



# DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO. P2022-085  
**NOTE:** 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> 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 12255; FM 549**

SUBDIVISION **Shaddock Homestead** LOT BLOCK

GENERAL LOCATION **FM 1139 and FM 549**

## ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING	<b>PD-92, Ord No. 21-24</b>	CURRENT USE	
PROPOSED ZONING	<b>PD-92, Ord No. 21-24</b>	PROPOSED USE	<b>Single Family Residential</b>
ACREAGE	<b>129.485</b>	LOTS [CURRENT]	<b>1</b>
		LOTS [PROPOSED]	<b>175</b>

**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)

<input type="checkbox"/> OWNER	<b>SH Dev Klutts Rockwall, LLC</b>	<input checked="" type="checkbox"/> APPLICANT	<b>Michael Joyce Properties</b>
CONTACT PERSON	<b>Peter H. Shaddock, Jr.</b>	CONTACT PERSON	<b>Meredith Joyce</b>
ADDRESS	<b>2400 Dallas Parkway, Ste. 460</b>	ADDRESS	<b>767 Justin Rd</b>
CITY, STATE & ZIP	<b>Plano, TX 75093</b>	CITY, STATE & ZIP	<b>Rockwall, TX 75087</b>
PHONE	<b>214-240-6004</b>	PHONE	<b>512-694-6394</b>
E-MAIL	<b>land@shaddockhomes.com</b>	E-MAIL	<b>meredith@michaeljoyceproperties.com</b>

## NOTARY VERIFICATION (REQUIRED)

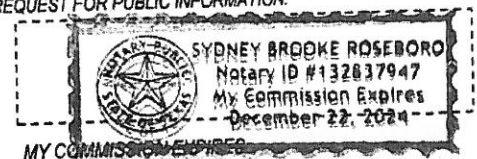
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Peter Shaddock Jr. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 2,889.70 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF October, 2022. 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 October, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







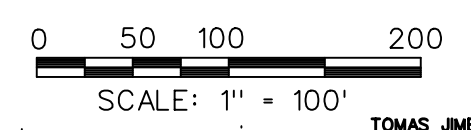


LOTS 15-28, BLOCK C  
 LOTS 1 & 9-40, BLOCK D  
 LOTS 1-22, BLOCK E  
 LOTS 1-17, BLOCK F  
 LOTS 1-28, BLOCK G  
 LOTS 1-31 BLOCK H  
 LOTS 1-22, BLOCK I  
 LOTS 1-16, BLOCK J

BEING 54.570 ACRES OR 2,377,089.26 SF  
 TOTAL RESIDENTIAL LOTS 175  
 TOTAL OPEN SPACE LOTS 9  
 SITUATED WITHIN  
 TRACT 5 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

