



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2023-007

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)
- AMENDED SITE PLANELEVATIONS/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 1649 FM 1141, Rockwall, 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01 LOT BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King & FM 1141 South of 1141

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING Planned Development PD-93 CURRENT USE Planned Development PD-93

PROPOSED ZONING PROPOSED USE

ACREAGE 94.144 LOTS [CURRENT] 181 LOTS [PROPOSED]

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

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

OWNER TM Terraces, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Bret Pedigo

CONTACT PERSON Ryan Joyce

ADDRESS 4416 W. Lovers Lane, Suite 200

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 76209

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION (REQUIRED)

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

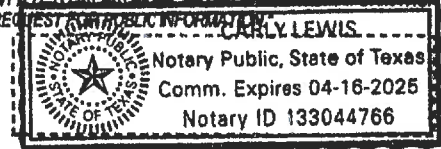
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 2,182.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF March 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF March 2023

OWNER'S SIGNATURE

Bret Pedigo
Cary Lewis

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 4-16-25

Mapcheck 1: TERRACES

Closure Summary

Precision, 1 part in: 821673.942'
Error distance: 0.011'
Error direction: S69° 12' 34.20"W
Area: 4100912.74 Sq. Ft.
Square area: 4100912.735
Perimeter: 8939.120'

Point of Beginning

Easting: 2600676.3200'
Northing: 7032279.2820'

Side 1: Line

Direction: N83° 33' 49.00"E
Angle: [-096.4364 (d)]
Deflection angle: [083.5636 (d)]
Distance: 62.350'
Easting: 2600738.2770'
Northing: 7032286.2714'

Side 2: Curve

Curve direction: Clockwise
Radius: [2824.943']
Arc length: 361.570'
Delta angle: 007.3333 (d)
Tangent: 181.030'
Chord direction: N86° 53' 49.00"E
Chord angle: [-176.6667 (d)]
Deflection angle: [003.3333 (d)]
Chord distance: 361.320'
Easting: 2601099.0672'
Northing: 7032305.8304'

Side 3: Line

Direction: S86° 46' 56.00"E
Angle: [-177.3458 (d)]
Deflection angle: [002.6542 (d)]
Distance: 289.880'
Easting: 2601388.4902'
Northing: 7032289.5591'

Side 4: Curve

Curve direction: Counter-clockwise
Radius: [517.684']
Arc length: 520.550'
Delta angle: 057.6136 (d)
Tangent: 284.680'

Chord direction: N64° 24' 40.00"E
Chord angle: [151.1933 (d)]
Deflection angle: [-028.8067 (d)]
Chord distance: 498.900'
Easting: 2601838.4562'
Northing: 7032505.0394'

Side 5: Line

Direction: N89° 31' 25.00"E
Angle: [-126.0807 (d)]
Deflection angle: [053.9193 (d)]
Distance: 37.010'
Easting: 2601875.4650'
Northing: 7032505.3471'

Side 6: Line

Direction: S00° 29' 15.00"E
Angle: [-090.0111 (d)]
Deflection angle: [089.9889 (d)]
Distance: 300.960'
Easting: 2601878.0256'
Northing: 7032204.3980'

Side 7: Line

Direction: S61° 44' 36.00"E
Angle: [118.7442 (d)]
Deflection angle: [-061.2558 (d)]
Distance: 134.730'
Easting: 2601996.7006'
Northing: 7032140.6139'

Side 8: Line

Direction: N00° 05' 20.00"W
Angle: [061.6544 (d)]
Deflection angle: [-118.3456 (d)]
Distance: 152.260'
Easting: 2601996.4644'
Northing: 7032292.8737'

Side 9: Line

Direction: N89° 12' 20.00"E
Angle: [-090.7056 (d)]
Deflection angle: [089.2944 (d)]
Distance: 657.000'
Easting: 2602653.4013'
Northing: 7032301.9831'

Side 10: Line

Direction: S01° 28' 22.00"E

Angle: [-90.6783 (d)]
Deflection angle: [089.3217 (d)]
Distance: 63.060'
Easting: 2602655.0220'
Northing: 7032238.9440'

Side 11: Curve

Curve direction: Clockwise
Radius: [450.042']
Arc length: 27.400'
Delta angle: 003.4889 (d)
Tangent: 13.710'
Chord direction: S65° 41' 59.00"E
Chord angle: [115.7731 (d)]
Deflection angle: [-064.2269 (d)]
Chord distance: 27.400'
Easting: 2602679.9944'
Northing: 7032227.6684'

Side 12: Line

Direction: S26° 02' 41.00"W
Angle: [-090.0000 (d)]
Deflection angle: [090.0000 (d)]
Distance: 125.000'
Easting: 2602625.1104'
Northing: 7032115.3619'

Side 13: Curve

Curve direction: Clockwise
Radius: [324.994']
Arc length: 80.920'
Delta angle: 014.2658 (d)
Tangent: 40.670'
Chord direction: S56° 49' 20.00"E
Chord angle: [097.1331 (d)]
Deflection angle: [-082.8669 (d)]
Chord distance: 80.710'
Easting: 2602692.6627'
Northing: 7032071.1943'

Side 14: Line

Direction: S40° 18' 38.00"W
Angle: [-090.0001 (d)]
Deflection angle: [089.9999 (d)]
Distance: 50.000'
Easting: 2602660.3162'
Northing: 7032033.0668'

