



# 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 (\$500.00 + \$20.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$500.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$500.00 + \$20.00 ACRE)<sup>1 & 3</sup>
- AMENDING OR MINOR PLAT (\$500.00)
- PLAT REINSTATEMENT REQUEST (\$200.00)

**SITE PLAN APPLICATION FEES:**

- SITE PLAN (\$1,000.00 + \$20.00 ACRE)<sup>1 & 2</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00)<sup>2</sup>

**OTHER APPLICATION FEES:**

- TREE REMOVAL (\$200.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00)<sup>2</sup>
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00)<sup>2</sup>

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$1,000.00 + \$20.00 ACRE)<sup>1 & 3</sup>
- SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE)<sup>1, 2 & 3</sup>
- SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE)<sup>1, 2 & 3</sup>
- PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE)<sup>1 & 3</sup>
- PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE)<sup>1 & 3</sup>

**NOTES:**

<sup>1</sup>: 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.

<sup>2</sup>: A **\$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

<sup>3</sup>: AN ADDITIONAL FEE OF **\$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1401 Overhill Dr, Rockwall, TX 75087

SUBDIVISION Park Hills

LOT

BLOCK

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

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-98

CURRENT USE Single Family Residential

PROPOSED ZONING

PROPOSED USE

ACREAGE 6.469

LOTS [CURRENT] 12

LOTS [PROPOSED] 12

- 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 Daniel & Amanda Dailey

APPLICANT Michael Joyce Properties

CONTACT PERSON

CONTACT PERSON Ryan Joyce

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

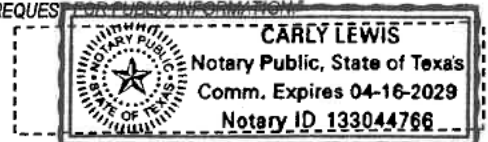
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Daniel Dailey [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 629.38 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF June 2026. 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 June 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 4-16-29



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CITY ENGINEER:

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- PLAT REINSTATEMENT REQUEST (\$200.00)

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- SITE PLAN (\$1,000.00 + \$20.00 ACRE) <sup>1,2,3</sup>
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- ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) <sup>1,2,3</sup>
- SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) <sup>1,2,3,4</sup>
- SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) <sup>1,2,3,4</sup>
- PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) <sup>1,2,3</sup>
- PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) <sup>1,2,3</sup>

### NOTES:

<sup>1</sup> 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.

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1401 Overhill Dr, Rockwall, TX 75087**

SUBDIVISION **Park Hills**

LOT

BLOCK

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

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-98**

CURRENT USE **Single Family**

PROPOSED ZONING

PROPOSED USE

ACREAGE **6.469**

LOTS [CURRENT] **12**

LOTS [PROPOSED] **12**

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

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

OWNER **Qualico Developments (U.S.), Inc.**

APPLICANT **Michael Joyce Properties**

CONTACT PERSON

CONTACT PERSON **Ryan Joyce**

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

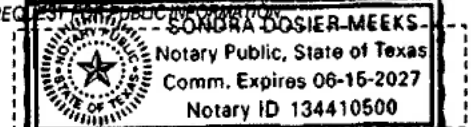
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 629.38 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF June 2026. 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 11th DAY OF June 2026

