

## ROCKWALL PARKS & RECREATION BOARD MEETING

Tuesday, January 7, 2025 - 6:00 PM

City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

### I. Call Public Meeting to Order

### II. Open Forum

This is a time for anyone to address the board/commission on any topic not already listed on the agenda or set for a public hearing. Public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please know the board is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the public meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

### III. Action Items

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. Discuss and consider minutes from December 3, 2024 Park Board Meeting and take any action necessary.
2. (P2024-042) Discuss and consider approval of a preliminary plat for Southside Hills Subdivision consisting of 384 single family residential lots located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549 and take any action necessary.
3. (P2024-043) Discuss and consider approval of a master plat for Southside Hills Subdivision consisting of 384 single family residential lots located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549 and take any action necessary.

### IV. Monthly Reports

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. Update: Lofland Park Historical Elements
2. Update: 2024-2025 Market Survey
3. Update: Harry Myers Kidzone Playground
4. Update: 2025 going forward

### V. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or

interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

I, Wendy Young, Parks Administrative Asst. for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 3rd day of January, 2024 at 5PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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Wendy Young, Parks Administrative Assistant

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Date Removed

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**MINUTES**  
**PARKS AND RECREATION BOARD**  
City Hall, 385 S Goliad, Rockwall, TX 75087  
Tuesday, December 3, 2024  
6:00 PM

**Call To Order**

The meeting was called to order in the Council Chambers at 6:00pm by Jason Alvarado with the following Board Members present: Jason Alvarado, Vincent Harris, Amanda Fowler, Jenny Krueger and Marcia Hasenyager. Jake Wimpee was absent. Also present was Director of Parks & Recreation, Travis Sales, Recreation Superintendent Cory Dentler Parks Superintendent Brian Sartain, and Administrative Assistant Wendy Young.

**Open Forum**

Chairman Alvarado explained how Open Forum is conducted and asked if anyone in the audience would like to come forth and speak during this time. There being no one wishing to speak, Alvarado then closed the Open Forum.

**Discuss and consider the minutes from the July 2, 2024 Park Board Meeting and take any action necessary.**

Hasenyager made a motion to approve the minutes, Krueger seconded the motion which passed unanimously.

**Discuss and consider the minutes from the September 4, 2024 Park Board Meeting and take any action necessary.**

Hasenyager made a motion to approve the minutes, Krueger seconded the motion which passed unanimously.

**P2024-040 Discuss and consider the approval of a final plat for Phase 2 of the Homestead Subdivision generally located at the northeast corner of the intersection of FM549 and FM1139 and take any action necessary.**

Mr. Sales stated that the final plat for Homestead Phase 2 is located in Park District 22. The cash in lieu of land fee is \$586.89 x 168 lots equals \$98,597.52. The pro-rata equipment fees are \$548.78 x 168 lots equals \$92,195.04, total for all equals \$190,792.56. Alvarado made a motion to approve the final plat for Phase 2 of Homestead Division with fees totaling \$190,792.56. Fowler seconded the motion which passed unanimously.

**SP2024-049 Discuss and consider the approval of a site plan for Phase 2 of the Homestead Subdivision generally located at the northeast corner of the intersection of FM549 and FM1139 and take any action necessary.**

Alvarado made a motion to approve the site plan for Phase 2 of Homestead Subdivision with fees totaling \$190,792.56. Fowler seconded the motion which passed unanimously.

**Mike McEwen arrived at 6:17pm.**

47 **Adjournment**

48 There being no further business to come before the Board at this time, the meeting was  
49 adjourned at 6:53 p.m.

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51 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,  
52 TEXAS, this 7<sup>th</sup> day of January 2025.

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\_\_\_\_\_  
Jason Alvarado, Park Board Chairman

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56 ATTEST:

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Wendy Young, Administrative Assistant



**CITY OF ROCKWALL, TEXAS  
MEMORANDUM**

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**TO: Park Board**

**FROM: Travis Sales, Director of Parks & Recreation**

**DATE: January 7, 2025**

**SUBJECT: SOUTHSIDE HILLS PRELIMINARY PLAT**

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**SUMMARY: P2024-042**

DISCUSS AND CONSIDER A REQUEST BY BRIAN CRAMER OF CCD – ROCKWALL, LLC FOR THE APPROVAL OF A PRELIMINARY PLAT FOR THE SOUTHSIDE HILLS SUBDIVISION CONSISTING OF 384 SINGLE-FAMILY RESIDENTIAL LOTS ON A 262.94-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16, & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 99 (PD-99) FOR SINGLE-FAMILY 10 (SF-10) AND LIMITED GENERAL RETAIL (GR) DISTRICT LAND USES, LOCATED ON THE EAST SIDE OF SH-205 [S. GOLIAD STREET] SOUTH OF THE INTERSECTION OF SH-205 AND FM-549, AND TAKE ANY ACTION NECESSARY.

**STAFF NOTES & RECOMMENDATIONS:**

**P2024-042**

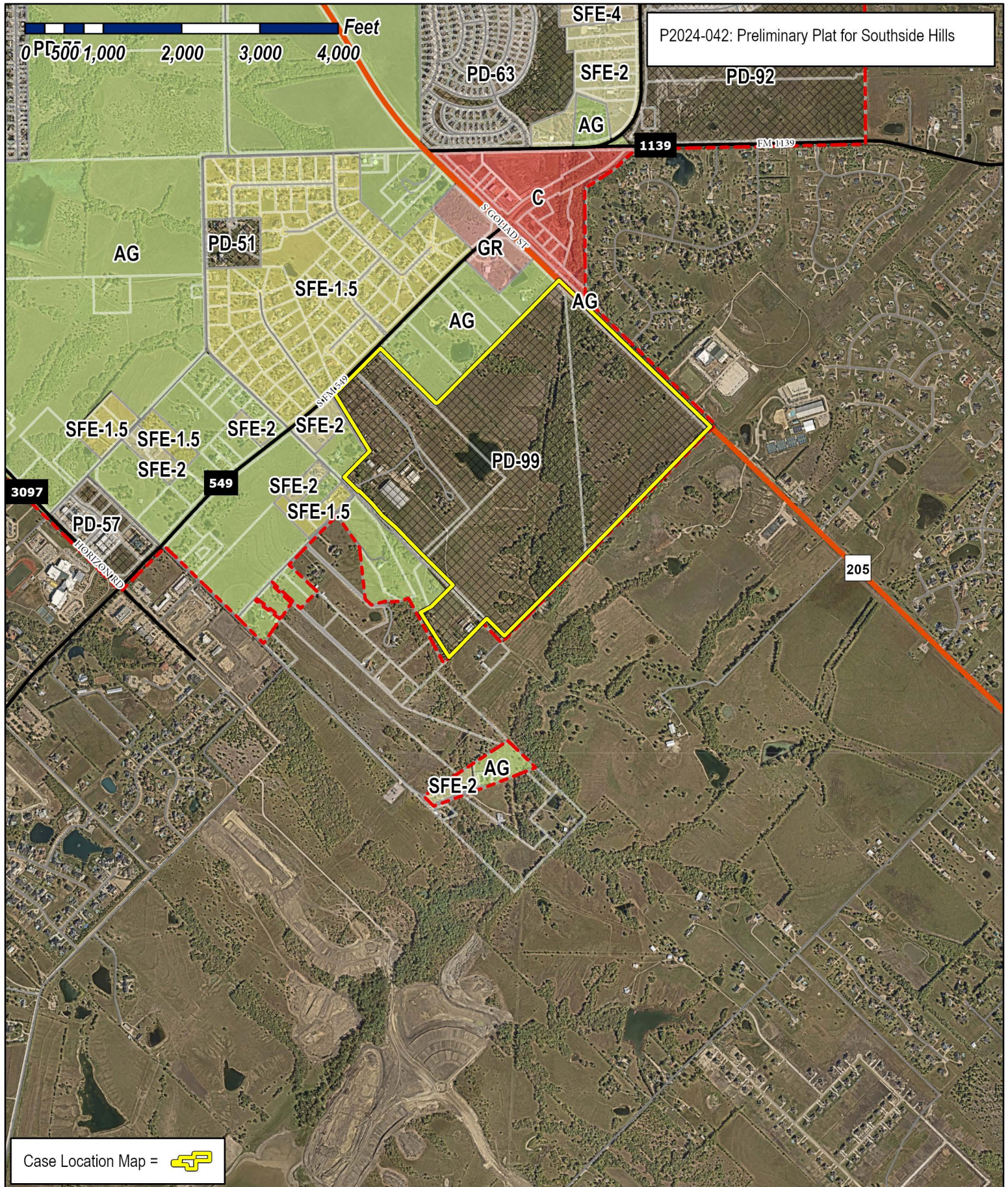
PARK DISTRICT 13


CASH IN LIEU OF LAND: \$984.65 X 384 LOTS = \$378,105.60

PRO RATA EQUIPMENT FEE: \$920.72 X 384 LOTS = \$353,556.48

TOTAL PER LOT: 1,905.37 X 384 LOTS = \$731,662.08

- Please provide shrub species and turf varieties as needed
- Specifications have changed and the hike and bike trail needs to be 8' vs. 6'
- Neighborhood street sides walks per City of Rockwall require 5' sidewalks vs. 4' sidewalks.
- Request to meander the sidewalk in areas where there is room and it is design fairly straight.
- City of Rockwall (Parks and Recreation) needs to be involved with the design and amenity choices



Case Location Map = 

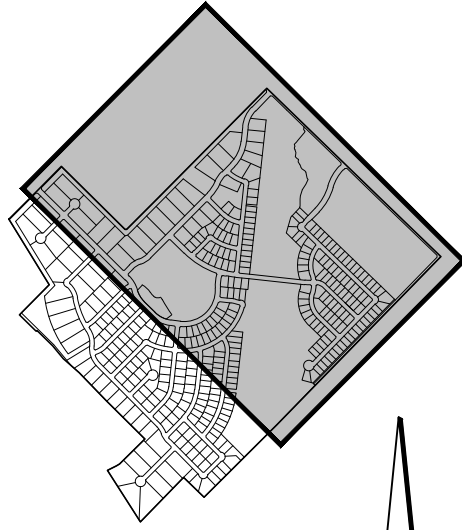


# City of Rockwall

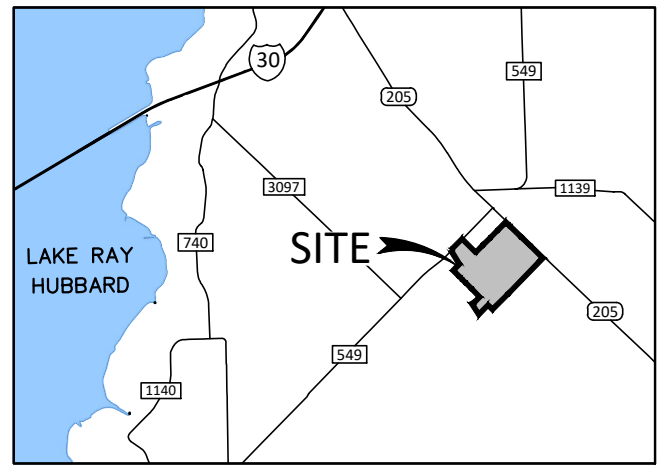
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



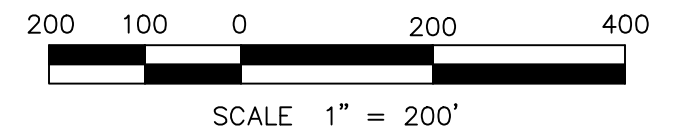
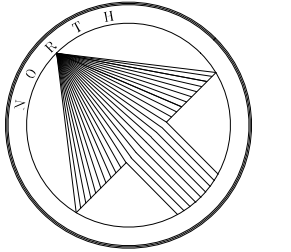


KEY MAP



VICINITY MAP  
N.T.S.

