

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

FINAL PLAT  
OF  
**HOMESTEAD PHASE I**

LOTS 15-28, BLOCK C  
LOTS 1 & 9-41, BLOCK D  
LOTS 1-22, BLOCK E  
LOTS 1-17, BLOCK F  
LOTS 1-28, BLOCK G  
LOTS 1-31 & 73-74 BLOCK H  
LOTS 1-22, BLOCK I  
LOTS 1-16, BLOCK J

BEING 129.485 ACRES OR 5,640,366.6 SF  
TOTAL RESIDENTIAL LOTS 175  
TOTAL OPEN SPACE LOTS 10  
CITY PARK LOT 1

SITUATED WITHIN  
TRACT 6 OF THE J.A. RAMSEY SURVEY,  
ABSTRACT NO. 186

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

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

N89°05'02"E 386.80'  
THOMPSON STREET (50' R.O.W.)

N89°05'02"E 292.63'  
BEXAR STREET (50' R.O.W.)

N89°05'02"E 292.63'  
TOBIAS LANE (50' R.O.W.)

N89°05'02"E 292.63'  
HOMESTEAD BOULEVARD (50' R.O.W.)

N89°05'02"E 292.63'  
FISHER ROAD (50' R.O.W.)

N89°05'02"E 292.63'  
SHADDOCK BOULEVARD (50' R.O.W.)

N89°05'02"E 292.63'  
LORA LEE LANE (50' R.O.W.)

N88°26'14"E 1360.23'  
CITY LIMITS

N88°26'14"E 803.04'  
30' DRAINAGE EASEMENT

N88°26'14"E 803.04'  
N89°05'02"E 292.63'

N89°05'02"E 292.63'

N89°05'02"E 292.63'

N89°05'02"E 292.63'

N89°05'02"E 292.63'

N89°05'02"E 292.63'

N89°05'02"E 292.63'

N89°05'02"E 292.63'

N89°05'02"E 292.63'

N89°05'02"E 292.63'

N89°05'02"E 292.63'

0 50 100 200  
SCALE: 1" = 100'

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2607924.610	7013637.120
ELEV = 555.50	

POINT OF BEGINNING

5/8" IRF

N00°54'51"W 117.73'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

N89°05'09"E 29.97'

LOT 1 BLOCK H  
OPEN SPACE  
TO BE MAINTAINED BY HOA  
4.290 ACRES  
100 YR WSEL-556.5

LOT 28 BLOCK G  
OPEN SPACE  
0.366 AC.

LOT 9 BLOCK F  
OPEN SPACE  
1.600 AC.

LOT 23 BLK D  
OPEN SPACE  
0.547 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

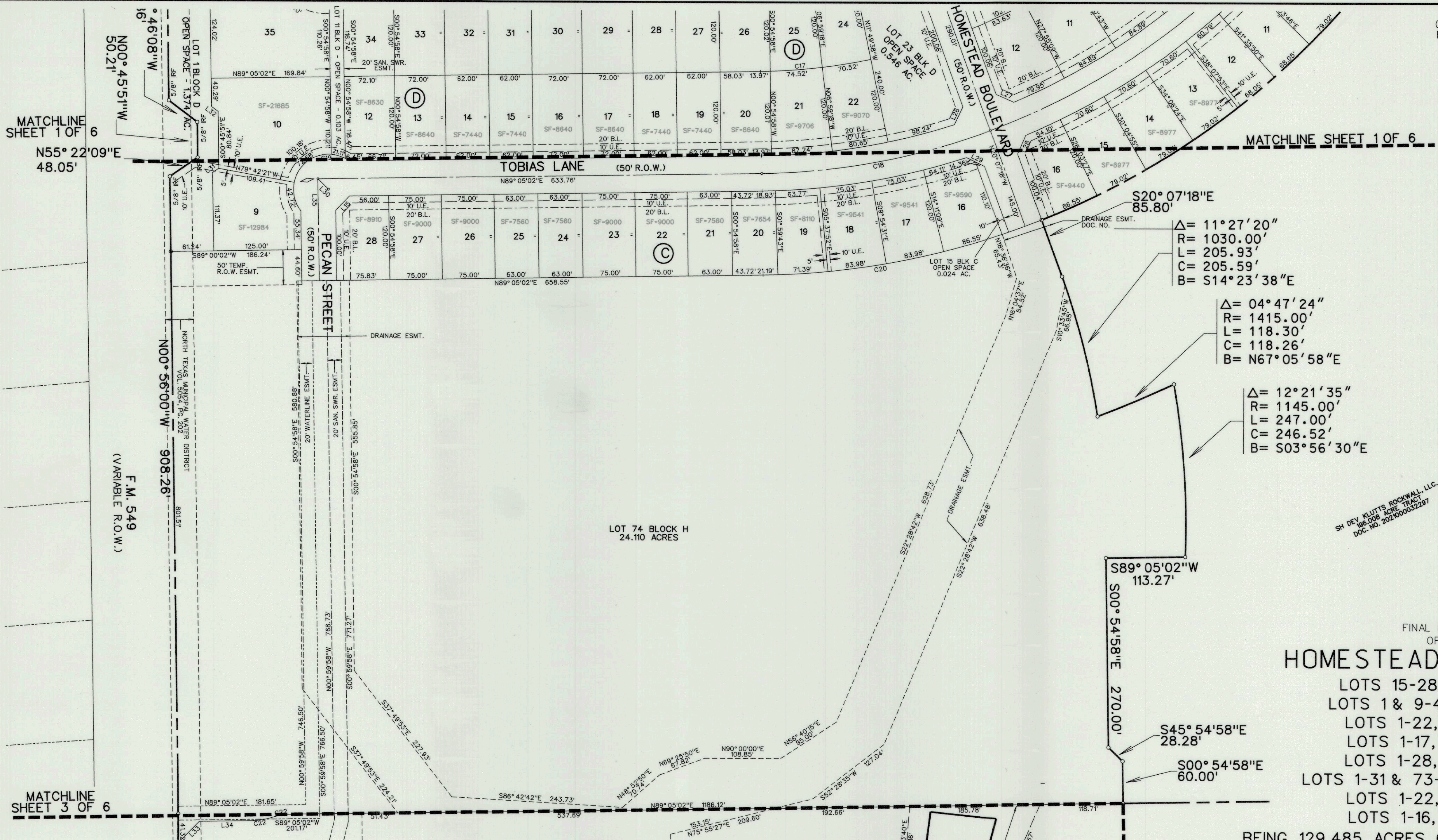
LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.

