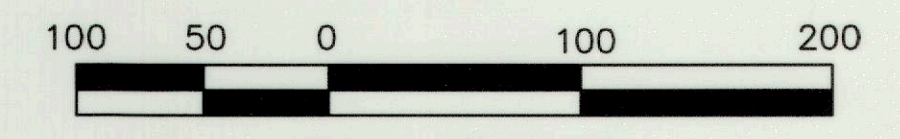
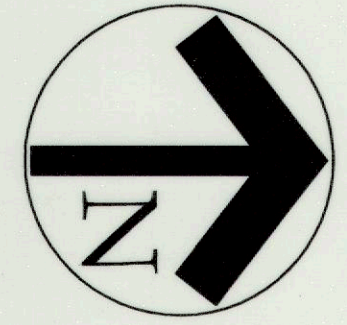


- LEGEND**
- Point of Curvature or Tangency on Center Line
  - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
  - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre  
BL Building Line  
C1 Curve No.  
L1 Line No.  
Esmt Easement  
DE Drainage Easement  
DUE Drainage Utility Easement  
UE Utility Easement  
VE Visibility Easement  
SE Sidewalk Easement  
SF Square Feet
- D.R.R.C.T.= Deed Records of Rockwall County, Texas  
P.R.R.C.T.= Plat Records of Rockwall County, Texas



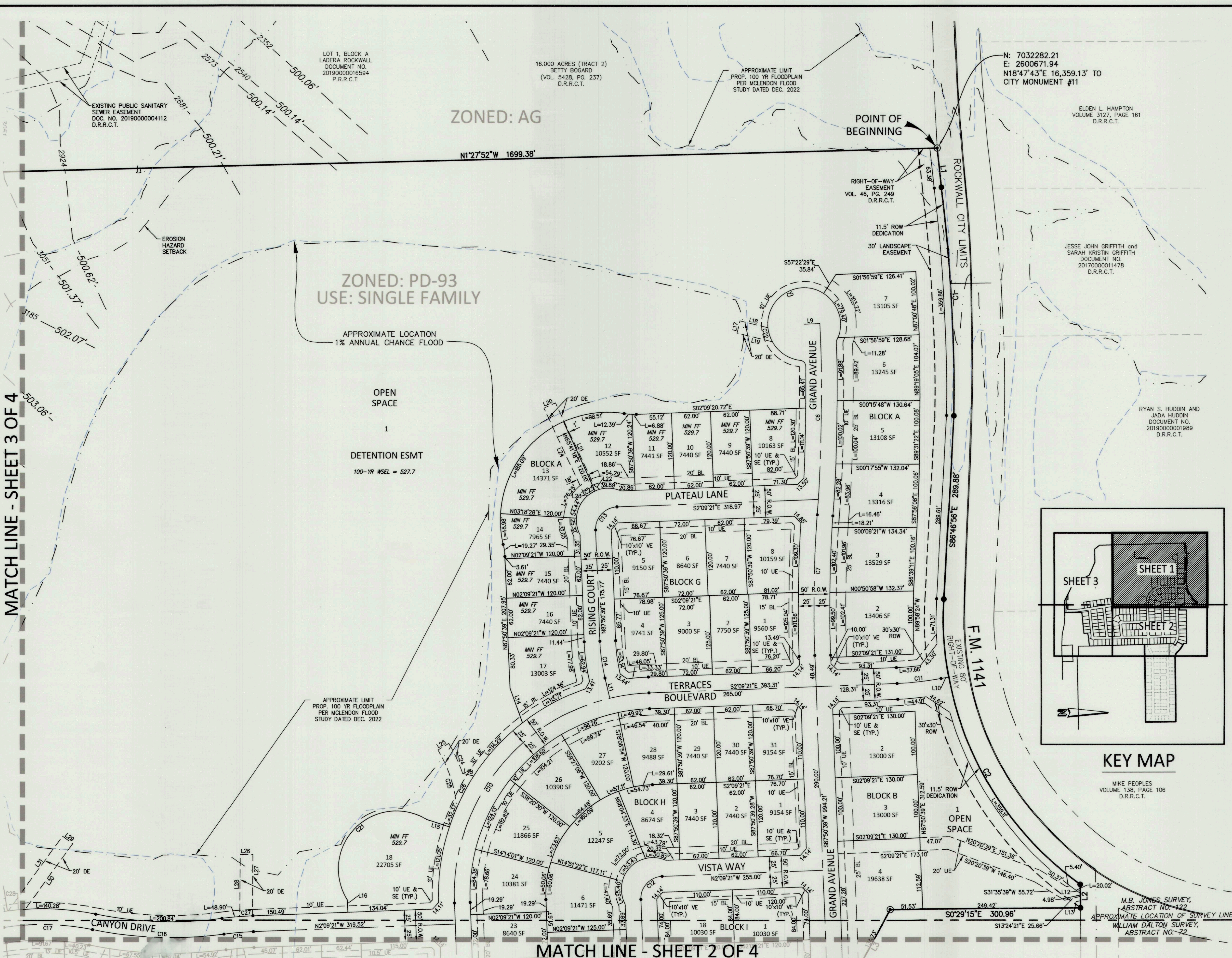
SCALE 1" = 100'

