



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 5565 Hwy FM 549, Rockwall, TX

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION West of SH 205 & South of FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-99

CURRENT USE Ag

PROPOSED ZONING _____

PROPOSED USE Single Family & Commercial

ACREAGE 262.94 Ac.

LOTS [CURRENT] 0

LOTS [PROPOSED] _____

384 SF, 10 OS, 1 AC
2 Comm. = 397 total

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

APPLICANT

CONTACT PERSON _____

CONTACT PERSON Brian Cramer

ADDRESS _____

ADDRESS 4925 Greenville Ave #604

CITY, STATE & ZIP _____

CITY, STATE & ZIP Dallas, TX 75087

PHONE _____

PHONE 214.734.5924

E-MAIL _____

E-MAIL BCramer@CCDEV.TX.COM

NOTARY VERIFICATION [REQUIRED]

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

"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 \$ 4,149.10 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF December, 2024. 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 11 DAY OF December, 2024.

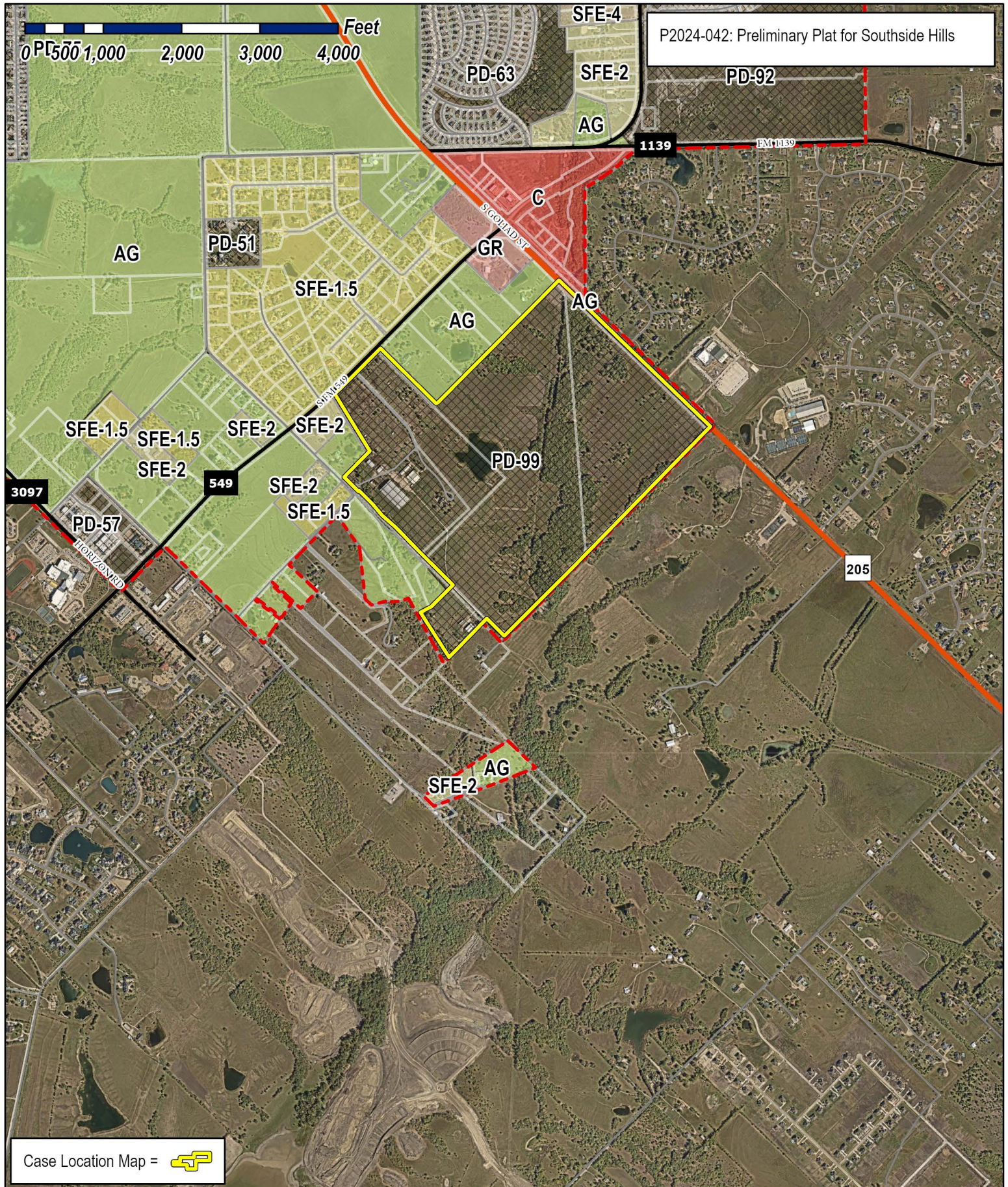
Applicant
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




JASON WIGHT
My Notary ID # 132617453
Expires August 11, 2028

MY COMMISSION EXPIRES _____



P2024-042: Preliminary Plat for Southside Hills

0 500 1,000 2,000 3,000 4,000 Feet

Case Location Map = 

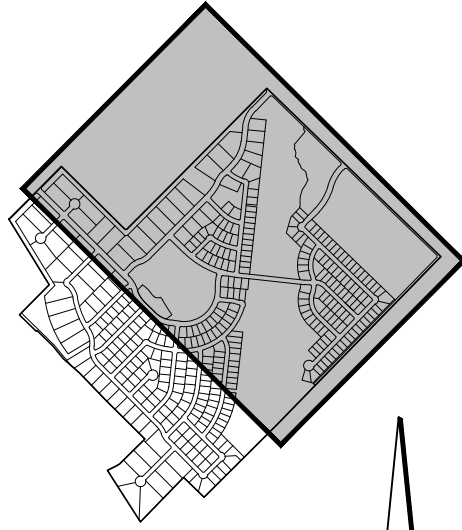


City of Rockwall

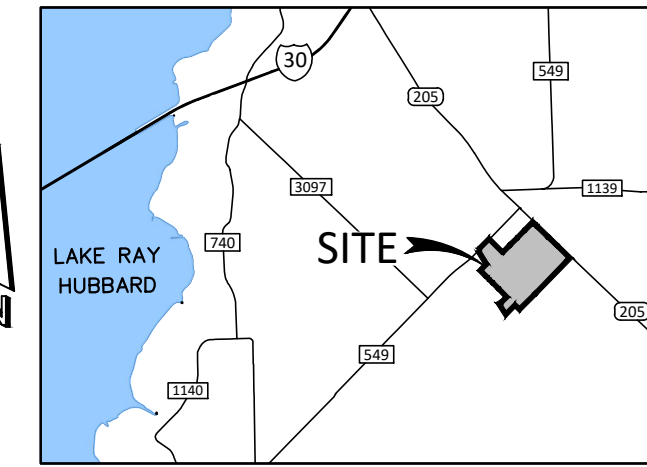
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.



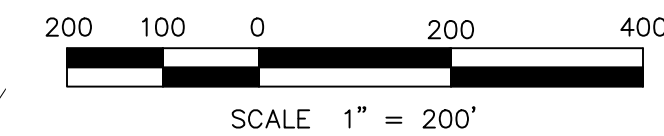
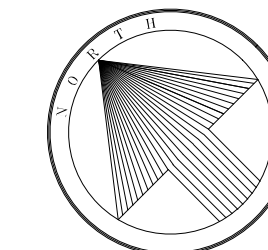


KEY MAP



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
 VE Visibility Easement
 SE Sidewalk Easement
- D.R.R.C.T. = Deed Records of Rockwall County, Texas
 P.R.R.C.T. = Plat Records of Rockwall County, Texas



**PRELIMINARY PLAT
SOUTHSIDE HILLS**

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
 LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
 LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
 LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
 LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
 LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
 LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
 LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
 LOTS 1-14, BLOCK Q;

262.94 ACRES OR 11,453,704.24 SF
 384 SINGLE FAMILY LOTS, 2 COMMERCIAL LOTS,
 10 OPEN SPACES & 1 AMENITY CENTER
 SITUATED WITHIN
 W.W. FORD SURVEY, ABSTRACT NO. 80
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2024-XXX

December 11, 2024
 SHEET 1 OF 4

F.M. 549

MATCH LINE - SHEET 2 OF 4

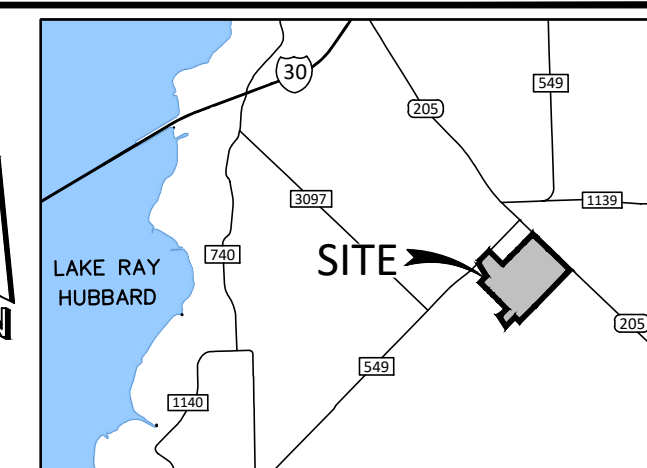
OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
$[(29.4/2) + 44.4] / 262.94 =$	22.4%
*ASSUMING HALF OF FLOODPLAIN	

Owner:
 Rockwall Highgate, Ltd.
 13155 Noel Rd., Ste 900
 Dallas, Texas 75240
 Phone: 214-566-8699

Applicant:
 Corson Cramer Development
 4925 Greenville Ave, Ste. 604
 Dallas, Texas 75206
 Phone: 214-734-5924

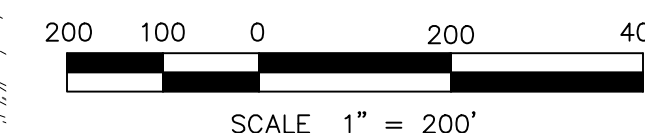
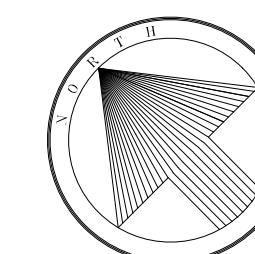
Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Tom Dayton, PE





VICINITY MAP
N.T.S.

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 - 1/2" IRF (unless otherwise noted)
 - AC Acre
 - BL Building Line
 - C1 Curve No.
 - <CM> Control Monument
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SOUTHSIDE HILLS**

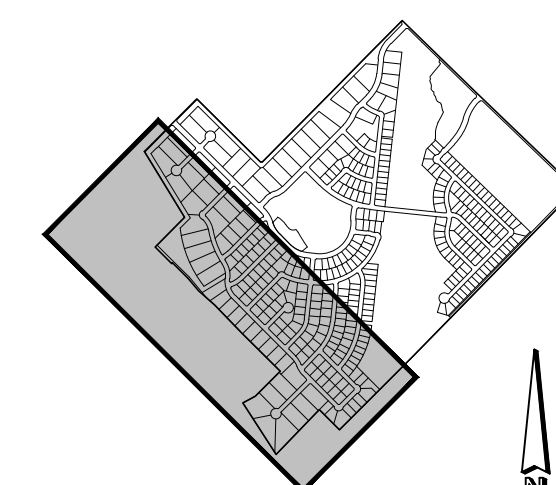
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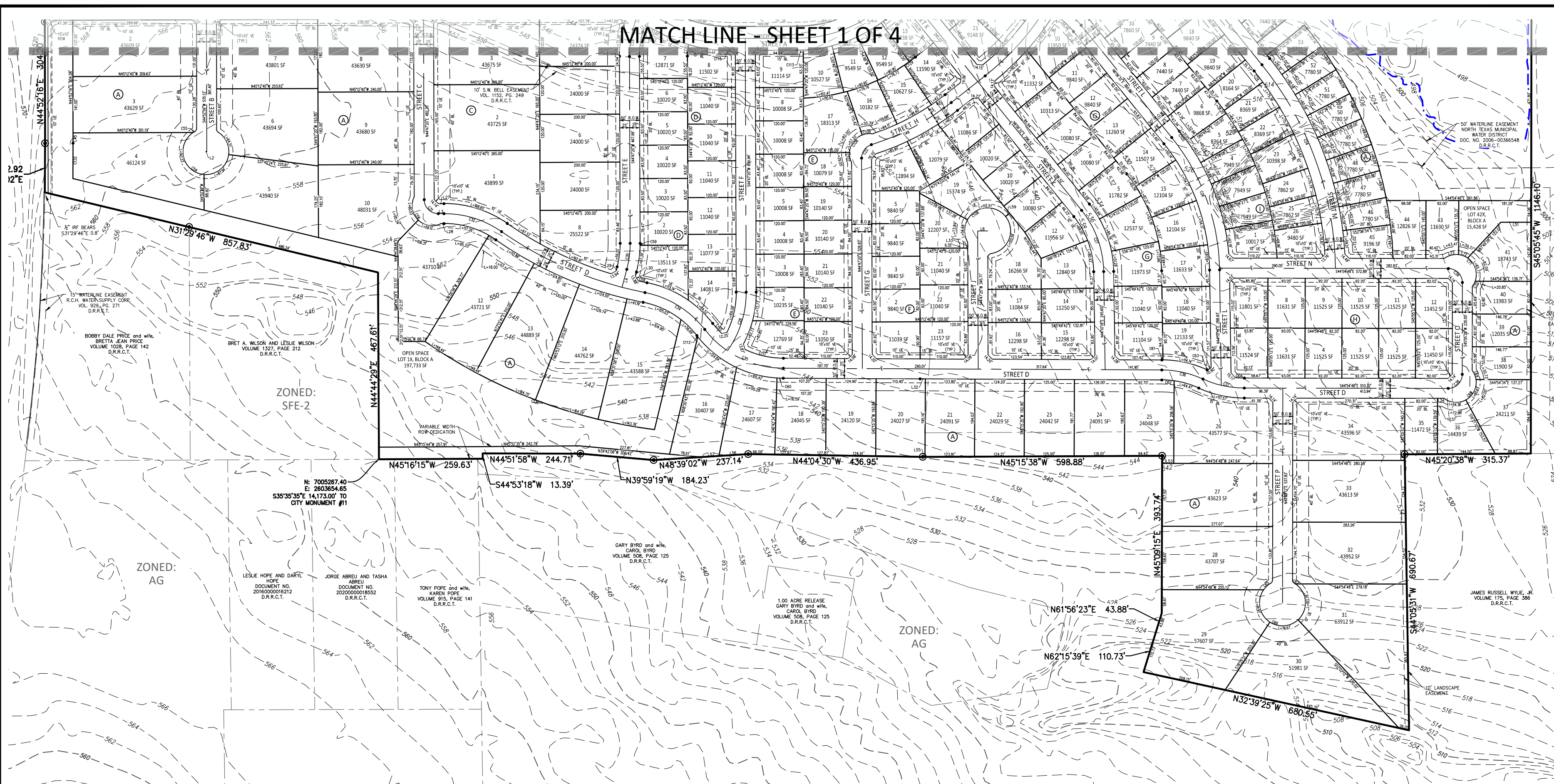
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2024-XXX

December 11, 2024
SHEET 2 OF 4



KEY MAP



- GENERAL NOTES:**
- OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
 - THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 1. WATER - CONNECTIONS TO EXISTING WATER LINES ON FM 549 & SH 205
 2. WASTEWATER - CONSTRUCTION OF ONSITE LIFT STATION AND FORCE MAIN TO EXISTING GRAVITY WASTEWATER LINE ON FM 549
 3. ROADWAY - CONNECTIONS TO EXISTING ROADWAYS FM 549 & SH 205
 4. DRAINAGE - DRAINAGE TO LONG BRANCH CREEK

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
$[(29.4/2) + 44.4] / 262.94 =$	22.4%
*ASSUMING HALF OF FLOODPLAIN	

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Applicant:
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Dallas, Texas 75206
Phone: 214-734-5924

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



**LEGAL DESCRIPTION:
262.94 ACRES**

BEING a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Town of Rockwall, Rockwall County, Texas and being all of those tracts of land described as Tract 1 and Tract 2 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5572, Page 219, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the southwest line of State Highway No. 205, a variable width right of way, in the common northwest line of said Tract 2 and southeast line of that tract of land described in Deed to Dr. Mohiudin Zeb, Nasreen Zeb, as recorded in Volume 1059, Page 14, Deed Records, Rockwall, County, Texas;

