



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

Other Application Fees:

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

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision Terracina Estates, Phase 2

Lot

Block

General Location West of Rochelle Road and south of Timber Creek Estates Neighborhood

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD - 82

Current Use VACANT

Proposed Zoning PD - 82

Proposed Use SINGLE FAMILY RESIDENTIAL

Acreage 31.331

Lots [Current]

Lots [Proposed] 94

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

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

Owner BLOOMFIELD HOMES LP

Applicant PETITT-ECD

Contact Person CLINT VINCENT

Contact Person CHUCK LAMPING

Address 1900 W KIRKWOOD BLVD.
SUITE 2300B

Address 1600 N. COLLINS BLVD.
SUITE 3300

City, State & Zip SOUTHLAKE, TEXAS 76092

City, State & Zip RICHARDSON, TEXAS 75080

Phone 817-416-1572

Phone 214-403-3589

E-Mail clint@bloomfieldhomes.net

E-Mail chuck@petitt-ecd.com

NOTARY VERIFICATION [REQUIRED]

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

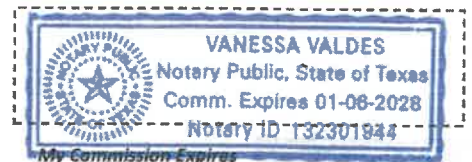
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 926.62, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of June, 20 24. By signing this application, 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."

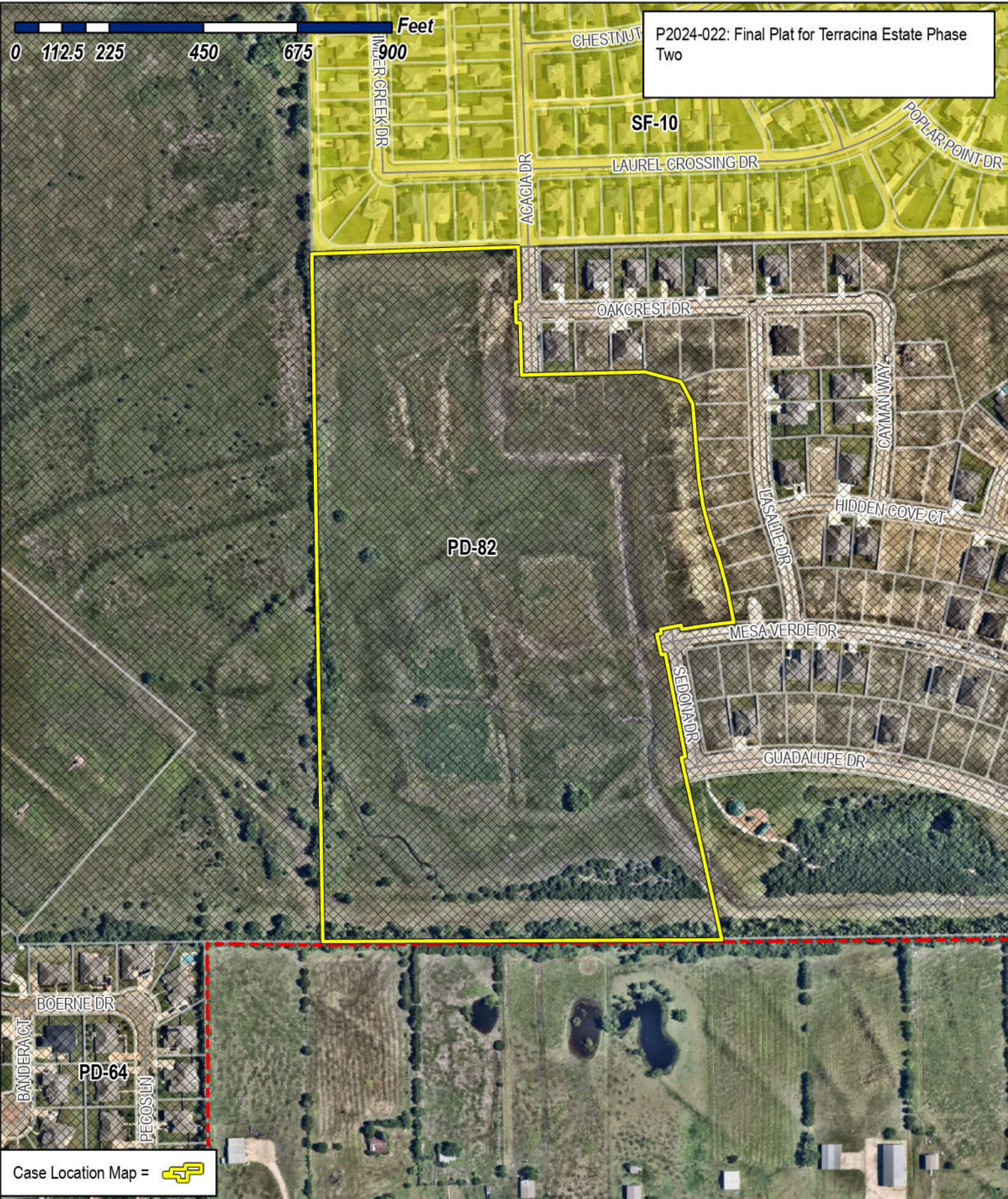
Given under my hand and seal of office on this the 13th day of June, 20 24.

