



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS A portion of JA Ramsey Survey, Abstract No. 186; Property ID 115169; FM 549

SUBDIVISION Homestead Phase 1

LOT

BLOCK

GENERAL LOCATION FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-92, Ord No. 21-24

CURRENT USE Vacant / Agricultural

PROPOSED ZONING PD-92, Ord No. 21-24

PROPOSED USE Single Family Residential

ACREAGE 129.453

LOTS [CURRENT] 1

LOTS [PROPOSED] 271

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 SH Dev Klutts Rockwall, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Peter H. Shaddock, Jr.

CONTACT PERSON Meredith Joyce

ADDRESS 2400 Dallas Pkwy, Suite 460

ADDRESS 767 Justin Road

CITY, STATE & ZIP Plano, TX 75093

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 972-526-7645

PHONE 512-694-6394

E-MAIL land@shaddockhomes.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

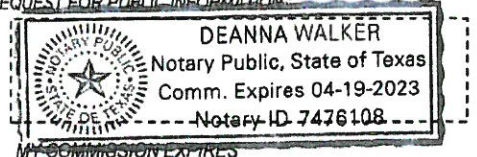
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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."

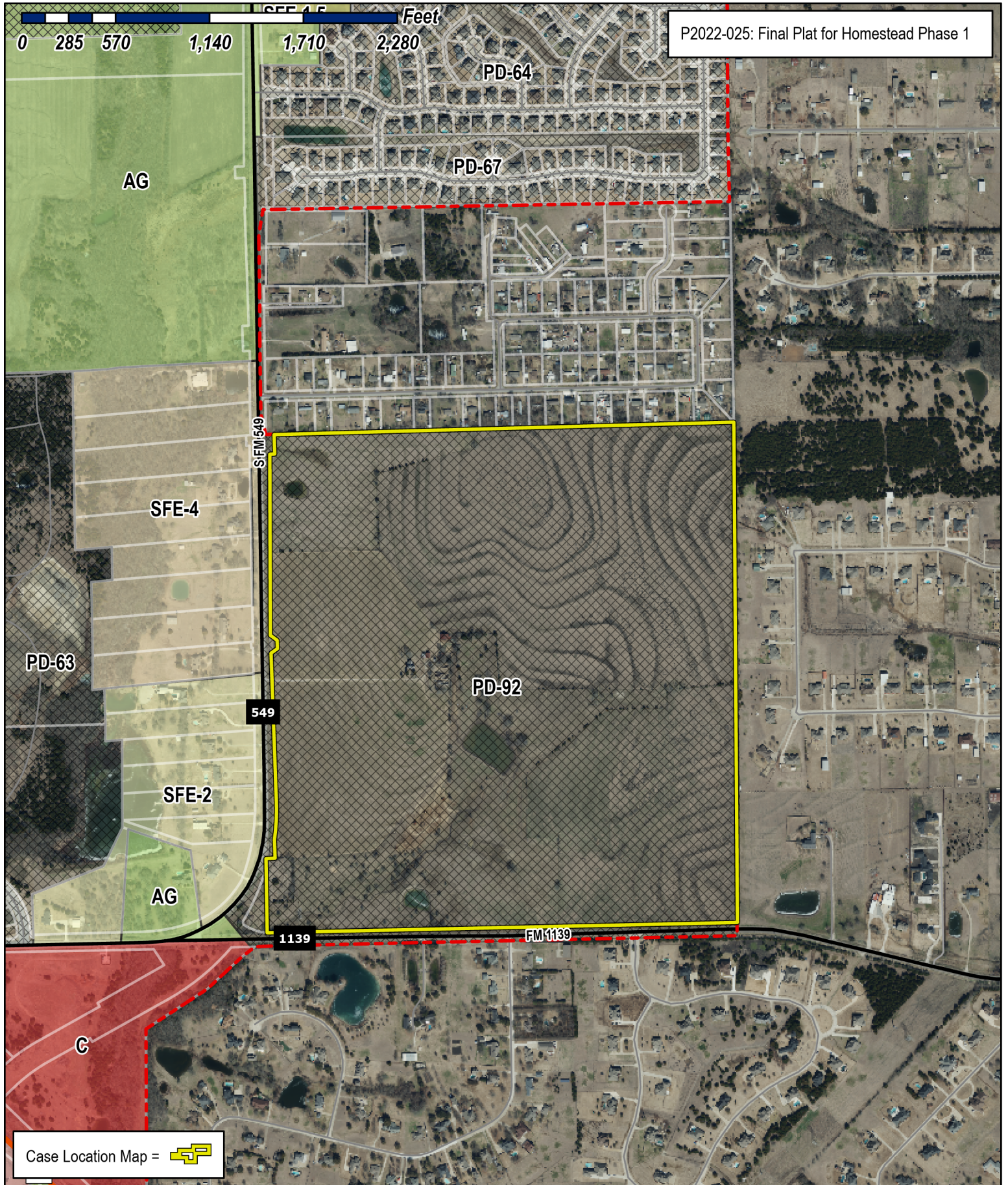
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF April, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Deanna Walker





P2022-025: Final Plat for Homestead Phase 1

0 285 570 1,140 1,710 2,280 Feet

AG

PD-64

PD-67

SFE-4

PD-63

PD-92

SFE-2

AG

SIFM 549

549

1139

FM 1139

G

Case Location Map =

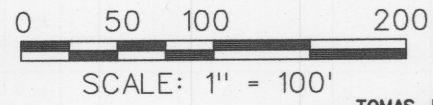


City of Rockwall

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.





CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2607530.367	7012611.969
ELEV = 555.50	

PREPARED BY
CORWIN ENGINEERING, INC.
 TBPELS *F-5951
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

FINAL PLAT
 OF
HOMESTEAD PHASE I

- LOTS 1-30, BLOCK A
- LOTS 1-29, BLOCK B
- LOTS 1-27, BLOCK C
- LOTS 1-37, BLOCK D
- LOTS 1-21, BLOCK E
- LOTS 1-16, BLOCK F
- LOTS 1-27, BLOCK G
- LOTS 1-30, BLOCK H
- LOTS 1-22, BLOCK I
- LOTS 1-16, BLOCK J
- LOTS 1-3. BLOCK K

OWNER
SHADDOCK HOMES, LTD.
 2400 DALLAS PARKWAY, STE. 460
 PLANO, TEXAS 75093

TOTAL ACRES 129.485
 TOTAL RESIDENTIAL LOTS 258
 TOTAL OPEN SPACE LOTS 12

CITY PARK LOT 1
 OUT OF THE
J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

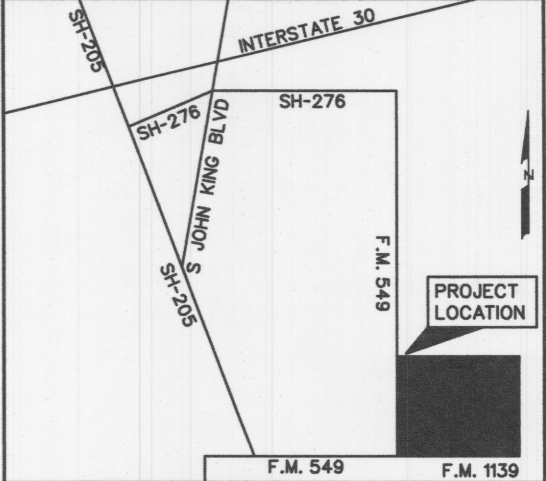
$\Delta = 09^{\circ}51'55''$
 $R = 545.00'$
 $L = 93.84'$
 $C = 93.72'$
 $B = 504^{\circ}00'59''W$

$\Delta = 62^{\circ}22'28''$
 $R = 1125.00'$
 $L = 1224.72'$
 $C = 1165.13'$
 $B = S37^{\circ}09'47''W$



MATCHLINE
 SHEET 2 OF 6

MATCHLINE
 SHEET 2 OF 6



MATCHLINE SHEET 1 OF 6

MATCHLINE SHEET 1 OF 6

$\Delta = 11^{\circ}27'20''$
 $R = 1030.00'$
 $L = 205.93'$
 $C = 205.59'$
 $B = S14^{\circ}23'38''E$

$\Delta = 04^{\circ}47'24''$
 $R = 1415.00'$
 $L = 118.30'$
 $C = 118.26'$
 $B = N67^{\circ}05'58''E$

$\Delta = 12^{\circ}21'35''$
 $R = 1145.00'$
 $L = 246.99'$
 $C = 246.52'$
 $B = S03^{\circ}56'30''E$

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 81°03'03" E	120.00'
2.	S 85°42'01" E	50.00'
3.	S 42°56'58" E	26.93'
4.	N 48°11'32" E	30.55'
5.	S 41°30'15" E	26.34'
6.	N 49°51'24" E	31.63'
7.	S 44°05'02" W	21.21'
8.	N 45°54'58" W	28.28'
9.	S 45°55'29" E	42.43'
10.	N 44°04'31" E	42.42'
11.	N 89°05'02" E	5.00'
12.	S 44°07'05" W	28.30'
13.	S 45°57'28" E	28.30'
14.	S 45°52'03" E	28.26'
15.	N 44°02'32" E	28.26'
16.	N 61°11'56" E	27.11'
17.	S 70°52'06" E	34.93'
18.	S 23°20'01" E	26.92'
19.	N 22°13'53" E	29.69'
20.	S 63°08'08" E	29.32'
21.	N 44°02'32" E	21.20'
22.	N 26°11'17" E	27.66'
23.	S 66°52'09" E	27.46'
24.	S 23°17'38" W	29.10'
25.	S 63°55'58" E	28.89'
26.	N 25°47'12" E	27.85'
27.	S 66°19'59" E	27.70'
28.	S 23°44'52" W	28.86'
29.	N 64°16'24" W	28.71'
30.	N 26°17'51" E	28.29'
31.	N 61°34'42" W	27.34'
32.	S 45°57'28" E	21.23'
33.	S 52°46'08" E	11.65'
34.	S 55°22'09" W	10.60'
35.	S 45°55'29" E	42.43'
36.	N 44°38'47" E	42.85'
37.	S 44°05'02" W	28.28'
38.	N 45°54'58" W	28.28'