THENCE Southeasterly, with said southwest line, the following nine (9) courses and distances:

South 40 degrees 17 minutes 02 seconds East, a distance of 248.25 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 45 degrees 53 minutes 03 seconds East, a distance of 143.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 44 degrees 06 minutes 57 seconds East, a distance of 34.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 45 degrees 48 minutes 12 seconds East, a distance of 355.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 41 degrees 25 minutes 46 seconds East, a distance of 50.90 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 38 degrees 34 minutes 47 seconds East, a distance of 307.39 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 44 degrees 34 minutes 51 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 51 degrees 01 minutes 14 seconds East, a distance of 178.01 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 46 degrees 03 minutes 36 seconds East, a distance of 1,363.83 feet to a mag nail with washer stamped "DOUCET & ASSOCIATES" found for corner in the common northwest line of that tract of land described in Deed to Joseph Edward Baumann, as recorded in Document No. 2010-436143, Deed Records, Rockwall County, Texas and southeast line of said Tract 2;

THENCE South 44 degrees 19 minutes 10 seconds West, leaving said southwest line of State Highway No. 205 and with the southeast line of said Tract 2, a distance of 2,578.96 feet to a 1/2 inch iron rod found in the northwest line of that tract of land described in Deed to Paul Davis Jr., as recorded in Document No. 1983-41393, Deed Records, Rockwall County, Texas;

THENCE South 45 degrees 05 minutes 45 seconds West, a distance of 1,146.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the most southerly southeast corner of the above mentioned Tract 1;

THENCE North 45 degrees 20 minutes 38 seconds West, with the southwest line of said Tract 1, a distance of 315.37 feet to a 1/2 inch iron rod with a yellow plastic cap found for the east corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE South 44 degrees 05 minutes 31 seconds West, leaving said southwest line, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the south corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 32 degrees 39 minutes 25 seconds West, a distance of 6680.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the west corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 62 degrees 15 minutes 39 seconds East, a distance of 110.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 61 degrees 56 minutes 23 seconds East, a distance of 43.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 45 degrees 09 minutes 15 seconds East, a distance of 393.74 feet to a 1/2 inch iron rod with a yellow plastic cap found in the southwest line of the above mentioned Tract 1;

THENCE North 45 degrees 15 minutes 38 seconds West, a distance of 598.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner at the beginning of a Boundary Line Agreement, as recorded in Volume 4715, Page 230 (Document No. 2006-00361312), Deed Records, Rockwall County, Texas;

THENCE Northwesterly, with said Boundary Line Agreement, the following six (6) courses and distances:

North 44 degrees 04 minutes 30 seconds West, a distance of 436.95 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 48 degrees 39 minutes 02 seconds West, a distance of 237.14 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 39 degrees 59 minutes 19 seconds West, a distance of 184.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner;

North 44 degrees 51 minutes 58 seconds West, a distance of 244.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 44 degrees 53 minutes 18 seconds West, a distance of 13.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of said Tract 1;

THENCE Northwesterly, with said west line, the following three (3) courses and distances:

North 45 degrees 16 minutes 15 seconds West, a distance of 259.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner the common south corner of that tract of land described in Deed to Bret A. Wilson and Leslie Wilson, as recorded in Volume 1327, Page 212, Deed Records, Rockwall, County, Texas and an exterior ell corner of said Tract 1;

North 44 degrees 44 minutes 29 seconds East, a distance of 467.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common east corner of said Bret A. Wilson and Leslie Wilson tract and an interior ell corner of said Tract 1;

North 31 degrees 29 minutes 46 seconds West, passing at a distance of 486.24 feet a 1/2 inch iron rod found for the common north corner of said Bret A. Wilson and Leslie Wilson tract and east corner of that tract of land described in Deed to Bobby Dale Price and wife, Bretta Jean Price, as recorded in Volume 1028, Page 142, Deed Records, Rockwall County, Texas, and continuing in all for a total distance of 857.83 feet to a point in the southeast line of Farm to Market Road No. 548, a variable width right-of-way, from which point a 1/2 inch iron rod found bears South 31 degrees 29 minutes 46 seconds East, 0.80 feet, said point being at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 12 minutes 54 seconds, a radius of 5,796.43 feet and a chord bearing and distance of North 45 degrees 17 minutes 02 seconds East, 122.92 feet;

THENCE Northeasterly, with said southeast line, the following three (3) courses and distances:

Northeasterly, with said curve to the left, an arc distance of 122.93 feet to a concrete pedestal monument found for corner;

North 44 degrees 52 minutes 16 seconds East, a distance of 304.20 feet to an "X" found in concrete for the common north corner of said Tract 1 and most westerly northwest corner of said Tract 2;

North 44 degrees 50 minutes 38 seconds East, passing at a distance of 375.47 feet a concrete pedestal monument found, and continuing in all for a total distance of 398.43 feet to a 1/2 inch iron rod found for the common west corner of that tract of land described in Deed to Cody A. Barrick and Carrie L. Barrick, as recorded in Volume 6167, Page 67, Deed Records, Rockwall County, Texas and most northerly northwest corner of said Tract 2;

THENCE South 45 degrees 15 minutes 03 seconds East, leaving said southeast line, a distance of 995.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 89 degrees 17 minutes 48 seconds East, a distance of 20.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 44 degrees 48 minutes 03 seconds East, a distance of 524.11 feet to a 1/2 inch iron rod found for the common east corner of said Cody A. Barrick and Carrie L. Barrick tract and south corner of that tract of land described in Deed to James Kessler and Angela Kessler, as recorded in Document No. 2018000020020, Deed Records, Rockwall County, Texas;

THENCE North 44 degrees 50 minutes 31 seconds East, a distance of 538.74 feet to a 1/2 inch iron rod found for the east corner of said James Kessler and Angela Kessler tract;

THENCE North 44 degrees 31 minutes 54 seconds East, a distance of 541.29 feet to a 1/2 inch iron rod found for the south corner of the above mentioned Dr. Mohiudin Zeb, Nasreen Zeb tract;

THENCE North 44 degrees 43 minutes 30 seconds East, a distance of 595.13 feet to the POINT OF BEGINNING and containing 262.941 acres of land, more or less.

PRELIMINARY PLAT SOUTHSIDE HILLS

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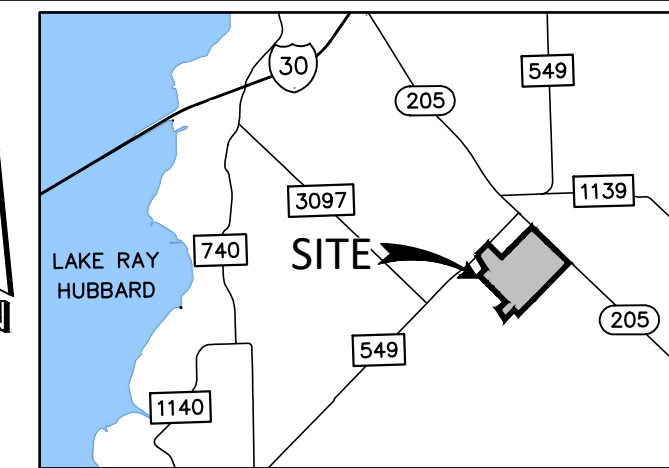
SHEET 4 OF 4

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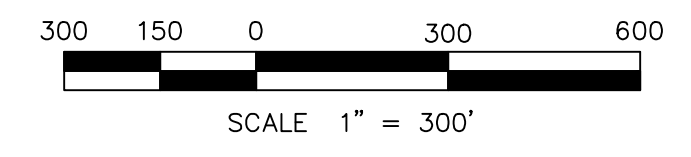
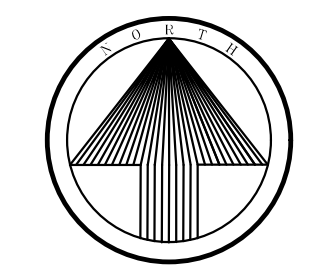
 **JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



VICINITY MAP
N.T.S.

LEGEND

- C-1 22.64 AC: DRAINAGE AREA DESIGNATION, DRAINAGE AREA SIZE (AC.)
- Blue dashed line: PROPOSED DRAINAGE AREA DIVIDE
- Black arrow: DIRECTION OF FLOW
- Red line with T-junction: STORM DRAIN LINE & INLET
- Grey dashed line: EXISTING CONTOUR



**PRELIMINARY DRAINAGE PLAN
SOUTHSIDE HILLS**

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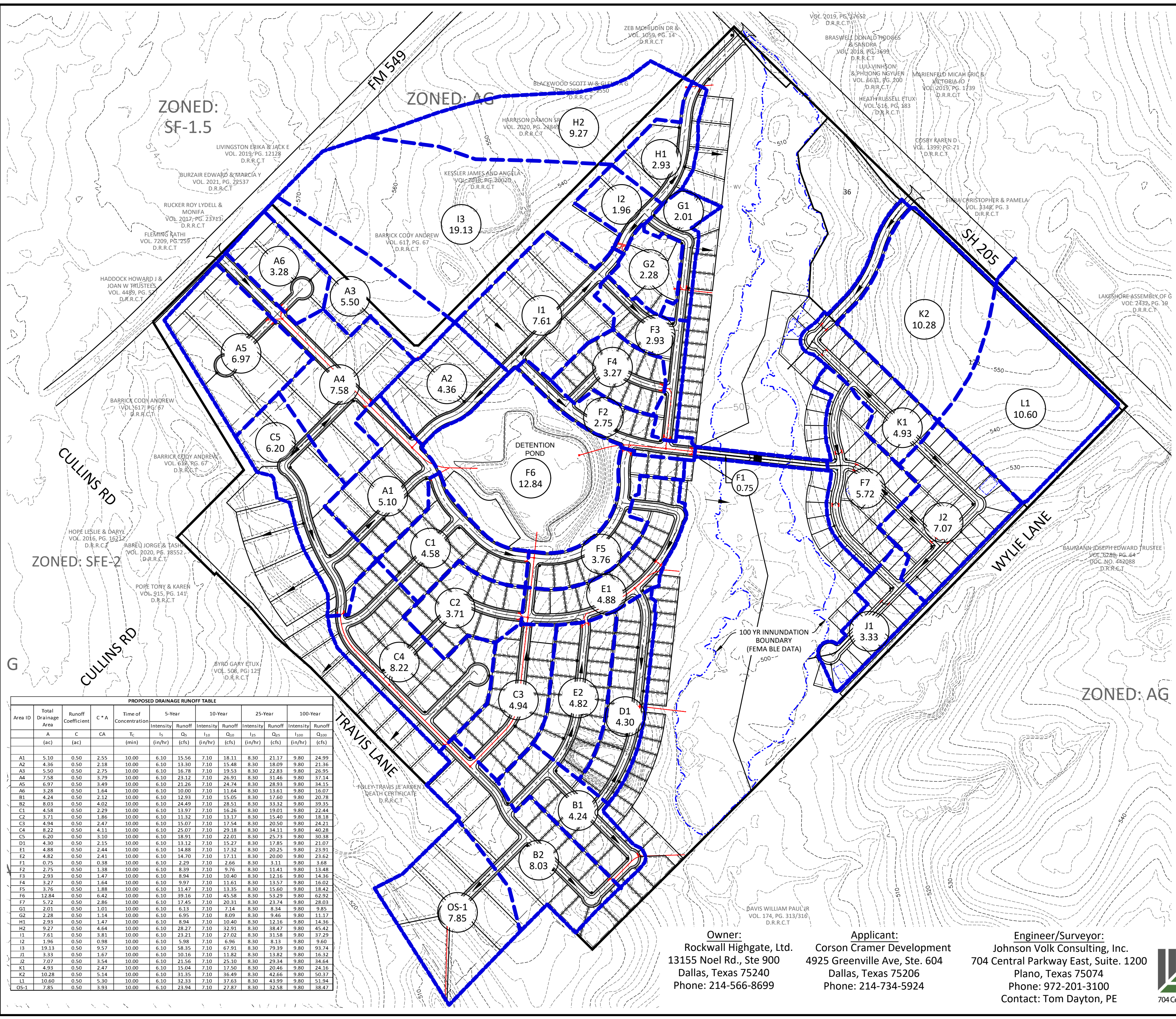
December 6, 2024

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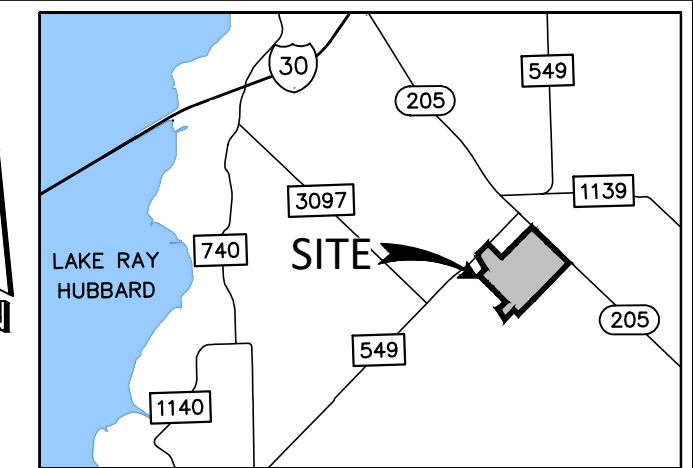
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 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



PROPOSED DRAINAGE RUNOFF TABLE

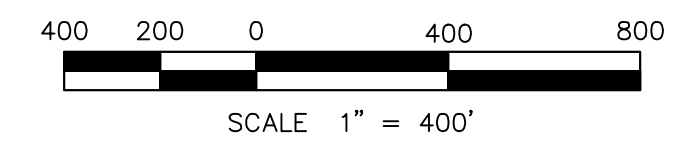
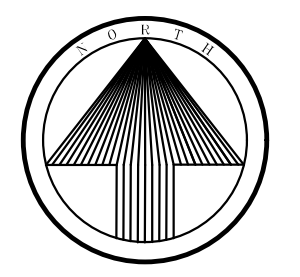
Area ID	Total Drainage Area (ac)	Runoff Coefficient	C*A	Time of Concentration (min)	5-Year		10-Year		25-Year		100-Year	
					Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)
A1	5.10	0.50	2.55	10.00	6.10	15.56	7.10	18.11	8.30	21.17	9.80	24.99
A2	4.36	0.50	2.18	10.00	6.10	13.30	7.10	15.48	8.30	18.09	9.80	21.36
A3	5.50	0.50	2.75	10.00	6.10	16.78	7.10	19.53	8.30	22.83	9.80	26.95
A4	7.58	0.50	3.79	10.00	6.10	23.12	7.10	26.91	8.30	31.46	9.80	37.14
A5	6.97	0.50	3.49	10.00	6.10	21.26	7.10	24.74	8.30	28.93	9.80	34.15
A6	3.28	0.50	1.64	10.00	6.10	10.00	7.10	11.64	8.30	13.61	9.80	16.07
B1	4.24	0.50	2.12	10.00	6.10	12.93	7.10	15.05	8.30	17.60	9.80	20.78
B2	8.03	0.50	4.02	10.00	6.10	24.49	7.10	28.51	8.30	33.74	9.80	39.35
C1	4.58	0.50	2.29	10.00	6.10	13.97	7.10	16.26	8.30	19.01	9.80	22.44
C2	3.71	0.50	1.86	10.00	6.10	11.32	7.10	13.17	8.30	15.40	9.80	18.18
C3	4.94	0.50	2.47	10.00	6.10	15.07	7.10	17.54	8.30	20.50	9.80	24.21
C4	8.22	0.50	4.11	10.00	6.10	25.07	7.10	29.18	8.30	34.11	9.80	40.28
C5	6.20	0.50	3.10	10.00	6.10	18.91	7.10	22.01	8.30	25.73	9.80	30.29
D1	4.30	0.50	2.15	10.00	6.10	13.12	7.10	15.27	8.30	17.85	9.80	21.07
E1	4.88	0.50	2.44	10.00	6.10	14.88	7.10	17.32	8.30	20.25	9.80	23.91
E2	4.82	0.50	2.41	10.00	6.10	14.70	7.10	17.11	8.30	20.00	9.80	23.62
F1	0.75	0.50	0.38	10.00	6.10	2.29	7.10	2.66	8.30	3.11	9.80	3.68
F2	2.75	0.50	1.38	10.00	6.10	8.39	7.10	9.76	8.30	11.41	9.80	13.48
F3	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
F4	3.27	0.50	1.64	10.00	6.10	9.97	7.10	11.61	8.30	13.57	9.80	16.02
F5	3.76	0.50	1.88	10.00	6.10	11.47	7.10	13.35	8.30	15.60	9.80	18.42
F6	12.84	0.50	6.42	10.00	6.10	39.16	7.10	45.58	8.30	53.29	9.80	62.92
F7	5.72	0.50	2.86	10.00	6.10	17.45	7.10	20.31	8.30	23.74	9.80	28.63
G1	2.01	0.50	1.01	10.00	6.10	6.13	7.10	7.14	8.30	8.34	9.80	9.85
G2	2.28	0.50	1.14	10.00	6.10	6.95	7.10	8.09	8.30	9.46	9.80	11.17
H1	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
H2	9.27	0.50	4.64	10.00	6.10	28.27	7.10	32.91	8.30	38.47	9.80	45.42
I1	7.61	0.50	3.81	10.00	6.10	23.21	7.10	27.02	8.30	31.58	9.80	37.29
I2	1.96	0.50	0.98	10.00	6.10	5.98	7.10	6.96	8.30	8.13	9.80	9.60
I3	19.13	0.50	9.57	10.00	6.10	58.35	7.10	67.91	8.30	79.39	9.80	93.74
J1	3.33	0.50	1.67	10.00	6.10	10.16	7.10	11.82	8.30	13.82	9.80	16.32
J2	7.07	0.50	3.54	10.00	6.10	21.56	7.10	25.10	8.30	29.34	9.80	34.64
K1	4.93	0.50	2.47	10.00	6.10	15.04	7.10	17.50	8.30	20.41	9.80	24.16
K2	10.28	0.50	5.14	10.00	6.10	31.35	7.10	36.49	8.30	42.66	9.80	50.37
L1	10.60	0.50	5.30	10.00	6.10	32.33	7.10	37.63	8.30	43.99	9.80	51.94
OS-1	7.85	0.50	3.93	10.00	6.10	23.94	7.10	27.87	8.30	32.58	9.80	38.47

OFFSITE INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH INFRASTRUCTURE STUDY



VICINITY MAP
N.T.S.