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



**PRELIMINARY PLAT  
SOUTHSIDE HILLS**

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

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

December 11, 2024  
 SHEET 1 OF 4

F.M. 549

**MATCH LINE - SHEET 2 OF 4**

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

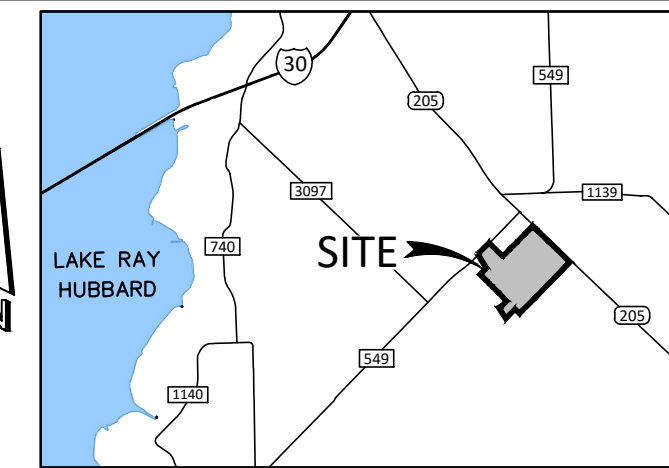
**Owner:**  
 Rockwall Highgate, Ltd.  
 13155 Noel Rd., Ste 900  
 Dallas, Texas 75240  
 Phone: 214-566-8699

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

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

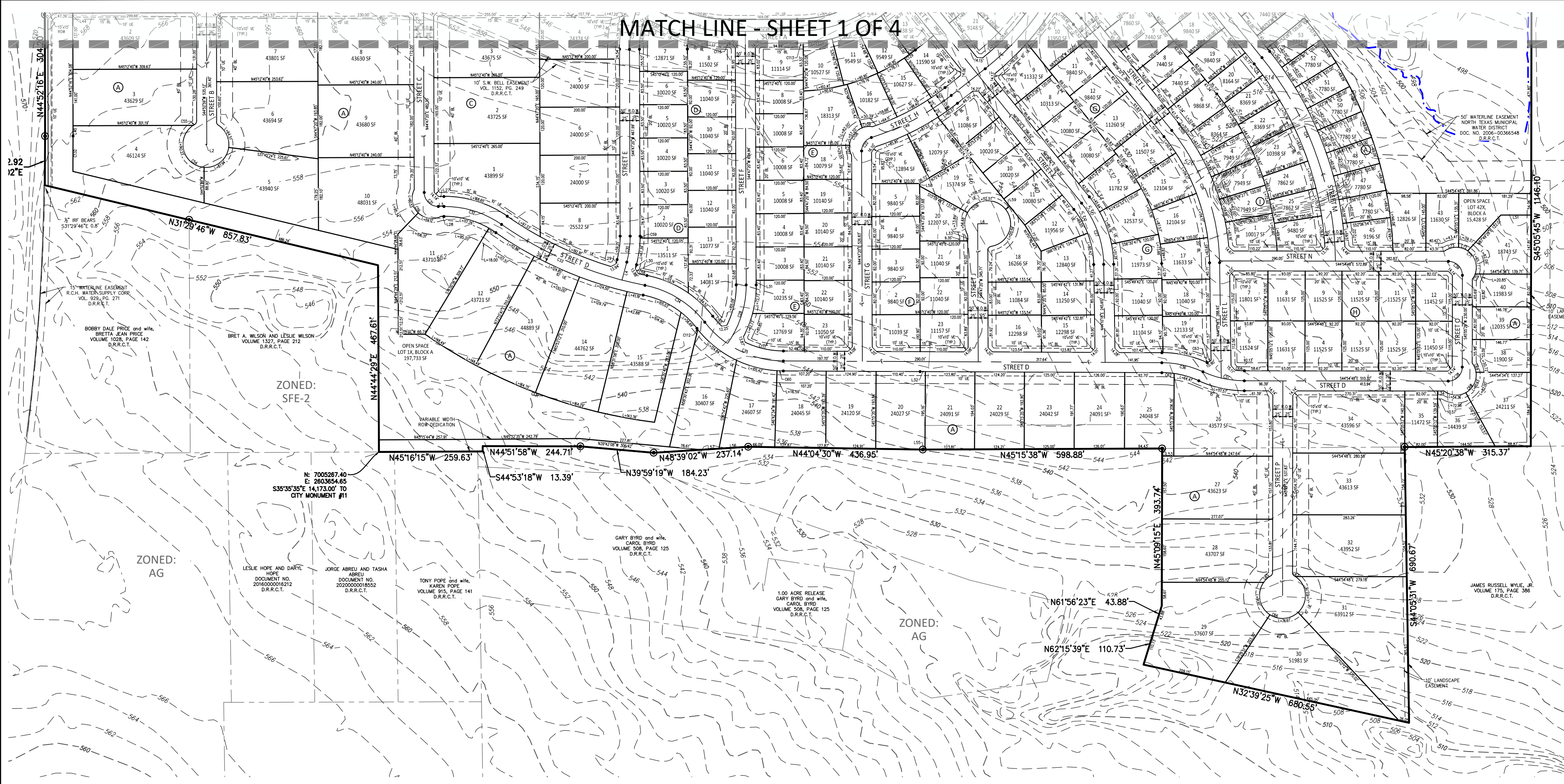
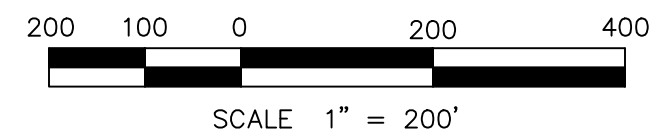
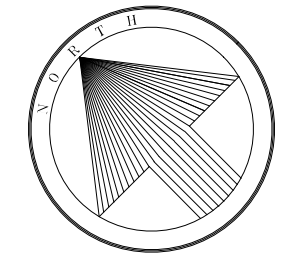


MATCH LINE - SHEET 1 OF 4



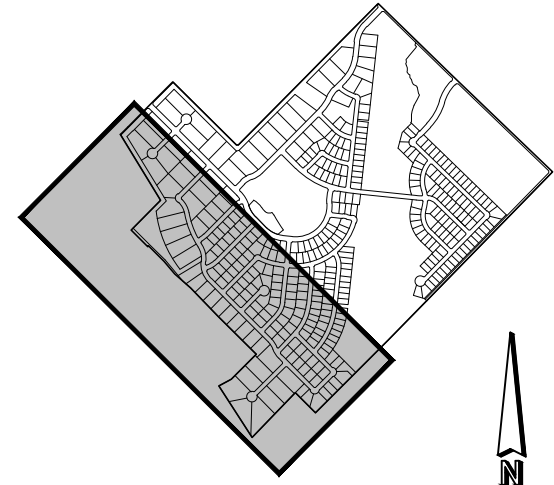
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- GENERAL NOTES:**
1. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
  2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
    - 2.1. WATER - CONNECTIONS TO EXISTING WATER LINES ON FM 549 & SH 205
    -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

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
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 Phone: 972-201-3100  
 Contact: Tom Dayton, PE



Line Table		
Line	Length	Direction
L1	2.73	S45° 07' 01"E
L2	1.85	S45° 07' 01"E
L3	14.32	N45° 12' 40"W
L4	46.44	S59° 52' 38"W
L5	47.23	S60° 29' 40"W
L6	25.00	N45° 12' 40"W
L7	108.02	N83° 14' 53"W
L8	17.35	S14° 42' 23"E
L9	55.15	S75° 51' 12"E
L10	35.94	S17° 01' 57"W
L11	37.59	S39° 18' 11"W
L12	81.44	N66° 01' 50"W
L13	29.68	N45° 12' 29"W
L14	56.80	N43° 55' 12"E
L15	26.33	S86° 40' 44"W
L16	23.00	S45° 42' 01"E
L17	28.67	S6° 07' 12"W
L18	8.68	S6° 07' 12"W
L19	22.11	S44° 47' 31"W
L20	14.35	S44° 47' 31"W
L21	11.50	S44° 46' 11"W
L22	19.36	N66° 01' 50"W
L23	20.00	N6° 10' 38"E
L24	16.10	N45° 16' 54"W
L25	12.56	N44° 47' 31"E
L26	16.11	N45° 12' 40"W
L27	14.32	N45° 12' 40"W
L28	5.34	S45° 12' 40"E
L29	11.19	S59° 52' 38"W
L30	11.01	S59° 52' 38"W
L31	11.52	S44° 47' 20"W
L32	13.10	S44° 44' 25"E
L33	11.69	S44° 47' 20"W
L34	13.46	S44° 54' 48"E
L35	10.73	S6° 06' 32"W
L36	4.32	S6° 06' 32"W
L37	15.99	N43° 45' 48"E