Side 15: Line

Direction: S01° 28' 22.00"E
Angle: [138.2167 (d)]
Deflection angle: [-041.7833 (d)]
Distance: 566.490'
Easting: 2602674.8761'
Northing: 7031466.7640'

Side 16: Line

Direction: S01° 35' 19.00"E
Angle: [179.8842 (d)]
Deflection angle: [-000.1158 (d)]
Distance: 1090.270'
Easting: 2602705.1016'
Northing: 7030376.9130'

Side 17: Line

Direction: S83° 16' 15.00"W
Angle: [-095.1406 (d)]
Deflection angle: [084.8594 (d)]
Distance: 258.340'
Easting: 2602448.5413'
Northing: 7030346.6417'

Side 18: Line

Direction: S05° 53' 32.00"E
Angle: [090.8369 (d)]
Deflection angle: [-089.1631 (d)]
Distance: 78.430'
Easting: 2602456.5927'
Northing: 7030268.6260'

Side 19: Line

Direction: S83° 38' 06.00"W
Angle: [-090.4728 (d)]
Deflection angle: [089.5272 (d)]
Distance: 290.290'
Easting: 2602168.0921'
Northing: 7030236.4440'

Side 20: Line

Direction: S83° 38' 06.00"W
Angle: [180.0000 (d)]
Deflection angle: [000.0000 (d)]
Distance: 125.160'
Easting: 2602043.7036'
Northing: 7030222.5685'

Side 21: Line

Direction: S01° 18' 41.00"E
Angle: [095.0536 (d)]
Deflection angle: [-084.9464 (d)]
Distance: 334.840'
Easting: 2602051.3668'
Northing: 7029887.8162'

Side 22: Line

Direction: S89° 38' 42.00"W
Angle: [-089.0436 (d)]
Deflection angle: [090.9564 (d)]
Distance: 241.040'
Easting: 2601810.3314'
Northing: 7029886.3227'

Side 23: Line

Direction: N63° 59' 31.00"W
Angle: [-153.6369 (d)]
Deflection angle: [026.3631 (d)]
Distance: 347.400'
Easting: 2601498.1118'
Northing: 7030038.6568'

Side 24: Line

Direction: N29° 59' 31.00"W
Angle: [-146.0000 (d)]
Deflection angle: [034.0000 (d)]
Distance: 384.580'
Easting: 2601305.8686'
Northing: 7030371.7398'

Side 25: Line

Direction: N65° 59' 31.00"W
Angle: [144.0000 (d)]
Deflection angle: [-036.0000 (d)]
Distance: 278.640'
Easting: 2601051.3343'
Northing: 7030485.1087'

Side 26: Line

Direction: S88° 32' 20.00"W
Angle: [154.5308 (d)]
Deflection angle: [-025.4692 (d)]
Distance: 252.790'
Easting: 2600798.6265'
Northing: 7030478.6630'