LEGEND	
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED FORCE MAIN
	EXISTING FORCE MAIN
	PROPOSED 12" WATER LINE
	PROPOSED 8" WATER LINE
	EXISTING WATER LINE
	WATER LINE BY OTHERS
	STORM DRAIN LINE & INLET
	EXISTING CONTOUR



PRELIMINARY UTILITY PLAN SOUTHSIDE HILLS

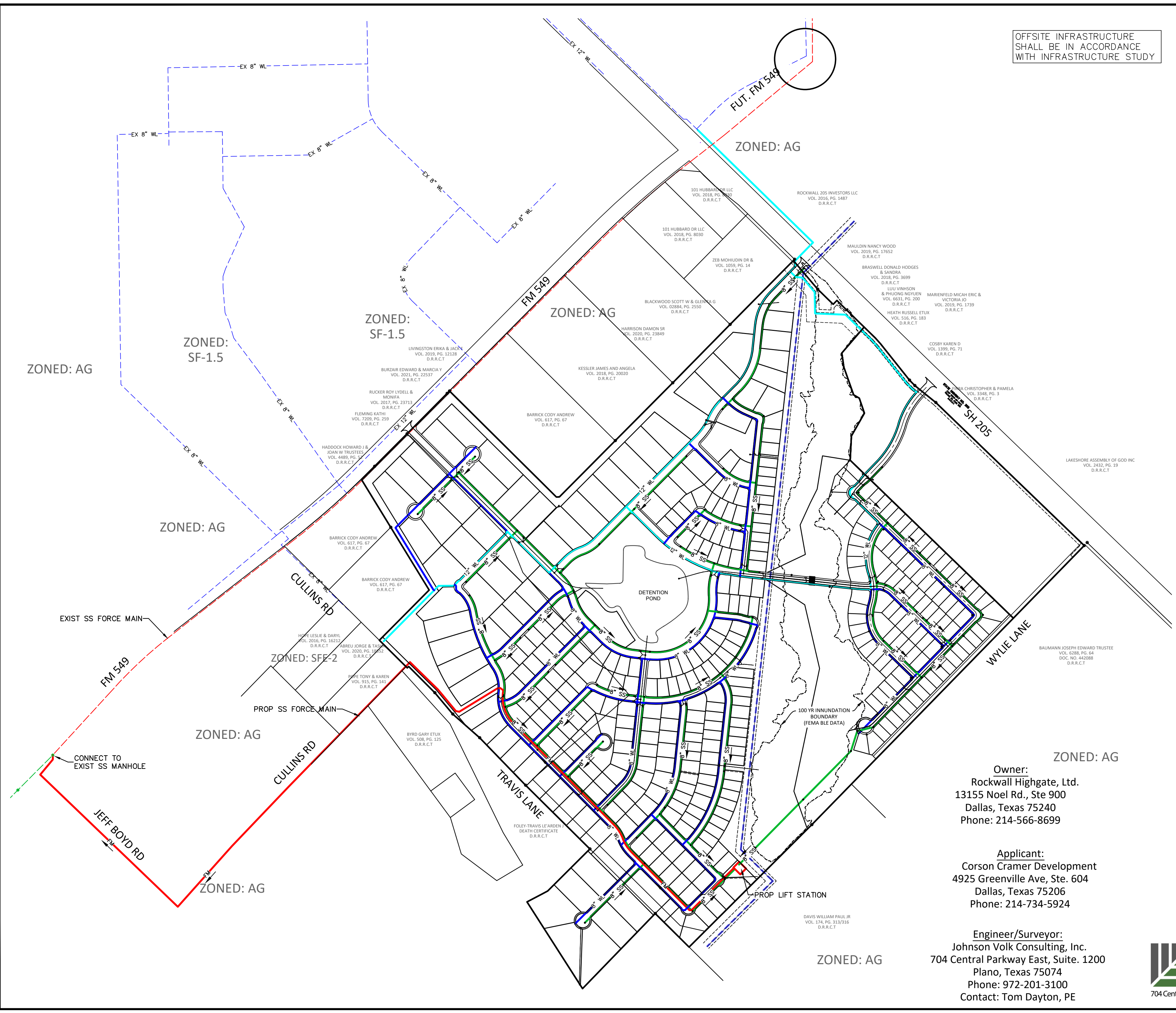
LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
 LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
 LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
 LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
 LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
 LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
 LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
 LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
 LOTS 1-14, BLOCK Q;
 262.94 ACRES OR 11,453,704.24 SF
 384 SINGLE FAMILY LOTS, 2 COMMERCIAL LOTS,
 10 OPEN SPACES & 1 AMENITY CENTER
 SITUATED WITHIN
 W.W. FORD SURVEY, ABSTRACT NO. 80
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2024-XXX

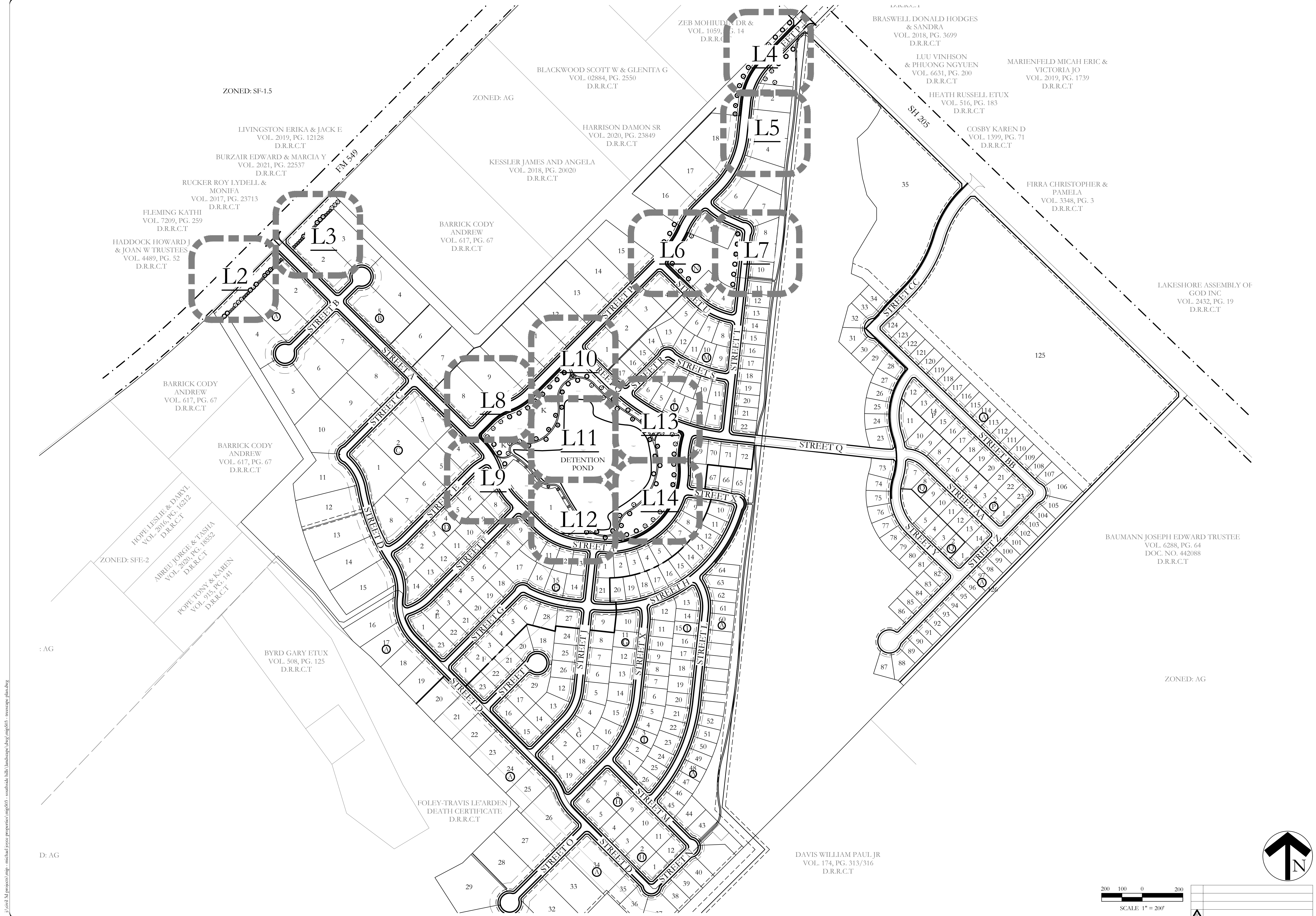
December 6, 2024

Owner:
 Rockwall Highgate, Ltd.
 13155 Noel Rd., Ste 900
 Dallas, Texas 75240
 Phone: 214-566-8699

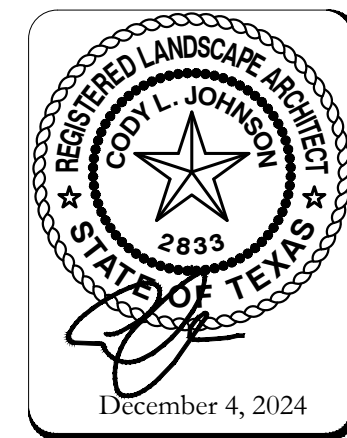
Applicant:
 Corson Cramer Development
 4925 Greenville Ave, Ste. 604
 Dallas, Texas 75206
 Phone: 214-734-5924