**FINAL PLAT  
TERRACES  
PHASE ONE**

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;  
LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;  
LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;  
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;  
LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;  
94.144 ACRES OR 4,100,893 SQ. FT.  
181 SINGLE FAMILY LOTS,  
5 OPEN SPACE LOTS AND  
1 AMENITY CENTER  
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,  
AND ALL OF TRACT 13 & 25 OF THE  
WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
AND TRACT 4 & 4-01 OF THE  
M.B. JONES SURVEY, ABSTRACT NO. 122  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
P2022-049

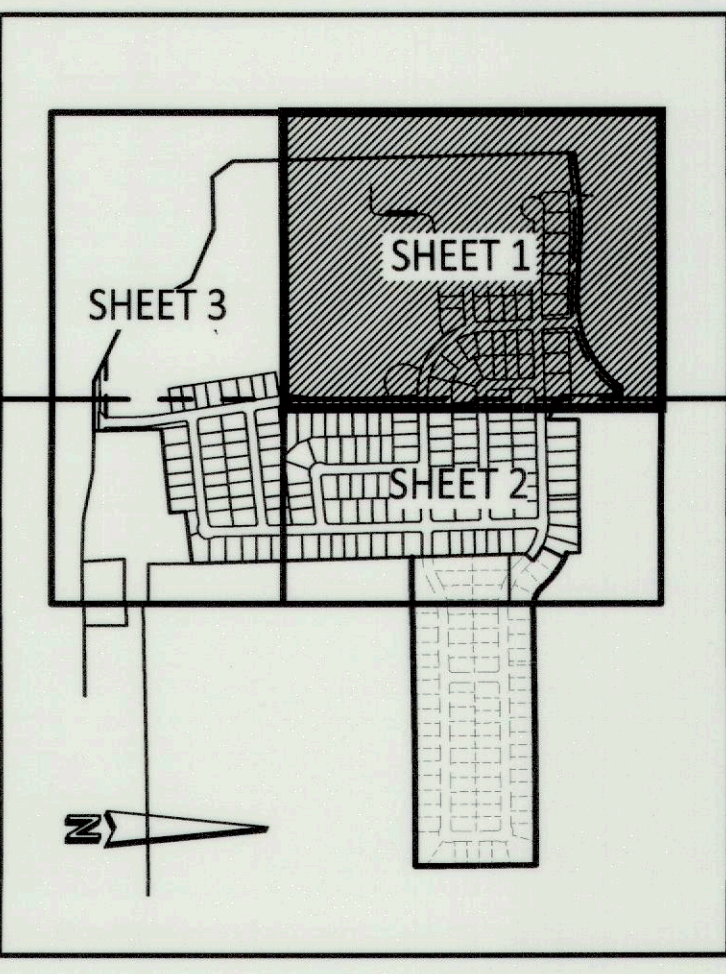
December 15, 2023  
EXIST. ZONING: PD-93  
LAND USE: SF  
SHEET 1 OF 4