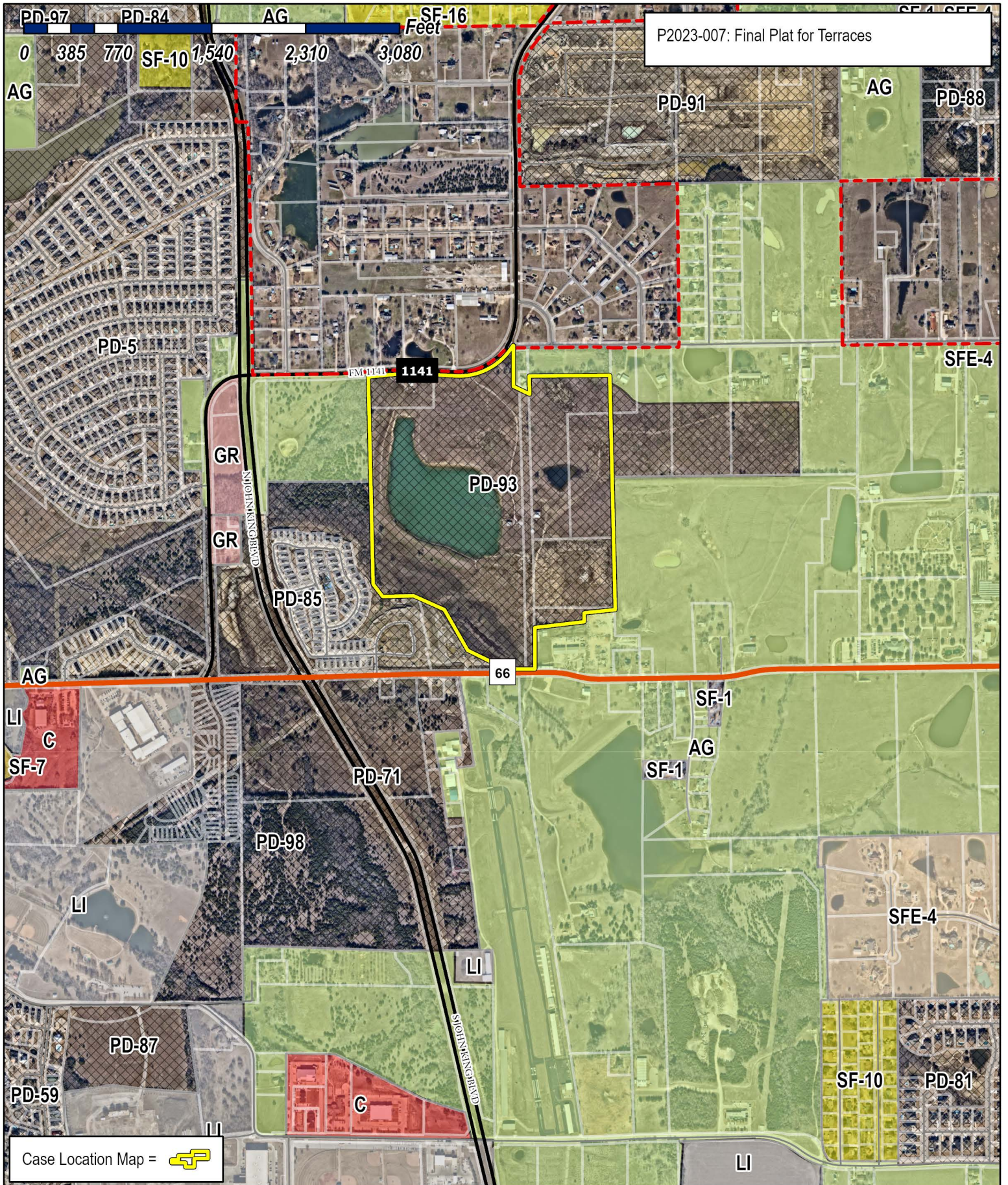
Side 27: Line

Direction: N37° 46' 31.00"W

Angle: [-126.3142 (d)]
Deflection angle: [053.6858 (d)]
Distance: 128.780'
Easting: 2600719.7402'
Northing: 7030580.4532'

Side 28: Line

Direction: N01° 27' 52.00"W
Angle: [-143.6892 (d)]
Deflection angle: [036.3108 (d)]
Distance: 1699.380'
Easting: 2600676.3098'
Northing: 7032279.2781'



P2023-007: Final Plat for Terraces

Case Location Map = 



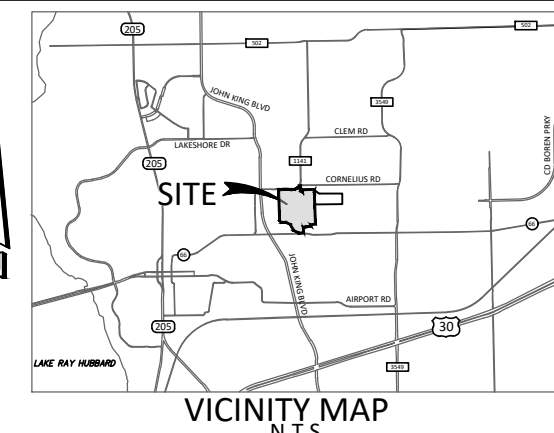
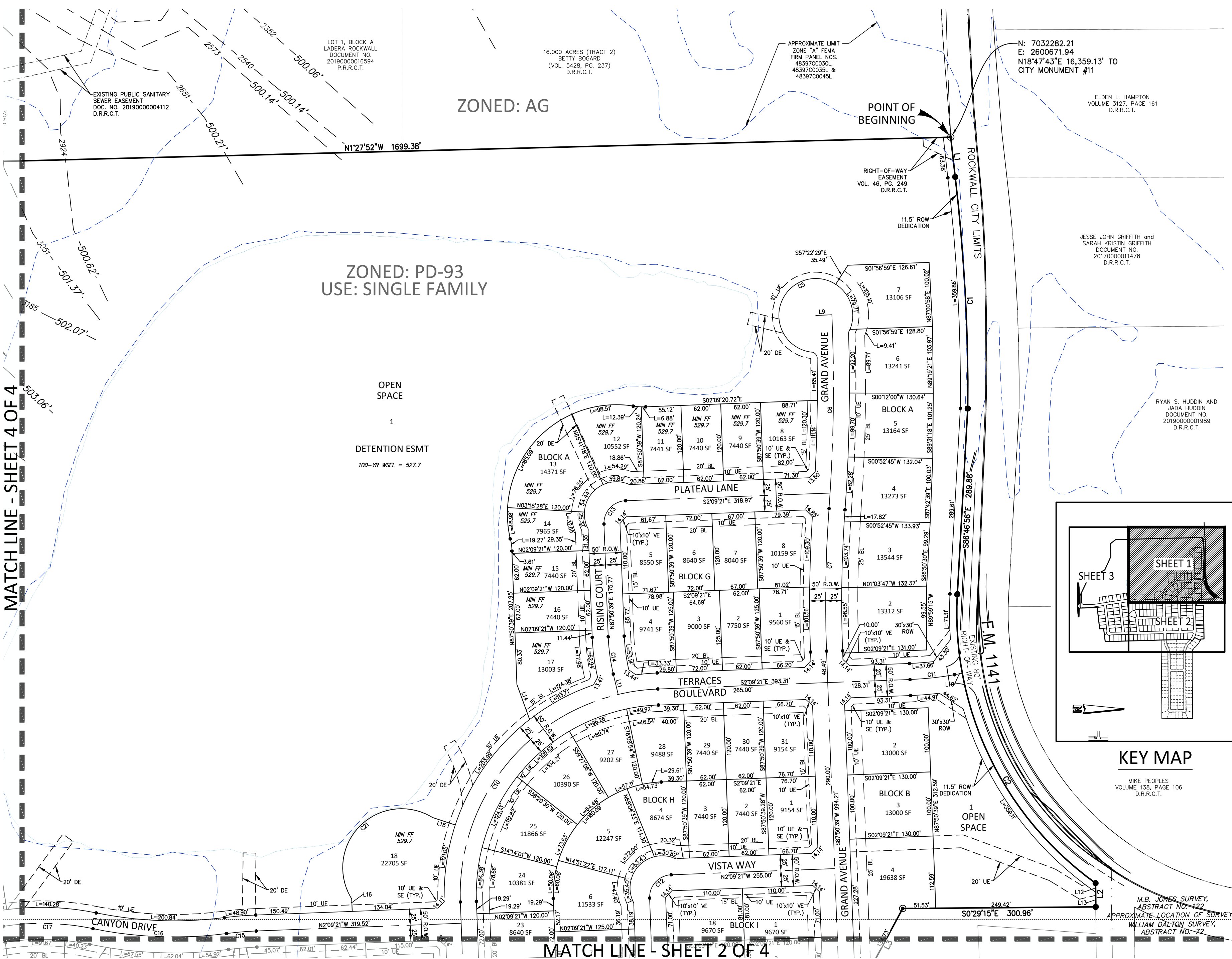
City of Rockwall