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

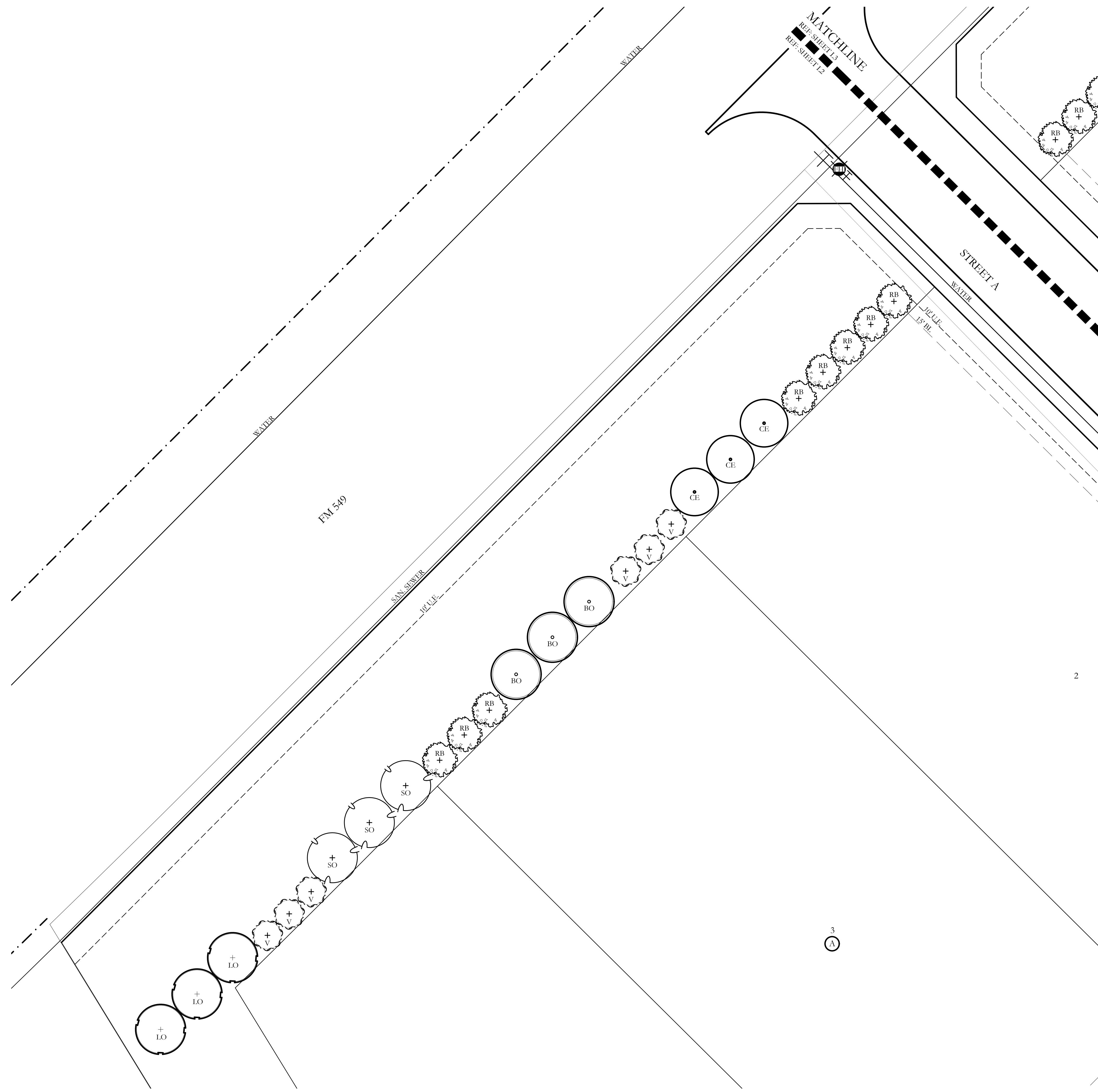




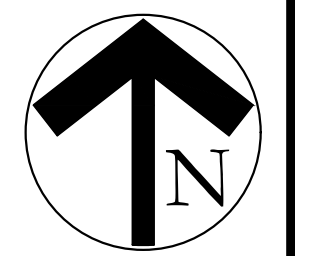
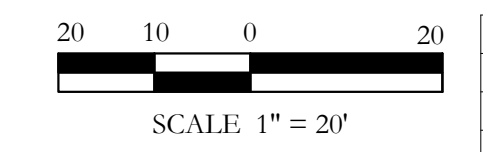
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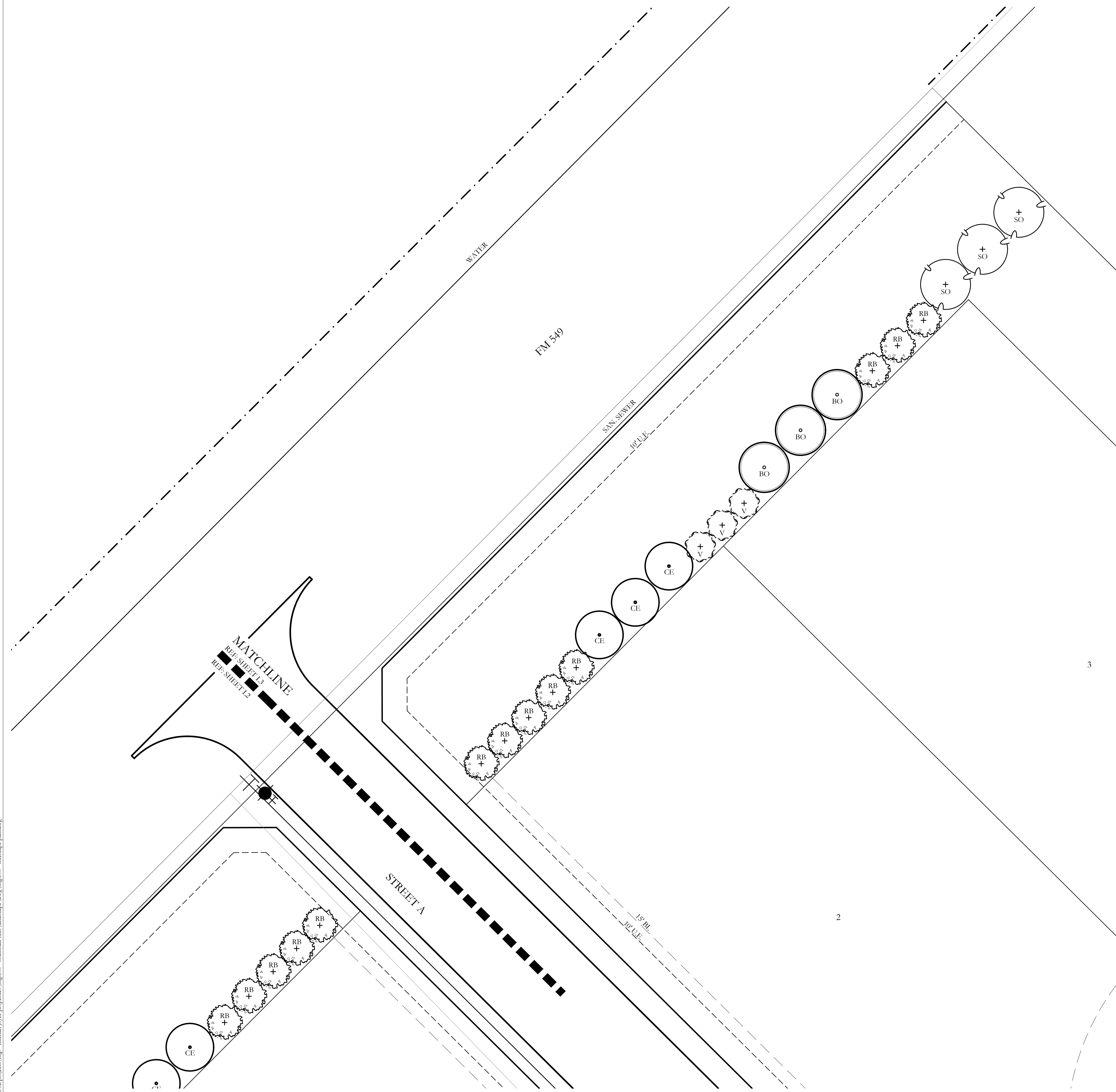
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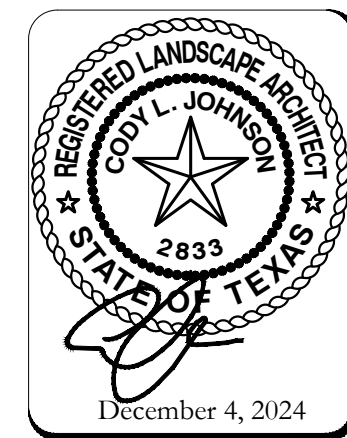
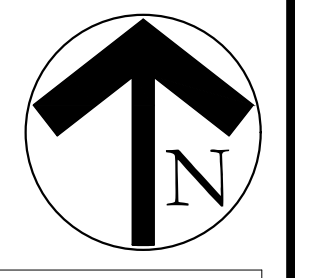
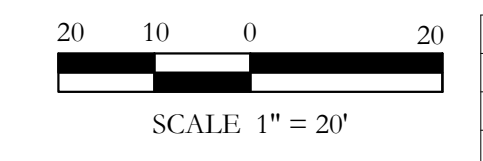
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN



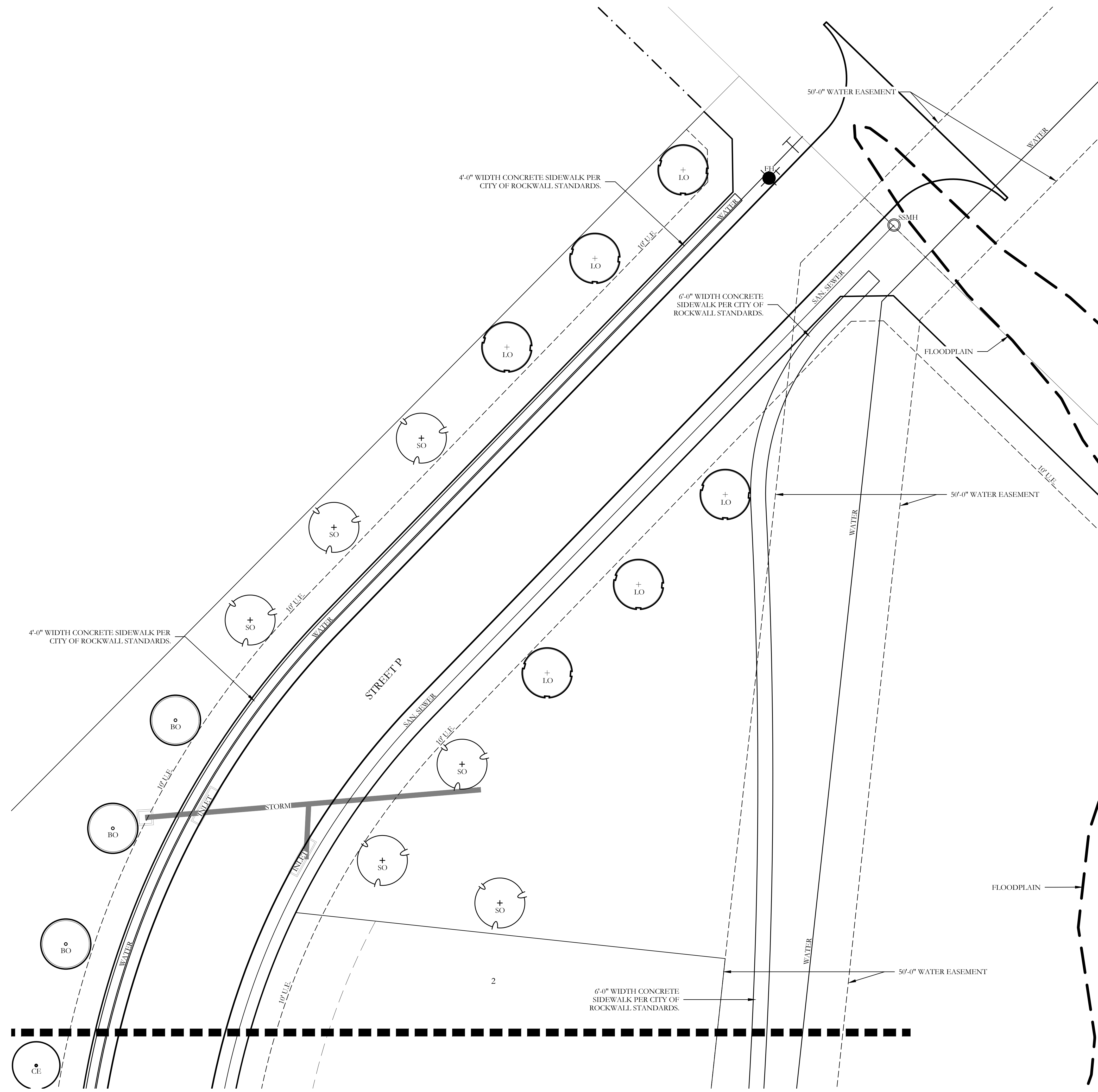
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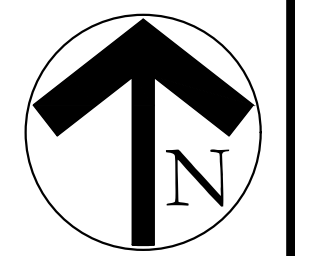
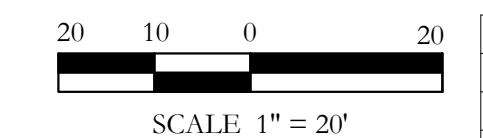
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
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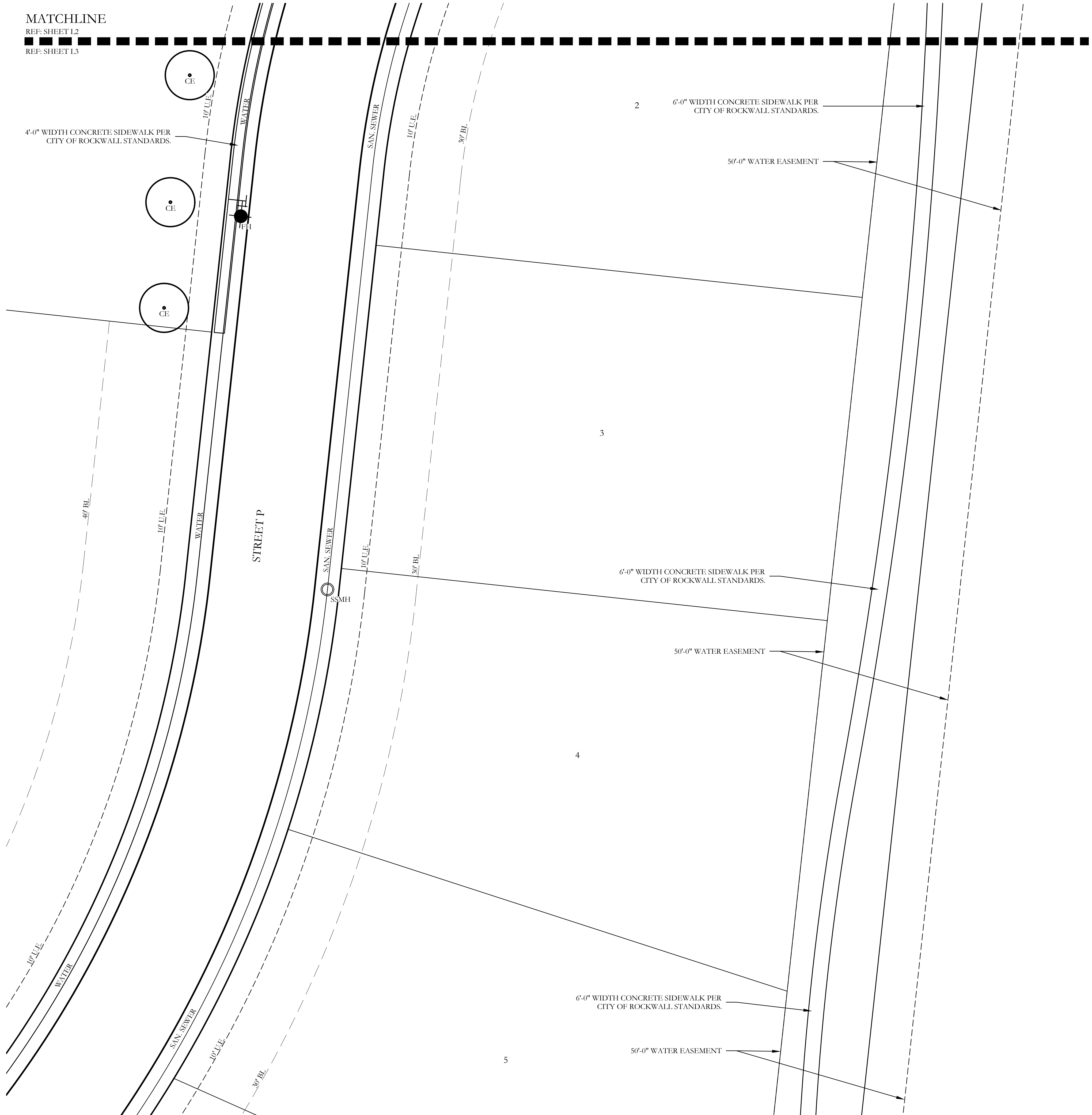


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

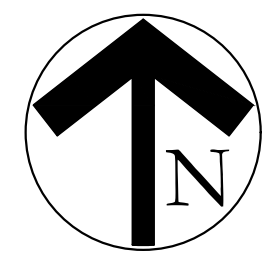
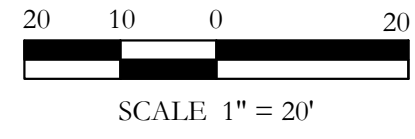