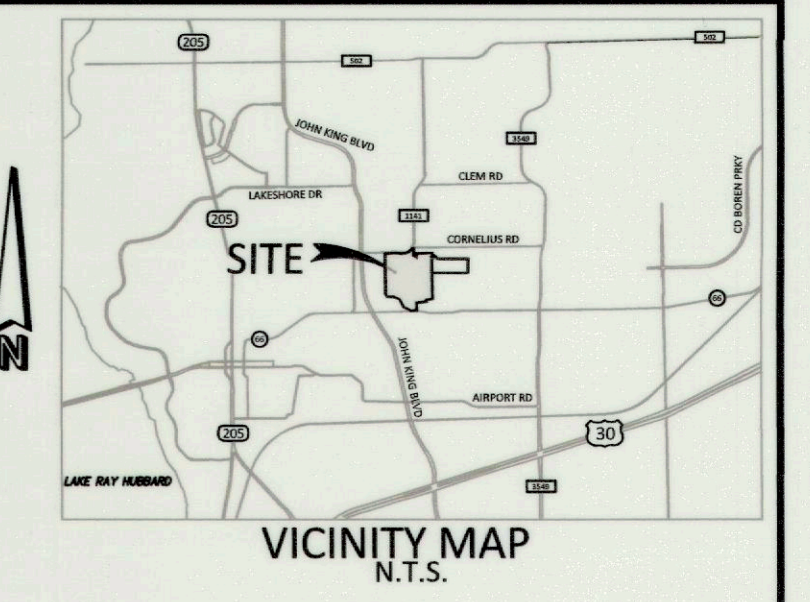
P2023-007



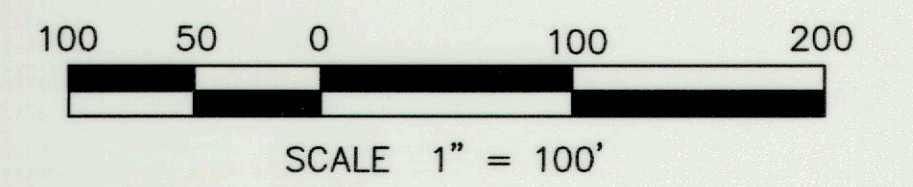
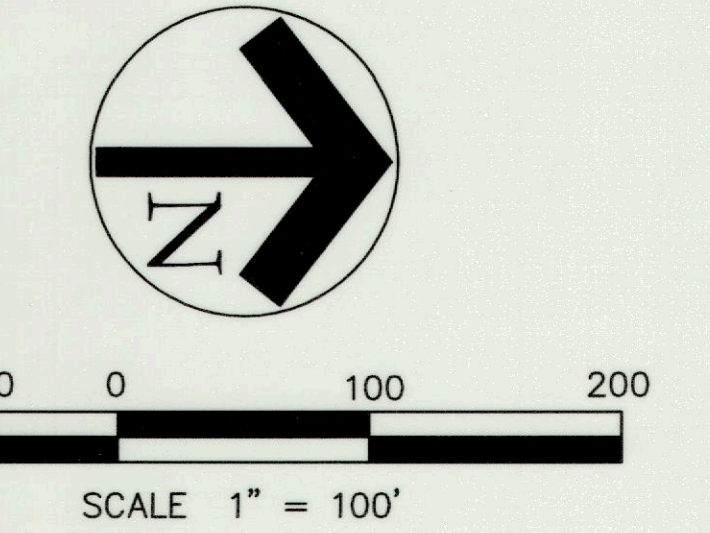
MATCH LINE - SHEET 3 OF 4

MATCH LINE - SHEET 2 OF 4





- 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.  
L1 Line No.  
Esmt Easement  
DE Drainage Easement  
DUE Drainage Utility Easement  
UE Utility Easement  
VE Visibility Easement  
SE Sidewalk Easement  
SF Square Feet
- D.R.R.C.T.= Deed Records of Rockwall County, Texas  
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**FINAL PLAT  
TERRACES  
PHASE ONE**

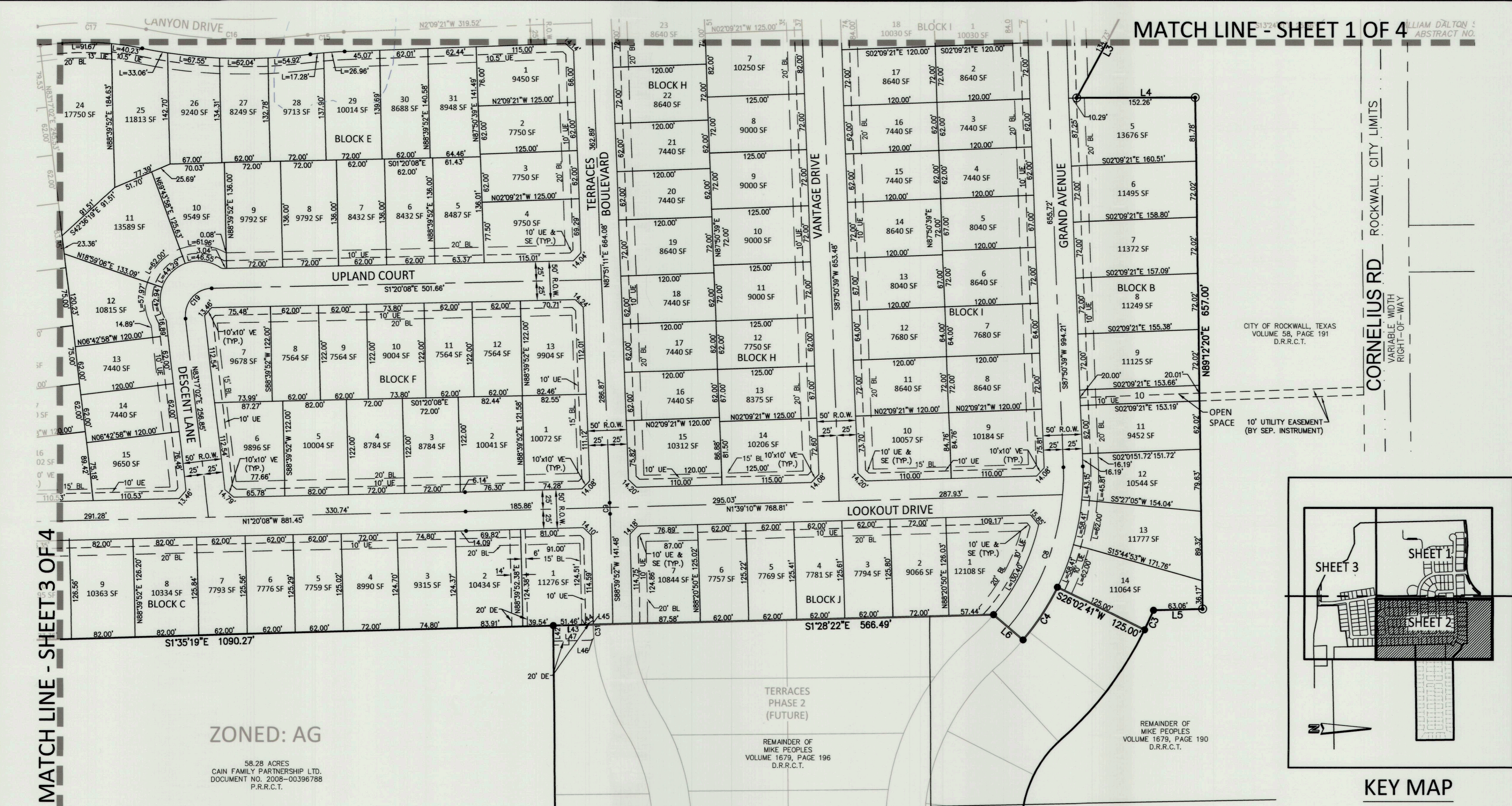
LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;  
LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;  
LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;  
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SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,  
AND ALL OF TRACT 13 & 25 OF THE  
WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
AND TRACT 4 & 4-01 OF THE  
M.B. JONES SURVEY, ABSTRACT NO. 122  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
P2022-049

