305.56'
Delta angle: 025.01 (d)
Tangent: [155.25']
Chord direction: N11°53'11"E
Chord angle: [167.49 (d)]
Deflection angle: [-012.51 (d)]
Chord distance: 303.14'
Easting: 2599362.81'
Northing: 7028266.62'

Side 43: Line

Direction: N00°37'07"W
Angle: [-180.00 (d)]
Deflection angle: [000.00 (d)]
Distance: 201.44'
Easting: 2599360.64'
Northing: 7028468.05'

Side 44: Line

Direction: S89°07'35"W
Angle: [089.74 (d)]
Deflection angle: [-090.26 (d)]
Distance: 762.97'
Easting: 2598597.75'
Northing: 7028456.41'

Side 45: Line

Direction: S89°15'52"W
Angle: [-179.86 (d)]
Deflection angle: [000.14 (d)]
Distance: 297.37'
Easting: 2598300.41'
Northing: 7028452.60'

Side 46: Line

Direction: N59°30'28"E
Angle: [-029.76 (d)]
Deflection angle: [150.24 (d)]
Distance: 1091.77'
Easting: 2599241.19'
Northing: 7029006.58'

Side 47: Line

Direction: N01°18'48"W
Angle: [119.18 (d)]
Deflection angle: [-060.82 (d)]
Distance: 759.30'
Easting: 2599223.78'

Northing: 7029765.69'



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: June 19, 2023
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: P2023-012; *Final Plat for the Park Hills Subdivision*

SUMMARY

Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Qualico Development, Inc. for the approval of a Final Plat for the Park Hills Subdivision consisting of 144 single-family residential lots on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 98 (PD-98) [Ordinance No. 22-46] for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 65.309-acre parcel of land (*i.e. Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183*) for the purpose of establishing the Park Hills Subdivision, which will consist of 144 single-family residential lots and 13 open space lots (*i.e. Lots 1-20, Block A; Lots 1-9, Block B; Lots 1-28, Block C; Lots 1-52, Block D; Lots 1-27, Block E; Lots 1-22, Block F, Park Hills Subdivision*).
- Background. A portion of the subject property was annexed by the City Council on February 6, 1961 through the adoption of *Ordinance No. 60-01 (Case No. A1960-001)*. Based on the January 3, 1972 Historic Zoning Maps, this portion of the subject property was rezoned from an Agricultural (AG) District to a Light Industrial (LI) District at some point between February 6, 1961 and January 3, 1972. On January 9, 1984 the City Council approved *Ordinance No. 84-06* changing the zoning of a portion of the subject property from a Light Industrial (LI) District to a Two-Family (2F) District for the purpose of facilitating a townhome development (*Case No. 1983-048-01*). Approved concurrently with this zoning change, the City Council also approved a Preliminary Plat (*Case No. 1983-049-01*) and Site Plan (*Case No. 1983-049-02*) for the townhome development. On April 10, 1984 a Final Plat for the Oak Creek Subdivision, consisting of 78 townhome lots on 18.37-acres, was filed with Rockwall County. The remainder of the subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10 (Case No. A1998-001)*. At the time of annexation this property was zoned Agricultural (AG) District. On September 6, 2022, the City Council approved a zoning change for the subject property changing the zoning from an Agricultural (AG) District, Light Industrial (LI) District, and Two-Family (2F) District to Planned Development District 97 (PD-97) (*Ordinance No. 22-46; Case No. Z2022-037*) for Single-Family 8.4 (SF-8.4) District land uses. On October 17, 2022, the City Council approved a Preliminary Plat (*Case No. P2022-047*) for the Park Hill Subdivision.
- Parks Board. On May 2, 2023, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay *Pro-Rata Equipment* fees of \$100,484.40 (*i.e. \$697.81 x 144 Lots*).
 - (2) The property owner would pay *Cash-In-Lieu of Land Fees* of \$107,069.76 (*i.e. \$743.54 x 144 Lots*); however, the developer is donating 1.855 acres of park land that is currently located on and adjacent to the Harry Myers Disc Golf

Course. The Park and Recreation Department is accepting this donation and not collecting *Cash-In-Lieu of Land Fees*.

- ☑ 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 the *Park Hills Subdivision*, staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On June 13, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd, Rockwall, TX 75087

SUBDIVISION Park Hills : ABS A0183, G W Redlin Tract 1, 6-1, 6 LOT BLOCK

GENERAL LOCATION Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development PD-97 CURRENT USE Planned Development PD-97

PROPOSED ZONING PROPOSED USE

ACREAGE 65.309 LOTS [CURRENT] 152 LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Qualico Developments (US), Inc.

APPLICANT Michael Joyce Properties

CONTACT PERSON John Vick

CONTACT PERSON Meredith Joyce

ADDRESS 6950 TPC Drive, Suite 350

ADDRESS 767 Justin Road

CITY, STATE & ZIP McKinney, TX 75070

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 469-769-6150

PHONE 512-694-6394

E-MAIL John.Vick@qualico.com

E-MAIL meredith@michaeljoyceproperties.com

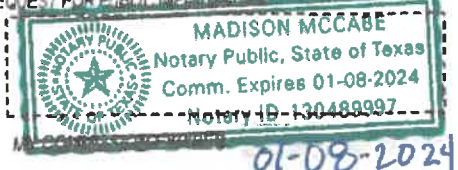
NOTARY VERIFICATION [REQUIRED]

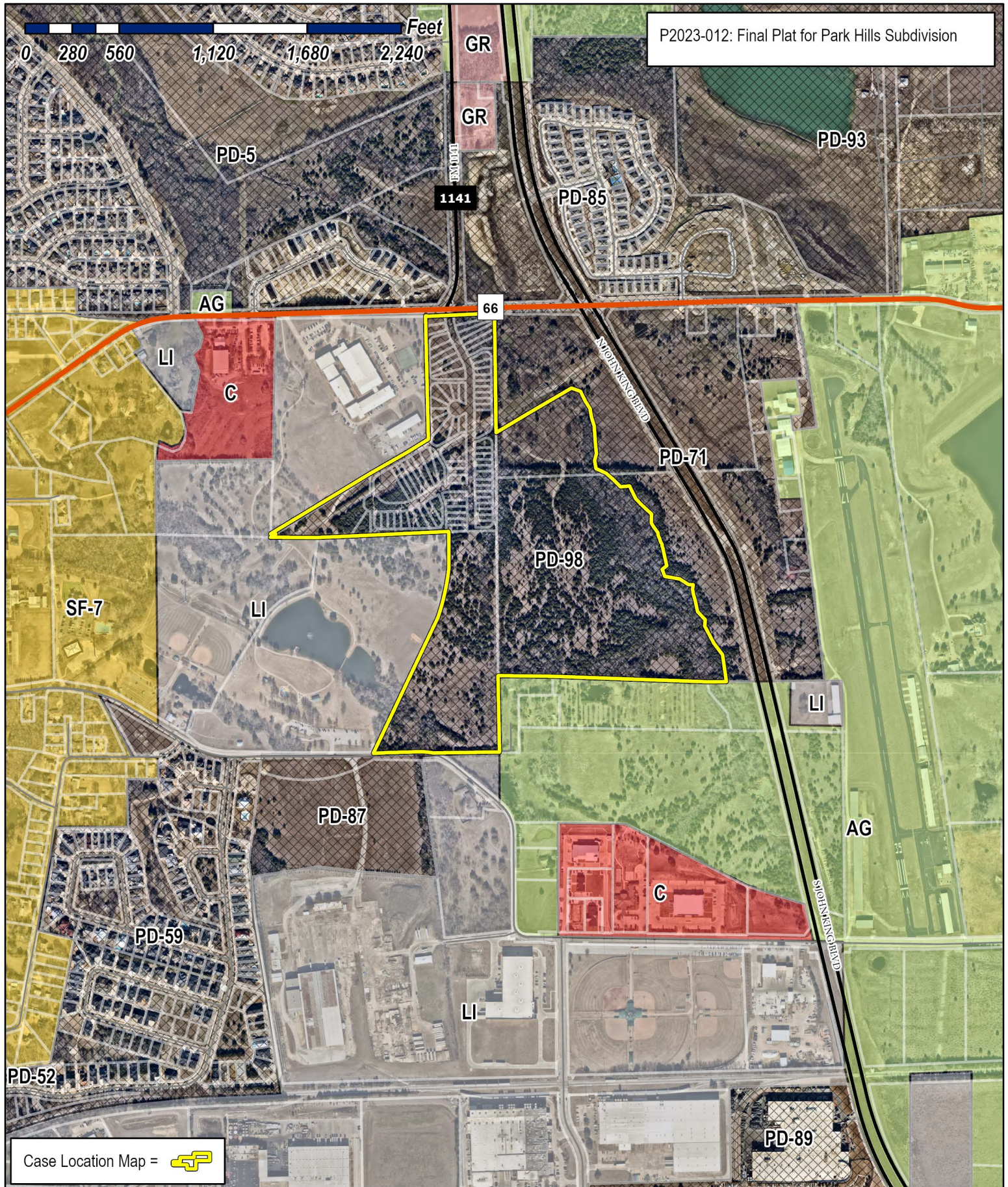
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1606.48 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th 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 16 DAY OF March 2023

