



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

STATE 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) ²
- REPLAT (\$300.00 + \$20.00 ACRE) ²
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1, 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS Mims Rd, TX
 SUBDIVISION A0219 G Wells, Tract 3, Acres 90.5, (Pt of 140.5 AC TR) LOT BLOCK
 GENERAL LOCATION Southwest of Intersection Mims Rd & National Dr

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD-101 CURRENT USE Single Family
 PROPOSED ZONING PROPOSED USE
 ACREAGE 45.950 LOTS [CURRENT] 148 LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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)

<input type="checkbox"/> OWNER	Qualico Developments (US), Inc.	<input checked="" type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	John Vick	CONTACT PERSON	Meredith Joyce
ADDRESS	14400 The Lakes Blvd	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Austin, TX 78660	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	489-769-6150	PHONE	512-694-6394
E-MAIL	John.Vick@qualico.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION (REQUIRED)

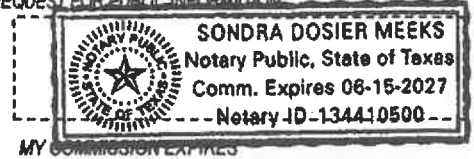
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 1219.00 TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF December 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 14th DAY OF December, 2023
OWNER'S SIGNATURE John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

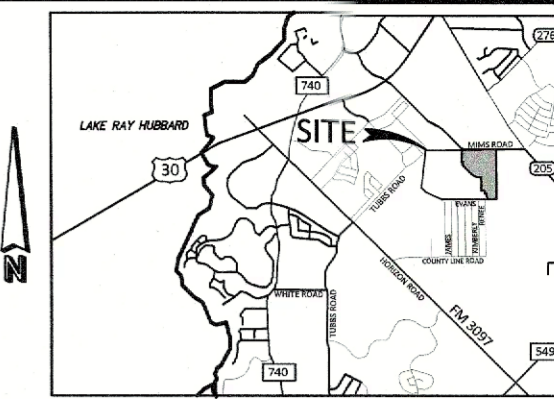
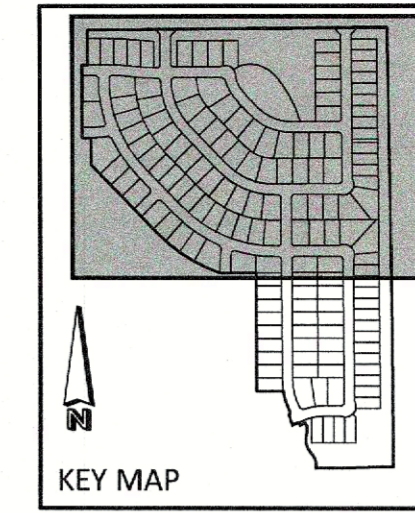
Sondra Dosier Meeks



RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC. DOC. NO. 2021-0000024965 D.R.R.C.T.

RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC. DOC. NO. 2021-0000024965 D.R.R.C.T.

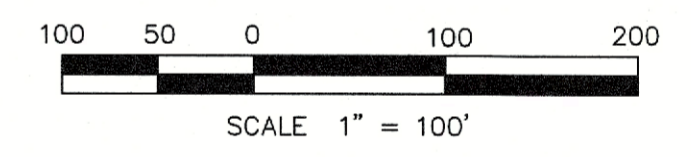
N: 7013889.68
E: 2599831.03
S66°44'15"E 5,292.49' TO TOWN MONUMENT #10



VICINITY MAP N.T.S.

LEGEND

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



FINAL PLAT
PEACHTREE MEADOWS
PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.
148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

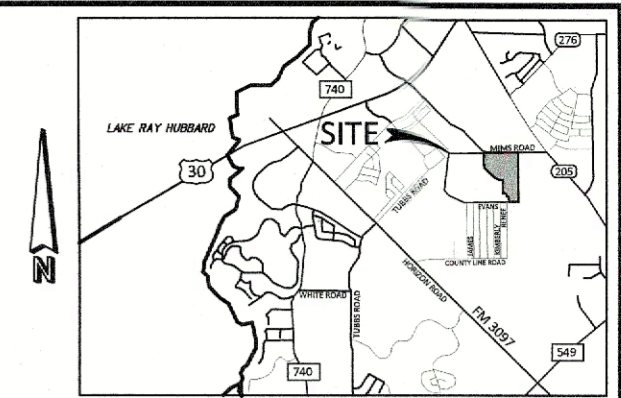
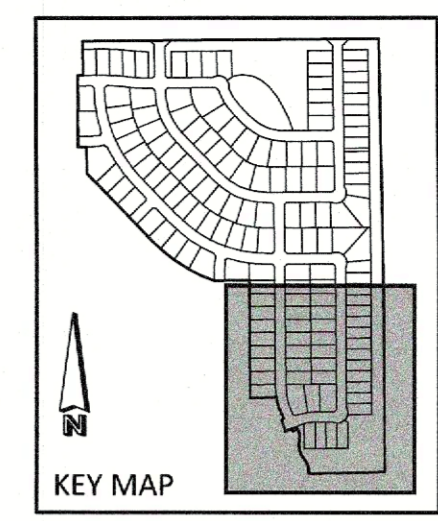
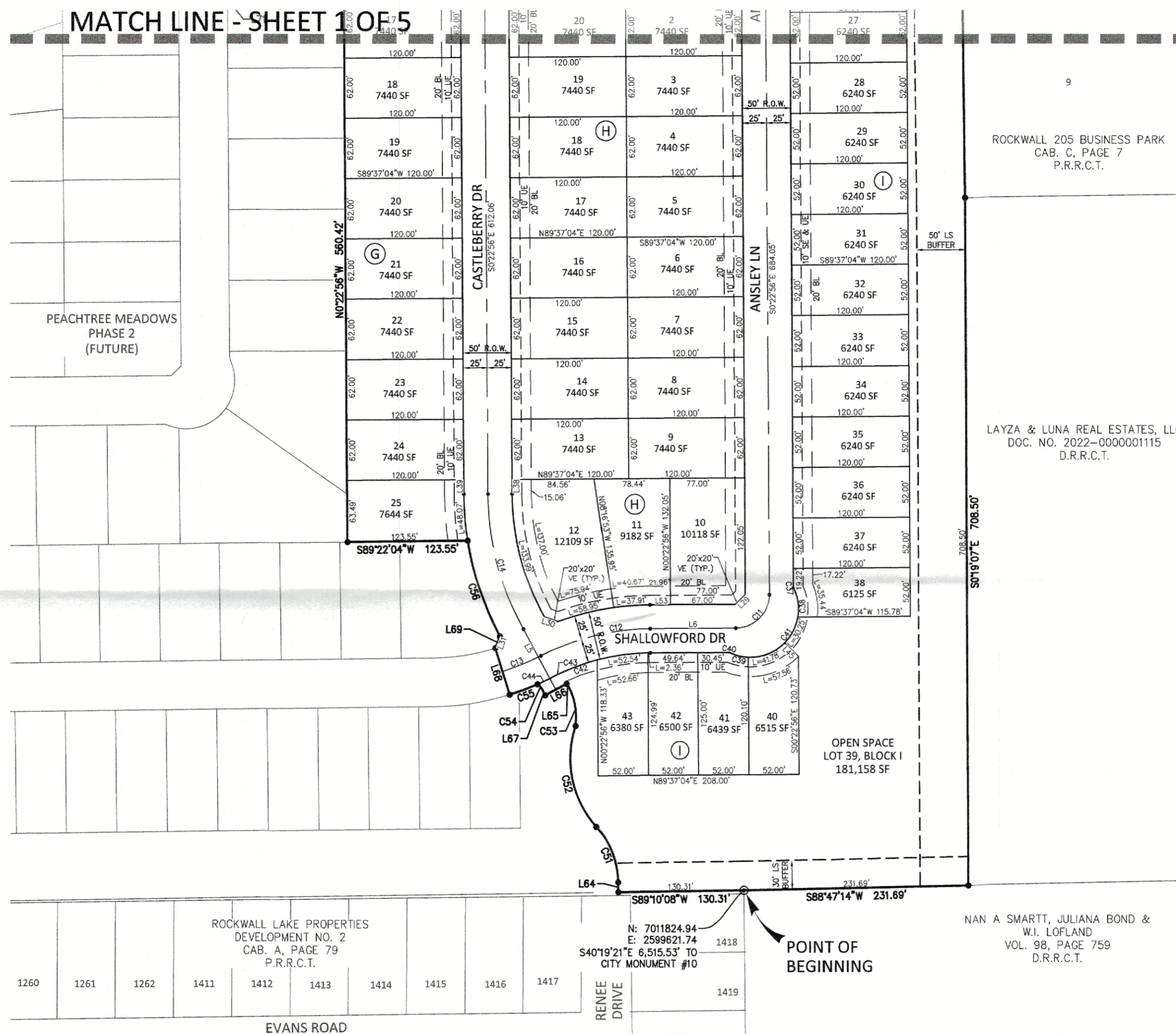
December 13, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 5

MATCH LINE - SHEET 2 OF 5

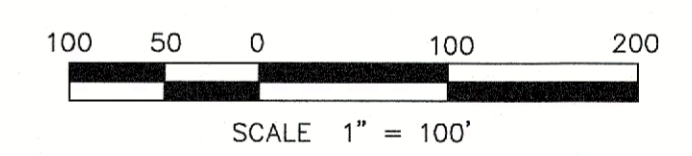
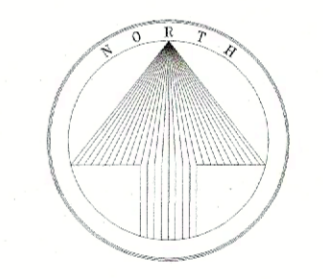
Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

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



- 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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 45.950 ACRES/2,001,564 SQ. FT.

148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
 1 AMENITY CENTER
 SITUATED IN THE
 G. WELLS SURVEY, ABSTRACT NO. 219 AND
 J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2023-017

November 8, 2023
 EXIST. ZONING: PD-101
 LAND USE: SF-10
 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

- GENERAL NOTES:**
- OPEN SPACE LOTS AND DRAINAGE AND DETENTION SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE HOA.
 - THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - WATER - CONNECTIONS TO EXISTING WATER LINE AT MIMS ROAD
 - WASTEWATER - CONNECTION TO EXISTING WASTEWATER LINE AT MIMS ROAD
 - ROADWAY - CONNECTIONS TO EXISTING ROADWAYS MIMS ROAD & RENEE DRIVE
 - DRAINAGE - DRAINAGE TO DETENTION PONDS
 - SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY AND DRAINAGE FACILITIES THAT HAVE ADEQUATE CAPACITY.

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

1260	1261	1262	1411	1412	1413	1414	1415	1416	1417	1418	1419
ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 CAB. A, PAGE 79 P.R.R.C.T.											
EVANS ROAD											

N: 7011824.94
 E: 2599621.74
 S40°19'21"E 6,515.53' TO
 CITY MONUMENT #10

POINT OF BEGINNING

NAN A SMARTT, JULIANA BOND &
 W.I. LOFLAND
 VOL. 98, PAGE 759
 D.R.R.C.T.

Line Table		
Line	Length	Direction
L1	76.12	N43° 59' 40"W
L2	34.00	S1° 17' 33"W
L3	65.40	N89° 22' 04"E
L4	56.47	N0° 22' 56"W
L5	70.49	N28° 31' 41"W
L6	88.96	N89° 37' 04"E
L7	14.35	N44° 45' 59"W
L8	14.28	S45° 44' 30"W
L9	20.00	N89° 22' 04"E
L10	14.14	S44° 22' 04"W
L11	14.14	S45° 37' 56"E
L12	20.00	S89° 22' 04"W
L13	14.14	S44° 22' 04"W
L14	4.64	N0° 37' 56"W
L15	4.64	S0° 37' 56"E
L16	14.14	S45° 37' 56"E
L17	20.00	N89° 22' 04"E
L18	15.97	S53° 37' 04"E
L19	14.14	S44° 37' 04"W
L20	14.14	S45° 22' 56"E

Line Table		
Line	Length	Direction
L21	14.14	S44° 37' 04"W
L22	14.14	S44° 37' 04"W
L23	14.14	S45° 22' 56"E
L24	14.14	S45° 22' 56"E
L25	14.14	S44° 37' 04"W
L26	14.14	S45° 22' 56"E
L27	14.14	S44° 37' 04"W
L28	14.14	S45° 22' 56"E
L29	14.14	S44° 37' 04"W
L30	15.06	S70° 28' 23"E
L31	12.86	S21° 27' 06"W
L32	13.43	N59° 20' 04"E
L33	15.27	S27° 12' 21"E
L34	14.14	N88° 59' 40"W
L35	14.14	S1° 00' 20"W
L36	15.39	S63° 57' 28"E
L37	15.11	N30° 45' 11"E
L38	15.06	S0° 22' 56"E
L39	15.06	S0° 22' 56"E
L40	23.00	S0° 22' 56"E

Line Table		
Line	Length	Direction
L41	20.80	S0° 22' 56"E
L42	14.64	S0° 37' 56"E
L43	28.93	S54° 36' 39"W
L44	10.14	N89° 37' 04"E
L45	20.00	N45° 35' 21"W
L46	3.76	S43° 59' 40"E
L47	20.49	S89° 37' 04"W
L48	22.62	S43° 59' 40"E
L49	17.58	S43° 59' 40"E
L50	20.92	N43° 59' 40"W
L51	23.14	S43° 59' 40"E
L52	16.53	S0° 22' 56"E
L53	21.96	N89° 37' 04"E
L54	23.14	S43° 59' 40"E
L55	3.76	S43° 59' 40"E
L56	4.88	S43° 59' 40"E
L57	5.57	N89° 37' 04"E
L58	14.92	N89° 37' 04"E
L59	17.15	S43° 59' 40"E
L60	42.48	S45° 33' 31"E

Line Table		
Line	Length	Direction
L61	42.37	S44° 26' 29"W
L62	42.39	N45° 26' 01"W
L63	42.46	S44° 33' 59"W
L64	10.02	N0° 49' 52"W
L65	3.99	N28° 31' 41"W
L66	25.00	S61° 28' 19"W
L67	6.01	N28° 31' 41"W
L68	50.00	N17° 17' 24"W
L69	12.86	N21° 27' 06"E
L70	120.00	S89° 37' 04"W
L71	1.41	S0° 22' 56"E
L72	50.00	S89° 37' 04"W
L73	40.10	S89° 22' 04"W
L74	3.20	N89° 22' 04"E
L75	27.18	N89° 22' 04"E
L76	37.14	N0° 37' 56"W
L77	91.57	N89° 08' 03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	107.91	775.00	007°58'39"	107.82	N86° 38' 36"W
C2	107.91	775.00	007°58'39"	107.82	S86° 38' 36"E
C3	44.91	35.00	073°31'21"	41.89	N53° 52' 15"W
C4	117.31	250.00	026°53'05"	116.23	S30° 33' 08"E
C5	202.40	250.00	046°23'15"	196.92	S67° 11' 18"E
C6	82.86	250.00	018°59'27"	82.48	N79° 52' 21"E
C7	486.10	615.00	045°17'13"	473.54	S21° 21' 04"E
C8	497.91	615.00	046°23'15"	484.43	S67° 11' 18"E
C9	85.13	250.00	019°30'36"	84.72	S09° 22' 22"W
C10	54.98	35.00	090°00'00"	49.50	N45° 22' 56"W
C11	54.98	35.00	090°00'00"	49.50	N44° 37' 04"E
C12	116.77	250.00	026°45'44"	115.71	S76° 14' 12"W
C13	43.00	250.00	009°51'16"	42.95	N67° 46' 58"E
C14	147.37	300.00	028°08'46"	145.90	S14° 27' 18"E
C15	245.97	325.00	043°21'45"	240.14	S22° 18' 48"E
C16	263.13	325.00	046°23'15"	256.00	S67° 11' 18"E
C17	54.98	35.00	090°00'00"	49.50	N44° 37' 04"E
C18	29.12	800.00	002°05'09"	29.12	N89° 35' 21"W
C19	20.07	800.00	001°26'15"	20.07	N83° 22' 24"W
C20	21.61	800.00	001°32'52"	21.61	S83° 25' 43"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C21	4.11	10.00	023°33'23"	4.08	N77° 35' 23"E
C22	13.38	50.00	015°20'06"	13.34	S73° 28' 44"W
C23	4.64	10.00	026°34'16"	4.60	S07° 09' 53"E
C24	55.38	50.00	063°27'52"	52.59	N67° 07' 17"W
C25	26.57	275.00	005°32'10"	26.56	S46° 45' 45"E
C26	4.11	10.00	023°33'23"	4.08	S12° 09' 37"E
C27	28.78	50.00	032°58'26"	28.38	N07° 27' 06"W
C28	37.14	50.00	042°33'45"	36.29	N30° 19' 00"E
C29	53.74	50.00	061°34'35"	51.19	N82° 23' 10"E
C30	4.11	10.00	023°33'23"	4.08	N78° 36' 14"W
C31	37.14	50.00	042°33'45"	36.29	N30° 19' 00"E
C32	4.11	10.00	023°33'23"	4.08	N77° 50' 23"E
C33	1.07	50.00	001°13'22"	1.07	S66° 40' 22"W
C34	24.27	50.00	027°48'37"	24.03	N09° 16' 09"E
C35	4.11	10.00	023°33'23"	4.08	S11° 23' 46"W
C36	37.14	50.00	042°33'45"	36.29	N25° 55' 02"W
C37	4.11	10.00	023°33'23"	4.08	S12° 09' 37"E
C38	29.40	50.00	033°41'21"	28.98	N07° 05' 39"W
C39	18.14	50.00	020°47'16"	18.04	S77° 19' 27"E
C40	4.09	10.00	023°27'07"	4.06	N78° 39' 22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C41	30.25	50.00	034°39'37"	29.79	N27° 04' 50"E
C42	36.05	225.00	009°10'46"	36.01	S71° 02' 48"W
C43	14.14	225.00	003°36'05"	14.14	S64° 39' 23"W
C44	16.49	275.00	003°26'09"	16.49	S64° 34' 25"W
C45	7.08	180.00	002°15'18"	7.08	S42° 52' 02"E
C46	28.39	470.00	003°27'39"	28.39	S45° 43' 30"E
C47	28.39	470.00	003°27'39"	28.39	S45° 43' 30"E
C48	30.97	180.00	009°51'27"	30.93	S48° 55' 24"E
C49	24.92	625.00	002°17'04"	24.92	S83° 47' 49"E
C50	29.12	925.00	001°48'14"	29.12	N89° 43' 49"W
C51	62.63	87.50	041°00'40"	61.30	N21° 20' 12"W
C52	103.94	105.00	056°43'07"	99.75	N13° 28' 59"W
C53	47.35	62.50	043°24'15"	46.22	N06° 49' 33"W
C54	8.06	20.50	022°30'57"	8.00	N39° 47' 09"W
C55	30.81	276.35	006°23'16"	30.79	S69° 30' 30"W
C56	106.60	325.00	018°47'33"	106.12	N18° 15' 09"W
C57	356.84	760.00	026°54'07"	353.57	N57° 26' 44"W

FINAL PLAT PEACHTREE MEADOWS PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
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SITUATED IN THE

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J. R. JOHNSTON SURVEY, ABSTRACT NO. 128

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 3 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:

BEING a 45.950 acre tract of land situated in the Glover Wells Survey, Abstract Number 219 and the John R. Johnston Survey, Abstract Number 128 of Rockwall County, Texas, being that tract of land conveyed to The Estate of Evelyn B. Lofland according to the document filed of record in Volume 86, Page 558, Deed Records Rockwall County, Texas and VICMAR I, LTD. according to the document filed of record in Volume 2016, Page 200, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

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

THENCE S 89° 10' 08" W with the south line of said VICMAR I tract, same being the common north line of said Happy Country Homes tract, a distance of 130.31 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE leaving said common line, over and across the above-mentioned VICMAR I tract the following twenty-seven (27) courses and distances:

N 00° 49' 52" W, a distance of 10.02 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the left, having a radius of 87.50 feet, a central angle of 41° 00' 40" a chord bearing and distance of N 21° 20' 12" W, 61.30 feet.