Line Table		
Line	Length	Direction
L38	21.17	S43° 55' 12"W
L39	19.18	N44° 01' 00"E
L40	11.06	S75° 51' 12"E
L41	6.19	S60° 29' 40"W
L42	6.19	S60° 29' 40"W
L43	13.30	N83° 49' 22"W
L44	137.50	N44° 52' 16"E
L45	25.58	N44° 52' 16"E
L46	30.35	S74° 55' 58"W
L47	39.81	N44° 50' 31"E
L48	11.92	S61° 10' 11"W
L49	20.22	S83° 49' 22"E
L50	10.73	N6° 06' 32"E
L51	75.75	N44° 54' 37"W
L52	15.49	N44° 05' 31"E
L53	29.24	N44° 54' 48"W
L54	19.03	S45° 09' 15"W
L55	5.43	S45° 15' 38"E
L56	73.77	S48° 39' 02"E
L57	45.30	S48° 39' 02"E
L58	6.32	N44° 47' 20"E
L59	12.86	S83° 53' 28"E
L60	17.88	N74° 44' 50"W
L61	25.00	S45° 42' 01"E
L62	25.00	S45° 42' 01"E
L63	12.51	S45° 59' 00"E
L64	51.74	N84° 36' 03"W
L100	54.28	S45° 16' 54"E
L101	78.16	N43° 22' 07"E
L102	32.12	S33° 54' 11"E
L103	78.23	S52° 50' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	218.75	330.00	037°58'48"	214.77	S25° 06' 36"W
C2	290.23	430.00	038°40'19"	284.75	N25° 27' 22"E
C3	122.29	330.00	021°13'58"	121.59	S34° 10' 32"W
C4	159.18	430.00	021°12'38"	158.28	N34° 09' 52"E
C5	117.39	255.00	026°22'35"	116.36	N57° 57' 28"E
C6	112.69	245.00	026°21'14"	111.70	S57° 58' 09"W
C7	165.95	330.00	028°48'47"	164.21	N30° 48' 17"W
C8	165.93	330.00	028°48'35"	164.19	S30° 48' 11"E
C9	219.10	330.00	038°02'24"	215.09	S64° 13' 41"E
C10	659.33	375.00	100°44'18"	577.63	N46° 22' 58"E
C11	146.74	400.00	021°01'08"	145.92	S06° 31' 23"W
C12	118.11	325.00	020°49'21"	117.46	S55° 37' 09"E
C13	44.11	35.00	072°12'28"	41.25	N29° 55' 36"W
C14	236.38	345.00	039°15'27"	231.79	S64° 54' 37"E
C15	23.95	250.00	005°29'20"	23.94	S42° 02' 51"W
C16	48.72	35.00	079°45'01"	44.88	S84° 40' 02"W
C17	318.68	635.00	028°45'16"	315.35	S69° 50' 05"E
C18	625.58	930.00	038°32'27"	613.85	S64° 33' 08"E
C19	45.20	325.00	007°58'09"	45.17	N79° 50' 17"W
C20	55.91	35.00	091°31'18"	50.15	N30° 05' 33"W
C21	117.86	670.00	010°04'44"	117.71	S88° 17' 15"E
C22	44.48	35.00	072°48'42"	41.55	S81° 11' 41"W
C23	185.25	225.00	047°10'23"	180.06	N17° 28' 40"W
C24	551.69	830.00	038°05'02"	541.59	N25° 09' 03"E
C25	81.74	225.00	020°48'54"	81.29	N04° 17' 55"W
C26	358.73	540.00	038°03'46"	352.17	N25° 08' 25"E
C27	166.08	250.00	038°03'46"	163.04	N25° 08' 25"E
C28	156.70	250.00	035°54'47"	154.15	N62° 44' 44"E
C29	68.53	250.00	015°42'20"	68.31	S52° 38' 30"W
C30	65.83	250.00	015°05'18"	65.64	N52° 19' 59"E
C31	54.98	35.00	090°00'00"	49.50	S00° 12' 40"E
C32	153.32	250.00	035°08'19"	150.93	N27° 38' 30"W
C33	393.00	945.00	023°49'39"	390.17	S21° 59' 11"E
C34	179.69	250.00	041°10'54"	175.85	N13° 18' 33"W
C35	226.99	250.00	052°01'19"	219.27	S18° 43' 45"E
C36	106.12	250.00	024°19'17"	105.33	N32° 34' 46"W
C37	106.88	250.00	024°29'41"	106.07	S32° 39' 58"E
C38	54.98	35.00	089°59'46"	49.50	S89° 54' 41"E
C39	54.98	35.00	090°00'14"	49.50	N00° 05' 19"E
C40	82.89	500.00	009°29'54"	82.79	S88° 34' 19"E
C41	123.93	150.00	047°20'16"	120.44	N69° 39' 08"W
C42	242.63	500.00	027°48'13"	240.26	S30° 01' 05"W
C43	304.35	625.00	027°54'01"	301.35	N30° 03' 59"E
C44	54.98	35.00	090°00'00"	49.50	S00° 59' 00"E
C45	55.15	35.00	090°16'59"	49.62	N00° 50' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C46	358.57	325.00	063°12'51"	340.66	S13° 34' 02"W
C47	213.84	350.00	035°00'20"	210.53	N00° 32' 13"W
C48	274.67	250.00	062°56'57"	261.06	S14° 30' 32"E
C49	227.42	625.00	020°50'55"	226.17	S72° 49' 25"E
C50	8.87	360.00	001°24'41"	8.87	S24° 15' 54"W
C51	6.73	460.00	000°50'18"	6.73	N23° 58' 42"E
C52	1.97	225.00	000°30'06"	1.97	N45° 01' 14"E
C54	142.23	57.50	141°43'20"	108.64	S30° 43' 58"W
C55	3.89	57.50	003°52'18"	3.88	N76° 28' 13"W
C56	60.53	50.00	069°22'05"	56.90	S33° 39' 41"W
C57	20.73	225.00	005°16'42"	20.72	N12° 42' 42"W
C58	22.36	920.00	001°23'33"	22.36	S33° 12' 14"E
C59	5.03	275.00	001°02'50"	5.03	N45° 18' 45"E
C60	15.83	275.00	003°17'54"	15.83	S43° 05' 28"E
C61	2.60	275.00	000°32'28"	2.60	N44° 28' 11"W
C62	31.10	225.00	007°55'09"	31.07	N40° 46' 50"W
C63	0.75	225.00	000°11'30"	0.75	S20° 30' 52"E
C64	23.30	225.00	005°55'57"	23.29	S41° 56' 50"E
C65	23.92	57.50	023°49'49"	23.74	N88° 03' 41"W
C66	76.67	57.50	076°23'40"	71.11	S49° 45' 59"E
C67	2.31	57.50	002°18'08"	2.31	N12° 31' 46"W
C68	60.63	50.00	069°28'27"	56.98	N71° 36' 56"E
C69	22.12	50.00	025°20'43"	21.94	N24° 12' 21"E
C70	12.09	50.00	013°51'11"	12.06	N71° 43' 17"E
C71	65.77	50.00	075°21'56"	61.13	N27° 06' 43"E
C72	24.43	50.00	027°59'43"	24.19	N24° 34' 06"W
C73	34.82	50.00	039°54'17"	34.12	N58° 31' 06"W
C74	34.86	805.00	002°28'52"	34.86	N07° 20' 58"E
C75	12.08	695.00	000°59'46"	12.08	N47° 23' 13"E
C76	64.64	50.00	074°04'07"	60.23	N01° 52' 06"E
C77	17.52	350.00	002°52'04"	17.52	N82° 23' 20"W
C78	14.45	370.00	002°14'17"	14.45	S02° 52' 02"E
C79	14.69	955.00	000°52'52"	14.69	S83° 22' 56"E
C80	0.48	954.99	000°01'44"	0.48	S79° 12' 09"E
C81	25.63	200.00	007°20'30"	25.61	N82° 51' 31"W
C82	23.58	275.00	004°54'49"	23.58	S42° 20' 07"W
C83	18.79	225.00	004°47'09"	18.79	S42° 23' 57"W
C84	40.67	50.00	046°36'21"	39.56	S44° 32' 19"W
C85	25.77	50.00	029°31'57"	25.49	N46° 38' 41"W
C86	44.29	50.00	050°44'52"	42.85	N86° 47' 05"W
C87	60.07	50.00	068°50'12"	56.52	N55° 10' 07"W
C88	38.76	300.00	007°24'07"	38.73	S40° 18' 56"W
C89	23.45	300.00	004°28'44"	23.45	N38° 51' 15"E
C90	15.30	300.00	002°55'23"	15.30	N42° 33' 18"E
C91	38.76	300.00	007°24'07"	38.73	N47° 43' 03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C92	38.76	300.00	007°24'07"	38.73	S47° 43' 03"W
C93	23.77	50.00	027°14'08"	23.54	S70° 20' 36"W
C94	32.13	50.00	036°49'16"	31.58	S68° 58' 57"E
C95	47.85	50.00	054°49'35"	46.04	S29° 18' 45"W
C96	42.93	375.00	006°33'34"	42.91	N14° 45' 36"W
C97	18.99	375.00	002°54'03"	18.98	N10° 01' 48"W
C98	17.69	175.00	005°47'25"	17.68	N48° 52' 43"W
C99	12.43	275.00	002°35'24"	12.43	S15° 40' 15"W
C100	13.84	225.00	003°31'23"	13.83	S44° 13' 19"E
C101	0.77	275.00	000°09'40"	0.77	S45° 54' 10"E
C102	18.63	57.00	018°43'25"	18.54	N23° 37' 16"E
C103	167.00	57.00	167°52'14"	113.36	S40° 02' 49"W
C104	19.90	250.00	004°33'36"	19.89	N03° 49' 44"E
C105	31.55	565.00	003°11'57"	31.54	N07° 42' 30"E
C106	112.51	57.50	112°06'20"	95.40	N49° 56' 38"W
C107	23.49	50.00	026°54'50"	23.27	S34° 41' 22"W
C108	57.20	50.00	065°33'03"	54.13	S80° 55' 18"W
C109	23.87	50.00	027°21'04"	23.64	N52° 37' 38"W
C110	34.40	225.00	008°45'36"	34.37	S02° 54' 06"W
C111	99.60	225.00	025°21'43"	98.79	S32° 03' 33"E
C112	3.59	275.00	000°44'55"	3.59	S06° 54' 26"W
C113	15.06	360.00	002°23'50"	15.06	S46° 24' 24"E
C114	14.48	360.00	002°18'19"	14.48	S82° 05' 43"E
C115	103.33	360.00	016°26'46"	102.98	S36° 59' 05"E
C116	28.52	50.00	032°40'34"	28.13	N53° 12' 07"W
C117	44.29	50.00	050°44'52"	42.85	N11° 29' 24"W
C118	11.84	205.00	003°18'30"	11.84	N16° 23' 08"W
C119	61.81	205.00	017°16'32"	61.58	N08° 19' 41"E
C120	17.85	395.00	002°35'24"	17.85	S15° 40' 15"W
C121	0.77	395.00	000°06'44"	0.77	S45° 55' 38"E
C122	82.00	200.00	023°29'29"	81.43	S66° 08' 25"E
C123	123.57	246.72	028°41'46"	122.28	S47° 20' 32"E
C124	57.71	223.87	014°46'10"	57.55	S40° 22' 44"E
C125	20.71	70.06	016°56'02"	20.63	S56° 13' 50"E
C126	63.17	70.06	051°39'43"	61.05	N89° 28' 17"E
C127	196.40	1663.78	006°45'49"	196.29	S32° 05' 51"E
C128	19.31	480.00	002°18'19"	19.31	S82° 05' 43"E
C129	14.89	480.00	001°46'39"	14.89	S80° 03' 15"E
C130	28.85	105.00	015°44'35"	28.76	S52° 39' 37"W
C131	164.29	1280.00	007°21'14"	164.17	S27° 47' 25"E
C132	88.69	5866.4			

**LEGAL DESCRIPTION:  
262.94 ACRES**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## PRELIMINARY PLAT SOUTHSIDE HILLS

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

262.94 ACRES OR 11,453,704.24 SF  
384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS,  
10 OPEN SPACES & 1 AMENITY CENTER  
SITUATED WITHIN

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

P2024-XXX

December 11, 2024

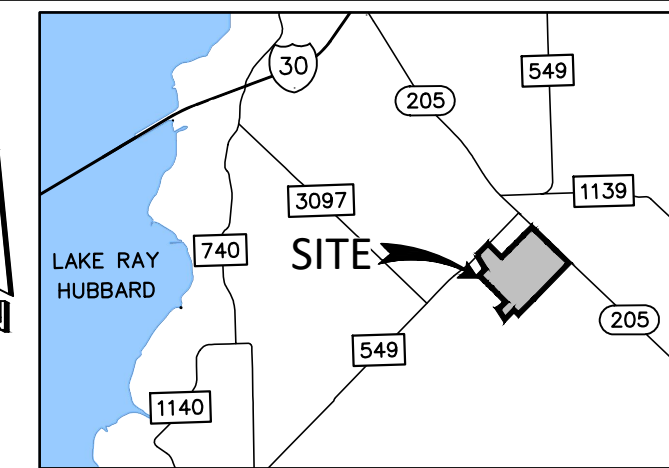
SHEET 4 OF 4

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

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

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

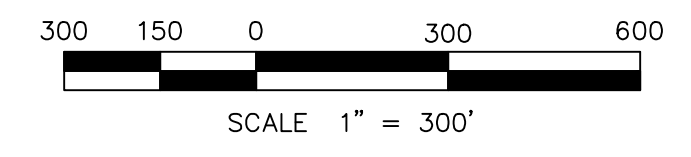
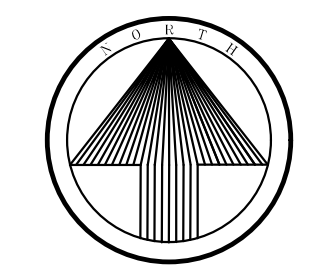




VICINITY MAP  
N.T.S.