Owner's Signature

Clint Vincent
V. Valdes

Notary Public in and for the State of Texas





P2024-022: Final Plat for Terracina Estate Phase Two

0 112.5 225 450 675 900 Feet

PD-82

SF-10

BOERNE DR
BANDERACT
PECOSIN
PD-64

Case Location Map =

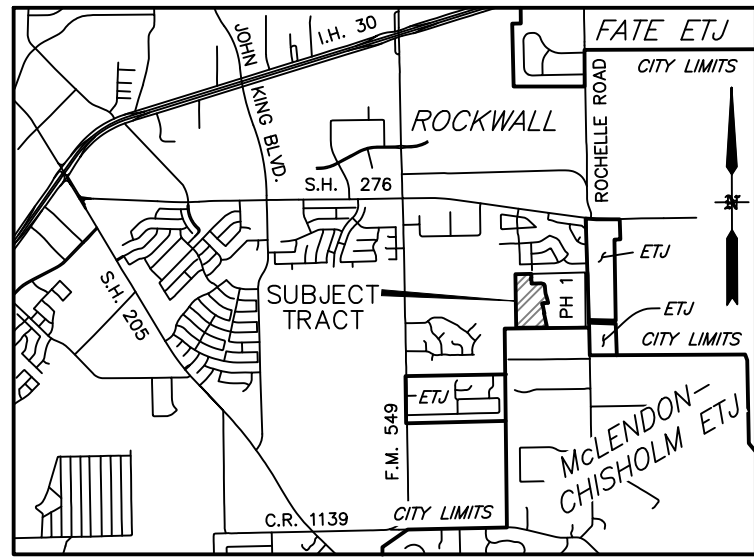


City of Rockwall

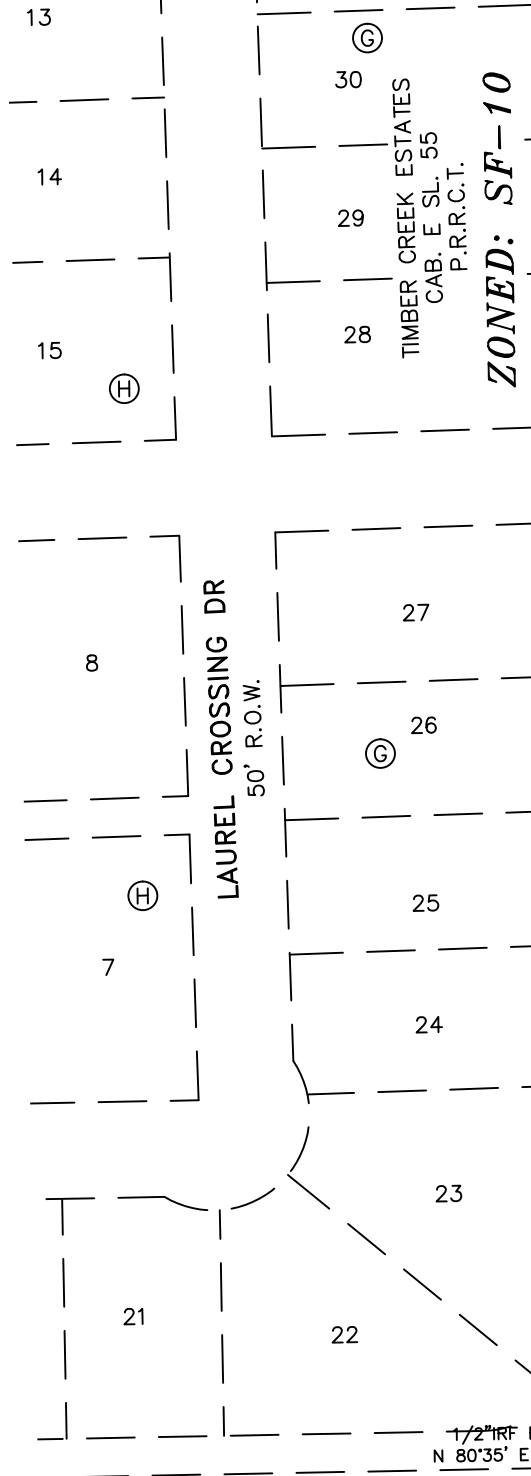
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