LOT 11 BLOCK D  
OPEN SPACE  
0.021 AC.



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

$\Delta = 04^{\circ}47'24''$   
 $R = 1415.00'$   
 $L = 118.30'$   
 $C = 118.26'$   
 $B = N67^{\circ}05'58''E$

$\Delta = 12^{\circ}21'35''$   
 $R = 1145.00'$   
 $L = 247.00'$   
 $C = 246.52'$   
 $B = S03^{\circ}56'30''E$

SH DEV KLUTTS ROCKWALL, LLC.  
 166.008 ACRE TRACT  
 DOC. NO. 2021600032287

FINAL PLAT  
 OF  
**HOMESTEAD PHASE I**

- LOTS 15-28, BLOCK C
- LOTS 1 & 9-41, BLOCK D
- LOTS 1-22, BLOCK E
- LOTS 1-17, BLOCK F
- LOTS 1-28, BLOCK G
- LOTS 1-31 & 73-74 BLOCK H
- LOTS 1-22, BLOCK I
- LOTS 1-16, BLOCK J

BEING 129.485 ACRES OR 5,640,366.6 SF  
 TOTAL RESIDENTIAL LOTS 175  
 TOTAL OPEN SPACE LOTS 10  
 CITY PARK LOT 1

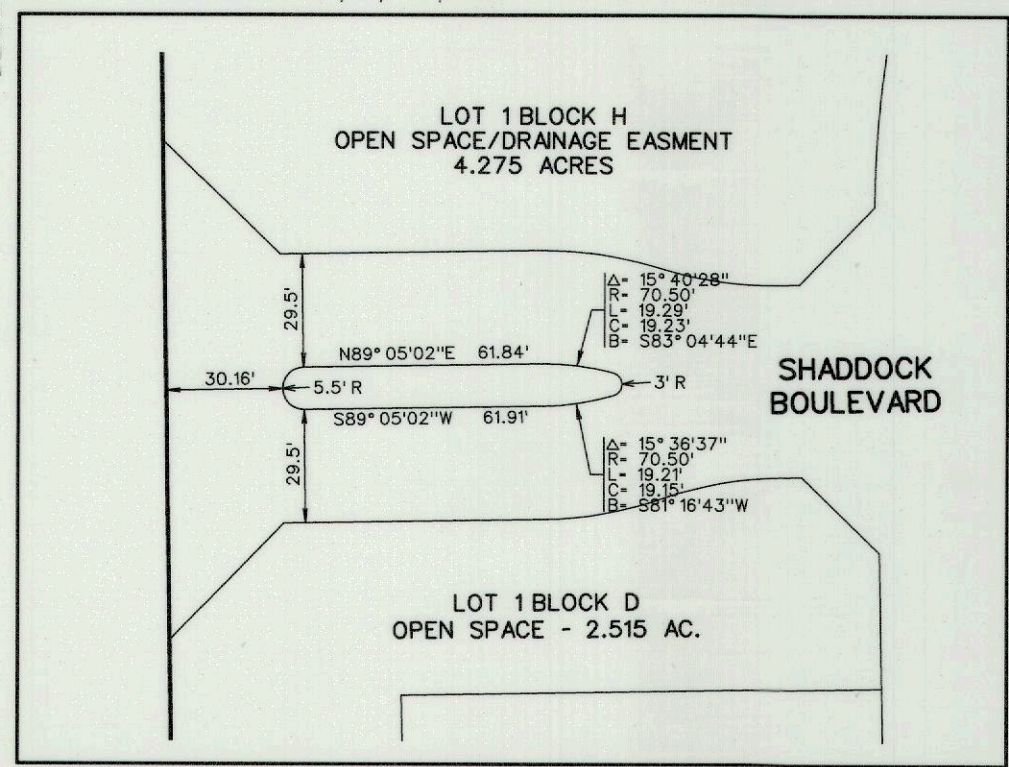
SITUATED WITHIN  
 TRACT 6 OF THE J.A. RAMSEY SURVEY,  
 ABSTRACT NO. 186

IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 OWNERS

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