OWNER'S SIGNATURE John Vick
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Madison McCabe





P2023-012: Final Plat for Park Hills Subdivision

0 280 560 1,120 1,680 2,240 Feet

Case Location Map =



City of Rockwall

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

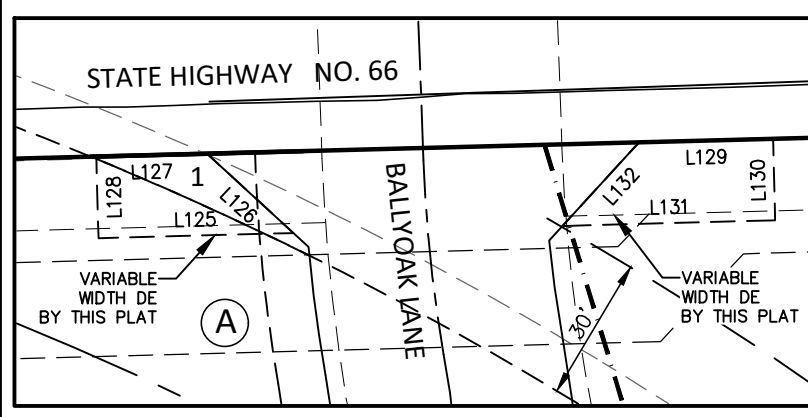
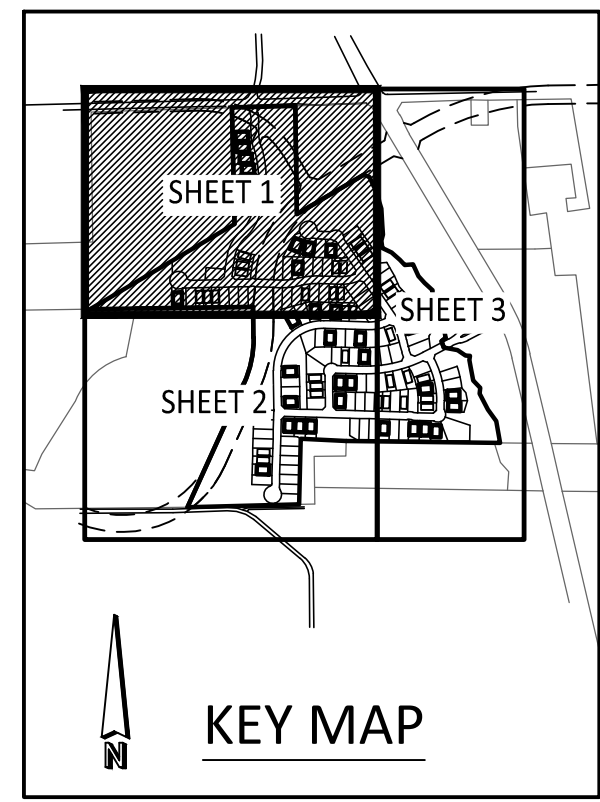
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



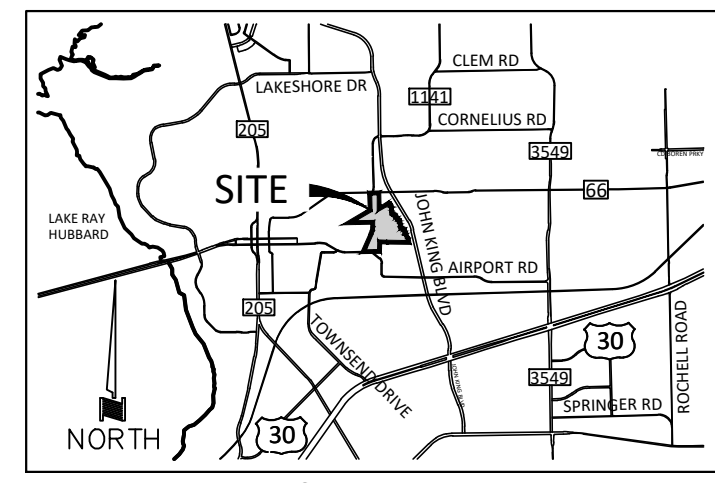
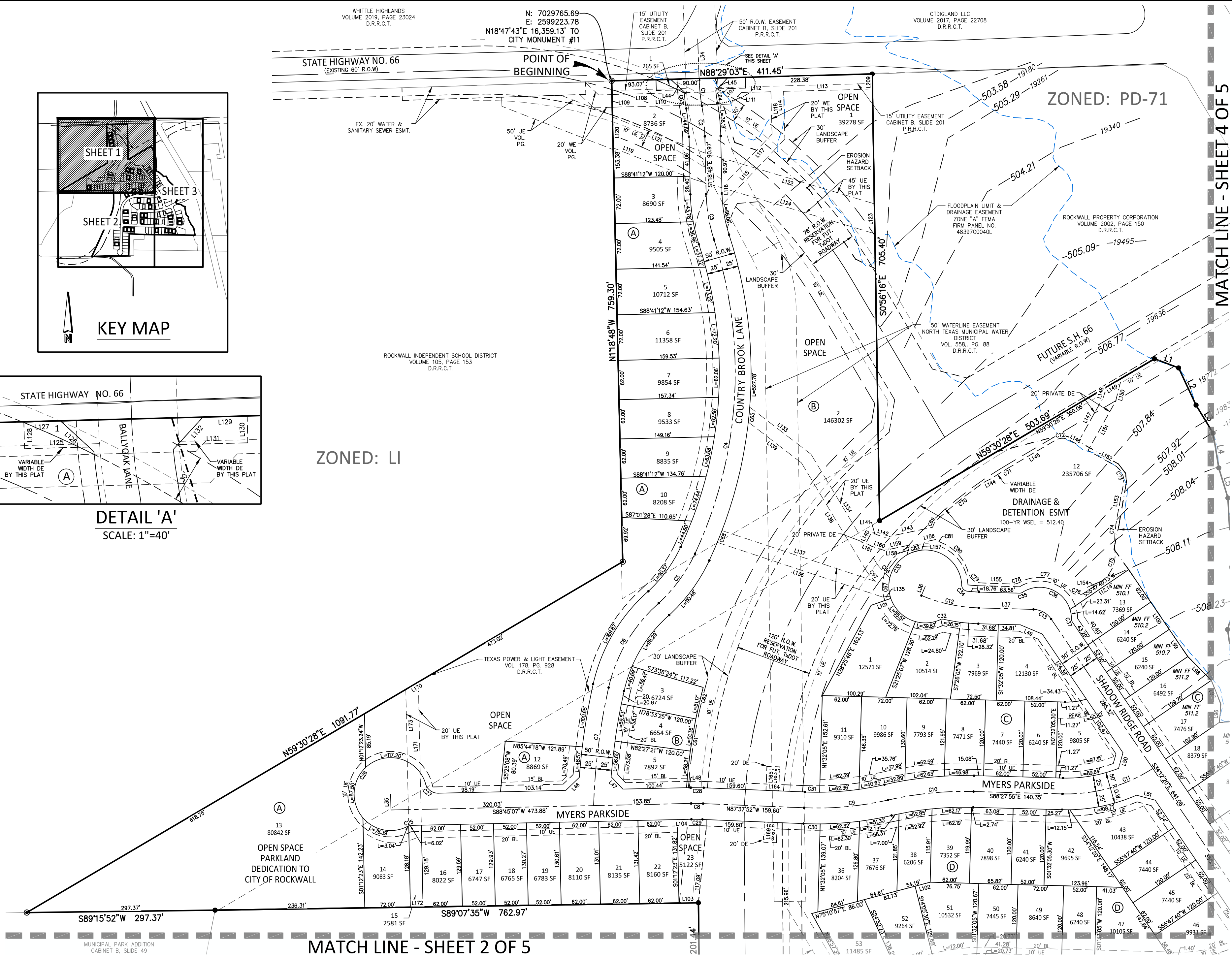
WHITTLE HIGHLANDS
VOLUME 2019, PAGE 23024
D.R.R.C.T.

