



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: <input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ <input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹ <input checked="" type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹ <input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹ <input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00) <input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00) SITE PLAN APPLICATION FEES: <input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹ <input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	ZONING APPLICATION FEES: <input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ <input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2} <input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ OTHER APPLICATION FEES: <input type="checkbox"/> TREE REMOVAL (\$75.00) <input type="checkbox"/> 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.
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **A0186 J A Ramsey, Lot 6-02, 144.5137; FM 549**
SUBDIVISION **Homestead** LOT BLOCK
GENERAL LOCATION **FM 1139 and FM 549**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-92, Ord No. 21-24** CURRENT USE **Single Family Residential**
PROPOSED ZONING PROPOSED USE **Single Family Residential**
ACREAGE **48.170** LOTS [CURRENT] LOTS [PROPOSED] **168**

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

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

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

NOTARY VERIFICATION [REQUIRED]

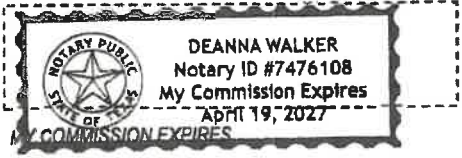
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES HANKLA [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$1,263.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF NOVEMBER, 2021.

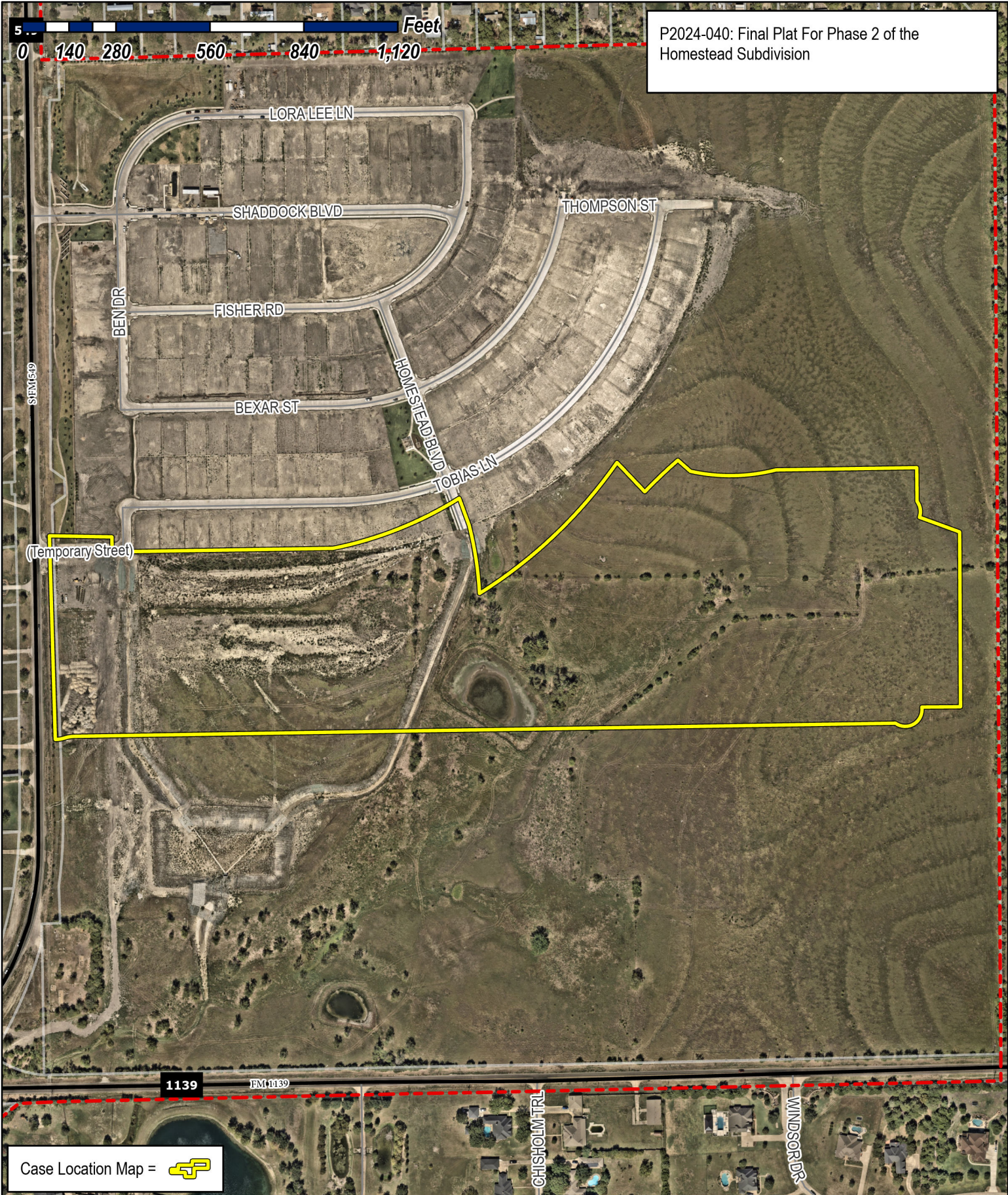
OWNER'S SIGNATURE
[Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