September 11, 2023  
EXIST. ZONING: PD-93  
LAND USE: SF  
SHEET 2 OF 4

P2023-007



ZONED: AG  
58.28 ACRES  
CAIN FAMILY PARTNERSHIP LTD.  
DOCUMENT NO. 2008-00396788  
P.R.R.C.T.

**GENERAL NOTES:**

- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
- ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
- BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
- LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 481390325F DATED JUNE 3, 2013.
- LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
- 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.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.
- ALL NON-STANDARD SIGNS, LIGHTS, AND HARDWARE ARE TO BE MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER OR HOA.
- DETENTION POND AND FLOODPLAIN TO BE MAINTAINED BY HOA.

**Line Table**

Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	134.73	S61° 44' 36"E
L4	152.26	N0° 05' 20"W
L5	63.06	S1° 28' 22"E
L6	50.00	S40° 18' 38"W
L7	78.43	S5° 53' 32"E
L8	128.78	N37° 46' 31"W
L9	25.18	S2° 26' 57"E
L10	12.35	S10° 09' 37"E
L11	32.71	N76° 39' 04"E
L12	37.01	N89° 31' 25"E
L13	22.86	N89° 31' 25"E
L14	58.05	N70° 06' 41"E
L15	38.08	S18° 13' 51"W
L16	18.99	N87° 50' 39"E

**Line Table**

Line	Length	Direction
L17	20.00	S76° 18' 18"E
L18	45.71	S13° 41' 42"W
L19	57.68	N13° 41' 42"E
L20	20.00	S24° 48' 17"E
L21	143.17	S65° 11' 43"W
L22	11.66	S33° 01' 11"W
L23	6.35	N33° 01' 11"E
L24	148.93	N65° 11' 43"E
L25	20.00	S31° 18' 54"E
L26	20.00	N0° 43' 37"E
L27	96.52	S89° 16' 23"E
L28	97.95	N89° 16' 23"W
L29	20.00	N36° 15' 41"E
L30	127.98	S53° 44' 19"E
L31	145.81	N53° 44' 19"W
L32	20.00	N26° 33' 15"W

**Line Table**

Line	Length	Direction
L33	109.75	N63° 26' 45"E
L34	23.24	S8° 44' 19"E
L35	109.75	S63° 26' 45"W
L36	20.00	N7° 41' 24"W
L37	40.21	N82° 18' 36"E
L38	4.64	N89° 40' 19"E
L39	20.00	S0° 19' 41"E
L40	3.36	S89° 40' 19"W
L41	38.93	S82° 18' 36"W
L42	20.00	S89° 27' 29"W
L43	42.56	N1° 27' 50"W
L44	10.40	N32° 26' 12"W
L45	5.34	N88° 39' 52"E
L46	4.43	S32° 26' 12"E
L47	48.43	S1° 30' 58"E
L48	18.24	S13° 00' 30"W

**Curve Table**

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	27.40	450.00	003°29'20"	27.40	S65° 41' 59"E
C4	80.92	325.00	014°15'57"	80.71	S56° 49' 20"E
C5	206.84	57.50	206°06'05"	112.03	S70° 18' 45"E
C6	302.10	2615.00	006°37'09"	301.94	N89° 09' 35"W
C7	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C8	222.35	300.00	042°27'59"	217.30	N70° 55' 21"W
C9	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W
C10	502.65	320.00	090°00'00"	452.55	S47° 09' 21"E
C11	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W
C12	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C13	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C14	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C15	46.57	500.00	005°20'11"	46.55	S04° 49' 26"E
C16	209.21	625.00	019°10'45"	208.24	N02° 05' 51"E