OWNER'S SIGNATURE

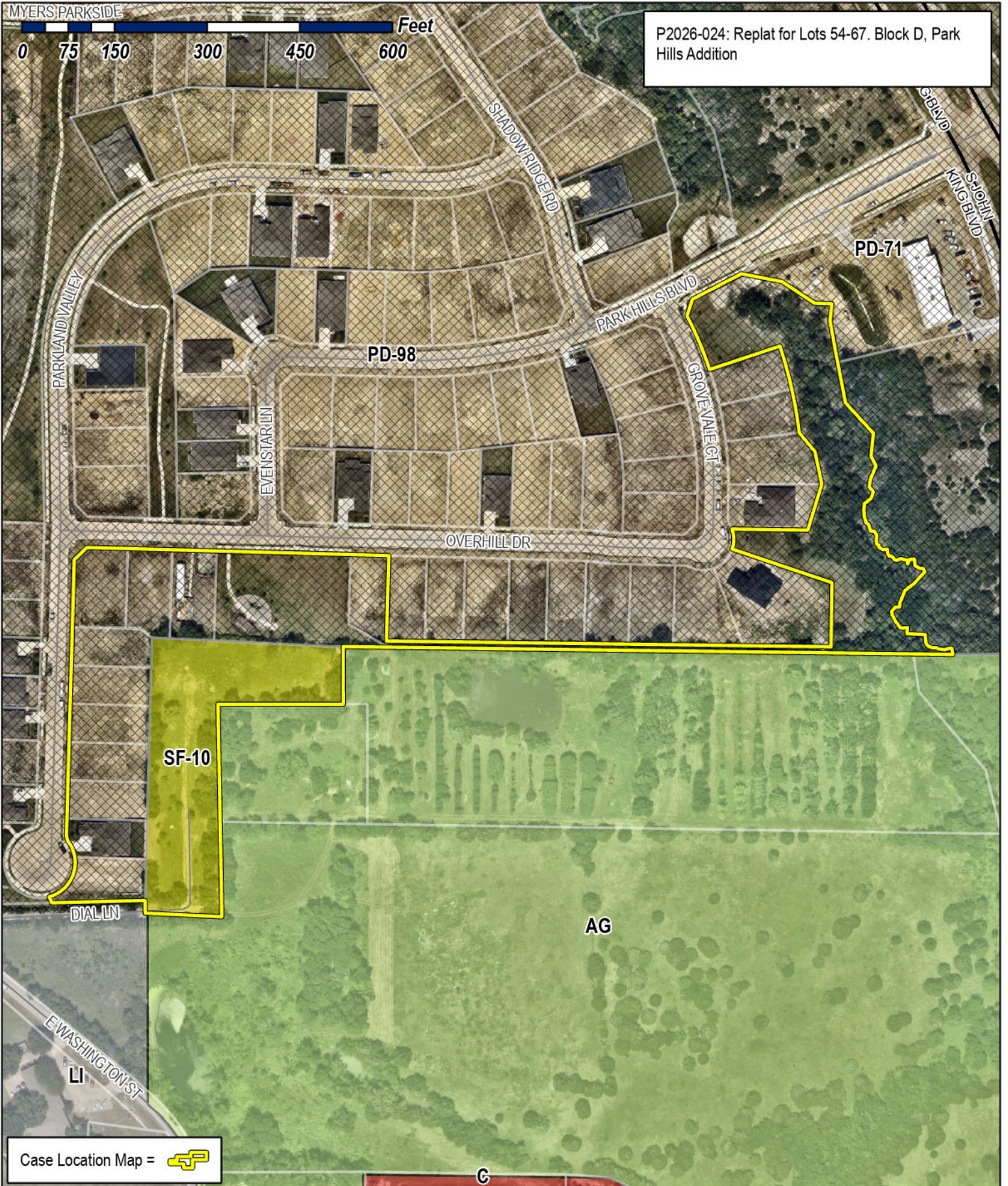
*John Vick*



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Sondra Dosier Meeks*

MY COMMISSION EXPIRES 6-15-2027



P2026-024: Replat for Lots 54-67. Block D, Park Hills Addition



Case Location Map = 



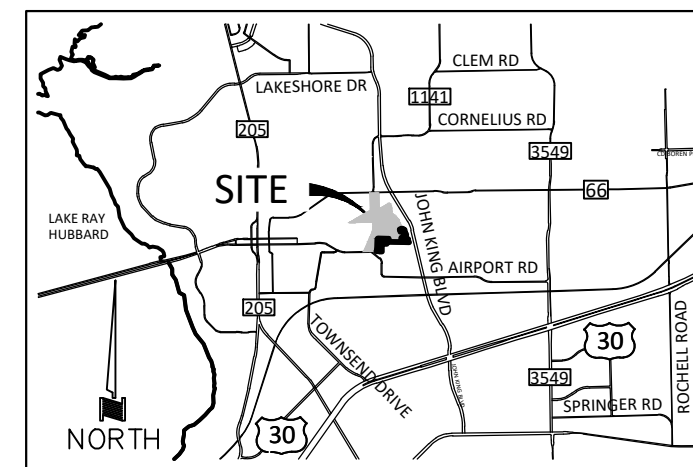
# City of Rockwall

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.

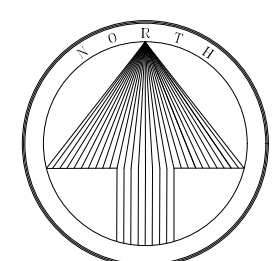


**BASIS OF BEARING:**  
 BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. ALL DIMENSIONS ARE GROUND DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.9998538864.

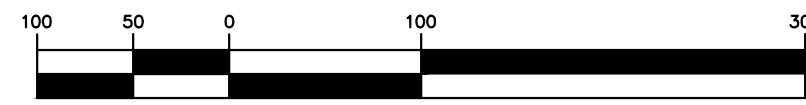


VICINITY MAP  
N.T.S.