5 Feet
0 140 280 560 840 1,120

P2024-040: Final Plat For Phase 2 of the Homestead Subdivision



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.



0 50 100 200

SCALE: 1" = 100'



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	16°45'51"	100.00'	29.26'	29.15'	S82°32'02"E
2.	17°06'53"	1415.00'	422.67'	421.10'	N80°31'35"E
3.	19°21'04"	1270.00'	428.93'	426.90'	N79°24'30"E
4.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
5.	15°48'22"	1005.00'	277.25'	276.37'	S08°49'09"E
6.	09°12'19"	1145.00'	183.96'	183.76'	N05°31'07"W
7.	56°38'26"	250.00'	247.14'	237.20'	N27°24'15"E
8.	07°51'51"	1560.00'	214.12'	213.95'	N51°47'32"E
9.	06°31'07"	1560.00'	177.48'	177.38'	N44°36'03"E
10.	48°46'34"	250.00'	212.83'	206.46'	S66°31'41"E
11.	105°57'09"	50.00'	92.46'	79.84'	N72°58'39"E
12.	164°11'55"	50.00'	143.29'	99.05'	N45°41'12"W
13.	28°44'16"	50.00'	25.08'	24.82'	S22°57'30"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 45°55'29" E	42.43'
2.	N 89°05'02" E	5.15'
3.	N 44°02'32" E	28.26'
4.	N 45°57'28" W	28.30'
5.	N 26°17'51" E	28.29'
6.	N 61°34'42" W	27.34'
7.	S 44°05'02" W	28.28'
8.	S 45°54'58" E	28.28'
9.	N 00°54'58" W	48.22'
10.	S 88°30'05" E	29.65'
11.	S 42°08'24" E	15.17'
12.	N 00°20'59" W	27.39'
13.	N 44°18'48" E	28.40'
14.	N 45°41'12" W	21.13'
15.	S 44°18'48" W	21.30'
16.	S 44°18'48" W	24.40'
17.	N 57°05'07" W	17.96'
18.	S 00°54'58" E	63.00'