With said curve to the left an arc distance of 62.63 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the right, having a radius of 105.00 feet, a central angle of 56° 43' 07", a chord bearing and distance of N 13° 28' 59" W, 99.75 feet.

With said curve to the right an arc distance of 103.94 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the left, having a radius of 62.50 feet, a central angle of 43° 24' 15", a chord bearing and distance of N 06° 49' 33" W, 46.22 feet.

With said curve to the left an arc distance of 47.35 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 28° 31' 41" W, a distance of 3.99 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 61° 28' 19" W for a distance of 25.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 28° 31' 41" W for a distance of 6.01 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the left, having a radius of 20.50 feet, a central angle of 22° 30' 57", a chord bearing and distance of N 39° 47' 09" W, 8.00 feet;

With said curve to the left an arc distance of 8.06 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the right, having a radius of 276.35 feet, a central angle of through an angle of 06° 23' 16", a chord bearing and distance of S 69° 30' 30" W, 30.79 feet.

With said curve to the right an arc distance of 30.81 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 17° 17' 24" W a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 21° 27' 06" E a distance of 12.86 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the right, having a radius of 325.00 feet, a central angle of 18° 47' 33", a chord bearing and distance of N 18° 15' 09" W, 106.12 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

With said curve to the right an arc distance of 106.60 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 22' 04" W a distance of 123.55 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 22' 56" W a distance of 560.42 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 37' 04" W a distance of 120.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 00° 22' 56" E a distance of 1.41 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 37' 04" W a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the right, having a radius of 760.00 feet, a central angle of 26° 54' 07", a chord bearing and distance of N 57° 26' 44" W, 353.57 feet.

With said curve to the right an arc distance of 356.84 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 43° 59' 40" W a distance of 439.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 126.20 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 22' 04" W a distance of 40.10 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 170.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 89° 22' 04" E a distance of 3.20 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 170.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 89° 22' 04" E a distance of 27.18 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 125.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 37.14 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the south line of that tract of land conveyed to Rayburn Country Electric Cooperative, Inc. according to the document filed of record in Document Number 20210000024965 (D.R.R.C.T.) and being the northwest corner of this tract;

THENCE N 89° 08' 03" E with the south line of said Rayburn Country Electric Cooperative, Inc. tract, same being common with the north line of this tract, a distance of 91.57 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a common corner of said tracts, from which a found 60-D Nail found for a reference to said corner bears S 31° 40' 24" E, 0.71 feet, also from said corner, a 5/8" iron rod found for reference to said corner bears S 43° 21' 16" E, 28.37 feet;

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

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

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

THENCE S 88° 47' 14" W, with said north line, a distance of 231.69 feet to the POINT OF BEGINNING and containing 2,001,564 square feet or 45.950 acres of land.

GENERAL NOTES:

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

**FINAL PLAT
PEACHTREE MEADOWS
PHASE 1**

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.

148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER

SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
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

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 PEACHTREE MEADOWS - PHASE 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the PEACHTREE MEADOWS - PHASE 1 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.

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

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

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

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

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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 Final Plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on ___ day of ___, 2023.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
PEACHTREE MEADOWS
PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
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45.950 ACRES/2,001,564 SQ. FT.
148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND

1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
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

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



DEVELOPMENT APPLICATION

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

STATE USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1, 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS Mims Rd, TX
 SUBDIVISION A0219 G Wells, Tract 3, Acres 90.5, (Pt of 140.5 AC TR) LOT BLOCK
 GENERAL LOCATION Southwest of Intersection Mims Rd & National Dr

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD-101 CURRENT USE Single Family
 PROPOSED ZONING PROPOSED USE
 ACREAGE 45.950 LOTS [CURRENT] 148 LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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)

<input type="checkbox"/> OWNER	Qualico Developments (US), Inc.	<input checked="" type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	John Vick	CONTACT PERSON	Meredith Joyce
ADDRESS	14400 The Lakes Blvd	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Austin, TX 78660	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	489-769-6150	PHONE	512-694-6394
E-MAIL	John.Vick@qualico.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION (REQUIRED)

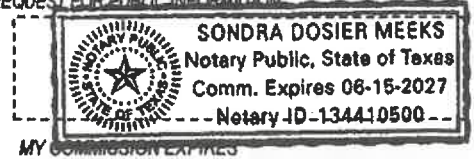
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

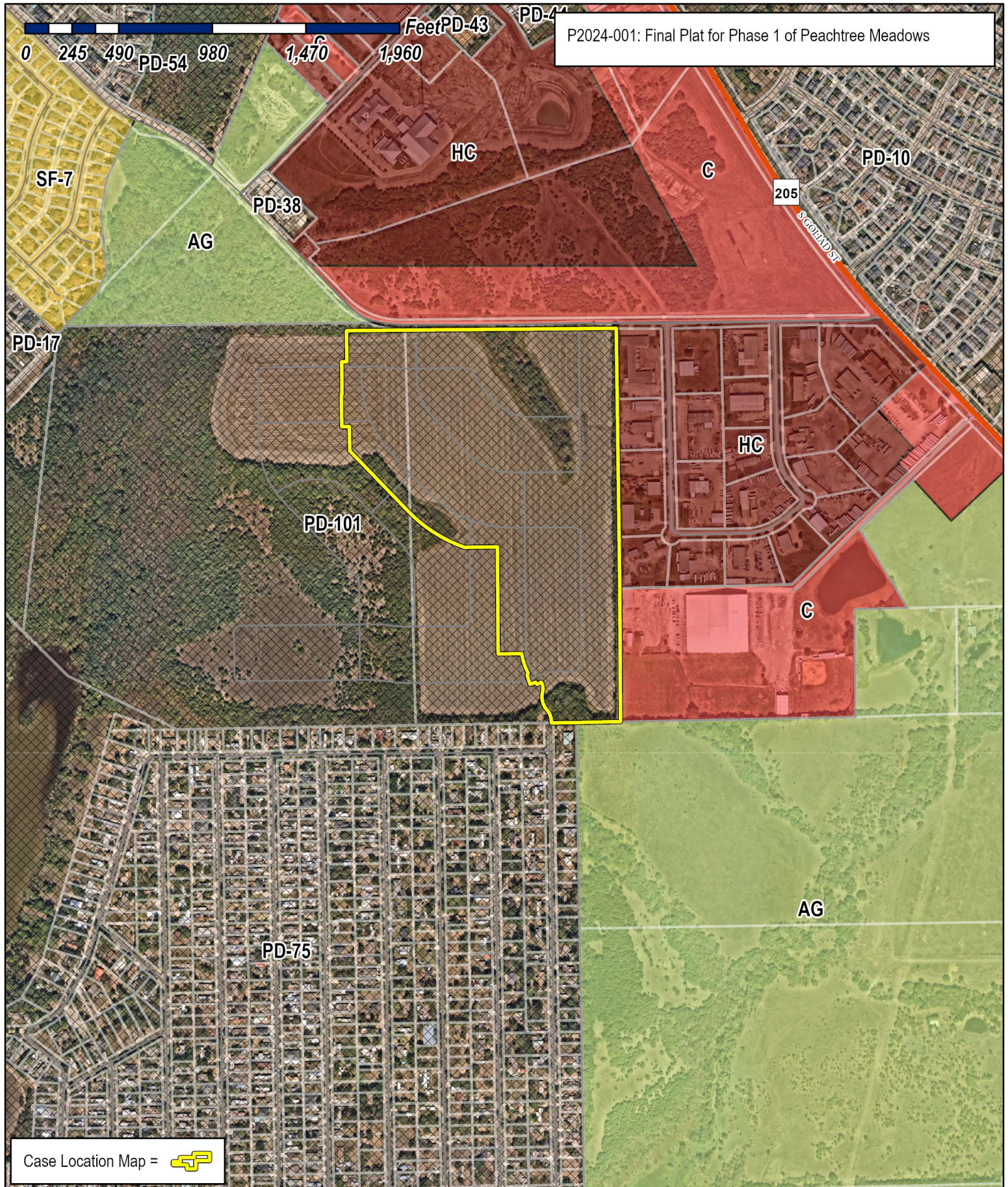
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 1219.00 TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF December 2023 BY SIGNING THIS APPLICATION, 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 14th DAY OF December, 2023
OWNER'S SIGNATURE John Vick


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sondra Dosier Meeks





P2024-001: Final Plat for Phase 1 of Peachtree Meadows

Case Location Map = 



City of Rockwall

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

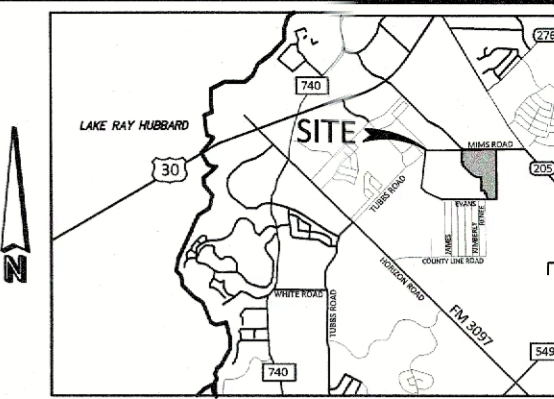
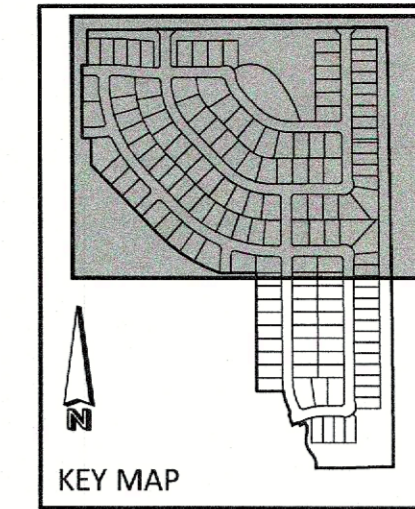
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC. DOC. NO. 2021-0000024965 D.R.R.C.T.

RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC. DOC. NO. 2021-0000024965 D.R.R.C.T.

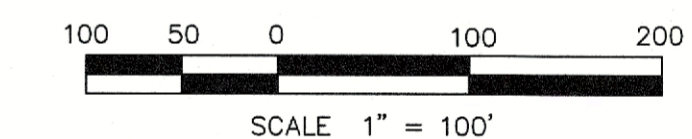
N: 7013889.68
E: 2599831.03
S66°44'15"E 5,292.49' TO TOWN MONUMENT #10



VICINITY MAP N.T.S.

LEGEND

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



FINAL PLAT
PEACHTREE MEADOWS
PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
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P2023-017

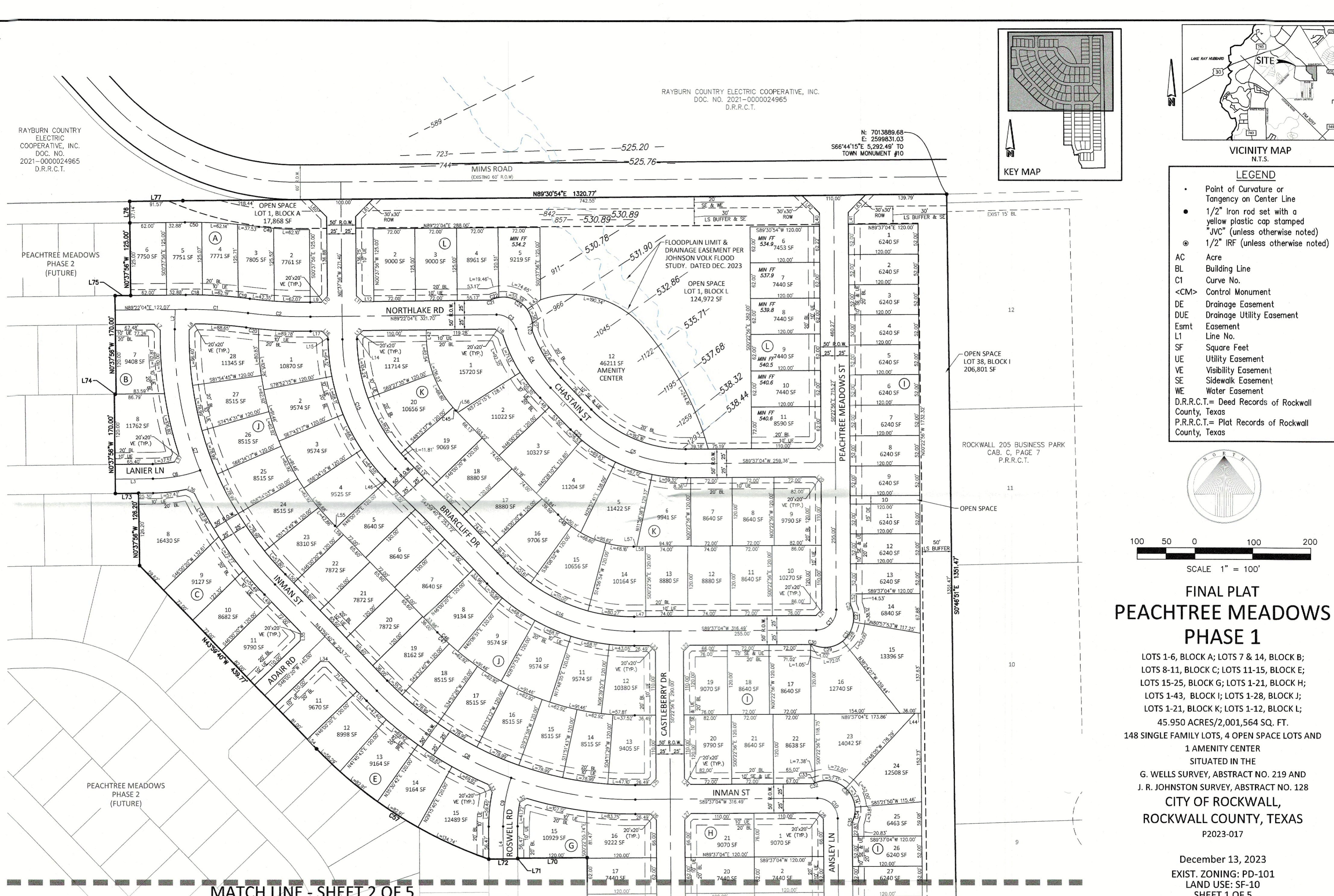
December 13, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 5

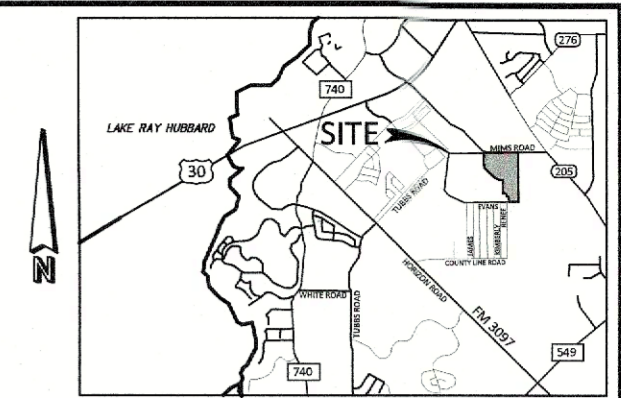
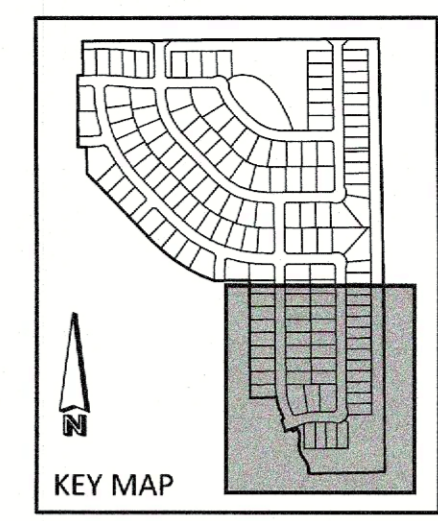
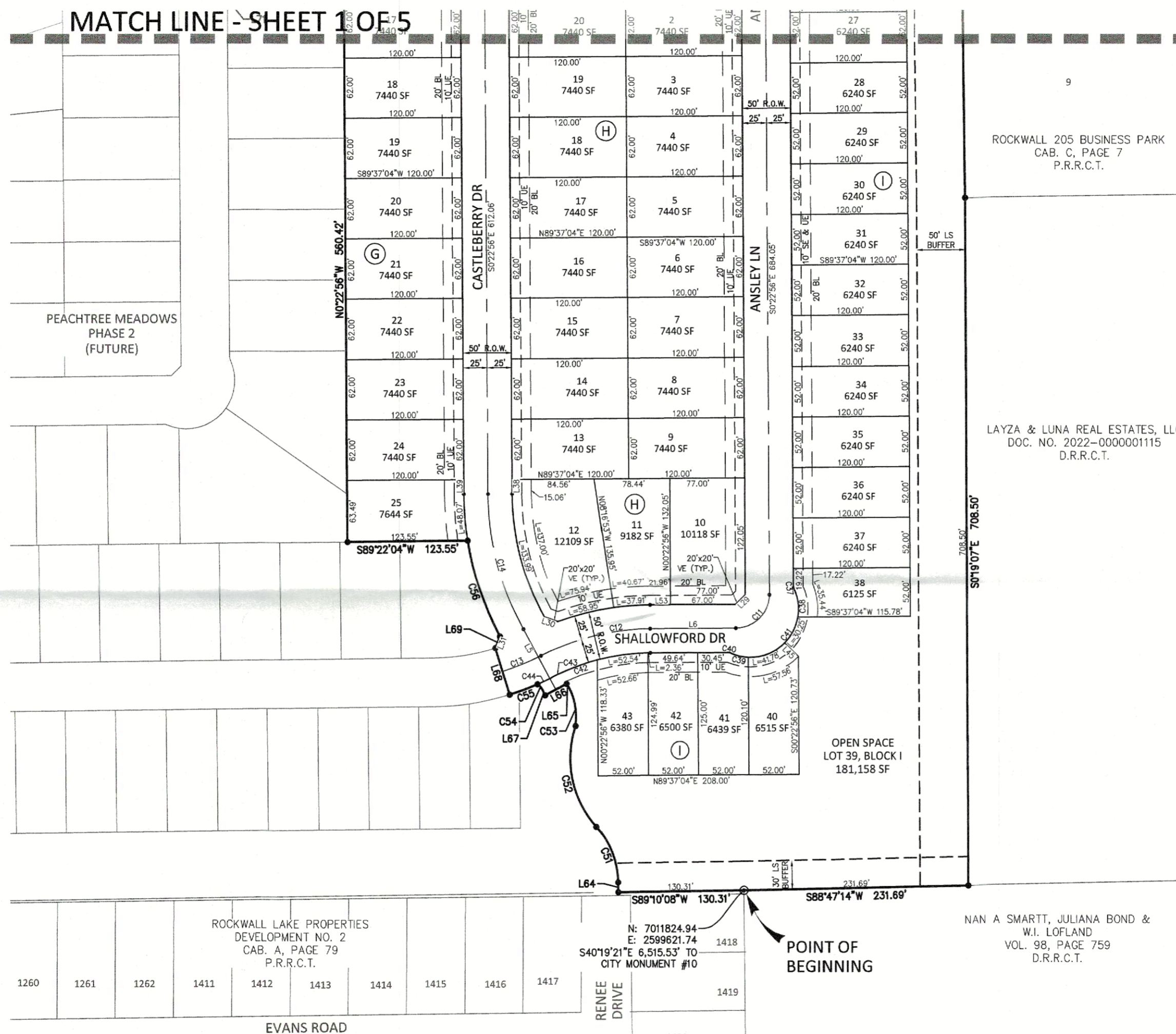
MATCH LINE - SHEET 2 OF 5

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

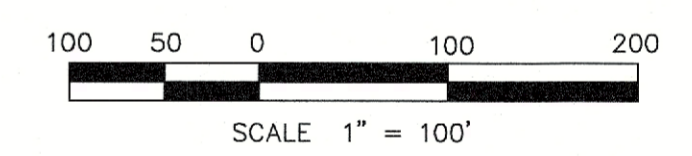
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

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





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



FINAL PLAT PEACHTREE MEADOWS PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
 LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
 LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
 LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
 LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
 45.950 ACRES/2,001,564 SQ. FT.