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

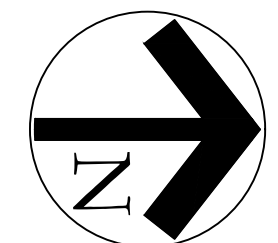
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



MATCH LINE - SHEET 4 OF 4



- 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



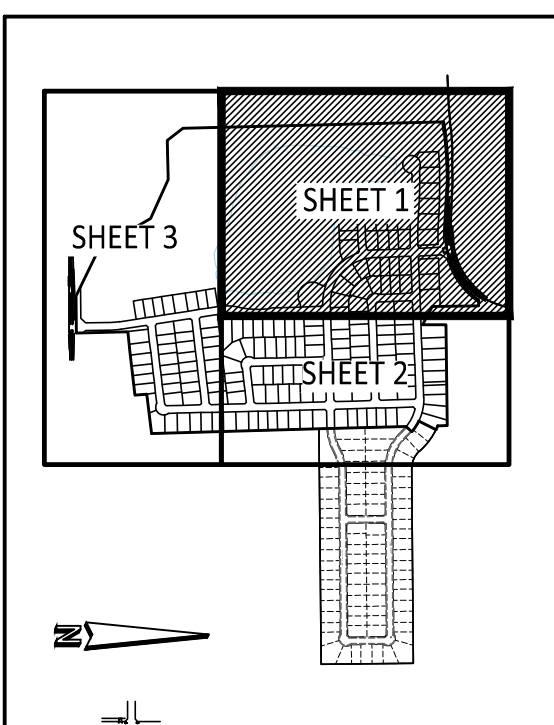
SCALE 1" = 100'

FINAL PLAT TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
 LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
 LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
 LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
 LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;
 94.144 ACRES OR 4,100,893 SQ. FT.
 181 SINGLE FAMILY LOTS,
 5 OPEN SPACE LOTS AND
 1 AMENITY CENTER

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
 AND ALL OF TRACT 13 & 25 OF THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 AND TRACT 4 & 4-01 OF THE
 M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**

P2022-049
 March 16, 2023
 EXIST. ZONING: PD-93
 LAND USE: SF
 SHEET 1 OF 4



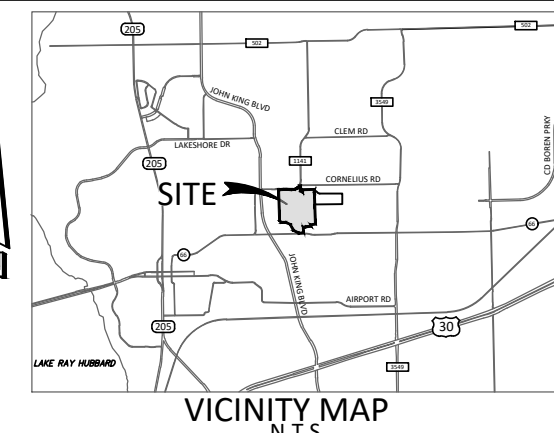
KEY MAP

MIKE PEOPLES
 VOLUME 138, PAGE 106
 D.R.R.C.T.