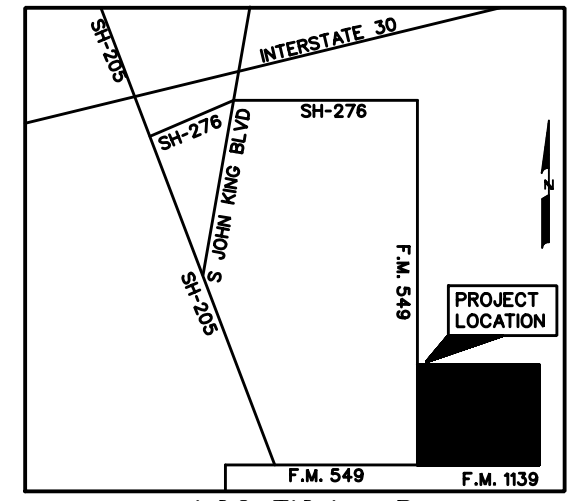
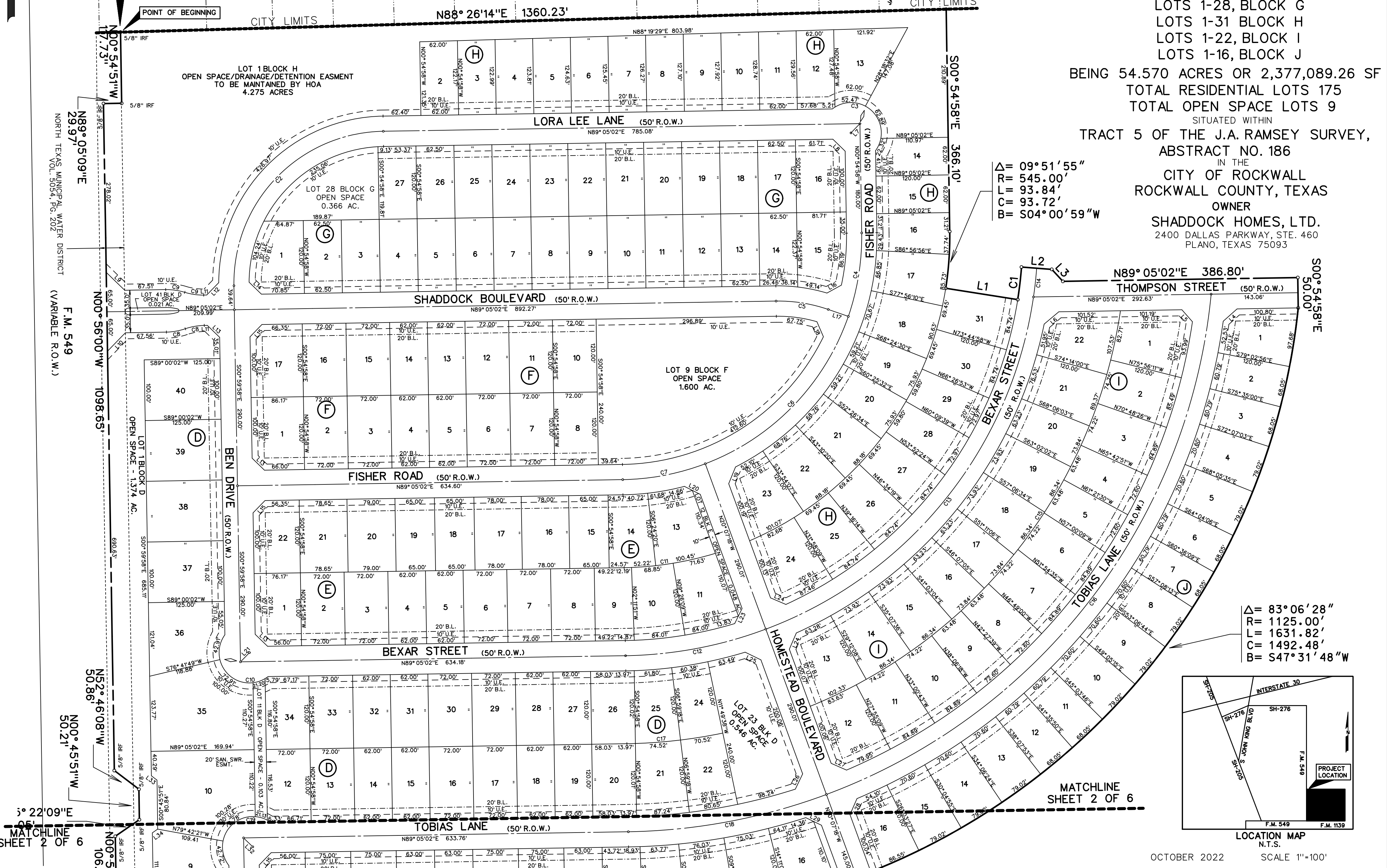
$\Delta = 09^{\circ}51'55''$   
 $R = 545.00'$   
 $L = 93.84'$   
 $C = 93.72'$   
 $B = S04^{\circ}00'59''W$

$\Delta = 83^{\circ}06'28''$   
 $R = 1125.00'$   
 $L = 1631.82'$   
 $C = 1492.48'$   
 $B = S47^{\circ}31'48''W$