**LEGEND**

- C-1  
22.64 AC DRAINAGE AREA DESIGNATION  
DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- EXISTING CONTOUR

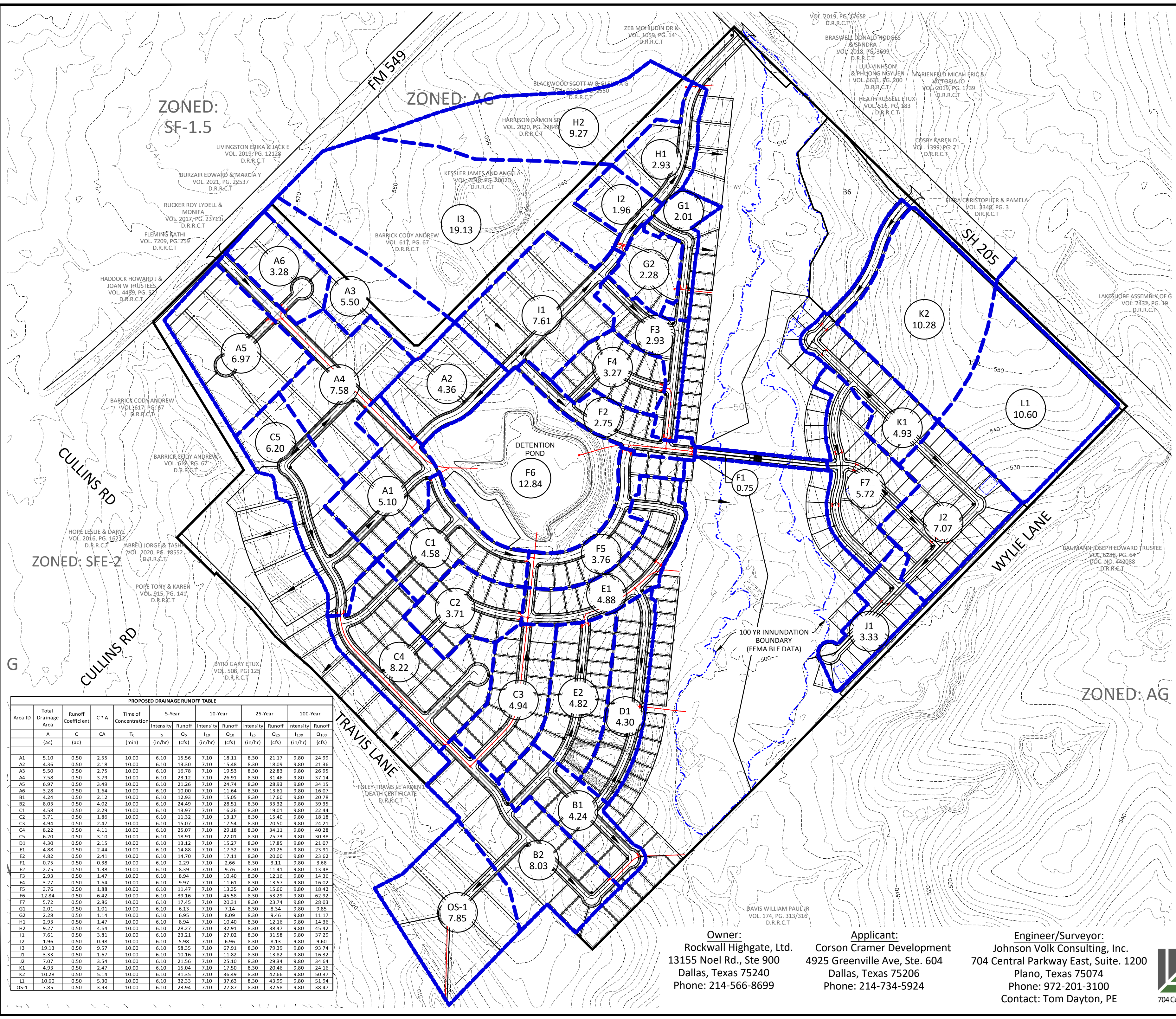


**PRELIMINARY DRAINAGE PLAN  
SOUTHSIDE HILLS**

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

December 6, 2024

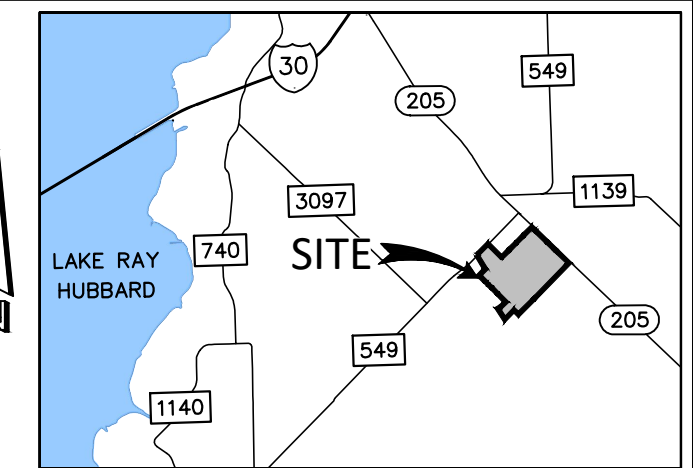
<p><b>Owner:</b>          Rockwall Highgate, Ltd.          13155 Noel Rd., Ste 900          Dallas, Texas 75240          Phone: 214-566-8699</p>	<p><b>Applicant:</b>          Corson Cramer Development          4925 Greenville Ave, Ste. 604          Dallas, Texas 75206          Phone: 214-734-5924</p>	<p><b>Engineer/Surveyor:</b>          Johnson Volk Consulting, Inc.          704 Central Parkway East, Suite. 1200          Plano, Texas 75074          Phone: 972-201-3100          Contact: Tom Dayton, PE</p>
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**PROPOSED DRAINAGE RUNOFF TABLE**

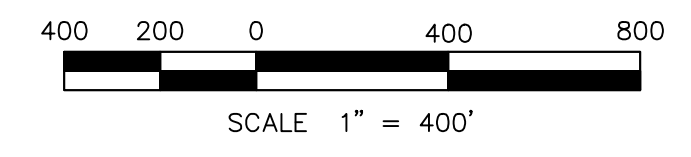
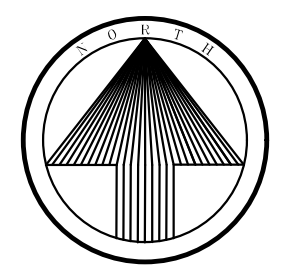
Area ID	Total Drainage Area (ac)	Runoff Coefficient	C*A	Time of Concentration (min)	5-Year		10-Year		25-Year		100-Year	
					Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)
A1	5.10	0.50	2.55	10.00	6.10	15.56	7.10	18.11	8.30	21.17	9.80	24.99
A2	4.36	0.50	2.18	10.00	6.10	13.30	7.10	15.48	8.30	18.09	9.80	21.36
A3	5.50	0.50	2.75	10.00	6.10	16.78	7.10	19.53	8.30	22.83	9.80	26.95
A4	7.58	0.50	3.79	10.00	6.10	23.12	7.10	26.91	8.30	31.46	9.80	37.14
A5	6.97	0.50	3.49	10.00	6.10	21.26	7.10	24.74	8.30	28.93	9.80	34.15
A6	3.28	0.50	1.64	10.00	6.10	10.00	7.10	11.64	8.30	13.61	9.80	16.07
B1	4.24	0.50	2.12	10.00	6.10	12.93	7.10	15.05	8.30	17.60	9.80	20.78
B2	8.03	0.50	4.02	10.00	6.10	24.49	7.10	28.51	8.30	33.74	9.80	39.35
C1	4.58	0.50	2.29	10.00	6.10	13.97	7.10	16.26	8.30	19.01	9.80	22.44
C2	3.71	0.50	1.86	10.00	6.10	11.32	7.10	13.17	8.30	15.40	9.80	18.18
C3	4.94	0.50	2.47	10.00	6.10	15.07	7.10	17.54	8.30	20.50	9.80	24.21
C4	8.22	0.50	4.11	10.00	6.10	25.07	7.10	29.18	8.30	34.11	9.80	40.28
C5	6.20	0.50	3.10	10.00	6.10	18.91	7.10	22.01	8.30	25.73	9.80	30.49
D1	4.30	0.50	2.15	10.00	6.10	13.12	7.10	15.27	8.30	17.85	9.80	21.07
E1	4.88	0.50	2.44	10.00	6.10	14.88	7.10	17.32	8.30	20.25	9.80	23.91
E2	4.82	0.50	2.41	10.00	6.10	14.70	7.10	17.11	8.30	20.00	9.80	23.62
F1	0.75	0.50	0.38	10.00	6.10	2.29	7.10	2.66	8.30	3.11	9.80	3.68
F2	2.75	0.50	1.38	10.00	6.10	8.30	7.10	9.76	8.30	11.41	9.80	13.48
F3	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
F4	3.27	0.50	1.64	10.00	6.10	9.97	7.10	11.61	8.30	13.57	9.80	16.02
F5	3.76	0.50	1.88	10.00	6.10	11.47	7.10	13.35	8.30	15.60	9.80	18.42
F6	12.84	0.50	6.42	10.00	6.10	39.16	7.10	45.58	8.30	53.29	9.80	62.92
F7	5.72	0.50	2.86	10.00	6.10	17.45	7.10	20.31	8.30	23.74	9.80	28.63
G1	2.01	0.50	1.01	10.00	6.10	6.13	7.10	7.14	8.30	8.34	9.80	9.85
G2	2.28	0.50	1.14	10.00	6.10	6.95	7.10	8.09	8.30	9.46	9.80	11.17
H1	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
H2	9.27	0.50	4.64	10.00	6.10	28.27	7.10	32.91	8.30	38.47	9.80	45.42
I1	7.61	0.50	3.81	10.00	6.10	23.21	7.10	27.02	8.30	31.58	9.80	37.29
I2	1.96	0.50	0.98	10.00	6.10	5.98	7.10	6.96	8.30	8.13	9.80	9.60
I3	19.13	0.50	9.57	10.00	6.10	58.35	7.10	67.91	8.30	79.39	9.80	93.74
J1	3.33	0.50	1.67	10.00	6.10	10.16	7.10	11.82	8.30	13.82	9.80	16.32
J2	7.07	0.50	3.54	10.00	6.10	21.56	7.10	25.10	8.30	29.34	9.80	34.64
K1	4.93	0.50	2.47	10.00	6.10	15.04	7.10	17.50	8.30	20.41	9.80	24.16
K2	10.28	0.50	5.14	10.00	6.10	31.35	7.10	36.49	8.30	42.66	9.80	50.37
L1	10.60	0.50	5.30	10.00	6.10	32.33	7.10	37.63	8.30	43.99	9.80	51.94
OS-1	7.85	0.50	3.93	10.00	6.10	23.94	7.10	27.87	8.30	32.58	9.80	38.47

OFFSITE INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH INFRASTRUCTURE STUDY



VICINITY MAP  
N.T.S.

