



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 John King Blvd, Rockwall, TX 75087

SUBDIVISION Park Hills : ABS A0183, G W Redlin Tract 1, 6-1, 6

LOT

BLOCK

GENERAL LOCATION Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development PD-97

CURRENT USE Planned Development PD-97

PROPOSED ZONING

PROPOSED USE

ACREAGE 65.309

LOTS [CURRENT]

152

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 Qualico Developments (US), Inc.

APPLICANT Michael Joyce Properties

CONTACT PERSON John Vick

CONTACT PERSON Meredith Joyce

ADDRESS 6950 TPC Drive, Suite 350

ADDRESS 767 Justin Road

CITY, STATE & ZIP McKinney, TX 75070

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 469-769-6150

PHONE 512-694-6394

E-MAIL John.Vick@qualico.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

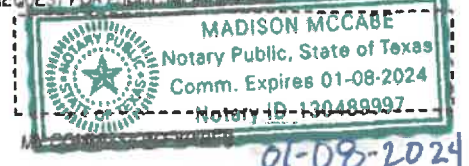
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1606.48 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF March 2023 BY SIGNING THIS APPLICATION. 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.

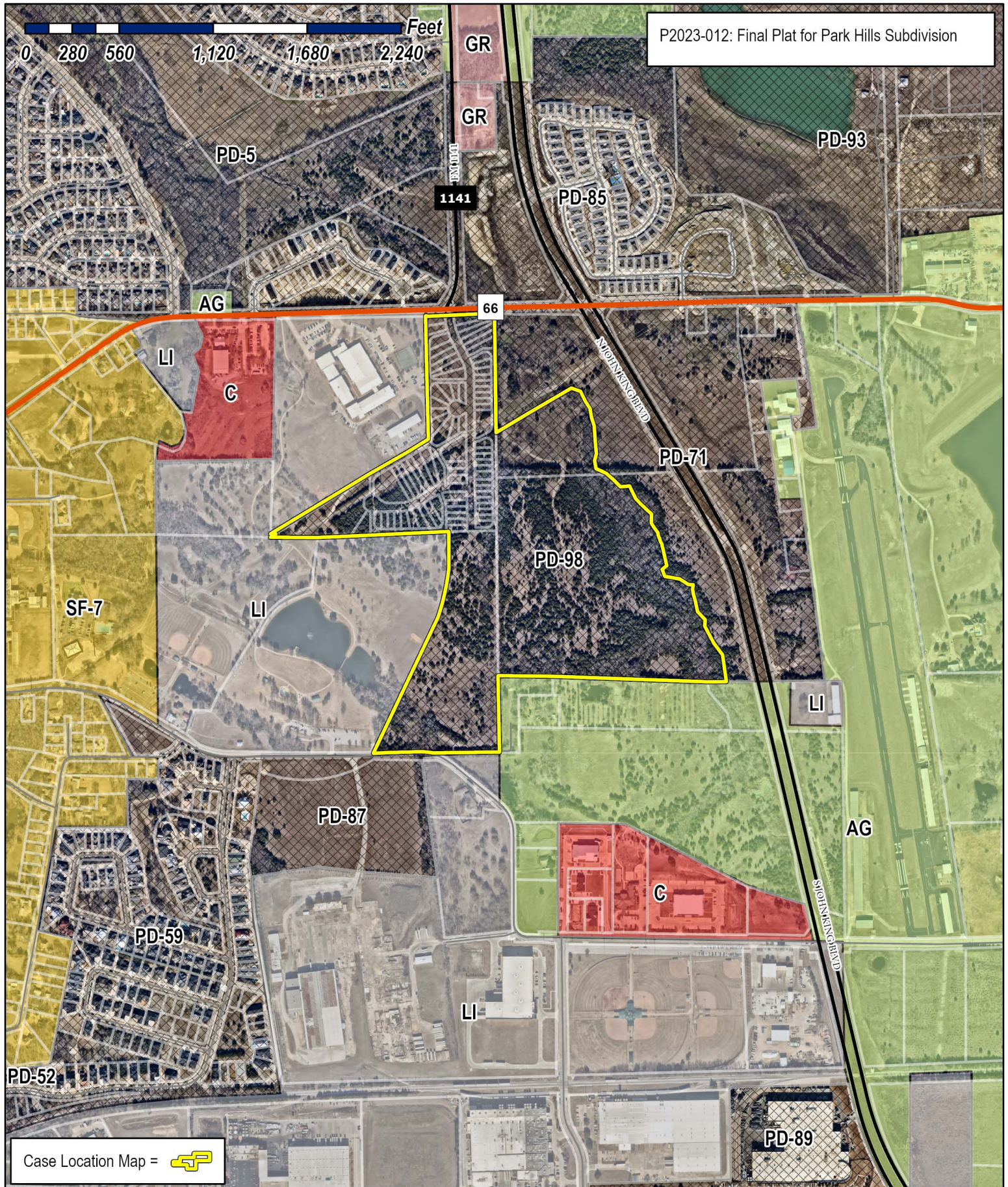
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF March 2023

OWNER'S SIGNATURE

John Vick
Madison McCabe

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2023-012: Final Plat for Park Hills Subdivision

0 280 560 1,120 1,680 2,240 Feet

Case Location Map =

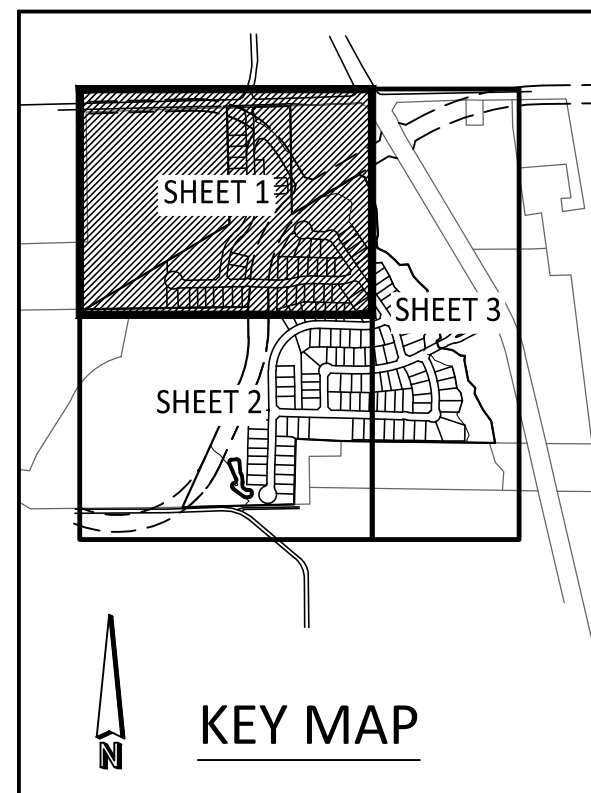


City of Rockwall

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.