FINAL PLAT OF
HOMESTEAD PHASE I

- LOTS 1-30, BLOCK A
- LOTS 1-29, BLOCK B
- LOTS 1-27, BLOCK C
- LOTS 1-37, BLOCK D
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TOTAL ACRES 129.485
TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12
CITY PARK LOT 1
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MATCHLINE SHEET 3 OF 6

MATCHLINE SHEET 3 OF 6

$\Delta = 15^{\circ}44'31''$
 $R = 1310.00'$
 $L = 359.92'$
 $C = 358.79'$
 $B = N24^{\circ}24'53''E$

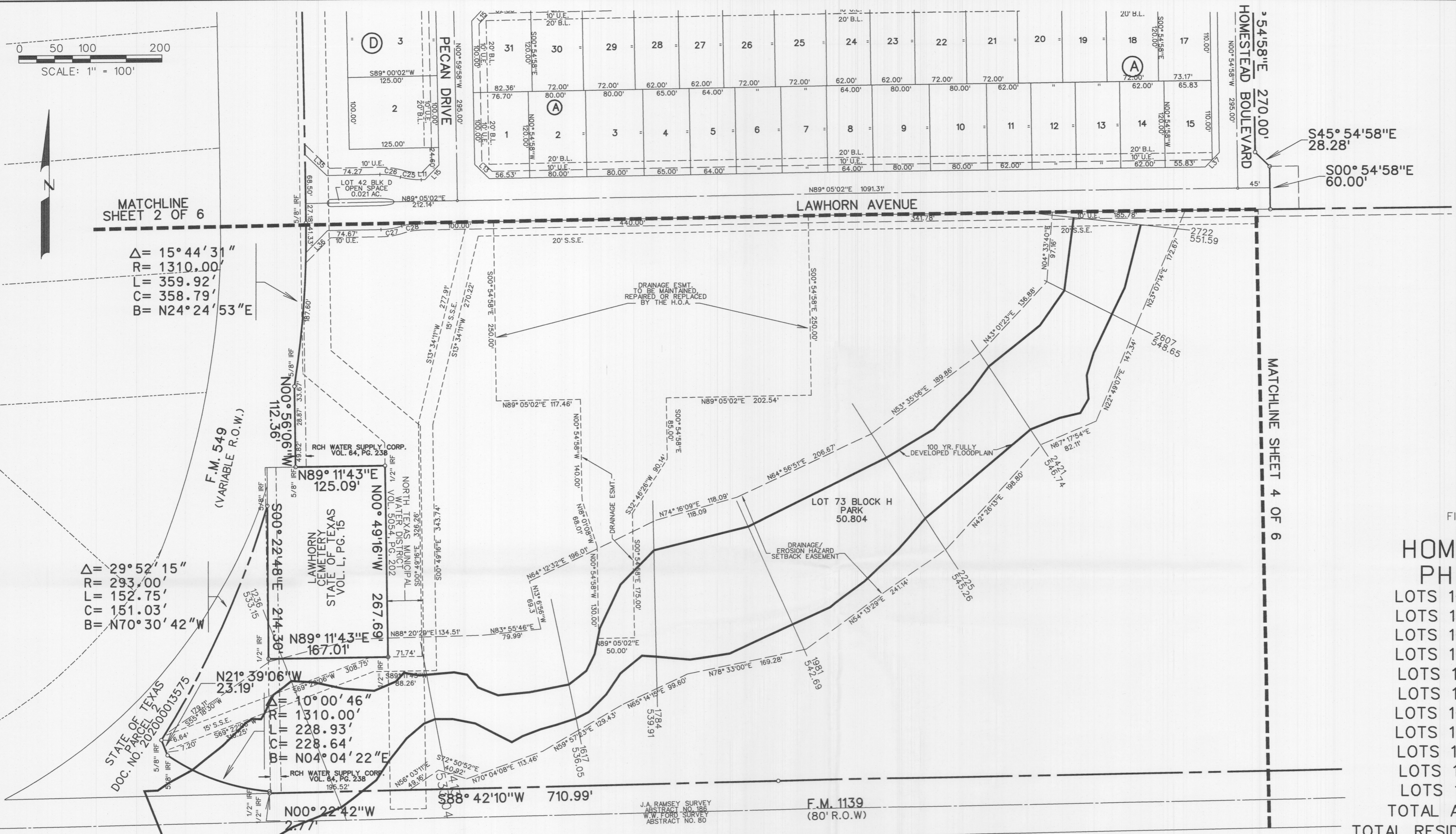
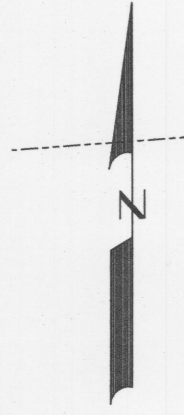
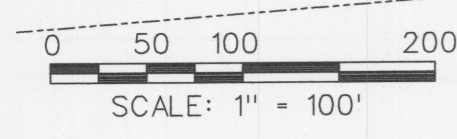
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	04°38'58"	665.00'	53.96'	53.95'	N06°37'28"E
2.	90°05'00"	250.00'	393.06'	353.81'	N44°02'32"E
3.	163°44'23"	50.00'	142.89'	98.99'	S45°54'58"E
4.	20°02'52"	400.00'	139.96'	139.25'	S09°06'28"W
5.	20°02'52"	250.00'	87.48'	87.03'	S80°53'32"E
6.	50°01'50"	400.00'	349.28'	338.29'	S44°08'49"W
7.	19°55'18"	400.00'	139.08'	138.38'	S79°07'23"W
8.	18°11'42"	100.00'	31.76'	31.62'	S79°59'11"W
9.	18°11'42"	100.00'	31.76'	31.62'	S81°49'07"E
10.	163°39'23"	50.00'	142.82'	98.98'	S45°57'28"E
11.	16°03'00"	545.00'	152.67'	152.17'	N81°03'32"E
12.	19°37'14"	690.00'	236.29'	235.13'	N79°16'25"E
13.	61°12'22"	690.00'	737.09'	702.54'	N38°51'37"E
14.	03°57'26"	690.00'	47.66'	47.65'	N06°16'42"E
15.	59°25'53"	835.00'	866.12'	827.81'	N38°06'41"E
16.	64°03'27"	980.00'	1095.65'	1039.48'	N37°33'27"E
17.	10°54'40"	835.00'	159.01'	158.77'	N83°37'42"E
18.	19°29'52"	980.00'	333.49'	331.64'	N79°04'46"E
19.	163°49'23"	50.00'	142.96'	99.01'	N44°02'32"E
20.	17°40'39"	1125.00'	347.09'	345.72'	N80°14'43"E
21.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
22.	19°21'04"	1270.00'	428.93'	426.90'	N79°24'30"E
23.	17°06'53"	1415.00'	422.67'	421.10'	N80°31'35"E
24.	15°48'22"	1005.00'	277.25'	276.37'	S08°49'09"E
25.	16°50'51"	100.00'	29.40'	29.30'	N82°34'32"W
26.	16°45'51"	100.00'	29.26'	29.15'	N82°32'02"W
27.	16°45'51"	100.00'	29.26'	29.15'	N80°42'06"E
28.	16°40'51"	100.00'	29.11'	29.01'	N80°39'36"E