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



### PRELIMINARY UTILITY PLAN SOUTHSIDE HILLS

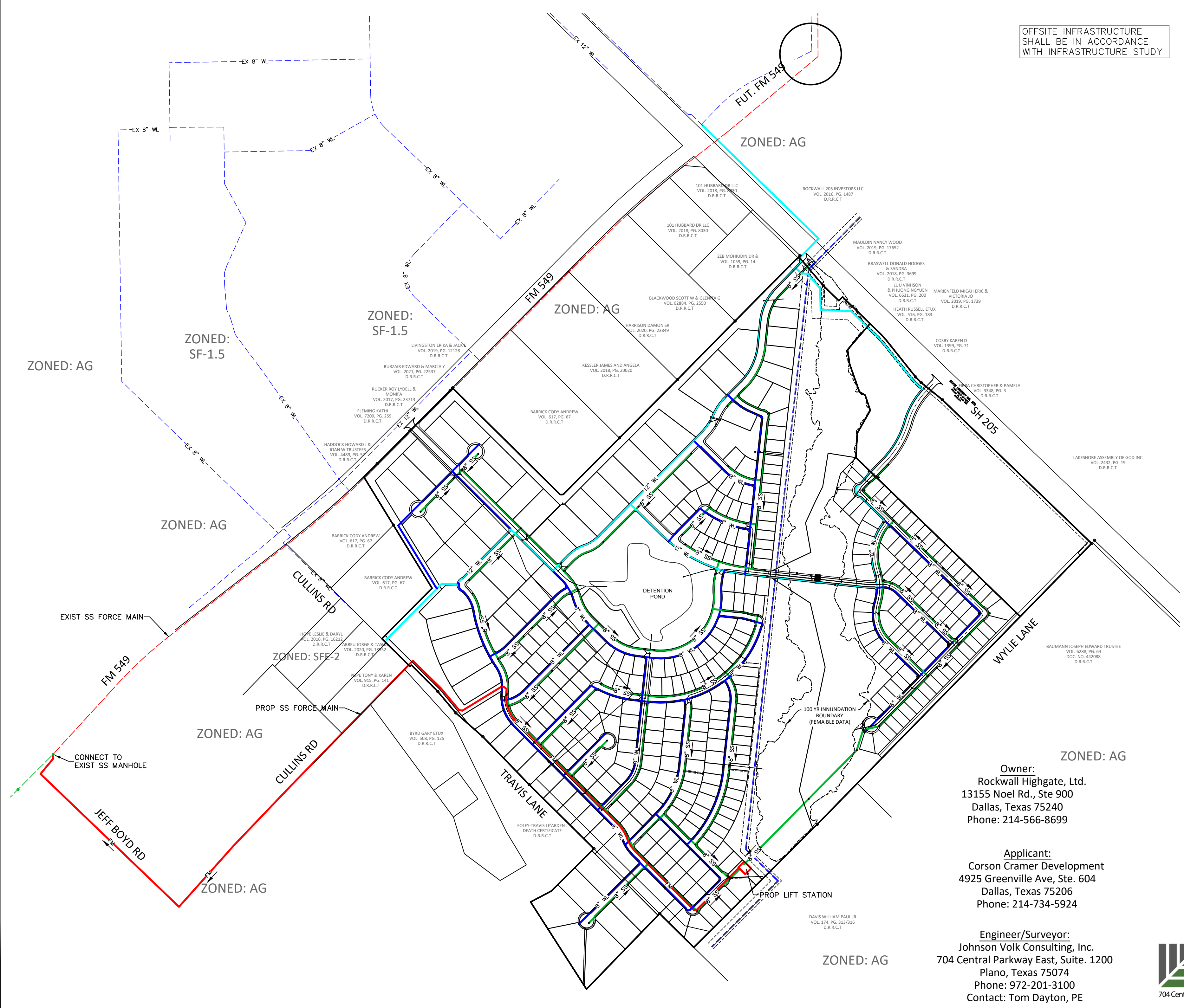
LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;  
 LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;  
 LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;  
 LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;  
 LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;  
 LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;  
 LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;  
 LOTS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

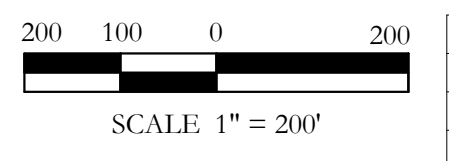
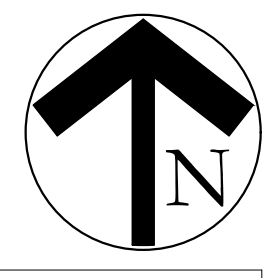
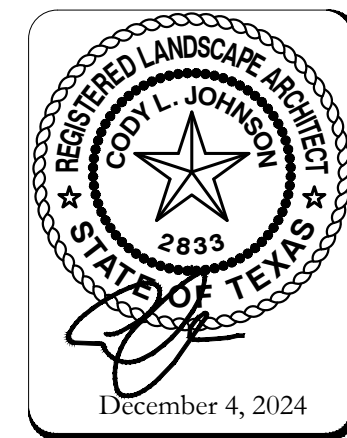
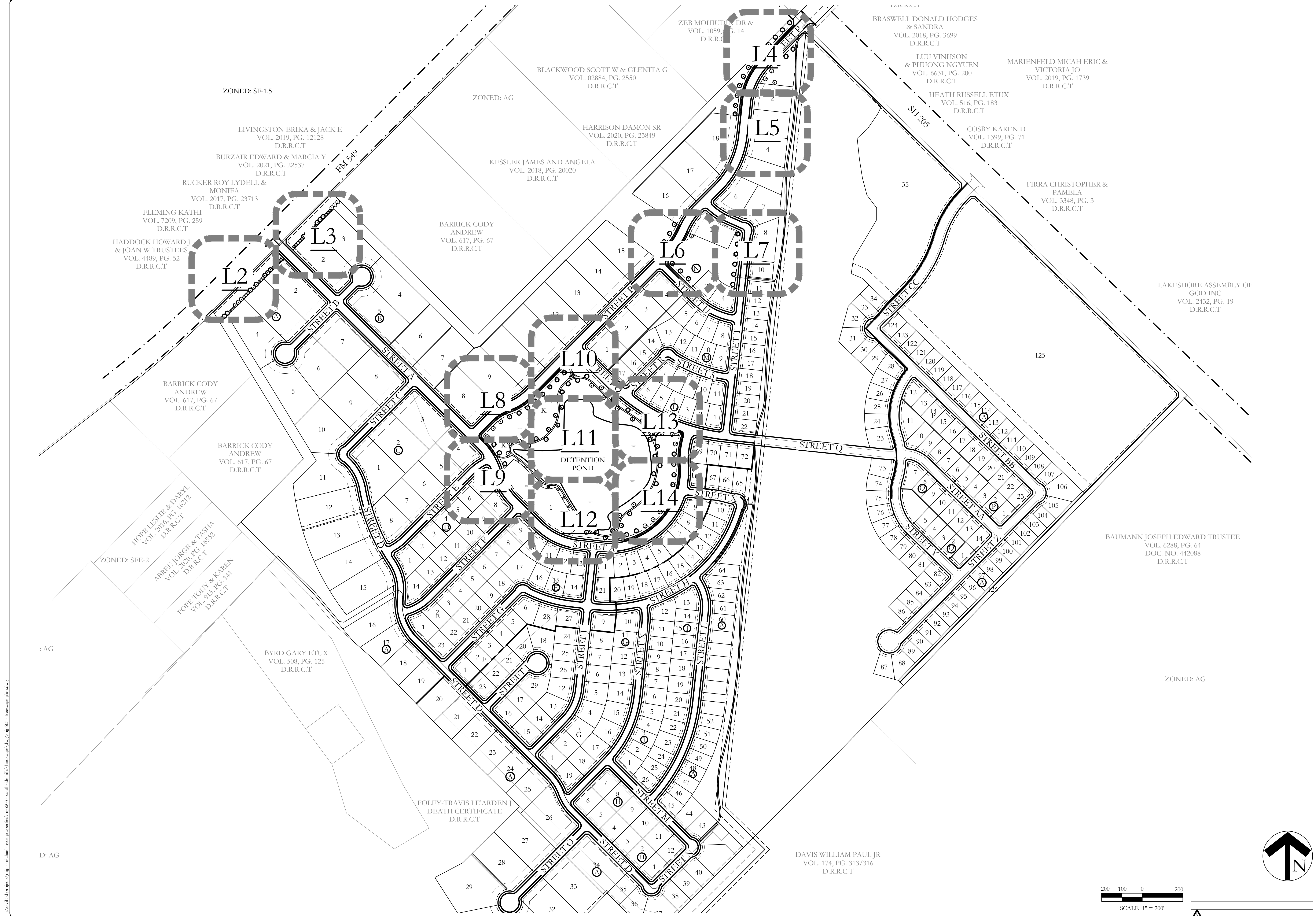
December 6, 2024

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

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

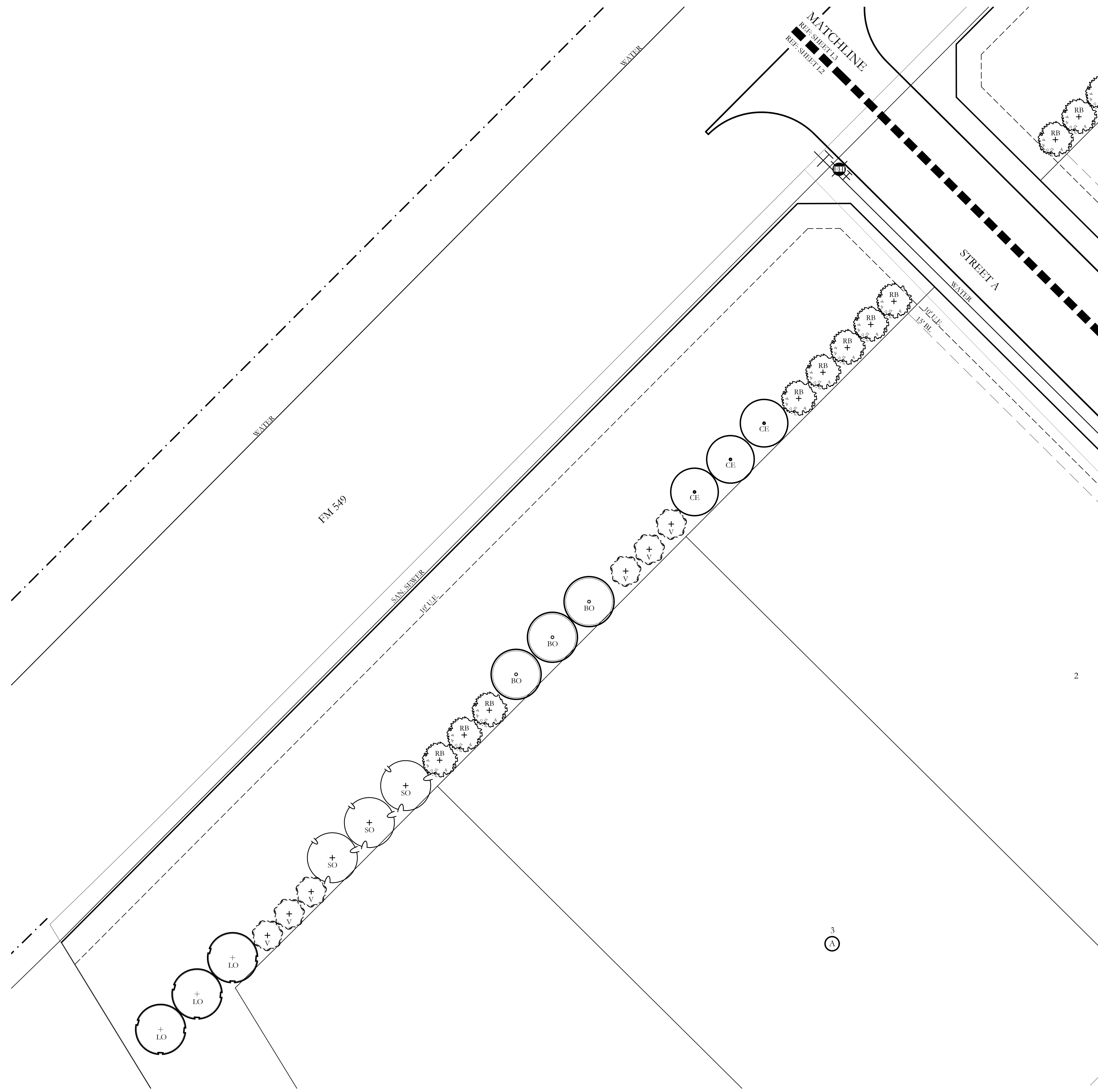
**Engineer/Surveyor:**  
 Johnson Volk Consulting, Inc.  
 704 Central Parkway East, Suite. 1200  
 Plano, Texas 75074  
 Phone: 972-201-3100  
 Contact: Tom Dayton, PE