**Curve Table**

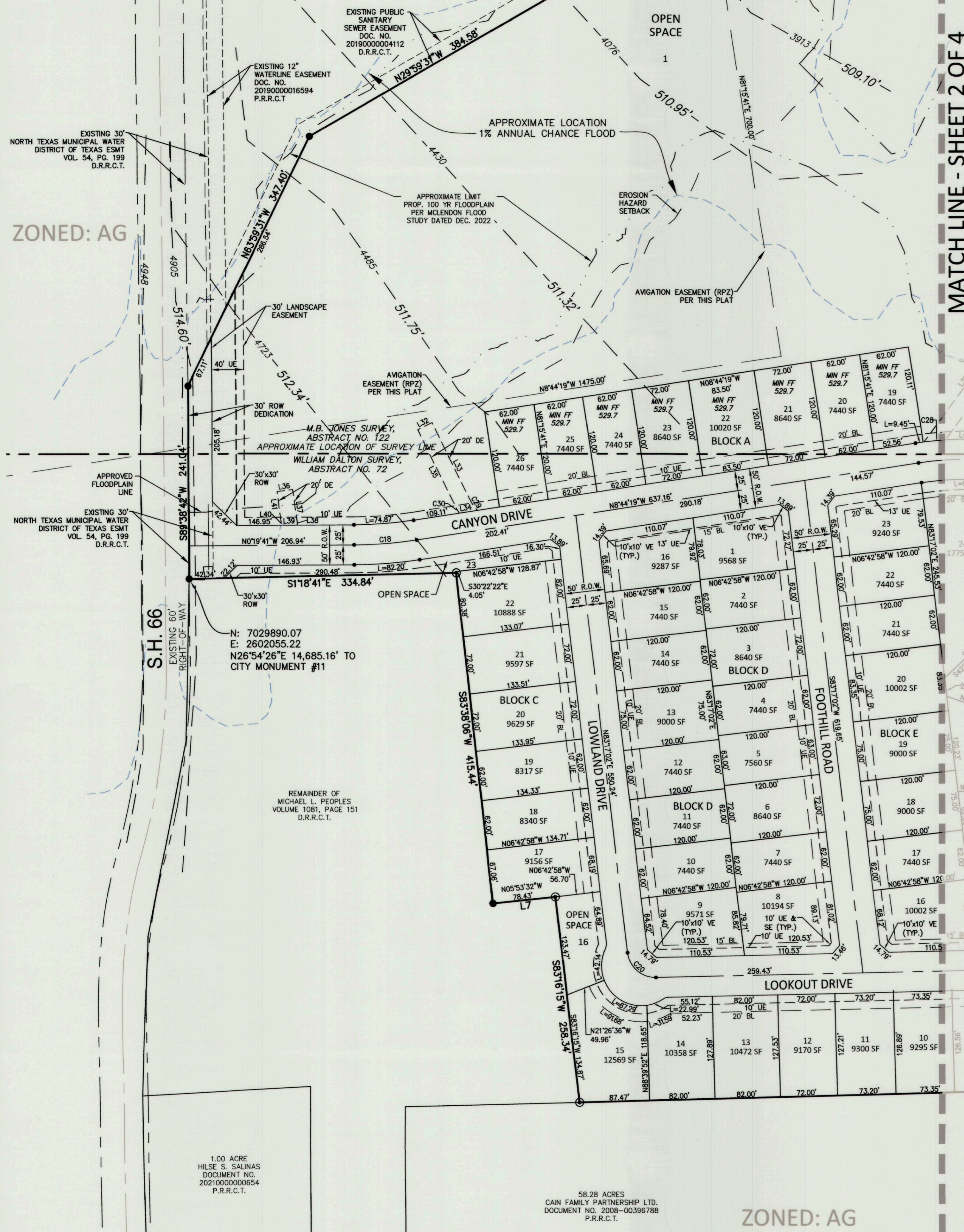
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C17	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C18	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C19	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C20	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C21	246.01	91.79	153°33'01"	178.72	S45° 30' 40"E
C22	23.47	57.50	023°23'15"	23.31	S72° 47' 43"W
C23	23.07	50.00	026°26'08"	22.87	N27° 59' 19"W
C24	52.18	225.91	013°14'07"	52.07	S65° 18' 10"W
C25	96.91	205.91	026°57'57"	96.02	N72° 10' 05"E
C26	57.33	345.00	009°31'16"	57.26	N61° 37' 57"W
C27	20.05	525.00	002°11'18"	20.05	S03° 20' 30"E
C28	26.80	420.00	003°39'19"	26.79	S05° 26' 54"E
C29	14.16	39.52	020°31'59"	14.09	N53° 10' 45"E
C30	6.77	59.52	006°30'46"	6.76	S60° 11' 22"W
C31	17.73	325.00	003°07'33"	17.73	N87° 06' 06"E

Owner:  
TM TERRACES, LLC  
4416 W. Lovers Lane, Ste. 200  
Dallas, Texas 75209  
Phone: 214-577-1431