NOTES

- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement.
S.S.E. - Sanitary Sewer Easement.
- The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots. (Lot 16 Blk A, Lot 16 Blk B, Lot 15 Blk C, Lots 1, 11, 23, 41 & 42 Blk D, Lot 12 Blk E, Lot 9 Blk F, Lot 28 Blk G & Lot 1 Blk H)
- All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- All landscape easements are to be owned, maintained, and replaced by the Homeowners Association.





MATCHLINE SHEET 2 OF 6

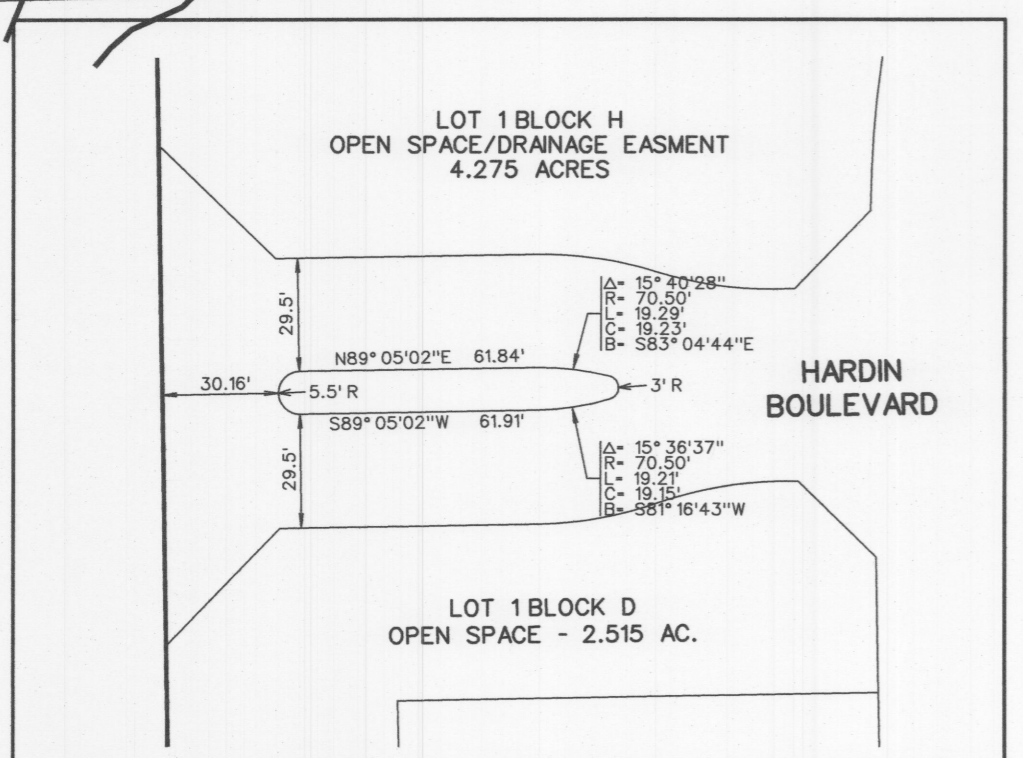
$\Delta = 15^\circ 44' 31''$
 $R = 1310.00'$
 $L = 359.92'$
 $C = 358.79'$
 $B = N24^\circ 24' 53'' E$