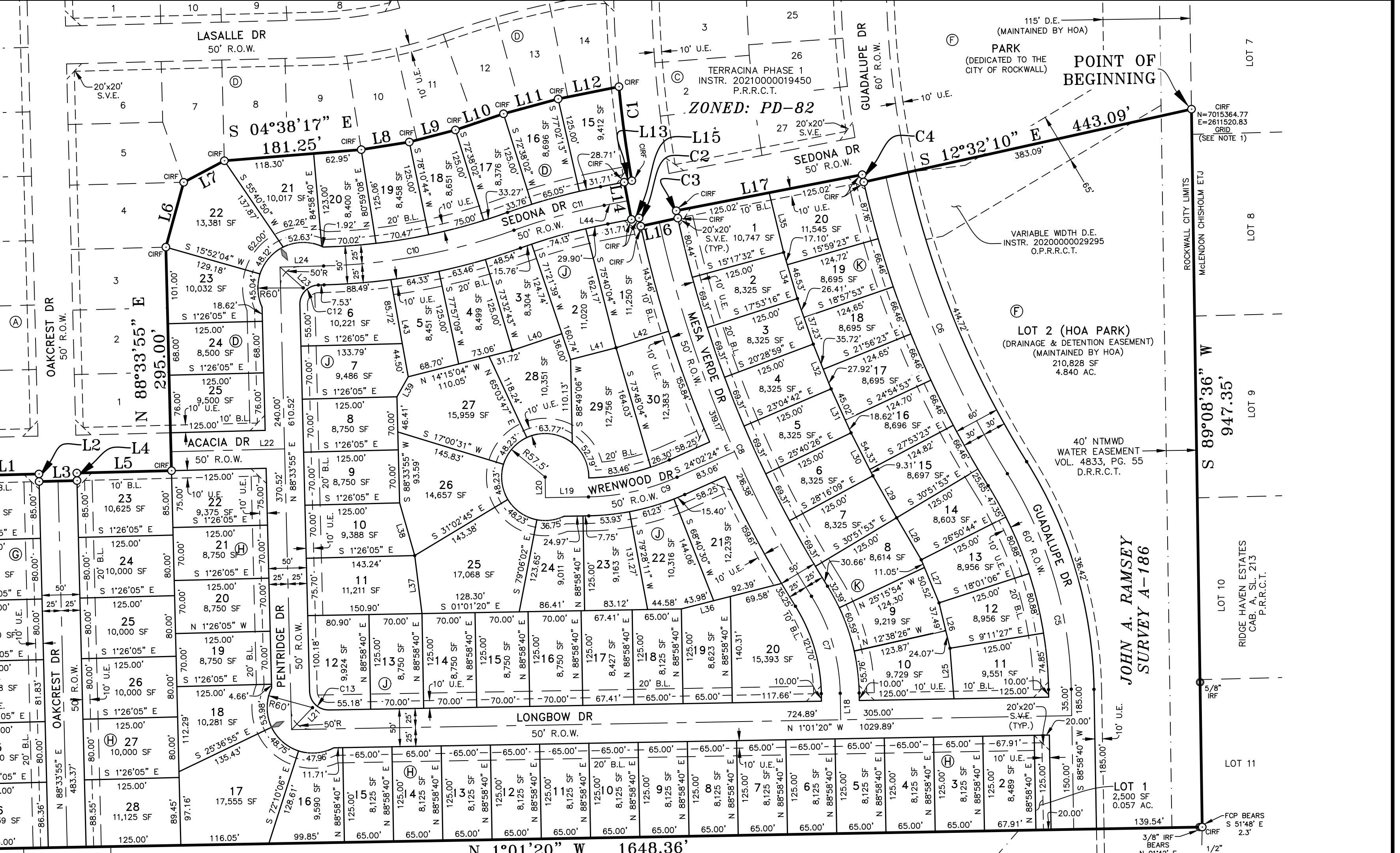




VICINITY MAP
N.T.S.



ZONED: SF-10



N 1°01'20" W 1648.36'

CALLLED 59.065 AC.
BLOOMFIELD HOMES, LP
INSTR. 20180000012449
D.R.R.C.T.
ZONED: PD-82

40' NTMWD WATER EASEMENT
VOL. 4962, PG. 296
D.R.R.C.T.

FINAL PLAT
TERRACINA ESTATES
PHASE 2

LOTS 15-25, BLOCK D; LOT 2, BLOCK F;
LOTS 1-6, BLOCK G; LOTS 1-28, BLOCK H;
LOTS 1-30, BLOCK J; & LOTS 1-20, BLOCK K
BEING

