



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-020

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 $51 \text{ AC} \times \$20 = \1020
 - Replat (\$300.00 + \$20.00 Acre)¹ $+ 300$
 - Amending or Minor Plat (\$150.00)
 - Plat Reinstatement Request (\$100.00)
- $\$1320$

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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 3500 BLOCK ROCHELL ROAD

Subdivision TERRACINA PHASE I Lot _____ Block _____

General Location WEST SIDE OF ROCHELL RD. APPROX. 1500FT. SOUTH OF HWY 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-B2 Current Use PASTURE

Proposed Zoning PD-B2 Proposed Use SINGLE FAMILY RESIDENTIAL

Acreage 50.154 Lots [Current] 1 Lots [Proposed] 110

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner BLOOMFIELD HOMES, LP Applicant

Contact Person CLINT VINCENT Contact Person

Address 1050 E. HWY. 114, SUITE 210 Address

City, State & Zip SOUTHLAKE, TX 76092 City, State & Zip

Phone 817-416-1572 Phone

E-Mail _____ E-Mail

NOTARY VERIFICATION [REQUIRED]

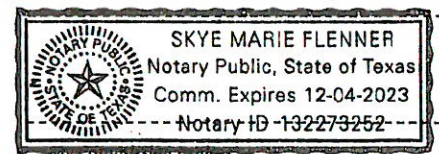
Before me, the undersigned authority, on this day personally appeared Clint Vincent [Owner] the undersigned, who stated the information on this application to be true and certified the following:

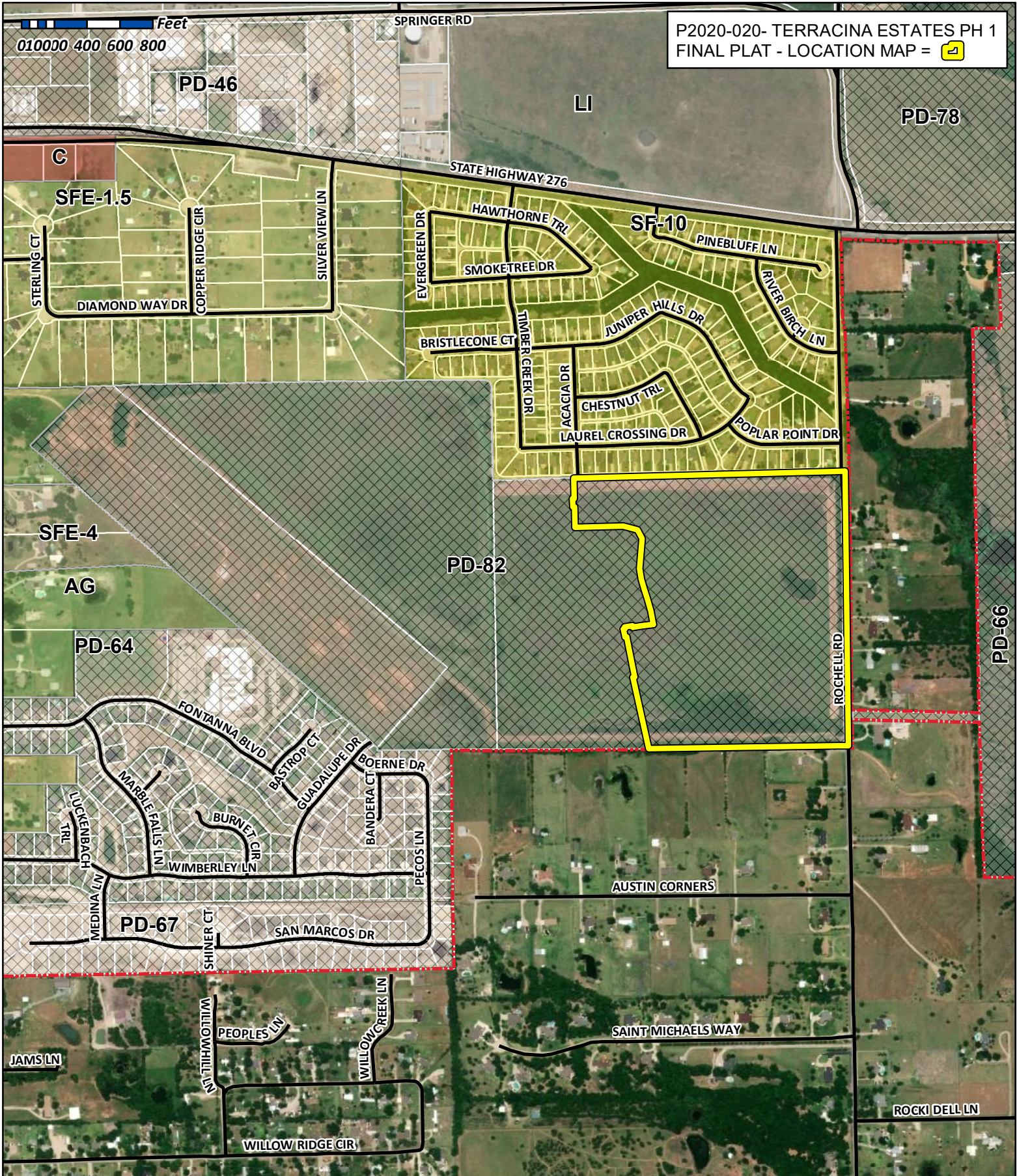
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 1320, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of MAY, 20 20. By signing this application, 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 14 day of May, 20 20.