148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
 1 AMENITY CENTER
 SITUATED IN THE
 G. WELLS SURVEY, ABSTRACT NO. 219 AND
 J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2023-017

November 8, 2023
 EXIST. ZONING: PD-101
 LAND USE: SF-10
 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

- GENERAL NOTES:**
1. OPEN SPACE LOTS AND DRAINAGE AND DETENTION SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE HOA.
 2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - 2.1. WATER - CONNECTIONS TO EXISTING WATER LINE AT MIMS ROAD
 - 2.2. WASTEWATER - CONNECTION TO EXISTING WASTEWATER LINE AT MIMS ROAD
 - 2.3. ROADWAY - CONNECTIONS TO EXISTING ROADWAYS MIMS ROAD & RENEE DRIVE
 - 2.4. DRAINAGE - DRAINAGE TO DETENTION PONDS
 3. SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY AND DRAINAGE FACILITIES THAT HAVE ADEQUATE CAPACITY.

Line Table		
Line	Length	Direction
L1	76.12	N43° 59' 40"W
L2	34.00	S1° 17' 33"W
L3	65.40	N89° 22' 04"E
L4	56.47	N0° 22' 56"W
L5	70.49	N28° 31' 41"W
L6	88.96	N89° 37' 04"E
L7	14.35	N44° 45' 59"W
L8	14.28	S45° 44' 30"W
L9	20.00	N89° 22' 04"E
L10	14.14	S44° 22' 04"W
L11	14.14	S45° 37' 56"E
L12	20.00	S89° 22' 04"W
L13	14.14	S44° 22' 04"W
L14	4.64	N0° 37' 56"W
L15	4.64	S0° 37' 56"E
L16	14.14	S45° 37' 56"E
L17	20.00	N89° 22' 04"E
L18	15.97	S53° 37' 04"E
L19	14.14	S44° 37' 04"W
L20	14.14	S45° 22' 56"E

Line Table		
Line	Length	Direction
L21	14.14	S44° 37' 04"W
L22	14.14	S44° 37' 04"W
L23	14.14	S45° 22' 56"E
L24	14.14	S45° 22' 56"E
L25	14.14	S44° 37' 04"W
L26	14.14	S45° 22' 56"E
L27	14.14	S44° 37' 04"W
L28	14.14	S45° 22' 56"E
L29	14.14	S44° 37' 04"W
L30	15.06	S70° 28' 23"E
L31	12.86	S21° 27' 06"W
L32	13.43	N59° 20' 04"E
L33	15.27	S27° 12' 21"E
L34	14.14	N88° 59' 40"W
L35	14.14	S1° 00' 20"W
L36	15.39	S63° 57' 28"E
L37	15.11	N30° 45' 11"E
L38	15.06	S0° 22' 56"E
L39	15.06	S0° 22' 56"E
L40	23.00	S0° 22' 56"E

Line Table		
Line	Length	Direction
L41	20.80	S0° 22' 56"E
L42	14.64	S0° 37' 56"E
L43	28.93	S54° 36' 39"W
L44	10.14	N89° 37' 04"E
L45	20.00	N45° 35' 21"W
L46	3.76	S43° 59' 40"E
L47	20.49	S89° 37' 04"W
L48	22.62	S43° 59' 40"E
L49	17.58	S43° 59' 40"E
L50	20.92	N43° 59' 40"W
L51	23.14	S43° 59' 40"E
L52	16.53	S0° 22' 56"E
L53	21.96	N89° 37' 04"E
L54	23.14	S43° 59' 40"E
L55	3.76	S43° 59' 40"E
L56	4.88	S43° 59' 40"E
L57	5.57	N89° 37' 04"E
L58	14.92	N89° 37' 04"E
L59	17.15	S43° 59' 40"E
L60	42.48	S45° 33' 31"E

Line Table		
Line	Length	Direction
L61	42.37	S44° 26' 29"W
L62	42.39	N45° 26' 01"W
L63	42.46	S44° 33' 59"W
L64	10.02	N0° 49' 52"W
L65	3.99	N28° 31' 41"W
L66	25.00	S61° 28' 19"W
L67	6.01	N28° 31' 41"W
L68	50.00	N17° 17' 24"W
L69	12.86	N21° 27' 06"E
L70	120.00	S89° 37' 04"W
L71	1.41	S0° 22' 56"E
L72	50.00	S89° 37' 04"W
L73	40.10	S89° 22' 04"W
L74	3.20	N89° 22' 04"E
L75	27.18	N89° 22' 04"E
L76	37.14	N0° 37' 56"W
L77	91.57	N89° 08' 03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	107.91	775.00	007°58'39"	107.82	N86° 38' 36"W
C2	107.91	775.00	007°58'39"	107.82	S86° 38' 36"E
C3	44.91	35.00	073°31'21"	41.89	N53° 52' 15"W
C4	117.31	250.00	026°53'05"	116.23	S30° 33' 08"E
C5	202.40	250.00	046°23'15"	196.92	S67° 11' 18"E
C6	82.86	250.00	018°59'27"	82.48	N79° 52' 21"E
C7	486.10	615.00	045°17'13"	473.54	S21° 21' 04"E
C8	497.91	615.00	046°23'15"	484.43	S67° 11' 18"E
C9	85.13	250.00	019°30'36"	84.72	S09° 22' 22"W
C10	54.98	35.00	090°00'00"	49.50	N45° 22' 56"W
C11	54.98	35.00	090°00'00"	49.50	N44° 37' 04"E
C12	116.77	250.00	026°45'44"	115.71	S76° 14' 12"W
C13	43.00	250.00	009°51'16"	42.95	N67° 46' 58"E
C14	147.37	300.00	028°08'46"	145.90	S14° 27' 18"E
C15	245.97	325.00	043°21'45"	240.14	S22° 18' 48"E
C16	263.13	325.00	046°23'15"	256.00	S67° 11' 18"E
C17	54.98	35.00	090°00'00"	49.50	N44° 37' 04"E
C18	29.12	800.00	002°05'09"	29.12	N89° 35' 21"W
C19	20.07	800.00	001°26'15"	20.07	N83° 22' 24"W
C20	21.61	800.00	001°32'52"	21.61	S83° 25' 43"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C21	4.11	10.00	023°33'23"	4.08	N77° 35' 23"E
C22	13.38	50.00	015°20'06"	13.34	S73° 28' 44"W
C23	4.64	10.00	026°34'16"	4.60	S07° 09' 53"E
C24	55.38	50.00	063°27'52"	52.59	N67° 07' 17"W
C25	26.57	275.00	005°32'10"	26.56	S46° 45' 45"E
C26	4.11	10.00	023°33'23"	4.08	S12° 09' 37"E
C27	28.78	50.00	032°58'26"	28.38	N07° 27' 06"W
C28	37.14	50.00	042°33'45"	36.29	N30° 19' 00"E
C29	53.74	50.00	061°34'35"	51.19	N82° 23' 10"E
C30	4.11	10.00	023°33'23"	4.08	N78° 36' 14"W
C31	37.14	50.00	042°33'45"	36.29	N30° 19' 00"E
C32	4.11	10.00	023°33'23"	4.08	N77° 50' 23"E
C33	1.07	50.00	001°13'22"	1.07	S66° 40' 22"W
C34	24.27	50.00	027°48'37"	24.03	N09° 16' 09"E
C35	4.11	10.00	023°33'23"	4.08	S11° 23' 46"W
C36	37.14	50.00	042°33'45"	36.29	N25° 55' 02"W
C37	4.11	10.00	023°33'23"	4.08	S12° 09' 37"E
C38	29.40	50.00	033°41'21"	28.98	N07° 05' 39"W
C39	18.14	50.00	020°47'16"	18.04	S77° 19' 27"E
C40	4.09	10.00	023°27'07"	4.06	N78° 39' 22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C41	30.25	50.00	034°39'37"	29.79	N27° 04' 50"E
C42	36.05	225.00	009°10'46"	36.01	S71° 02' 48"W
C43	14.14	225.00	003°36'05"	14.14	S64° 39' 23"W
C44	16.49	275.00	003°26'09"	16.49	S64° 34' 25"W
C45	7.08	180.00	002°15'18"	7.08	S42° 52' 02"E
C46	28.39	470.00	003°27'39"	28.39	S45° 43' 30"E
C47	28.39	470.00	003°27'39"	28.39	S45° 43' 30"E
C48	30.97	180.00	009°51'27"	30.93	S48° 55' 24"E
C49	24.92	625.00	002°17'04"	24.92	S83° 47' 49"E
C50	29.12	925.00	001°48'14"	29.12	N89° 43' 49"W
C51	62.63	87.50	041°00'40"	61.30	N21° 20' 12"W
C52	103.94	105.00	056°43'07"	99.75	N13° 28' 59"W
C53	47.35	62.50	043°24'15"	46.22	N06° 49' 33"W
C54	8.06	20.50	022°30'57"	8.00	N39° 47' 09"W
C55	30.81	276.35	006°23'16"	30.79	S69° 30' 30"W
C56	106.60	325.00	018°47'33"	106.12	N18° 15' 09"W
C57	356.84	760.00	026°54'07"	353.57	N57° 26' 44"W

FINAL PLAT PEACHTREE MEADOWS PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.

148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE

G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 3 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:

BEING a 45.950 acre tract of land situated in the Glover Wells Survey, Abstract Number 219 and the John R. Johnston Survey, Abstract Number 128 of Rockwall County, Texas, being that tract of land conveyed to The Estate of Evelyn B. Lofland according to the document filed of record in Volume 86, Page 558, Deed Records Rockwall County, Texas and VICMAR I, LTD. according to the document filed of record in Volume 2016, Page 200, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

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

THENCE S 89° 10' 08" W with the south line of said VICMAR I tract, same being the common north line of said Happy Country Homes tract, a distance of 130.31 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE leaving said common line, over and across the above-mentioned VICMAR I tract the following twenty-seven (27) courses and distances:

N 00° 49' 52" W, a distance of 10.02 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the left, having a radius of 87.50 feet, a central angle of 41° 00' 40" a chord bearing and distance of N 21° 20' 12" W, 61.30 feet.

With said curve to the left an arc distance of 62.63 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the right, having a radius of 105.00 feet, a central angle of 56° 43' 07", a chord bearing and distance of N 13° 28' 59" W, 99.75 feet.

With said curve to the right an arc distance of 103.94 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the left, having a radius of 62.50 feet, a central angle of 43° 24' 15", a chord bearing and distance of N 06° 49' 33" W, 46.22 feet.

With said curve to the left an arc distance of 47.35 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 28° 31' 41" W, a distance of 3.99 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 61° 28' 19" W for a distance of 25.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 28° 31' 41" W for a distance of 6.01 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the left, having a radius of 20.50 feet, a central angle of 22° 30' 57", a chord bearing and distance of N 39° 47' 09" W, 8.00 feet;

With said curve to the left an arc distance of 8.06 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the right, having a radius of 276.35 feet, a central angle of through an angle of 06° 23' 16", a chord bearing and distance of S 69° 30' 30" W, 30.79 feet.

With said curve to the right an arc distance of 30.81 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 17° 17' 24" W a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 21° 27' 06" E a distance of 12.86 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the right, having a radius of 325.00 feet, a central angle of 18° 47' 33", a chord bearing and distance of N 18° 15' 09" W, 106.12 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

With said curve to the right an arc distance of 106.60 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 22' 04" W a distance of 123.55 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 22' 56" W a distance of 560.42 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 37' 04" W a distance of 120.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 00° 22' 56" E a distance of 1.41 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 37' 04" W a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the right, having a radius of 760.00 feet, a central angle of 26° 54' 07", a chord bearing and distance of N 57° 26' 44" W, 353.57 feet.

With said curve to the right an arc distance of 356.84 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 43° 59' 40" W a distance of 439.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 126.20 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 22' 04" W a distance of 40.10 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 170.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 89° 22' 04" E a distance of 3.20 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 170.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 89° 22' 04" E a distance of 27.18 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 125.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 37.14 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the south line of that tract of land conveyed to Rayburn Country Electric Cooperative, Inc. according to the document filed of record in Document Number 20210000024965 (D.R.R.C.T.) and being the northwest corner of this tract;

THENCE N 89° 08' 03" E with the south line of said Rayburn Country Electric Cooperative, Inc. tract, same being common with the north line of this tract, a distance of 91.57 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a common corner of said tracts, from which a found 60-D Nail found for a reference to said corner bears S 31° 40' 24" E, 0.71 feet, also from said corner, a 5/8" iron rod found for reference to said corner bears S 43° 21' 16" E, 28.37 feet;

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

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

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

THENCE S 88° 47' 14" W, with said north line, a distance of 231.69 feet to the POINT OF BEGINNING and containing 2,001,564 square feet or 45.950 acres of land.

GENERAL NOTES:

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

**FINAL PLAT
PEACHTREE MEADOWS
PHASE 1**

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.

148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER

SITUATED IN THE
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J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
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

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 PEACHTREE MEADOWS - PHASE 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the PEACHTREE MEADOWS - PHASE 1 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.

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

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

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

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

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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 Final Plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on ___ day of _____, 2023.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
PEACHTREE MEADOWS
PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.
148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND

1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
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SHEET 5 OF 5

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PROJECT COMMENTS



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

DATE: 1/26/2024

PROJECT NUMBER: P2024-001
PROJECT NAME: PeachTree Meadows Phase One
SITE ADDRESS/LOCATIONS: SW Intersection of Mims Rd and National Dr.

CASE CAPTION: Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Final Plat for Phase 1 of the Peachtree Meadows Subdivision consisting of 148 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/26/2024	Approved w/ Comments

01/26/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Phase 1 of the Peachtree Meadows Subdivision consisting of 148 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2024-001) in the lower right-hand corner of all pages on future submittals.

M.4 Block B has Lots 7 & 8. Please correct the Title Block to reflect this. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

M.5 Please correct the year shown in the signature blocks. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please remove the extra zero from the Deltas within the Curve Tables. In addition, the Plat and Line Tables do not have a double zero (i.e. 00°00'00") for the degree value, please correct this. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

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

Planning and Zoning Work Session: January 30, 2024

Parks Board: February 6, 2024

Planning and Zoning: February 13, 2024

City Council: February 20, 2024

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	Jonathan Browning	01/24/2024	Approved w/ Comments

01/24/2024: Plat may not be filled until flood study is approved.
 Show and call out erosion hazard setback and be within an easement.
 Need to plat the valley storage/detention area as drainage & detention easement. Utility easements to the west need to be platted.
 Remove note 3 on sheet 2.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/24/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/25/2024	Approved w/ Comments

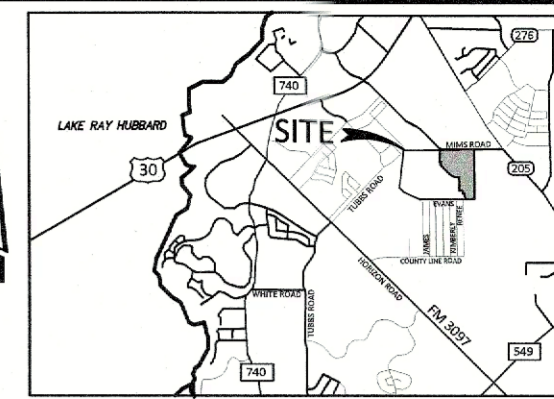
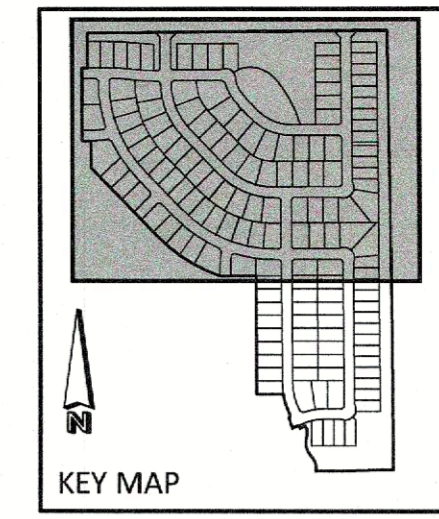
01/25/2024: P2024-001 (Final Plat) Park District 14
 Cash In Lieu of Land: \$338.16 x 148 lots = \$50,047.68
 Pro Rata Equipment Fee: \$317.36 x 148 lots = \$46,969.28
 Total per lot x lots: \$655.52 x 148 lots = \$97,016.96

RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC. DOC. NO. 2021-0000024965 D.R.R.C.T.

No Comments - MP
Plat may not be filed until flood study is approved. Easement on west must be dedicated - JB

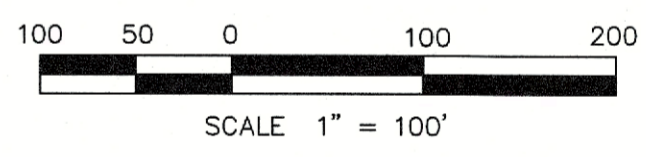
RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC. DOC. NO. 2021-0000024965 D.R.R.C.T.

N: 7013889.68
E: 2599831.03
S66°44'15"E 5,292.49' TO TOWN MONUMENT #10



VICINITY MAP N.T.S.

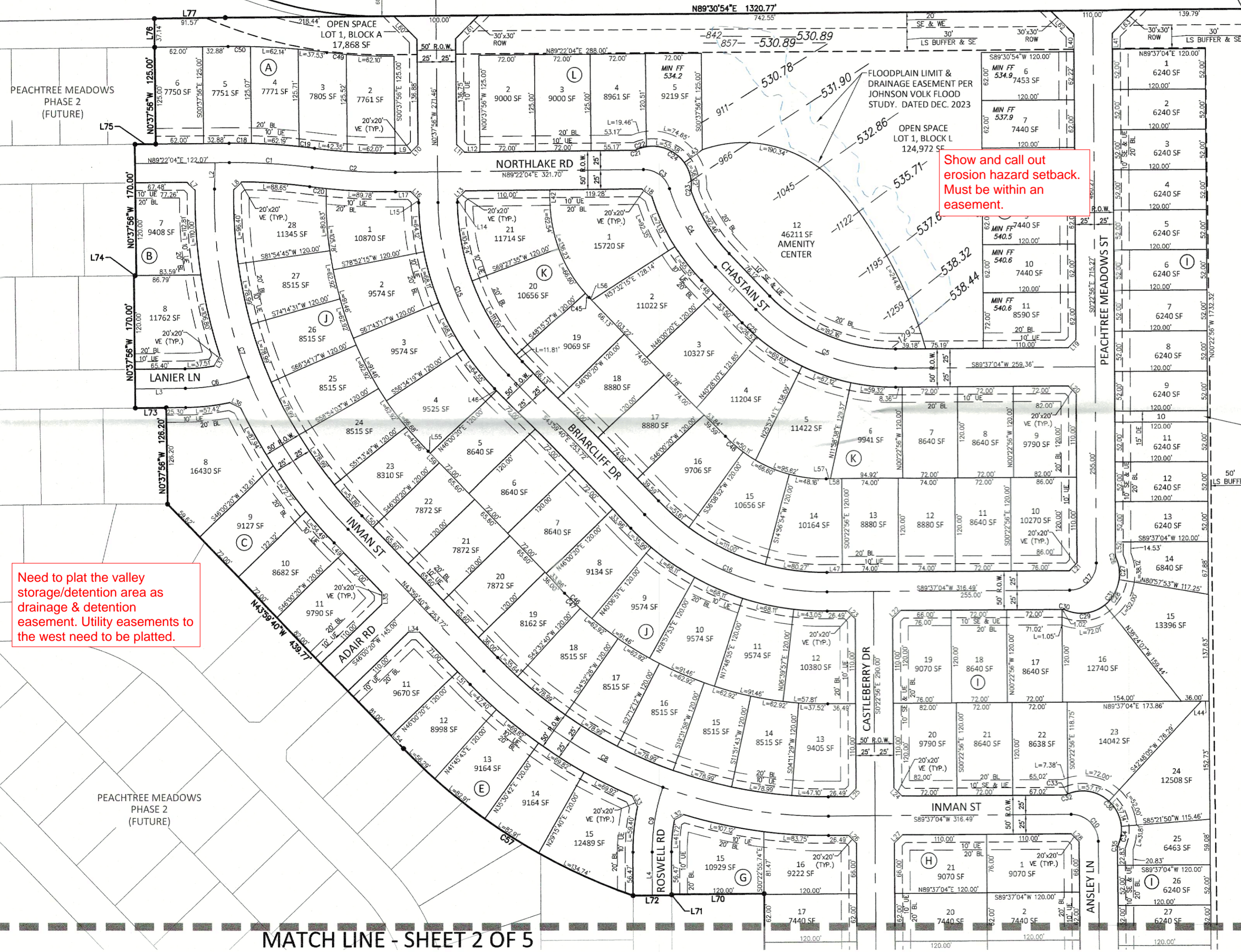
- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
 - AC Acre
 - BL Building Line
 - C1 Curve No.
 - <CM> Control Monument
 - DE Drainage Easement
 - DUE Drainage Utility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

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P2023-017

December 13, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 5



Show and call out erosion hazard setback. Must be within an easement.