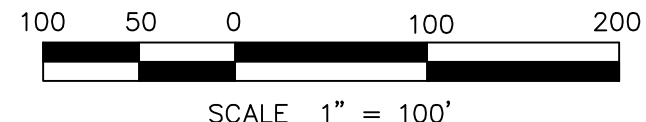
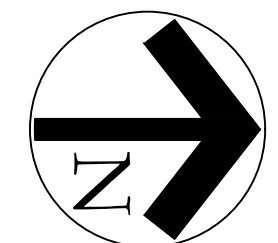
Owner:
TM TERRACES, LLC
 4416 W. Lovers Lane, Ste. 200
 Dallas, Texas 75209
 Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Jay Volk, 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 TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B; LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D; LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J; 94.144 ACRES OR 4,100,893 SQ. FT.
181 SINGLE FAMILY LOTS,
5 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2022-049
March 16, 2023
EXIST. ZONING: PD-93
LAND USE: SF
SHEET 2 OF 4

MATCH LINE - SHEET 3 OF 4

MATCH LINE - SHEET 1 OF 4

ZONED: AG

58.28 ACRES
CAIN FAMILY PARTNERSHIP LTD.
DOCUMENT NO. 2008-00396788
P.R.R.C.T.

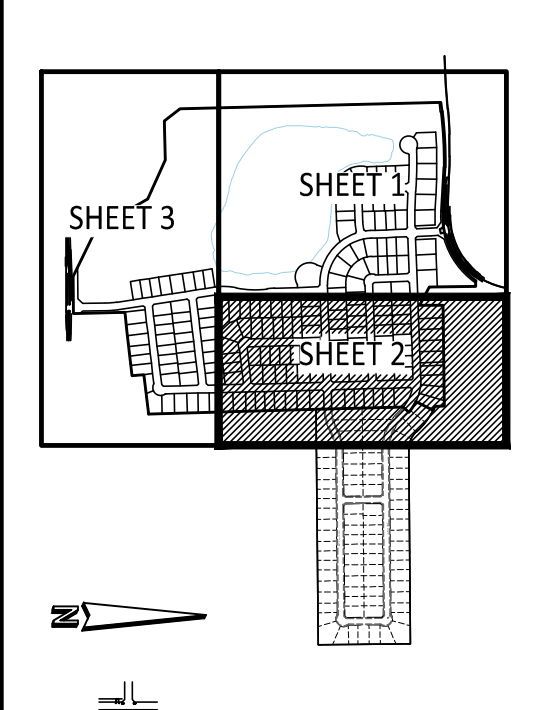
CITY OF ROCKWALL, TEXAS
VOLUME 58, PAGE 191
D.R.R.C.T.

REMAINDER OF
MIKE PEOPLES
VOLUME 1679, PAGE 190
D.R.R.C.T.

Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	134.73	S61° 44' 36"E
L4	152.26	N0° 05' 20"W
L5	63.06	S1° 28' 22"E
L6	50.00	S40° 18' 38"W
L7	78.43	S5° 53' 32"E
L8	128.78	N37° 46' 31"W
L9	25.18	S2° 26' 57"E
L10	12.35	S10° 09' 37"E
L11	32.71	N76° 39' 04"E
L12	37.01	N89° 31' 25"E
L13	22.86	N89° 31' 25"E
L14	33.02	N24° 51' 07"E
L15	82.98	S31° 11' 25"E
L16	15.01	S9° 05' 59"E
L17	36.56	S56° 50' 55"E
L18	43.16	N87° 50' 39"E

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	27.40	450.00	003°29'20"	27.40	S65° 41' 59"E
C4	80.92	325.00	014°15'57"	80.71	S56° 49' 20"E
C5	206.84	57.50	206°06'05"	112.03	S70° 18' 45"E
C6	302.10	2615.00	006°37'09"	301.94	N89° 09' 35"W
C7	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C8	222.35	300.00	042°27'59"	217.30	N70° 55' 21"W
C9	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W
C10	502.65	320.00	090°00'00"	452.55	S47° 09' 21"E
C11	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C12	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C13	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C14	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C15	46.57	500.00	005°20'11"	46.55	S04° 49' 26"E
C16	209.21	625.00	019°10'45"	208.24	N02° 05' 51"E
C17	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C18	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C19	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C20	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C21	121.40	57.00	122°01'52"	99.72	S29° 11' 47"E
C22	39.17	47.00	047°44'56"	38.04	S32° 58' 27"E



- GENERAL NOTES:**
- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
 - ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
 - BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
 - LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
 - LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
 - IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
 - ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.

Owner:
TM TERRACES, LLC
4416 W. Lovers Lane, Ste. 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk, PE