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



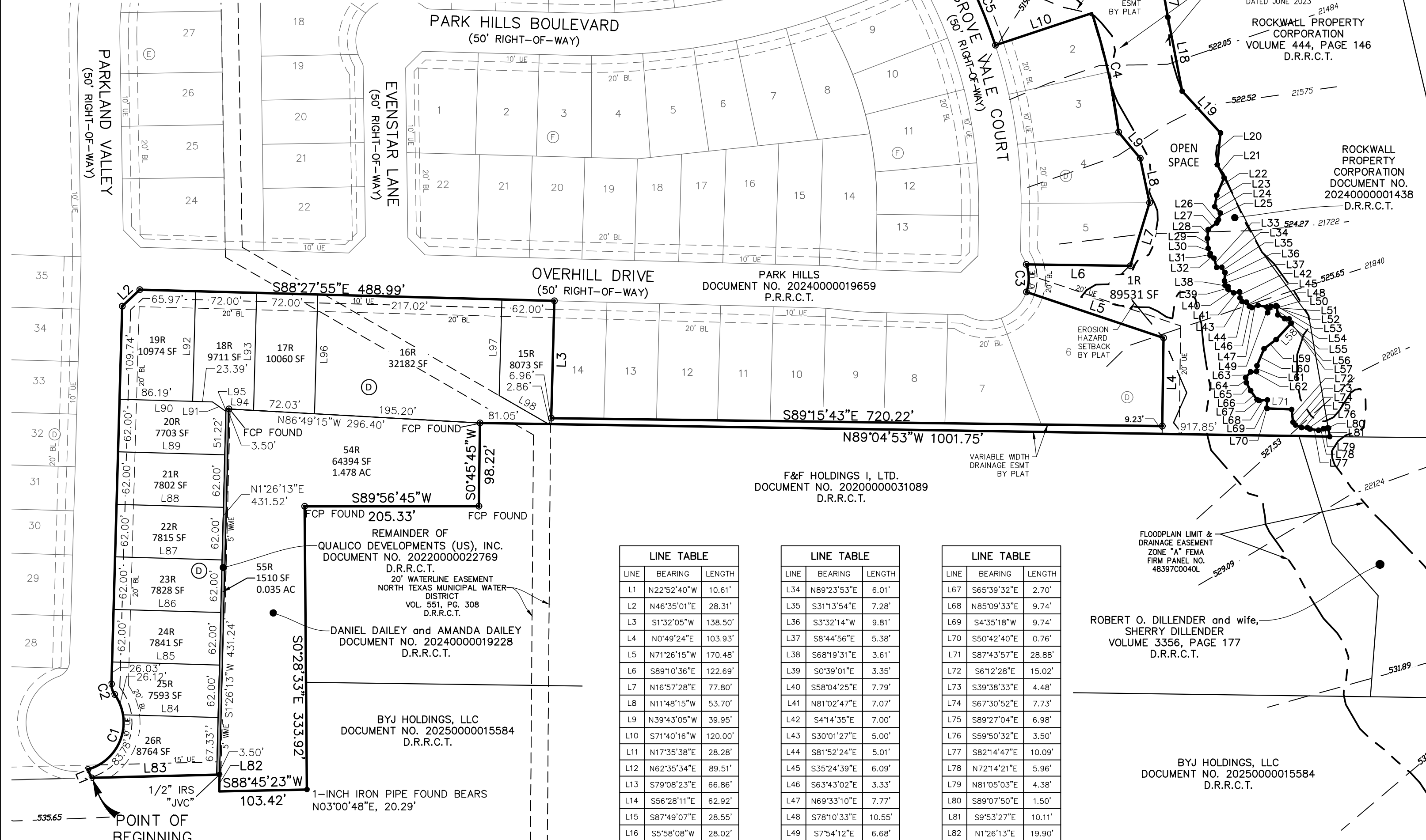
GRAPHIC SCALE



( IN FEET )  
 1 inch = 100 ft.