N: 7029765.69
E: 2599223.78
N18°47'43"E 16,359.13' TO
CITY MONUMENT #11

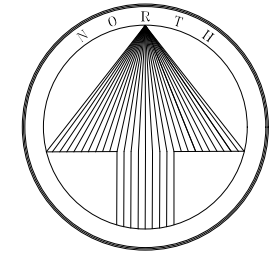
CTDIGLAND LLC
VOLUME 2017, PAGE 22708
D.R.R.C.T.



DETAIL 'A'
SCALE: 1"=40'



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



SCALE 1" = 100'

FINAL PLAT PARK HILLS

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SF
144 SINGLE FAMILY LOTS AND
13 OPEN SPACE LOTS
SITUATED WITHIN
TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2023-012
May 31, 2023
EXIST. ZONING: PD-98
LAND USE: SF
SHEET 1 OF 5

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

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

**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 2 OF 5

MATCH LINE - SHEET 4 OF 5

589 15 02 W 297.57

MATCHLINE - SHEET 1 OF 5

MUNICIPAL PARK ADDITION
CABINET B, SLIDE 49
P.R.R.C.T.

20' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 756, PG. 277
D.R.R.C.T.

CITY OF ROCKWALL
VOLUME 2163, PAGE 96
D.R.R.C.T.

ZONED: LI

FLOODPLAIN LIMIT & DRAINAGE EASEMENT
ZONE "A" FEMA
FIRM PANEL NO.
463970040L

30' LANDSCAPE BUFFER

EROSION HAZARD SETBACK

VARIABLE WIDTH DRAINAGE & DETENTION ESMT

20' PRIVATE DE

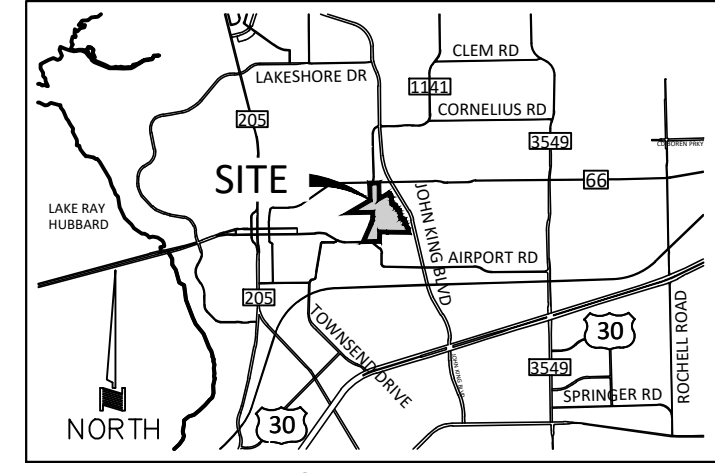
DRAINAGE & DETENTION ESMT

100'-R/W ESMT

20' UE BY THIS PLAT

VARIABLE WIDTH PRIVATE DE

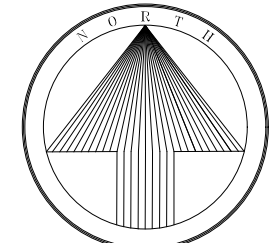
N: 7027182.77
E: 2599659.86
N26°54'26"E 14,685.16' TO
CITY MONUMENT #11



VICINITY MAP
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
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C1 Curve No.
<CM> Control Monument
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L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas



SCALE 1" = 100'

FINAL PLAT
PARK HILLS

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
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SITUATED WITHIN

TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2023-012

May 31, 2023

EXIST. ZONING: PD-98

LAND USE: SF

SHEET 2 OF 5

MATCHLINE - SHEET 3 OF 5

ZONED: AG

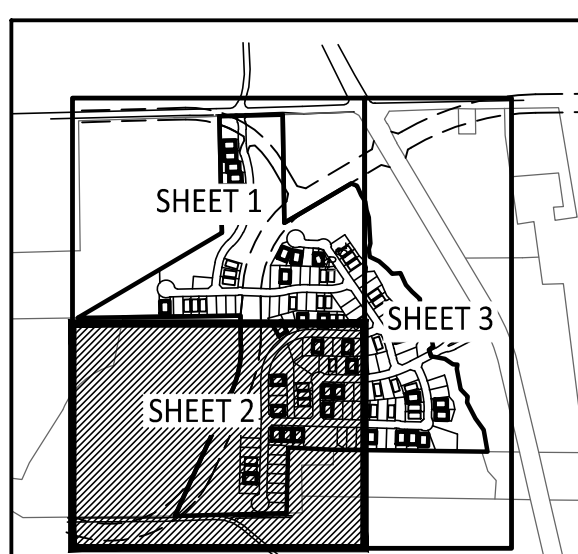
20' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 551, PG. 308
D.R.R.C.T.

20' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 812, PG. 29
D.R.R.C.T.

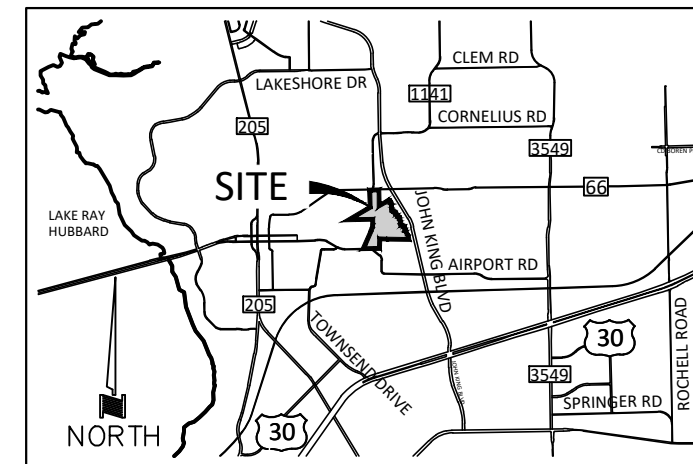
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704 Central Parkway East, Suite 1200
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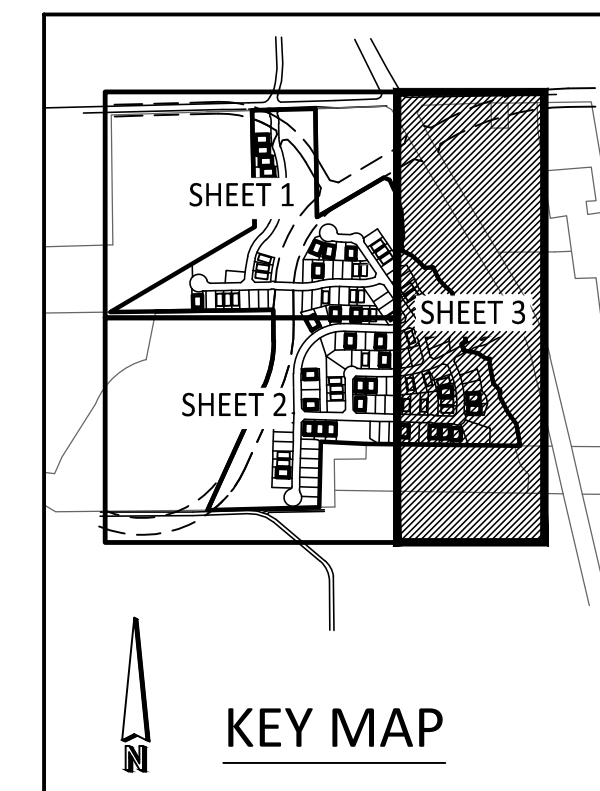
JOHNSON VOLK CONSULTING
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



KEY MAP

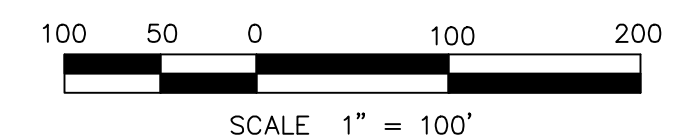
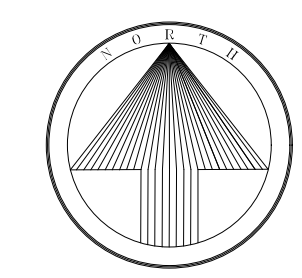


VICINITY MAP
N.T.S.