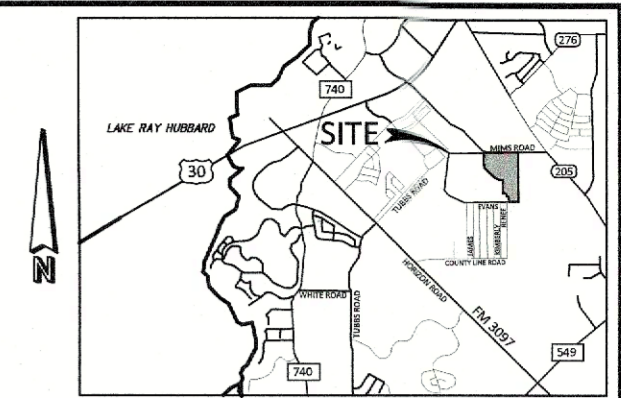
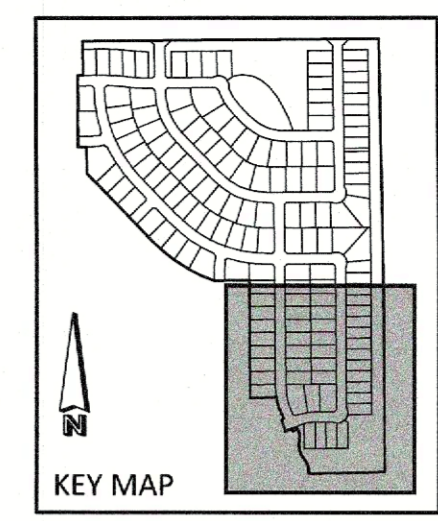
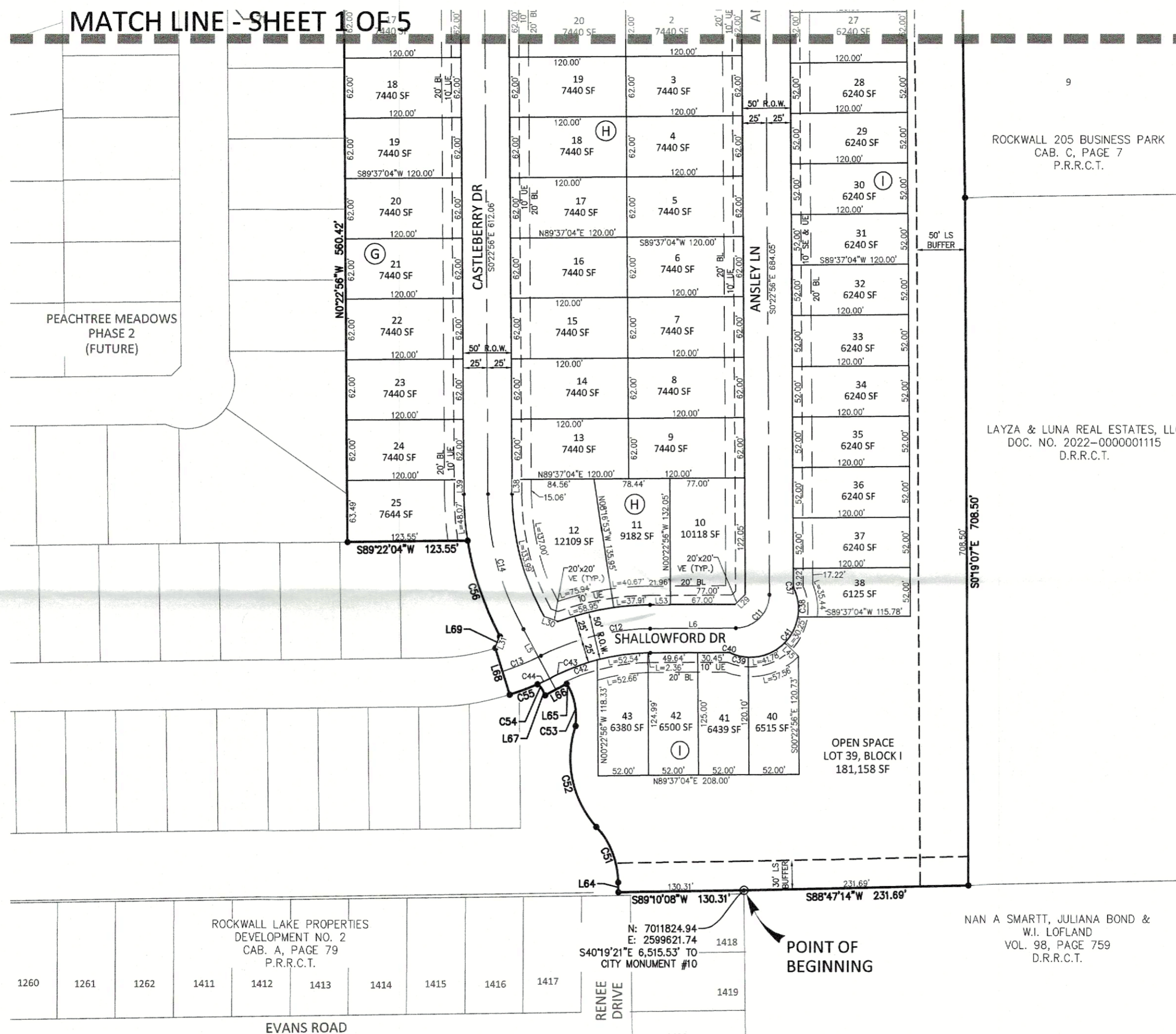
Need to plat the valley storage/detention area as drainage & detention easement. Utility easements to the west need to be platted.

MATCH LINE - SHEET 2 OF 5

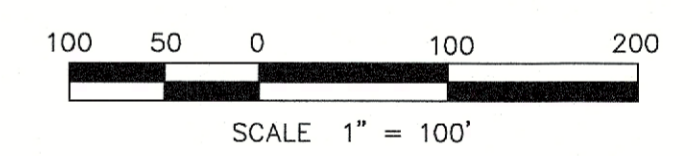
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 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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- GENERAL NOTES:**
- OPEN SPACE LOTS AND DRAINAGE AND DETENTION SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE HOA.
 - THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - WATER - CONNECTIONS TO EXISTING WATER LINE AT MIMS ROAD
 - WASTEWATER - CONNECTION TO EXISTING WASTEWATER LINE AT MIMS ROAD
 - ROADWAY - CONNECTIONS TO EXISTING ROADWAYS MIMS ROAD & RENEE DRIVE
 - DRAINAGE - DRAINAGE TO DETENTION PONDS
 - ~~SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY AND DRAINAGE FACILITIES THAT HAVE ADEQUATE CAPACITY.~~

Remove Note 3

Owner/Applicant:
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NAN A SMARTT, JULIANA BOND &
 W.I. LOFLAND
 VOL. 98, PAGE 759
 D.R.R.C.T.

N: 7011824.94
 E: 2599621.74
 S40°19'21"E 6,515.53' TO
 CITY MONUMENT #10

**POINT OF
BEGINNING**



DEVELOPMENT APPLICATION

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

STATE USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1, 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS Mims Rd, TX
 SUBDIVISION A0219 G Wells, Tract 3, Acres 90.5, (Pt of 140.5 AC TR) LOT BLOCK
 GENERAL LOCATION Southwest of Intersection Mims Rd & National Dr

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD-101 CURRENT USE Single Family
 PROPOSED ZONING PROPOSED USE
 ACREAGE 45.950 LOTS [CURRENT] 148 LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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)

<input type="checkbox"/> OWNER	Qualico Developments (US), Inc.	<input checked="" type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	John Vick	CONTACT PERSON	Meredith Joyce
ADDRESS	14400 The Lakes Blvd	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Austin, TX 78660	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	489-769-6150	PHONE	512-694-6394
E-MAIL	John.Vick@qualico.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION (REQUIRED)

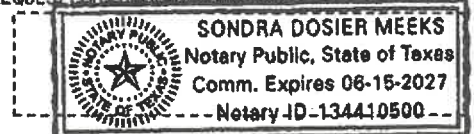
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

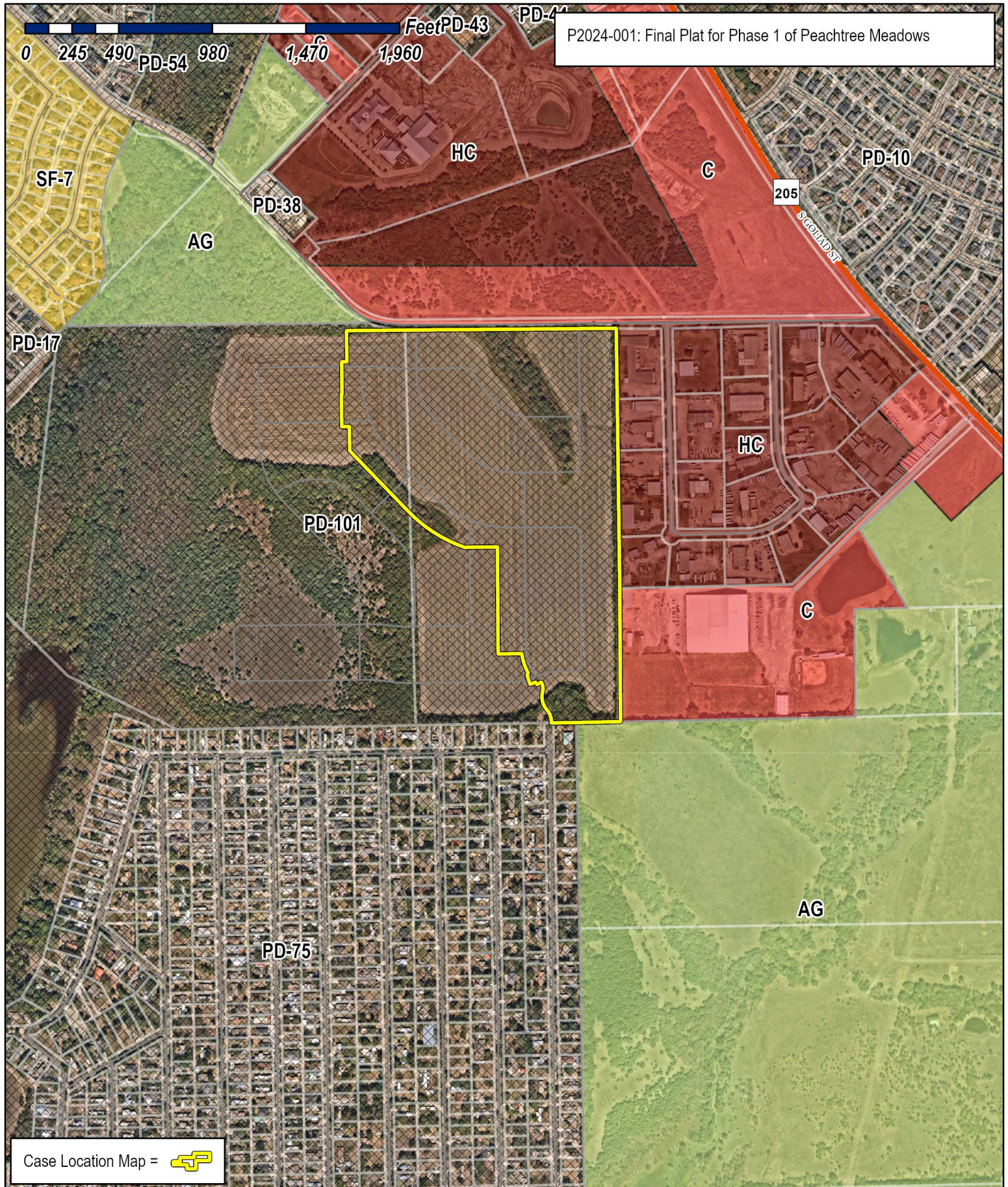
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 1219.00 TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF December 2023 BY SIGNING THIS APPLICATION, 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 14th DAY OF December, 2023
OWNER'S SIGNATURE John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sondra Dosier Meeks





City of Rockwall

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

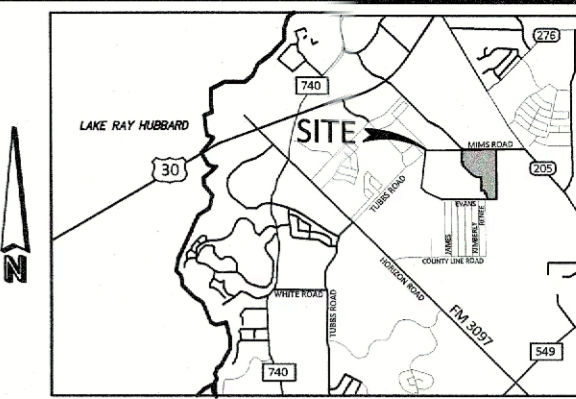
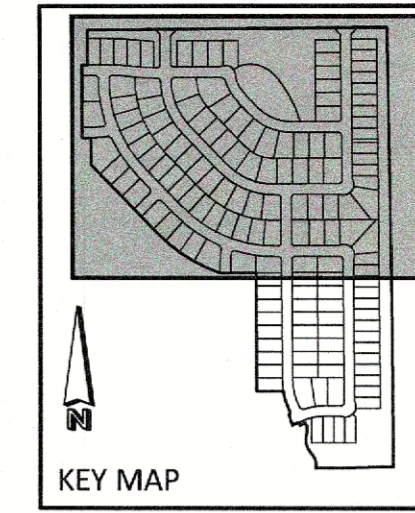
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC. DOC. NO. 2021-0000024965 D.R.R.C.T.

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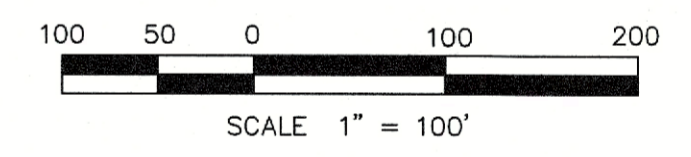
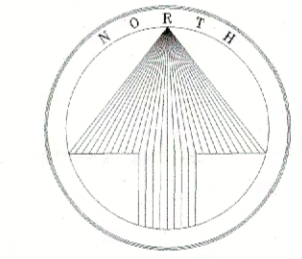
N: 7013889.68
E: 2599831.03
S66°44'15"E 5,292.49' TO TOWN MONUMENT #10



VICINITY MAP N.T.S.

LEGEND

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PEACHTREE MEADOWS
PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.
148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

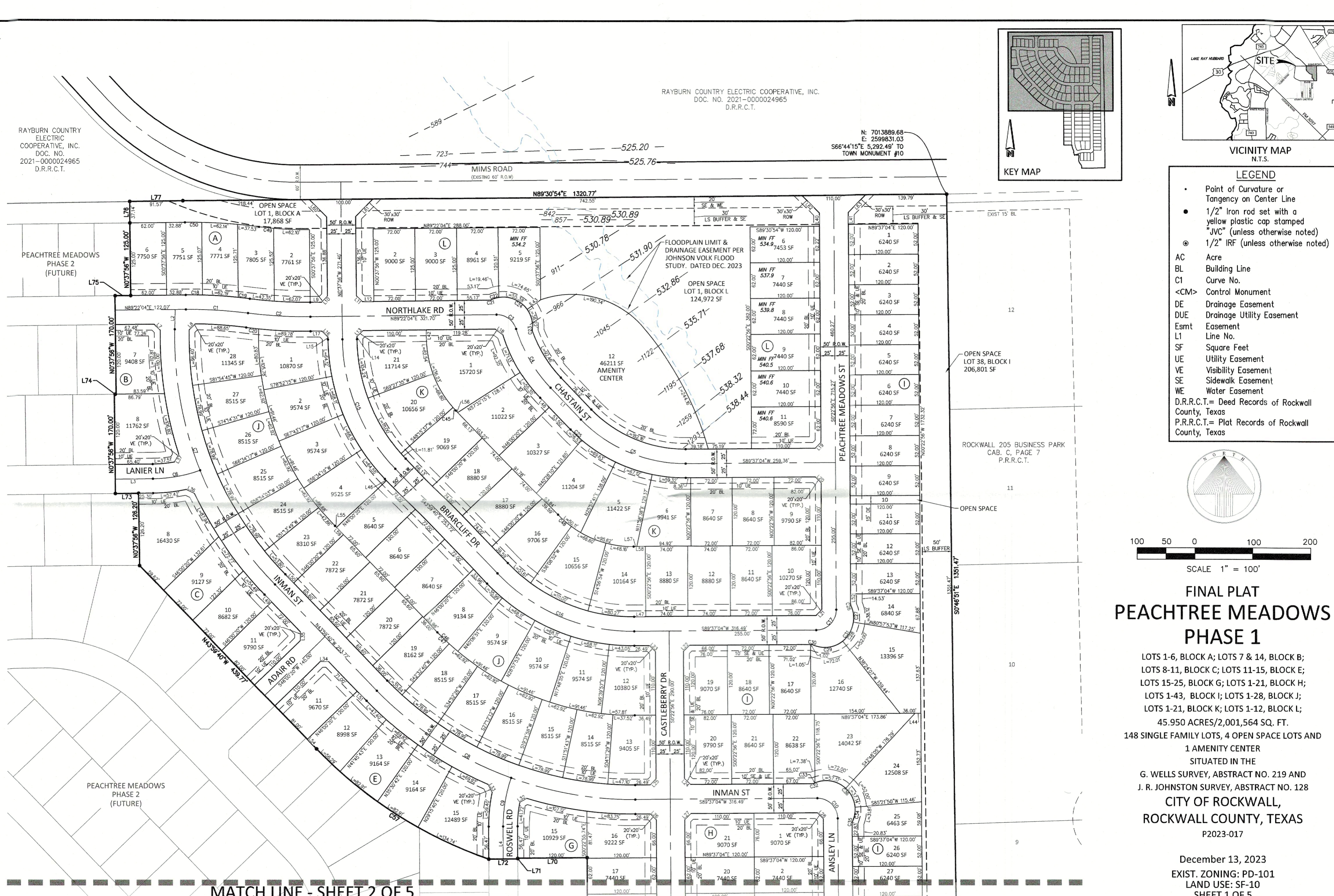
December 13, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 5