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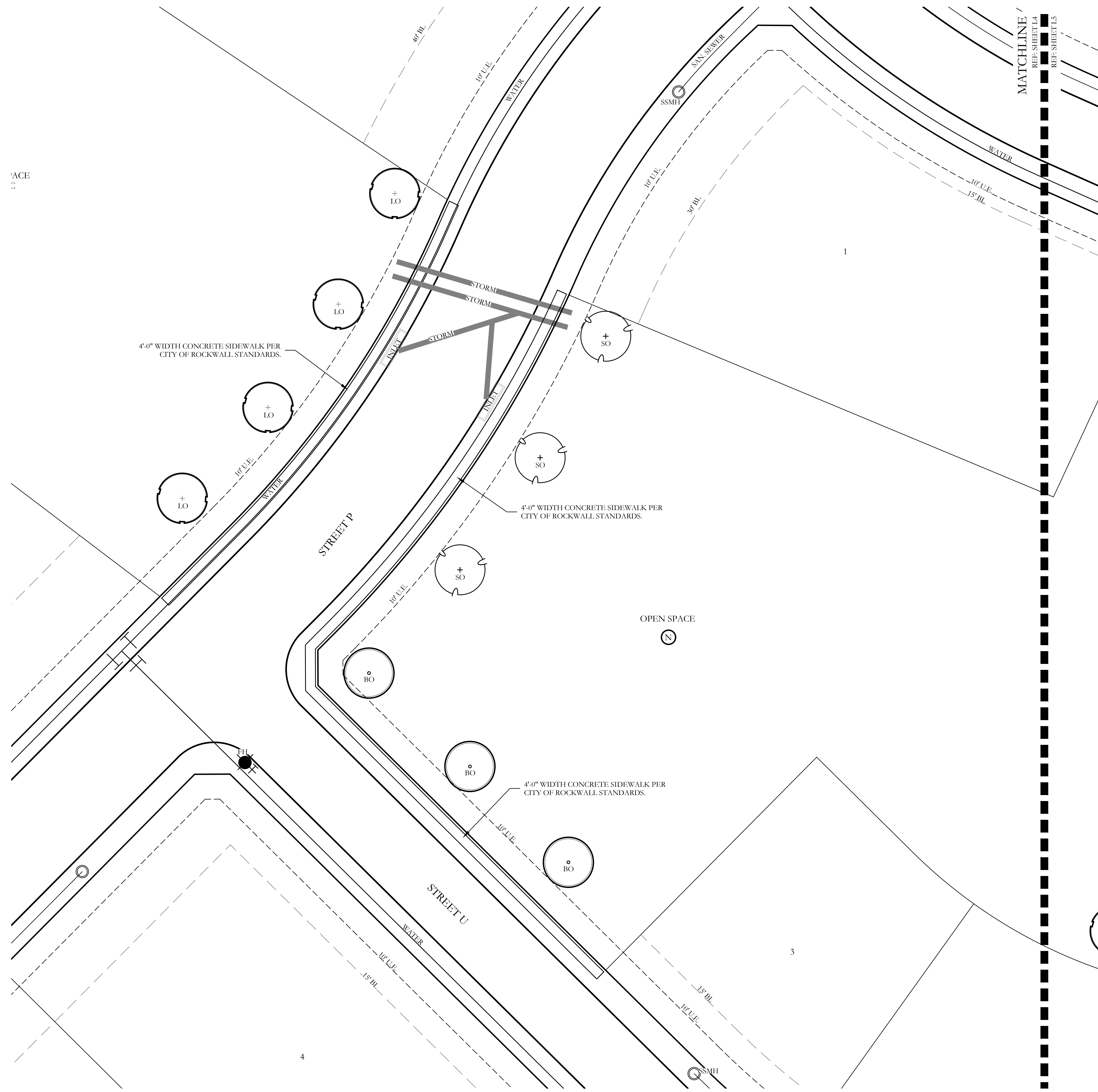
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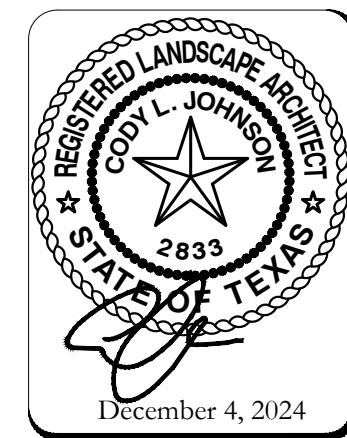
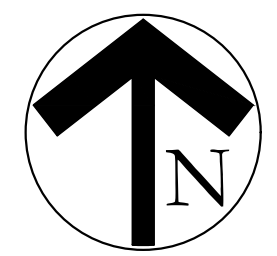
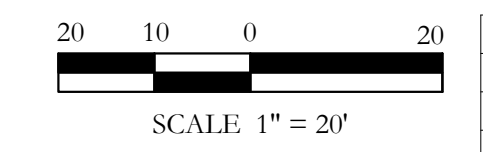
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SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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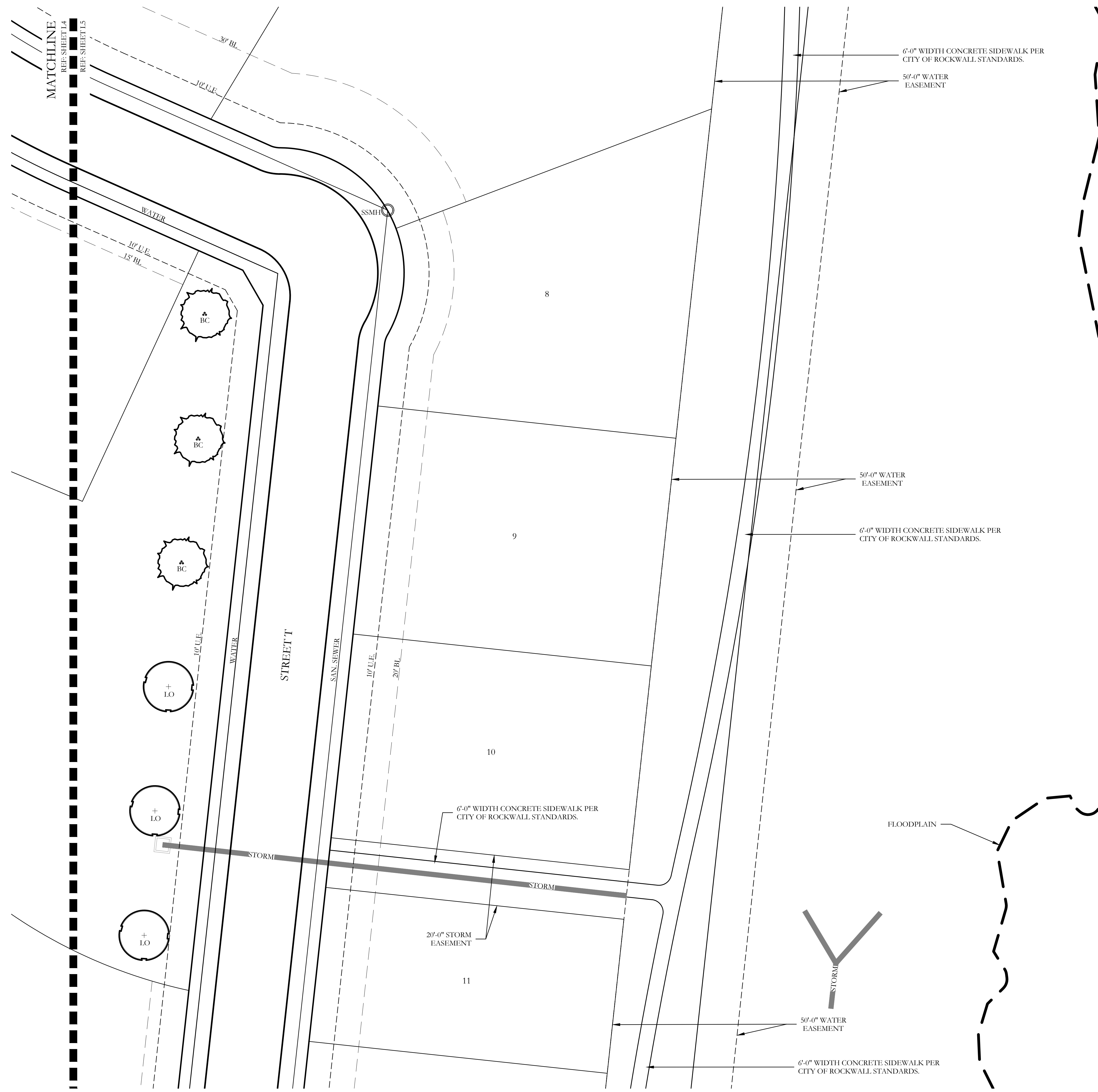
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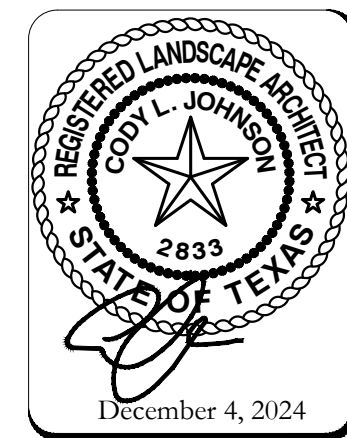
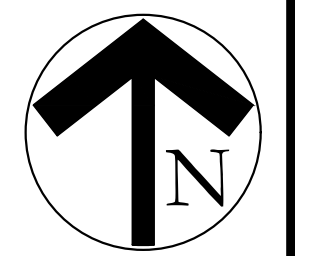
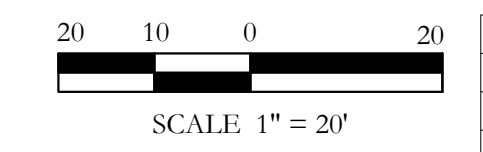
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	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

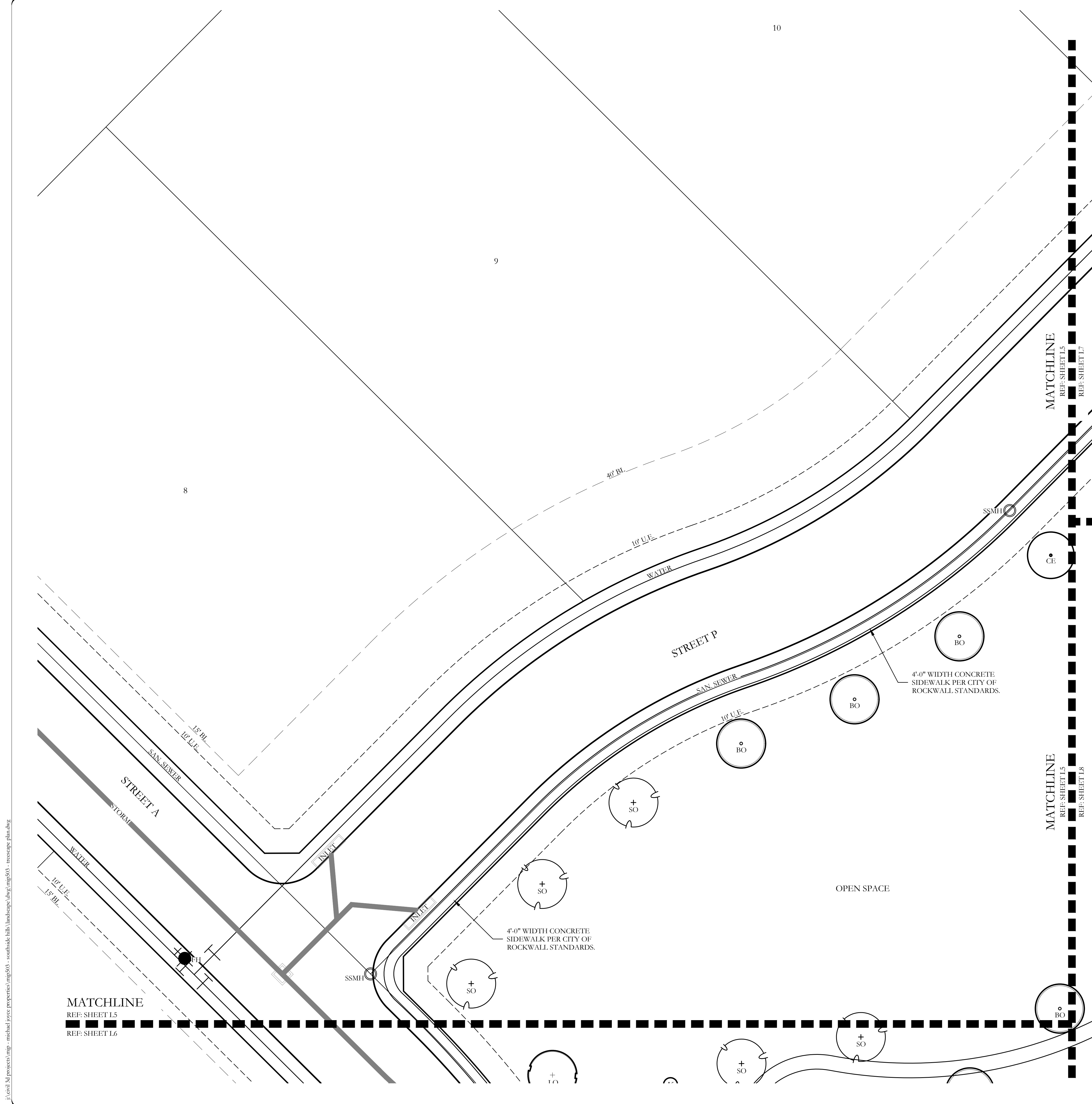


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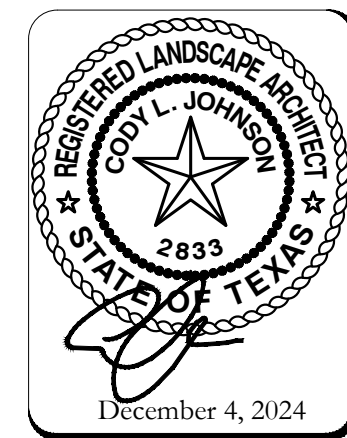
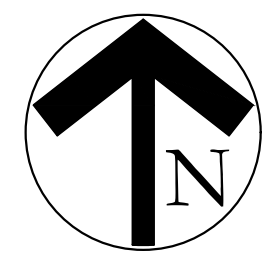
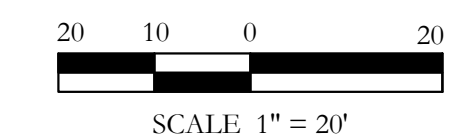


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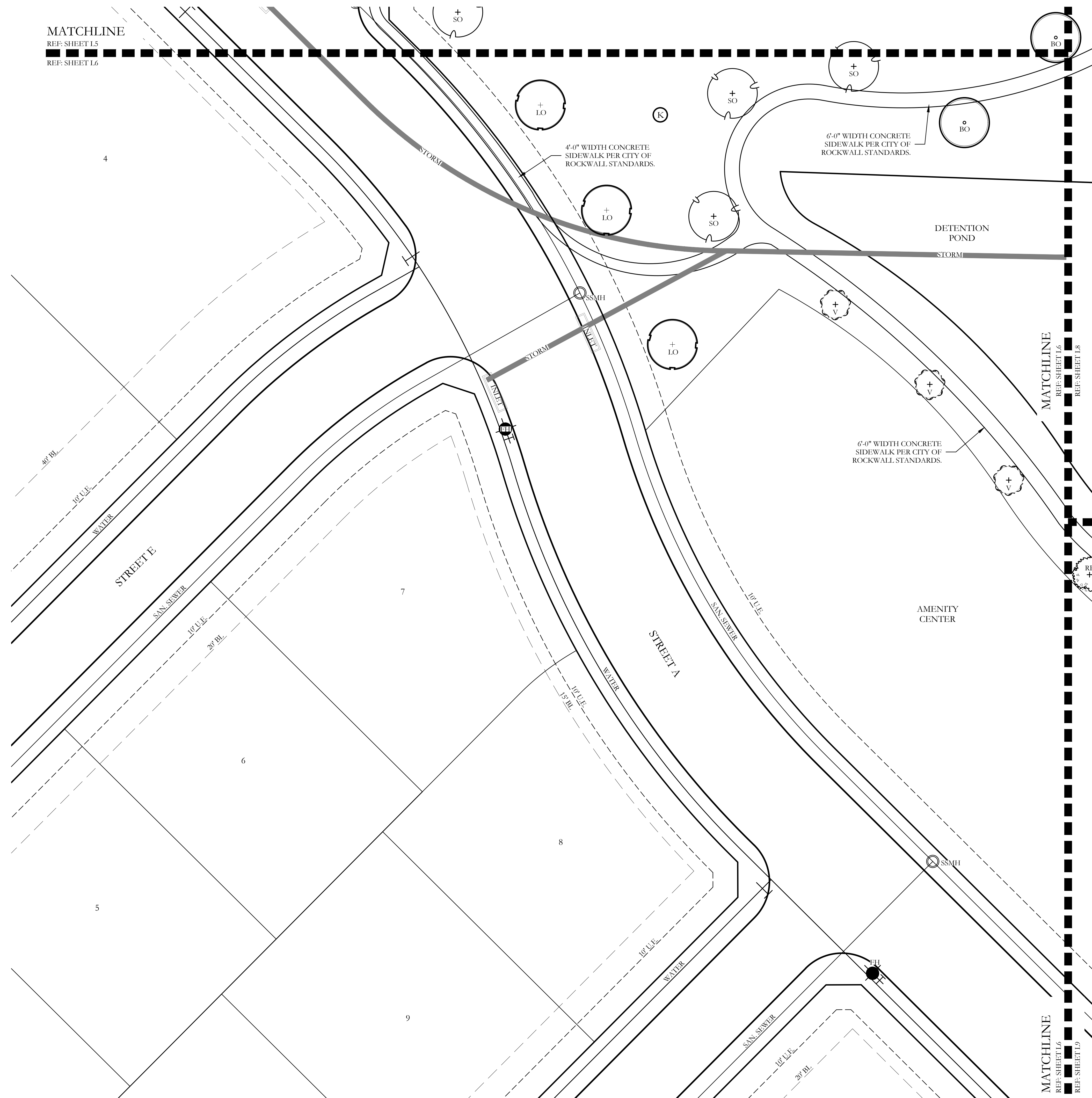
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REF: SHEET L6

MATCHLINE
REF: SHEET L5
REF: SHEET L7

MATCHLINE
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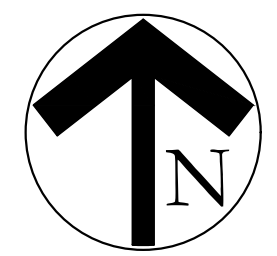
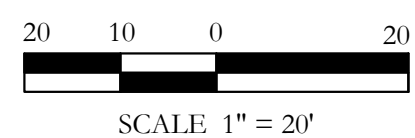