Owner's Signature

Notary Public in and for the State of Texas



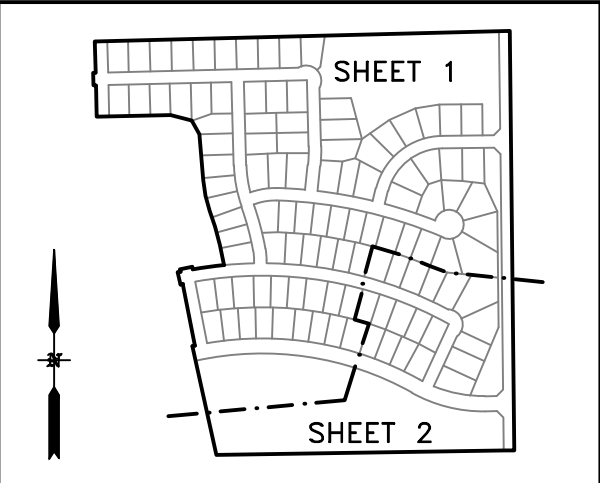
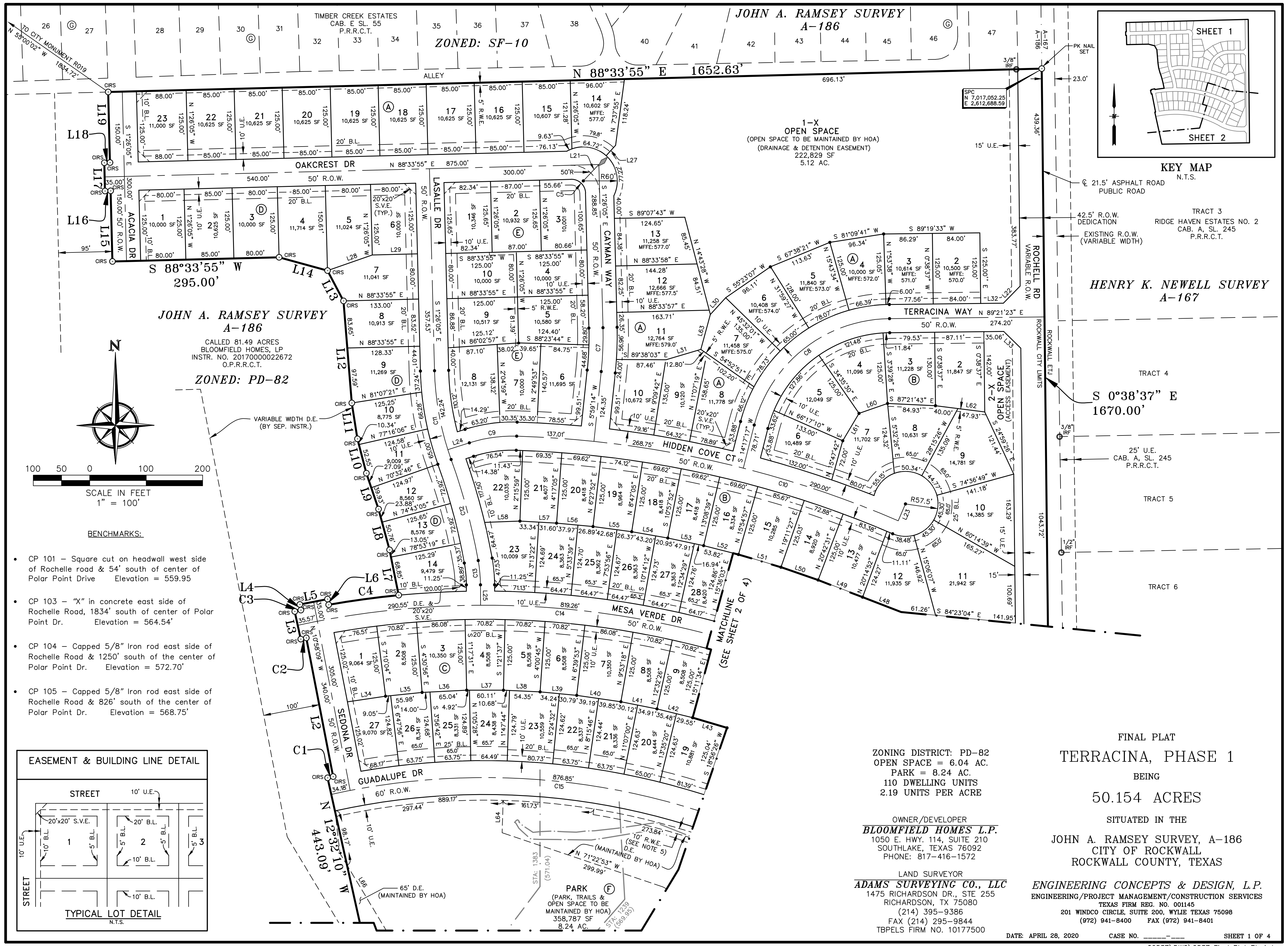