KEY MAP

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- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
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D.R.R.C.T. = Deed Records of Rockwall County, Texas



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LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
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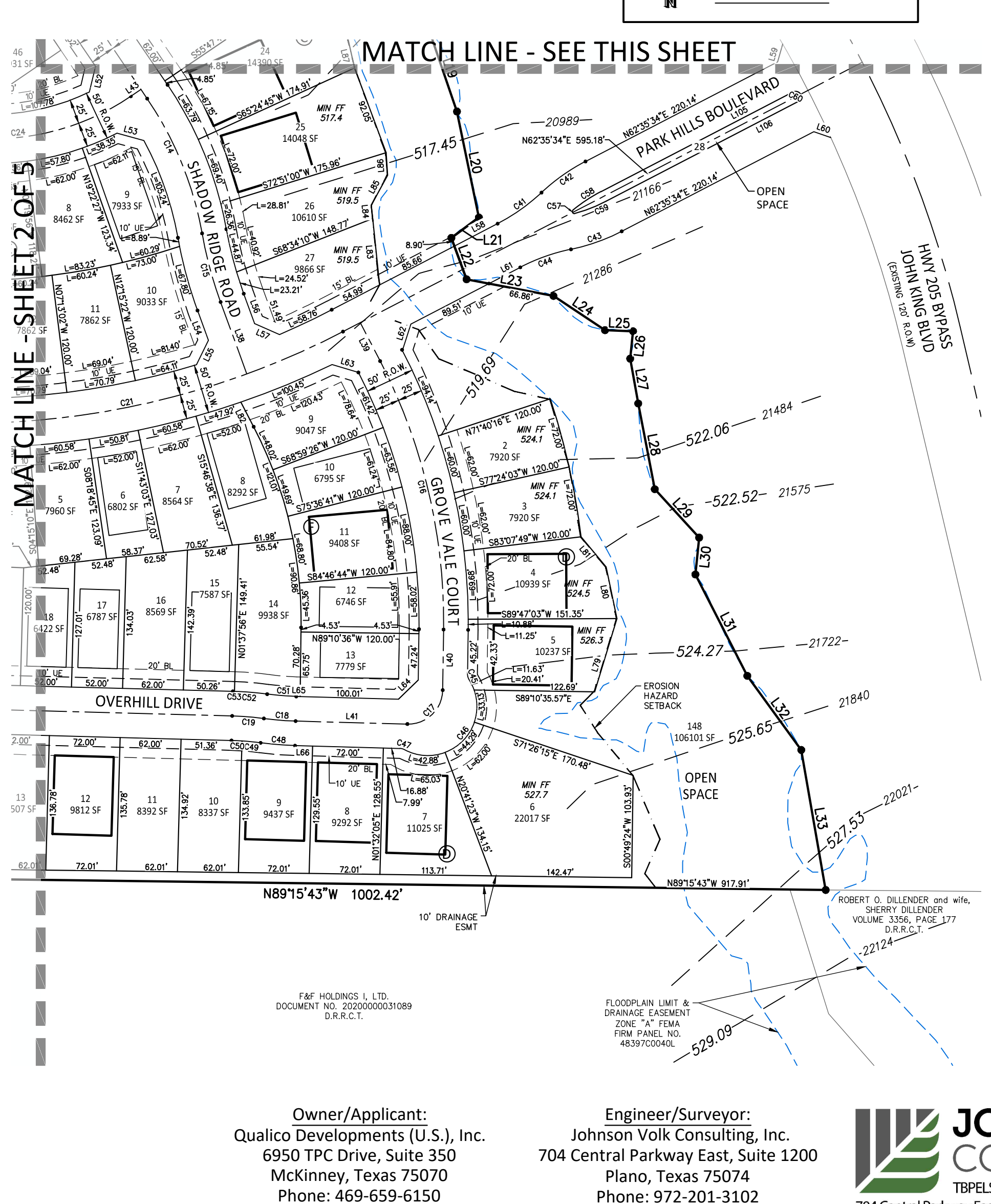
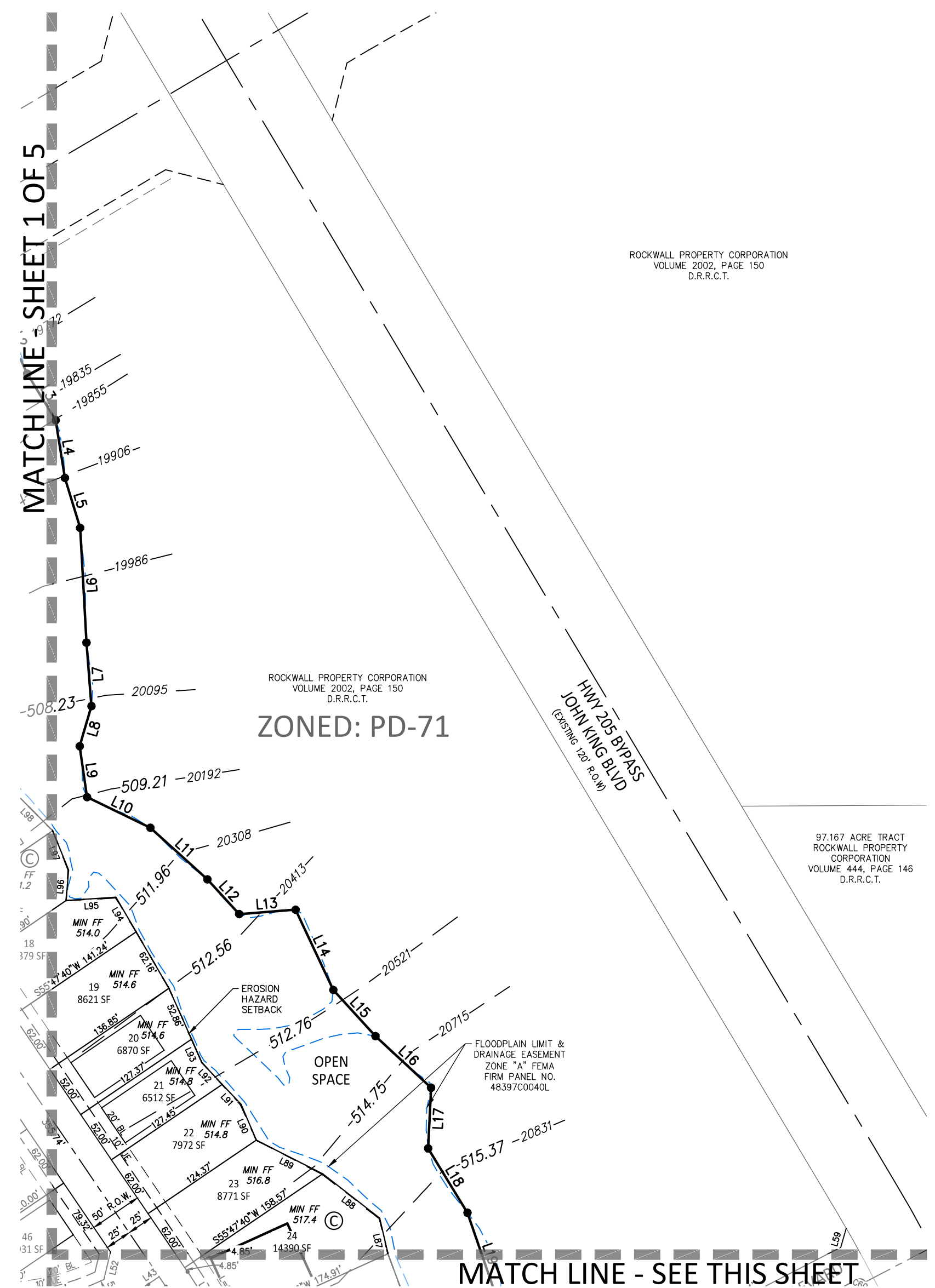
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P2023-012
May 31, 2023
EXIST. ZONING: PD-98
LAND USE: SF
SHEET 3 OF 5

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McKinney, Texas 75070
Phone: 469-659-6150

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

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



MATCH LINE - SHEET 1 OF 5

MATCH LINE - SHEET 2 OF 5

MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE THIS SHEET

ROCKWALL PROPERTY CORPORATION
VOLUME 2002, PAGE 150
D.R.R.C.T.