$\Delta = 29^\circ 52' 15''$
 $R = 293.00'$
 $L = 152.75'$
 $C = 151.03'$
 $B = N70^\circ 30' 42'' W$

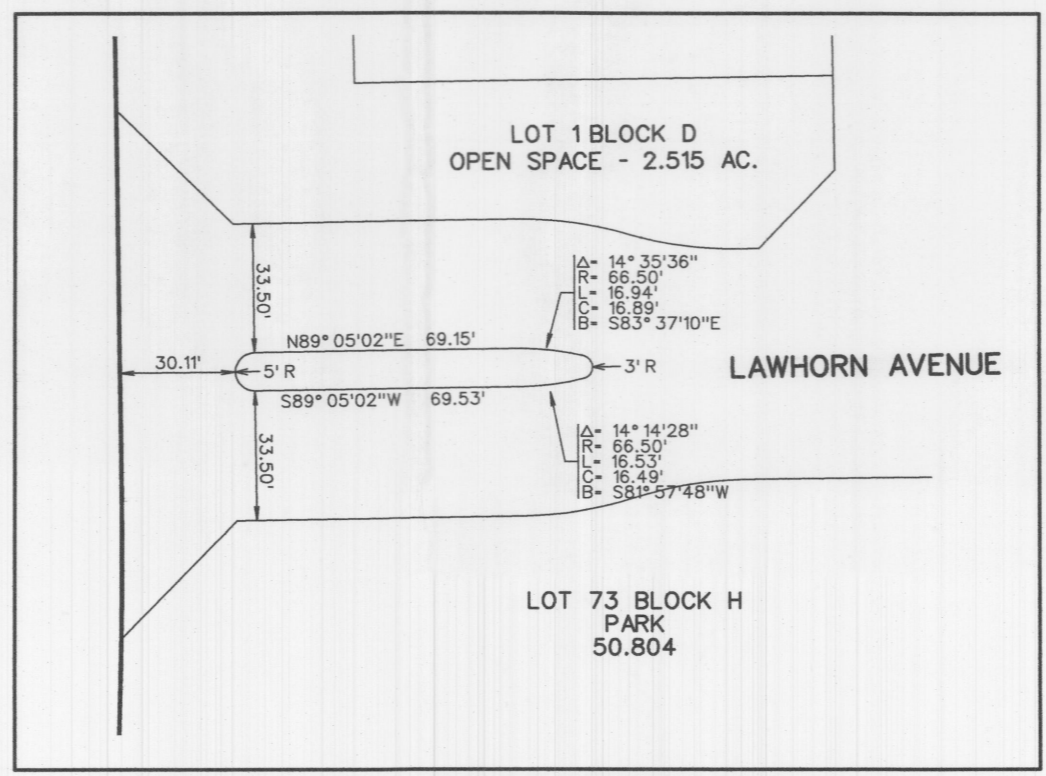
F.M. 549
 (VARIABLE R.O.W.)

N89° 11' 43" E 125.09'
 N00° 49' 16" W 267.69'
 N00° 22' 48" E 214.30'
 N00° 22' 42" W 277.1'

N21° 39' 06" W 23.19'
 $\Delta = 10^\circ 00' 46''$
 $R = 1310.00'$
 $L = 228.93'$
 $C = 228.64'$
 $B = N04^\circ 04' 22'' E$



LOT 42 BLOCK D OPEN SPACE



LOT 42 BLOCK D OPEN SPACE

54° 58' E 270.00'
 HOMESTEAD BOULEVARD
 235.00'

MATCHLINE SHEET 4 OF 6

S45° 54' 58" E 28.28'
 S00° 54' 58" E 60.00'

FINAL PLAT OF
HOMESTEAD PHASE I

- LOTS 1-30, BLOCK A
- LOTS 1-29, BLOCK B
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TOTAL ACRES 129.485

TOTAL RESIDENTIAL LOTS 258

TOTAL OPEN SPACE LOTS 12

CITY PARK LOT 1

OUT OF THE

J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186

IN THE

CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNER

SHADDOCK HOMES, LTD.