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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





KEY MAP N.T.S.

TRACT 3
RIDGE HAVEN ESTATES NO. 2
CAB. A, SL. 245
P.R.R.C.T.

HENRY K. NEWELL SURVEY
A-167

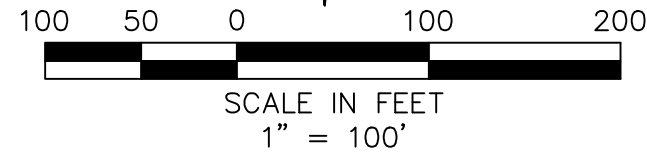
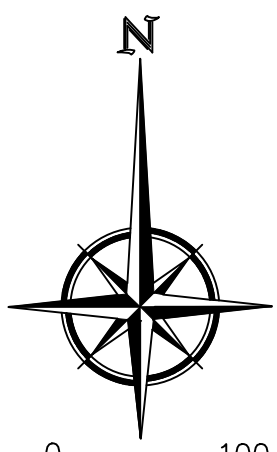
TRACT 4

S 0°38'37" E
1670.00'

TRACT 5

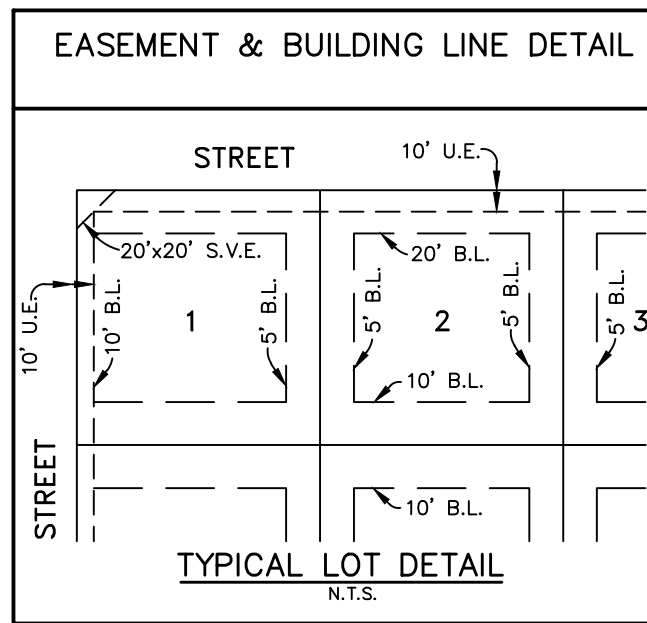
TRACT 6

JOHN A. RAMSEY SURVEY
A-186
CALLED 81.49 ACRES
BLOOMFIELD HOMES, LP
INSTR. NO. 20170000022672
O.P.R.R.C.T.
ZONED: PD-82



BENCHMARKS:

- CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95
- CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'
- CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr. Elevation = 572.70'
- CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'



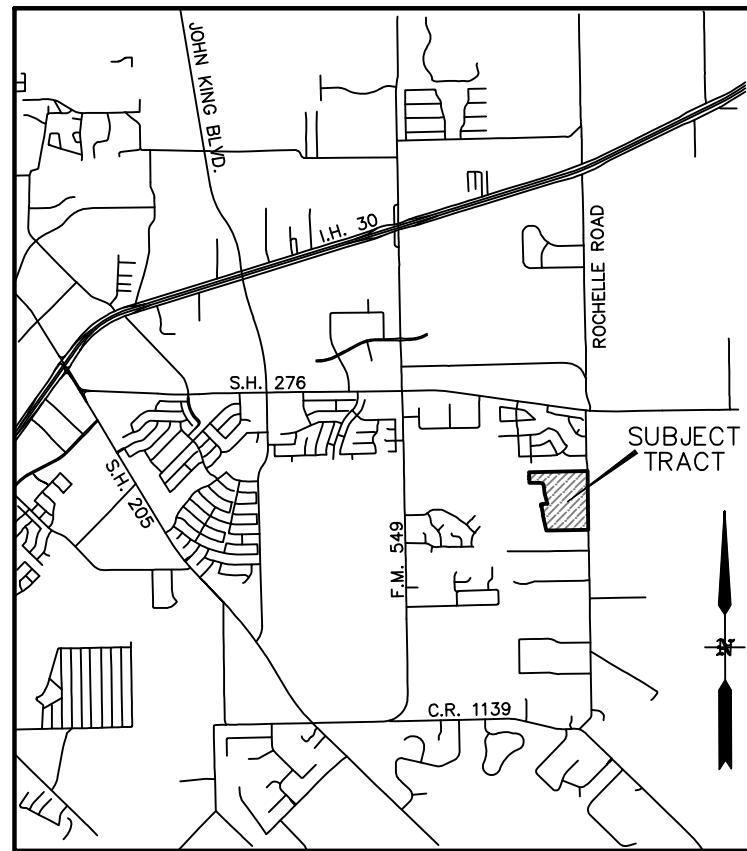
ZONING DISTRICT: PD-82
OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTH LAKE, TEXAS 75092
PHONE: 817-416-1572

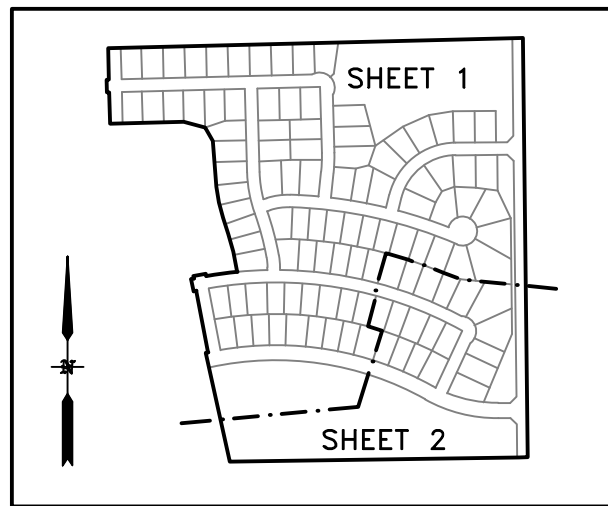
LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(214) 395-9386
FAX (214) 295-9844
TBPELS FIRM NO. 10177500