ROCKWALL PROPERTY CORPORATION
VOLUME 2002, PAGE 150
D.R.R.C.T.
ZONED: PD-71

97.167 ACRE TRACT
ROCKWALL PROPERTY CORPORATION
VOLUME 444, PAGE 146
D.R.R.C.T.

F&F HOLDINGS I, LTD.
DOCUMENT NO. 2020000031089
D.R.R.C.T.

FLOODPLAIN LIMIT &
DRAINAGE EASEMENT
ZONE "A" FEMA
FIRM PANEL NO.
48397C0040L

ROBERT O. DILLENDER and wife,
SHERRY DILLENDER
VOLUME 3356, PAGE 177
D.R.R.C.T.

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L1 | 40.60 | S69° 21' 48"E |
| L2 | 64.89 | S25° 06' 25"E |
| L3 | 51.80 | S31° 25' 37"E |
| L4 | 55.61 | S9° 09' 13"E |
| L5 | 49.61 | S16° 55' 05"E |
| L6 | 109.33 | S3° 11' 20"E |
| L7 | 60.49 | S4° 27' 24"E |
| L8 | 39.76 | S16° 19' 49"W |
| L9 | 48.89 | S8° 12' 45"E |
| L10 | 66.87 | S64° 09' 47"E |
| L11 | 73.04 | S47° 50' 45"E |
| L12 | 44.81 | S42° 29' 55"E |
| L13 | 53.72 | N85° 31' 53"E |
| L14 | 84.31 | S25° 10' 09"E |
| L15 | 59.42 | S42° 22' 14"E |
| L16 | 72.07 | S47° 09' 28"E |
| L17 | 57.76 | S2° 46' 29"W |
| L18 | 71.66 | S31° 26' 15"E |
| L19 | 88.10 | S18° 53' 46"E |
| L20 | 110.02 | S11° 41' 53"E |
| L21 | 34.88 | S53° 25' 21"W |
| L22 | 44.84 | S20° 12' 22"E |
| L23 | 90.02 | S79° 08' 23"E |
| L24 | 62.92 | S56° 28' 11"E |
| L25 | 28.55 | S87° 49' 07"E |
| L26 | 28.02 | S5° 58' 08"W |
| L27 | 46.33 | S10° 07' 55"E |
| L28 | 88.76 | S10° 56' 13"E |
| L29 | 66.83 | S42° 32' 37"E |
| L30 | 37.66 | S5° 48' 00"W |
| L31 | 115.84 | S27° 06' 51"E |
| L32 | 93.26 | S36° 05' 07"E |
| L33 | 144.51 | S9° 53' 27"E |
| L34 | 65.23 | S2° 04' 28"E |
| L35 | 25.00 | N1° 14' 53"W |
| L36 | 15.39 | S22° 50' 48"W |
| L37 | 86.48 | S88° 27' 55"E |
| L38 | 77.75 | S20° 01' 20"E |
| L39 | 44.07 | N27° 24' 26"W |
| L40 | 61.64 | S0° 49' 24"W |
| L41 | 113.76 | S88° 27' 55"E |
| L42 | 17.00 | N88° 22' 04"W |
| L43 | 12.44 | N55° 47' 40"E |
| L44 | 28.74 | N47° 26' 59"W |
| L45 | 27.70 | N42° 28' 16"E |
| L46 | 29.47 | S46° 12' 57"W |
| L47 | 26.98 | S43° 39' 22"E |
| L48 | 6.69 | S88° 45' 07"W |
| L49 | 37.31 | N67° 20' 11"W |
| L50 | 25.61 | N15° 58' 42"E |
| L51 | 30.30 | N74° 58' 04"W |
| L52 | 26.83 | N13° 40' 06"E |
| L53 | 28.46 | N74° 48' 07"W |
| L54 | 32.36 | N20° 01' 20"W |
| L55 | 27.66 | N26° 13' 25"E |
| L56 | 32.36 | S20° 01' 20"E |
| L57 | 27.66 | N66° 16' 04"W |
| L58 | 49.54 | N62° 35' 34"E |
| L59 | 18.92 | N16° 08' 24"E |
| L60 | 18.46 | S70° 57' 16"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L61 | 35.86 | N62° 35' 34"E |
| L62 | 28.28 | N17° 35' 38"E |
| L63 | 27.89 | N73° 13' 08"W |
| L64 | 28.11 | N46° 10' 45"E |
| L65 | 3.88 | S88° 27' 55"E |
| L66 | 17.93 | S88° 27' 55"E |
| L67 | 27.70 | N45° 22' 18"E |
| L68 | 28.85 | S44° 37' 42"E |
| L69 | 27.71 | N45° 22' 02"E |
| L70 | 28.90 | N44° 43' 30"W |
| L71 | 28.31 | S46° 35' 01"W |
| L72 | 10.61 | S22° 52' 40"E |
| L73 | 23.23 | N24° 23' 30"E |
| L74 | 23.39 | N88° 22' 04"W |
| L75 | 23.50 | N54° 21' 56"W |
| L76 | 29.15 | N87° 11' 23"W |
| L77 | 1.46 | N1° 32' 05"E |
| L78 | 8.54 | N1° 32' 05"E |
| L79 | 77.80 | N16° 57' 28"E |
| L80 | 53.70 | N11° 48' 15"W |
| L81 | 39.95 | N39° 43' 05"W |
| L82 | 28.28 | N27° 24' 26"W |
| L83 | 67.86 | S6° 02' 04"E |
| L84 | 13.63 | S6° 02' 04"E |
| L85 | 34.78 | S28° 45' 30"W |
| L86 | 22.92 | S3° 57' 54"E |
| L87 | 34.60 | S12° 49' 43"E |
| L88 | 68.69 | S52° 08' 24"E |
| L89 | 70.81 | S63° 05' 21"E |
| L90 | 36.88 | S23° 03' 47"E |
| L91 | 26.13 | S43° 06' 53"E |
| L92 | 28.53 | S43° 06' 53"E |
| L93 | 24.20 | S23° 52' 46"E |
| L94 | 38.04 | S30° 09' 15"E |
| L95 | 47.55 | N86° 10' 29"E |
| L96 | 29.15 | S4° 49' 15"W |
| L97 | 40.25 | S22° 05' 32"E |
| L98 | 52.90 | S44° 46' 36"E |
| L99 | 52.00 | S34° 12' 20"E |
| L100 | 52.00 | S34° 12' 20"E |
| L101 | 32.84 | S70° 54' 01"W |
| L102 | 24.65 | N75° 10' 57"E |
| L103 | 30.65 | N89° 07' 35"E |
| L104 | 22.44 | S88° 45' 07"W |
| L105 | 220.14 | S62° 35' 34"W |
| L106 | 220.14 | N62° 35' 34"E |
| L107 | 9.32 | S43° 29' 03"W |
| L108 | 178.23 | S88° 29' 03"W |
| L109 | 20.00 | S1° 18' 48"E |
| L110 | 186.58 | N88° 29' 03"E |
| L111 | 25.16 | N43° 29' 03"E |
| L112 | 46.57 | N88° 29' 03"E |
| L113 | 140.42 | N88° 29' 03"E |
| L114 | 75.24 | N1° 30' 57"W |
| L115 | 142.15 | N43° 41' 12"E |
| L116 | 10.84 | S1° 18' 48"E |
| L117 | 114.72 | S43° 41' 12"W |
| L118 | 66.91 | S1° 30' 57"E |
| L119 | 137.73 | N68° 44' 58"W |
| L120 | 48.73 | N1° 18' 48"W |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L121 | 154.65 | S68° 44' 58"E |
| L122 | 281.11 | S73° 16' 41"E |
| L123 | 47.23 | S0° 56' 16"E |
| L124 | 297.21 | N73° 16' 41"W |
| L125 | 40.62 | N88° 29' 03"E |
| L126 | 24.44 | N47° 26' 59"W |
| L127 | 23.06 | S88° 29' 03"W |
| L128 | 17.00 | S1° 30' 57"E |
| L129 | 27.94 | N88° 29' 03"E |
| L130 | 17.00 | S1° 30' 57"E |
| L131 | 44.35 | S88° 29' 03"W |
| L132 | 23.63 | N42° 28' 16"E |
| L133 | 121.86 | S52° 30' 09"E |
| L134 | 203.70 | S31° 01' 44"E |
| L135 | 12.39 | S85° 48' 10"W |
| L136 | 274.42 | N71° 41' 50"W |
| L137 | 254.93 | S71° 41' 50"E |
| L138 | 201.36 | N31° 01' 44"W |
| L139 | 105.54 | N52° 30' 09"W |
| L140 | 20.00 | N28° 27' 11"E |
| L141 | 9.09 | S61° 32' 49"E |
| L142 | 13.22 | S71° 57' 31"E |
| L143 | 77.03 | N78° 02' 29"E |
| L144 | 10.25 | N64° 34' 54"E |
| L145 | 85.56 | N59° 29' 56"E |
| L146 | 13.66 | S60° 43' 15"E |
| L147 | 86.20 | N29° 16' 54"E |
| L148 | 15.10 | N14° 17' 26"E |
| L149 | 28.18 | N59° 30' 28"E |
| L150 | 37.58 | S14° 17' 26"W |
| L151 | 88.83 | S29° 16' 54"W |
| L152 | 48.53 | S60° 43' 17"E |
| L153 | 53.70 | S10° 56' 41"W |
| L154 | 31.90 | S55° 47' 40"W |
| L155 | 50.03 | N87° 54' 48"W |
| L156 | 19.15 | S78° 02' 29"W |
| L157 | 13.90 | S18° 02' 29"W |
| L158 | 16.91 | N18° 02' 29"E |
| L159 | 41.70 | S78° 02' 29"W |
| L160 | 20.40 | N71° 57' 31"W |
| L161 | 10.91 | N61° 32' 49"W |
| L162 | 20.00 | N87° 37' 52"W |
| L163 | 37.85 | N2° 22' 08"E |
| L164 | 20.00 | S87° 37' 52"E |
| L165 | 37.85 | S2° 22' 08"W |
| L166 | 20.00 | N87° 37' 52"W |
| L167 | 31.96 | N2° 22' 08"E |
| L168 | 20.00 | S87° 37' 52"E |
| L169 | 31.96 | S2° 22' 08"W |
| L170 | 22.93 | S59° 30' 28"W |
| L171 | 355.26 | N1° 12' 23"W |
| L172 | 20.00 | N89° 07' 35"E |
| L173 | 343.92 | S1° 12' 23"E |
| L174 | 36.65 | S85° 18' 07"W |
| L175 | 73.94 | N4° 41' 53"W |
| L176 | 22.36 | N31° 15' 47"W |
| L177 | 41.59 | N4° 41' 53"W |
| L178 | 20.35 | N85° 21' 14"W |
| L179 | 6.27 | N88° 22' 04"W |
| L180 | 2.88 | N44° 03' 25"E |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L181 | 48.29 | S40° 46' 49"E |
| L182 | 6.65 | S88° 22' 04"E |
| L183 | 14.35 | N85° 34' 22"E |
| L184 | 61.27 | S52° 54' 31"E |
| L185 | 24.19 | S56° 18' 36"E |
| L186 | 72.34 | S84° 12' 59"E |
| L187 | 20.00 | S5° 47' 01"W |
| L188 | 72.34 | N84° 12' 59"W |
| L189 | 110.76 | S23° 40' 39"E |
| L190 | 7.20 | N0° 57' 55"W |
| L191 | 18.41 | N44° 31' 03"E |
| L192 | 320.22 | N88° 33' 07"E |
| L193 | 16.89 | S1° 37' 56"W |
| L194 | 19.60 | S43° 33' 07"W |
| L195 | 399.42 | S88° 33' 07"W |
| L209 | 23.80 | N0° 56' 16"W |