WHITTLE HIGHLANDS
VOLUME 2019, PAGE 23024
D.R.R.C.T.

N: 7029765.69
E: 2599223.78
N18°47'43"E 16,359.13' TO
CITY MONUMENT #11

CTDIGLAND LLC
VOLUME 2017, PAGE 22708
D.R.R.C.T.

STATE HIGHWAY NO. 66
(EXISTING 60' R.O.W.)

POINT OF BEGINNING

N88°29'03"E 411.45'

ZONED: PD-71

MATCH LINE - SHEET 4 OF 5

ZONED: LI

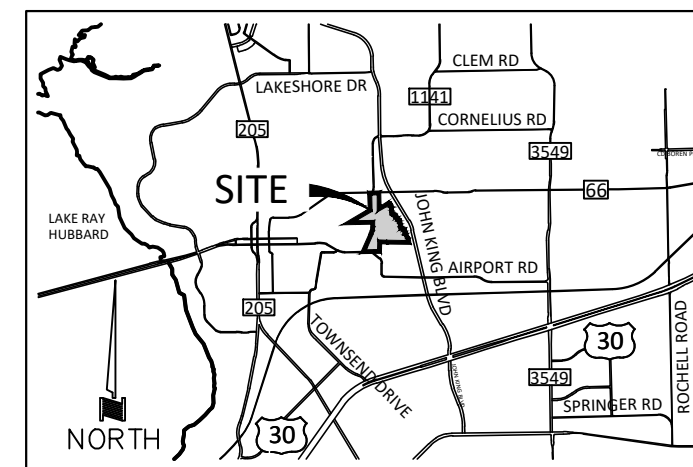
ROCKWALL INDEPENDENT SCHOOL DISTRICT
VOLUME 105, PAGE 153
D.R.R.C.T.

50' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 558, PG. 88
D.R.R.C.T.

TEXAS POWER & LIGHT EASEMENT
VOL. 178, PG. 928
D.R.R.C.T.

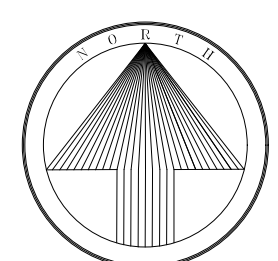
OPEN SPACE
PARKLAND
DEDICATION TO
CITY OF ROCKWALL

MATCH LINE - SHEET 2 OF 5



VICINITY MAP
N.T.S.

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



SCALE 1" = 100'

**FINAL PLAT
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SF
144 SINGLE FAMILY LOTS AND
12 OPEN SPACE LOTS
SITUATED WITHIN
TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-047
February 27, 2023
EXIST. ZONING: PD-71
LAND USE: SF
SHEET 1 OF 5

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

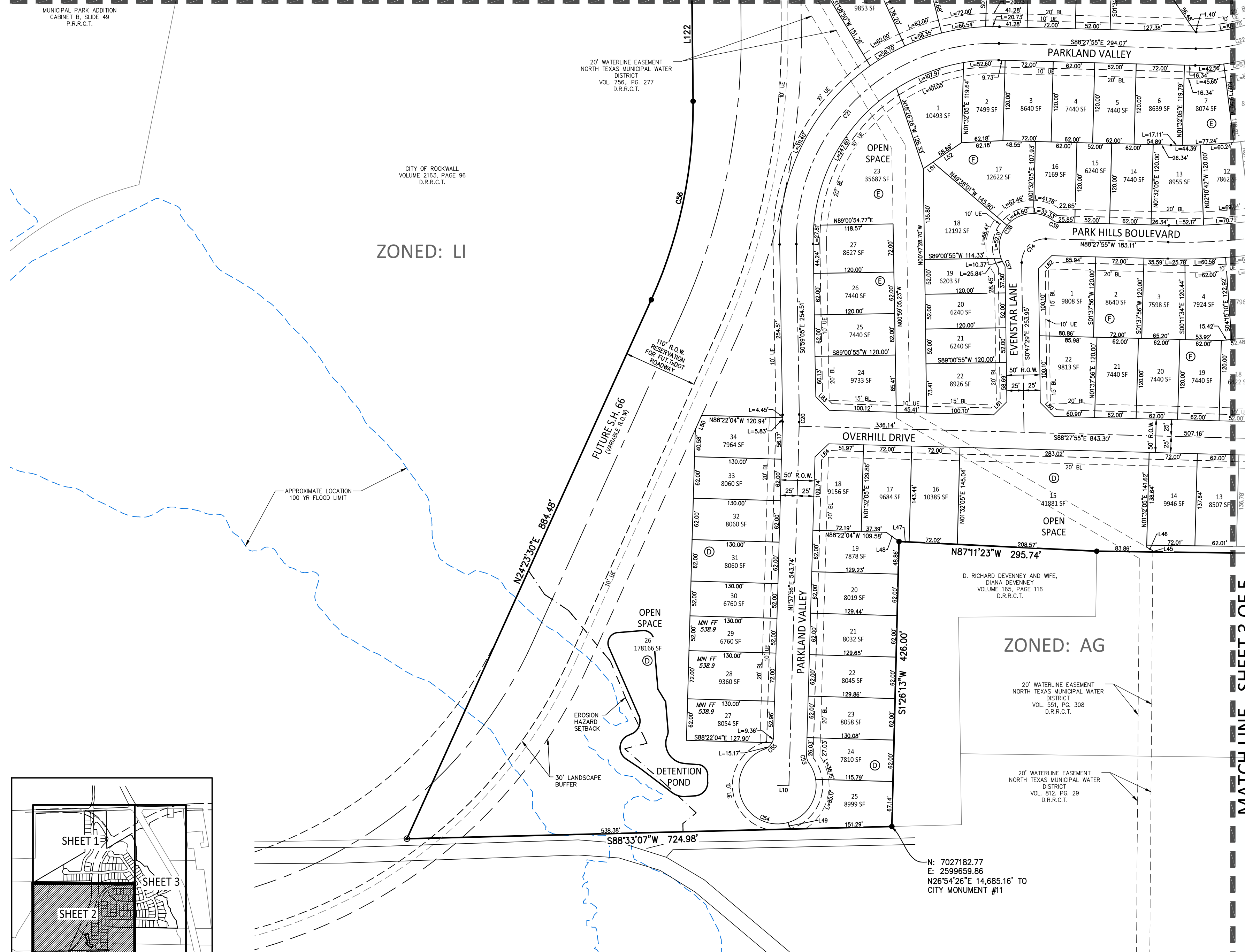
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

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

589 10 20 W 27.57'

MATCH LINE - SHEET 1 OF 5

MUNICIPAL PARK ADDITION
CABINET B, SLIDE 49
P.R.R.C.T.