FINAL PLAT
TERRACINA, PHASE 1
BEING
50.154 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

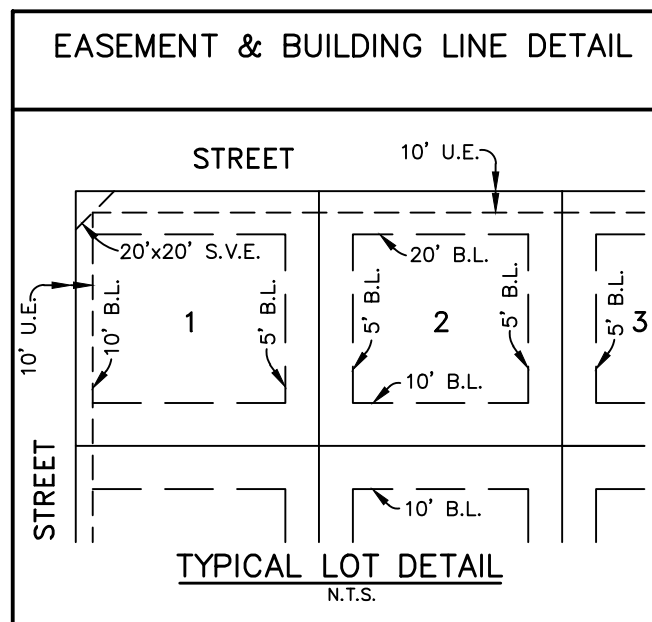
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098
(972) 941-8400 FAX (972) 941-8401



VICINITY MAP
N.T.S.

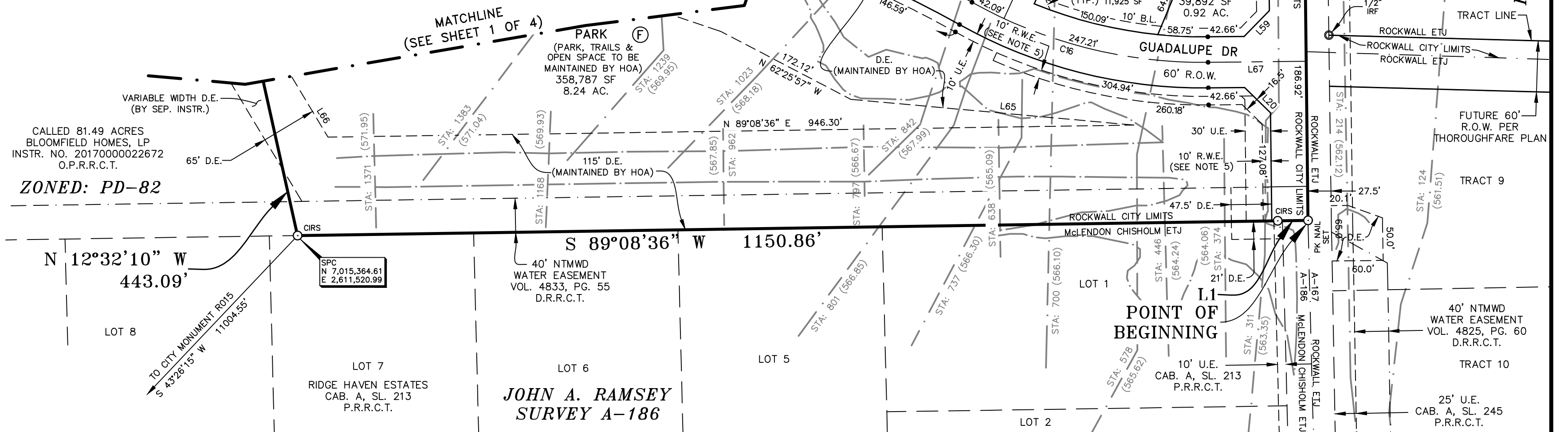
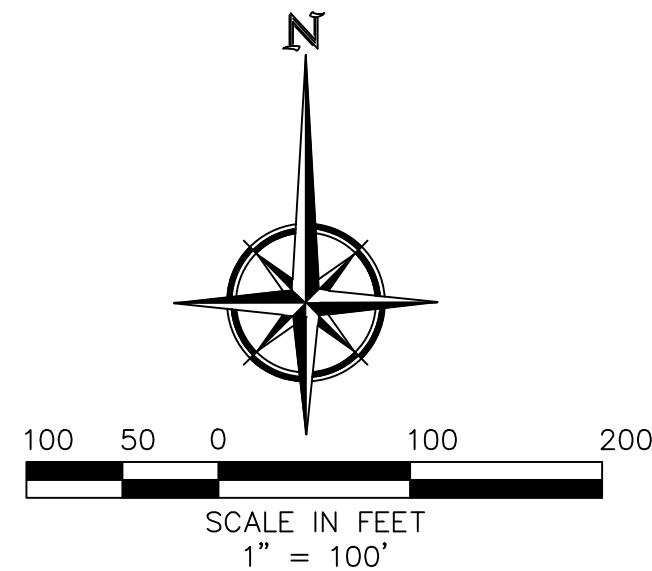