CITY OF ROCKWALL  
 385 S. GOLIAD STREET  
 ROCKWALL, TEXAS 75087

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



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

MATCHLINE SHEET 1 OF 6  
 N55° 22' 09" E  
 48.05'

MATCHLINE SHEET 1 OF 6

MATCHLINE SHEET 3 OF 6

MATCHLINE SHEET 4 OF 6

F.M. 549  
 (VARIABLE R.O.W.)

N00° 56' 00" W  
 908.26'

N00° 45' 51" W  
 50.21'

N55° 22' 09" E  
 48.05'

16'

LOT 1 BLOCK D  
 OPEN SPACE - 1.374 AC.

LOT 11 BLK D - OPEN SPACE - 0.103 AC.

LOT 23 BLK D  
 OPEN SPACE  
 0.546 AC.

LOT 15 BLK C  
 OPEN SPACE  
 0.024 AC.

LOT 74 BLOCK H  
 24.110 ACRES

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

LOT 1 BLOCK H  
 OPEN SPACE/DRAINAGE EASMENT  
 4.275 ACRES

LOT 1 BLOCK D  
 OPEN SPACE - 2.515 AC.

SCALE 1"=50'

0 50 100 200  
SCALE: 1" = 100'

SH DEV KLUTTS ROCKWALL, LLC.  
166.008 ACRE TRACT  
DOC. NO. 202200032297

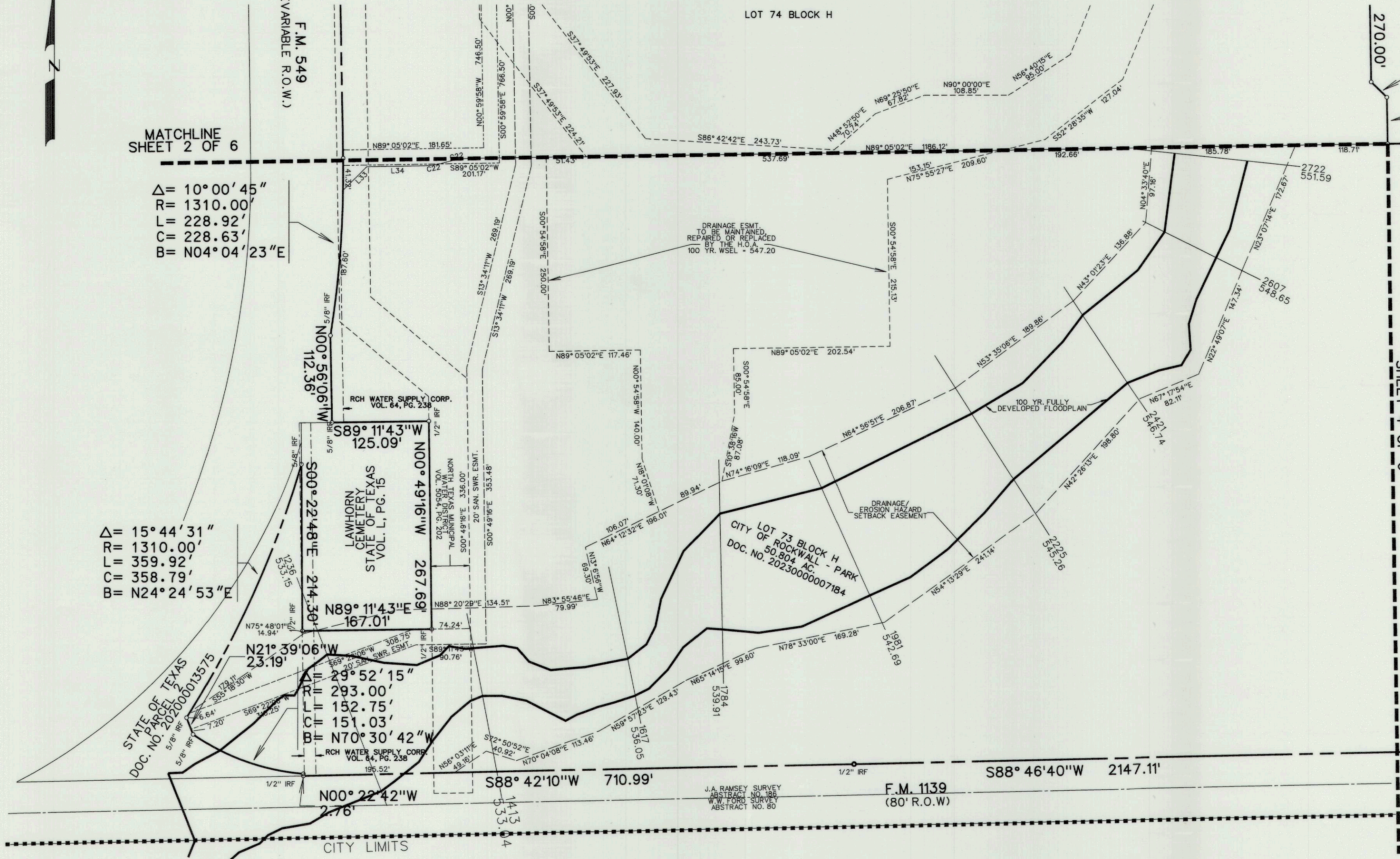
F.M. 549  
(VARIABLE R.O.W.)