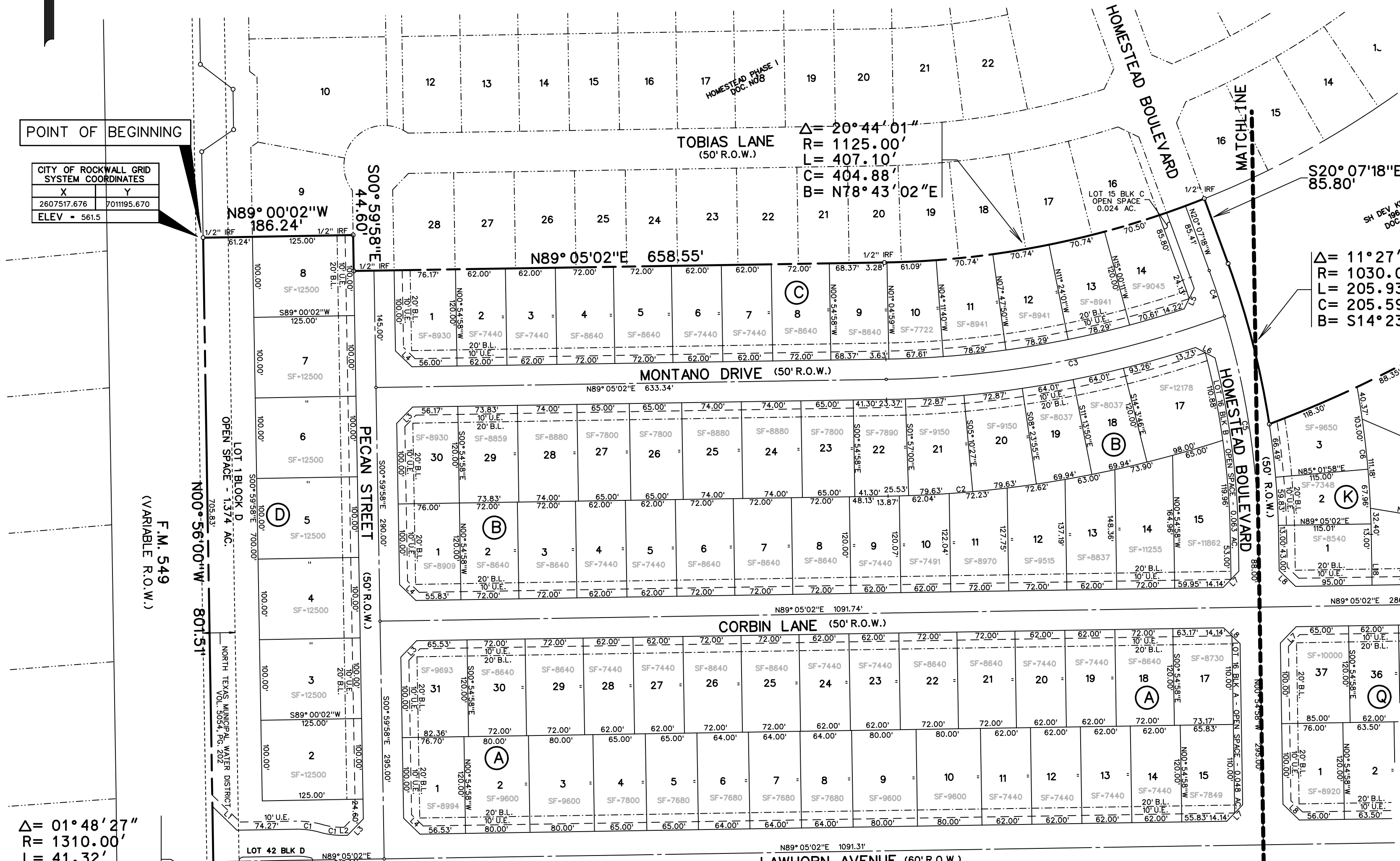
POINT OF BEGINNING

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2607517.676	7011195.670
ELEV = 561.5	

N89°00'02"W 186.24'

Δ = 20°44'01"
 R = 1125.00'
 L = 407.10'
 C = 404.88'
 B = N78°43'02"E

Δ = 11°27'20"
 R = 1030.00'
 L = 205.93'
 C = 205.59'
 B = S14°23'38"E



FINAL PLAT OF

HOMESTEAD PHASE I I

- LOTS 1-31, BLOCK A
- LOTS 1-30, BLOCK B
- LOTS 1-15, BLOCK C
- LOTS 1-8 & 42, BLOCK D
- LOTS 63-72, BLOCK H
- LOTS 1-3 & 32-39, BLOCK K
- LOTS 1-9, BLOCK O
- LOTS 1-21, BLOCK P
- LOTS 1-37, BLOCK Q

