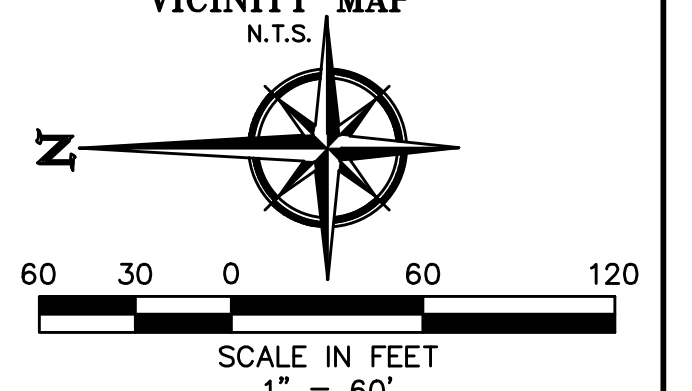
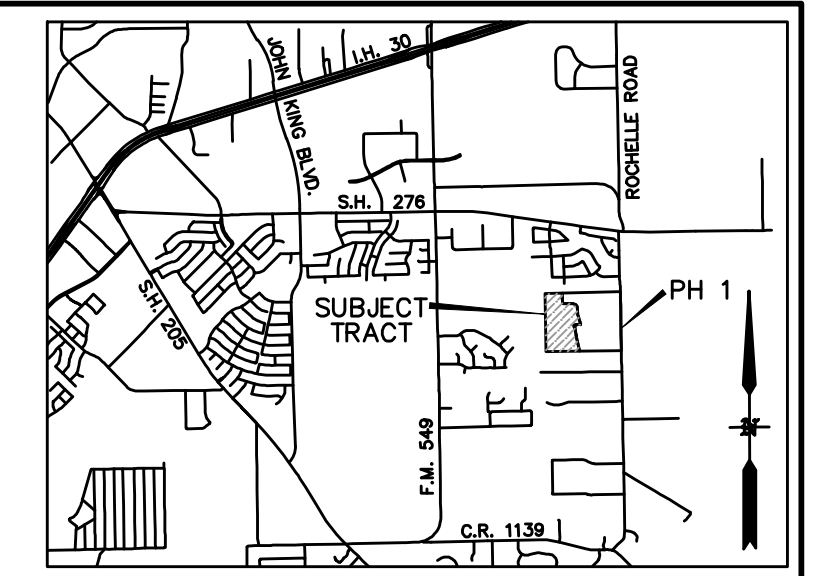


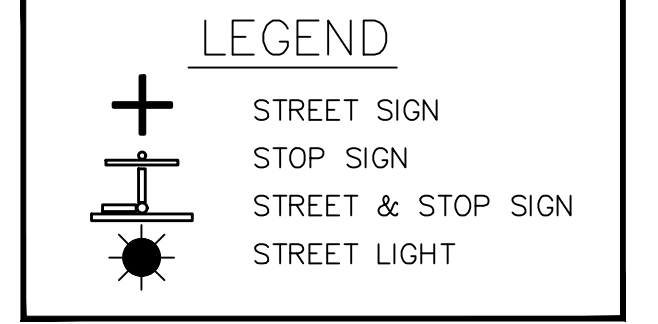
**TERRACINA ESTATES PHASE 1
SITE PLAN DATA**

- a. 31.331 Acres
- b. PD-82 Zoning
- c. 94 Dwelling Units
- d. 4.90 Acres Open Space/Park(15.6%)
- e. All Common Areas/Open Space to be maintained by the H.O.A
- f. * Denotes Street Lights 20' Max. Height and must be directed downward
- g. T Denotes Stop Sign & Street Names
- h. Amenities constructed in Phase 1:
1-Pavilion,
1-Playground,
3-Park Benches
2-Trash Receptacles
1-Exercise Station
and 8' Trail (previous Phase construction)