94 RESIDENTIAL LOTS,
1 OPEN SPACE LOT AND 1 PARK LOT
31.331 ACRES OR 1,364,769 SQ. FT.

SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

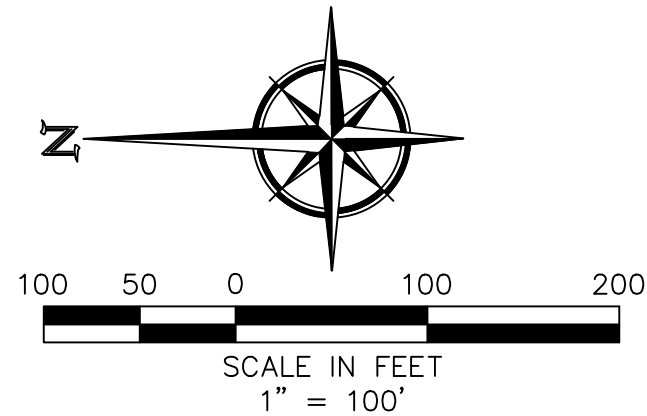
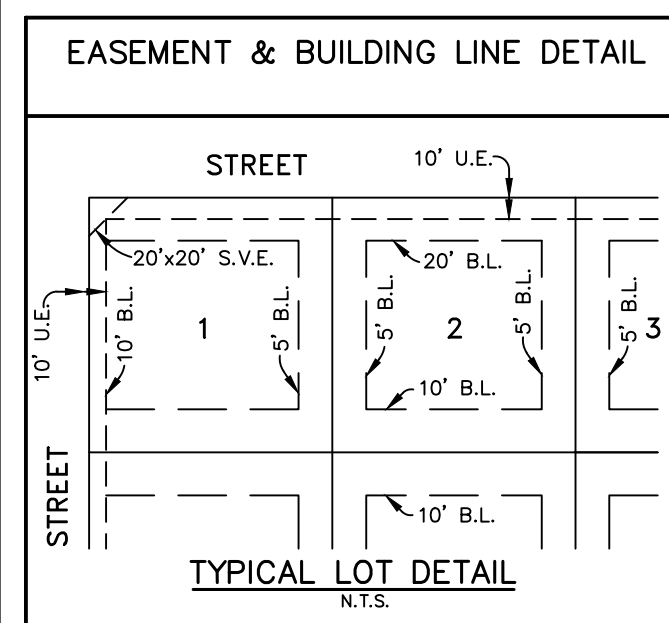
PETTIT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

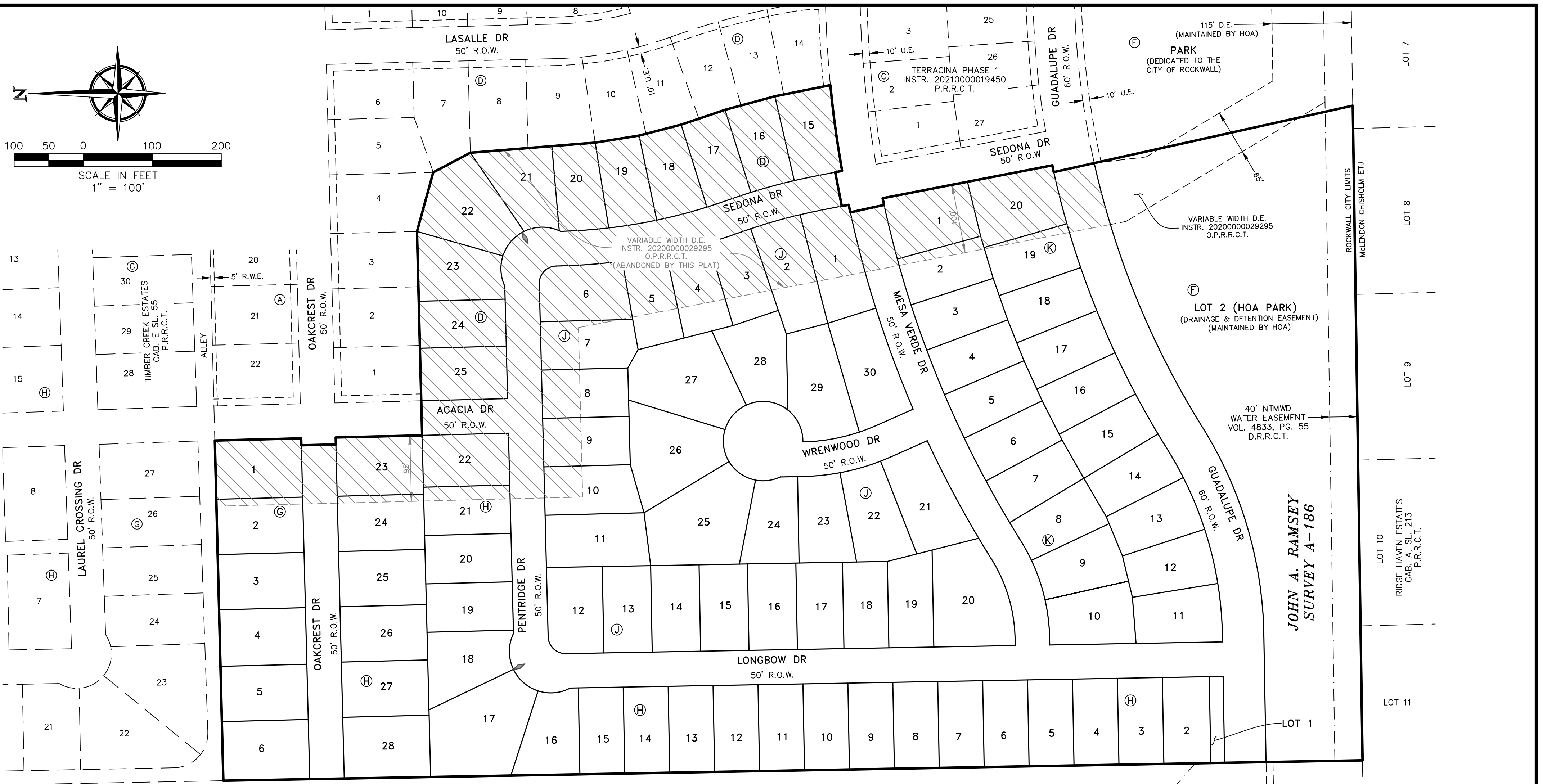
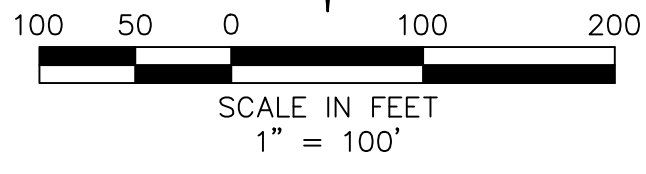
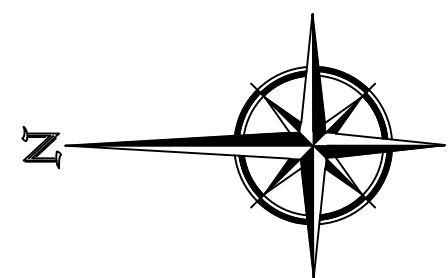
ZONING
1.96 DWELLING UNITS PER ACRE
(MAX. OVERALL DENSITY)
[ORD. NO. 18-08-PD-82]
OPEN SPACE LOT = 0.057 AC.
PARK = 4.840 AC.
94 DWELLING UNITS
3.00 UNITS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1900 W KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