**FINAL PLAT**  
**LOTS 1R, 15R-26R, & 54R-55R**  
**BLOCK D**  
**PARK HILLS REPLAT**

BEING A REPLAT OF  
 LOTS 1 & 15-26, BLOCK D  
 PARK HILLS  
 AND BEING  
 12 SINGLE FAMILY LOTS AND  
 3 OPEN SPACE LOTS  
 6.469 ACRES OR 215,875 SF  
 SITUATED IN THE  
 GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183  
 CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS  
 12 June 2026  
 EXIST. ZONING: PD-98  
 LAND USE: SF  
 SHEET 1 OF 3



CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	109°30'36"	57.50'	61.38'	109.90'	N19°38'24"E 93.92'
C2	36°44'50"	20.50'	6.81'	13.15'	N16°44'29"W 12.92'
C3	37°57'50"	50.00'	17.20'	33.13'	N0°25'10"W 32.53'
C4	11°27'33"	720.00'	72.24'	144.00'	N12°35'57"W 143.76'
C5	8°59'22"	600.00'	47.17'	94.14'	N22°49'25"W 94.04'

LINE	BEARING	LENGTH
L1	N22°52'40"W	10.61'
L2	N46°35'01"E	28.31'
L3	S1°32'05"W	138.50'
L4	N0°49'24"E	103.93'
L5	N71°26'15"W	170.48'
L6	S89°10'36"E	122.69'
L7	N16°57'28"E	77.80'
L8	N11°48'15"W	53.70'
L9	N39°43'05"W	39.95'
L10	S71°40'16"W	120.00'
L11	N17°35'38"E	28.28'
L12	N62°35'34"E	89.51'
L13	S79°08'23"E	66.86'
L14	S56°28'11"E	62.92'
L15	S87°49'07"E	28.55'
L16	S5°58'08"W	28.02'
L17	S10°07'55"E	46.33'
L18	S10°56'13"E	88.76'
L19	S42°32'37"E	66.83'
L20	S5°48'00"W	37.66'
L21	S27°06'51"E	17.39'
L22	S22°38'47"W	22.44'
L23	S9°56'32"W	13.38'
L24	S40°37'19"E	10.13'
L25	S15°27'47"W	8.20'
L26	S29°47'35"W	4.23'
L27	S51°46'12"W	12.73'
L28	S5°22'12"W	10.60'
L29	S4°52'36"E	11.67'
L30	S21°43'23"E	6.45'
L31	S4°31'23"W	2.39'
L32	S55°11'10"E	5.61'
L33	S16°26'05"E	11.31'

LINE	BEARING	LENGTH
L34	N89°23'53"E	6.01'
L35	S31°13'54"E	7.28'
L36	S3°32'14"W	9.81'
L37	S8°44'56"E	5.38'
L38	S68°19'31"E	3.61'
L39	S0°39'01"E	3.35'
L40	S58°04'25"E	7.79'
L41	N81°02'47"E	7.07'
L42	S41°4'35"E	7.00'
L43	S30°01'27"E	5.00'
L44	S81°52'24"E	5.01'
L45	S35°24'39"E	6.09'
L46	S63°43'02"E	3.33'
L47	N69°33'10"E	7.77'
L48	S78°10'33"E	10.55'
L49	S7°54'12"E	6.68'
L50	N19°28'40"E	5.90'
L51	N42°50'56"E	2.68'
L52	N80°45'14"E	6.29'
L53	S45°12'19"E	1.43'
L54	S5°36'36"E	10.05'
L55	S60°55'42"E	9.15'
L56	S87°37'12"E	5.34'
L57	S23°23'23"E	5.81'
L58	S42°30'58"W	26.10'
L59	S52°49'10"W	17.81'
L60	S22°33'43"W	21.66'
L61	S5°28'06"W	6.88'
L62	S85°10'35"W	6.87'
L63	S40°54'20"W	8.92'
L64	S7°37'31"E	5.82'
L65	S28°21'00"E	10.67'
L66	S35°13'48"E	13.07'

LINE	BEARING	LENGTH
L67	S65°39'32"E	2.70'
L68	N85°09'33"E	9.74'
L69	S4°35'18"W	9.74'
L70	S50°42'40"E	0.76'
L71	S87°43'57"E	28.88'
L72	S6°12'28"E	15.02'
L73	S39°38'33"E	4.48'
L74	S67°30'52"E	7.73'
L75	S89°27'04"E	6.98'
L76	S59°50'32"E	3.50'
L77	S82°14'47"E	10.09'
L78	N72°14'21"E	5.96'
L79	N81°05'03"E	4.38'
L80	S89°07'50"E	1.50'
L81	S9°53'27"E	10.11'
L82	N1°26'13"E	19.90'
L83	S88°33'07"W	151.29'
L84	S88°22'04"E	112.29'
L85	S88°22'04"E	126.58'
L86	S88°22'04"E	126.36'
L87	S88°22'04"E	126.15'
L88	S88°22'04"E	125.94'
L89	S88°22'04"E	125.73'
L90	S88°22'04"E	109.58'
L91	S54°21'56"E	19.27'
L92	S1°32'05"W	129.88'
L93	S1°32'05"W	138.70'
L94	N86°49'15"W	29.17'
L95	S1°26'13"W	2.97'
L96	S1°32'05"W	140.76'
L97	S1°32'05"W	113.44'
L98	S60°00'26"E	67.27'