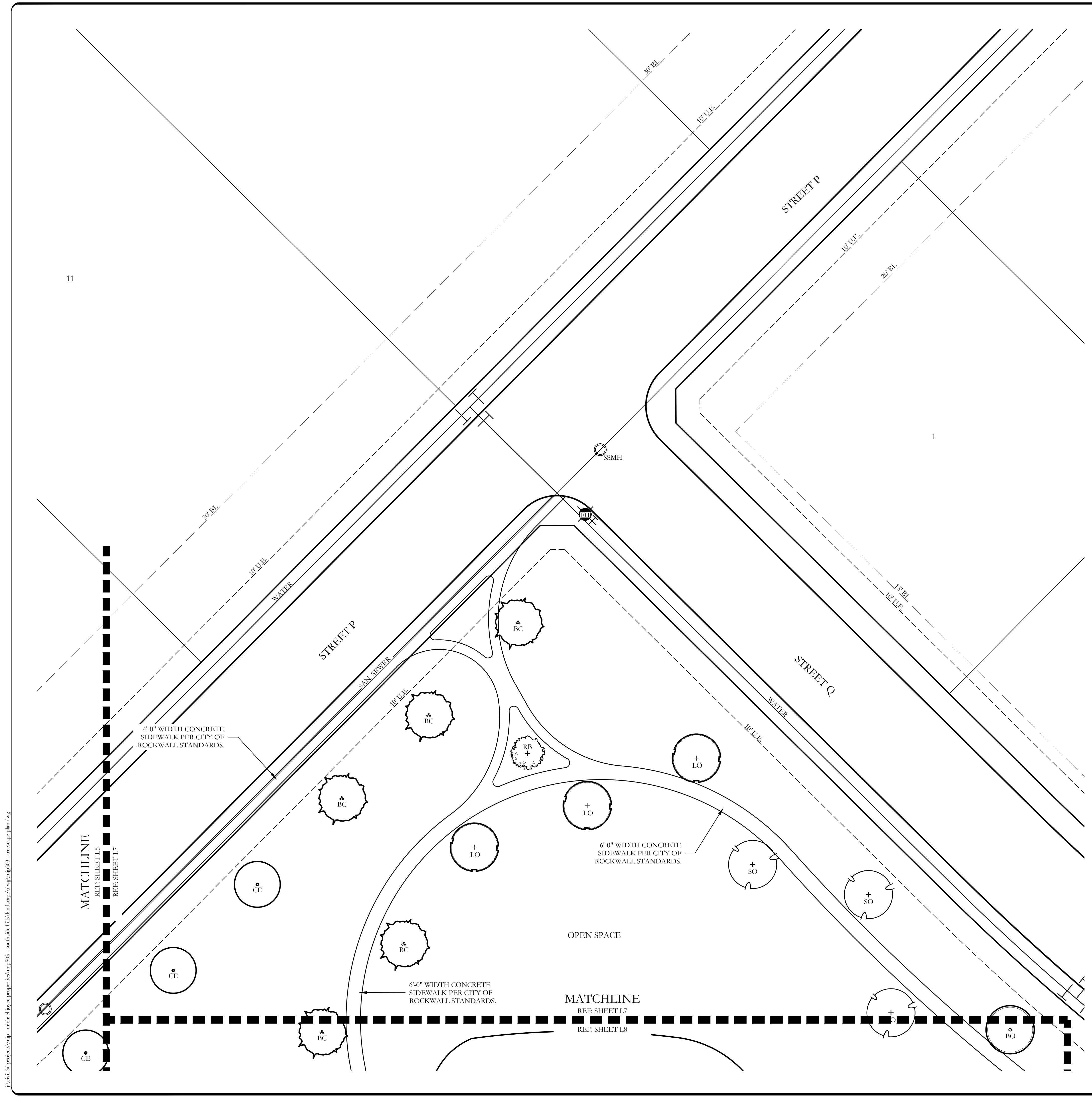
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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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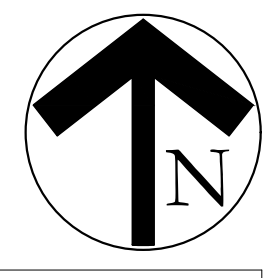
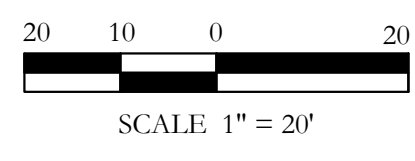
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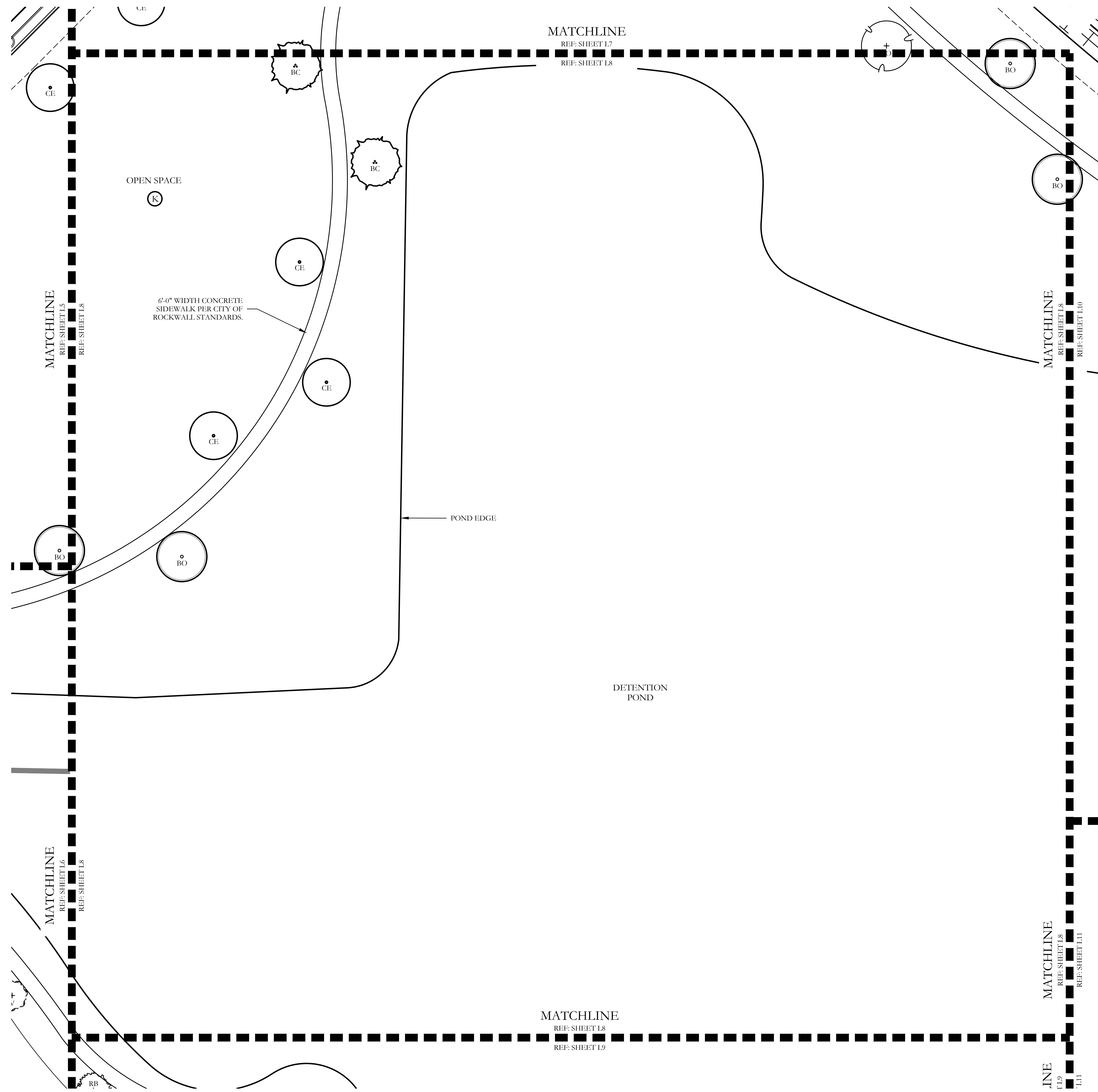


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SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

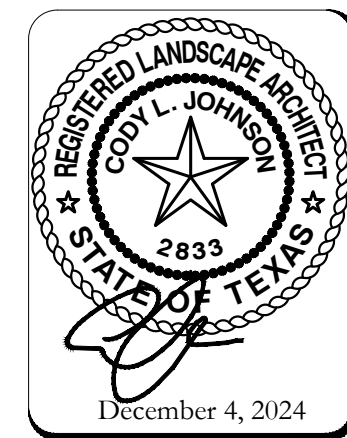
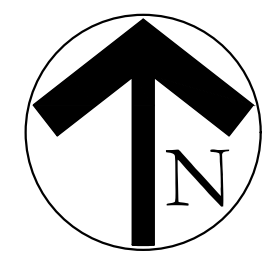
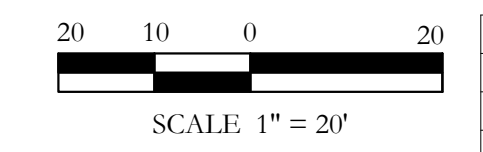
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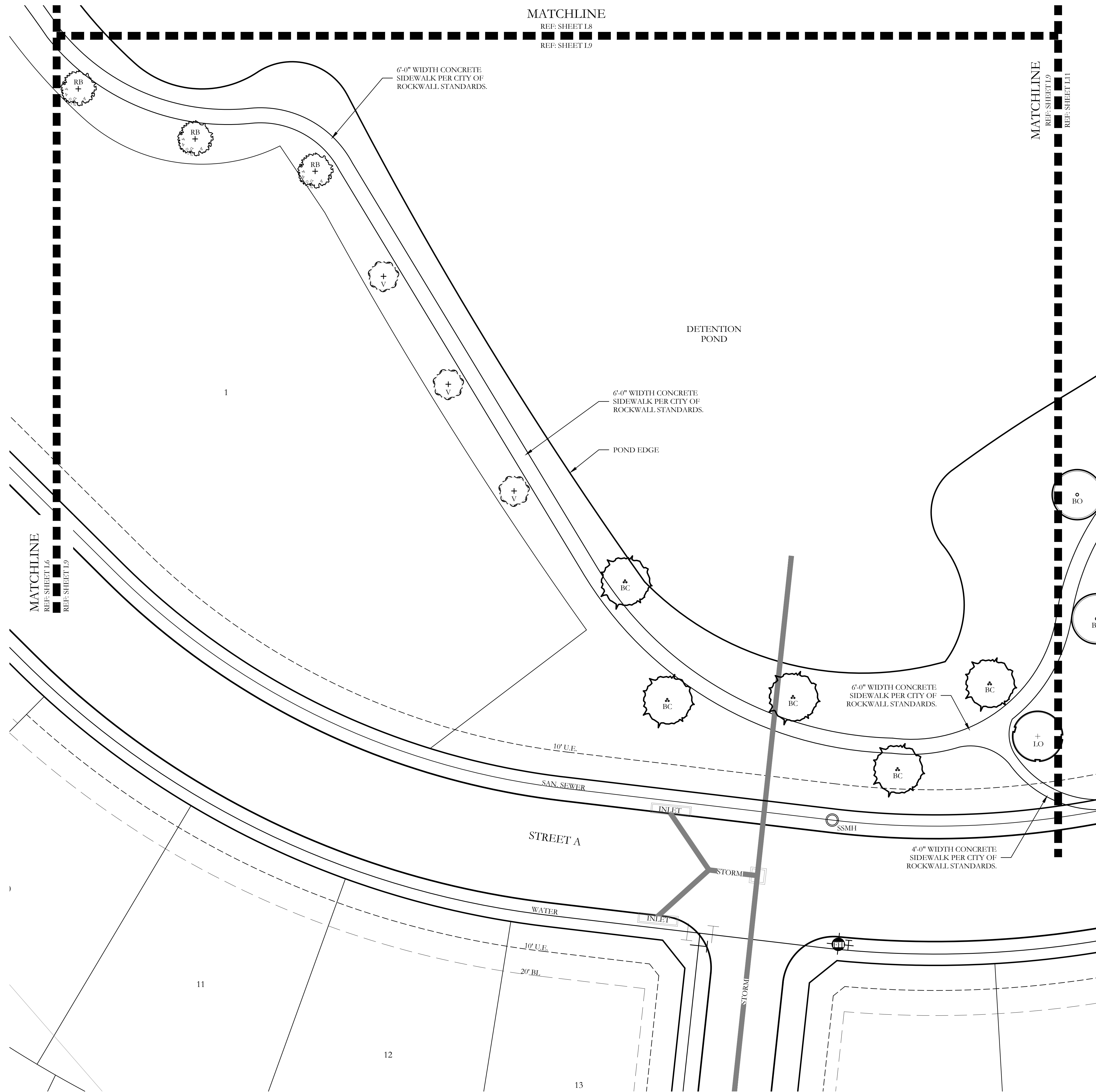
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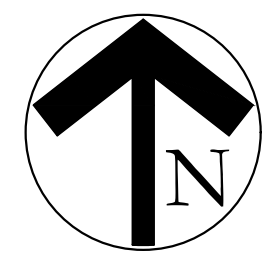
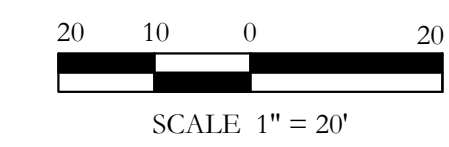
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

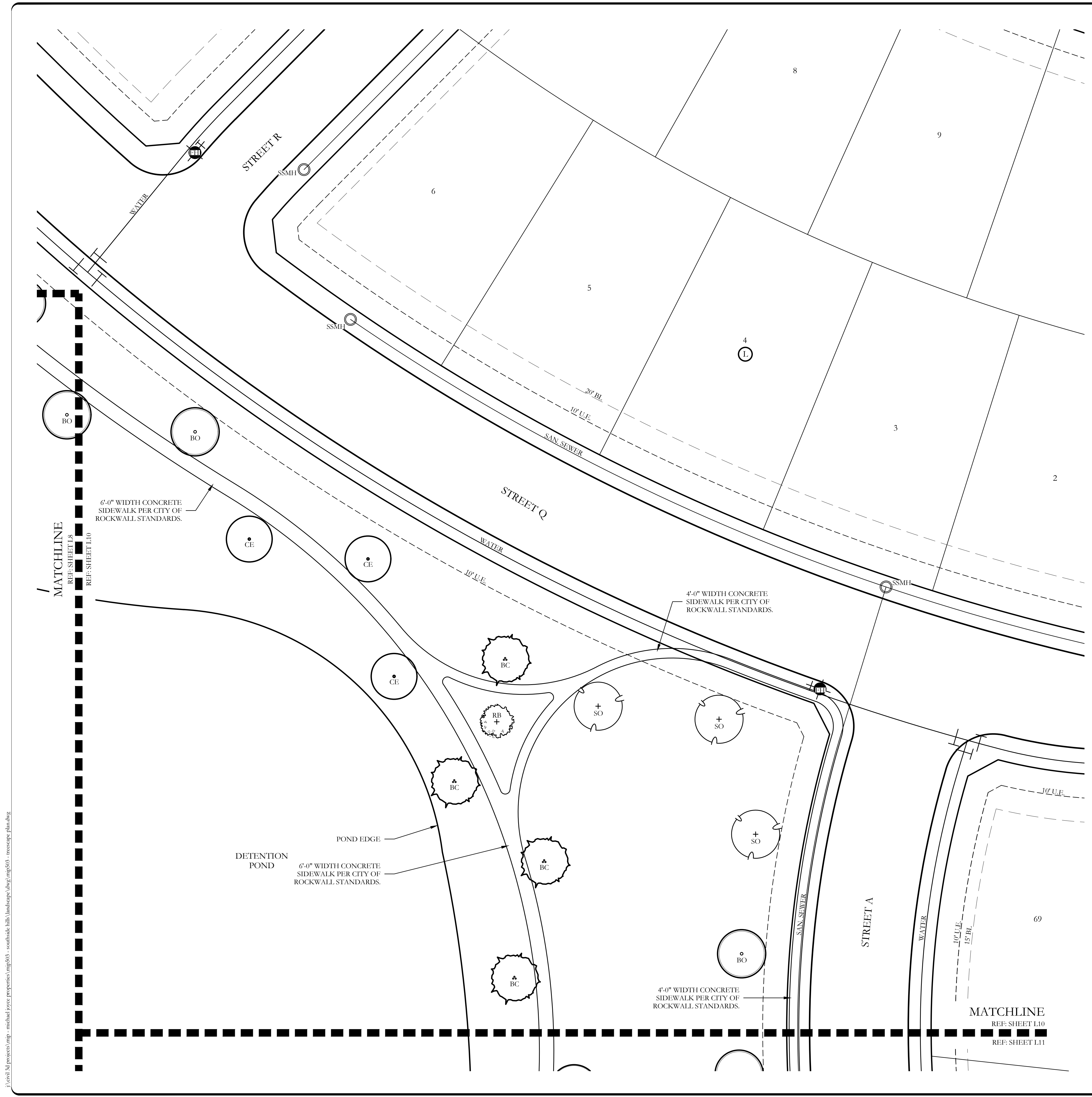


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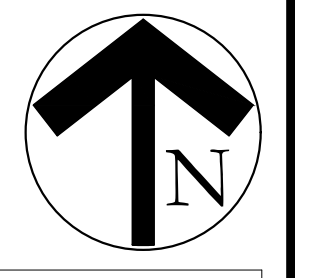
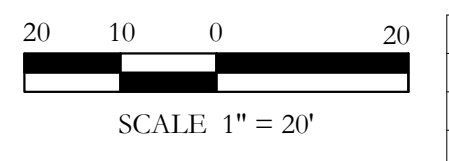