LEGEND

IRF	IRON ROD FOUND
CIRF	5/8 INCH IRON ROD FOUND WITH ADAMS SURVEYING COMPANY LLC CAP
FCP	FENCE CORNER POST FOUND
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.W.E.	RETAINING WALL EASEMENT (TO BE MAINTAINED BY PROPERTY OWNER OR HOA)
S.V.E.	SIDEWALK & VISIBILITY EASEMENT
HOA	HOMEOWNERS ASSOCIATION
◆	INDICATES CHANGE IN STREET NAME





CALLED 59.065 AC.
BLOOMFIELD HOMES, LP
INSTR. 20180000012449
D.R.R.C.T.

40' NTMWD WATER
EASEMENT
VOL. 4962, PG. 296
D.R.R.C.T.

10' U.E.
INSTR. D.R.R.C.T.

FINAL PLAT
**TERRACINA ESTATES
PHASE 2**

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31.331 ACRES OR 1,364,769 SQ. FT.

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JOHN A. RAMSEY SURVEY, A-186
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PETTIT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TBPELS FIRM REGISTRATION
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1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLIE, TX 75098
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1900 W KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

- BENCHMARKS:**
- CP-2 - "X" cut on back of curb on the south side of Guadalupe Drive approximately 1,250 feet west of Rochelle Road.
Elevation = 578.60
 - CP-3 - "X" cut on back of curb on the south side of Oakcrest Drive approximately 20' west of Lasalle Drive
Elevation = 562.98'