ZONED: LI

ZONED: AG

CITY OF ROCKWALL
VOLUME 2163, PAGE 96
D.R.R.C.T.

20' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 756, PG. 277
D.R.R.C.T.

110' R.O.W. RESERVATION
FOR FUT. TPOOT
ROADWAY

FUTURE S.H. 66
(VARIABLE P.C.O.W.)

APPROXIMATE LOCATION
100 YR FLOOD LIMIT

EROSION
HAZARD
SETBACK

30' LANDSCAPE
BUFFER

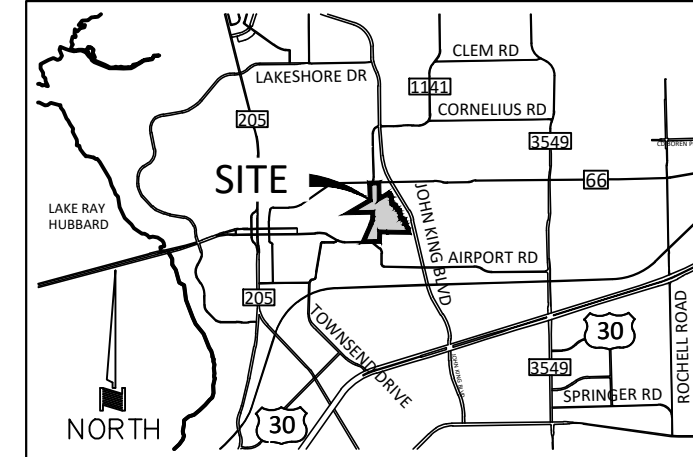
DETENTION POND

D. RICHARD DEVENNEY AND WIFE,
DIANA DEVENNEY
VOLUME 165, PAGE 116
D.R.R.C.T.

20' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 551, PG. 308
D.R.R.C.T.

20' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 812, PG. 29
D.R.R.C.T.

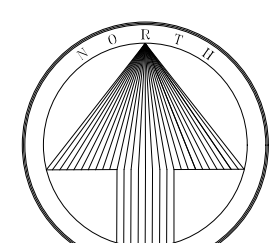
N: 7027182.77
E: 2599659.86
N26°54'26"E 14,685.16' TO
CITY MONUMENT #11



VICINITY MAP
N.T.S.

LEGEND

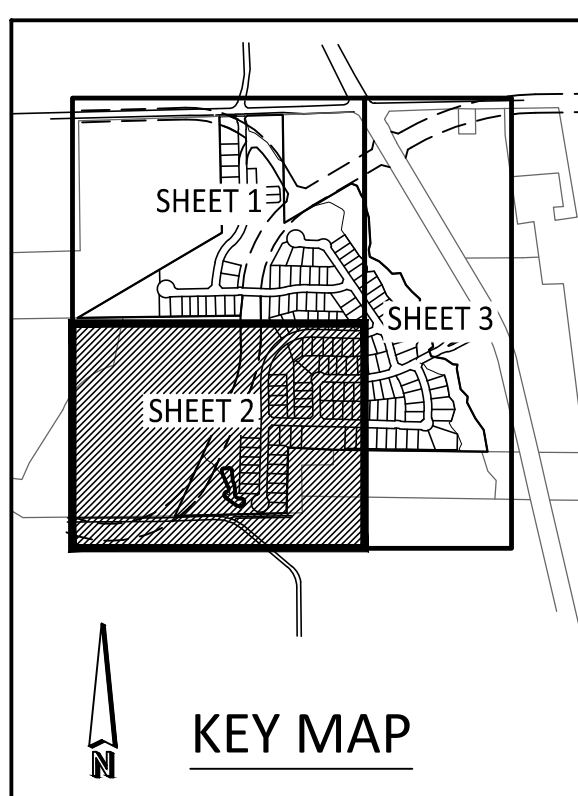
- Point of Curvature or Tangency on Center Line
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- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
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Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VAM Visibility Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas



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P2022-047
February 27, 2023
EXIST. ZONING: PD-71
LAND USE: SF
SHEET 2 OF 5

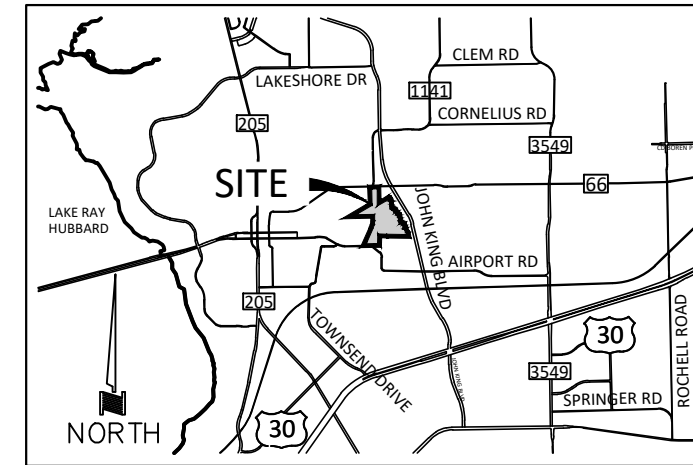


KEY MAP

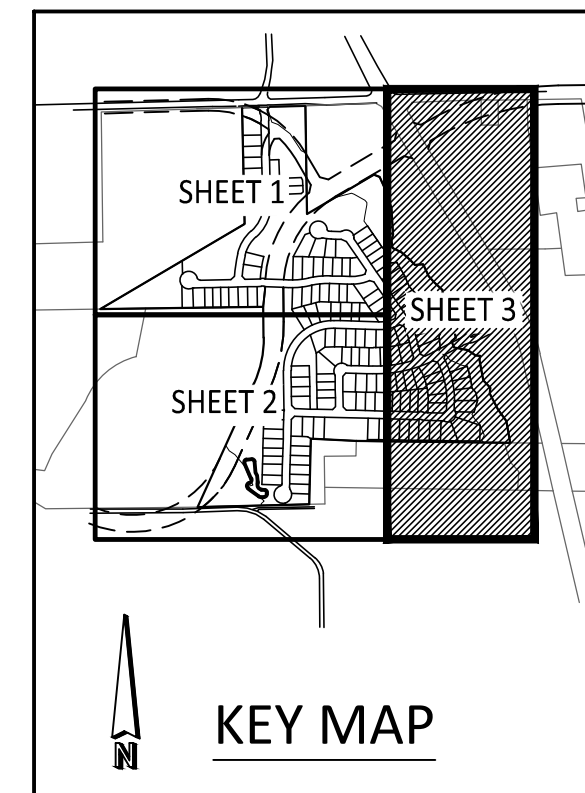
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Phone: 469-659-6150

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

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

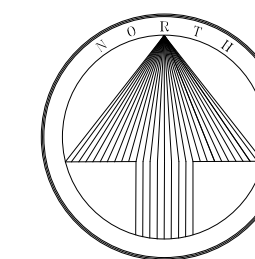


VICINITY MAP
N.T.S.