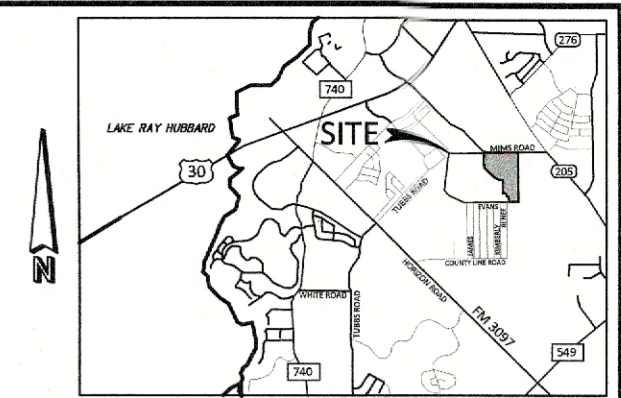
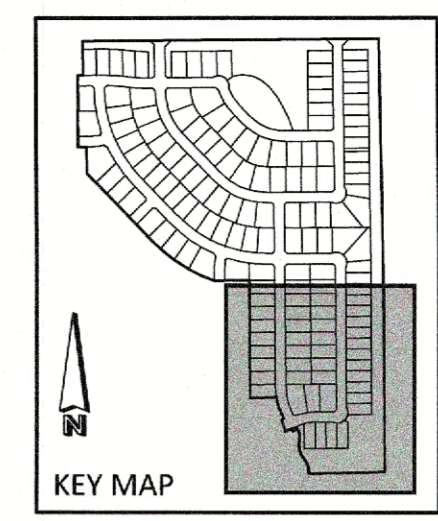
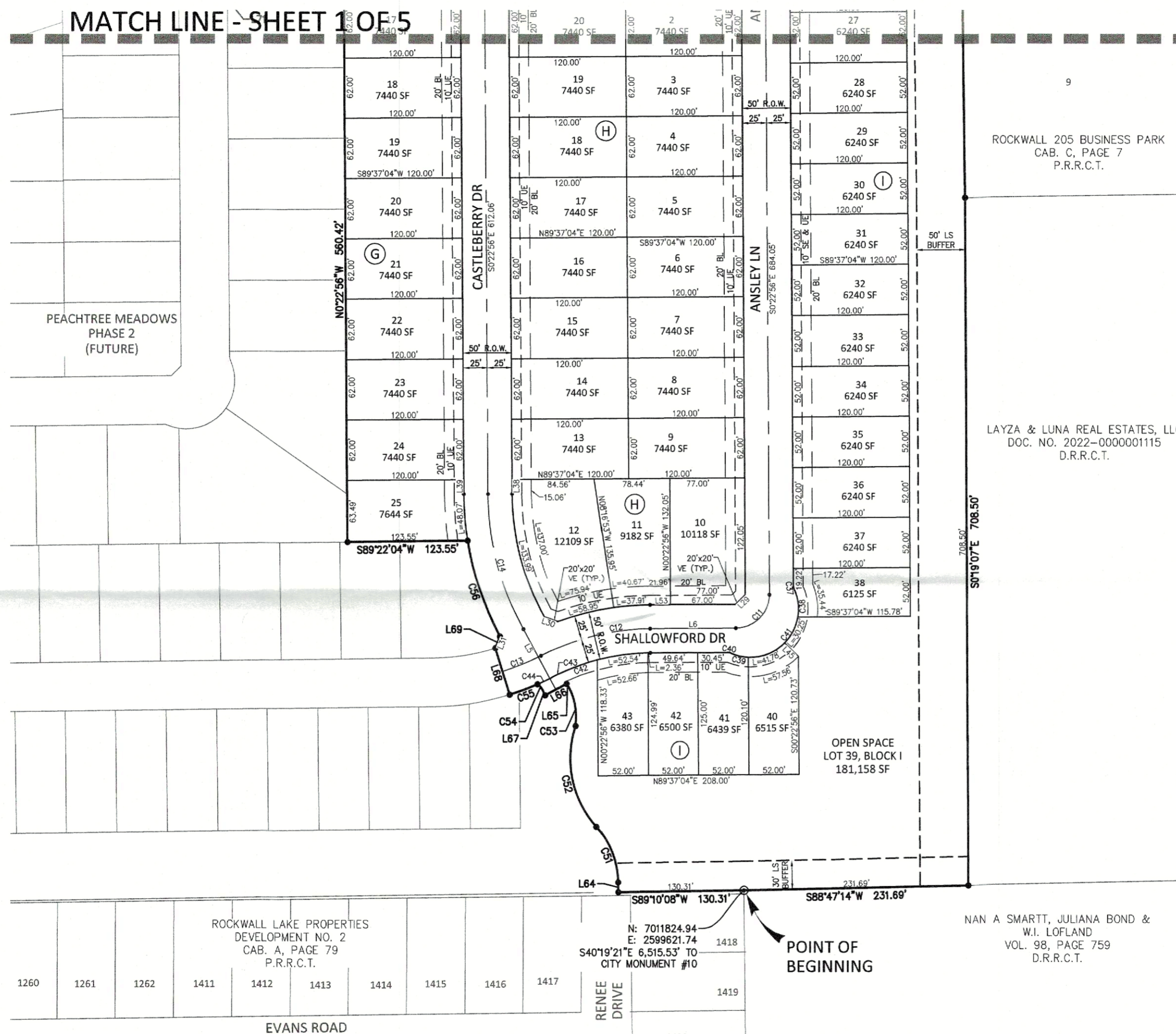
MATCH LINE - SHEET 2 OF 5

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

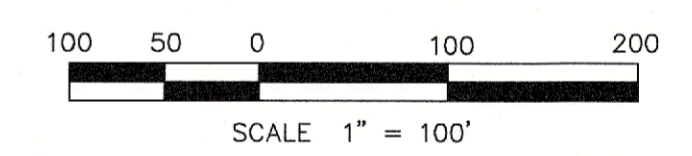
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

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





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



FINAL PLAT PEACHTREE MEADOWS PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
 LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
 LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
 LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
 LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
 45.950 ACRES/2,001,564 SQ. FT.

148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
 1 AMENITY CENTER
 SITUATED IN THE
 G. WELLS SURVEY, ABSTRACT NO. 219 AND
 J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2023-017

November 8, 2023
 EXIST. ZONING: PD-101
 LAND USE: SF-10
 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

- GENERAL NOTES:**
1. OPEN SPACE LOTS AND DRAINAGE AND DETENTION SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE HOA.
 2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - 2.1. WATER - CONNECTIONS TO EXISTING WATER LINE AT MIMS ROAD
 - 2.2. WASTEWATER - CONNECTION TO EXISTING WASTEWATER LINE AT MIMS ROAD
 - 2.3. ROADWAY - CONNECTIONS TO EXISTING ROADWAYS MIMS ROAD & RENEE DRIVE
 - 2.4. DRAINAGE - DRAINAGE TO DETENTION PONDS
 3. SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY AND DRAINAGE FACILITIES THAT HAVE ADEQUATE CAPACITY.

Line Table		
Line	Length	Direction
L1	76.12	N43° 59' 40"W
L2	34.00	S1° 17' 33"W
L3	65.40	N89° 22' 04"E
L4	56.47	N0° 22' 56"W
L5	70.49	N28° 31' 41"W
L6	88.96	N89° 37' 04"E
L7	14.35	N44° 45' 59"W
L8	14.28	S45° 44' 30"W
L9	20.00	N89° 22' 04"E
L10	14.14	S44° 22' 04"W
L11	14.14	S45° 37' 56"E
L12	20.00	S89° 22' 04"W
L13	14.14	S44° 22' 04"W
L14	4.64	N0° 37' 56"W
L15	4.64	S0° 37' 56"E
L16	14.14	S45° 37' 56"E
L17	20.00	N89° 22' 04"E
L18	15.97	S53° 37' 04"E
L19	14.14	S44° 37' 04"W
L20	14.14	S45° 22' 56"E

Line Table		
Line	Length	Direction
L21	14.14	S44° 37' 04"W
L22	14.14	S44° 37' 04"W
L23	14.14	S45° 22' 56"E
L24	14.14	S45° 22' 56"E
L25	14.14	S44° 37' 04"W
L26	14.14	S45° 22' 56"E
L27	14.14	S44° 37' 04"W
L28	14.14	S45° 22' 56"E
L29	14.14	S44° 37' 04"W
L30	15.06	S70° 28' 23"E
L31	12.86	S21° 27' 06"W
L32	13.43	N59° 20' 04"E
L33	15.27	S27° 12' 21"E
L34	14.14	N88° 59' 40"W
L35	14.14	S1° 00' 20"W
L36	15.39	S63° 57' 28"E
L37	15.11	N30° 45' 11"E
L38	15.06	S0° 22' 56"E
L39	15.06	S0° 22' 56"E
L40	23.00	S0° 22' 56"E

Line Table		
Line	Length	Direction
L41	20.80	S0° 22' 56"E
L42	14.64	S0° 37' 56"E
L43	28.93	S54° 36' 39"W
L44	10.14	N89° 37' 04"E
L45	20.00	N45° 35' 21"W
L46	3.76	S43° 59' 40"E
L47	20.49	S89° 37' 04"W
L48	22.62	S43° 59' 40"E
L49	17.58	S43° 59' 40"E
L50	20.92	N43° 59' 40"W
L51	23.14	S43° 59' 40"E
L52	16.53	S0° 22' 56"E
L53	21.96	N89° 37' 04"E
L54	23.14	S43° 59' 40"E
L55	3.76	S43° 59' 40"E
L56	4.88	S43° 59' 40"E
L57	5.57	N89° 37' 04"E
L58	14.92	N89° 37' 04"E
L59	17.15	S43° 59' 40"E
L60	42.48	S45° 33' 31"E

Line Table		
Line	Length	Direction
L61	42.37	S44° 26' 29"W
L62	42.39	N45° 26' 01"W
L63	42.46	S44° 33' 59"W
L64	10.02	N0° 49' 52"W
L65	3.99	N28° 31' 41"W
L66	25.00	S61° 28' 19"W
L67	6.01	N28° 31' 41"W
L68	50.00	N17° 17' 24"W
L69	12.86	N21° 27' 06"E
L70	120.00	S89° 37' 04"W
L71	1.41	S0° 22' 56"E
L72	50.00	S89° 37' 04"W
L73	40.10	S89° 22' 04"W
L74	3.20	N89° 22' 04"E
L75	27.18	N89° 22' 04"E
L76	37.14	N0° 37' 56"W
L77	91.57	N89° 08' 03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	107.91	775.00	007°58'39"	107.82	N86° 38' 36"W
C2	107.91	775.00	007°58'39"	107.82	S86° 38' 36"E
C3	44.91	35.00	073°31'21"	41.89	N53° 52' 15"W
C4	117.31	250.00	026°53'05"	116.23	S30° 33' 08"E
C5	202.40	250.00	046°23'15"	196.92	S67° 11' 18"E
C6	82.86	250.00	018°59'27"	82.48	N79° 52' 21"E
C7	486.10	615.00	045°17'13"	473.54	S21° 21' 04"E
C8	497.91	615.00	046°23'15"	484.43	S67° 11' 18"E
C9	85.13	250.00	019°30'36"	84.72	S09° 22' 22"W
C10	54.98	35.00	090°00'00"	49.50	N45° 22' 56"W
C11	54.98	35.00	090°00'00"	49.50	N44° 37' 04"E
C12	116.77	250.00	026°45'44"	115.71	S76° 14' 12"W
C13	43.00	250.00	009°51'16"	42.95	N67° 46' 58"E
C14	147.37	300.00	028°08'46"	145.90	S14° 27' 18"E
C15	245.97	325.00	043°21'45"	240.14	S22° 18' 48"E
C16	263.13	325.00	046°23'15"	256.00	S67° 11' 18"E
C17	54.98	35.00	090°00'00"	49.50	N44° 37' 04"E
C18	29.12	800.00	002°05'09"	29.12	N89° 35' 21"W
C19	20.07	800.00	001°26'15"	20.07	N83° 22' 24"W
C20	21.61	800.00	001°32'52"	21.61	S83° 25' 43"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C21	4.11	10.00	023°33'23"	4.08	N77° 35' 23"E
C22	13.38	50.00	015°20'06"	13.34	S73° 28' 44"W
C23	4.64	10.00	026°34'16"	4.60	S07° 09' 53"E
C24	55.38	50.00	063°27'52"	52.59	N67° 07' 17"W
C25	26.57	275.00	005°32'10"	26.56	S46° 45' 45"E
C26	4.11	10.00	023°33'23"	4.08	S12° 09' 37"E
C27	28.78	50.00	032°58'26"	28.38	N07° 27' 06"W
C28	37.14	50.00	042°33'45"	36.29	N30° 19' 00"E
C29	53.74	50.00	061°34'35"	51.19	N82° 23' 10"E
C30	4.11	10.00	023°33'23"	4.08	N78° 36' 14"W
C31	37.14	50.00	042°33'45"	36.29	N30° 19' 00"E
C32	4.11	10.00	023°33'23"	4.08	N77° 50' 23"E
C33	1.07	50.00	001°13'22"	1.07	S66° 40' 22"W
C34	24.27	50.00	027°48'37"	24.03	N09° 16' 09"E
C35	4.11	10.00	023°33'23"	4.08	S11° 23' 46"W
C36	37.14	50.00	042°33'45"	36.29	N25° 55' 02"W
C37	4.11	10.00	023°33'23"	4.08	S12° 09' 37"E
C38	29.40	50.00	033°41'21"	28.98	N07° 05' 39"W
C39	18.14	50.00	020°47'16"	18.04	S77° 19' 27"E
C40	4.09	10.00	023°27'07"	4.06	N78° 39' 22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C41	30.25	50.00	034°39'37"	29.79	N27° 04' 50"E
C42	36.05	225.00	009°10'46"	36.01	S71° 02' 48"W
C43	14.14	225.00	003°36'05"	14.14	S64° 39' 23"W
C44	16.49	275.00	003°26'09"	16.49	S64° 34' 25"W
C45	7.08	180.00	002°15'18"	7.08	S42° 52' 02"E
C46	28.39	470.00	003°27'39"	28.39	S45° 43' 30"E
C47	28.39	470.00	003°27'39"	28.39	S45° 43' 30"E
C48	30.97	180.00	009°51'27"	30.93	S48° 55' 24"E
C49	24.92	625.00	002°17'04"	24.92	S83° 47' 49"E
C50	29.12	925.00	001°48'14"	29.12	N89° 43' 49"W
C51	62.63	87.50	041°00'40"	61.30	N21° 20' 12"W
C52	103.94	105.00	056°43'07"	99.75	N13° 28' 59"W
C53	47.35	62.50	043°24'15"	46.22	N06° 49' 33"W
C54	8.06	20.50	022°30'57"	8.00	N39° 47' 09"W
C55	30.81	276.35	006°23'16"	30.79	S69° 30' 30"W
C56	106.60	325.00	018°47'33"	106.12	N18° 15' 09"W
C57	356.84	760.00	026°54'07"	353.57	N57° 26' 44"W

FINAL PLAT PEACHTREE MEADOWS PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
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45.950 ACRES/2,001,564 SQ. FT.

148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE

G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 3 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:

BEING a 45.950 acre tract of land situated in the Glover Wells Survey, Abstract Number 219 and the John R. Johnston Survey, Abstract Number 128 of Rockwall County, Texas, being that tract of land conveyed to The Estate of Evelyn B. Lofland according to the document filed of record in Volume 86, Page 558, Deed Records Rockwall County, Texas and VICMAR I, LTD. according to the document filed of record in Volume 2016, Page 200, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

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

THENCE S 89° 10' 08" W with the south line of said VICMAR I tract, same being the common north line of said Happy Country Homes tract, a distance of 130.31 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE leaving said common line, over and across the above-mentioned VICMAR I tract the following twenty-seven (27) courses and distances:

N 00° 49' 52" W, a distance of 10.02 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the left, having a radius of 87.50 feet, a central angle of 41° 00' 40" a chord bearing and distance of N 21° 20' 12" W, 61.30 feet.

With said curve to the left an arc distance of 62.63 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the right, having a radius of 105.00 feet, a central angle of 56° 43' 07", a chord bearing and distance of N 13° 28' 59" W, 99.75 feet.

With said curve to the right an arc distance of 103.94 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the left, having a radius of 62.50 feet, a central angle of 43° 24' 15", a chord bearing and distance of N 06° 49' 33" W, 46.22 feet.

With said curve to the left an arc distance of 47.35 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 28° 31' 41" W, a distance of 3.99 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 61° 28' 19" W for a distance of 25.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 28° 31' 41" W for a distance of 6.01 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the left, having a radius of 20.50 feet, a central angle of 22° 30' 57", a chord bearing and distance of N 39° 47' 09" W, 8.00 feet;

With said curve to the left an arc distance of 8.06 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the right, having a radius of 276.35 feet, a central angle of through an angle of 06° 23' 16", a chord bearing and distance of S 69° 30' 30" W, 30.79 feet.

With said curve to the right an arc distance of 30.81 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 17° 17' 24" W a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 21° 27' 06" E a distance of 12.86 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the right, having a radius of 325.00 feet, a central angle of 18° 47' 33", a chord bearing and distance of N 18° 15' 09" W, 106.12 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

With said curve to the right an arc distance of 106.60 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 22' 04" W a distance of 123.55 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 22' 56" W a distance of 560.42 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 37' 04" W a distance of 120.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 00° 22' 56" E a distance of 1.41 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 37' 04" W a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the right, having a radius of 760.00 feet, a central angle of 26° 54' 07", a chord bearing and distance of N 57° 26' 44" W, 353.57 feet.

With said curve to the right an arc distance of 356.84 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 43° 59' 40" W a distance of 439.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 126.20 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 22' 04" W a distance of 40.10 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 170.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 89° 22' 04" E a distance of 3.20 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 170.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 89° 22' 04" E a distance of 27.18 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 125.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 37.14 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the south line of that tract of land conveyed to Rayburn Country Electric Cooperative, Inc. according to the document filed of record in Document Number 20210000024965 (D.R.R.C.T.) and being the northwest corner of this tract;

THENCE N 89° 08' 03" E with the south line of said Rayburn Country Electric Cooperative, Inc. tract, same being common with the north line of this tract, a distance of 91.57 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a common corner of said tracts, from which a found 60-D Nail found for a reference to said corner bears S 31° 40' 24" E, 0.71 feet, also from said corner, a 5/8" iron rod found for reference to said corner bears S 43° 21' 16" E, 28.37 feet;

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

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

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

THENCE S 88° 47' 14" W, with said north line, a distance of 231.69 feet to the POINT OF BEGINNING and containing 2,001,564 square feet or 45.950 acres of land.

GENERAL NOTES:

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

**FINAL PLAT
PEACHTREE MEADOWS
PHASE 1**

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.

148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER

SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
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

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 PEACHTREE MEADOWS - PHASE 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the PEACHTREE MEADOWS - PHASE 1 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.