**Owner/Applicant:**  
 Daniel & Amanda Dailey  
 817 Marathon Court  
 Rockwall, Texas 75087  
 Phone: 469-360-2223

**Owner/Applicant:**  
 Shane Homes Inc.  
 325 N Saint St, Suite 3100  
 Dallas, Texas 75201  
 Phone: 469-836-1414

**Owner/Applicant:**  
 Pacesetter Homes, LLC  
 14400 The Lakes Boulevard  
 Bldg C Suite 200  
 Austin, Texas 78660  
 Phone: 469-713-1246

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

**Owner/Applicant:**  
 Park Hills at Rockwall Homeowners  
 Association, Inc.  
 1024 S. Greenville Avenue Suite 230  
 Allen, Texas 75002  
 Phone: 972-359-1548  
 Contact: managementcertificate@nmitx.com

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

**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

LEGAL DESCRIPTION:

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of Lots 1 & 15-26, Block D of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 2024000019659, Plat Records, Rockwall County, Texas and being all of that tract of land described in Deed to Daniel Dailey and Amanda Dailey, as recorded in Document No. 2024000019228, 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" found for the southwest corner of said Lot 26, Block D;

THENCE North 22 degrees 52 minutes 40 seconds West, a distance of 10.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the east line of Parkland Valley, a 500 foot right-of-way, at the beginning of a non-tangent curve to the left having a central angle of 109 degrees 30 minutes 36 seconds, a radius of 57.50 and a chord bearing and distance of North 19 degrees 38 minutes 24 seconds East, 93.92 feet;

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

Northerly, with said curve to the left, an arc distance of 109.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a reverse curve to the right having a central angle of 36 degrees 44 minutes 50 seconds, a radius of 20.50 feet and a chord bearing and distance of North 16 degrees 44 minutes 29 seconds West, 12.92 feet;

Northerly, with said curve to the right, an arc distance of 13.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 01 degrees 37 minutes 56 seconds East, a distance of 445.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the south end of a corner clip;

THENCE North 46 degrees 35 minutes 01 seconds East, with said corner clip, a distance of 28.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner in the south line of Overhill Drive, a 50 foot right-of-way;

THENCE South 88 degrees 27 minutes 55 seconds East, with said south line, a distance of 488.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northeast corner of said Lot 15, Block D;

THENCE South 01 degrees 32 minutes 05 seconds West, leaving said south line, a distance of 138.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southwest corner of Lot 14, Block D of said PARK HILLS Addition;

THENCE South 89 degrees 15 minutes 43 seconds East, a distance of 720.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common southeast corner of Lot 6, Block D of said PARK HILLS Addition and an interior ell corner of said Lot 1;

THENCE North 00 degrees 49 minutes 24 seconds East, with the west line of said Lot 1, a distance of 103.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northeast corner of said Lot 6, Block D;

THENCE North 71 degrees 26 minutes 15 seconds West, continuing with said west line, a distance of 170.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the east line of Grove Vale Court, a 50 foot right-of-way, for the most northerly northwest corner of said Lot 6, said point being at the beginning of a non-tangent curve to the left having a central angle of 37 degrees 57 minutes 50 seconds, a radius of 50.00 feet and a chord bearing and distance of North 00 degrees 25 minutes 10 seconds West, 32.53 feet;

THENCE Northerly, with said east line and said curve to the left, an arc distance of 33.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southwest corner of Lot 5, Block D of said PARK HILLS Addition;

THENCE South 89 degrees 10 minutes 36 seconds East, leaving said east line, a distance of 122.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southeast corner of said Lot 5, Block D;

THENCE North 16 degrees 57 minutes 28 seconds East, a distance of 77.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common northeast corner of said Lot 5, Block D and southeast corner of Lot 4, Block D of said PARK HILLS Addition;

THENCE North 11 degrees 48 minutes 15 seconds West, a distance of 53.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

THENCE North 39 degrees 43 minutes 05 seconds West, a distance of 39.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common northeast corner of said Lot 4, Block D and southeast corner of Lot 3, Block D of said PARK HILLS Addition, said point being at the beginning of a non-tangent curve to the left having a central angle of 11 degrees 27 minutes 33 seconds, a radius of 720.00 feet and a chord bearing and distance of North 12 degrees 35 minutes 57 seconds West, 143.76 feet;