BEING 48.170 ACRES OR 2,098,330.11 SF
 TOTAL RESIDENTIAL LOTS 168
 TOTAL OPEN SPACE LOTS 5

BEING A REPLAT OF

LOT 74 BLOCK H
 OUT OF
 HOMESTEAD PHASE I
 SITUATED WITHIN
 TRACT 6 OF THE J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186

IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER

SH DEV KLUTTS ROCKWALL, LLC.
 2400 DALLAS PARKWAY, STE. 460
 PLANO, TEXAS 75093

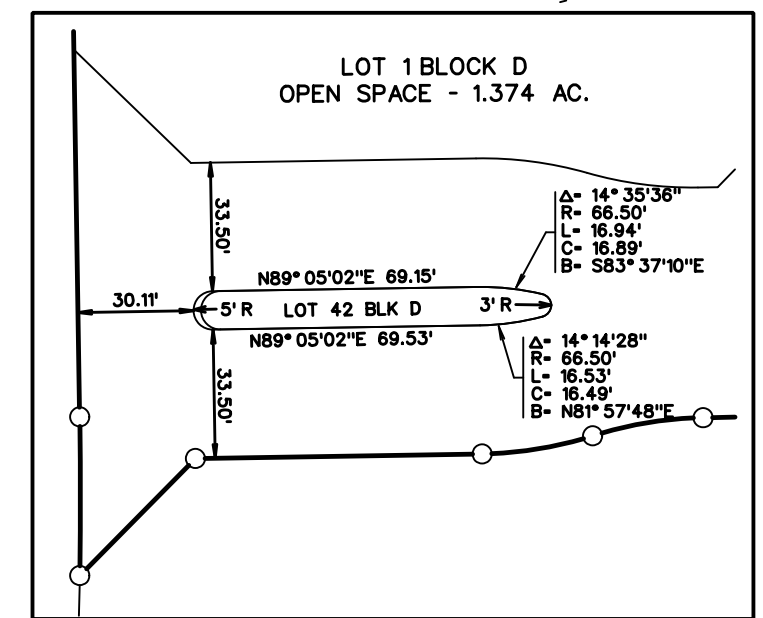
PREPARED BY
 CORWIN ENGINEERING, INC.
 TBPELS #10031700
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