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



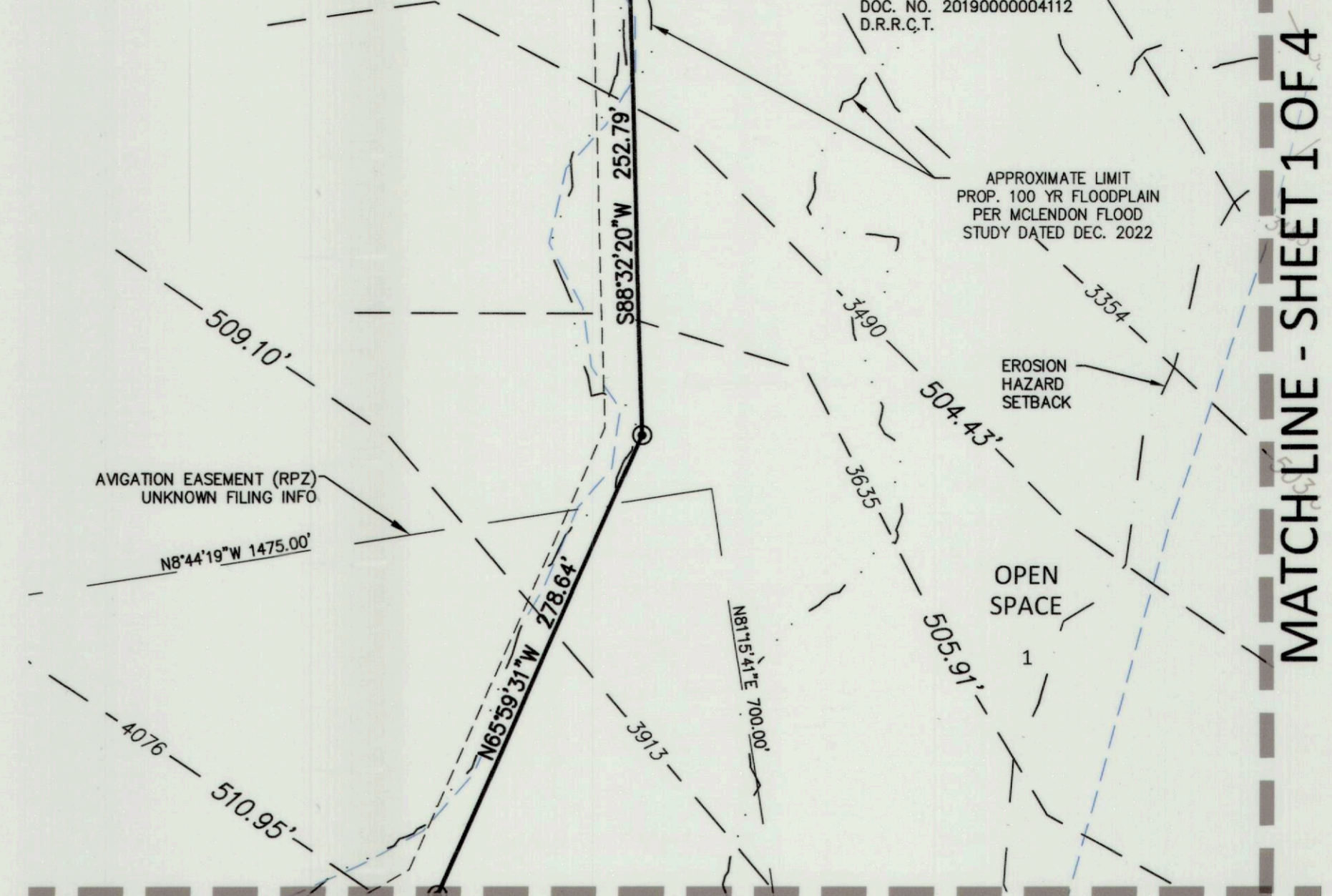
MATCH LINE - SEE THIS SHEET



MATCH LINE - SHEET 2 OF 4

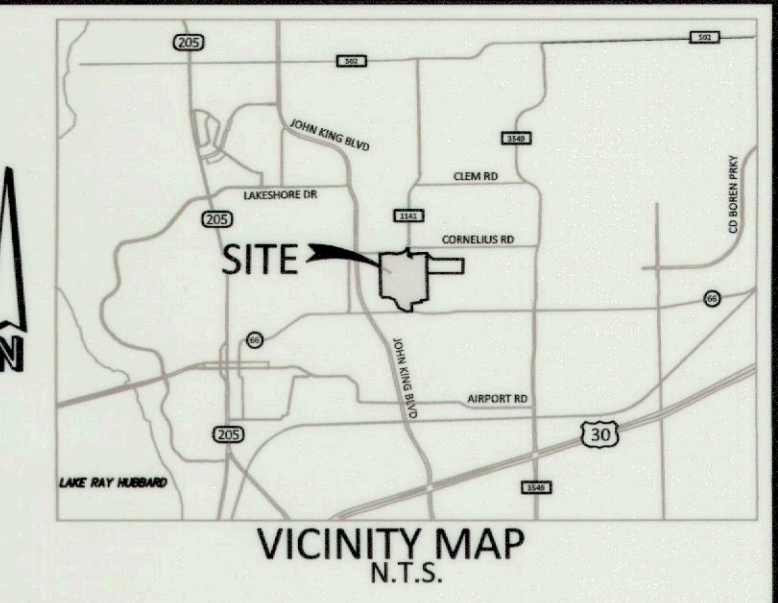
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LOT 1, BLOCK A  
LADERA ROCKWALL  
DOCUMENT NO.  
20190000016594  
P.R.R.C.T.

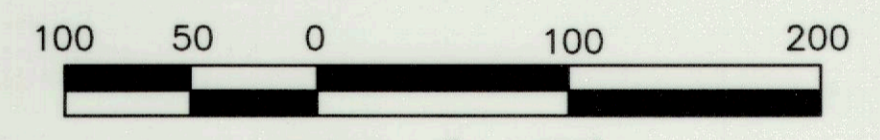
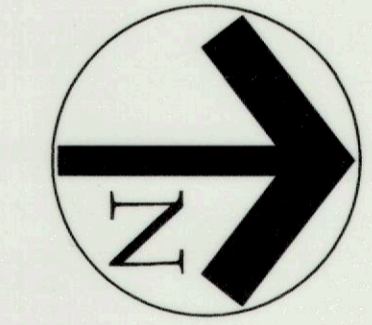