LOT 74 BLOCK H

MATCHLINE  
SHEET 2 OF 6

$\Delta = 10^{\circ}00'45''$   
 $R = 1310.00'$   
 $L = 228.92'$   
 $C = 228.63'$   
 $B = N04^{\circ}04'23''E$

$\Delta = 15^{\circ}44'31''$   
 $R = 1310.00'$   
 $L = 359.92'$   
 $C = 358.79'$   
 $B = N24^{\circ}24'53''E$



MATCHLINE  
SHEET 4 OF 6

FINAL PLAT  
OF  
**HOMESTEAD PHASE I**  
LOTS 15-28, BLOCK C  
LOTS 1 & 9-41, BLOCK D  
LOTS 1-22, BLOCK E  
LOTS 1-17, BLOCK F  
LOTS 1-28, BLOCK G  
LOTS 1-31 & 73-74 BLOCK H  
LOTS 1-22, BLOCK I  
LOTS 1-16, BLOCK J

BEING 129.485 ACRES OR 5,640,366.6 SF  
TOTAL RESIDENTIAL LOTS 175  
TOTAL OPEN SPACE LOTS 10  
CITY PARK LOT 1

SITUATED WITHIN  
TRACT 6 OF THE J.A. RAMSEY SURVEY,  
ABSTRACT NO. 186

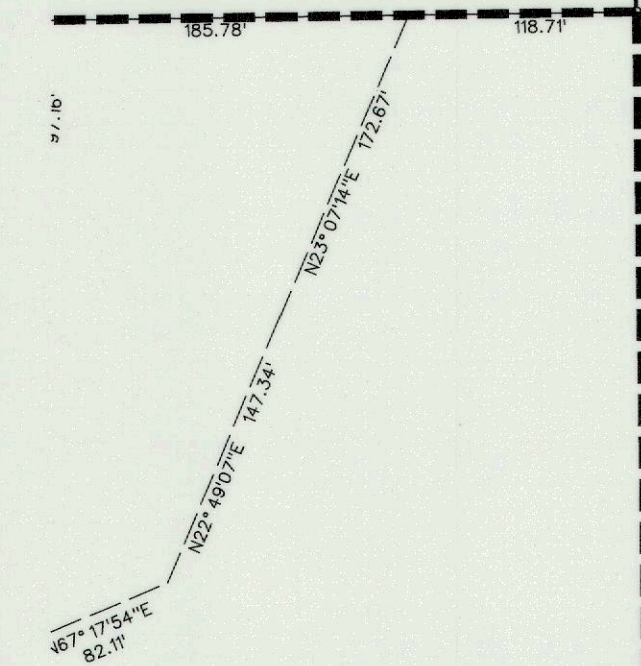
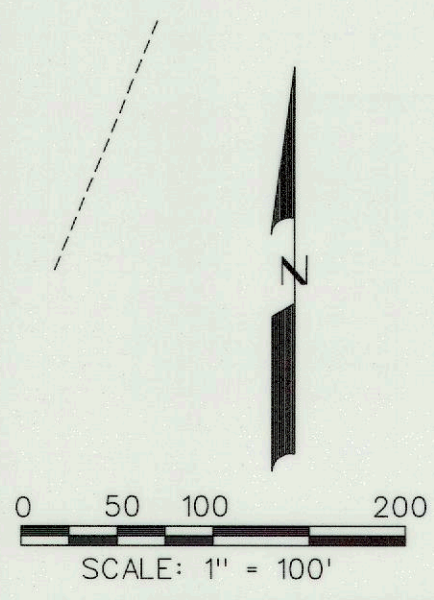
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNERS

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

CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087

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

JUNE 2024 SCALE 1"=100'  
CASE NO. P2022-055 SHEET 3 OF 6



MATCHLINE SHEET 3 OF 6

S00°54'58"E 270.00'

S45°54'58"E  
28.28'

S00°54'58"E  
60.00'

N89°05'02"E 1261.42'

LOT 73 BLOCK H  
CITY OF ROCKWALL - PARK  
50.804 AC.  
DOC. NO. 20230000007184

SH DEV KLUTTS ROCKWALL, LLC.  
196.008 ACRES TRACT  
DOC. NO. 2021000032237

$\Delta = 134^\circ 32' 35''$   
R = 50.00'  
L = 117.41'  
C = 92.23'  
B = N58°40'56"E

N89°32'34"E  
115.33'

S00°16'45"E  
29.34'

S00°10'07"E 792.29'

JAMES J. FUXA  
VOL. 1471, PG. 70

LINE TABLE			
LINE NO.	BEARING		DISTANCE
1.	S 81°03'03" E		120.00'
2.	S 85°42'01" E		50.00'
3.	S 42°56'58" E		26.93'
4.	N 48°11'32" E		30.55'
5.	S 41°30'15" E		26.34'
6.	N 49°51'24" E		31.63'
7.	S 44°05'02" W		21.21'
8.	N 45°54'58" W		28.28'
9.	S 45°55'29" E		42.43'
10.	N 44°04'31" E		42.42'
11.	N 89°05'02" E		5.00'
12.	S 44°07'05" W		28.30'
13.	S 45°57'28" E		28.30'
14.	S 45°52'03" E		28.26'
15.	N 44°02'32" E		28.26'
16.	N 61°11'56" E		27.11'
17.	S 70°52'06" E		34.93'
18.	S 23°20'01" E		26.92'
19.	N 22°13'53" E		29.69'
20.	S 63°08'08" E		29.32'
21.	N 44°02'32" E		21.20'
22.	S 66°52'09" E		27.46'
23.	S 26°11'17" W		27.66'
24.	S 23°17'38" W		29.10'
25.	S 63°55'58" E		28.89'
26.	N 25°47'12" E		27.85'
27.	S 66°19'59" E		27.70'
28.	S 23°44'52" W		28.86'
29.	N 64°16'24" W		28.71'
30.	S 45°57'28" E		21.23'
31.	S 55°22'09" W		10.60'
32.	S 52°46'08" E		11.65'
33.	N 44°38'47" E		42.85'
34.	N 89°05'02" E		74.67'
35.	S 00°59'58" E		145.00'

FINAL PLAT  
OF  
**HOMESTEAD PHASE I**  
LOTS 15-28, BLOCK C  
LOTS 1 & 9-41, BLOCK D  
LOTS 1-22, BLOCK E  
LOTS 1-17, BLOCK F  
LOTS 1-28, BLOCK G  
LOTS 1-31 & 73-74 BLOCK H  
LOTS 1-22, BLOCK I  
LOTS 1-16, BLOCK J

CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	
2610358.054	7009638.854	
ELEV = 573.30		

S88°46'40"W 2147.11'

F.M. 1139  
(80' R.O.W)