NOVEMBER 2024 SCALE 1"=100'
 CASE NO. P2024-XXX SHEET 1 OF 4

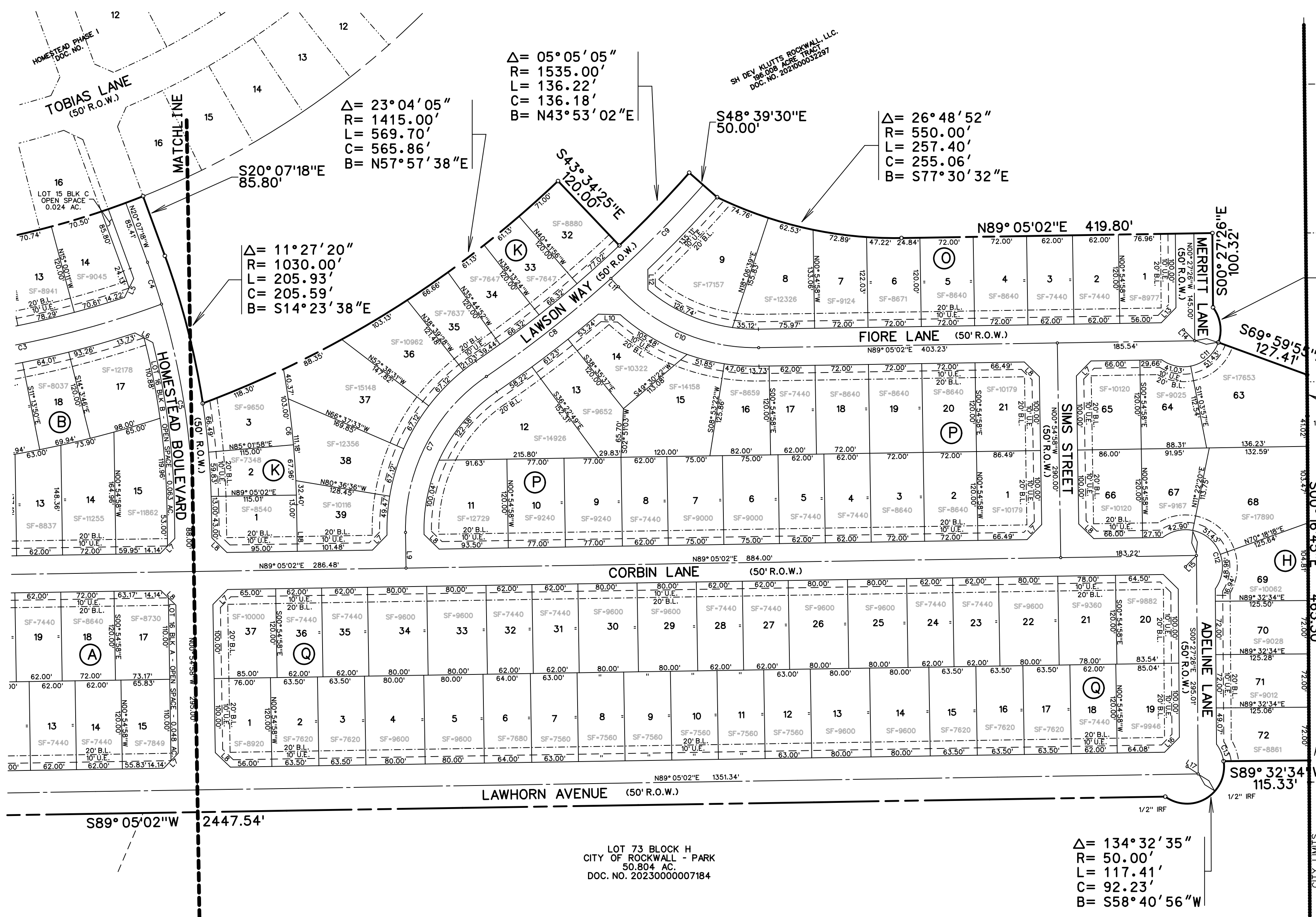
Δ = 01°48'27"
 R = 1310.00'
 L = 41.32'
 C = 41.32'
 B = N00°01'47"W

Δ = 16°45'51"
 R = 100.00'
 L = 29.26'
 C = 29.15'
 B = S80°42'06"W

Δ = 16°45'51"
 R = 100.00'
 L = 29.26'
 C = 29.15'
 B = S80°42'06"W



LOT 42 BLOCK D - OPEN SPACE



$\Delta = 57^{\circ}19'43''$
 $R = 50.00'$
 $L = 50.03'$
 $C = 47.97'$
 $B = S08^{\circ}39'46''E$

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

$\Delta = 05^{\circ}05'05''$
 $R = 1535.00'$
 $L = 136.22'$
 $C = 136.18'$
 $B = N43^{\circ}53'02''E$

$\Delta = 26^{\circ}48'52''$
 $R = 550.00'$
 $L = 257.40'$
 $C = 255.06'$
 $B = S77^{\circ}30'32''E$

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2610356.248	7010453.540
ELEV = 585.3	