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

MATCH LINE - SEE THIS SHEET

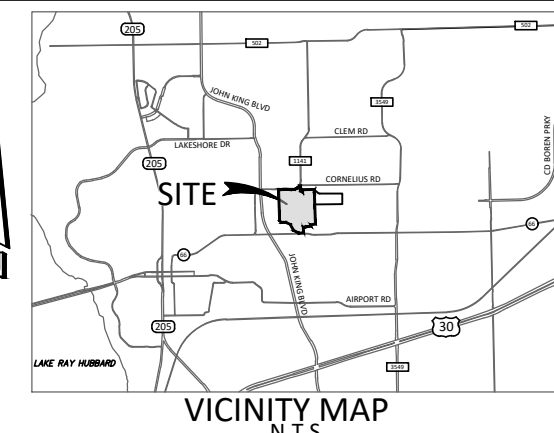
MATCH LINE - SHEET 2 OF 4

MATCH LINE - SHEET 1 OF 4

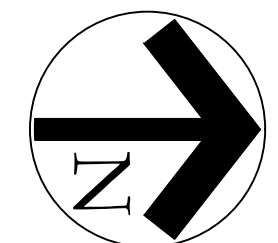
ZONED: AG

ZONED: PD-85

ZONED: AG



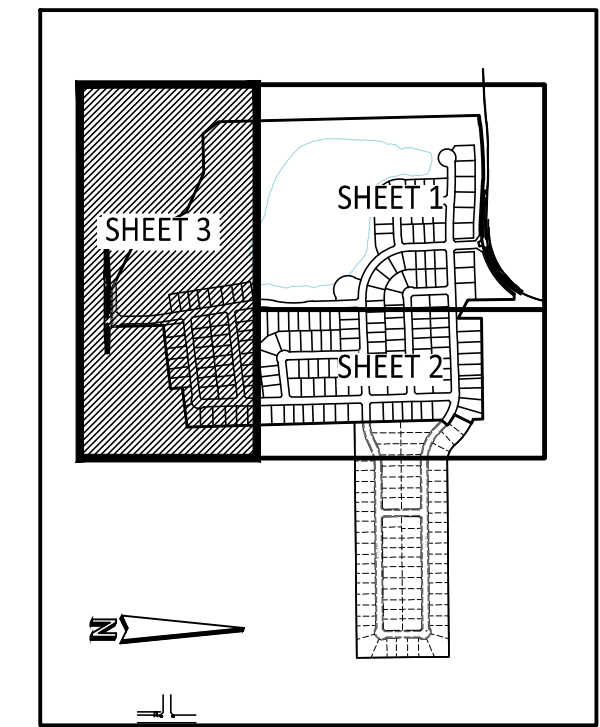
- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
 - AC Acre
 - BL Building Line
 - C1 Curve No.
 - <CM> Control Monument
 - DE Drainage Easement
 - DUE Drainage Utility 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



SCALE 1" = 100'