THENCE Northerly, with said curve to the left, an arc distance of 144.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northeast corner of Lot 2, Block D of said PARK HILLS Addition;

THENCE South 71 degrees 40 minutes 16 seconds West, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the east line of the above mentioned Grove Vale Court for the northwest corner of said Lot 2, Block D, said point being at the beginning of a non-tangent curve to the left having a central angle of 08 degrees 59 minutes 22 seconds, a radius of 600.00 feet and a chord bearing and distance of North 22 degrees 49 minutes 25 seconds West, 94.04 feet;

THENCE Northerly, with said east line and said curve to the left, an arc distance of 94.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the south end of a corner clip;

THENCE North 17 degrees 35 minutes 38 seconds East, with said corner clip, a distance of 28.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the south line of Park Hills Boulevard at the north end of said corner clip;

THENCE North 62 degrees 35 minutes 34 seconds East, with said south line, a distance of 89.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

THENCE South 79 degrees 35 minutes 34 seconds East, leaving said south line, a distance of 66.86 feet to a point for corner;

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

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

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

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

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

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

LEGAL DESCRIPTION (cont.):

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

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 17.39 feet to a point for corner;

THENCE South 22 degrees 38 minutes 47 seconds West, a distance of 22.44 feet to a point for corner;

THENCE South 09 degrees 56 minutes 32 seconds West, a distance of 13.38 feet to a point for corner;

THENCE South 40 degrees 37 minutes 19 seconds East, a distance of 10.13 feet to a point for corner;

THENCE South 15 degrees 27 minutes 47 seconds West, a distance of 8.20 feet to a point for corner;

THENCE South 29 degrees 47 minutes 35 seconds West, a distance of 4.23 feet to a point for corner;

THENCE South 51 degrees 46 minutes 12 seconds West, a distance of 12.73 feet to a point for corner;

THENCE South 05 degrees 22 minutes 12 seconds West, a distance of 10.60 feet to a point for corner;

THENCE South 04 degrees 52 minutes 36 seconds East, a distance of 11.67 feet to a point for corner;

THENCE South 21 degrees 43 minutes 23 seconds East, a distance of 6.45 feet to a point for corner;

THENCE South 04 degrees 31 minutes 23 seconds West, a distance of 2.39 feet to a point for corner;

THENCE South 55 degrees 11 minutes 10 seconds East, a distance of 5.61 feet to a point for corner;

THENCE South 16 degrees 26 minutes 05 seconds East, a distance of 11.31 feet to a point for corner;

THENCE North 89 degrees 23 minutes 53 seconds East, a distance of 6.01 feet to a point for corner;

THENCE South 31 degrees 13 minutes 54 seconds East, a distance of 7.28 feet to a point for corner;

THENCE South 03 degrees 32 minutes 14 seconds West, a distance of 9.81 feet to a point for corner;

THENCE South 08 degrees 44 minutes 56 seconds East, a distance of 5.38 feet to a point for corner;

THENCE South 68 degrees 19 minutes 31 seconds East, a distance of 3.61 feet to a point for corner;

THENCE South 00 degrees 39 minutes 01 seconds East, a distance of 3.35 feet to a point for corner;

THENCE South 58 degrees 04 minutes 25 seconds East, a distance of 7.79 feet to a point for corner;

THENCE North 81 degrees 02 minutes 47 seconds East, a distance of 7.07 feet to a point for corner;

THENCE South 04 degrees 14 minutes 35 seconds East, a distance of 7.00 feet to a point for corner;

THENCE South 30 degrees 01 minutes 27 seconds East, a distance of 5.00 feet to a point for corner;

THENCE South 81 degrees 52 minutes 24 seconds East, a distance of 5.01 feet to a point for corner;

THENCE South 35 degrees 24 minutes 39 seconds East, a distance of 6.09 feet to a point for corner;

THENCE South 63 degrees 43 minutes 02 seconds East, a distance of 3.33 feet to a point for corner;

THENCE North 69 degrees 33 minutes 10 seconds East, a distance of 7.77 feet to a point for corner;

THENCE South 78 degrees 10 minutes 33 seconds East, a distance of 10.55 feet to a point for corner;

THENCE South 07 degrees 54 minutes 12 seconds East, a distance of 6.68 feet to a point for corner;

THENCE North 19 degrees 28 minutes 40 seconds East, a distance of 5.90 feet to a point for corner;