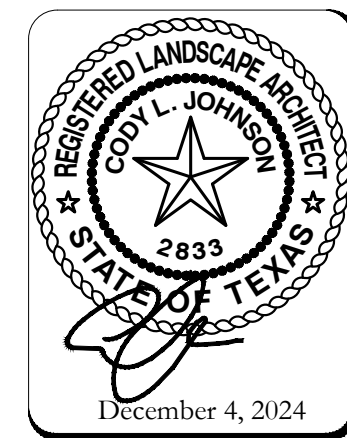
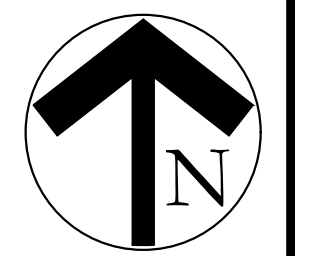
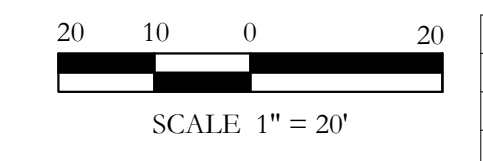


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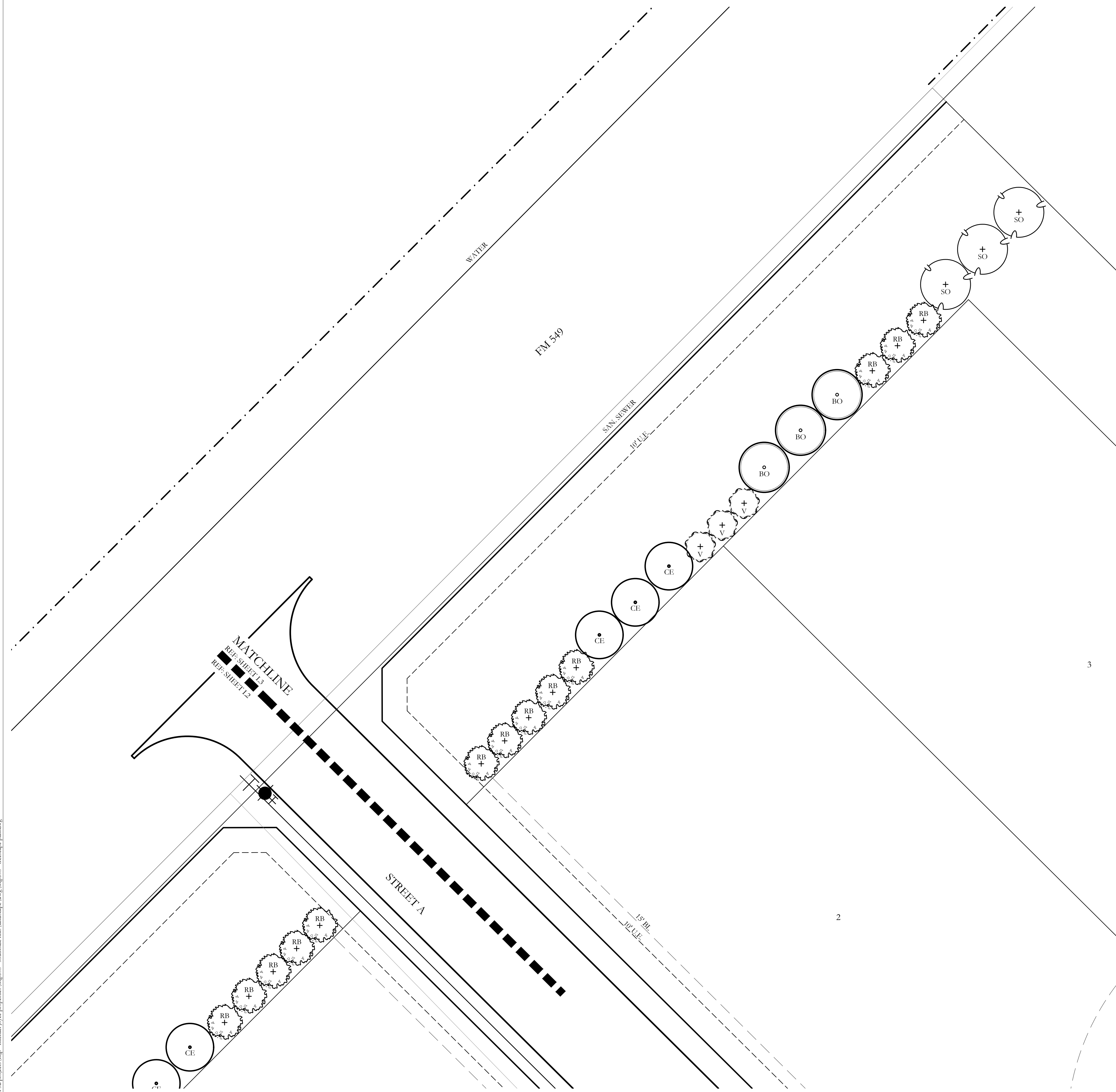
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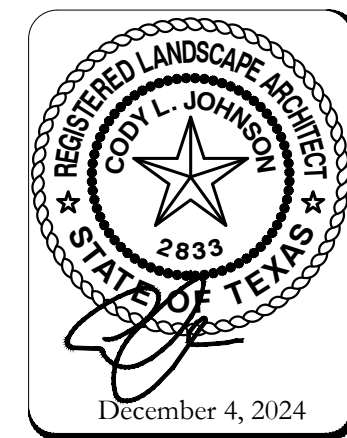
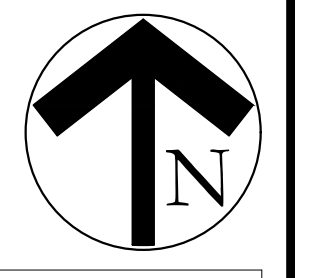
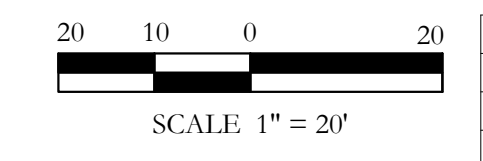
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM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



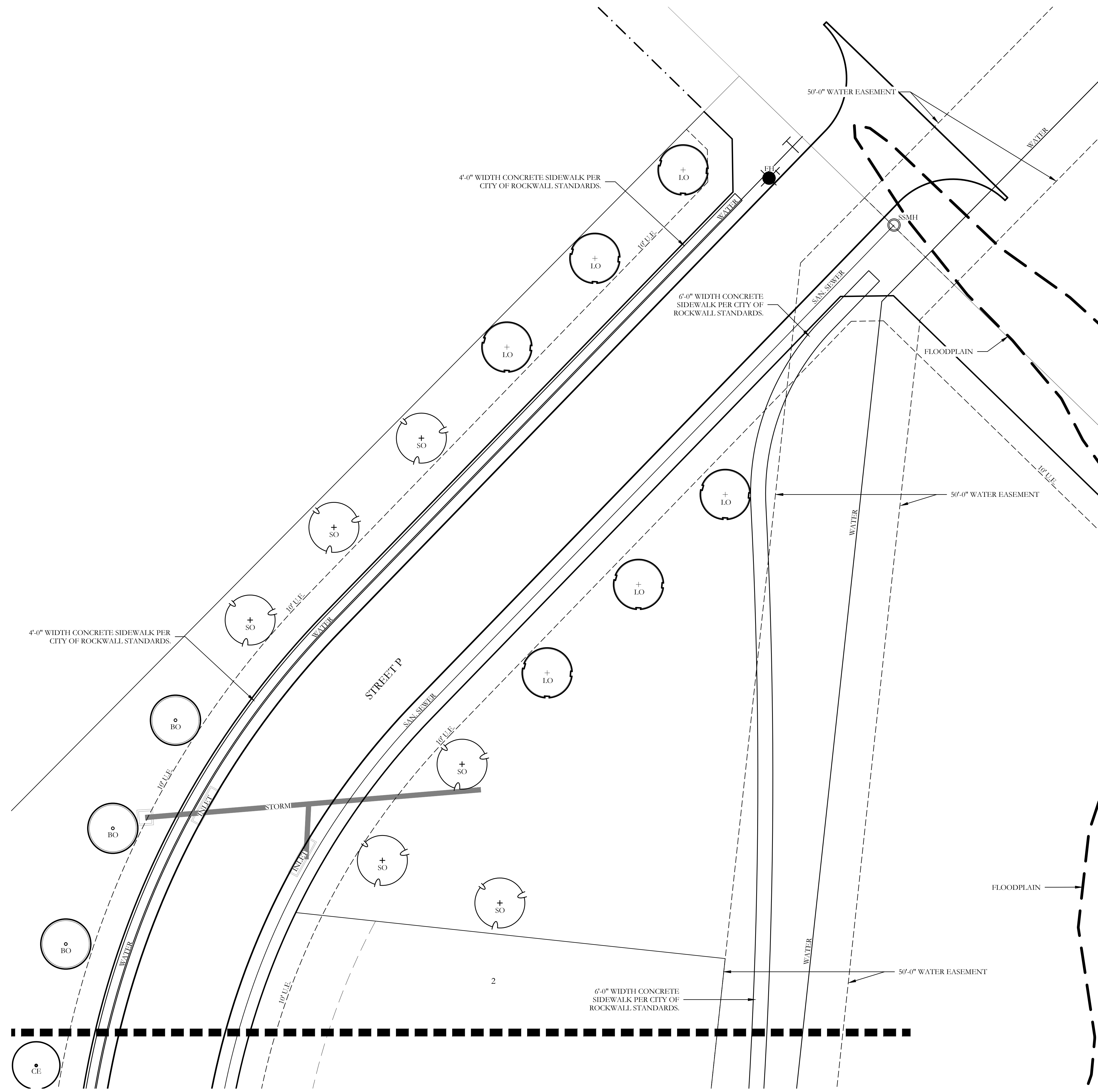
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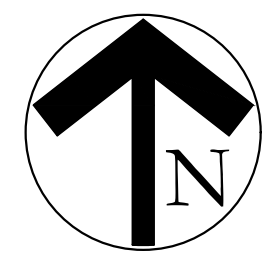
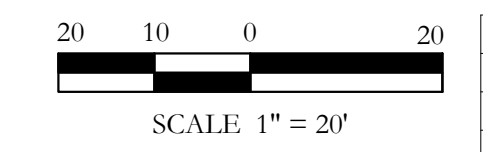
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	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN



MATCHLINE

REF: SHEET L2  
REF: SHEET L3

4'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.