KEY MAP
N.T.S.



TYPICAL LOT DETAIL
N.T.S.

LEGEND	
IRF	IRON ROD FOUND
CIRS	5/8 INCH IRON ROD SET WITH ADAMS SURVEYING COMPANY LLC CAP
FCP	FENCE CORNER POST FOUND
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.W.E.	RETAINING WALL EASEMENT
S.V.E.	SIWALK & VISIBILITY EASEMENT
H.O.A.	HOMEOWNERS' ASSOCIATION
MFFE	MINIMUM FINISHED FLOOR ELEVATION
SPC	STATE PLANE COORDINATES
◆	INDICATES CHANGE IN STREET NAME



- NOTES:
- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
 - A 5/8-inch iron rod with "ADAMS SURVEYING COMPANY LLC cap" will be set at all lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
 - By graphical plotting, the parcel shown hereon lies within Zone X, as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0045L, dated September 26, 2008. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
 - All Open Space tracts, Drainage, & Detention Easements will be maintained, repaired and replaced by the Homeowners Association.
 - Retaining Walls in the Park Area will be maintained, repaired and replaced by the Homeowners Association.
 - Driveway depth must be 25' or more between the front of garage and edge of sidewalk.
 - Retaining Walls in Residential Lots will be maintained, repaired and replaced by the Property Owners.

BENCHMARKS:

- CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive
Elevation = 559.95
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ZONING DISTRICT: PD-82
OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 75082
PHONE: 817-416-1572

LAND SURVEYOR
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RICHARDSON, TX 75080
(214) 395-9386
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TBPELS FIRM NO. 10177500