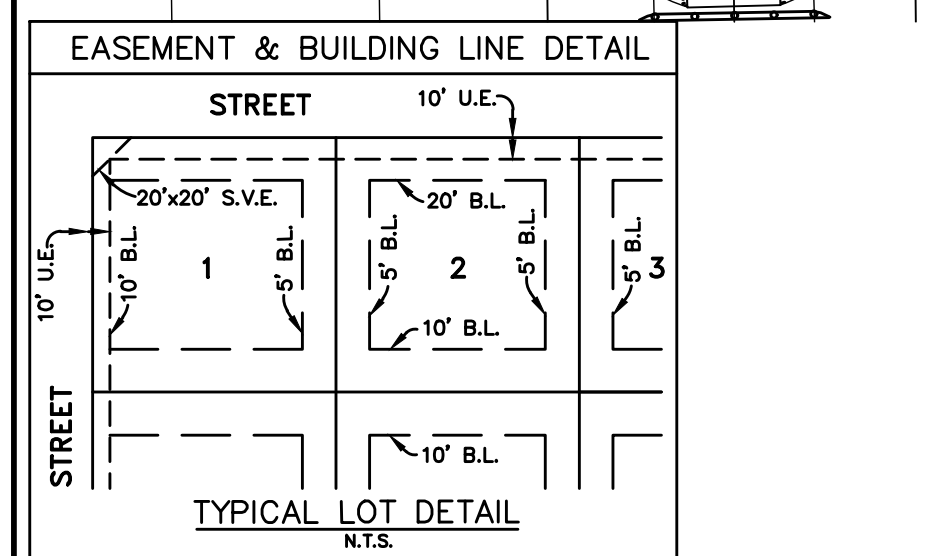
LINE TABLE		LINE TABLE			
NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	S 01°26'05" E	125.00'	L23	S 41°55'38" W	41.19'
L2	S 88°33'55" W	10.00'	L24	S 01°26'05" E	57.53'
L3	S 01°26'05" E	50.00'	L25	S 85°30'11" W	66.96'
L4	S 88°33'55" E	10.00'	L26	S 76°23'43" W	61.57'
L5	S 01°26'05" E	125.00'	L27	S 67°34'05" W	61.57'
L6	S 74°39'57" W	88.77'	L28	S 59°41'23" W	64.21'
L7	S 27°50'10" E	60.72'	L29	S 60°25'59" W	63.64'
L8	S 09°02'55" E	64.32'	L30	N 63°01'42" E	63.64'
L9	S 14°35'37" E	62.88'	L31	N 65°37'26" E	63.64'
L10	S 16°37'29" E	67.02'	L32	N 68°13'09" E	63.64'
L11	S 15°12'53" E	74.64'	L33	N 70°48'53" E	63.64'
L12	S 11°22'18" E	81.90'	L34	N 73°24'36" E	63.64'
L13	N 10°58'09" W	10.20'	L35	S 76°21'39" W	81.00'
L14	S 79°01'51" W	50.00'	L36	N 14°16'45" W	66.78'
L15	S 10°58'09" E	10.20'	L37	S 82°52'23" W	77.17'
L16	S 12°16'48" E	50.00'	L38	N 73°57'31" E	72.34'
L17	S 10°58'09" E	250.04'	L39	N 60°38'26" W	30.28'
L18	S 88°58'40" W	35.00'	L40	S 18°33'56" E	69.05'
L19	N 01°01'20" W	56.74'	L41	S 14°29'17" E	62.00'
L20	S 88°58'40" W	27.24'	L42	S 17°28'56" E	72.75'
L21	S 46°26'05" E	40.00'	L43	S 79°53'09" W	130.22'
L22	S 01°26'05" E	150.00'	L44	N 10°58'09" W	31.71'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	04°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W	125.19'
C2	00°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W	11.15'
C3	00°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W	10.00'
C4	00°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W	10.00'
C5	30°59'26"	555.00'	153.87'	300.19'	N 73°28'57" E	296.55'
C6	19°28'37"	1250.00'	214.53'	424.92'	S 67°43'32" E	422.88'
C7	30°59'27"	250.00'	69.31'	135.22'	N 73°28'57" E	133.58'
C8	19°43'58"	1555.00'	270.45'	535.55'	S 67°51'13" W	532.91'
C9	23°01'04"	300.00'	61.08'	120.52'	S 12°31'52" E	119.71'
C10	18°23'27"	800.00'	129.51'	256.78'	S 10°37'48" E	255.68'
C11	08°51'23"	800.00'	61.95'	123.66'	N 15°23'50" W	123.53'
C12	90°00'00"	25.00'	25.00'	39.27'	N 46°26'05" W	35.36'
C13	89°35'15"	25.00'	24.82'	39.09'	S 43°46'18" W	35.23'



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

- TERRACINA ESTATES PHASE 1
PLANT LEGEND**
- RO 36 - 4" RED OAK
 - CE 4 - 4" CEDAR ELM
 - LO 3 - 4" LIVE OAK
 - EL 22 - ELAEAGNUS
 - SB 215,057 - S.F. COMMON BERMUDA SOD
- Existing Trees to be Protected



APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 2024.

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

Planning & Zoning Commission, Chairman
Director of Planning and Zoning

NOTES:
1. PARK SHALL BE DESIGNED AND INSTALLED ACCORDING TO ROCKWALL PARKS AND RECREATION SPECIFICATIONS.
2. IRRIGATION WILL MEET REQUIREMENTS OF UDC.

ZONING
1.96 DWELLING UNITS PER ACRE (MAX OVERALL DENSITY) [ORD. NO. 18-08-PD-82]

OPEN SPACE = 0.06 AC.
PARK = 4.84 AC.
94 DWELLING UNITS
3.00 UNITS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

LAND SURVEYOR
O'NEAL SURVEYING CO.
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(972) 941-8400 FAX (972) 941-8401
(903) 804-2891
TBPLS FIRM NO. 10194132

**SITE PLAN
TERRACINA ESTATES
PHASE 2**
BEING
31.331 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PETITT-ECD
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145 SURVEYING FIRM #10194782
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: 7/3/2024 CASE NO. SP2024-028