KEY MAP

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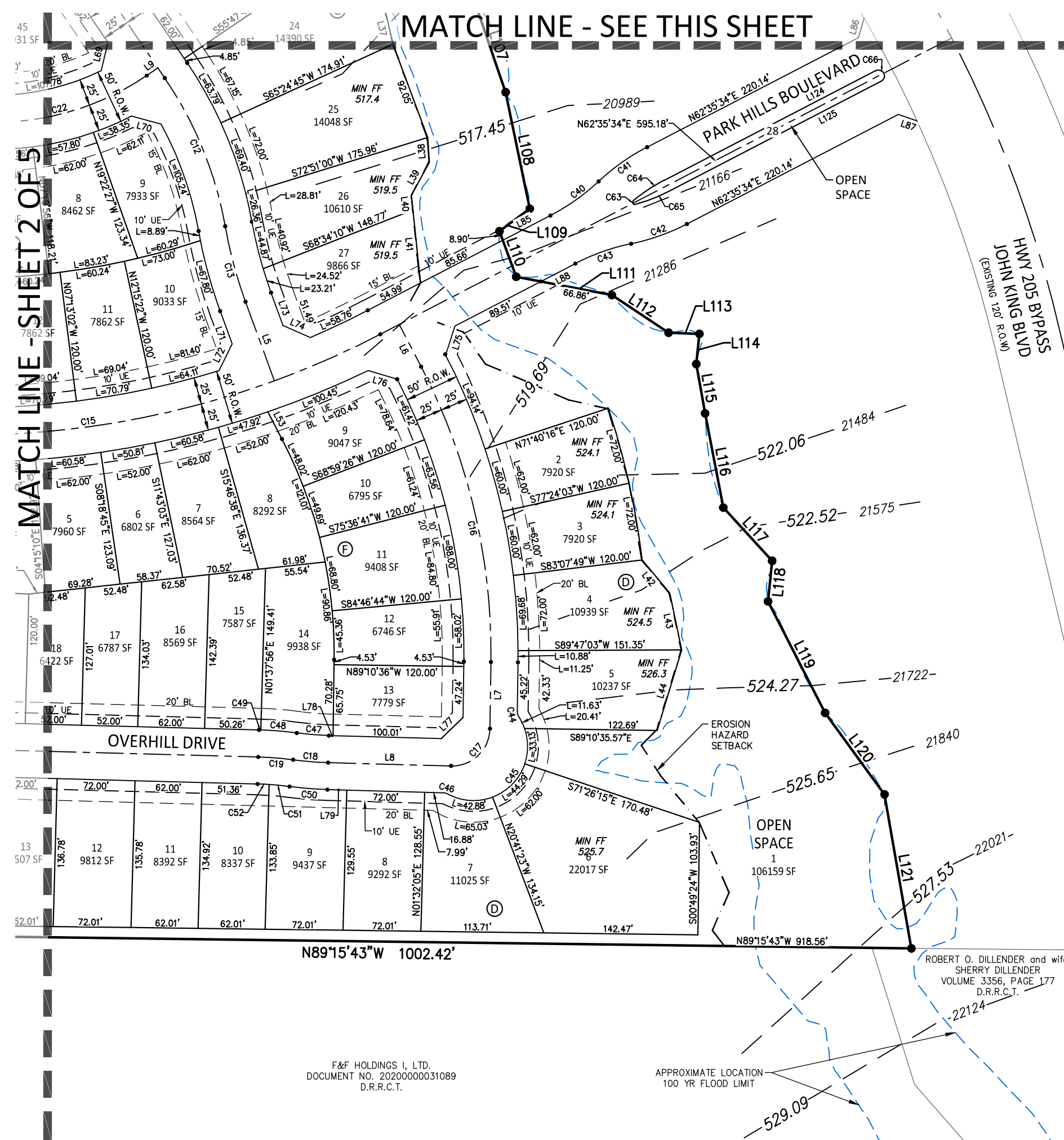
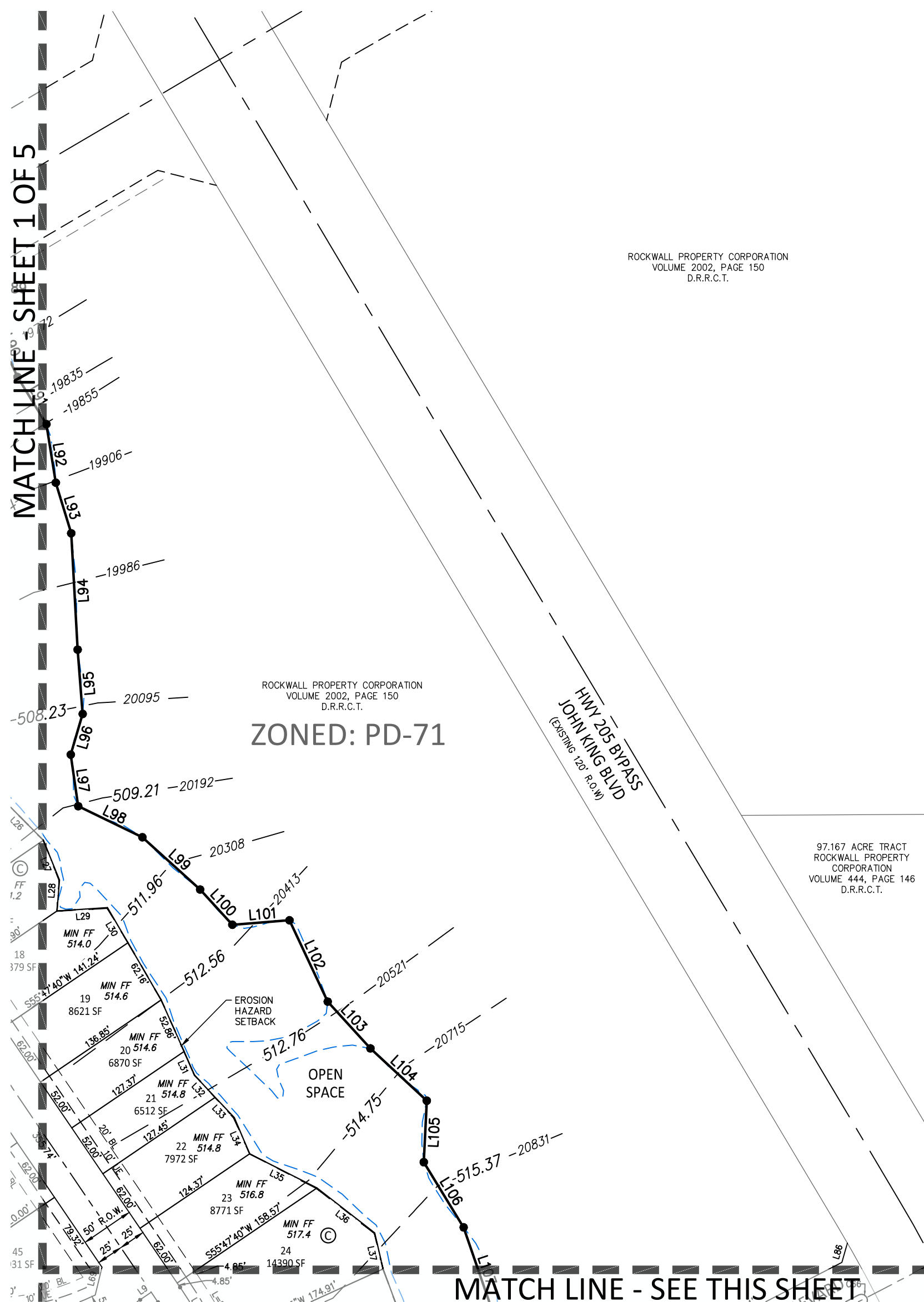
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CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-047
February 27, 2023
EXIST. ZONING: PD-71
LAND USE: SF
SHEET 3 OF 5