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

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

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

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

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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 Final Plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on ___ day of _____, 2023.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
PEACHTREE MEADOWS
PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
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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: February 13, 2024
APPLICANT: Meredith Joyce; *Michael Joyce Properties*
CASE NUMBER: P2024-001; *Final Plat for Phase 1 of the Peachtree Meadows Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Final Plat for Phase 1 of the Peachtree Meadows Subdivision consisting of 148 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 45.95-acre tract of land (*i.e. Tract 5 of the J. R. Johnson Survey, Abstract No. 128*) for the purpose of establishing Phase 1 of the Peachtree Meadows Subdivision, which will consist of 148 single-family residential lots and four (4) open space lots (*i.e. Lots 1-6, Block A; Lots 7 & 8, Block B; Lots 8-11, Block C; Lots 11-15, Block E; Lots 15-25, Block G; Lots 1-21, Block H; Lots 1-43, Block I; Lots 1-28, Block J; Lots 1-21; Block K; Lots 1-12, Block L, Peachtree Meadows Phase 1 Subdivision*). Staff should note that the applicant has concurrently submitted a PD Site Plan [*Case No. SP2024-001*] in accordance with the procedures contained within the Planned Development District Ordinance.
- Background. The subject property was annexed by the City Council on December 20, 1999 through the adoption of *Ordinance No. 99-33*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 6, 2023, the City Council approved a zoning case [*Case No. Z2023-003*] that changed the zoning designation of the subject property from an Agricultural (AG) District to Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses. On July 17, 2023, the City Council approved a master plat [*Case No. P2023-016*] and a preliminary plat [*Case No. P2023-017*] that establish the phasing and preliminary lot layout for the residential subdivision. On November 6, 2023, the City Council approved an *Alternative Tree Mitigation Settlement Agreement* [*Case No. MIS2023-016*].
- Parks Board. On February 6, 2024, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay *Pro-Rata Equipment* fees of \$46,969.28 (*i.e. \$317.36 x 148 Lots*).
 - (2) The property owner shall pay *Cash in Lieu of Land* fees of \$50,047.68 (*i.e. \$338.16 x 148 Lots*).
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Final Plat for Phase 1 of the Peachtree Meadows 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

STATE 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) ²
- REPLAT (\$300.00 + \$20.00 ACRE) ²
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1, 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS Mims Rd, TX
 SUBDIVISION A0219 G Wells, Tract 3, Acres 90.5, (Pt of 140.5 AC TR) LOT BLOCK
 GENERAL LOCATION Southwest of Intersection Mims Rd & National Dr

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD-101 CURRENT USE Single Family
 PROPOSED ZONING PROPOSED USE
 ACREAGE 45.950 LOTS [CURRENT] 148 LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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)

<input type="checkbox"/> OWNER	Qualico Developments (US), Inc.	<input checked="" type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	John Vick	CONTACT PERSON	Meredith Joyce
ADDRESS	14400 The Lakes Blvd	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Austin, TX 78660	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	489-769-6150	PHONE	512-694-6394
E-MAIL	John.Vick@qualico.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION (REQUIRED)

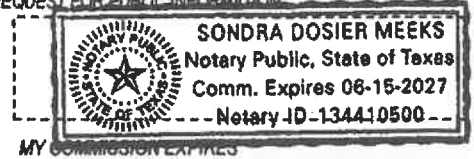
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

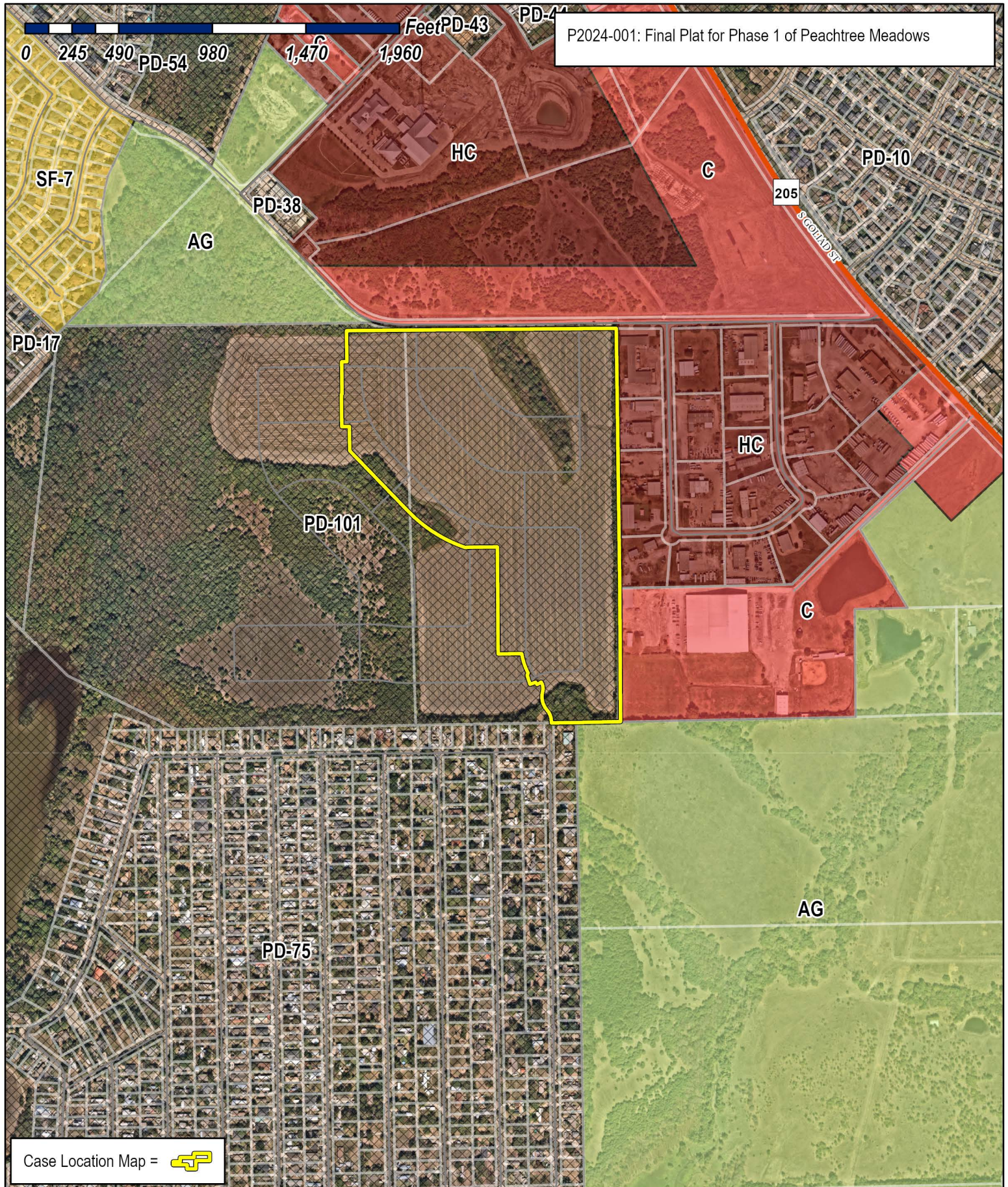
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 1219.00 TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF December 2023 BY SIGNING THIS APPLICATION, 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 14th DAY OF December, 2023
OWNER'S SIGNATURE John Vick


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sondra Dosier Meeks





P2024-001: Final Plat for Phase 1 of Peachtree Meadows

Case Location Map = 



City of Rockwall

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

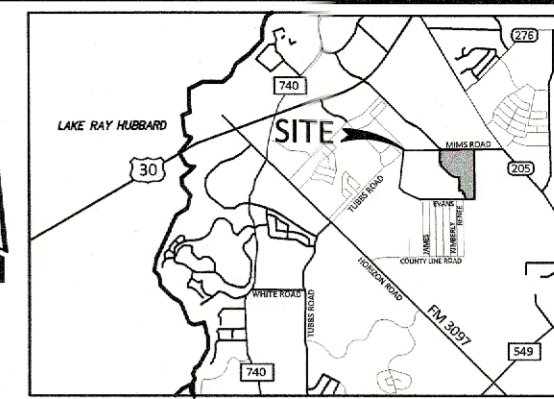
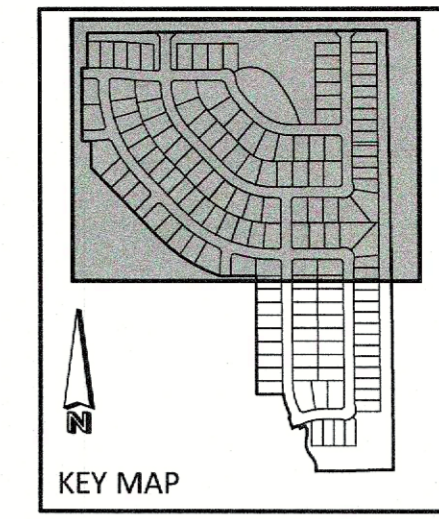
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC. DOC. NO. 2021-0000024965 D.R.R.C.T.

RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC. DOC. NO. 2021-0000024965 D.R.R.C.T.

N: 7013889.68
E: 2599831.03
S66°44'15"E 5,292.49' TO TOWN MONUMENT #10



VICINITY MAP N.T.S.

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



SCALE 1" = 100'

FINAL PLAT PEACHTREE MEADOWS PHASE 1

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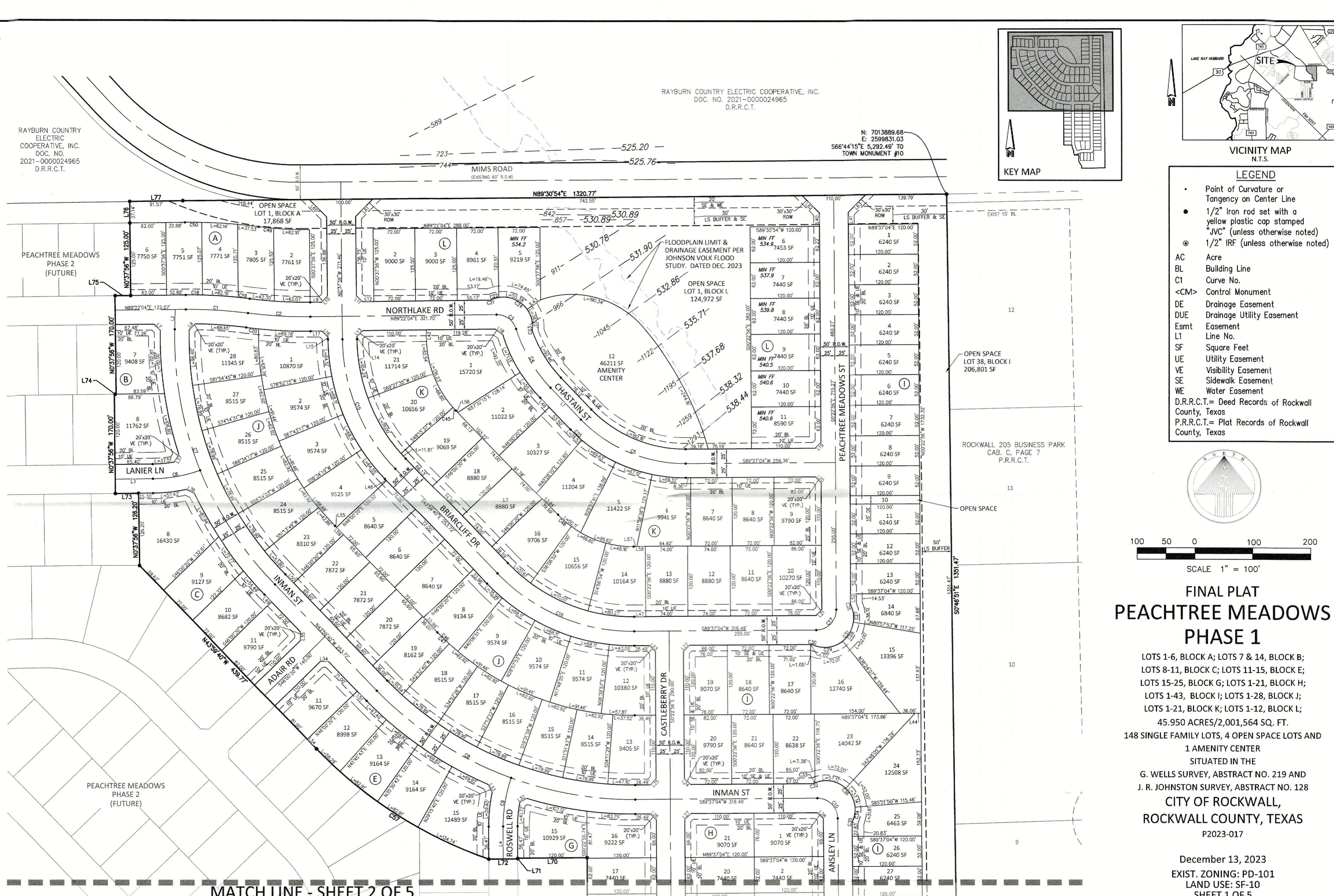
December 13, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 5

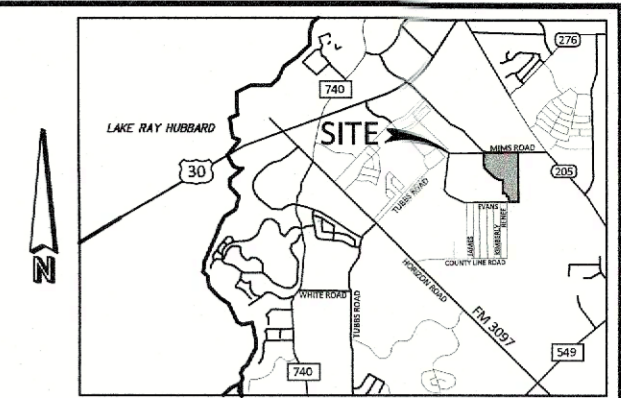
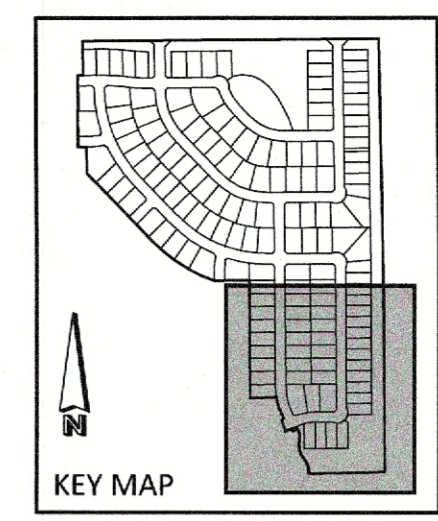
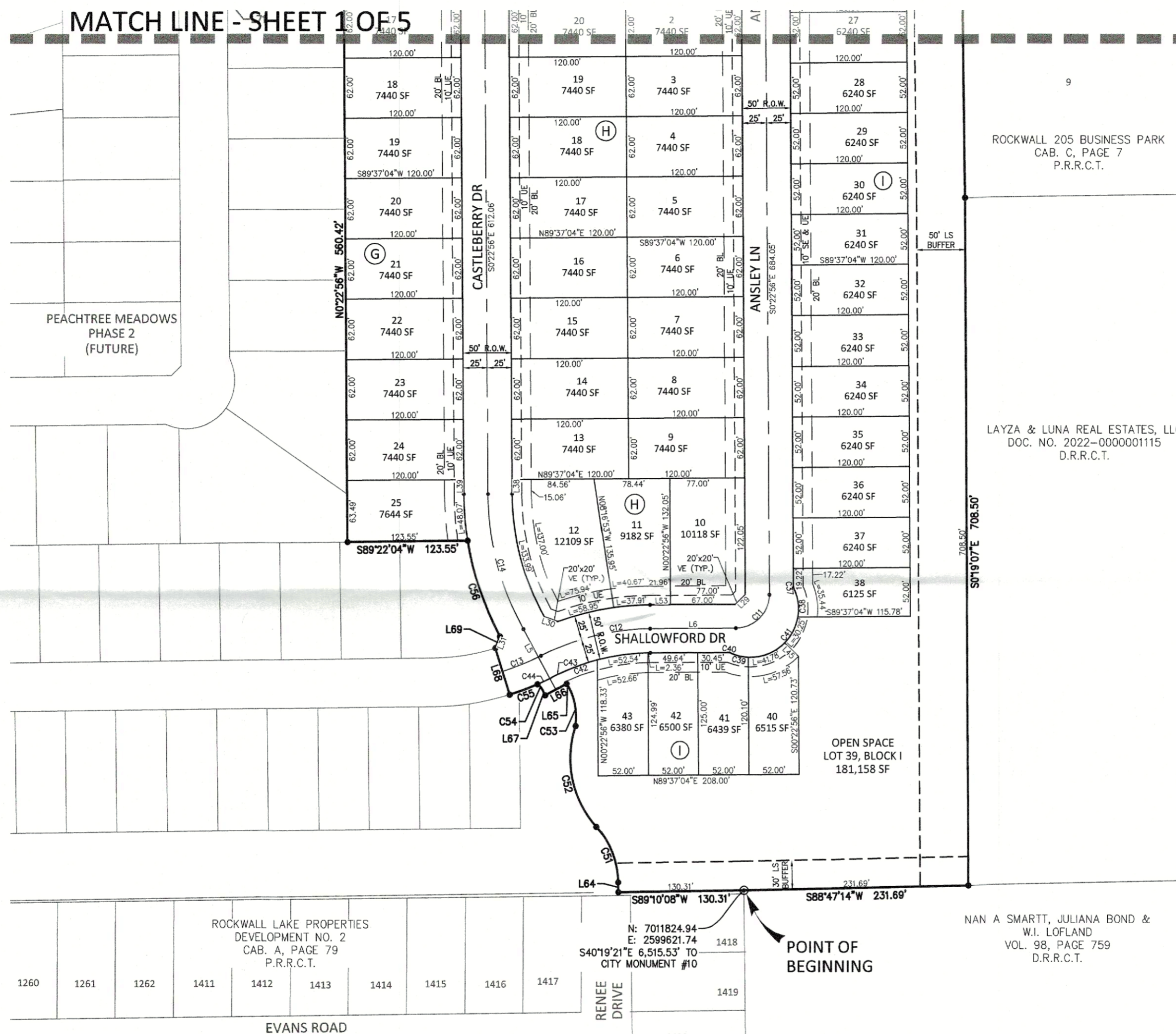
MATCH LINE - SHEET 2 OF 5

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Phone: 469-659-6150

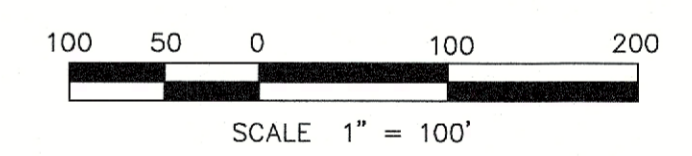
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 - ⊙ 1/2" IRF (unless otherwise noted)
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FINAL PLAT PEACHTREE MEADOWS PHASE 1

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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

- GENERAL NOTES:**
1. OPEN SPACE LOTS AND DRAINAGE AND DETENTION SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE HOA.
 2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - 2.1. WATER - CONNECTIONS TO EXISTING WATER LINE AT MIMS ROAD
 - 2.2. WASTEWATER - CONNECTION TO EXISTING WASTEWATER LINE AT MIMS ROAD
 - 2.3. ROADWAY - CONNECTIONS TO EXISTING ROADWAYS MIMS ROAD & RENEE DRIVE
 - 2.4. DRAINAGE - DRAINAGE TO DETENTION PONDS
 3. SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY AND DRAINAGE FACILITIES THAT HAVE ADEQUATE CAPACITY.

Owner/Applicant:
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1260	1261	1262	1411	1412	1413	1414	1415	1416	1417	1418	1419
ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 CAB. A, PAGE 79 P.R.R.C.T.											
EVANS ROAD											

N: 7011824.94
E: 2599621.74
S40°19'21"E 6,515.53' TO
CITY MONUMENT #10

POINT OF BEGINNING

NAN A SMARTT, JULIANA BOND &
W.I. LOFLAND
VOL. 98, PAGE 759
D.R.R.C.T.