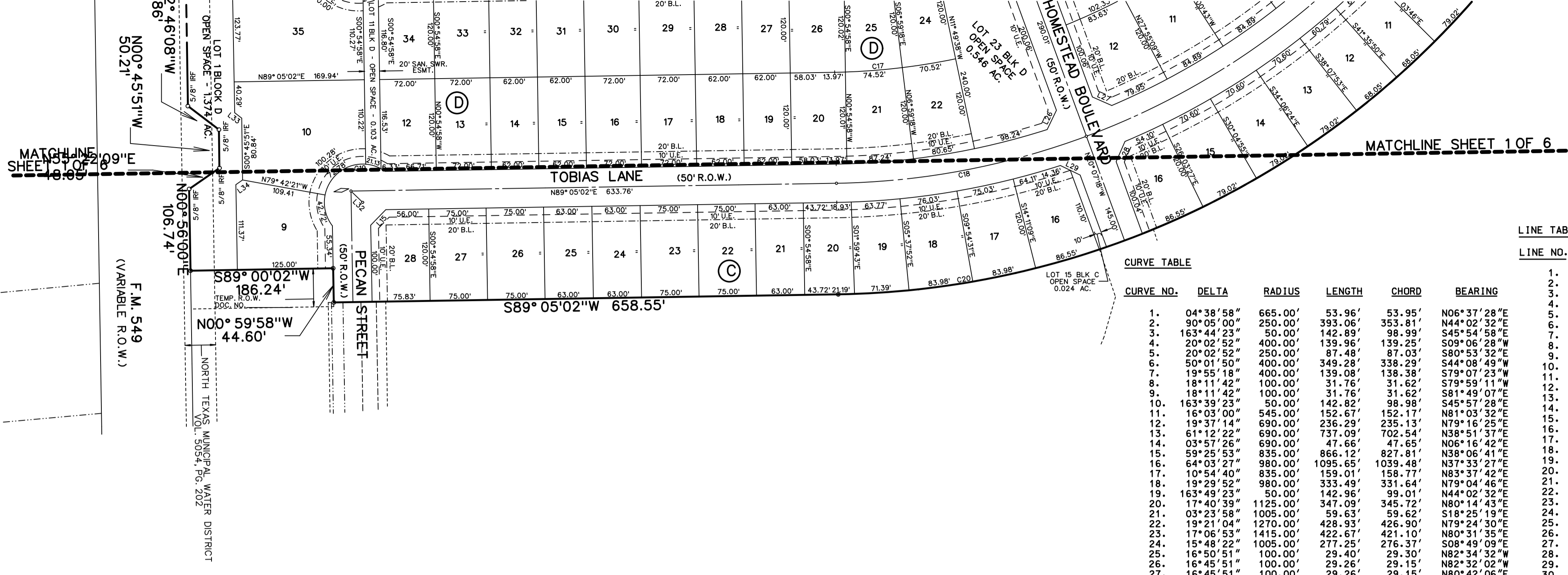
TOMAS JIMENEZ  
 DOC. NO. 2017000021846  
 O.P.R.R.C.T.

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2607530.367	7012611.969
ELEV = 555.50	



MATCHLINE  
 SHEET 2 OF 6

MATCHLINE  
 SHEET 2 OF 6



**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 80°42'06" W	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'

**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'	S79°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°33'21"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

**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 83°06'28";

THENCE, along said curve to the right for an arc distance of 1631.82 feet (Chord Bearing South 47°31'48" West 1492.48 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," at the point of tangency;

THENCE, South 89°05'02" West, for a distance of 658.55 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 00°59'58" West, for a distance of 44.60 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 89°00'02" West, for a distance of 186.24 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," in the west line of said 196.008 acre tract and being in the east line of said F.M. 549;

THENCE, North 00°56'00" West, along said east and west lines, for a distance of 106.74 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;

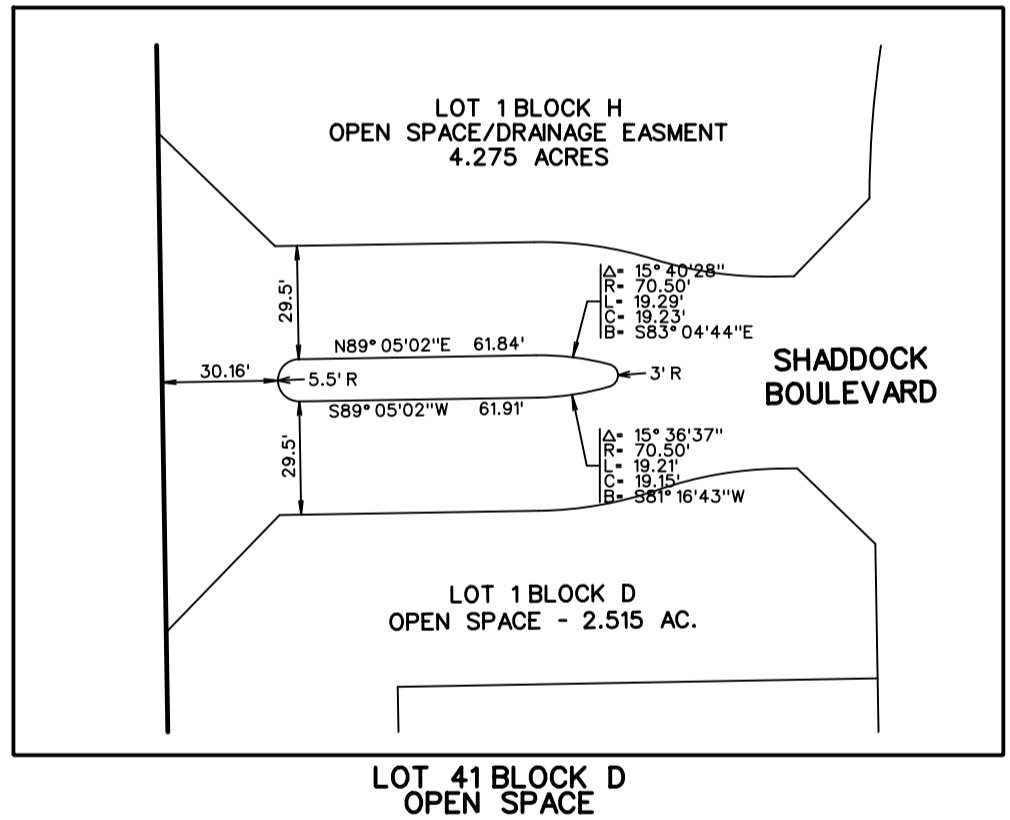
THENCE, North 00°45'51" West, continuing along said lines, for a distance of 50.21 feet, to a 5/8 inch iron rod found;

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 54.570 acres of land.