J.A. RAMSEY SURVEY  
ABSTRACT NO. 186  
W.W. FORD SURVEY  
ABSTRACT NO. 80

CITY LIMITS

BEING 129.485 ACRES OR 5,640,366.6 SF

TOTAL RESIDENTIAL LOTS 175  
TOTAL OPEN SPACE LOTS 10  
CITY PARK LOT 1

SITUATED WITHIN  
TRACT 6 OF THE J.A. RAMSEY SURVEY,  
ABSTRACT NO. 186

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNERS

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

CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087

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

JUNE 2024 SCALE 1"=100'  
CASE NO. P2022-055 SHEET 4 OF 6

**NOTES**

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

**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	04°38'58"	665.00'	53.96'	53.95'	N06°37'28"E
2.	90°05'00"	250.00'	393.06'	353.81'	N44°02'32"E
3.	163°44'23"	50.00'	142.89'	99.00'	S45°54'58"E
4.	20°02'52"	400.00'	139.96'	139.25'	S09°06'28"W
5.	20°02'52"	250.00'	87.48'	87.03'	S80°53'32"E
6.	50°01'50"	400.00'	349.28'	338.29'	S44°08'49"W
7.	19°55'18"	400.00'	139.08'	138.38'	S79°07'23"W
8.	18°11'42"	100.00'	31.76'	31.62'	S79°59'11"W
9.	18°11'42"	100.00'	31.76'	31.62'	S81°49'07"E
10.	163°39'23"	50.00'	142.82'	98.98'	S45°57'28"E
11.	16°03'00"	545.00'	152.67'	152.17'	N81°03'32"E
12.	19°37'14"	690.00'	236.29'	235.13'	N79°16'25"E
13.	61°12'22"	690.00'	737.09'	702.54'	N38°51'37"E
14.	03°57'26"	690.00'	47.66'	47.65'	N06°16'42"E
15.	59°25'53"	835.00'	866.12'	827.81'	N38°06'14"E
16.	64°03'27"	980.00'	1095.65'	1039.48'	N37°33'27"E
17.	10°54'40"	835.00'	159.01'	158.77'	N83°37'42"E
18.	19°29'52"	980.00'	333.49'	331.89'	N79°20'06"E
19.	163°49'23"	50.00'	142.96'	99.01'	N44°02'32"E
20.	20°44'01"	1125.00'	407.10'	404.88'	N78°43'02"E
21.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
22.	16°45'51"	100.00'	29.26'	29.15'	N80°42'06"E

22029platt.dgn 6/11/2024 4:24:57 PM

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, being part of a 196.008 acre tract, as described in Clerks File No. 20210000032297 in the Deed Records of Rockwall County, Texas and being all of a 50.804 acre tract, as recorded in Doc. No. 20230000007184 being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the most northerly northwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.):

THENCE, North 88° 26'14" East, along the north line of said 196.008 acre tract, for a distance of 1360.23 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 00° 54'58" East, departing said north line, for a distance of 366.10 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 545.00 feet, a central angle of 09° 51'55";

THENCE, along said curve to the right for an arc distance of 93.84 feet (Chord Bearing South 04° 00'59" West - 93.72 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 81° 03'03" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 665.00 feet, a central angle of 04° 38'58";

THENCE, along said curve to the left for an arc distance of 53.96 feet (Chord Bearing North 06° 37'28" East - 53.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 85° 42'01" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 42° 56'58" East, for a distance of 26.93 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 89° 05'02" East, for a distance of 386.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 00° 54'58" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 1125.00 feet, a central angle of 62° 22'28";

THENCE, along said curve to the right for an arc distance of 1224.72 feet (Chord Bearing South 37° 09'47" West - 1165.13 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

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

THENCE, along said curve to the right for an arc distance of 205.93 feet (Chord Bearing South 14° 23'38" East - 205.59 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." on a non-tangent curve to the left, having a radius of 1415.00 feet, a central angle of 04° 47'24";

THENCE, along said curve to the left for an arc distance of 118.30 feet (Chord Bearing North 67° 05'58" East - 118.26 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 1145.00 feet, a central angle of 12° 21'35";

THENCE, along said curve to the right for an arc distance of 247.00 feet (Chord Bearing South 03° 56'30" East - 246.52 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 89° 05'02" West, for a distance of 113.27 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 00° 54'58" East, for a distance of 270.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 45° 54'58" East, for a distance of 28.28 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 00° 54'58" East, for a distance of 60.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;" being in the north line of said 50.804 acre tract;

THENCE, North 89° 05'02" East, along the north line of said 50.804 acre tract, for a distance of 1261.42 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 134° 32'35";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 117.41 feet (Chord Bearing North 58° 40'56" East - 92.23 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 89° 32'34" East, continuing along said north line, for a distance of 115.33 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 196.008 acre tract and being in the west line of Hillview Acres, an addition to Rockwall County, as described in Vol. F, Pg. 1, in the Plat Records of Rockwall County, Texas and being the northeast corner of said 50.804 acre tract;

THENCE, South 00° 16'45" East, along the east line of said 50.804 acre tract and the west line of said Hillview Acres, for a distance of 29.34 feet, to a 1 inch iron pipe found at the southwest corner of said Hillview Acres and being the northwest corner of a tract of land in Deed to James J Fuxa tract, as described in Vol. 1471, Pg. 70 in said Deed Records;

THENCE, South 00° 10'07" East, continuing along said east line and with the west line of said James J. Fuxa, for a distance of 792.29 feet, to a 1/2 inch iron rod found at the southeast corner of said 196.008 acre tract and being the southwest corner of said James J. Fuxa same being in the north line of F.M. 1139 (80' R.O.W.) and being the southeast corner of said 50.804 acre tract;

THENCE, South 88° 46'40" West, along the south line of said 50.804 acre tract and with the north line of said F.M. 1139, for a distance of 2147.11 feet, to a 1/2 inch iron rod found;

THENCE, South 88° 42'10" West, along said north and south lines, for a distance of 710.99 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 22'42" West, continuing along said lines, for a distance of 2.76 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 293.00 feet, a central angle of 29° 52'15";