LOT SIZE TABLE							
BLOCK	LOT NO.	AREA	ACREAGE	BLOCK	LOT NO.	AREA	ACREAGE
D	15	9,412	0.216	J	3	8,304	0.191
D	16	8,696	0.200	J	4	8,499	0.195
D	17	8,376	0.192	J	5	8,451	0.194
D	18	8,651	0.199	J	6	10,221	0.235
D	19	8,458	0.194	J	7	9,486	0.218
D	20	8,400	0.193	J	8	8,750	0.201
D	21	10,017	0.230	J	9	8,750	0.201
D	22	13,381	0.307	J	10	9,388	0.216
D	23	10,032	0.230	J	11	11,211	0.257
D	24	8,500	0.195	J	12	9,924	0.228
D	25	9,500	0.218	J	13	8,750	0.201
F	2	210,828	4.840	J	14	8,750	0.201
G	1	10,625	0.244	J	15	8,750	0.201
G	2	10,000	0.230	J	16	8,750	0.201
G	3	10,000	0.230	J	17	8,427	0.193
G	4	10,228	0.235	J	18	8,125	0.187
G	5	10,000	0.230	J	19	8,623	0.198
G	6	10,739	0.247	J	20	15,393	0.353
H	1	2,500	0.057	J	21	12,239	0.281
H	2	8,489	0.195	J	22	10,316	0.237
H	3	8,125	0.187	J	23	9,163	0.210
H	4	8,125	0.187	J	24	9,011	0.207
H	5	8,125	0.187	J	25	17,068	0.392
H	6	8,125	0.187	J	26	14,657	0.336
H	7	8,125	0.187	J	27	15,959	0.366
H	8	8,125	0.187	J	28	10,345	0.237
H	9	8,125	0.187	J	29	12,760	0.293
H	10	8,125	0.187	J	30	12,383	0.284
H	11	8,125	0.187	K	1	10,747	0.247
H	12	8,125	0.187	K	2	8,325	0.191
H	13	8,125	0.187	K	3	8,325	0.191
H	14	8,125	0.187	K	4	8,325	0.191
H	15	8,125	0.187	K	5	8,325	0.191
H	16	9,590	0.220	K	6	8,325	0.191
H	17	17,555	0.403	K	7	8,325	0.191
H	18	10,281	0.236	K	8	8,614	0.198
H	19	8,750	0.201	K	9	9,219	0.212
H	20	8,750	0.201	K	10	9,729	0.223
H	21	8,750	0.201	K	11	9,551	0.219
H	22	9,375	0.215	K	12	8,956	0.206
H	23	10,625	0.244	K	13	8,956	0.206
H	24	10,000	0.230	K	14	8,603	0.198
H	25	10,000	0.230	K	15	8,697	0.200
H	26	10,000	0.230	K	16	8,696	0.200
H	27	10,000	0.230	K	17	8,695	0.200
H	28	11,125	0.255	K	18	8,695	0.200
J	1	11,250	0.258	K	19	8,695	0.200
J	2	11,020	0.253	K	20	11,545	0.265

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 1°26'05" E	125.00'
L2	S 88°33'55" W	10.00'
L3	S 1°26'05" E	50.00'
L4	N 88°33'55" E	10.00'
L5	S 1°26'05" E	125.00'
L6	S 74°39'57" E	88.77'
L7	S 27°50'10" E	60.72'
L8	S 9°02'55" E	64.32'
L9	S 14°35'37" E	62.88'
L10	S 18°37'29" E	67.02'
L11	S 15°12'53" E	74.64'
L12	S 11°22'18" E	81.90'
L13	N 10°58'09" W	10.20'
L14	S 79°01'51" W	50.00'
L15	S 10°58'09" E	10.20'
L16	S 12°16'48" E	50.00'
L17	S 10°58'09" E	250.04'
L18	S 88°58'40" W	35.00'
L19	N 1°01'20" W	56.74'
L20	S 88°58'40" W	27.24'
L21	S 46°26'05" E	40.00'
L22	S 1°26'05" E	150.00'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L23	S 41°55'38" W	41.19'
L24	S 1°26'05" E	57.53'
L25	S 85°30'11" W	66.96'
L26	S 76°23'43" W	61.57'
L27	S 67°34'05" W	61.57'
L28	S 59°41'23" W	64.21'
L29	S 60°25'59" W	63.64'
L30	N 63°01'42" E	63.64'
L31	N 65°37'26" E	63.64'
L32	N 68°13'09" E	63.64'
L33	N 70°48'53" E	63.64'
L34	N 73°24'36" E	63.64'
L35	S 76°21'39" W	81.00'
L36	N 14°16'45" W	66.78'
L37	S 82°52'23" W	77.17'
L38	N 73°57'31" E	72.34'
L39	N 60°38'26" W	30.28'
L40	S 18°33'56" E	69.05'
L41	S 14°29'17" E	62.00'
L42	S 17°28'56" E	72.75'
L43	S 79°53'09" W	130.22'
L44	N 10°58'09" W	31.71'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	004°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W	125.19'
C2	000°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W	11.15'
C3	000°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W	10.00'
C4	000°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W	10.00'
C5	030°59'26"	555.00'	153.87'	300.19'	N 73°28'57" E	296.55'
C6	019°28'37"	1250.00'	214.53'	424.92'	S 67°43'32" W	422.88'
C7	030°59'27"	250.00'	69.31'	135.22'	N 73°28'57" E	133.58'
C8	019°43'58"	1555.00'	270.45'	535.55'	S 67°51'13" W	532.91'
C9	023°01'04"	300.00'	61.08'	120.52'	S 12°31'52" E	119.71'
C10	018°23'27"	800.00'	129.51'	256.78'	S 10°37'48" E	255.68'
C11	008°51'23"	800.00'	61.95'	123.66'	N 15°23'50" W	123.53'
C12	090°00'00"	25.00'	25.00'	39.27'	N 46°26'05" W	35.36'
C13	089°35'15"	25.00'	24.82'	39.09'	S 43°46'18" W	35.23'