**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.
- 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, repaired and replaced by the Homeowners Association.

FINAL PLAT  
OF  
**HOMESTEAD PHASE I**  
LOTS 15-28, BLOCK C  
LOTS 1 & 9-40, BLOCK D  
LOTS 1-22, BLOCK E  
LOTS 1-17, BLOCK F  
LOTS 1-28, BLOCK G  
LOTS 1-31 BLOCK H  
LOTS 1-22, BLOCK I  
LOTS 1-16, BLOCK J  
BEING 54.570 ACRES OR 2,377,089.26 SF  
TOTAL RESIDENTIAL LOTS 175  
TOTAL OPEN SPACE LOTS 9  
SITUATED WITHIN  
TRACT 5 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



**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 HOMESTEAD PHASE I, 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 the City Park.
- 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.

Homestead									
Block C	Block D		Block F		Block H		Block I		
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
15*	1051	34	8632	10	8640	1*	186204	10	9547
16	9590	35	22269	11	8640	2	7549	11	9547
17	9541	36	13128	12	8640	3	7600	12	10815
18	9541	37	12500	13	7440	4	7651	13	10939
19	8110	38	12500	14	7440	5	7702	14	9616
20	7654	39	12500	15	8640	6	7753	15	9616
21	7560	40	12500	16	8640	7	7804	16	8225
22	9000	41	913	17	10151	8	7854	17	8225
23	9000	Block E		Block G		9	7905	18	9616
24	7560	Lot	SF	Lot	SF	10	7956	19	9616
25	7560	1	8930	1	9816	11	8007	20	8225
26	9000	2	8640	2	7500	12	8052	21	9954
27	9000	3	8640	3	7500	13	10731	22	10593
28	8910	4	7440	4	7500	14	7330	Block J	
Block D		5	7440	5	7500	15	7440	Lot	SF
Lot	SF	6	8640	6	7500	16	7775	1	10025
1*	59855	7	8640	7	7500	17	9155	2	7730
9	12984	8	8640	8	7500	18	9678	3	7730
10	21685	9	7530	9	7500	19	8109	4	8977
11*	4507	10	9172	10	7500	20	8109	5	8977
12	8630	11	9888	11	7500	21	9417	6	7730
13	8640	12*	2103	12	7500	22	9417	7	7730
14	7440	13	10281	13	7500	23	10197	8	8977
15	7440	14	8524	14	7528	24	11210	9	8977
16	8640	15	7800	15	10028	25	9252	10	8977
17	8640	16	9360	16	9606	26	9252	11	7730
18	7440	17	9360	17	7500	27	9252	12	7730
19	7440	18	7800	18	7500	28	7967	13	8977
20	8640	19	7800	19	7500	29	7967	14	8977
21	9706	20	9480	20	7500	30	9252	15	8977
22	9070	21	9438	21	7500	31	9252	16	9440
23*	23810	22	8951	22	7500	Block I			
24	7854	Block F		23	7500	Lot	SF		
25	8180	Lot	SF	24	7500	1	11614		
26	8640	1	10130	25	7500	2	9614		
27	7440	2	8640	26	7500	3	9547		
28	7440	3	8640	27	7499	4	8165		
29	8640	4	7440	28*	15929	5	8165		
30	8640	5	7440			6	9547		
31	7440	6	8640			7	9547		
32	7440	7	8640			8	8165		
33	8640	8	8640			9	8165		
		9*	69710						

\*Denotes HOA Lots\*

**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

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 15-28, BLOCK C  
LOTS 1 & 9-40, BLOCK D  
LOTS 1-22, BLOCK E  
LOTS 1-17, BLOCK F  
LOTS 1-28, BLOCK G  
LOTS 1-31, BLOCK H  
LOTS 1-22, BLOCK I  
LOTS 1-16, BLOCK J

BEING 54.570 ACRES OR 2,377,089.26 SF

TOTAL RESIDENTIAL LOTS 175  
TOTAL OPEN SPACE LOTS 9

SITUATED WITHIN  
TRACT 5 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