FINAL PLAT OF
HOMESTEAD PHASE I I
 LOTS 1-31, BLOCK A
 LOTS 1-30, BLOCK B
 LOTS 1-15, BLOCK C
 LOTS 1-8 & 42, BLOCK D
 LOTS 63-72, BLOCK H
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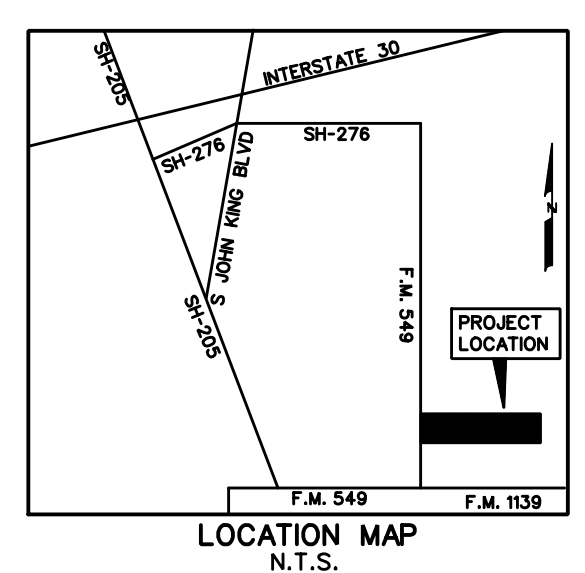
BEING 48.170 ACRES OR 2,098,330.11 SF
 TOTAL RESIDENTIAL LOTS 168
 TOTAL OPEN SPACE LOTS 5

BEING A REPLAT OF
 LOT 74 BLOCK H
 OUT OF
 HOMESTEAD PHASE I
 SITUATED WITHIN
 TRACT 6 OF THE J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER

PREPARED BY
CORWIN ENGINEERING, INC.
 TBPELS #10031700
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

SH DEV KLUTTS ROCKWALL, LLC.
 2400 DALLAS PARKWAY, STE. 460
 PLANO, TEXAS 75093

- NOTES:
- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line
 U.E. - Utility Easements
 C.M. - Controlling Monument
 D.E. - Drainage Easement
 --- - City Limits Line
 --- - Street Name Change
 - The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
 - All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
 - All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
 - Please refer to Sheet 1 of plan set for NTMWD notes.



LOT 73 BLOCK H
 CITY OF ROCKWALL - PARK
 50.804 AC.
 DOC. NO. 2023000007184

$\Delta = 134^{\circ}32'35''$
 $R = 50.00'$
 $L = 117.41'$
 $C = 92.23'$
 $B = S58^{\circ}40'56''W$

LEGAL DESCRIPTION

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

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of Homestead Phase I, an addition to the City of Rockwall, Rockwall County, Texas, as described in Doc. No. in the Plat Records of Rockwall County and being in the east line of F.M. 549 (Variable R.O.W.);

THENCE, North 89° 00' 02" West, along the south line of said Homestead Phase I, for a distance of 186.24 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 59' 58" East, continuing along said south line, for a distance of 44.60 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 05' 02" East, continuing along said south line, for a distance of 658.55 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 1125.00 feet, a central angle of 20° 44' 01";

THENCE, continuing along said south line and with said curve to the left for an arc distance of 407.10 (Chord Bearing North 78° 43' 02" East - 404.88 feet), to a 1/2 inch iron rod found;

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

THENCE, continuing along said curve to the right for an arc distance of 205.93 feet (Chord Bearing South 14° 23' 38" East - 205.59 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the left, having a radius of 1415.00 feet, a central angle of 23° 04' 05";

THENCE, continuing along said curve to the left for an arc distance of 569.70 feet (Chord Bearing North 57° 57' 38" East - 565.86 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 43° 34' 25" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 1535.00 feet, a central angle of 05° 05' 05";

THENCE, along said curve to the left for an arc distance of 136.22 feet (Chord Bearing North 43° 53' 02" East - 136.18 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 48° 39' 30" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the left, having a radius of 550.00 feet, a central angle of 26° 48' 52";

THENCE, along said curve to the left for an arc distance of 257.40 feet (Chord Bearing South 77° 30' 32" East - 255.06 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, North 89° 05' 02" East, for a distance of 419.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 27' 26" East, for a distance of 100.32 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 57° 19' 43";

THENCE, continuing along said curve to the right for an arc distance of 50.03 feet (Chord Bearing South 08° 39' 49" East - 47.97 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 69° 59' 55" East, for a distance of 127.41 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 196.008 acre tract and being in the west line of Hillview Acres, an addition to Rockwall County, as described in Vol. F, Pg. 1 in said Plat Records;