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

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Phone: 972-201-3102
Contact: Tom Dayton, PE



MATCH LINE - SHEET 1 OF 5

MATCH LINE - SHEET 2 OF 5

MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE THIS SHEET

ROCKWALL PROPERTY CORPORATION
VOLUME 2002, PAGE 150
D.R.R.C.T.

ROCKWALL PROPERTY CORPORATION
VOLUME 2002, PAGE 150
D.R.R.C.T.

ZONED: PD-71

97.167 ACRE TRACT
ROCKWALL PROPERTY CORPORATION
VOLUME 444, PAGE 146
D.R.R.C.T.

F&F HOLDINGS I, LTD.
DOCUMENT NO. 2020000031089
D.R.R.C.T.

APPROXIMATE LOCATION
100 YR FLOOD LIMIT

ROBERT O. DILLENDER and wife,
SHERRY DILLENDER
VOLUME 3356, PAGE 177
D.R.R.C.T.

Line Table		
Line	Length	Direction
L1	65.23	S2° 04' 28"E
L2	25.00	N1° 14' 53"W
L3	15.39	S22° 50' 48"W
L4	86.48	S88° 27' 55"E
L5	77.75	S20° 01' 20"E
L6	44.07	N27° 24' 26"W
L7	61.64	S0° 49' 24"W
L8	113.76	S88° 27' 55"E
L9	12.44	N55° 47' 40"E
L10	17.00	N88° 22' 04"W
L11	15.84	S88° 20' 48"W
L12	15.84	N88° 20' 48"E
L13	28.74	N47° 26' 59"W
L14	62.09	S88° 20' 48"W
L15	12.72	S21° 51' 16"W
L16	27.29	S46° 30' 22"W
L17	19.00	N30° 30' 04"W
L18	16.52	N46° 40' 48"E
L19	25.17	N56° 06' 27"W
L20	10.61	N24° 28' 52"W
L21	25.42	S59° 30' 28"W
L22	46.54	S88° 13' 03"W
L23	32.84	S70° 54' 01"W
L24	52.00	S34° 12' 20"E
L25	52.00	S34° 12' 20"E

Line Table		
Line	Length	Direction
L26	52.90	S44° 46' 36"E
L27	40.25	S22° 05' 32"E
L28	29.15	S4° 49' 15"W
L29	47.55	N86° 10' 29"E
L30	38.04	S30° 09' 15"E
L31	24.20	S23° 52' 46"E
L32	28.53	S43° 06' 53"E
L33	26.13	S43° 06' 53"E
L34	36.88	S23° 03' 47"E
L35	70.81	S63° 05' 21"E
L36	68.69	S52° 08' 24"E
L37	34.60	S12° 49' 43"E
L38	22.92	S3° 57' 54"E
L39	34.78	S28° 45' 30"W
L40	13.63	S6° 02' 04"E
L41	67.86	S6° 02' 04"E
L42	39.95	N39° 43' 05"W
L43	53.70	N11° 48' 15"W
L44	77.80	N16° 57' 28"E
L45	1.85	N0° 25' 39"E
L46	10.59	N60° 00' 26"W
L47	15.15	N87° 11' 23"W
L48	23.50	N54° 21' 56"W
L49	10.61	S22° 52' 40"E
L50	23.23	N24° 23' 30"E

Line Table		
Line	Length	Direction
L51	17.07	S55° 41' 52"W
L52	51.81	S55° 41' 52"W
L53	28.28	N27° 24' 26"W
L54	24.65	N75° 10' 57"E
L55	4.27	N1° 32' 05"E
L56	36.65	N89° 07' 35"E
L57	28.20	N46° 29' 00"W
L58	14.37	S88° 20' 48"W
L59	15.62	N86° 17' 18"E
L60	27.57	S43° 31' 00"W
L61	33.86	S1° 18' 48"E
L62	26.98	S43° 39' 22"E
L63	29.47	S46° 12' 57"W
L64	6.69	S88° 45' 07"W
L65	28.44	S88° 45' 07"W
L66	37.31	N67° 20' 11"W
L67	25.61	N15° 58' 42"E
L68	30.30	N74° 58' 04"W
L69	26.83	N13° 40' 06"E
L70	28.46	N74° 48' 07"W
L71	32.36	N20° 01' 20"W
L72	27.66	N26° 13' 25"E
L73	32.36	S20° 01' 20"E
L74	27.66	N66° 16' 04"W
L75	28.28	N17° 35' 38"E