MATCH LINE - SHEET 1 OF 4

MATCH LINE - SEE THIS SHEET



- LEGEND**
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  - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
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BL Building Line  
C1 Curve No.  
L1 Line No.  
Esmt Easement  
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- D.R.R.C.T.= Deed Records of Rockwall County, Texas  
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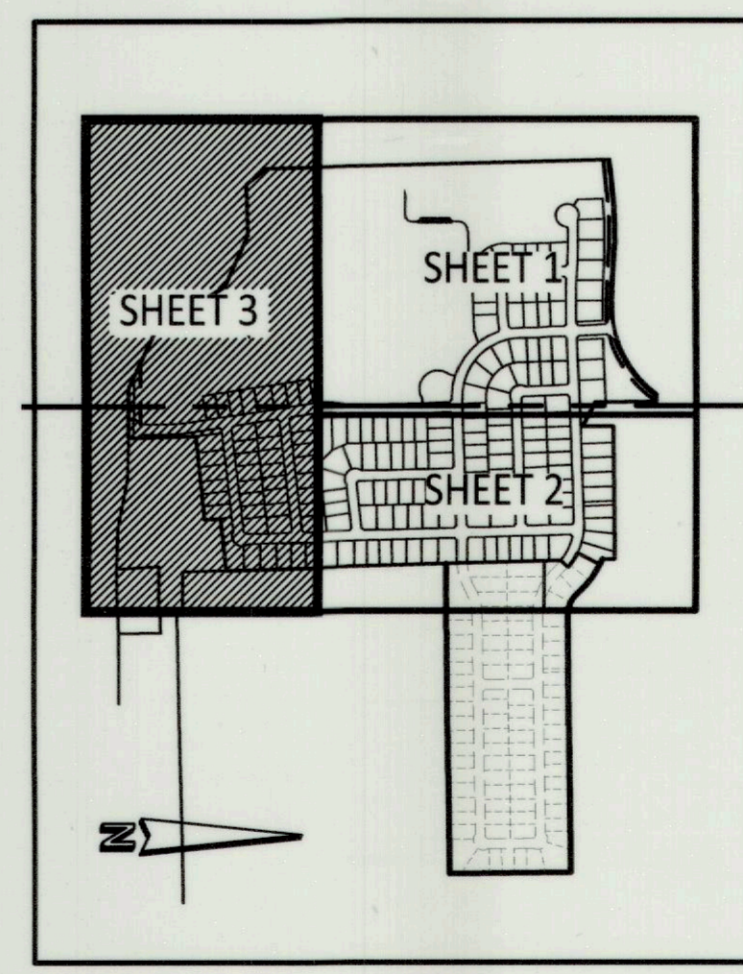


SCALE 1" = 100'  
**FINAL PLAT  
TERRACES  
PHASE ONE**

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;  
LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;  
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94.144 ACRES OR 4,100,893 SQ. FT.  
181 SINGLE FAMILY LOTS,  
5 OPEN SPACE LOTS AND  
1 AMENITY CENTER  
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,  
AND ALL OF TRACT 13 & 25 OF THE  
WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
AND TRACT 4 & 4-01 OF THE  
M.B. JONES SURVEY, ABSTRACT NO. 122  
**CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS**  
P2022-049

December 15, 2023  
EXIST. ZONING: PD-93  
LAND USE: SF  
SHEET 3 OF 4

P2023-007



KEY MAP

THE NTMWD EASEMENT RESTRICTS CONSTRUCTION OF PERMANENT STRUCTURES SUCH AS FOUNDATIONS, WALLS, POOLS, AND PERMANENT STORAGE BUILDINGS. ITEMS SUCH AS DRIVEWAYS, FENCES/POSTS NO DEEPER THAN 2 FEET BELOW ORIGINAL GROUND, SPRINKLER SYSTEMS AND NORMAL LANDSCAPING PLANS/(NO TREES) THAT ENCROACH ON THE NTMWD EASEMENTS ARE ALLOWED. HOWEVER, THE NTMWD ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM THE NEE TO REPAIR OR MAINTAIN THE NTMWD PIPELINES. FURTHER, ANY COST FOR REPAIR FOR DAMAGE TO THE PIPELINES RESULTING FROM CONSTRUCTION BY THE DEVELOPER, CONTRACTOR OR OWNER WILL BE THE RESPONSIBILITY OF THE DEVELOPER, CONTRACTOR, OR OWNER.

Owner:  
**TM TERRACES, LLC**  
4416 W. Lovers Lane, Ste. 200  
Dallas, Texas 75209  
Phone: 214-577-1431

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

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

ZONED: AG

1.00 ACRE  
HILSE S. SALINAS  
DOCUMENT NO.  
2021000000654  
P.R.R.C.T.

58.28 ACRES  
CAIN FAMILY PARTNERSHIP LTD.  
DOCUMENT NO. 2008-00396788  
P.R.R.C.T.

LEGAL DESCRIPTION:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of those tracts of land described in Deed to TM Terraces, LLC, as recorded in Document Nos. 2022-0000012425 and 2022-000022185, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 in the south line of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the common north line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the common northeast corner of said TM Terraces, LLC tract and southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, with the east line of said TM Terraces, LLC tract recorded in Document No. 20220000012425, a distance of 63.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northwest corner of the above mentioned TM Terraces, LLC tract recorded in Document No. 20220000022185 at the beginning of a non-tangent curve to the right having a central angle of 03 degrees 29 minutes 20 seconds, a radius of 450.00 feet and a chord bearing and distance of South 65 degrees 41 minutes 59 seconds East, 27.40 feet;