2400 DALLAS PARKWAY, STE. 460
 PLANO, TEXAS 75093

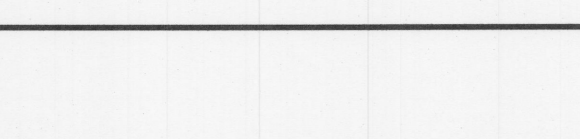
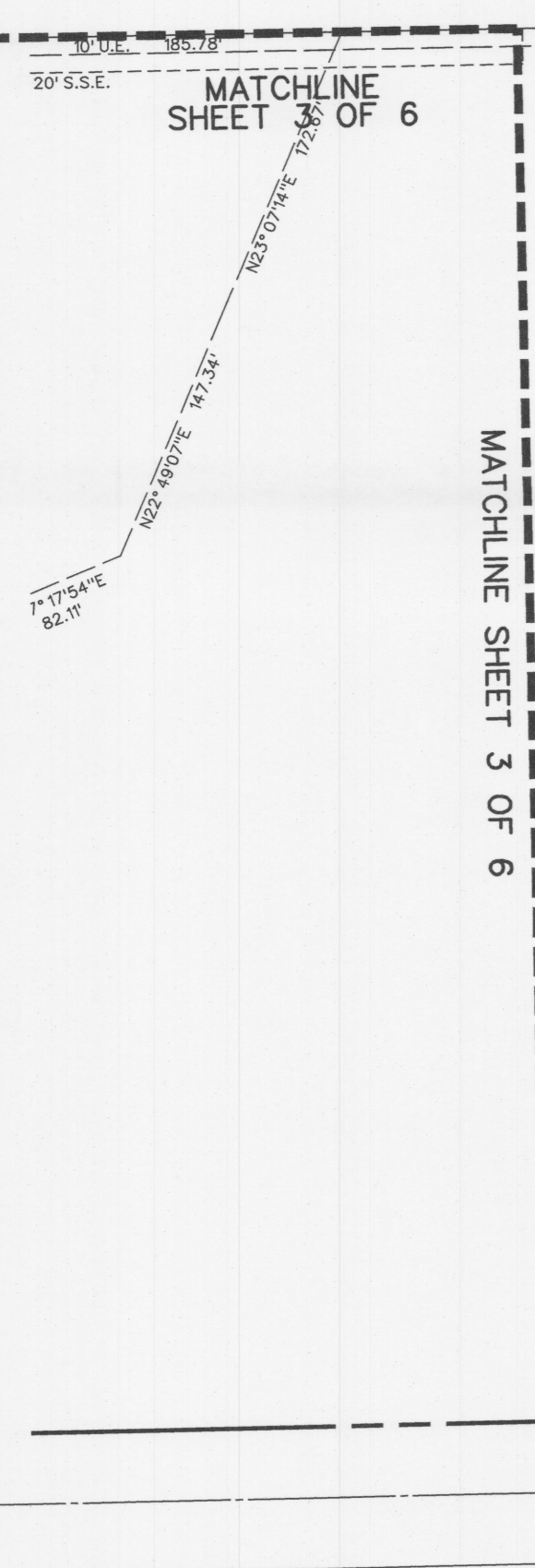
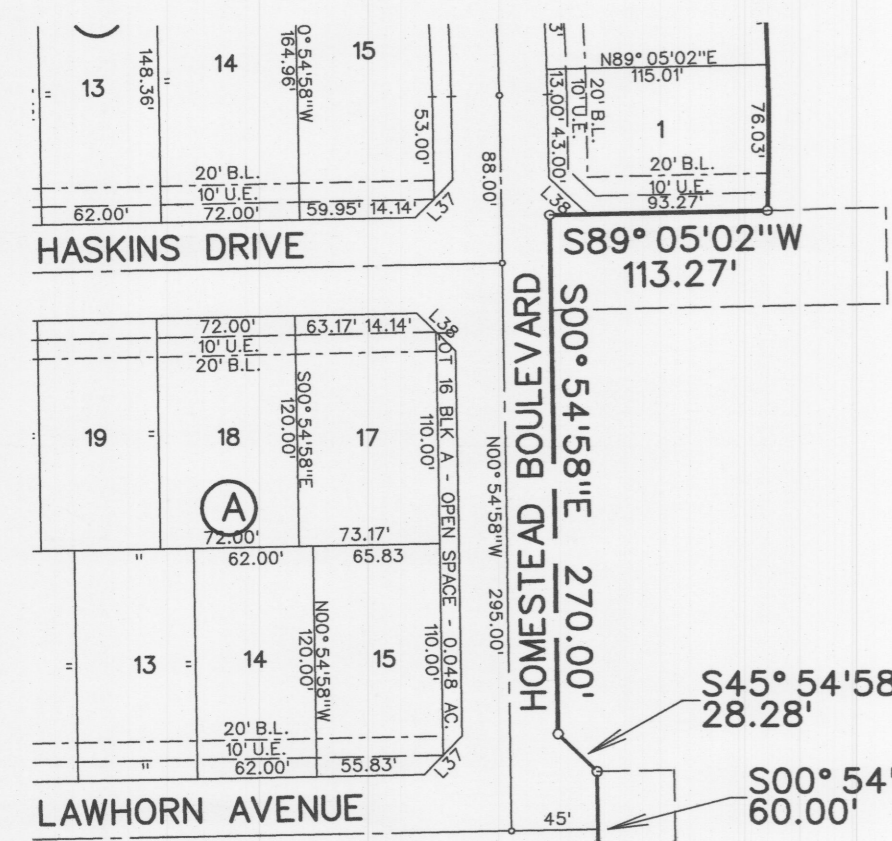
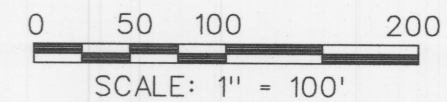
PREPARED BY