Line Table		
Line	Length	Direction
L76	27.89	N73° 13' 08"W
L77	28.11	N46° 10' 45"E
L78	3.88	S88° 27' 55"E
L79	17.93	S88° 27' 55"E
L80	28.85	S44° 37' 42"E
L81	27.70	N45° 22' 18"E
L82	27.71	N45° 22' 02"E
L83	28.90	N44° 43' 30"W
L84	28.31	S46° 35' 01"W
L85	49.54	N62° 35' 34"E
L86	18.92	N16° 08' 24"E
L87	18.46	S70° 57' 16"E
L88	35.86	N62° 35' 34"E
L89	40.60	S69° 21' 48"E
L90	64.89	S25° 06' 25"E
L91	51.80	S31° 25' 37"E
L92	55.61	S9° 09' 13"E
L93	49.61	S16° 55' 05"E
L94	109.33	S3° 11' 20"E
L95	60.49	S4° 27' 24"E
L96	39.76	S16° 19' 49"W
L97	48.89	S8° 12' 45"E
L98	66.87	S64° 09' 47"E
L99	73.04	S47° 50' 45"E
L100	44.81	S42° 29' 55"E

Line Table		
Line	Length	Direction
L101	53.72	N85° 31' 53"E
L102	84.31	S25° 10' 09"E
L103	59.42	S42° 22' 14"E
L104	72.07	S47° 09' 28"E
L105	57.76	S2° 46' 29"W
L106	71.66	S31° 26' 15"E
L107	88.10	S18° 53' 46"E
L108	110.02	S11° 41' 53"E
L109	34.88	S53° 25' 21"W
L110	44.84	S20° 12' 22"E
L111	90.02	S79° 08' 23"E
L112	62.92	S56° 28' 11"E
L113	28.55	S87° 49' 07"E
L114	28.02	S5° 58' 08"W
L115	46.33	S10° 07' 55"E
L116	88.76	S10° 56' 13"E
L117	66.83	S42° 32' 37"E
L118	37.66	S5° 48' 00"W
L119	115.84	S27° 06' 51"E
L120	93.26	S36° 05' 07"E
L121	144.51	S9° 53' 27"E
L122	201.44	N0° 37' 07"W
L123	27.70	N42° 28' 16"E
L124	220.14	S62° 35' 34"W
L125	220.14	N62° 35' 34"E

GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. 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'.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
5. LOTS ADJACENT TO FLOODPLAIN AND DETENTION AREAS SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. 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.
7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
8. ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	40.71	300.00	007°46'27"	40.67	S05° 57' 41"E
C2	48.41	325.00	008°32'06"	48.37	N05° 34' 51"W
C3	218.57	250.00	050°05'31"	211.67	N23° 43' 57"E
C4	157.49	250.00	036°05'37"	154.90	S30° 43' 54"W
C5	188.19	988.00	010°54'48"	187.90	S07° 13' 41"W
C6	18.94	300.00	003°37'01"	18.93	N89° 26' 22"W
C7	133.38	500.00	015°17'05"	132.99	N84° 43' 36"E
C8	136.19	540.00	014°27'02"	135.83	S84° 18' 34"W
C9	150.33	250.00	034°27'13"	148.08	N74° 18' 29"E
C10	92.99	250.00	021°18'43"	92.46	S77° 48' 33"E
C11	33.15	35.00	054°15'35"	31.92	N61° 20' 07"W
C12	149.06	355.00	024°03'27"	147.97	N22° 10' 36"W
C13	72.38	420.00	009°52'27"	72.29	S15° 05' 06"E
C14	56.40	35.00	092°19'34"	50.49	S45° 22' 18"W
C15	419.26	830.00	028°56'31"	414.82	N77° 03' 50"E
C16	283.31	575.00	028°13'51"	280.46	N13° 17' 31"W
C17	55.41	35.00	090°42'41"	49.80	N46° 10' 45"E
C18	32.42	300.00	006°11'30"	32.40	S85° 22' 10"E
C19	32.42	300.00	006°11'30"	32.40	N85° 22' 10"W
C20	11.42	250.00	002°37'02"	11.42	S00° 19' 26"W
C21	476.36	295.00	092°31'11"	426.26	S45° 16' 30"W
C22	155.95	250.00	035°44'25"	153.43	N73° 39' 53"E
C23	37.39	57.00	037°35'14"	36.73	N24° 42' 01"W
C24	26.75	20.50	074°45'45"	24.89	S53° 52' 00"E
C25	87.50	57.50	087°11'25"	79.30	S03° 07' 58"W
C26	6.02	20.50	016°49'29"	6.00	S80° 20' 23"W
C27	20.52	325.00	003°37'01"	20.51	N89° 26' 22"W
C28	17.36	275.00	003°37'01"	17.36	N89° 26' 22"W
C29	23.52	475.00	002°50'15"	23.52	S89° 02' 59"E
C30	26.44	525.00	002°53'07"	26.43	N89° 04' 25"W
C31	6.45	10.00	036°58'24"	6.34	S84° 23' 43"W
C32	197.67	57.50	196°58'07"	113.74	S79° 23' 05"W
C33	14.23	10.00	081°33'24"	13.06	S42° 54' 34"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C34	5.86	10.00	033°33'26"	5.77	N74° 45' 22"E
C35	91.30	50.00	104°37'28"	79.14	N69° 42' 37"W
C36	5.86	10.00	033°33'26"	5.77	S17° 25' 37"E
C37	5.31	10.00	030°26'20"	5.25	N16° 00' 39"W
C38	52.11	50.00	059°42'56"	49.78	S10° 30' 31"W
C39	6.46	10.00	036°59'16"	6.34	S69° 58' 17"E
C40	54.94	200.00	015°44'26"	54.77	N54° 43' 21"E
C41	54.94	200.00	015°44'26"	54.77	S54° 43' 21"W
C42	54.94	200.00	015°44'26"	54.77	N70° 27' 47"E
C43	54.94	200.00	015°44'26"	54.77	S70° 27' 47"W
C44	5.86	10.00	033°33'26"	5.77	S15° 57' 19"E
C45	44.29	50.00	050°44'52"	42.85	N43° 56' 11"E
C46	4.70	10.00	026°55'00"	4.65	S75° 00' 25"E
C47	29.72	275.00	006°11'30"	29.70	S85° 22' 10"E
C48	33.38	325.00	005°53'06"	33.37	N85° 12' 58"W
C49	1.74	325.00	000°18'24"	1.74	N88° 18' 43"W
C50	35.12	325.00	006°11'30"	35.10	S85° 22' 10"E
C51	19.08	275.00	003°58'28"	19.07	N84° 15' 39"W
C52	10.64	275.00	002°13'02"	10.64	N87° 21' 24"W
C53	13.15	20.50	036°44'50"	12.92	S16° 44' 29"E
C54	176.43	57.50	175°48'22"	114.92	S17° 42' 07"E
C55	15.17	20.50	042°24'46"	14.83	N48° 59' 41"E
C56	305.56	700.00	025°00'38"	303.14	N11° 53' 11"E
C57	20.94	20.00	060°00'00"	20.00	S61° 39' 12"E
C58	5.24	5.00	060°00'00"	5.00	S01° 39' 12"E
C59	20.94	20.00	060°00'00"	20.00	S58° 20' 48"W
C60	20.94	20.00	060°00'00"	20.00	N61° 39' 12"W
C61	5.24	5.00	060°00'00"	5.00	N01° 39' 12"W
C62	20.94	20.00	060°00'00"	20.00	N58° 20' 48"E
C63	5.45	2.00	156°14'49"	3.91	S27° 24' 26"E
C64	34.31	165.50	011°52'36"	34.24	S56° 39' 16"W
C65	34.31	165.50	011°52'36"	34.24	N68° 31' 52"E
C66	17.28	5.50	180°00'00"	11.00	N27° 24' 26"W