2 6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.

50'-0" WATER EASEMENT

3

6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.

50'-0" WATER EASEMENT

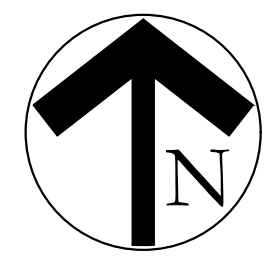
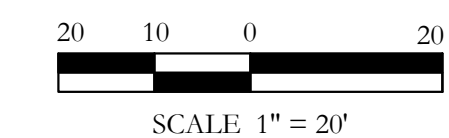
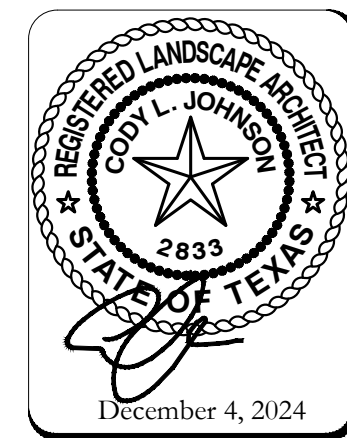
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6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.

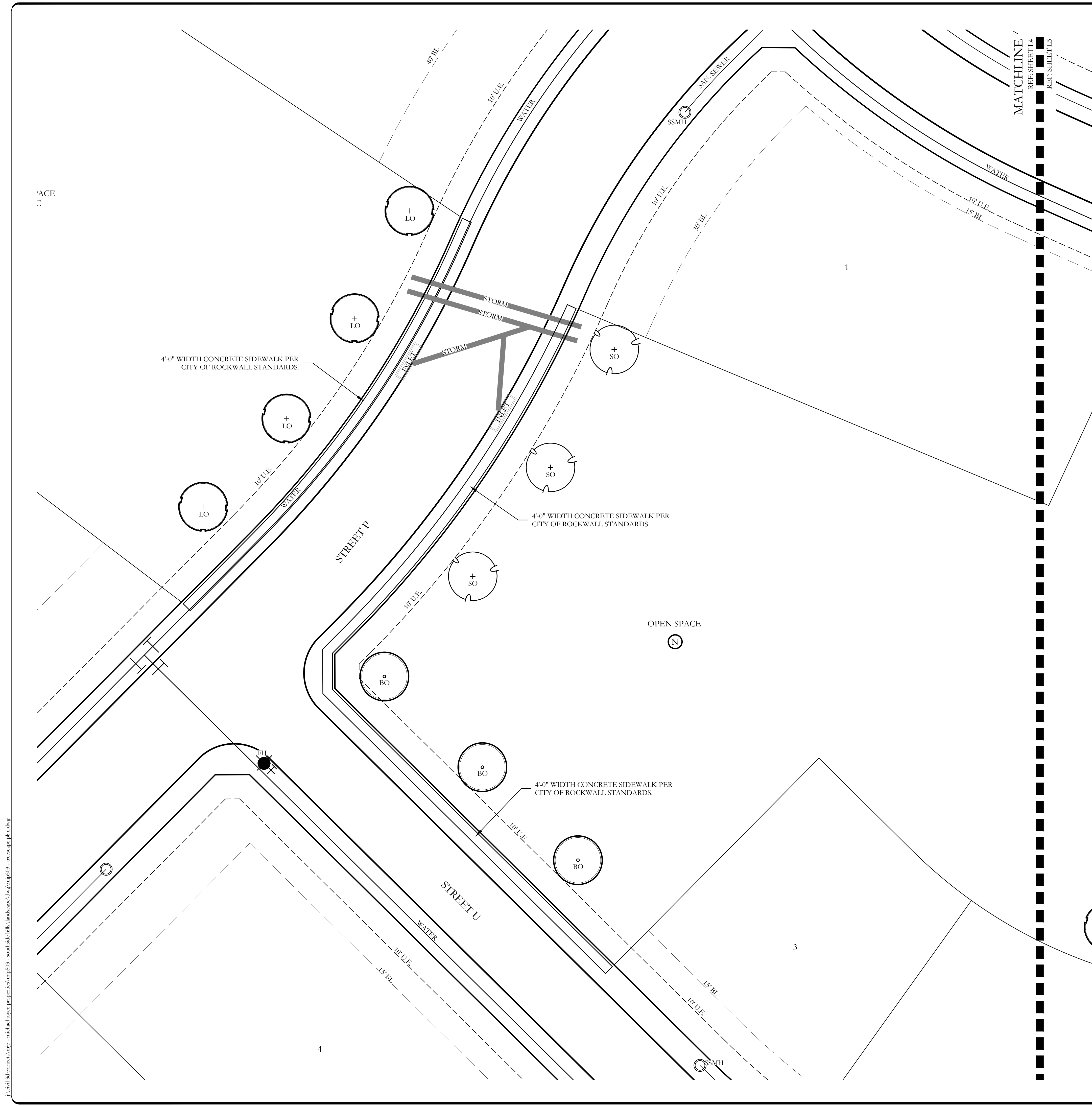
50'-0" WATER EASEMENT

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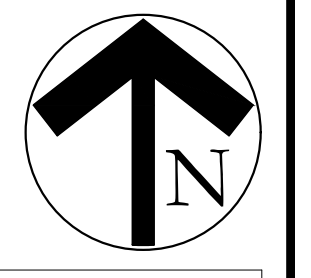
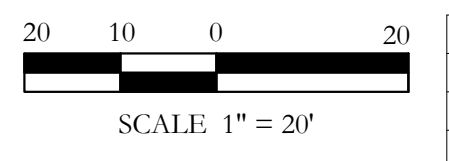
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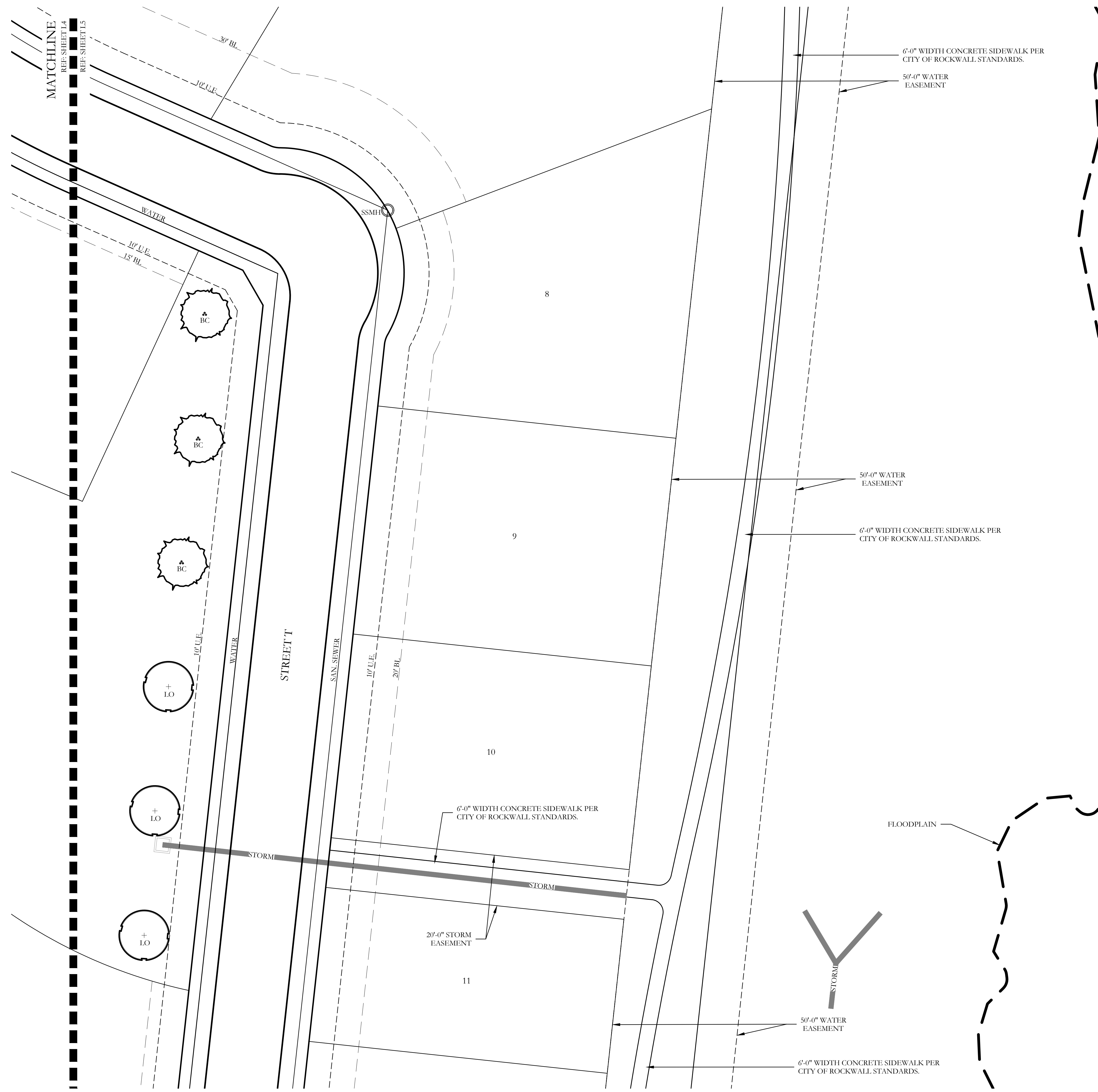


PLANT LEGEND					
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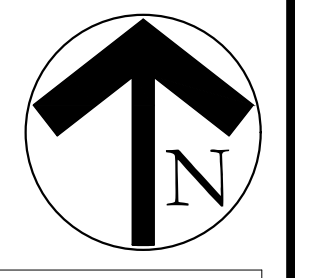
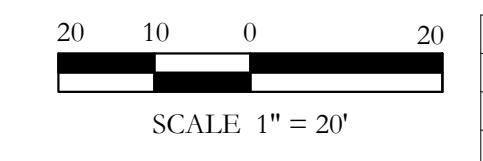