NOTES:

- The bearings and coordinates shown and recited hereon are referenced to the Texas Coordinate System of 1983 – North Central Zone No. 4202 – NAD83. All distances are surface distances with a surface to grid scale factor of 1.000146135
- Subdivision property corners are 5/8–inch iron rods with caps marked "PETITT–ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8–inch iron rods with cap marked "PETITT– ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8–inch iron rod may be set five feet (5') from the rear lot corner along the side lot line
- Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Maps for Ellis County, Texas and incorporated areas ~ Map Number 48397C0045L, Effective Date September 26, 2008. Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.
- All Open Space tracts, Drainage, & Detention Easements will be maintained, repaired and replaced by the Homeowners Association.
- Lot 1, Block H and Lot 2, Block F will be dedicated to the Homeowners Association. They will be maintained by the Homeowners Association.
- Retaining Walls in the Park Area (Lot 2, Block F) will be maintained, repaired and replaced by the Homeowners Association.
- Driveway depth must be 25' or more between the front of garage and edge of sidewalk.
- Retaining Walls in Residential Lots will be maintained, repaired and replaced by the Property Owners.
- The flood information shown on this plat is based on the August 20, 2020 Terracina Detention Study completed by McLendon Hydrology and Engineering, LLC.
- Subdivider's statement: Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
- Public improvement statement: It shall be the policy of the city to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision plat by the city does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the city of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the subdivision ordinance of the city.
- Drainage and detention easements: The property owner and Homeowners Association shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- Fire lanes: All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on–site and off–site fire lane improvements.
- Street appurtenances: All decorative signage, posts, or lights installed in public right–of–way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA).
- The source of water for this subdivision will be the City of Rockwall.
- The method of wastewater disposal for this subdivision will be connecting to the City of Rockwall existing systems and facilities.

FINAL PLAT
TERRACINA ESTATES
PHASE 2
 LOTS 15–25, BLOCK D; LOT 2, BLOCK F;
 LOTS 1–6, BLOCK G; LOTS 1–28, BLOCK H;
 LOTS 1–30, BLOCK J; & LOTS 1–20, BLOCK K
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CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
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TBPELS FIRM REGISTRATION
 ENGINEERING FIRM #001145 SURVEYING FIRM #10194792

1600 N. COLLINS BLVD. 201 WINDCO CIR.
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BLOOMFIELD HOMES L.P.
 1900 W KIRKWOOD BLVD, SUITE 2300B
 SOUTHLAKE, TEXAS 76092
 PHONE: 817–416–1572

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

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

BEING a 31.331-acre tract of land situated in the John A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas and being part of a called 81.49-acre tract of land described in deed to Bloomfield Homes, LP, recorded in Instrument 20170000022672, Deed Records, Rockwall County, Texas (DRRCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped ADAMS SURVEYING COMPANY LLC found (hereinafter called "iron rod with cap found) in the south line of said 81.49-acre tract and the north line or Ridge Haven Estates, an addition to Rockwall County, as shown on plat thereof recorded in Cabinet A, Slide 213, Plat Records Rockwall, County, Texas (PRRCT), same being the southwest corner of Terracina Phase 1, an addition to the City of Rockwall, as shown on plat thereof recorded in instrument 20210000019450, PRRCT;

THENCE South 89 degrees 08 minutes 36 seconds West, with the common line of said 81.49-acre tract and said Ridge Haven Estates, a distance of 947.35 feet to an iron rod with cap found at the common south corner of said 81.49-acre tract and a called 59.065-acre tract of land described in deed to Bloomfield Homes, LP, recorded in Instrument 20180000012449, from which a 3/8-inch iron rod found bears North 01 degrees 42 minutes East, a distance of 3.8 feet;

THENCE North 01 degrees 01 minutes 20 seconds West, with the common line of said 81.49-acre tract and said 59.065-acre tract, a distance of 1,648.36 feet to an iron rod with cap found at the northwest corner of said 59.065acre tract, same being the southwest corner of Timber Creek Estates, an addition to the City of Rockwall, as shown on plat thereof, recorded in Cabinet E, Slide 55, PRRCT;

THENCE North 88 degrees 33 minutes 55 seconds East, with the common line of said 81.49-acre tract and said Timber Creek Estates, a distance of 492.29 feet to an iron rod with cap found at the northwest corner of said Terracina Estates, Phase 1;

THENCE with the west line of said Terracina Phase 1, the following courses and distances;