FINAL PLAT TERRACES

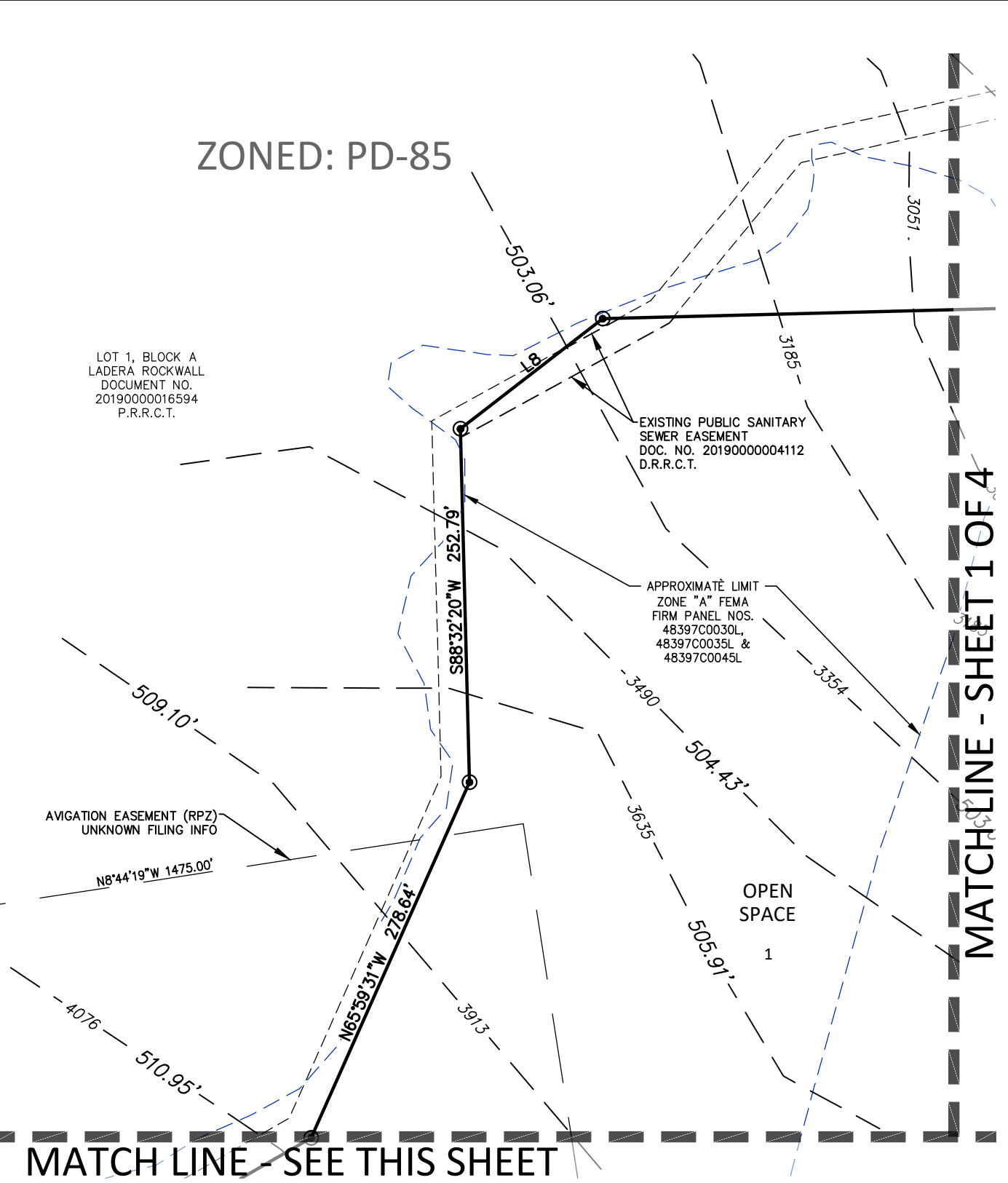
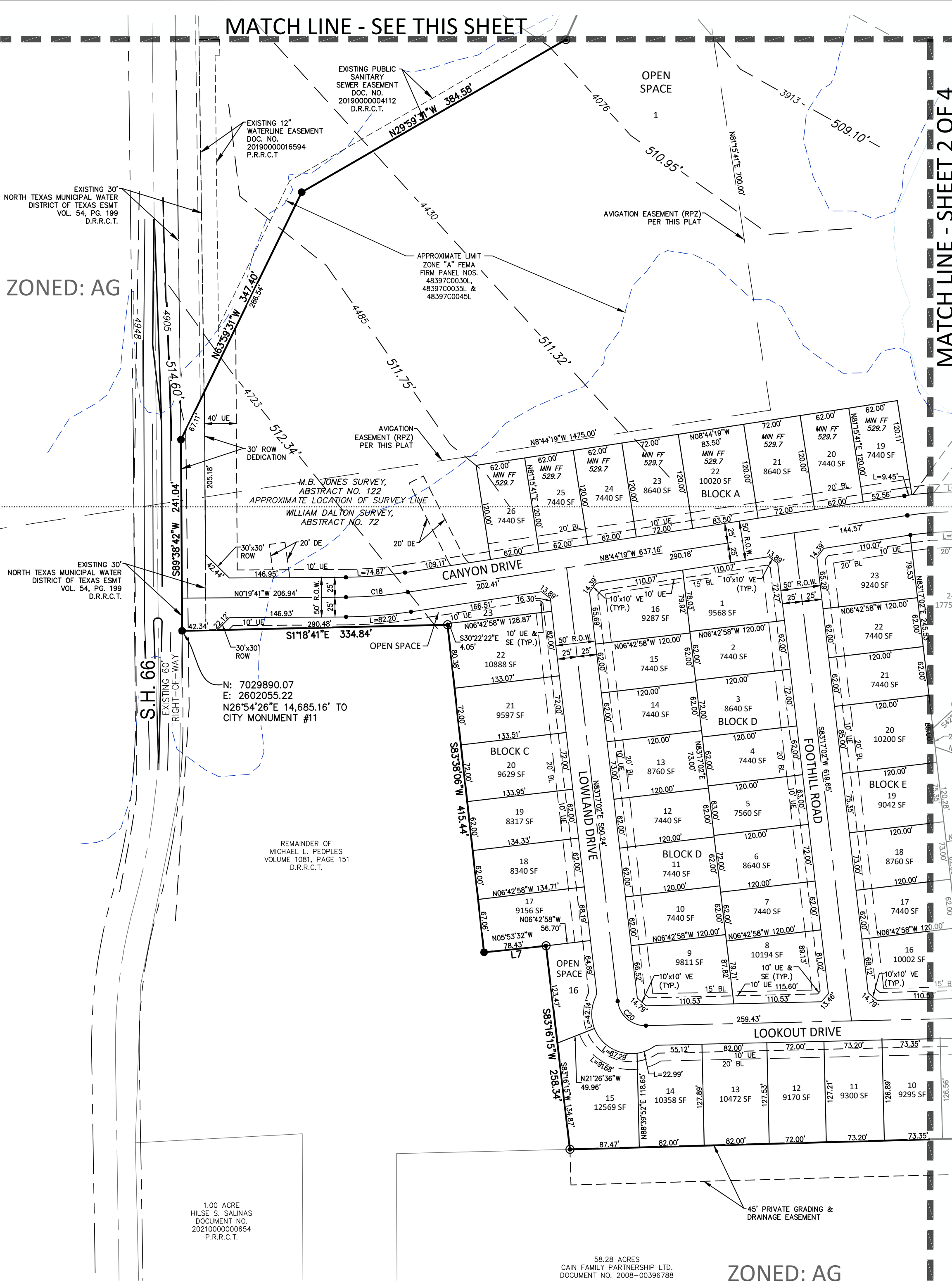
LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
 LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
 LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
 LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
 LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;
 94.144 ACRES OR 4,100,893 SQ. FT.
 181 SINGLE FAMILY LOTS,
 5 OPEN SPACE LOTS AND
 1 AMENITY CENTER
 SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
 AND ALL OF TRACT 13 & 25 OF THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 AND TRACT 4 & 4-01 OF THE
 M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2022-049
 March 16, 2023
 EXIST. ZONING: PD-93
 LAND USE: SF
 SHEET 3 OF 4



KEY MAP

Owner:
 TM TERRACES, LLC
 4416 W. Lovers Lane, Ste. 200
 Dallas, Texas 75209
 Phone: 214-577-1431

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Jay Volk, PE



EXISTING 30' NORTH TEXAS MUNICIPAL WATER DISTRICT OF TEXAS ESMT VOL. 54, PG. 199 D.R.R.C.T.

EXISTING 30' NORTH TEXAS MUNICIPAL WATER DISTRICT OF TEXAS ESMT VOL. 54, PG. 199 D.R.R.C.T.