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN



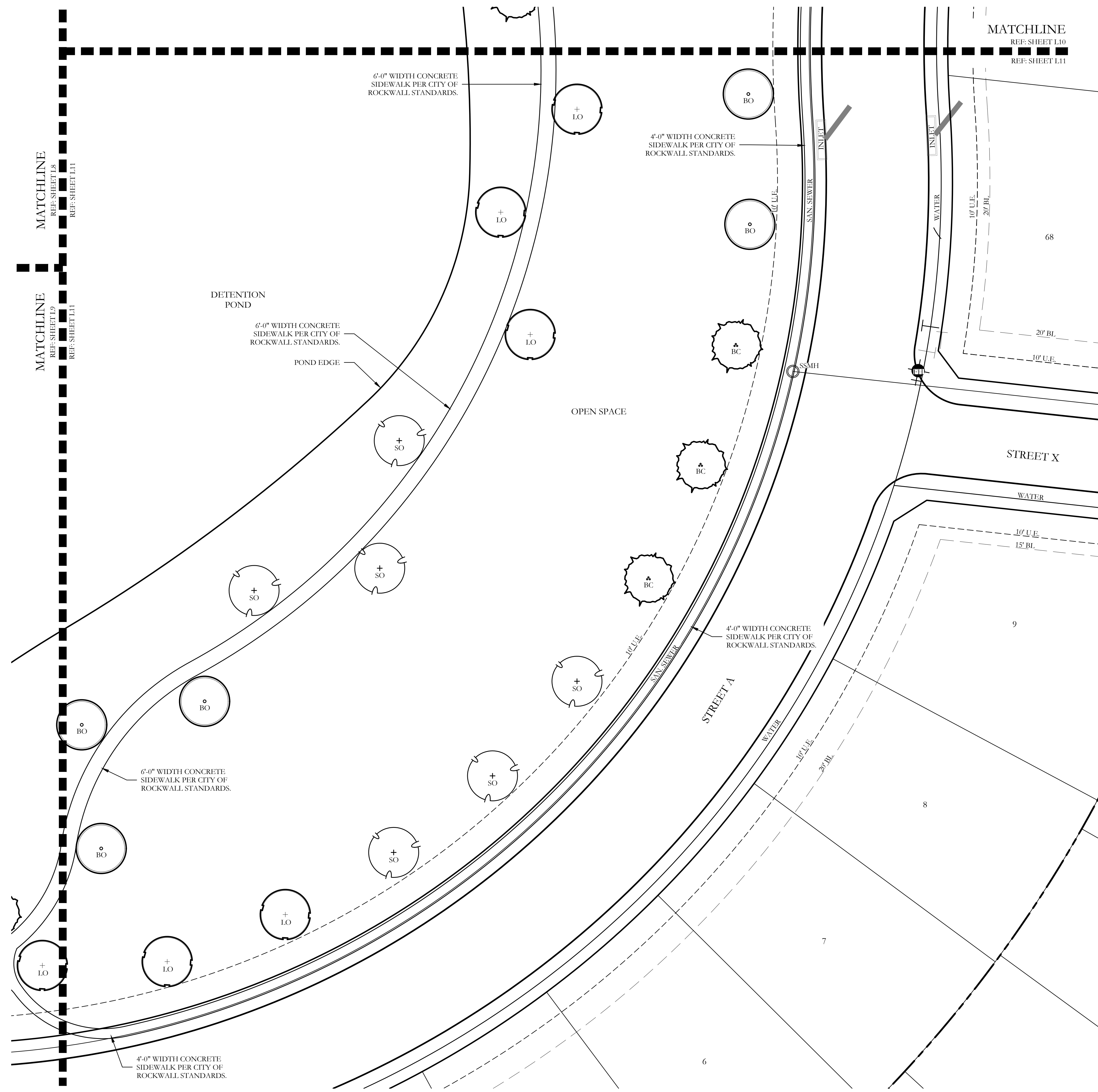


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

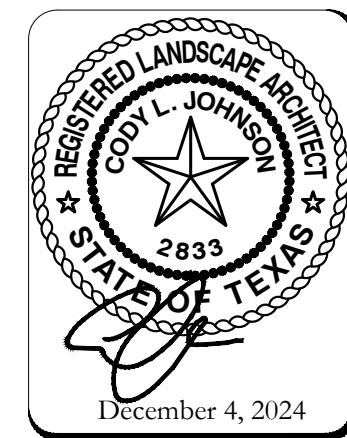
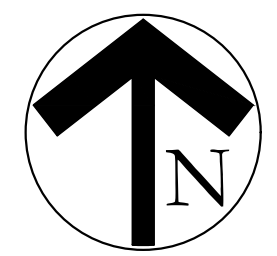
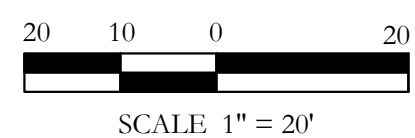


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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN



LANDSCAPE PROVIDED

- FM 549
- A. 1-4" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE
821 LF OF FRONTAGE / 50 LF = 17-4" CAL. TREES REQUIRED.
PROVIDED: 18 - 4" CALIPER AND GREATER CANOPY TREES PROVIDED
- B. 1-2" CAL. ACCENT TREE / 50 LF OF LANDSCAPE EDGE
821 LF OF FRONTAGE / 50 LF = 17-2" CAL. TREES REQUIRED.
PROVIDED: 22 - 2" CALIPER AND GREATER ACCENT TREES PROVIDED

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	28	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	33	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	27	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	18	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	21	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RB	21	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
V	15	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

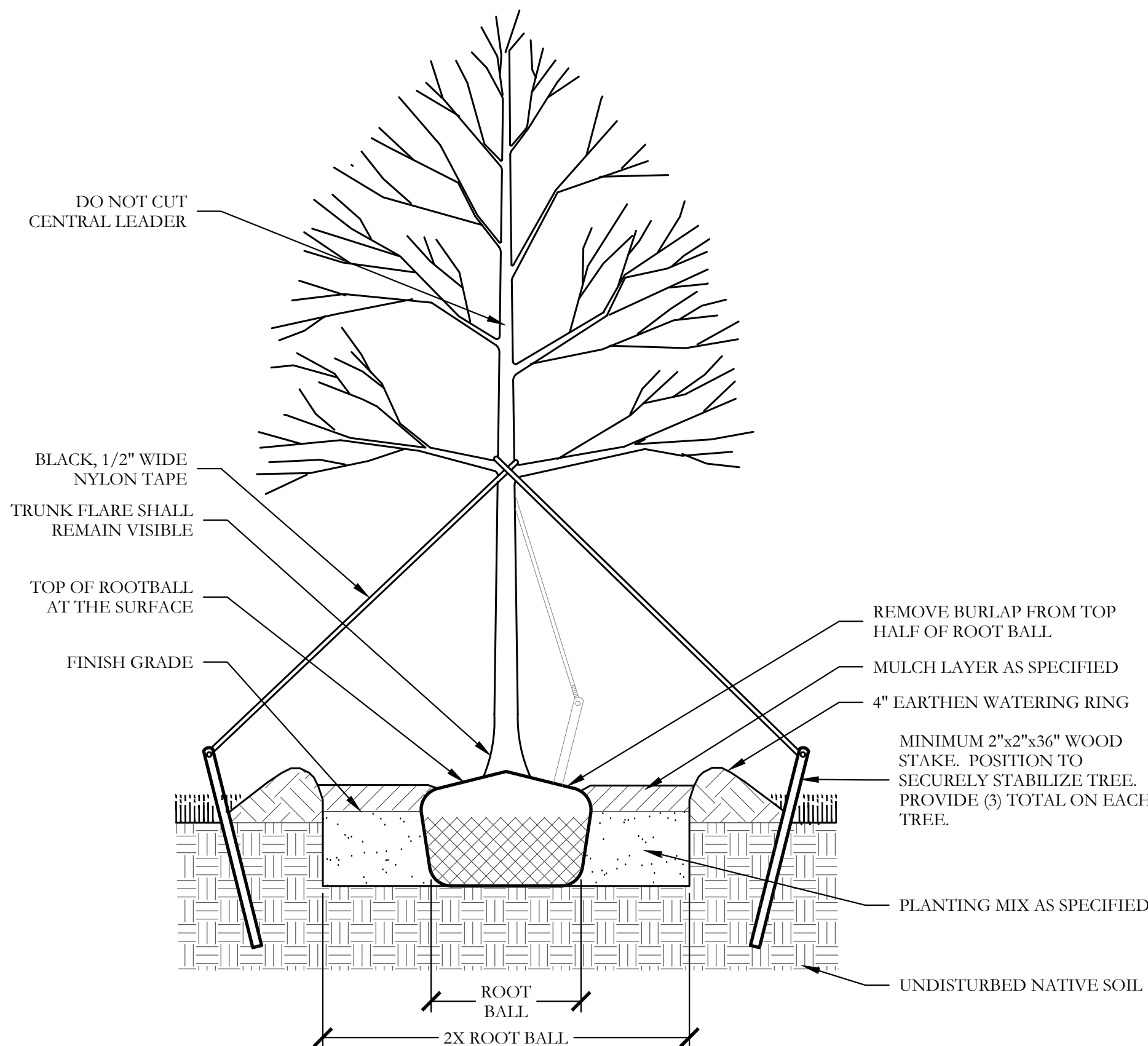
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUCH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

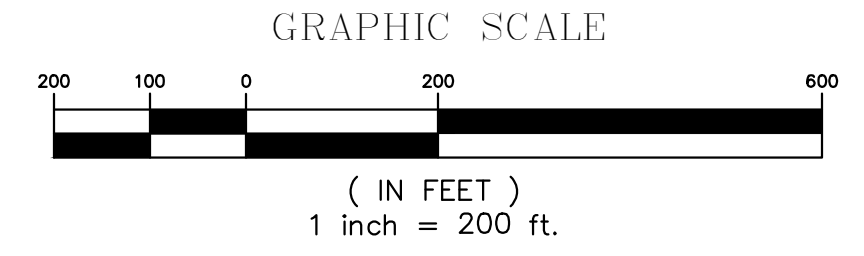
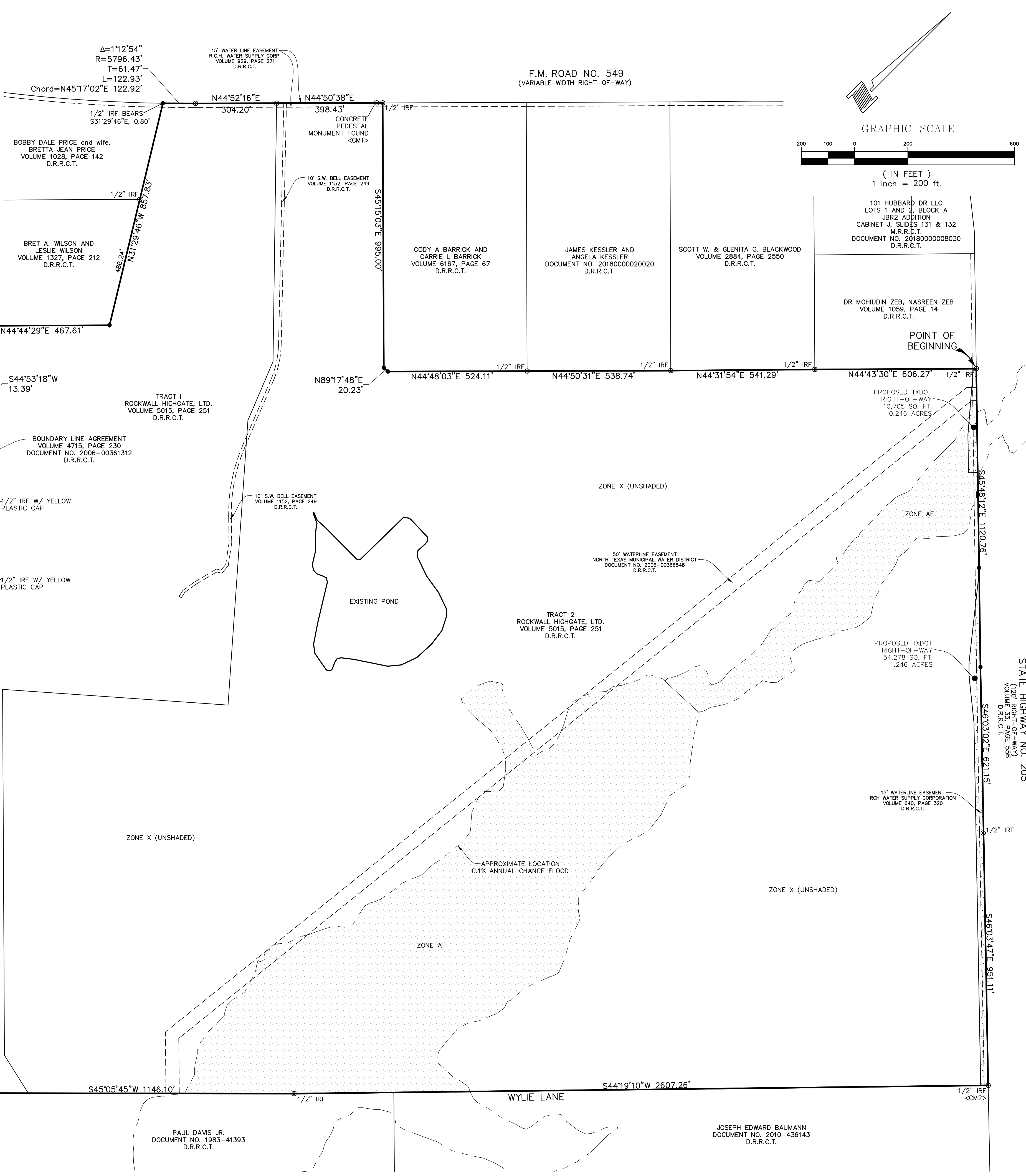
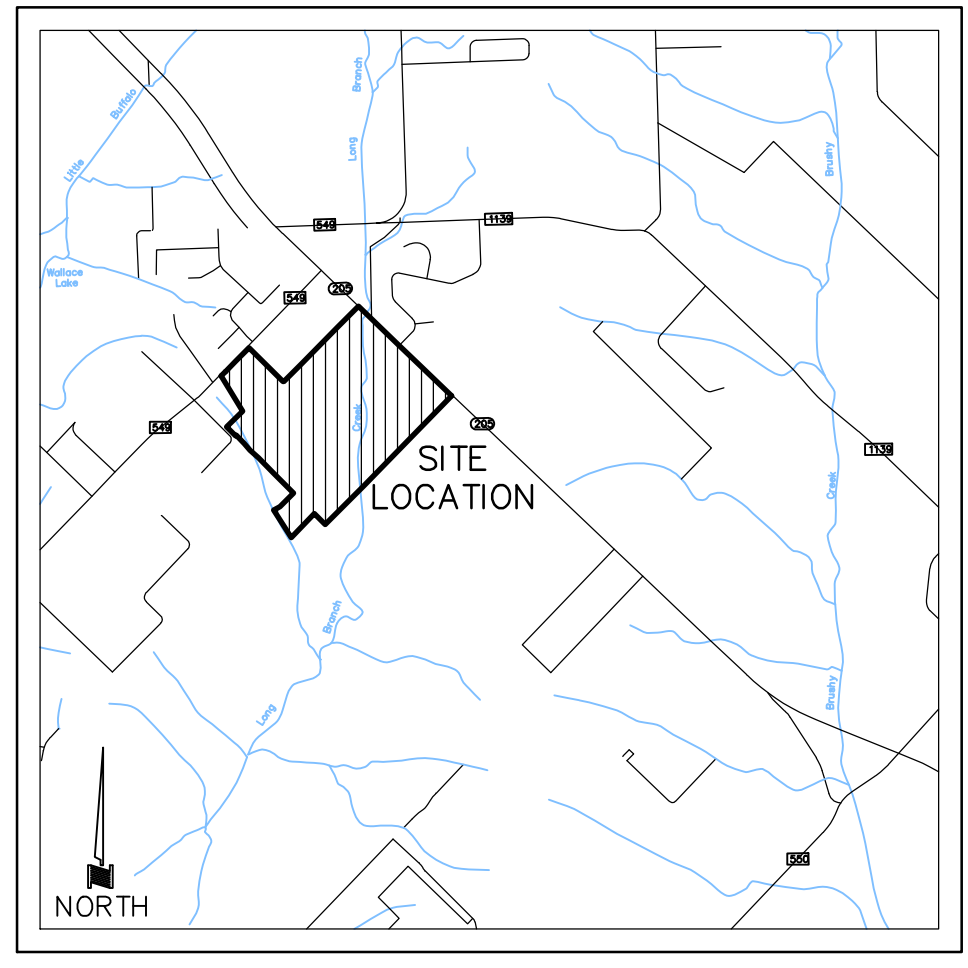
TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