Line Table		
Line	Length	Direction
L1	76.12	N43° 59' 40"W
L2	34.00	S1° 17' 33"W
L3	65.40	N89° 22' 04"E
L4	56.47	N0° 22' 56"W
L5	70.49	N28° 31' 41"W
L6	88.96	N89° 37' 04"E
L7	14.35	N44° 45' 59"W
L8	14.28	S45° 44' 30"W
L9	20.00	N89° 22' 04"E
L10	14.14	S44° 22' 04"W
L11	14.14	S45° 37' 56"E
L12	20.00	S89° 22' 04"W
L13	14.14	S44° 22' 04"W
L14	4.64	N0° 37' 56"W
L15	4.64	S0° 37' 56"E
L16	14.14	S45° 37' 56"E
L17	20.00	N89° 22' 04"E
L18	15.97	S53° 37' 04"E
L19	14.14	S44° 37' 04"W
L20	14.14	S45° 22' 56"E

Line Table		
Line	Length	Direction
L21	14.14	S44° 37' 04"W
L22	14.14	S44° 37' 04"W
L23	14.14	S45° 22' 56"E
L24	14.14	S45° 22' 56"E
L25	14.14	S44° 37' 04"W
L26	14.14	S45° 22' 56"E
L27	14.14	S44° 37' 04"W
L28	14.14	S45° 22' 56"E
L29	14.14	S44° 37' 04"W
L30	15.06	S70° 28' 23"E
L31	12.86	S21° 27' 06"W
L32	13.43	N59° 20' 04"E
L33	15.27	S27° 12' 21"E
L34	14.14	N88° 59' 40"W
L35	14.14	S1° 00' 20"W
L36	15.39	S63° 57' 28"E
L37	15.11	N30° 45' 11"E
L38	15.06	S0° 22' 56"E
L39	15.06	S0° 22' 56"E
L40	23.00	S0° 22' 56"E

Line Table		
Line	Length	Direction
L41	20.80	S0° 22' 56"E
L42	14.64	S0° 37' 56"E
L43	28.93	S54° 36' 39"W
L44	10.14	N89° 37' 04"E
L45	20.00	N45° 35' 21"W
L46	3.76	S43° 59' 40"E
L47	20.49	S89° 37' 04"W
L48	22.62	S43° 59' 40"E
L49	17.58	S43° 59' 40"E
L50	20.92	N43° 59' 40"W
L51	23.14	S43° 59' 40"E
L52	16.53	S0° 22' 56"E
L53	21.96	N89° 37' 04"E
L54	23.14	S43° 59' 40"E
L55	3.76	S43° 59' 40"E
L56	4.88	S43° 59' 40"E
L57	5.57	N89° 37' 04"E
L58	14.92	N89° 37' 04"E
L59	17.15	S43° 59' 40"E
L60	42.48	S45° 33' 31"E

Line Table		
Line	Length	Direction
L61	42.37	S44° 26' 29"W
L62	42.39	N45° 26' 01"W
L63	42.46	S44° 33' 59"W
L64	10.02	N0° 49' 52"W
L65	3.99	N28° 31' 41"W
L66	25.00	S61° 28' 19"W
L67	6.01	N28° 31' 41"W
L68	50.00	N17° 17' 24"W
L69	12.86	N21° 27' 06"E
L70	120.00	S89° 37' 04"W
L71	1.41	S0° 22' 56"E
L72	50.00	S89° 37' 04"W
L73	40.10	S89° 22' 04"W
L74	3.20	N89° 22' 04"E
L75	27.18	N89° 22' 04"E
L76	37.14	N0° 37' 56"W
L77	91.57	N89° 08' 03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	107.91	775.00	007°58'39"	107.82	N86° 38' 36"W
C2	107.91	775.00	007°58'39"	107.82	S86° 38' 36"E
C3	44.91	35.00	073°31'21"	41.89	N53° 52' 15"W
C4	117.31	250.00	026°53'05"	116.23	S30° 33' 08"E
C5	202.40	250.00	046°23'15"	196.92	S67° 11' 18"E
C6	82.86	250.00	018°59'27"	82.48	N79° 52' 21"E
C7	486.10	615.00	045°17'13"	473.54	S21° 21' 04"E
C8	497.91	615.00	046°23'15"	484.43	S67° 11' 18"E
C9	85.13	250.00	019°30'36"	84.72	S09° 22' 22"W
C10	54.98	35.00	090°00'00"	49.50	N45° 22' 56"W
C11	54.98	35.00	090°00'00"	49.50	N44° 37' 04"E
C12	116.77	250.00	026°45'44"	115.71	S76° 14' 12"W
C13	43.00	250.00	009°51'16"	42.95	N67° 46' 58"E
C14	147.37	300.00	028°08'46"	145.90	S14° 27' 18"E
C15	245.97	325.00	043°21'45"	240.14	S22° 18' 48"E
C16	263.13	325.00	046°23'15"	256.00	S67° 11' 18"E
C17	54.98	35.00	090°00'00"	49.50	N44° 37' 04"E
C18	29.12	800.00	002°05'09"	29.12	N89° 35' 21"W
C19	20.07	800.00	001°26'15"	20.07	N83° 22' 24"W
C20	21.61	800.00	001°32'52"	21.61	S83° 25' 43"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C21	4.11	10.00	023°33'23"	4.08	N77° 35' 23"E
C22	13.38	50.00	015°20'06"	13.34	S73° 28' 44"W
C23	4.64	10.00	026°34'16"	4.60	S07° 09' 53"E
C24	55.38	50.00	063°27'52"	52.59	N67° 07' 17"W
C25	26.57	275.00	005°32'10"	26.56	S46° 45' 45"E
C26	4.11	10.00	023°33'23"	4.08	S12° 09' 37"E
C27	28.78	50.00	032°58'26"	28.38	N07° 27' 06"W
C28	37.14	50.00	042°33'45"	36.29	N30° 19' 00"E
C29	53.74	50.00	061°34'35"	51.19	N82° 23' 10"E
C30	4.11	10.00	023°33'23"	4.08	N78° 36' 14"W
C31	37.14	50.00	042°33'45"	36.29	N30° 19' 00"E
C32	4.11	10.00	023°33'23"	4.08	N77° 50' 23"E
C33	1.07	50.00	001°13'22"	1.07	S66° 40' 22"W
C34	24.27	50.00	027°48'37"	24.03	N09° 16' 09"E
C35	4.11	10.00	023°33'23"	4.08	S11° 23' 46"W
C36	37.14	50.00	042°33'45"	36.29	N25° 55' 02"W
C37	4.11	10.00	023°33'23"	4.08	S12° 09' 37"E
C38	29.40	50.00	033°41'21"	28.98	N07° 05' 39"W
C39	18.14	50.00	020°47'16"	18.04	S77° 19' 27"E
C40	4.09	10.00	023°27'07"	4.06	N78° 39' 22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C41	30.25	50.00	034°39'37"	29.79	N27° 04' 50"E
C42	36.05	225.00	009°10'46"	36.01	S71° 02' 48"W
C43	14.14	225.00	003°36'05"	14.14	S64° 39' 23"W
C44	16.49	275.00	003°26'09"	16.49	S64° 34' 25"W
C45	7.08	180.00	002°15'18"	7.08	S42° 52' 02"E
C46	28.39	470.00	003°27'39"	28.39	S45° 43' 30"E
C47	28.39	470.00	003°27'39"	28.39	S45° 43' 30"E
C48	30.97	180.00	009°51'27"	30.93	S48° 55' 24"E
C49	24.92	625.00	002°17'04"	24.92	S83° 47' 49"E
C50	29.12	925.00	001°48'14"	29.12	N89° 43' 49"W
C51	62.63	87.50	041°00'40"	61.30	N21° 20' 12"W
C52	103.94	105.00	056°43'07"	99.75	N13° 28' 59"W
C53	47.35	62.50	043°24'15"	46.22	N06° 49' 33"W
C54	8.06	20.50	022°30'57"	8.00	N39° 47' 09"W
C55	30.81	276.35	006°23'16"	30.79	S69° 30' 30"W
C56	106.60	325.00	018°47'33"	106.12	N18° 15' 09"W
C57	356.84	760.00	026°54'07"	353.57	N57° 26' 44"W

FINAL PLAT PEACHTREE MEADOWS PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.

148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE

G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 3 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:

BEING a 45.950 acre tract of land situated in the Glover Wells Survey, Abstract Number 219 and the John R. Johnston Survey, Abstract Number 128 of Rockwall County, Texas, being that tract of land conveyed to The Estate of Evelyn B. Lofland according to the document filed of record in Volume 86, Page 558, Deed Records Rockwall County, Texas and VICMAR I, LTD. according to the document filed of record in Volume 2016, Page 200, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

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

THENCE S 89° 10' 08" W with the south line of said VICMAR I tract, same being the common north line of said Happy Country Homes tract, a distance of 130.31 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE leaving said common line, over and across the above-mentioned VICMAR I tract the following twenty-seven (27) courses and distances:

N 00° 49' 52" W, a distance of 10.02 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the left, having a radius of 87.50 feet, a central angle of 41° 00' 40" a chord bearing and distance of N 21° 20' 12" W, 61.30 feet.

With said curve to the left an arc distance of 62.63 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the right, having a radius of 105.00 feet, a central angle of 56° 43' 07", a chord bearing and distance of N 13° 28' 59" W, 99.75 feet.

With said curve to the right an arc distance of 103.94 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the left, having a radius of 62.50 feet, a central angle of 43° 24' 15", a chord bearing and distance of N 06° 49' 33" W, 46.22 feet.

With said curve to the left an arc distance of 47.35 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 28° 31' 41" W, a distance of 3.99 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 61° 28' 19" W for a distance of 25.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 28° 31' 41" W for a distance of 6.01 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the left, having a radius of 20.50 feet, a central angle of 22° 30' 57", a chord bearing and distance of N 39° 47' 09" W, 8.00 feet;

With said curve to the left an arc distance of 8.06 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the right, having a radius of 276.35 feet, a central angle of through an angle of 06° 23' 16", a chord bearing and distance of S 69° 30' 30" W, 30.79 feet.

With said curve to the right an arc distance of 30.81 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 17° 17' 24" W a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 21° 27' 06" E a distance of 12.86 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the right, having a radius of 325.00 feet, a central angle of 18° 47' 33", a chord bearing and distance of N 18° 15' 09" W, 106.12 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

With said curve to the right an arc distance of 106.60 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 22' 04" W a distance of 123.55 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 22' 56" W a distance of 560.42 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 37' 04" W a distance of 120.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 00° 22' 56" E a distance of 1.41 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 37' 04" W a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the right, having a radius of 760.00 feet, a central angle of 26° 54' 07", a chord bearing and distance of N 57° 26' 44" W, 353.57 feet.

With said curve to the right an arc distance of 356.84 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 43° 59' 40" W a distance of 439.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 126.20 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 22' 04" W a distance of 40.10 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 170.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 89° 22' 04" E a distance of 3.20 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 170.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 89° 22' 04" E a distance of 27.18 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 125.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 37.14 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the south line of that tract of land conveyed to Rayburn Country Electric Cooperative, Inc. according to the document filed of record in Document Number 20210000024965 (D.R.R.C.T.) and being the northwest corner of this tract;

THENCE N 89° 08' 03" E with the south line of said Rayburn Country Electric Cooperative, Inc. tract, same being common with the north line of this tract, a distance of 91.57 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a common corner of said tracts, from which a found 60-D Nail found for a reference to said corner bears S 31° 40' 24" E, 0.71 feet, also from said corner, a 5/8" iron rod found for reference to said corner bears S 43° 21' 16" E, 28.37 feet;

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

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

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

THENCE S 88° 47' 14" W, with said north line, a distance of 231.69 feet to the POINT OF BEGINNING and containing 2,001,564 square feet or 45.950 acres of land.

GENERAL NOTES:

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

**FINAL PLAT
PEACHTREE MEADOWS
PHASE 1**

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.

148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER

SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
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

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 PEACHTREE MEADOWS — PHASE 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the PEACHTREE MEADOWS — PHASE 1 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.

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

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

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

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

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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 Final Plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on ____ day of _____, 2023.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

**FINAL PLAT
PEACHTREE MEADOWS
PHASE 1**

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.
148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER

SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
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

 **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



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: February 20, 2024
APPLICANT: Meredith Joyce; *Michael Joyce Properties*
CASE NUMBER: P2024-001; *Final Plat for Phase 1 of the Peachtree Meadows Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Final Plat for Phase 1 of the Peachtree Meadows Subdivision consisting of 148 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 45.95-acre tract of land (*i.e. Tract 5 of the J. R. Johnson Survey, Abstract No. 128*) for the purpose of establishing Phase 1 of the Peachtree Meadows Subdivision, which will consist of 148 single-family residential lots and four (4) open space lots (*i.e. Lots 1-6, Block A; Lots 7 & 8, Block B; Lots 8-11, Block C; Lots 11-15, Block E; Lots 15-25, Block G; Lots 1-21, Block H; Lots 1-43, Block I; Lots 1-28, Block J; Lots 1-21; Block K; Lots 1-12, Block L, Peachtree Meadows Phase 1 Subdivision*). Staff should note that the applicant has concurrently submitted a PD Site Plan [*Case No. SP2024-001*] in accordance with the procedures contained within the Planned Development District Ordinance.
- Background. The subject property was annexed by the City Council on December 20, 1999 through the adoption of *Ordinance No. 99-33*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 6, 2023, the City Council approved a zoning case [*Case No. Z2023-003*] that changed the zoning designation of the subject property from an Agricultural (AG) District to Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses. On July 17, 2023, the City Council approved a master plat [*Case No. P2023-016*] and a preliminary plat [*Case No. P2023-017*] that establish the phasing and preliminary lot layout for the residential subdivision. On November 6, 2023, the City Council approved an *Alternative Tree Mitigation Settlement Agreement* [*Case No. MIS2023-016*].
- Parks Board. On February 6, 2024, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay *Pro-Rata Equipment* fees of \$46,969.28 (*i.e. \$317.36 x 148 Lots*).
 - (2) The property owner shall pay *Cash in Lieu of Land* fees of \$50,047.68 (*i.e. \$338.16 x 148 Lots*).
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.

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

CONDITIONS OF APPROVAL

If City Council chooses to approve of a Final Plat for Phase 1 of the Peachtree Meadows 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 February 13, 2024, the Planning and Zoning approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioners Hustings and Thompson absent.



DEVELOPMENT APPLICATION

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

STATE 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) ²
- REPLAT (\$300.00 + \$20.00 ACRE) ²
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1, 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS Mims Rd, TX
 SUBDIVISION A0219 G Wells, Tract 3, Acres 90.5, (Pt of 140.5 AC TR) LOT BLOCK
 GENERAL LOCATION Southwest of Intersection Mims Rd & National Dr

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD-101 CURRENT USE Single Family
 PROPOSED ZONING PROPOSED USE
 ACREAGE 45.950 LOTS [CURRENT] 148 LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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)

<input type="checkbox"/> OWNER	Qualico Developments (US), Inc.	<input checked="" type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	John Vick	CONTACT PERSON	Meredith Joyce
ADDRESS	14400 The Lakes Blvd	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Austin, TX 78660	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	489-769-6150	PHONE	512-694-6394
E-MAIL	John.Vick@qualico.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION (REQUIRED)

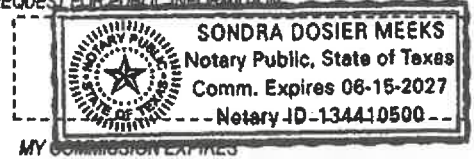
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

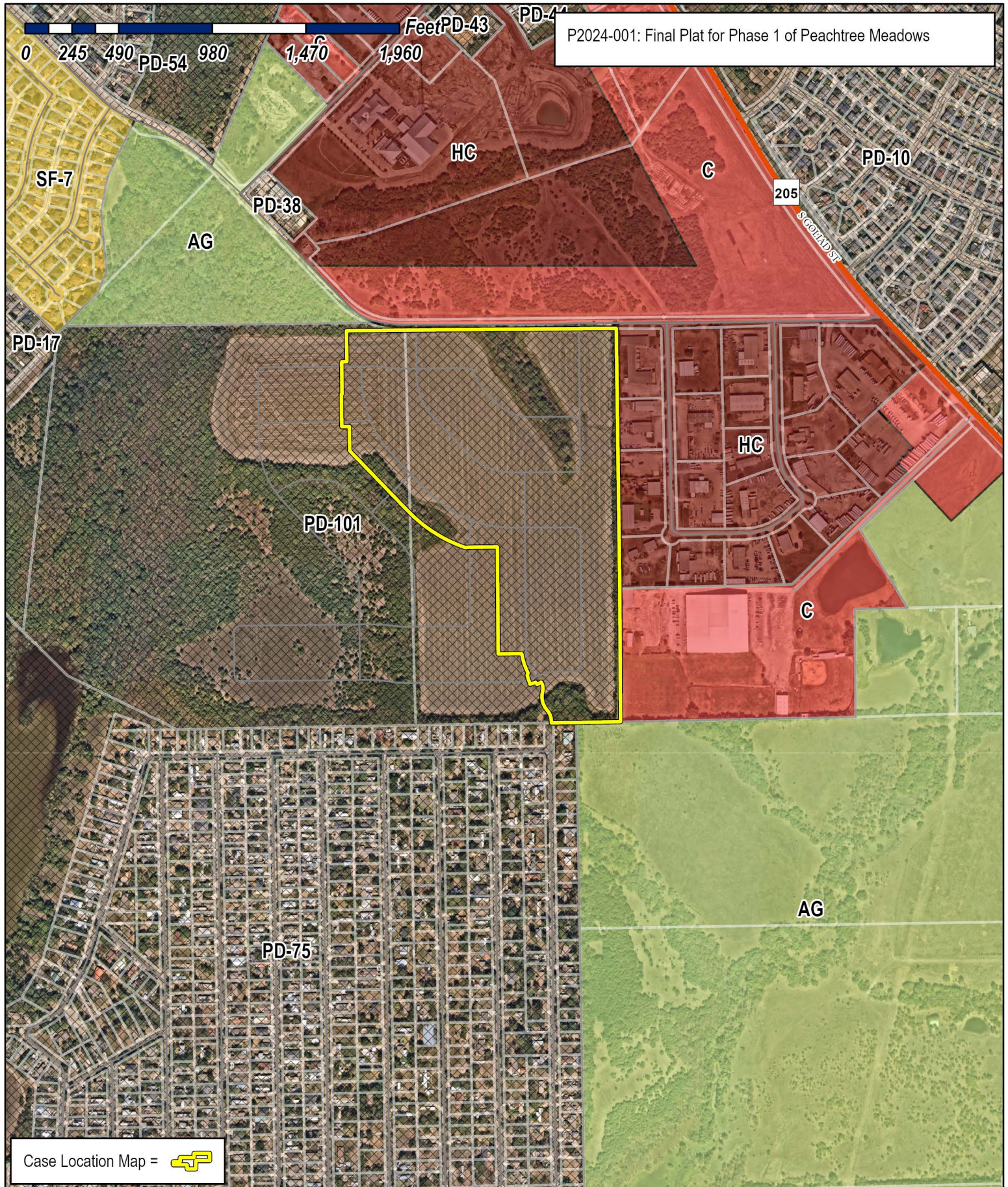
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 1219.00 TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF December 2023 BY SIGNING THIS APPLICATION, 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 14th DAY OF December, 2023
OWNER'S SIGNATURE John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sondra Dosier Meeks





City of Rockwall

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

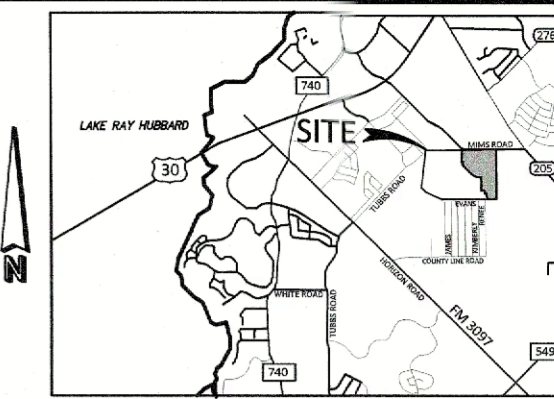
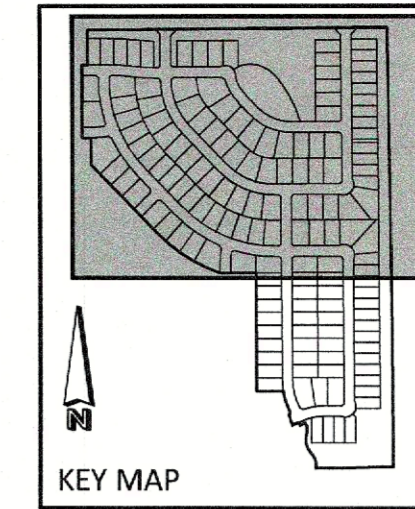
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC. DOC. NO. 2021-0000024965 D.R.R.C.T.

RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC. DOC. NO. 2021-0000024965 D.R.R.C.T.

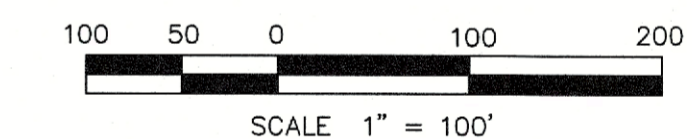
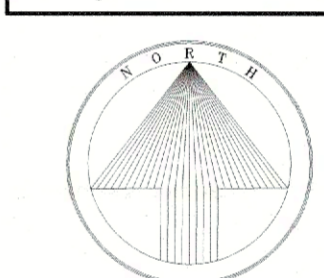
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E: 2599831.03
S66°44'15"E 5,292.49' TO TOWN MONUMENT #10



VICINITY MAP N.T.S.