**FINAL PLAT
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SF

144 SINGLE FAMILY LOTS AND
12 OPEN SPACE LOTS
SITUATED WITHIN

TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183

**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**

P2022-047

February 24, 2023

EXIST. ZONING: PD-71

LAND USE: SF

SHEET 4 OF 5

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

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



**LEGAL DESCRIPTION:
65.309 ACRES**

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, 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 State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner;

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 72.07 feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

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

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 2020000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the POINT OF BEGINNING and containing 65.309 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 PARK HILLS 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 PARK HILLS subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of there respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys all according to the specifications of the City of Rockwall; or

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

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

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

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of QUALICO DEVELOPMENTS (U.S.), INC., 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.

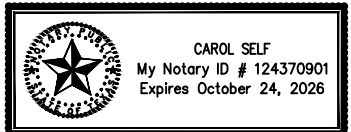
RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

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
PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-9, BLOCK B;
LOTS 1-28, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SF
144 SINGLE FAMILY LOTS AND
12 OPEN SPACE LOTS
SITUATED WITHIN

TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-047

March 16, 2023

EXIST. ZONING: PD-71
LAND USE: SF
SHEET 5 OF 5

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

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



Mapcheck 1: PARK HILLS

Closure Summary

Precision, 1 part in: 2641627.87'
Error distance: 0.00'
Error direction: S77°10'07.69"E
Area: 2844874.66 Sq. Ft.
Square area: 2844874.66
Perimeter: 10557.75'

Point of Beginning

Easting: 2599223.78'
Northing: 7029765.69'

Side 1: Line

Direction: N88°29'03"E
Angle: [-091.52 (d)]
Deflection angle: [088.48 (d)]
Distance: 411.45'
Easting: 2599635.08'
Northing: 7029776.57'

Side 2: Line

Direction: S00°56'16"E
Angle: [-089.42 (d)]
Deflection angle: [090.58 (d)]
Distance: 705.40'
Easting: 2599646.63'
Northing: 7029071.26'

Side 3: Line

Direction: N59°30'28"E
Angle: [060.45 (d)]
Deflection angle: [-119.55 (d)]
Distance: 503.69'
Easting: 2600080.66'
Northing: 7029326.85'

Side 4: Line

Direction: S69°21'48"E
Angle: [-128.87 (d)]
Deflection angle: [051.13 (d)]
Distance: 40.60'
Easting: 2600118.65'
Northing: 7029312.54'

Side 5: Line

Direction: S25°06'25"E
Angle: [-135.74 (d)]
Deflection angle: [044.26 (d)]

Distance: 64.89'
Easting: 2600146.19'
Northing: 7029253.78'

Side 6: Line

Direction: S31°25'37"E
Angle: [173.68 (d)]
Deflection angle: [-006.32 (d)]
Distance: 51.80'
Easting: 2600173.20'
Northing: 7029209.58'

Side 7: Line

Direction: S09°09'13"E
Angle: [-157.73 (d)]
Deflection angle: [022.27 (d)]
Distance: 55.61'
Easting: 2600182.04'
Northing: 7029154.68'

Side 8: Line

Direction: S16°55'05"E
Angle: [172.24 (d)]
Deflection angle: [-007.76 (d)]
Distance: 49.61'
Easting: 2600196.48'
Northing: 7029107.21'

Side 9: Line

Direction: S03°11'20"E
Angle: [-166.27 (d)]
Deflection angle: [013.73 (d)]
Distance: 109.33'
Easting: 2600202.56'
Northing: 7028998.05'

Side 10: Line

Direction: S04°27'24"E
Angle: [178.73 (d)]
Deflection angle: [-001.27 (d)]
Distance: 60.49'
Easting: 2600207.26'
Northing: 7028937.75'

Side 11: Line

Direction: S16°19'49"W
Angle: [-159.21 (d)]
Deflection angle: [020.79 (d)]
Distance: 39.76'

Easting: 2600196.08'
Northing: 7028899.59'

Side 12: Line

Direction: S08°12'45"E
Angle: [155.46 (d)]
Deflection angle: [-024.54 (d)]
Distance: 48.89'
Easting: 2600203.06'
Northing: 7028851.20'

Side 13: Line

Direction: S64°09'47"E
Angle: [124.05 (d)]
Deflection angle: [-055.95 (d)]
Distance: 66.87'
Easting: 2600263.25'
Northing: 7028822.06'

Side 14: Line

Direction: S47°50'45"E
Angle: [-163.68 (d)]
Deflection angle: [016.32 (d)]
Distance: 73.04'
Easting: 2600317.40'
Northing: 7028773.04'

Side 15: Line

Direction: S42°29'55"E
Angle: [-174.65 (d)]
Deflection angle: [005.35 (d)]
Distance: 44.81'
Easting: 2600347.67'
Northing: 7028740.00'

Side 16: Line

Direction: N85°31'53"E
Angle: [128.03 (d)]
Deflection angle: [-051.97 (d)]
Distance: 53.72'
Easting: 2600401.23'
Northing: 7028744.19'

Side 17: Line

Direction: S25°10'09"E
Angle: [-110.70 (d)]
Deflection angle: [069.30 (d)]
Distance: 84.31'
Easting: 2600437.08'

Northing: 7028667.88'
Side 18: Line
 Direction: S42°22'14"E
 Angle: [162.80 (d)]
 Deflection angle: [-017.20 (d)]
 Distance: 59.42'
 Easting: 2600477.13'
 Northing: 7028623.98'