THENCE, South 00° 31' 05" East, along said east and west lines, for a distance of 55.64 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 16' 45" East, continuing along said lines, for a distance of 465.30 feet, to a 1/2 inch iron rod found at the most easterly northeast corner of a 50.804 acre tract, as recorded in Doc. No. 20230000007184 in said Deed Records;

THENCE, South 89° 32' 34" West, departing said east and west lines and along the north line of said 50.804 acre tract, for a distance of 115.33 feet, to a 1/2 inch iron rod found on a curve to the right, having a radius of 50.00 feet, a central angle of 134° 32' 35";

THENCE, along the north line of said 50.804 acre tract and with said curve to the right for an arc distance of 117.41 feet (Chord Bearing South 58° 40' 56" West - 92.23 feet), to a 1/2 inch iron rod found;

THENCE, South 89° 05' 02" West, continuing along said north line, for a distance of 2447.54 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 16° 45' 51";

THENCE, continuing along said north and with curve to the left for an arc distance of 29.26 feet (Chord Bearing South 80° 42' 06" West - 29.15 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 16° 45' 51";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 29.26 feet (Chord Bearing South 80° 42' 06" West - 29.15 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 89° 05' 02" West, continuing along said north line, for a distance of 74.67 feet, to a 1/2 inch iron rod found;

THENCE, South 44° 38' 47" West, continuing along said north line, for a distance of 42.85 feet, to a 1/2 inch iron rod found at the most westerly northwest corner of said 50.804 acre tract and being in the west line of said Homestead Phase I same being in the east line of said F.M. 548, being on a curve to the left, having a radius of 1310.00 feet, a central angle of 01° 48' 27";

THENCE, along said east and west lines with curve to the left for an arc distance of 41.32 feet (Chord Bearing North 00° 01' 47" West - 41.32 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 00° 56' 00" West, continuing along said east and west lines, for a distance of 801.51 feet, to the POINT OF BEGINNING and containing 48.170 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2024.

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

THE STATE OF TEXAS
COUNTY OF COLLIN

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

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

NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT
OF

HOMESTEAD PHASE I I

LOTS 1-31, BLOCK A

LOTS 1-30, BLOCK B

LOTS 1-15, BLOCK C

LOTS 1-8 & 42, BLOCK D

LOTS 63-72, BLOCK H

LOTS 1-3 & 32-39, BLOCK K

LOTS 1-9 BLOCK O

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BEING 48.170 ACRES OR 2,098,330.11 SF

TOTAL RESIDENTIAL LOTS 168

TOTAL OPEN SPACE LOTS 5

BEING A REPLAT
OF

LOT 74 BLOCK H

OUT OF

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SITUATED WITHIN

TRACT 6 OF THE J.A. RAMSEY SURVEY,

ABSTRACT NO. 186

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

SH DEV KLUTTS ROCKWALL, LLC.

2400 DALLAS PARKWAY, STE. 460

PLANO, TEXAS 75093

NOVEMBER 2024

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 HOMESTEAD PHASE II subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the HOMESTEAD PHASE II 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 their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/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 of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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.

SH DEV KLUTTS ROCKWALL, LLC.

Jay Hankla

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JAY HANKLA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2024.

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

WITNESS OUR HANDS, this _____ day of _____, 2024.

Mayor, City of Rockwall

Planning & Zoning Commission

City Secretary

City Engineer

FINAL PLAT
OF
HOMESTEAD PHASE II
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
LOTS 1-3 & 32-39, BLOCK K
LOTS 1-9 BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-37, BLOCK Q
BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
TOTAL OPEN SPACE LOTS 5
BEING A REPLAT
OF
LOT 74 BLOCK H
OUT OF
HOMESTEAD PHASE I
SITUATED WITHIN
TRACT 6 OF THE J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

NOVEMBER 2024