LEGEND

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



FINAL PLAT
PEACHTREE MEADOWS
PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
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45.950 ACRES/2,001,564 SQ. FT.
148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
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SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
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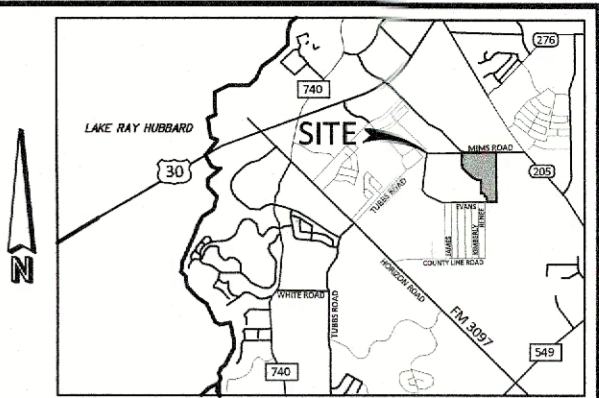
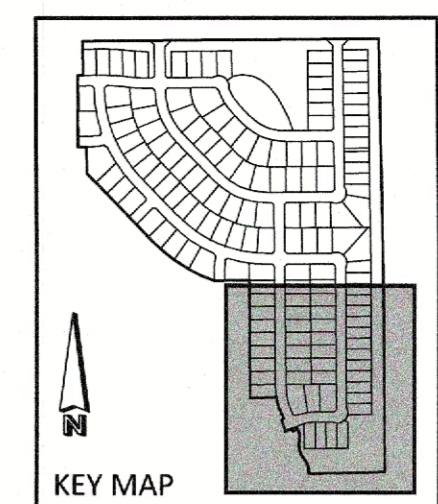
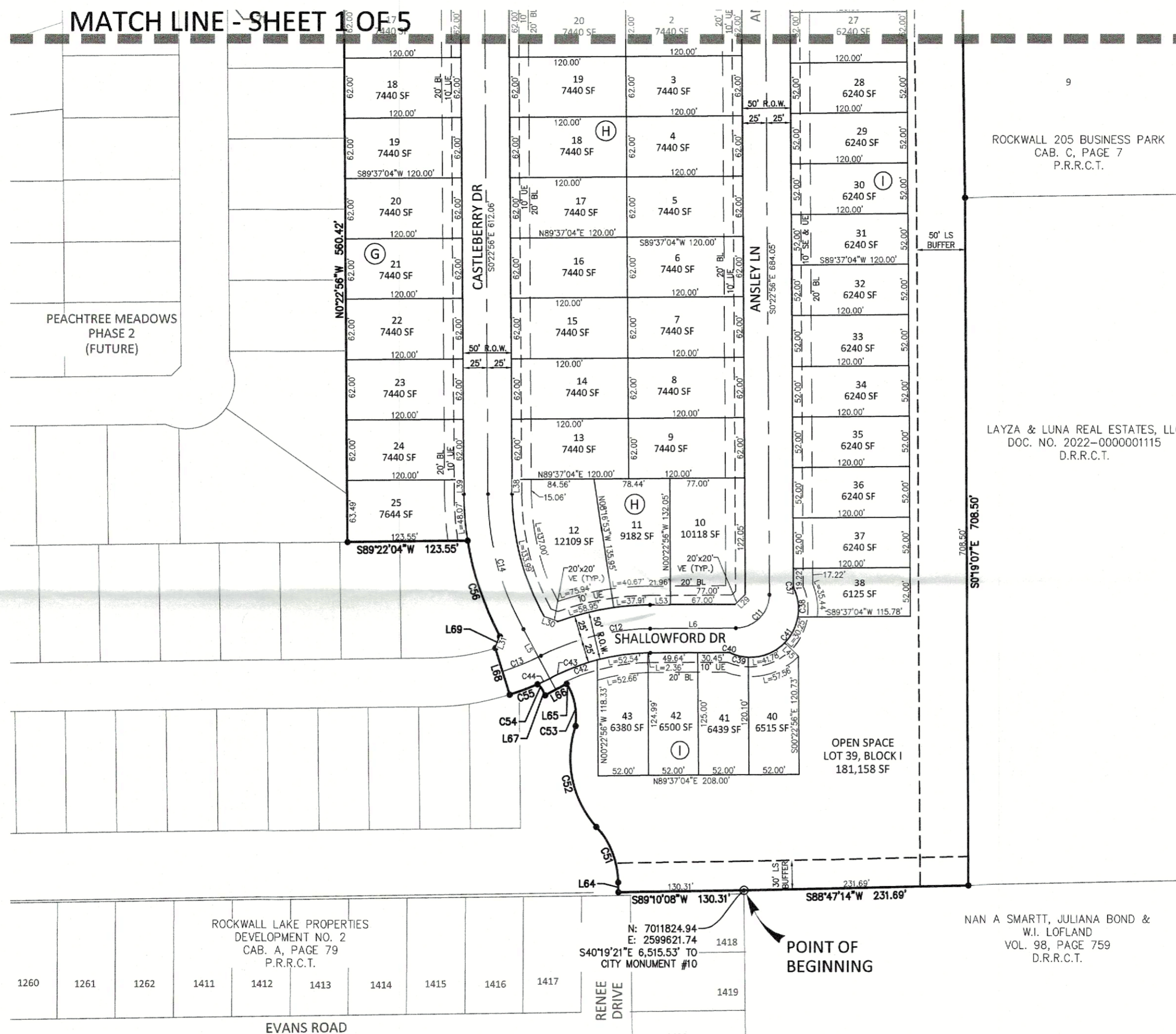
December 13, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 5

MATCH LINE - SHEET 2 OF 5

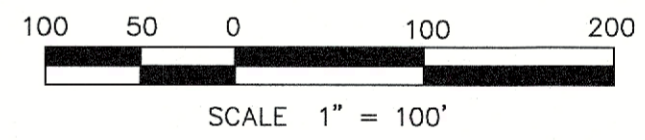
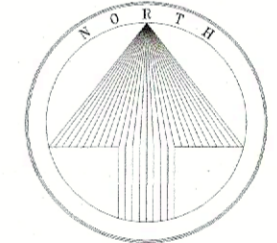
Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
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Phone: 972-201-3102
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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



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 - D.R.R.C.T.= Deed Records of Rockwall County, Texas
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FINAL PLAT PEACHTREE MEADOWS PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
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45.950 ACRES/2,001,564 SQ. FT.

148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
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November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
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

- GENERAL NOTES:**
1. OPEN SPACE LOTS AND DRAINAGE AND DETENTION SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE HOA.
 2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - 2.1. WATER - CONNECTIONS TO EXISTING WATER LINE AT MIMS ROAD
 - 2.2. WASTEWATER - CONNECTION TO EXISTING WASTEWATER LINE AT MIMS ROAD
 - 2.3. ROADWAY - CONNECTIONS TO EXISTING ROADWAYS MIMS ROAD & RENEE DRIVE
 - 2.4. DRAINAGE - DRAINAGE TO DETENTION PONDS
 3. SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY AND DRAINAGE FACILITIES THAT HAVE ADEQUATE CAPACITY.

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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

Line Table		
Line	Length	Direction
L1	76.12	N43° 59' 40"W
L2	34.00	S1° 17' 33"W
L3	65.40	N89° 22' 04"E
L4	56.47	N0° 22' 56"W
L5	70.49	N28° 31' 41"W
L6	88.96	N89° 37' 04"E
L7	14.35	N44° 45' 59"W
L8	14.28	S45° 44' 30"W
L9	20.00	N89° 22' 04"E
L10	14.14	S44° 22' 04"W
L11	14.14	S45° 37' 56"E
L12	20.00	S89° 22' 04"W
L13	14.14	S44° 22' 04"W
L14	4.64	N0° 37' 56"W
L15	4.64	S0° 37' 56"E
L16	14.14	S45° 37' 56"E
L17	20.00	N89° 22' 04"E
L18	15.97	S53° 37' 04"E
L19	14.14	S44° 37' 04"W
L20	14.14	S45° 22' 56"E

Line Table		
Line	Length	Direction
L21	14.14	S44° 37' 04"W
L22	14.14	S44° 37' 04"W
L23	14.14	S45° 22' 56"E
L24	14.14	S45° 22' 56"E
L25	14.14	S44° 37' 04"W
L26	14.14	S45° 22' 56"E
L27	14.14	S44° 37' 04"W
L28	14.14	S45° 22' 56"E
L29	14.14	S44° 37' 04"W
L30	15.06	S70° 28' 23"E
L31	12.86	S21° 27' 06"W
L32	13.43	N59° 20' 04"E
L33	15.27	S27° 12' 21"E
L34	14.14	N88° 59' 40"W
L35	14.14	S1° 00' 20"W
L36	15.39	S63° 57' 28"E
L37	15.11	N30° 45' 11"E
L38	15.06	S0° 22' 56"E
L39	15.06	S0° 22' 56"E
L40	23.00	S0° 22' 56"E

Line Table		
Line	Length	Direction
L41	20.80	S0° 22' 56"E
L42	14.64	S0° 37' 56"E
L43	28.93	S54° 36' 39"W
L44	10.14	N89° 37' 04"E
L45	20.00	N45° 35' 21"W
L46	3.76	S43° 59' 40"E
L47	20.49	S89° 37' 04"W
L48	22.62	S43° 59' 40"E
L49	17.58	S43° 59' 40"E
L50	20.92	N43° 59' 40"W
L51	23.14	S43° 59' 40"E
L52	16.53	S0° 22' 56"E
L53	21.96	N89° 37' 04"E
L54	23.14	S43° 59' 40"E
L55	3.76	S43° 59' 40"E
L56	4.88	S43° 59' 40"E
L57	5.57	N89° 37' 04"E
L58	14.92	N89° 37' 04"E
L59	17.15	S43° 59' 40"E
L60	42.48	S45° 33' 31"E

Line Table		
Line	Length	Direction
L61	42.37	S44° 26' 29"W
L62	42.39	N45° 26' 01"W
L63	42.46	S44° 33' 59"W
L64	10.02	N0° 49' 52"W
L65	3.99	N28° 31' 41"W
L66	25.00	S61° 28' 19"W
L67	6.01	N28° 31' 41"W
L68	50.00	N17° 17' 24"W
L69	12.86	N21° 27' 06"E
L70	120.00	S89° 37' 04"W
L71	1.41	S0° 22' 56"E
L72	50.00	S89° 37' 04"W
L73	40.10	S89° 22' 04"W
L74	3.20	N89° 22' 04"E
L75	27.18	N89° 22' 04"E
L76	37.14	N0° 37' 56"W
L77	91.57	N89° 08' 03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	107.91	775.00	007°58'39"	107.82	N86° 38' 36"W
C2	107.91	775.00	007°58'39"	107.82	S86° 38' 36"E
C3	44.91	35.00	073°31'21"	41.89	N53° 52' 15"W
C4	117.31	250.00	026°53'05"	116.23	S30° 33' 08"E
C5	202.40	250.00	046°23'15"	196.92	S67° 11' 18"E
C6	82.86	250.00	018°59'27"	82.48	N79° 52' 21"E
C7	486.10	615.00	045°17'13"	473.54	S21° 21' 04"E
C8	497.91	615.00	046°23'15"	484.43	S67° 11' 18"E
C9	85.13	250.00	019°30'36"	84.72	S09° 22' 22"W
C10	54.98	35.00	090°00'00"	49.50	N45° 22' 56"W
C11	54.98	35.00	090°00'00"	49.50	N44° 37' 04"E
C12	116.77	250.00	026°45'44"	115.71	S76° 14' 12"W
C13	43.00	250.00	009°51'16"	42.95	N67° 46' 58"E
C14	147.37	300.00	028°08'46"	145.90	S14° 27' 18"E
C15	245.97	325.00	043°21'45"	240.14	S22° 18' 48"E
C16	263.13	325.00	046°23'15"	256.00	S67° 11' 18"E
C17	54.98	35.00	090°00'00"	49.50	N44° 37' 04"E
C18	29.12	800.00	002°05'09"	29.12	N89° 35' 21"W
C19	20.07	800.00	001°26'15"	20.07	N83° 22' 24"W
C20	21.61	800.00	001°32'52"	21.61	S83° 25' 43"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C21	4.11	10.00	023°33'23"	4.08	N77° 35' 23"E
C22	13.38	50.00	015°20'06"	13.34	S73° 28' 44"W
C23	4.64	10.00	026°34'16"	4.60	S07° 09' 53"E
C24	55.38	50.00	063°27'52"	52.59	N67° 07' 17"W
C25	26.57	275.00	005°32'10"	26.56	S46° 45' 45"E
C26	4.11	10.00	023°33'23"	4.08	S12° 09' 37"E
C27	28.78	50.00	032°58'26"	28.38	N07° 27' 06"W
C28	37.14	50.00	042°33'45"	36.29	N30° 19' 00"E
C29	53.74	50.00	061°34'35"	51.19	N82° 23' 10"E
C30	4.11	10.00	023°33'23"	4.08	N78° 36' 14"W
C31	37.14	50.00	042°33'45"	36.29	N30° 19' 00"E
C32	4.11	10.00	023°33'23"	4.08	N77° 50' 23"E
C33	1.07	50.00	001°13'22"	1.07	S66° 40' 22"W
C34	24.27	50.00	027°48'37"	24.03	N09° 16' 09"E
C35	4.11	10.00	023°33'23"	4.08	S11° 23' 46"W
C36	37.14	50.00	042°33'45"	36.29	N25° 55' 02"W
C37	4.11	10.00	023°33'23"	4.08	S12° 09' 37"E
C38	29.40	50.00	033°41'21"	28.98	N07° 05' 39"W
C39	18.14	50.00	020°47'16"	18.04	S77° 19' 27"E
C40	4.09	10.00	023°27'07"	4.06	N78° 39' 22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C41	30.25	50.00	034°39'37"	29.79	N27° 04' 50"E
C42	36.05	225.00	009°10'46"	36.01	S71° 02' 48"W
C43	14.14	225.00	003°36'05"	14.14	S64° 39' 23"W
C44	16.49	275.00	003°26'09"	16.49	S64° 34' 25"W
C45	7.08	180.00	002°15'18"	7.08	S42° 52' 02"E
C46	28.39	470.00	003°27'39"	28.39	S45° 43' 30"E
C47	28.39	470.00	003°27'39"	28.39	S45° 43' 30"E
C48	30.97	180.00	009°51'27"	30.93	S48° 55' 24"E
C49	24.92	625.00	002°17'04"	24.92	S83° 47' 49"E
C50	29.12	925.00	001°48'14"	29.12	N89° 43' 49"W
C51	62.63	87.50	041°00'40"	61.30	N21° 20' 12"W
C52	103.94	105.00	056°43'07"	99.75	N13° 28' 59"W
C53	47.35	62.50	043°24'15"	46.22	N06° 49' 33"W
C54	8.06	20.50	022°30'57"	8.00	N39° 47' 09"W
C55	30.81	276.35	006°23'16"	30.79	S69° 30' 30"W
C56	106.60	325.00	018°47'33"	106.12	N18° 15' 09"W
C57	356.84	760.00	026°54'07"	353.57	N57° 26' 44"W

FINAL PLAT PEACHTREE MEADOWS PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.

148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER

SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 3 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:

BEING a 45.950 acre tract of land situated in the Glover Wells Survey, Abstract Number 219 and the John R. Johnston Survey, Abstract Number 128 of Rockwall County, Texas, being that tract of land conveyed to The Estate of Evelyn B. Lofland according to the document filed of record in Volume 86, Page 558, Deed Records Rockwall County, Texas and VICMAR I, LTD. according to the document filed of record in Volume 2016, Page 200, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

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

THENCE S 89° 10' 08" W with the south line of said VICMAR I tract, same being the common north line of said Happy Country Homes tract, a distance of 130.31 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE leaving said common line, over and across the above-mentioned VICMAR I tract the following twenty-seven (27) courses and distances:

N 00° 49' 52" W, a distance of 10.02 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the left, having a radius of 87.50 feet, a central angle of 41° 00' 40" a chord bearing and distance of N 21° 20' 12" W, 61.30 feet.

With said curve to the left an arc distance of 62.63 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the right, having a radius of 105.00 feet, a central angle of 56° 43' 07", a chord bearing and distance of N 13° 28' 59" W, 99.75 feet.

With said curve to the right an arc distance of 103.94 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the left, having a radius of 62.50 feet, a central angle of 43° 24' 15", a chord bearing and distance of N 06° 49' 33" W, 46.22 feet.

With said curve to the left an arc distance of 47.35 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 28° 31' 41" W, a distance of 3.99 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 61° 28' 19" W for a distance of 25.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 28° 31' 41" W for a distance of 6.01 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the left, having a radius of 20.50 feet, a central angle of 22° 30' 57", a chord bearing and distance of N 39° 47' 09" W, 8.00 feet;

With said curve to the left an arc distance of 8.06 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the right, having a radius of 276.35 feet, a central angle of through an angle of 06° 23' 16", a chord bearing and distance of S 69° 30' 30" W, 30.79 feet.

With said curve to the right an arc distance of 30.81 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 17° 17' 24" W a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 21° 27' 06" E a distance of 12.86 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the right, having a radius of 325.00 feet, a central angle of 18° 47' 33", a chord bearing and distance of N 18° 15' 09" W, 106.12 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

With said curve to the right an arc distance of 106.60 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 22' 04" W a distance of 123.55 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 22' 56" W a distance of 560.42 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 37' 04" W a distance of 120.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 00° 22' 56" E a distance of 1.41 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 37' 04" W a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the right, having a radius of 760.00 feet, a central angle of 26° 54' 07", a chord bearing and distance of N 57° 26' 44" W, 353.57 feet.

With said curve to the right an arc distance of 356.84 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 43° 59' 40" W a distance of 439.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 126.20 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 22' 04" W a distance of 40.10 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 170.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 89° 22' 04" E a distance of 3.20 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 170.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 89° 22' 04" E a distance of 27.18 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 125.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 37.14 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the south line of that tract of land conveyed to Rayburn Country Electric Cooperative, Inc. according to the document filed of record in Document Number 20210000024965 (D.R.R.C.T.) and being the northwest corner of this tract;

THENCE N 89° 08' 03" E with the south line of said Rayburn Country Electric Cooperative, Inc. tract, same being common with the north line of this tract, a distance of 91.57 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a common corner of said tracts, from which a found 60-D Nail found for a reference to said corner bears S 31° 40' 24" E, 0.71 feet, also from said corner, a 5/8" iron rod found for reference to said corner bears S 43° 21' 16" E, 28.37 feet;

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

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

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

THENCE S 88° 47' 14" W, with said north line, a distance of 231.69 feet to the POINT OF BEGINNING and containing 2,001,564 square feet or 45.950 acres of land.

GENERAL NOTES:

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

**FINAL PLAT
PEACHTREE MEADOWS
PHASE 1**

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.

148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER

SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
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
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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

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 PEACHTREE MEADOWS — PHASE 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the PEACHTREE MEADOWS — PHASE 1 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.

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

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

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

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

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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 Final Plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on ____ day of _____, 2023.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

**FINAL PLAT
PEACHTREE MEADOWS
PHASE 1**

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
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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



DATE: April 10, 2024

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

CC: John Vick
Qualico Developments (US), Inc.
14400 The Lakes Boulevard
Austin, Texas 78660

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

SUBJECT: P2024-001; *Final Plat for Phase 1 of the Peachtree Meadows Subdivision*

Meredith:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on February 20, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

On February 13, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioners Hustings and Thompson absent.

City Council

On February 20, 2024, the City Council approved a motion to approve the final plat by a vote of 4-1, with Council Member McCallum dissenting.

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

- (1) One (1) set(s) of mylar copies of the plat.

- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (See below) made out to the *Rockwall County Clerk's Office*.

FILING FEES:

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

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

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

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

Sincerely,

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