Side 19: Line
 Direction: S47°09'28"E
 Angle: [175.21 (d)]
 Deflection angle: [-004.79 (d)]
 Distance: 72.07'
 Easting: 2600529.97'
 Northing: 7028574.98'

Side 20: Line
 Direction: S02°46'29"W
 Angle: [-130.07 (d)]
 Deflection angle: [049.93 (d)]
 Distance: 57.76'
 Easting: 2600527.18'
 Northing: 7028517.28'

Side 21: Line
 Direction: S31°26'15"E
 Angle: [145.79 (d)]
 Deflection angle: [-034.21 (d)]
 Distance: 71.66'
 Easting: 2600564.55'
 Northing: 7028456.14'

Side 22: Line
 Direction: S18°53'46"E
 Angle: [-167.46 (d)]
 Deflection angle: [012.54 (d)]
 Distance: 88.10'
 Easting: 2600593.08'
 Northing: 7028372.79'

Side 23: Line
 Direction: S11°41'53"E
 Angle: [-172.80 (d)]
 Deflection angle: [007.20 (d)]
 Distance: 110.02'
 Easting: 2600615.39'
 Northing: 7028265.06'

Side 24: Line

Direction: S53°25'21"W
Angle: [-114.88 (d)]
Deflection angle: [065.12 (d)]
Distance: 34.88'
Easting: 2600587.38'
Northing: 7028244.27'

Side 25: Line

Direction: S20°12'22"E
Angle: [106.37 (d)]
Deflection angle: [-073.63 (d)]
Distance: 44.84'
Easting: 2600602.87'
Northing: 7028202.19'

Side 26: Line

Direction: S79°08'23"E
Angle: [121.07 (d)]
Deflection angle: [-058.93 (d)]
Distance: 90.02'
Easting: 2600691.27'
Northing: 7028185.23'

Side 27: Line

Direction: S56°28'11"E
Angle: [-157.33 (d)]
Deflection angle: [022.67 (d)]
Distance: 62.92'
Easting: 2600743.72'
Northing: 7028150.47'

Side 28: Line

Direction: S87°49'07"E
Angle: [148.65 (d)]
Deflection angle: [-031.35 (d)]
Distance: 28.55'
Easting: 2600772.25'
Northing: 7028149.39'

Side 29: Line

Direction: S05°58'08"W
Angle: [-086.21 (d)]
Deflection angle: [093.79 (d)]
Distance: 28.02'
Easting: 2600769.34'
Northing: 7028121.52'

Side 30: Line

Direction: S10°07'55"E
Angle: [163.90 (d)]
Deflection angle: [-016.10 (d)]
Distance: 46.33'
Easting: 2600777.49'
Northing: 7028075.91'

Side 31: Line

Direction: S10°56'13"E
Angle: [179.20 (d)]
Deflection angle: [-000.80 (d)]
Distance: 88.76'
Easting: 2600794.33'
Northing: 7027988.76'

Side 32: Line

Direction: S42°32'37"E
Angle: [148.39 (d)]
Deflection angle: [-031.61 (d)]
Distance: 66.83'
Easting: 2600839.52'
Northing: 7027939.52'

Side 33: Line

Direction: S05°48'00"W
Angle: [-131.66 (d)]
Deflection angle: [048.34 (d)]
Distance: 37.66'
Easting: 2600835.71'
Northing: 7027902.06'

Side 34: Line

Direction: S27°06'51"E
Angle: [147.09 (d)]
Deflection angle: [-032.91 (d)]
Distance: 115.84'
Easting: 2600888.51'
Northing: 7027798.95'

Side 35: Line

Direction: S36°05'07"E
Angle: [171.03 (d)]
Deflection angle: [-008.97 (d)]
Distance: 93.26'
Easting: 2600943.44'
Northing: 7027723.58'

Side 36: Line

Direction: S09°53'27"E

Angle: [-153.81 (d)]
Deflection angle: [026.19 (d)]
Distance: 144.51'
Easting: 2600968.26'
Northing: 7027581.22'

Side 37: Line

Direction: N89°15'43"W
Angle: [-079.37 (d)]
Deflection angle: [100.63 (d)]
Distance: 1002.42'
Easting: 2599965.92'
Northing: 7027594.13'

Side 38: Line

Direction: N87°11'23"W
Angle: [-177.93 (d)]
Deflection angle: [002.07 (d)]
Distance: 295.74'
Easting: 2599670.54'
Northing: 7027608.63'

Side 39: Line

Direction: S01°26'13"W
Angle: [088.63 (d)]
Deflection angle: [-091.37 (d)]
Distance: 426.00'
Easting: 2599659.86'
Northing: 7027182.77'

Side 40: Line

Direction: S88°33'07"W
Angle: [-092.88 (d)]
Deflection angle: [087.12 (d)]
Distance: 724.98'
Easting: 2598935.11'
Northing: 7027164.44'

Side 41: Line

Direction: N24°23'30"E
Angle: [-064.16 (d)]
Deflection angle: [115.84 (d)]
Distance: 884.48'
Easting: 2599300.37'
Northing: 7027969.98'

Side 42: Curve

Curve direction: Counter-clockwise
Radius: [700.00']

Arc length: 305.56'
Delta angle: 025.01 (d)
Tangent: [155.25']
Chord direction: N11°53'11"E
Chord angle: [167.49 (d)]
Deflection angle: [-012.51 (d)]
Chord distance: 303.14'
Easting: 2599362.81'
Northing: 7028266.62'

Side 43: Line

Direction: N00°37'07"W
Angle: [-180.00 (d)]
Deflection angle: [000.00 (d)]
Distance: 201.44'
Easting: 2599360.64'
Northing: 7028468.05'

Side 44: Line

Direction: S89°07'35"W
Angle: [089.74 (d)]
Deflection angle: [-090.26 (d)]
Distance: 762.97'
Easting: 2598597.75'
Northing: 7028456.41'

Side 45: Line

Direction: S89°15'52"W
Angle: [-179.86 (d)]
Deflection angle: [000.14 (d)]
Distance: 297.37'
Easting: 2598300.41'
Northing: 7028452.60'

Side 46: Line

Direction: N59°30'28"E
Angle: [-029.76 (d)]
Deflection angle: [150.24 (d)]
Distance: 1091.77'
Easting: 2599241.19'
Northing: 7029006.58'

Side 47: Line

Direction: N01°18'48"W
Angle: [119.18 (d)]
Deflection angle: [-060.82 (d)]
Distance: 759.30'
Easting: 2599223.78'

Northing: 7029765.69'