FINAL PLAT
TERRACINA, PHASE 1
BEING
50.154 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 89°08'49" W	35.63'
L2	N 10°58'09" W	250.04'
L3	N 12°16'48" W	50.00'
L4	N 10°58'09" W	10.20'
L5	N 79°01'51" E	50.00'
L6	S 10°58'09" E	10.20'
L7	N 11°22'18" W	81.90'
L8	N 15°12'53" W	74.64'
L9	N 18°37'29" W	67.02'
L10	N 14°35'37" W	62.88'
L11	N 9°02'55" W	64.32'
L12	N 4°38'17" W	181.25'
L13	N 27°50'10" W	60.72'
L14	N 74°39'57" W	88.77'
L15	N 1°26'05" W	125.00'
L16	S 88°33'55" W	10.00'
L17	N 1°26'05" W	50.00'
L18	N 88°33'55" E	10.00'
L19	N 1°26'05" W	125.00'
L20	N 45°38'37" W	42.43'
L21	N 43°33'55" E	40.00'
L22	N 44°21'23" E	42.43'
L23	S 23°14'44" W	32.50'
L24	N 72°15'55" E	39.95'
L25	S 0°15'48" E	36.06'
L26	N 72°06'38" E	40.00'
L27	N 42°11'50" E	25.00'
L28	N 70°48'45" E	84.00'
L29	N 88°33'55" E	80.00'
L30	S 42°25'07" W	40.52'
L31	N 73°25'41" E	64.63'
L32	N 89°21'23" E	40.14'
L33	N 45°38'37" W	42.43'
L34	N 81°26'23" E	68.21'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L35	N 84°09'30" E	65.03'
L36	N 87°05'46" E	79.04'
L37	S 89°57'57" E	65.03'
L38	S 87°18'49" E	65.03'
L39	S 84°39'41" E	65.03'
L40	S 81°43'25" E	79.04'
L41	S 78°47'08" E	65.03'
L42	S 76°08'00" E	65.03'
L43	S 73°31'09" E	63.50'
L44	S 70°52'25" E	65.58'
L45	S 67°55'52" E	79.04'
L46	S 64°59'35" E	65.03'
L47	S 62°11'52" E	76.17'
L48	S 68°55'06" E	73.11'
L49	S 68°55'06" E	84.36'
L50	S 70°54'56" E	69.57'
L51	S 73°23'45" E	78.51'
L52	S 75°47'40" E	63.55'
L53	S 77°56'45" E	64.86'
L54	S 80°07'31" E	64.86'
L55	S 82°22'31" E	69.05'
L56	S 84°37'32" E	64.86'
L57	S 86°48'23" E	64.94'
L58	N 87°52'02" E	62.41'
L59	N 44°21'23" E	42.43'
L60	N 70°52'31" E	53.34'
L61	N 30°44'04" E	56.36'
L62	S 82°47'59" E	87.93'
L63	N 15°13'03" E	64.00'
L64	N 1°32'54" E	57.24'
L65	N 84°47'48" W	333.62'
L66	S 30°57'58" E	189.60'
L67	S 89°21'23" W	115.16'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	000°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W	10.00'
C2	000°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W	10.00'
C3	000°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W	11.15'
C4	004°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W	125.19'
C5	090°00'00"	25.00'	25.00'	39.27'	N 46°26'05" W	35.36'
C6	086°41'40"	25.00'	23.60'	37.83'	N 18°28'13" W	34.32'
C7	007°25'19"	600.00'	38.92'	77.72'	N 2°16'35" E	77.67'
C8	075°04'06"	250.00'	192.07'	327.55'	S 51°49'20" W	304.62'
C9	019°29'25"	250.00'	42.94'	85.04'	S 82°00'38" W	84.63'
C10	021°29'24"	1855.00'	352.01'	695.75'	N 77°29'58" W	691.68'
C11	018°23'27"	500.00'	80.94'	160.49'	S 10°37'48" E	159.80'
C12	009°39'31"	1100.00'	92.94'	185.43'	N 14°59'46" W	185.21'
C13	009°54'13"	250.00'	21.66'	43.21'	N 5°12'54" W	43.16'
C14	042°12'11"	1555.00'	600.07'	1145.39'	N 81°10'42" W	1119.67'
C15	041°45'32"	1250.00'	476.81'	911.04'	N 81°39'24" W	891.01'
C16	029°51'59"	555.00'	148.02'	289.30'	S 75°42'37" E	286.04'

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Paul Hubert, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

Preliminary, this document shall not be recorded for any purpose. For Final Plat review purposes only.

PAUL HUBERT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 1942

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Paul Hubert, 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 expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ Date _____

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2020.

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

WITNESS OUR HANDS, this ____ day of _____, 2020.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

ZONING DISTRICT: PD-82
OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
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TERRACINA, PHASE 1
BEING
50.154 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS BLOOMFIELD HOMES, LP, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 50.154 acre tract of land situated in the John A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas and being part of a called 81.49 acre tract of land described in deed to Bloomfield Homes, LP, recorded in Instrument 20170000022672, Deed Records, Rockwall County, Texas, said 50.154 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail set for the southeast corner of said 81.49 acre tract in the center of Rochell Road, a 21.5 ft. asphalt public road (proposed 60 ft. right-of-way);