THENCE North 42 degrees 50 minutes 56 seconds East, a distance of 2.68 feet to a point for corner;

THENCE North 80 degrees 45 minutes 14 seconds East, a distance of 6.29 feet to a point for corner;

THENCE South 45 degrees 12 minutes 19 seconds East, a distance of 1.43 feet to a point for corner;

THENCE South 05 degrees 36 minutes 36 seconds East, a distance of 10.05 feet to a point for corner;

THENCE South 60 degrees 55 minutes 42 seconds East, a distance of 9.15 feet to a point for corner;

THENCE South 87 degrees 37 minutes 12 seconds East, a distance of 5.34 feet to a point for corner;

THENCE South 23 degrees 23 minutes 23 seconds East, a distance of 5.81 feet to a point for corner;

THENCE South 42 degrees 30 minutes 58 seconds West, a distance of 26.10 feet to a point for corner;

THENCE South 52 degrees 49 minutes 10 seconds West, a distance of 17.81 feet to a point for corner;

THENCE South 22 degrees 33 minutes 43 seconds West, a distance of 21.66 feet to a point for corner;

THENCE South 05 degrees 28 minutes 06 seconds West, a distance of 6.88 feet to a point for corner;

THENCE South 85 degrees 10 minutes 35 seconds West, a distance of 6.87 feet to a point for corner;

THENCE South 40 degrees 54 minutes 20 seconds West, a distance of 8.92 feet to a point for corner;

THENCE South 07 degrees 37 minutes 31 seconds East, a distance of 5.82 feet to a point for corner;

THENCE South 28 degrees 21 minutes 00 seconds East, a distance of 10.67 feet to a point for corner;

THENCE South 35 degrees 13 minutes 48 seconds East, a distance of 13.07 feet to a point for corner;

THENCE South 65 degrees 39 minutes 32 seconds East, a distance of 2.70 feet to a point for corner;

THENCE North 85 degrees 09 minutes 33 seconds East, a distance of 9.74 feet to a point for corner;

LEGAL DESCRIPTION (cont.):

THENCE South 04 degrees 35 minutes 18 seconds West, a distance of 9.74 feet to a point for corner;

THENCE South 50 degrees 42 minutes 40 seconds East, a distance of 0.76 feet to a point for corner;

THENCE South 87 degrees 43 minutes 57 seconds East, a distance of 28.88 feet to a point for corner;

THENCE South 06 degrees 12 minutes 28 seconds East, a distance of 15.02 feet to a point for corner;

THENCE South 39 degrees 38 minutes 33 seconds East, a distance of 4.48 feet to a point for corner;

THENCE South 67 degrees 30 minutes 52 seconds East, a distance of 7.73 feet to a point for corner;

THENCE South 89 degrees 27 minutes 04 seconds East, a distance of 6.98 feet to a point for corner;

THENCE South 59 degrees 50 minutes 32 seconds East, a distance of 3.50 feet to a point for corner;

THENCE South 82 degrees 14 minutes 47 seconds East, a distance of 10.09 feet to a point for corner;

THENCE North 72 degrees 14 minutes 21 seconds East, a distance of 5.96 feet to a point for corner;

THENCE North 81 degrees 05 minutes 03 seconds East, a distance of 4.38 feet to a point for corner;

THENCE South 89 degrees 07 minutes 50 seconds East, a distance of 1.50 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 10.11 feet to a point for corner in the north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 04 minutes 53 seconds West, passing at a distance of 15.33 feet a 1/2 inch iron rod found, and continuing in all for a total distance of 1,001.75 feet to a fence corner post found for the common northeast corner of the above mentioned Daniel Dailey and Amanda Dailey tract and the most northerly northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 2020000031089, Deed Records, Rockwall County, Texas;

THENCE South 00 degrees 45 minutes 45 seconds West, a distance of 98.22 feet to a fence corner post found for the common southeast corner of said Daniel Dailey and Amanda Dailey tract and an interior ell corner of said F&F Holdings I, Ltd. tract;

THENCE South 89 degrees 56 minutes 45 seconds West, a distance of 205.33 feet to a fence corner post found for a common interior ell corner of said Daniel Dailey and Amanda Dailey tract and an exterior ell corner of said F&F Holdings, Ltd. tract;

THENCE South 00 degrees 28 minutes 33 seconds East, a distance of 333.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of said Daniel Dailey and Amanda Dailey tract, from which point a 1-inch iron pipe found bears North 03 degrees 00 minutes 48 seconds East, 20.29 feet;

THENCE South 88 degrees 45 minutes 23 seconds West, a distance of 103.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of said Daniel Dailey and Amanda Dailey tract;

THENCE North 01 degrees 26 minutes 13 seconds East, passing at a distance of 13.88 feet a 3/8 inch iron rod found, and continuing in all for a total distance of 19.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

THENCE South 88 degrees 33 minutes 07 seconds West, a distance of 151.29 feet to the POINT OF BEGINNING and containing 6.469 acres of land, more or less.