1.00 ACRE HILSE S. SALINAS DOCUMENT NO. 2021000000654 P.R.R.C.T.

58.28 ACRES CAIN FAMILY PARTNERSHIP LTD. DOCUMENT NO. 2008-00396788

45' PRIVATE GRADING & DRAINAGE EASEMENT

EXISTING PUBLIC SANITARY SEWER EASEMENT DOC. NO. 2019000004112 D.R.R.C.T.

EXISTING 12" WATERLINE EASEMENT DOC. NO. 20190000016594 P.R.R.C.T.

APPROXIMATE LIMIT ZONE "A" FEMA FIRM PANEL NOS. 48397C0030L, 48397C0035L & 48397C0045L

M.B. JONES SURVEY, ABSTRACT NO. 122 APPROXIMATE LOCATION OF SURVEY LINE WILLIAM DALTON SURVEY, ABSTRACT NO. 72

N: 7029890.07 E: 2602055.22 N26°54'26"E 14,685.16' TO CITY MONUMENT #11

REMAINDER OF MICHAEL L. PEOPLES VOLUME 1081, PAGE 151 D.R.R.C.T.

EXISTING 30' NORTH TEXAS MUNICIPAL WATER DISTRICT OF TEXAS ESMT VOL. 54, PG. 199 D.R.R.C.T.

EXISTING 30' NORTH TEXAS MUNICIPAL WATER DISTRICT OF TEXAS ESMT VOL. 54, PG. 199 D.R.R.C.T.

EXISTING 30' NORTH TEXAS MUNICIPAL WATER DISTRICT OF TEXAS ESMT VOL. 54, PG. 199 D.R.R.C.T.

LEGAL DESCRIPTION:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of those tracts of land described in Deed to TM Terraces, LLC, as recorded in Document Nos. 2022-000012425 and 2022-000022185, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said TM Terraces, LLC tract recorded in Document No. 2022000012425;

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

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the left having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of said TM Terraces, LLC tract recorded in Document No. 2022000012425 in the south line of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the common north line of said TM Terraces, LLC tract recorded in Document No. 2022000012425 and south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the common northeast corner of said TM Terraces, LLC tract and southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, with the east line of said TM Terraces, LLC tract recorded in Document No. 2022000012425, a distance of 63.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northwest corner of the above mentioned TM Terraces, LLC tract recorded in Document No. 2022000022185 at the beginning of a non-tangent curve to the right having a central angle of 03 degrees 29 minutes 20 seconds, a radius of 450.00 feet and a chord bearing and distance of South 65 degrees 41 minutes 59 seconds East, 27.40 feet;

THENCE Southeasterly, leaving said common line and with the north line of said TM Terraces, LLC tract recorded in Document No. 2022000022185, an arc distance of 27.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 26 degrees 02 minutes 41 seconds West, leaving said north line, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 14 degrees 15 minutes 57 seconds, a radius of 325.00 feet and a chord bearing and distance of South 56 degrees 49 minutes 20 seconds East, 80.71 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 80.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 40 degrees 18 minutes 38 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the common east line of said TM Terraces, LLC tract recorded in Document No. 2022000012425 and west line of said TM Terraces, LLC tract recorded in Document No. 2022000022185;

THENCE South 01 degrees 28 minutes 22 seconds East, with said common line, a distance of 566.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common southwest corner of said TM Terraces, LLC tract recorded in Document No. 2022000022185 and northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for the southeast corner of said TM Terraces, LLC tract recorded in Document No. 2022000012425 in the west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said west line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner;

THENCE South 01 degrees 18 minutes 41 seconds East, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the north line of State Highway No. 66, a variable width right-of-way, for the common southwest corner of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and most southerly southeast corner of said TM Terraces, LLC tract recorded in Document No. 2022000012425;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 2019000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the common south line of said TM Terraces, LLC tract recorded in Document No. 2022000012425 and north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for the common most westerly southwest corner of said TM Terraces, LLC tract recorded in Document No. 2022000012425 and an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, a distance of 1,699.38 feet to the POINT OF BEGINNING and containing 94.144 acres of land, more or less.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the TERRACES 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 TERRACES 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 these respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay the same out of the escrow deposit, should the developer and/or owner fail to refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of TM TERRACES, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

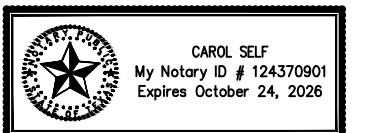
RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

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

Notary public for and in the State of Texas



My commission expires: _____

Planning & Zoning Commission, Chairperson

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of _____, 2023.

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

WITNESS OUR HANDS, this ____ day of _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;
94.144 ACRES OR 4,100,893 SQ. FT.

181 SINGLE FAMILY LOTS,
5 OPEN SPACE LOTS AND
1 AMENITY CENTER

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,

AND ALL OF TRACT 13 & 25 OF THE

WILLIAM DALTON SURVEY, ABSTRACT NO. 72

AND TRACT 4 & 4-01 OF THE

M.B. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL,

ROCKWALL COUNTY, TEXAS

P2022-049

March 16, 2023

EXIST. ZONING: PD-93

LAND USE: SF

SHEET 4 OF 4

Owner:
TM TERRACES, LLC
4416 W. Lovers Lane, Ste. 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk, PE