THENCE South 89 degrees 08 minutes 49 seconds West, with the south line of said 81.49 acre tract, a distance of 35.63 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the northeast corner of Lot 1, Ridge Haven Estates, an addition to Rockwall County, recorded in Cabinet A, Slide 213, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 08 minutes 36 seconds West, with the common line of said 81.49 acre tract and said Ridge Haven Estates, a distance of 1150.86 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 12 degrees 32 minutes 10 seconds West, a distance of 443.09 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the right having a radius of 1280.00 feet, whose chord bears North 77 degrees 41 minutes 16 seconds East, a distance of 10.00 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 00 degrees 26 minutes 52 seconds, an arc distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 10 degrees 58 minutes 09 seconds West, a distance of 250.04 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the left having a radius of 1530.00 feet, whose chord bears South 77 degrees 54 minutes 26 seconds West, a distance of 10.00 feet;

THENCE Southwesterly, with said curve to the left, through a central angle of 00 degrees 22 minutes 28 seconds, an arc distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 12 degrees 16 minutes 48 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the right having a radius of 1580.00 feet, whose chord bears North 77 degrees 55 minutes 20 seconds East, a distance of 11.15 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 00 degrees 24 minutes 15 seconds, an arc distance of 11.15 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 10 degrees 58 minutes 09 seconds West, a distance of 10.20 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 79 degrees 01 minutes 51 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE South 10 degrees 58 minutes 09 seconds East, a distance of 10.20 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the beginning of a non-tangent curve to the right having a radius of 1580.00 feet, whose chord bears North 82 degrees 12 minutes 29 seconds East, a distance of 125.19 feet;

THENCE Northeasterly, with said curve to the right, through a central angle of 04 degrees 32 minutes 28 seconds, an arc distance of 125.23 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for the end of said curve;

THENCE North 11 degrees 22 minutes 18 seconds West, a distance of 81.90 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 15 degrees 12 minutes 53 seconds West, a distance of 74.64 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 18 degrees 37 minutes 29 seconds West, a distance of 67.02 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 14 degrees 35 minutes 37 seconds West, a distance of 62.88 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 09 degrees 02 minutes 55 seconds West, a distance of 64.32 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 04 degrees 38 minutes 17seconds West, a distance of 181.25 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 27 degrees 50 minutes 10 seconds West, a distance of 60.72 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 74 degrees 39 minutes 57 seconds West, a distance of 88.77 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE South 88 degrees 33 minutes 55 seconds West, a distance of 295.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 01 degrees 26 minutes 05 seconds West, a distance of 125.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE South 88 degrees 33 minutes 55 seconds West, a distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 01 degrees 26 minutes 05 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 88 degrees 33 minutes 55 seconds East, a distance of 10.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner;

THENCE North 01 degrees 26 minutes 05 seconds West, a distance of 125.00 feet to a 1/2-inch iron rod with cap stamped ADAMS SURVEYING CO. set for corner in the common line of said 81.49 acre tract and Timber Creek Estates, an addition to the City of Rockwall, recorded in Cabinet E, Slide 55 of said Plat Records;

THENCE North 88 degrees 33 minutes 55 seconds East, with the common line of said 81.49 acre tract and said Timber Creek Estates, a distance of 1652.63 feet to a PK Nail set for the northeast corner of said 81.49 acre tract in the center of said Rochell Road;

THENCE South 00 degrees 38 minutes 37 seconds East, with the east line of said 81.49 acre tract and along the center of said Rochell Road, a distance of 1670.00 feet to the POINT OF BEGINNING AND CONTAINING 2,184,726 square feet or 50.154 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner of the land shown on this plat, and designated herein as the TERRACINA, PHASE 1, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all 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 TERRACINA, PHASE 1 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 structures 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 their 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 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 for the same out of the escrow deposit, should the developer and/or owner fail or 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 time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's 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.

FOR: BLOOMFIELD HOMES, LP,
a Texas limited partnership
BY: Bloomfield Properties, Inc.
a Texas corporation, General Partner

BY: Donald J. Dykstra, President

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Donald J. Dykstra, 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 _____, 2020.

Notary Public in and for the State of Texas
My Commission Expires:

ZONING DISTRICT: PD-82
OPEN SPACE = 6.04 AC.
PARK = 8.24 AC.
110 DWELLING UNITS
2.19 UNITS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(214) 395-9386
FAX (214) 295-9844
TBPELS FIRM NO. 10177500

FINAL PLAT
TERRACINA, PHASE 1
BEING
50.154 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401