THENCE Southeasterly, leaving said common line and with the north line of said TM Terraces, LLC tract recorded in Document No. 20220000022185, an arc distance of 27.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 01 degrees 28 minutes 41 seconds West, leaving said north line, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 14 degrees 15 minutes 57 seconds, a radius of 325.00 feet and a chord bearing and distance of South 56 degrees 49 minutes 20 seconds East, 80.71 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 80.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 40 degrees 18 minutes 38 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the common east line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and west line of said TM Terraces, LLC tract recorded in Document No. 20220000022185;

THENCE South 01 degrees 28 minutes 22 seconds East, with said common line, a distance of 566.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common southwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000022185 and northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for the southeast corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 in the west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said west line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner;

THENCE South 01 degrees 18 minutes 41 seconds East, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the north line of State Highway No. 66, a variable width right-of-way, for the common southwest corner of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and most southerly southeast corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the common south line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for the common most westerly southwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, a distance of 1,699.38 feet to the POINT OF BEGINNING and containing 94.144 acres of land, more or less.

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 TERRACES PHASE ONE 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. I (we) further certify that all other parties who have a mortgage or lien interest in the TERRACES PHASE ONE subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of these 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. 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 the same out of the escrow deposit, should the developer and/or owner fail to 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 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.

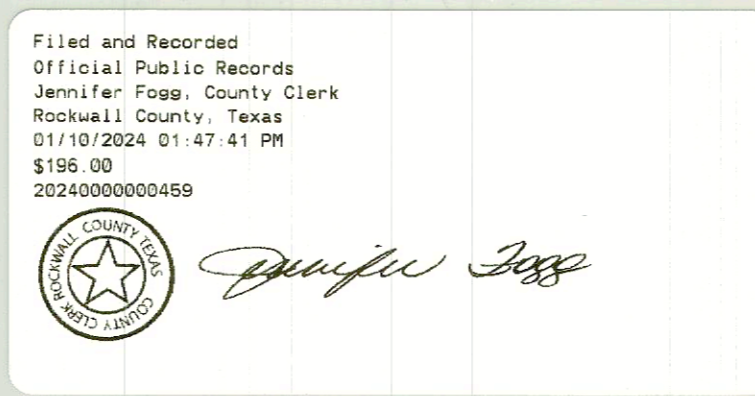
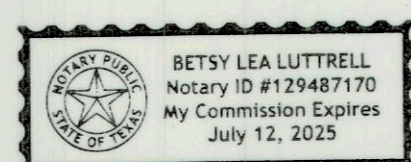
Signature [Handwritten Signature]
Name: BRETT L. PEDIGO
Title: EXECUTIVE VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Brett L. Pedigo of TM TERRACES, 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 20 day of December, 2023.

[Handwritten Signature]
Notary public in and for the State of Texas



Owner:
TM TERRACES, LLC
4416 W. Lovers Lane, Ste. 200
Dallas, Texas 75209
Phone: 214-577-1431

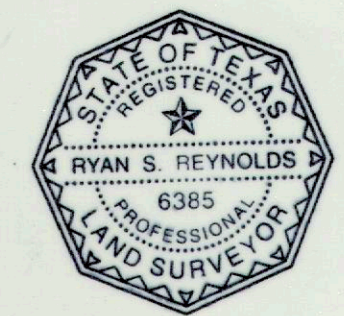
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk, PE

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.

[Handwritten Signature]
RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

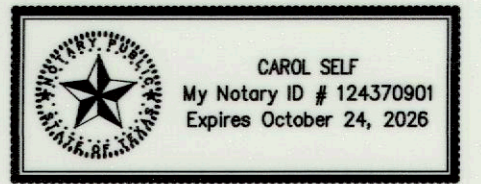


STATE OF TEXAS §
COUNTY OF COLLIN §

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 15th day of December, 2023.

[Handwritten Signature]
Notary public for and in the State of Texas



My commission expires: 27 October 2024

[Handwritten Signature]
Planning & Zoning Commission, Chairperson

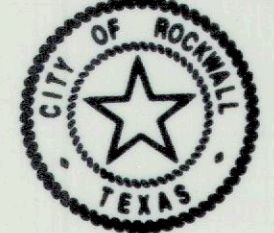
1.9.2024
Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on 17 day of August, 2023.

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

WITNESS OUR HANDS, this 10th day of Jan., 2024.

[Handwritten Signatures]
Mayor, City of Rockwall; City Secretary; City Engineer



FINAL PLAT
TERRACES
PHASE ONE

- LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;
94.144 ACRES OR 4,100,893 SQ. FT.
181 SINGLE FAMILY LOTS,
5 OPEN SPACE LOTS AND
1 AMENITY CENTER

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26, AND ALL OF TRACT 13 & 25 OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72 AND TRACT 4 & 4-01 OF THE M.B. JONES SURVEY, ABSTRACT NO. 122 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS P2022-049

December 15, 2023
EXIST. ZONING: PD-93
LAND USE: SF
SHEET 4 OF 4 P2023-007