- South 01 degrees 26 minutes 05 seconds East, a distance of 125.00 feet to an iron rod with cap found for corner;
• South 88 degrees 33 minutes 55 seconds West, a distance of 10.00 feet to an iron rod with cap found for corner;
• South 01 degrees 26 minutes 05 seconds East, a distance of 50.00 feet to an iron rod with cap found for corner;
• North 88 degrees 33 minutes 55 seconds East, a distance of 10.00 feet to an iron rod with cap found for corner;
• South 01 degrees 26 minutes 05 seconds East, a distance of 125.00 feet to an iron rod with cap found for corner;
• North 88 degrees 33 minutes 55 seconds West, a distance of 295.00 feet to an iron rod with cap found for corner;
• South 74 degrees 39 minutes 57 seconds East, a distance of 88.77 feet to an iron rod with cap found for corner;
• South 27 degrees 50 minutes 10 seconds East, a distance of 60.72 feet to an iron rod with cap found for corner;
• South 04 degrees 38 minutes 17 seconds East, a distance of 181.25 feet to an iron rod with cap found for corner;
• South 09 degrees 02 minutes 55 seconds East, a distance of 64.32 feet to an iron rod with cap found for corner;
• South 14 degrees 35 minutes 37 seconds East, a distance of 62.88 feet to an iron rod with cap found for corner;
• South 18 degrees 37 minutes 29 seconds West, a distance of 67.02 feet to an iron rod with cap found for corner;
• South 15 degrees 12 minutes 53 seconds East, a distance of 74.64 feet to an iron rod with cap found for corner;
• South 11 degrees 22 minutes 18 seconds West, a distance of 81.90 feet to an iron rod with cap found at the beginning of a non-tangent curve to the left having a radius of 1,580.00 feet, whose chord bears South 82 degrees 12 minutes 29 seconds West, a distance of 125.19 feet;
• Southwesterly, with said curve to the left, through a central angle of 04 degrees 32 minutes 28 seconds, an arc distance of 125.23 feet an iron rod with cap found;
• North 10 degrees 58 minutes 09 seconds East, a distance of 10.20 feet to an iron rod with cap found for corner;
• South 79 degrees 01 minutes 51 seconds East, a distance of 50.00 feet to an iron rod with cap found for corner;
• South 10 degrees 58 minutes 09 seconds East, a distance of 10.20 feet to an iron rod with cap found for corner;
• South 77 degrees 55 minutes 20 seconds West, a distance of 11.15 feet to an iron rod with cap found for corner;
• South 12 degrees 16 minutes 48 seconds East, a distance of 50.00 feet to an iron rod with cap found for corner;
• North 77 degrees 54 minutes 26 seconds West, a distance of 10.00 feet to an iron rod with cap found for corner;
• South 10 degrees 58 minutes 09 seconds East, a distance of 250.04 feet to an iron rod with cap found at the beginning of a non-tangent curve to the left having a radius of 1,280.00 feet, whose chord bears South 77 degrees 41 minutes 16 seconds West, a distance of 10.00 feet;
• Southwesterly, with said curve to the left, through a central angle of 00 degrees 26 minutes 52 seconds, an arc distance of 10.00 feet to an iron rod with cap found;
• South 12 degrees 32 minutes 10 seconds East, a distance of 443.09 feet to the POINT OF BEGINNING AND CONTAINING 1,364,769 square feet or 31.331 acres of land more or less.

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the TERRACINA ESTATES, PHASE 2 subdivision to the city, 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 on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the TERRACINA ESTATES, PHASE 2 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 off-site and on-site utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The city 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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 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, 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.

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

FOR: BLOOMFIELD HOMES, LP, a Texas limited partnership

BY: Bloomfield Properties, Inc.
a Texas corporation, General Partner

BY: Donald J. Dykstra, President

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Donald J. Dykstra, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this ___ day of _____, 2024.

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

SURVEYOR'S CERTIFICATE

THIS is to certify that I, James Mark Whitkanack, a Registered Public Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

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. Released for review only.

James Mark Whitkanack
Registered Professional Land Surveyor
State Of Texas No. 6134

APPROVAL CERTIFICATE

APPROVED:
I hereby certify that the above and forgoing subdivision TERRACINA, PHASE 2, being an addition to the City of Rockwall, Texas was approved by the city council of the City of Rockwall, Texas on the ___ day of _____, 2024.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
TERRACINA ESTATES
PHASE 2

LOTS 15-25, BLOCK D; LOT 2, BLOCK F;
LOTS 1-6, BLOCK G; LOTS 1-28, BLOCK H;
LOTS 1-30, BLOCK J; & LOTS 1-20, BLOCK K
BEING

94 RESIDENTIAL LOTS,
1 OPEN SPACE LOT AND 1 PARK LOT
31.331 ACRES OR 1,364,769 SQ. FT.

SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PETTIT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLIE, TX 75098
(972) 941-8400

ZONING
1.96 DWELLING UNITS PER ACRE
(MAX. OVERALL DENSITY)
[ORD. NO. 18-08-PD-82]
OPEN SPACE LOT = 0.057 AC.
PARK = 4.840 AC.
94 DWELLING UNITS
3.00 UNITS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1900 W KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572