FINAL PLAT  
LOTS 1R, 15R-26R, & 54R-55R  
BLOCK D  
PARK HILLS REPLAT

BEING A REPLAT OF  
LOTS 1 & 15-26, BLOCK D  
PARK HILLS  
AND BEING  
12 SINGLE FAMILY LOTS AND  
3 OPEN SPACE LOTS  
6.469 ACRES OR 215,875 SF  
SITUATED IN THE  
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
12 June 2026  
EXIST. ZONING: PD-98  
LAND USE: SF  
SHEET 2 OF 3

Owner/Applicant:  
Daniel & Amanda Dailey  
817 Marathon Court  
Rockwall, Texas 75087  
Phone: 469-360-2223

Owner/Applicant:  
Shane Homes Inc.  
325 N Saint St, Suite 3100  
Dallas, Texas 75201  
Phone: 469-836-1414

Owner/Applicant:  
Pacesetter Homes, LLC  
14400 The Lakes Boulevard  
Bldg C Suite 200  
Austin, Texas 78660  
Phone: 469-713-1246

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

Owner/Applicant:  
Park Hills at Rockwall Homeowners  
Association, Inc.  
1024 S. Greenville Avenue Suite 230  
Allen, Texas 75002  
Phone: 972-359-1548  
Contact: managementcertificate@nmitx.com

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

 **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

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the PARK HILLS REPLAT subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

- 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 there respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/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 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 exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

DANIEL DAILEY

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared DANIEL DAILEY, 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 \_\_\_, 2026.

Notary public in and for the State of Texas My Commission Expires

AMANDA DAILEY

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared AMANDA DAILEY, 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 \_\_\_, 2026.

Notary public in and for the State of Texas My Commission Expires

SHANE HOMES INC.

Signature
Name
Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of SHANE HOMES, INC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_, 2026.

Notary public in and for the State of Texas My Commission Expires

Owner/Applicant: Daniel & Amanda Dailey
817 Marathon Court
Rockwall, Texas 75087
Phone: 469-360-2223

Owner/Applicant: Shane Homes Inc.
325 N Saint St, Suite 3100
Dallas, Texas 75201
Phone: 469-836-1414

Owner/Applicant: Pacesetter Homes, LLC
14400 The Lakes Boulevard
Bldg C Suite 200
Austin, Texas 78660
Phone: 469-713-1246

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

Owner/Applicant: Park Hills at Rockwall Homeowners Association, Inc.
1024 S. Greenville Avenue Suite 230
Allen, Texas 75002
Phone: 972-359-1548
Contact: managementcertificate@nmitx.com

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



OWNER'S CERTIFICATION (cont.):

PACESETTER HOMES, LLC

Signature
Name
Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of PACESETTER HOMES, LLC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_, 2026.

Notary public in and for the State of Texas My Commission Expires

QUALICO DEVELOPMENTS (U.S.), INC.

Signature
Name
Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of QUALICO DEVELOPMENTS (U.S.), INC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_, 2026.

Notary public in and for the State of Texas My Commission Expires

PARK HILLS AT ROCKWALL HOMEOWNERS ASSOCIATION, INC.

Signature
Name
Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of PARK HILLS HOMEOWNER ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_, 2026.

Notary public in and for the State of Texas My Commission Expires

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this \_\_\_ day of \_\_\_, 2026.

Notary public for and in the State of Texas

My commission expires: \_\_\_\_\_

APPROVED:

I hereby certify that the above and foregoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall on \_\_\_ day of \_\_\_, 2026.

MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY CITY ENGINEER

FINAL PLAT
LOTS 1R, 15R-26R, & 54R-55R
BLOCK D
PARK HILLS REPLAT

BEING A REPLAT OF
LOTS 1 & 15-26, BLOCK D
PARK HILLS
AND BEING
12 SINGLE FAMILY LOTS AND
3 OPEN SPACE LOTS
6.469 ACRES OR 215,875 SF
SITUATED IN THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
12 June 2026
EXIST. ZONING: PD-98
LAND USE: SF
SHEET 3 OF 3