| Curve Table | | | | | |
|-------------|--------|--------|------------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C1 | 40.71 | 300.00 | 007°46'27" | 40.67 | S05° 57' 41"E |
| C2 | 48.41 | 325.00 | 008°32'06" | 48.37 | N05° 34' 51"W |
| C3 | 73.40 | 250.00 | 016°49'18" | 73.14 | S09° 43' 27"E |
| C4 | 508.93 | 675.00 | 043°11'57" | 496.96 | N03° 27' 52"E |
| C5 | 100.42 | 250.00 | 023°00'49" | 99.74 | N36° 34' 15"E |
| C6 | 154.43 | 250.00 | 035°23'34" | 151.99 | S30° 22' 52"W |
| C7 | 188.19 | 988.00 | 010°54'48" | 187.90 | S07° 13' 41"W |
| C8 | 18.94 | 300.00 | 003°37'01" | 18.93 | N89° 26' 22"W |
| C9 | 133.38 | 500.00 | 015°17'05" | 132.99 | N84° 43' 36"E |
| C10 | 136.19 | 540.00 | 014°27'02" | 135.83 | S84° 18' 34"W |
| C11 | 150.33 | 250.00 | 034°27'13" | 148.08 | N74° 18' 29"E |
| C12 | 92.99 | 250.00 | 021°18'43" | 92.46 | S77° 48' 33"E |
| C13 | 33.15 | 35.00 | 054°15'35" | 31.92 | N61° 20' 07"W |
| C14 | 149.06 | 355.00 | 024°03'27" | 147.97 | N22° 10' 36"W |
| C15 | 72.38 | 420.00 | 009°52'27" | 72.29 | S15° 05' 06"E |
| C16 | 283.31 | 575.00 | 028°13'51" | 280.46 | N13° 17' 31"W |
| C17 | 55.41 | 35.00 | 090°42'41" | 49.80 | N46° 10' 45"E |
| C18 | 32.42 | 300.00 | 006°11'30" | 32.40 | S85° 22' 10"E |
| C19 | 32.42 | 300.00 | 006°11'30" | 32.40 | N85° 22' 10"W |
| C20 | 56.40 | 35.00 | 092°19'34" | 50.49 | S45° 22' 18"W |
| C21 | 419.26 | 830.00 | 028°56'31" | 414.82 | N77° 03' 50"E |
| C22 | 11.42 | 250.00 | 002°37'02" | 11.42 | S00° 19' 26"W |
| C23 | 476.36 | 295.00 | 092°31'11" | 426.26 | S45° 16' 30"W |
| C24 | 155.95 | 250.00 | 035°44'25" | 153.43 | N73° 39' 53"E |
| C25 | 6.02 | 20.50 | 016°49'29" | 6.00 | S80° 20' 23"W |
| C26 | 87.50 | 57.50 | 087°11'25" | 79.30 | S03° 07' 58"W |
| C27 | 26.75 | 20.50 | 074°45'45" | 24.89 | S53° 52' 00"E |
| C28 | 20.52 | 325.00 | 003°37'01" | 20.51 | N89° 26' 22"W |
| C29 | 17.36 | 275.00 | 003°37'01" | 17.36 | N89° 26' 22"W |
| C30 | 26.44 | 525.00 | 002°53'07" | 26.43 | N89° 04' 25"W |
| C31 | 23.52 | 475.00 | 002°50'15" | 23.52 | S89° 02' 59"E |
| C32 | 6.45 | 10.00 | 036°58'24" | 6.34 | S84° 23' 43"W |
| C33 | 197.67 | 57.50 | 196°58'07" | 113.74 | S79° 23' 05"W |
| C34 | 14.23 | 10.00 | 081°33'24" | 13.06 | S42° 54' 34"E |
| C35 | 5.86 | 10.00 | 033°33'26" | 5.77 | N74° 45' 22"E |
| C36 | 91.30 | 50.00 | 104°37'28" | 79.14 | N69° 42' 37"W |
| C37 | 5.86 | 10.00 | 033°33'26" | 5.77 | S17° 25' 37"E |
| C38 | 5.31 | 10.00 | 030°26'20" | 5.25 | N16° 00' 39"W |
| C39 | 44.10 | 50.00 | 050°32'05" | 42.68 | S65° 38' 01"W |
| C40 | 6.46 | 10.00 | 036°59'16" | 6.34 | S69° 58' 17"E |
| C41 | 54.94 | 200.00 | 015°44'26" | 54.77 | N54° 43' 21"E |
| C42 | 54.94 | 200.00 | 015°44'26" | 54.77 | S54° 43' 21"W |
| C43 | 54.94 | 200.00 | 015°44'26" | 54.77 | N70° 27' 47"E |
| C44 | 54.94 | 200.00 | 015°44'26" | 54.77 | S70° 27' 47"W |
| C45 | 5.86 | 10.00 | 033°33'26" | 5.77 | S15° 57' 19"E |
| C46 | 44.29 | 50.00 | 050°44'52" | 42.85 | N43° 56' 11"E |
| C47 | 4.70 | 10.00 | 026°55'00" | 4.65 | S75° 00' 25"E |
| C48 | 35.12 | 325.00 | 006°11'30" | 35.10 | S85° 22' 10"E |