THENCE, continuing along said lines with said curve to the right for an arc distance of 152.75 feet (Chord Bearing North 70° 30'42" West - 151.03 feet), to a 5/8 inch iron rod found;

THENCE, North 21° 39'06" West, departing the north line of said F.M. 1139 and continuing along said south line, for a distance of 23.19 feet, to a 5/8 inch iron rod found at the most westerly southwest corner of said 50.804 acre tract and being in the east line of F.M. 549 (Variable R.O.W.) same being on a non-tangent curve to the left, having a radius of 1310.00 feet, a central angle of 15° 44'31";

THENCE, along the east line of said F.M. 549 and with the west line of said 50.804 acre tract with said curve to the left for an arc distance of 359.92 feet (Chord Bearing North 24° 24'53" East - 358.79 feet), to a 5/8 inch iron rod found in the west line of Lawhorn Cemetery, as recorded in Vol. L, Pg. 15, in the Deed Records of Rockwall County, Texas;

THENCE, South 00° 22'48" East, departing the east line of said F.M. 549 and with the west line of said 50.804 acre tract, for a distance of 214.30 feet, to a 1/2 inch iron rod found at the southwest corner of said Lawhorn Cemetery;

THENCE, North 89° 11'43" East, along the south line of said Lawhorn Cemetery and with said west line, for a distance of 167.01 feet, to a 1/2 inch iron rod found at the southeast corner of said Lawhorn Cemetery;

THENCE, North 00° 49'16" West, along the east line of said Lawhorn Cemetery and continuing with said west line, for a distance of 267.69 feet, to a 1/2 inch iron rod found at the northeast corner of said Lawhorn Cemetery;

THENCE, South 89° 11'43" West, along the north line of said Lawhorn Cemetery and continuing with said west line, for a distance of 125.09 feet, to a 5/8 inch rod found in the east line of said F.M. 549;

THENCE, North 00° 56'06" West, departing the north line of said Lawhorn Cemetery and continuing with said west line being with the east line of said F.M. 549, for a distance of 112.36 feet, to 5/8 inch iron rod found on a curve to the left, having a radius of 1310.00 feet, a central angle of 10° 00'45";

THENCE, continuing along said east and west lines with said curve to the left at 187.60 feet, passing the northwest corner of said 50.804 acre tract and continuing for a total arc distance of 228.92 feet (Chord Bearing North 04° 04'23" East - 228.63 feet), to a 5/8 inch iron rod found at the point of tangency;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 908.26 feet, to a 5/8 inch iron rod found;

THENCE, North 55° 22'09" East, continuing along said lines, for a distance of 48.05 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 45'51" West, continuing along said lines, for a distance of 50.21 feet, to a 5/8 inch iron rod found;

THENCE, North 52° 46'08" West, continuing along said lines, for a distance of 50.86 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 1098.65 feet, to a 5/8 inch iron rod found;

THENCE, North 89° 05'09" East, continuing along said lines, for a distance of 29.97 feet, to a 5/8 inch iron rod found;

THENE, North 00° 54'51" West, continuing along said lines, for a distance of 117.73 feet, to the POINT OF BEGINNING and containing 129.485 acres of land.

FINAL PLAT  
OF

## HOMESTEAD PHASE I

LOTS 15-28, BLOCK C

LOTS 1 & 9-41, BLOCK D

LOTS 1-22, BLOCK E

LOTS 1-17, BLOCK F

LOTS 1-28, BLOCK G

LOTS 1-31 & 73-74 BLOCK H

LOTS 1-22, BLOCK I

LOTS 1-16, BLOCK J

BEING 129.485 ACRES OR 5,640,366.6 SF

TOTAL RESIDENTIAL LOTS 175

TOTAL OPEN SPACE LOTS 10

CITY PARK LOT 1

SITUATED WITHIN

TRACT 6 OF THE J.A. RAMSEY SURVEY,

ABSTRACT NO. 186

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

SH DEV KLUTTS ROCKWALL, LLC.

2400 DALLAS PARKWAY, STE. 460

PLANO, TEXAS 75093

CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL, TEXAS 75087

PREPARED BY

CORWIN ENGINEERING, INC.