1 TYPICAL TREE PLANTING SECTION

NOT TO SCALE



LEGAL DESCRIPTION:

BEING a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Town of Rockwall, Rockwall County, Texas, consisting of those tracts of land described as Tract 1 and Tract 2 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5572, Page 219, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the southwest line of State Highway No. 205, a 120 foot right-of-way, for the common north corner of said Tract 2 and east corner of that tract of land described in Deed to Dr. Mohiudin Zeb, Nasreen Zeb, as recorded in Volume 1059, Page 14, Deed Records, Rockwall County, Texas;

THENCE Southeasterly, with said southwest line, the following three (3) courses and distances:

- South 45 degrees 48 minutes 12 seconds East, a distance of 1,120.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;
- South 46 degrees 03 minutes 02 seconds East, a distance of 621.15 feet to a 1/2 inch iron rod found for corner;
- South 46 degrees 03 minutes 47 seconds East, a distance of 951.11 feet to a 1/2 inch iron rod found for the east corner of said Tract 2;

THENCE South 44 degrees 19 minutes 10 seconds West, leaving said southwest line and with the southeast line of said Tract 2, a distance of 2,607.26 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 degrees 05 minutes 45 seconds West, continuing with said southeast line, a distance of 1,146.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the most southerly southeast corner of the above mentioned Tract 1;

THENCE North 45 degrees 20 minutes 38 seconds West, with the southwest line of said Tract 1, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap found for the east corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE South 44 degrees 05 minutes 31 seconds West, leaving said southwest line, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the south corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 32 degrees 39 minutes 25 seconds West, a distance of 6680.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the west corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 62 degrees 15 minutes 39 seconds East, a distance of 110.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 61 degrees 56 minutes 23 seconds East, a distance of 43.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 45 degrees 09 minutes 15 seconds East, a distance of 393.74 feet to a 1/2 inch iron rod with a yellow plastic cap found in the southwest line of the above mentioned Tract 1;

THENCE North 45 degrees 15 minutes 38 seconds West, a distance of 598.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner at the beginning of a Boundary Line Agreement, as recorded in Volume 4715, Page 230 (Document No. 2006-00361312), Deed Records, Rockwall County, Texas;

THENCE Northwesterly, with said Boundary Line Agreement, the following six (6) courses and distances:

- North 44 degrees 04 minutes 30 seconds West, a distance of 436.95 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;
- North 48 degrees 39 minutes 02 seconds West, a distance of 237.14 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;
- North 39 degrees 59 minutes 19 seconds West, a distance of 184.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner;
- North 44 degrees 51 minutes 58 seconds West, a distance of 244.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;
- South 44 degrees 53 minutes 18 seconds West, a distance of 13.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of said Tract 1;
- THENCE** Northwesterly, with said west line, the following three (3) courses and distances:

- North 45 degrees 16 minutes 15 seconds West, a distance of 259.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner the common south corner of that tract of land described in Deed to Bret A. Wilson and Leslie Wilson, as recorded in Volume 1327, Page 212, Deed Records, Rockwall County, Texas and an exterior ell corner of said Tract 1;
- North 44 degrees 44 minutes 29 seconds East, a distance of 467.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common east corner of said Bret A. Wilson and Leslie Wilson tract and an interior ell corner of said Tract 1;
- North 31 degrees 29 minutes 46 seconds West, passing at a distance of 486.24 feet a 1/2 inch iron rod found for the common north corner of said Bret A. Wilson and Leslie Wilson tract and east corner of that tract of land described in Deed to Bobby Dale Price and wife, Bretta Jean Price, as recorded in Volume 1028, Page 142, Deed Records, Rockwall County, Texas, and continuing in all for a total distance of 857.83 feet to a point in the southeast line of Farm to Market Road No. 549, a variable width right-of-way, from which point a 1/2 inch iron rod found bears South 31 degrees 29 minutes 46 seconds East, 0.80 feet, said point being at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 12 minutes 54 seconds, a radius of 5,796.43 feet and a chord bearing and distance of North 45 degrees 17 minutes 02 seconds East, 122.92 feet;

THENCE Northeasterly, with said southeast line, the following three (3) courses and distances:

- Northeasterly, with said curve to the left, an arc distance of 122.92 feet to a concrete pedestal monument found for corner;
- North 44 degrees 52 minutes 16 seconds East, a distance of 304.20 feet to an "X" found in concrete for the common north corner of said Tract 1 and most westerly northwest corner of said Tract 2;
- North 44 degrees 50 minutes 38 seconds East, passing at a distance of 375.47 feet a concrete pedestal monument found, and continuing in all for a total distance of 398.43 feet to a 1/2 inch iron rod found for the common west corner of that tract of land described in Deed to Cody A. Barrick and Carrie L. Barrick, as recorded in Volume 6167, Page 67, Deed Records, Rockwall County, Texas and most northerly northwest corner of said Tract 2;

THENCE South 45 degrees 15 minutes 03 seconds East, leaving said southeast line, a distance of 995.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 89 degrees 17 minutes 48 seconds East, a distance of 20.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

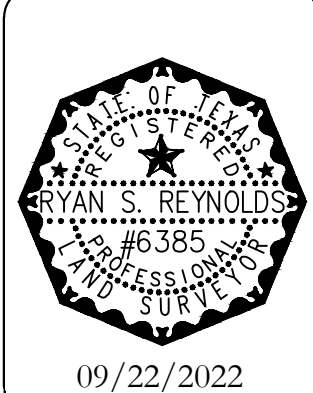
THENCE North 44 degrees 48 minutes 03 seconds East, a distance of 524.11 feet to a 1/2 inch iron rod found for the common east corner of said Cody A. Barrick and Carrie L. Barrick tract and south corner of that tract of land described in Deed to James Kessler and Angela Kessler, as recorded in Document No. 2018000020020, Deed Records, Rockwall County, Texas;

THENCE North 44 degrees 50 minutes 31 seconds East, a distance of 538.74 feet to a 1/2 inch iron rod found for the east corner of said James Kessler and Angela Kessler tract;

THENCE North 44 degrees 31 minutes 54 seconds East, a distance of 541.29 feet to a 1/2 inch iron rod found for the south corner of the above mentioned Dr. Mohiudin Zeb, Nasreen Zeb tract;

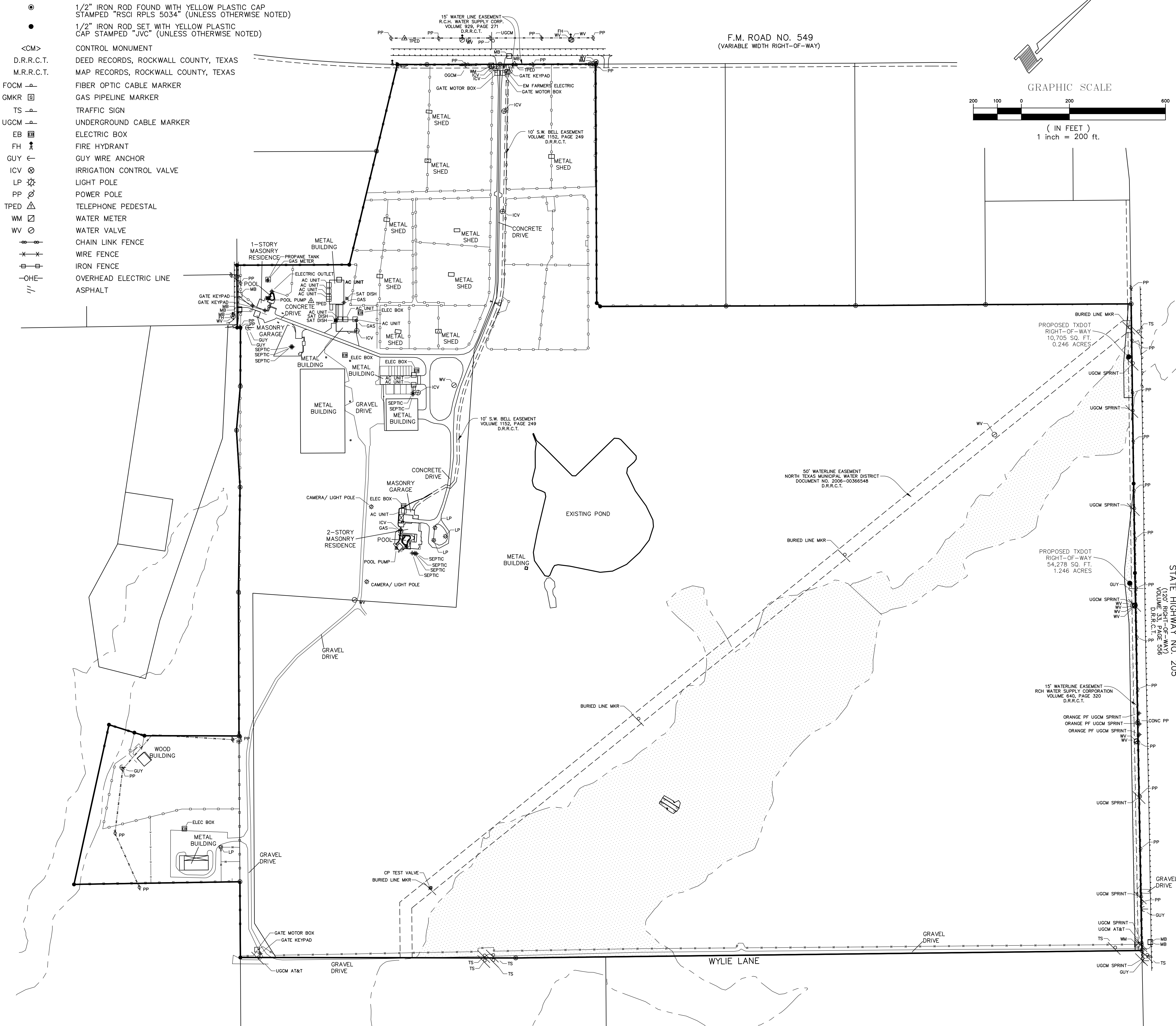
THENCE North 44 degrees 43 minutes 30 seconds East, a distance of 606.27 feet to the POINT OF BEGINNING and containing 264.433 acres of land, more or less.

GROSS ACRES	264.433 ACRES
PROPOSED TXDOT RIGHT-OF-WAY	1.492 ACRES
NET ACRES	262.941 ACRES

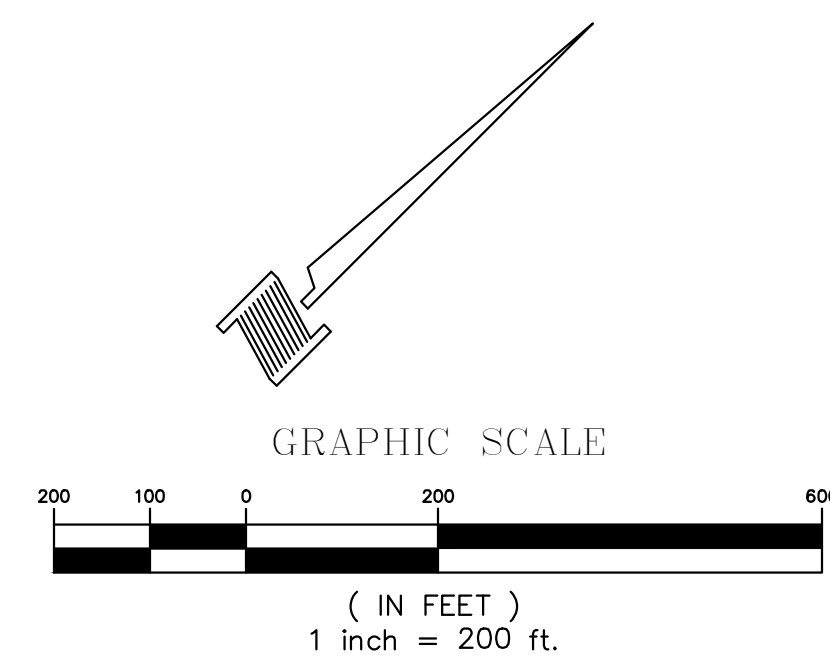


LEGEND

- ⊙ 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "RSCI RPLS 5034" (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
- <CM> CONTROL MONUMENT
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
- FOCM FIBER OPTIC CABLE MARKER
- GMKR GAS PIPELINE MARKER
- TS TRAFFIC SIGN
- UGCM UNDERGROUND CABLE MARKER
- EB ELECTRIC BOX
- FH FIRE HYDRANT
- GUY GUY WIRE ANCHOR
- ICV IRRIGATION CONTROL VALVE
- LP LIGHT POLE
- PP POWER POLE
- TPED TELEPHONE PEDESTAL
- WM WATER METER
- WV WATER VALVE
- CHAIN LINK FENCE
- WIRE FENCE
- IRON FENCE
- OHE OVERHEAD ELECTRIC LINE
- /// ASPHALT



F.M. ROAD NO. 549
(VARIABLE WIDTH RIGHT-OF-WAY)



NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S76°53'37"E, 4,347.44'.
2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AREA", DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE AE, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATIONS DETERMINED" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48397C010L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS.
3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, G.F. NO. 782103508, EFFECTIVE DATE APRIL 13, 2022. NO FURTHER RESEARCH WAS PERFORMED FOR THIS SURVEY.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.
5. FENCES SHOWN HEREON ARE GRAPHIC ONLY AND MAY MEANDER BETWEEN MEASURED LOCATIONS.
6. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE UNAUTHORIZED USE OR REUSE OF THIS SURVEY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL REMOVE SURVEYOR FROM BURDEN OF ANY DAMAGES INCURRED.
8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY INDICATED HEREON.

SCHEDULE B NOTES:

- 10a. EASEMENT TO THE STATE OF TEXAS, RECORDED IN VOLUME 330, PAGE 558, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)
- 10b. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 640, PAGE 320, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)
- 10c. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 640, PAGE 323, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- 10d. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 929, PAGE 271, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)
- 10e. EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 1152, PAGE 249, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)
- 10f. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 154, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO - 20' EASEMENT - NO DEFINED LOCATION IN DOCUMENT)
- 10g. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 221, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO - 20' EASEMENT - NO DEFINED LOCATION IN DOCUMENT)
- 10h. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 242, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO - 20' EASEMENT - NO DEFINED LOCATION IN DOCUMENT)
- 10i. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 2753, PAGE 210, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)
- 10j. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 1053, PAGE 187, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)
- 10k. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 1086, PAGE 53, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)
- 10m. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 2108, PAGE 212, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)

SURVEYOR'S CERTIFICATE:

To C AND C LAND, LLC; ROCKWALL HIGHGATE, LTD.; NATIONAL TITLE GROUP, LLC; and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or protrusions apparent on the ground.

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
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6385

SURVEYED ON THE GROUND: SEPTEMBER 13, 2022

GROSS ACRES	264.433 ACRES
PROPOSED TXDOT RIGHT-OF-WAY	1.492 ACRES
NET ACRES	262.941 ACRES

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

LAND TITLE SURVEY
 264.433 ACRES
 W.W. FORD SURVEY, ABSTRACT NO. 80
 TOWN OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE:
 1" = 200'
 One Inch
 JVC No. 2147
 SHEET 2 OF 2

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