| Curve Table | | | | | |
|-------------|--------|--------|------------|--------------|---------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Bearing |
| C49 | 19.08 | 275.00 | 003°58'28" | 19.07 | N84° 15' 39"W |
| C50 | 10.64 | 275.00 | 002°13'02" | 10.64 | N87° 21' 24"W |
| C51 | 29.72 | 275.00 | 006°11'30" | 29.70 | S85° 22' 10"E |
| C52 | 33.38 | 325.00 | 005°53'06" | 33.37 | N85° 12' 58"W |
| C53 | 1.74 | 325.00 | 000°18'24" | 1.74 | N88° 18' 43"W |
| C54 | 13.15 | 20.50 | 036°44'50" | 12.92 | S16° 44' 29"E |
| C55 | 83.78 | 57.50 | 083°28'56" | 76.56 | N32° 39' 14"E |
| C56 | 15.17 | 20.50 | 042°24'46" | 14.83 | N48° 59' 41"E |
| C57 | 5.45 | 2.00 | 156°14'49" | 3.91 | S27° 24' 26"E |
| C58 | 34.31 | 165.50 | 011°52'36" | 34.24 | S56° 39' 16"W |
| C59 | 34.31 | | | | |

**LEGAL DESCRIPTION:
65.309 ACRES**

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, 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 State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner;

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 72.07 feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

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

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 2020000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the POINT OF BEGINNING and containing 65.309 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 PARK HILLS 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 PARK HILLS 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 there 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 _____ §

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

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

APPROVED:
I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall on ____ day of _____, 2023.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

**FINAL PLAT
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SF
144 SINGLE FAMILY LOTS AND
13 OPEN SPACE LOTS
SITUATED WITHIN

TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2023-012

MAY 31, 2023

EXIST. ZONING: PD-98

LAND USE: SF

SHEET 5 OF 5

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

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



Mapcheck 1: PARK HILLS

Closure Summary

Precision, 1 part in: 2641627.87'
Error distance: 0.00'
Error direction: S77°10'07.69"E
Area: 2844874.66 Sq. Ft.
Square area: 2844874.66
Perimeter: 10557.75'

Point of Beginning

Easting: 2599223.78'
Northing: 7029765.69'

Side 1: Line

Direction: N88°29'03"E
Angle: [-091.52 (d)]
Deflection angle: [088.48 (d)]
Distance: 411.45'
Easting: 2599635.08'
Northing: 7029776.57'

Side 2: Line

Direction: S00°56'16"E
Angle: [-089.42 (d)]
Deflection angle: [090.58 (d)]
Distance: 705.40'
Easting: 2599646.63'
Northing: 7029071.26'

Side 3: Line

Direction: N59°30'28"E
Angle: [060.45 (d)]
Deflection angle: [-119.55 (d)]
Distance: 503.69'
Easting: 2600080.66'
Northing: 7029326.85'

Side 4: Line

Direction: S69°21'48"E
Angle: [-128.87 (d)]
Deflection angle: [051.13 (d)]
Distance: 40.60'
Easting: 2600118.65'
Northing: 7029312.54'

Side 5: Line

Direction: S25°06'25"E
Angle: [-135.74 (d)]
Deflection angle: [044.26 (d)]

Distance: 64.89'
Easting: 2600146.19'
Northing: 7029253.78'

Side 6: Line

Direction: S31°25'37"E
Angle: [173.68 (d)]
Deflection angle: [-006.32 (d)]
Distance: 51.80'
Easting: 2600173.20'
Northing: 7029209.58'

Side 7: Line

Direction: S09°09'13"E
Angle: [-157.73 (d)]
Deflection angle: [022.27 (d)]
Distance: 55.61'
Easting: 2600182.04'
Northing: 7029154.68'

Side 8: Line

Direction: S16°55'05"E
Angle: [172.24 (d)]
Deflection angle: [-007.76 (d)]
Distance: 49.61'
Easting: 2600196.48'
Northing: 7029107.21'

Side 9: Line

Direction: S03°11'20"E
Angle: [-166.27 (d)]
Deflection angle: [013.73 (d)]
Distance: 109.33'
Easting: 2600202.56'
Northing: 7028998.05'

Side 10: Line

Direction: S04°27'24"E
Angle: [178.73 (d)]
Deflection angle: [-001.27 (d)]
Distance: 60.49'
Easting: 2600207.26'
Northing: 7028937.75'

Side 11: Line

Direction: S16°19'49"W
Angle: [-159.21 (d)]
Deflection angle: [020.79 (d)]
Distance: 39.76'

Easting: 2600196.08'
Northing: 7028899.59'

Side 12: Line

Direction: S08°12'45"E
Angle: [155.46 (d)]
Deflection angle: [-024.54 (d)]
Distance: 48.89'
Easting: 2600203.06'
Northing: 7028851.20'

Side 13: Line

Direction: S64°09'47"E
Angle: [124.05 (d)]
Deflection angle: [-055.95 (d)]
Distance: 66.87'
Easting: 2600263.25'
Northing: 7028822.06'

Side 14: Line

Direction: S47°50'45"E
Angle: [-163.68 (d)]
Deflection angle: [016.32 (d)]
Distance: 73.04'
Easting: 2600317.40'
Northing: 7028773.04'

Side 15: Line

Direction: S42°29'55"E
Angle: [-174.65 (d)]
Deflection angle: [005.35 (d)]
Distance: 44.81'
Easting: 2600347.67'
Northing: 7028740.00'

Side 16: Line

Direction: N85°31'53"E
Angle: [128.03 (d)]
Deflection angle: [-051.97 (d)]
Distance: 53.72'
Easting: 2600401.23'
Northing: 7028744.19'

Side 17: Line

Direction: S25°10'09"E
Angle: [-110.70 (d)]
Deflection angle: [069.30 (d)]
Distance: 84.31'
Easting: 2600437.08'

Northing: 7028667.88'
Side 18: Line
 Direction: S42°22'14"E
 Angle: [162.80 (d)]
 Deflection angle: [-017.20 (d)]
 Distance: 59.42'
 Easting: 2600477.13'
 Northing: 7028623.98'

Side 19: Line
 Direction: S47°09'28"E
 Angle: [175.21 (d)]
 Deflection angle: [-004.79 (d)]
 Distance: 72.07'
 Easting: 2600529.97'
 Northing: 7028574.98'

Side 20: Line
 Direction: S02°46'29"W
 Angle: [-130.07 (d)]
 Deflection angle: [049.93 (d)]
 Distance: 57.76'
 Easting: 2600527.18'
 Northing: 7028517.28'

Side 21: Line
 Direction: S31°26'15"E
 Angle: [145.79 (d)]
 Deflection angle: [-034.21 (d)]
 Distance: 71.66'
 Easting: 2600564.55'
 Northing: 7028456.14'