TBPELS #10031700

200 W. BELMONT, SUITE E

ALLEN, TEXAS 75013

972-396-1200

JUNE 2024

CASE NO. P2022-055

SHEET 5 OF 6

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the HOMESTEAD PHASE I, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the HOMESTEAD PHASE I, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

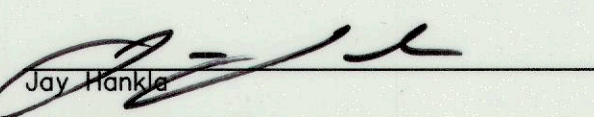
1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer 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. The detention drainage system is to be maintained, repaired and owned by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements including the City Park.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

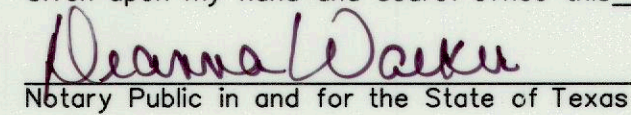
Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

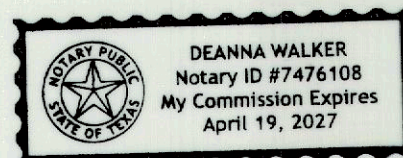
We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any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

SH DEV KLUTTS ROCKWALL, LLC. CITY OF ROCKWALL

  
Jay Hankla

STATE OF TEXAS  
COUNTY OF DALLAS  
Before me, the undersigned authority, on this day personally appeared JAY HANKLA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this 14 day of JUNE, 2024.

  
Deanna Walker  
Notary Public in and for the State of Texas



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

Notary Public in and for the State of Texas

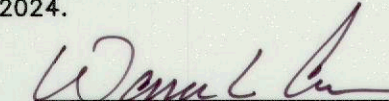
My Commission Expires:

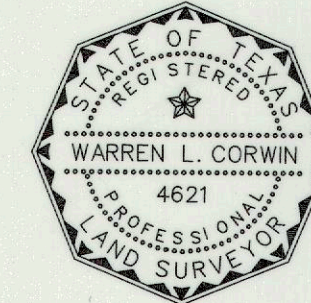
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR CERTIFICATE

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

DATED the this 12 day of June, 2024.

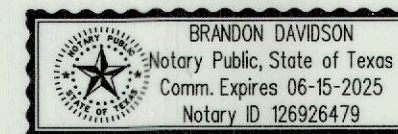
  
WARREN L. CORWIN  
R.P.L.S. No. 4621

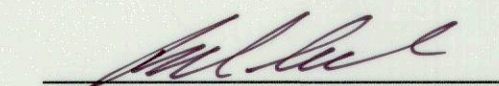


THE STATE OF TEXAS  
COUNTY OF COLLIN

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

Given under my hand and seal of office, this 12<sup>th</sup> day of June, 2024.



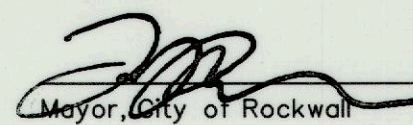
  
NOTARY PUBLIC, STATE OF TEXAS

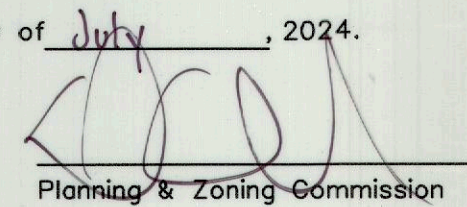
APPROVED

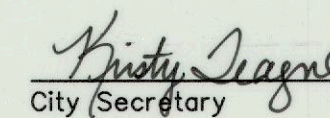
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 20<sup>th</sup> day of June, 2024.

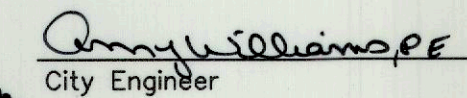
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Court Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

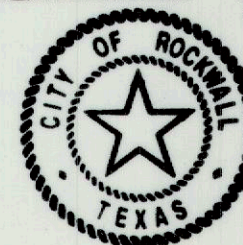
WITNESS OUR HANDS, this 12<sup>th</sup> day of July, 2024.

  
Mayor, City of Rockwall

  
Planning & Zoning Commission

  
City Secretary

  
City Engineer



FINAL PLAT  
OF  
**HOMESTEAD PHASE I**  
LOTS 15-28, BLOCK C  
LOTS 1 & 9-41, BLOCK D  
LOTS 1-22, BLOCK E  
LOTS 1-17, BLOCK F  
LOTS 1-28, BLOCK G  
LOTS 1-31 & 73-74 BLOCK H  
LOTS 1-22, BLOCK I  
LOTS 1-16, BLOCK J  
BEING 129.485 ACRES OR 5,640,366.6 SF  
TOTAL RESIDENTIAL LOTS 175  
TOTAL OPEN SPACE LOTS 10  
CITY PARK LOT 1  
SITUATED WITHIN  
TRACT 6 OF THE J.A. RAMSEY SURVEY,  
ABSTRACT NO. 186  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNERS  
SH DEV KLUTTS ROCKWALL, LLC.

2400 DALLAS PARKWAY, STE. 460  
PLANO, TEXAS 75093

CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087

PREPARED BY  
**CORWIN ENGINEERING, INC.**  
TBPELS #10031700  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
JUNE 2024

Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
07/03/2024 08:19:28 AM  
\$294.00  
20240300011673