CORWIN ENGINEERING, INC.

TBPELS *F-5951

200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

DECEMBER 2021 SCALE 1"=100'



$\Delta = 132^\circ 32' 35''$
 $R = 50.00'$
 $L = 117.41'$
 $C = 92.23'$
 $B = N58^\circ 40' 56'' E$

HILLVIEW ACRES
VOL. F, PG. 1

JAMES J. FUXA
VOL. 1471, PG. 70

FINAL PLAT
OF
HOMESTEAD PHASE I

LOTS 1-30, BLOCK A
 LOTS 1-29, BLOCK B
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 OUT OF THE
 J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
 SHADDOCK HOMES, LTD.
 2400 DALLAS PARKWAY, STE. 460
 PLANO, TEXAS 75093

LOT 73 BLOCK H
PARK
50.804

S88°46'40"W 2147.11'

F.M. 1139
(80' R.O.W)

J.A. RAMSEY SURVEY
ABSTRACT NO. 186
W.W. FORD SURVEY
ABSTRACT NO. 80

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2610358.054	7009638.854
ELEV = 573.30	

PREPARED BY
CORWIN ENGINEERING, INC.
 TBPELS *F-5951
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

DECEMBER 2021 SCALE 1"=100'

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, being part of a 196.008 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the most northerly northwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.);

THENCE, North 88° 26'14" East, along the north line of said 196.008 acre tract, for a distance of 1360.23 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 00° 54'58" East, departing said north line, for a distance of 366.10 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 545.00 feet, a central angle of 09° 51'55":

THENCE, along said curve to the right for an arc distance of 93.84 feet (Chord Bearing South 04° 00'59" West 93.72 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 81° 03'03" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 665.00 feet, a central angle of 04° 38'58":

THENCE, along said curve to the left for an arc distance of 53.96 feet (Chord Bearing North 06° 37'28" East 53.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 85° 42'01" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 42° 56'58" East, for a distance of 26.93 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 89° 05'02" East, for a distance of 386.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 00° 54'58" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 1125.00 feet, a central angle of 62° 22'28":

THENCE, along said curve to the right for an arc distance of 1224.72 feet (Chord Bearing South 37° 09'47" West 1165.13 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 20° 07'18" East, for a distance of 85.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 1030.00 feet, a central angle of 11° 27'20":

THENCE, along said curve to the left having a radius of 205.93 feet (Chord Bearing South 14° 23'38" East 205.59 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." on a non-tangent curve to the left, having a radius of 1415.00 feet, a central angle of 04° 47'24":

THENCE, along said curve to the left for an arc distance of 118.30 feet (Chord Bearing North 67° 05'58" East 118.26 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 1145.00 feet, a central angle of 12° 21'35":

THENCE, along said curve to the right for an arc distance of 246.99 feet (Chord Bearing South 03° 56'30" East 246.52 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 89° 05'02" West, for a distance of 113.27 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 00° 54'58" East, for a distance of 270.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 45° 54'58" East, for a distance of 28.28 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 00° 54'58" East, for a distance of 60.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 89° 05'02" East, for a distance of 1261.42 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 132° 32'35":

THENCE, along said curve to the left for an arc distance of 117.41 feet (Chord Bearing North 58° 40'56" East 92.23 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 89° 32'34" East, for a distance of 115.33 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 196.008 acre tract and being in the west line of Hillview Acres, an addition to the City of Rockwall, as described in Vol. F, Pg. 1, in the Plat Records of Rockwall County, Texas:

THENCE, South 00° 16'45" East, along the east line of said 196.008 acre tract and the west line of said Hillview Acres, for a distance of 29.34 feet, to a 1 inch iron pipe found at the southwest corner of said Hillview Acres and being the northwest corner of a tract of land in Deed to James J Fuxa tract, as described in Vol. 1471, Pg. 70 in said Deed Records:

THENCE, South 00° 10'07" East, continuing along said east line and with the west line of said James J. Fuxa tract, for a distance of 792.29 feet, to a 1/2 inch iron rod found at the southeast corner of said 196.008 acre tract and being the southwest corner of said James J. Fuxa tract same being in the north line of F.M. 1139 (80' R.O.W.):