Side 22: Line
 Direction: S18°53'46"E
 Angle: [-167.46 (d)]
 Deflection angle: [012.54 (d)]
 Distance: 88.10'
 Easting: 2600593.08'
 Northing: 7028372.79'

Side 23: Line
 Direction: S11°41'53"E
 Angle: [-172.80 (d)]
 Deflection angle: [007.20 (d)]
 Distance: 110.02'
 Easting: 2600615.39'
 Northing: 7028265.06'

Side 24: Line

Direction: S53°25'21"W
Angle: [-114.88 (d)]
Deflection angle: [065.12 (d)]
Distance: 34.88'
Easting: 2600587.38'
Northing: 7028244.27'

Side 25: Line

Direction: S20°12'22"E
Angle: [106.37 (d)]
Deflection angle: [-073.63 (d)]
Distance: 44.84'
Easting: 2600602.87'
Northing: 7028202.19'

Side 26: Line

Direction: S79°08'23"E
Angle: [121.07 (d)]
Deflection angle: [-058.93 (d)]
Distance: 90.02'
Easting: 2600691.27'
Northing: 7028185.23'

Side 27: Line

Direction: S56°28'11"E
Angle: [-157.33 (d)]
Deflection angle: [022.67 (d)]
Distance: 62.92'
Easting: 2600743.72'
Northing: 7028150.47'

Side 28: Line

Direction: S87°49'07"E
Angle: [148.65 (d)]
Deflection angle: [-031.35 (d)]
Distance: 28.55'
Easting: 2600772.25'
Northing: 7028149.39'

Side 29: Line

Direction: S05°58'08"W
Angle: [-086.21 (d)]
Deflection angle: [093.79 (d)]
Distance: 28.02'
Easting: 2600769.34'
Northing: 7028121.52'

Side 30: Line

Direction: S10°07'55"E
Angle: [163.90 (d)]
Deflection angle: [-016.10 (d)]
Distance: 46.33'
Easting: 2600777.49'
Northing: 7028075.91'

Side 31: Line

Direction: S10°56'13"E
Angle: [179.20 (d)]
Deflection angle: [-000.80 (d)]
Distance: 88.76'
Easting: 2600794.33'
Northing: 7027988.76'

Side 32: Line

Direction: S42°32'37"E
Angle: [148.39 (d)]
Deflection angle: [-031.61 (d)]
Distance: 66.83'
Easting: 2600839.52'
Northing: 7027939.52'

Side 33: Line

Direction: S05°48'00"W
Angle: [-131.66 (d)]
Deflection angle: [048.34 (d)]
Distance: 37.66'
Easting: 2600835.71'
Northing: 7027902.06'

Side 34: Line

Direction: S27°06'51"E
Angle: [147.09 (d)]
Deflection angle: [-032.91 (d)]
Distance: 115.84'
Easting: 2600888.51'
Northing: 7027798.95'

Side 35: Line

Direction: S36°05'07"E
Angle: [171.03 (d)]
Deflection angle: [-008.97 (d)]
Distance: 93.26'
Easting: 2600943.44'
Northing: 7027723.58'

Side 36: Line

Direction: S09°53'27"E

Angle: [-153.81 (d)]
Deflection angle: [026.19 (d)]
Distance: 144.51'
Easting: 2600968.26'
Northing: 7027581.22'

Side 37: Line

Direction: N89°15'43"W
Angle: [-079.37 (d)]
Deflection angle: [100.63 (d)]
Distance: 1002.42'
Easting: 2599965.92'
Northing: 7027594.13'

Side 38: Line

Direction: N87°11'23"W
Angle: [-177.93 (d)]
Deflection angle: [002.07 (d)]
Distance: 295.74'
Easting: 2599670.54'
Northing: 7027608.63'

Side 39: Line

Direction: S01°26'13"W
Angle: [088.63 (d)]
Deflection angle: [-091.37 (d)]
Distance: 426.00'
Easting: 2599659.86'
Northing: 7027182.77'

Side 40: Line

Direction: S88°33'07"W
Angle: [-092.88 (d)]
Deflection angle: [087.12 (d)]
Distance: 724.98'
Easting: 2598935.11'
Northing: 7027164.44'

Side 41: Line

Direction: N24°23'30"E
Angle: [-064.16 (d)]
Deflection angle: [115.84 (d)]
Distance: 884.48'
Easting: 2599300.37'
Northing: 7027969.98'

Side 42: Curve

Curve direction: Counter-clockwise
Radius: [700.00']

Arc length: 305.56'
Delta angle: 025.01 (d)
Tangent: [155.25']
Chord direction: N11°53'11"E
Chord angle: [167.49 (d)]
Deflection angle: [-012.51 (d)]
Chord distance: 303.14'
Easting: 2599362.81'
Northing: 7028266.62'

Side 43: Line

Direction: N00°37'07"W
Angle: [-180.00 (d)]
Deflection angle: [000.00 (d)]
Distance: 201.44'
Easting: 2599360.64'
Northing: 7028468.05'

Side 44: Line

Direction: S89°07'35"W
Angle: [089.74 (d)]
Deflection angle: [-090.26 (d)]
Distance: 762.97'
Easting: 2598597.75'
Northing: 7028456.41'

Side 45: Line

Direction: S89°15'52"W
Angle: [-179.86 (d)]
Deflection angle: [000.14 (d)]
Distance: 297.37'
Easting: 2598300.41'
Northing: 7028452.60'

Side 46: Line

Direction: N59°30'28"E
Angle: [-029.76 (d)]
Deflection angle: [150.24 (d)]
Distance: 1091.77'
Easting: 2599241.19'
Northing: 7029006.58'

Side 47: Line

Direction: N01°18'48"W
Angle: [119.18 (d)]
Deflection angle: [-060.82 (d)]
Distance: 759.30'
Easting: 2599223.78'

Northing: 7029765.69'

Lee, Henry

From: Meredith Joyce <Meredith@michaeljoyceproperties.com>
Sent: Tuesday, April 25, 2023 3:23 PM
To: Lee, Henry
Cc: Ryan Joyce; Miller, Ryan
Subject: Park Hills PD Site Plan and Final Plat
Attachments: Park Hills Extension.pdf

Henry,
Attached please find our letter requesting a 30 day extension. DO we need to attend in person tonight? Thanks.
Meredith

Meredith Joyce, PE



MICHAELJOYCE
PROPERTIES

Michael Joyce Properties

767 Justin Rd.

Rockwall, TX 75087

512-694-6394

www.michaeljoyceproperties.com

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Lee, Henry

From: Meredith Joyce <Meredith@michaeljoyceproperties.com>
Sent: Wednesday, May 24, 2023 4:58 PM
To: Lee, Henry; Ryan Joyce
Cc: Tom Dayton
Subject: Re: Park Hills Site Plan Remaining Comments

Henry, please table us for 2 more weeks. We are working through the items. Thank you for your help!
Meredith

Meredith Joyce, PE
Michael Joyce Properties
512-694-6394
767 Justin Rd.
Rockwall, TX 75087

From: Lee, Henry <HLee@rockwall.com>
Sent: Wednesday, May 24, 2023 1:12:15 PM
To: Meredith Joyce <meredith@michaeljoyceproperties.com>; Ryan Joyce <ryan@michaeljoyceproperties.com>
Subject: Park Hills Site Plan Remaining Comments

Good Afternoon,

I have finished reviewing the site plan set and I have remaining comments. The large comment is related to landscaping, specifically landscaping in the future alignment's landscape buffers. I have not heard back from Engineering yet on the plat or the site plan. I will forward any comments they have as soon as I receive them. That being said, I would need revisions by tomorrow morning, otherwise staff will have to send out what we have, which would not be approved. However, you do have the ability to table two (2) more weeks, to the June 13 meeting, and stay within the 60-day window. If you choose to do that, I would need an email requesting it; I would need final plans by June 6. Let me know if you have any questions.

Thank you,



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

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July 13, 2023

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

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

SUBJECT: P2023-012; *Final Plat for the Park Hills Subdivision*

Meredith Joyce:

This letter serves to notify you that the above referenced case (*i.e. Final Plat*) that you submitted for consideration by the City of Rockwall was approved by the City Council on June 19, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

On June 13, 2023, the Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 7-0.

City Council

On June 19, 2023, the City Council approved a motion to approve the Final Plat by a vote of 7-0.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

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