THENCE, South 88° 46'40" West, along the south line of said 196.008 acre tract and with the north line of said F.M. 1139, for a distance of 2147.11 feet, to a 1/2 inch iron rod found:

THENCE, North 00° 22'42" West, continuing along said lines, for a distance of 2.77 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 1310.00 feet, a central angle of 10° 00'46":

THENCE, continuing along said lines with said curve to the right for an arc distance of 228.93 feet (Chord Bearing North 04° 04'22" East 228.64 feet), to a 5/8 inch iron rod found:

THENCE, North 21° 39'06" West, departing the north line of said F.M. 1139 and continuing along said south line, for a distance of 23.19 feet, to a 5/8 inch iron rod at the most westerly southwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.) same being on a non-tangent curve to the left, having a radius of 293.00 feet, a central angle of 29° 52'15":

THENCE, along the east line of said F.M. 549 and with the west line of said 196.008 acre tract with said curve to the left for an arc distance of 152.75 feet (Chord Bearing North 70° 30'42" West 151.03 feet), to a 5/8 inch iron rod found in the west line of Lawhorn Cemetery, as recorded in Vol. L, Pg. 15, in the Deed Records of Rockwall County, Texas:

THENCE, South 00° 22'48" East, departing the east line of said F.M. 549 and with the west line of said 196.008 acre tract, for a distance of 214.30 feet, to a 1/2 inch iron rod found at the southwest corner of said Lawhorn Cemetery:

THENCE, North 89° 11'43" East, along the south line of said Lawhorn Cemetery and with said west line, for a distance of 167.01 feet, to a 1/2 inch iron rod found at the southeast corner of said Lawhorn Cemetery:

THENCE, North 00° 49'16" West, along the east line of said Lawhorn Cemetery and continuing with said west line, for a distance of 267.69 feet, to a 1/2 inch iron rod found at the northeast corner of said Lawhorn Cemetery:

THENCE, South 89° 11'43" West, along the north line of said Lawhorn Cemetery and continuing with said west line, for a distance of 125.09 feet, to a 5/8 inch rod found in the east line of said F.M. 549:

THENCE, North 00° 56'06" West, departing the north line of said Lawhorn Cemetery and continuing with said west line being with the east line of said F.M. 549, for a distance of 112.36 feet, to 5/8 inch iron rod found on a curve to the left, having a radius of 1310.00 feet, a central angle of 15° 44'31":

THENCE, continuing along said east and west lines with said curve to the left for an arc distance of 359.92 feet (Chord Bearing North 24° 24'53" East 358.79 feet), to a 5/8 inch iron rod found at the point of tangency:

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 908.25 feet, to a 5/8 inch iron rod found:

THENCE, North 55° 22'09" East, continuing along said lines, for a distance of 48.05 feet, to a 5/8 inch iron rod found:

THENCE, North 00° 45'51" West, continuing along said lines, for a distance of 50.21 feet, to a 5/8 inch iron rod found:

THENCE, North 52° 46'08" West, continuing along said lines, for a distance of 50.86 feet, to a 5/8 inch iron rod found:

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 1098.65 feet, to a 5/8 inch iron rod found:

THENCE, North 89° 05'09" East, continuing along said lines, for a distance of 29.97 feet, to a 5/8 inch iron rod found:

THENCE, North 00° 54'51" West, continuing along said lines, for a distance of 117.73 feet, to the POINT OF BEGINNING and containing 129.485 acres of land.

FINAL PLAT
OF

HOMESTEAD PHASE I

LOTS 1-30, BLOCK A

LOTS 1-29, BLOCK B

LOTS 1-27, BLOCK C

LOTS 1-37, BLOCK D

LOTS 1-21, BLOCK E

LOTS 1-16, BLOCK F

LOTS 1-27, BLOCK G

LOTS 1-30, BLOCK H

LOTS 1-22, BLOCK I

LOTS 1-16, BLOCK J

LOTS 1-3, BLOCK K

TOTAL ACRES 129.485

TOTAL RESIDENTIAL LOTS 258

TOTAL OPEN SPACE LOTS 12

CITY PARK LOT 1

OUT OF THE

J.A. RAMSEY SURVEY,

ABSTRACT NO. 186

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

SHADDOCK HOMES, LTD.

2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

PREPARED BY

CORWIN ENGINEERING, INC.

TBPELS *F-5951

200 W. BELMONT, SUITE E

ALLEN, TEXAS 75013

972-396-1200

DECEMBER 2021 SCALE 1"=100'

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the HOMESTEAD PHASE I, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the NELSON LAKES ESTATES, subdivision have been notified and signed this plat.

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. 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 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. The detention drainage system is to be maintained, repaired and owned by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements including Lot 73 Block H.

7. 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.

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; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

SHADDOCK HOMES, LTD.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared _____, 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 upon my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2022.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.

Notary Public in and for the State of Texas

Planning & Zoning Commission

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 _____, 2022.

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 _____, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
OF

HOMESTEAD PHASE I

- LOTS 1-30, BLOCK A
- LOTS 1-29, BLOCK B
- LOTS 1-27, BLOCK C
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