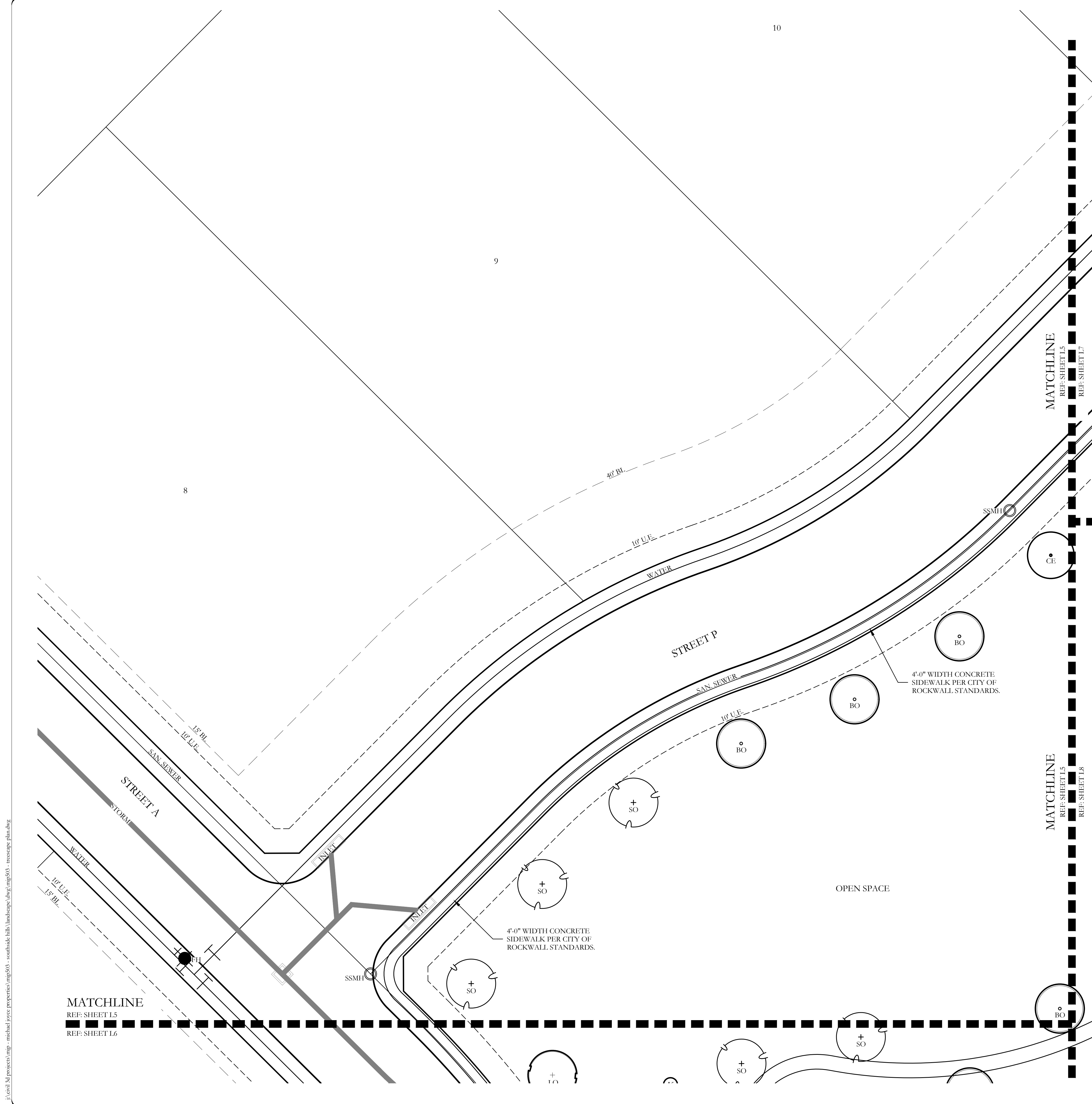
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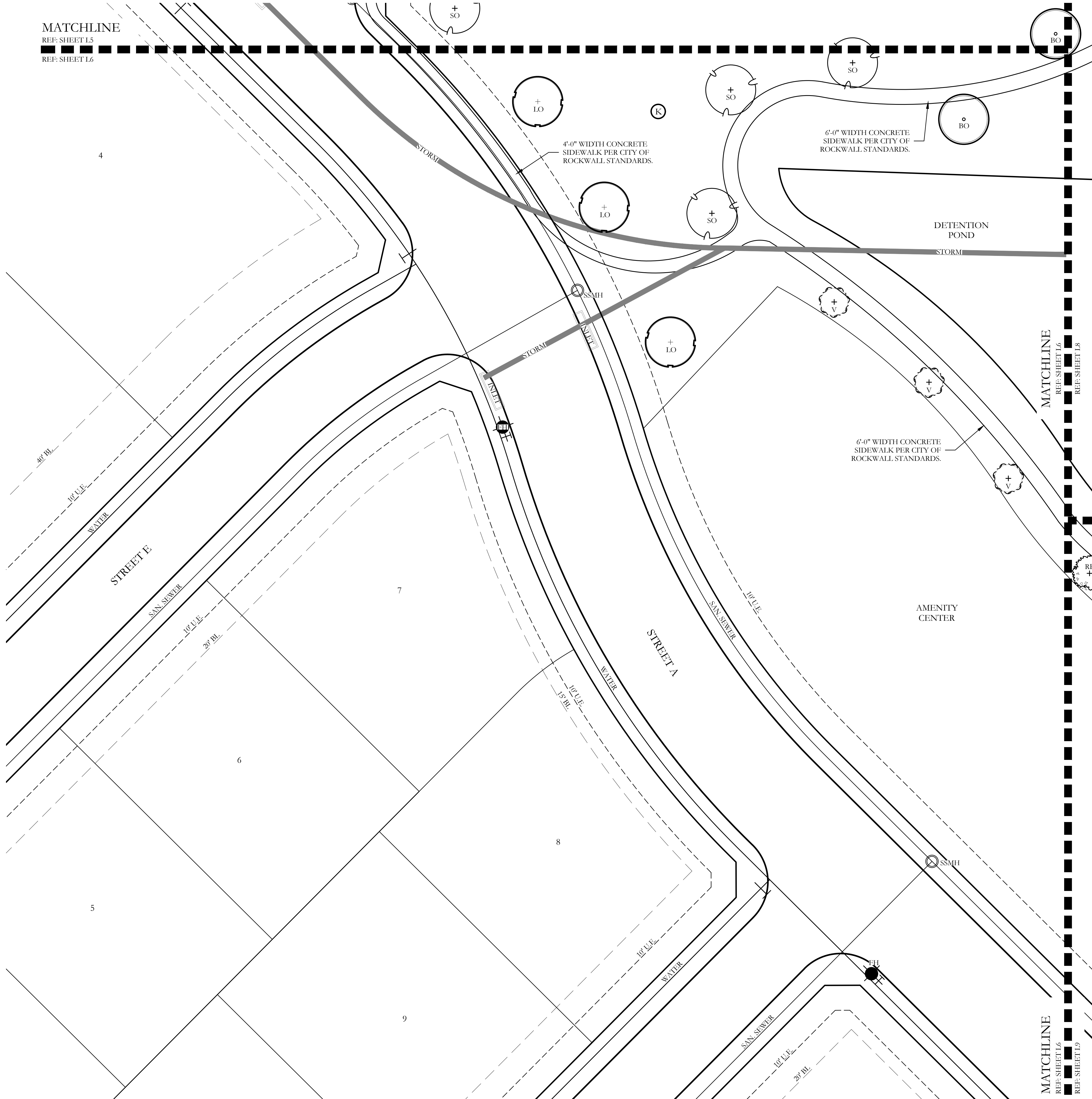




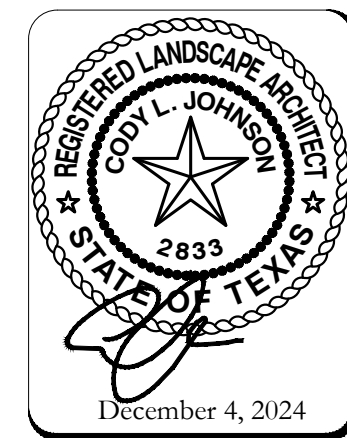
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MATCHLINE  
 REF: SHEET L5  
 REF: SHEET L6

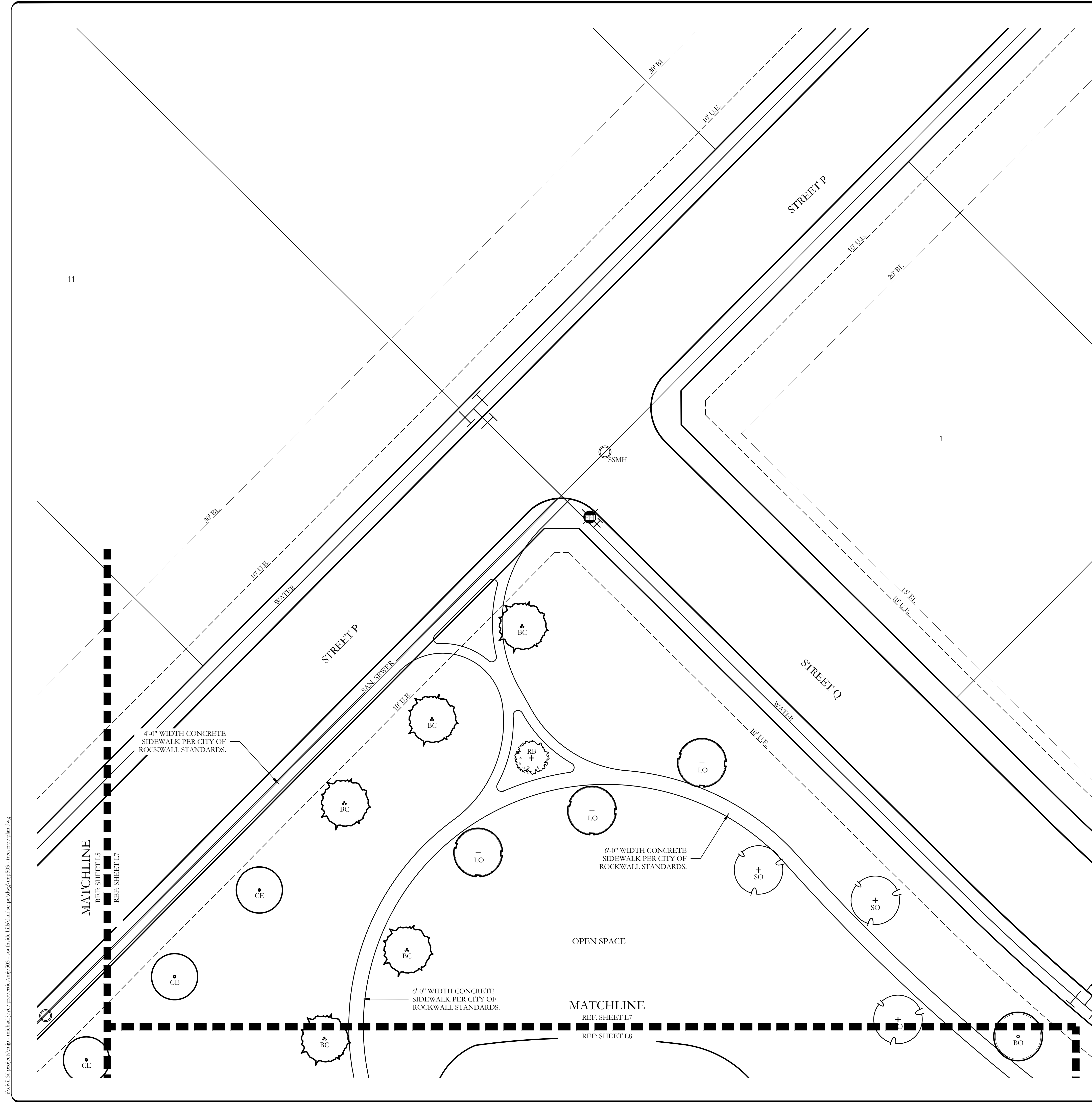


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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SCALE:  
 1" = 20'  
 One Inch  
 JVC No. MJP503

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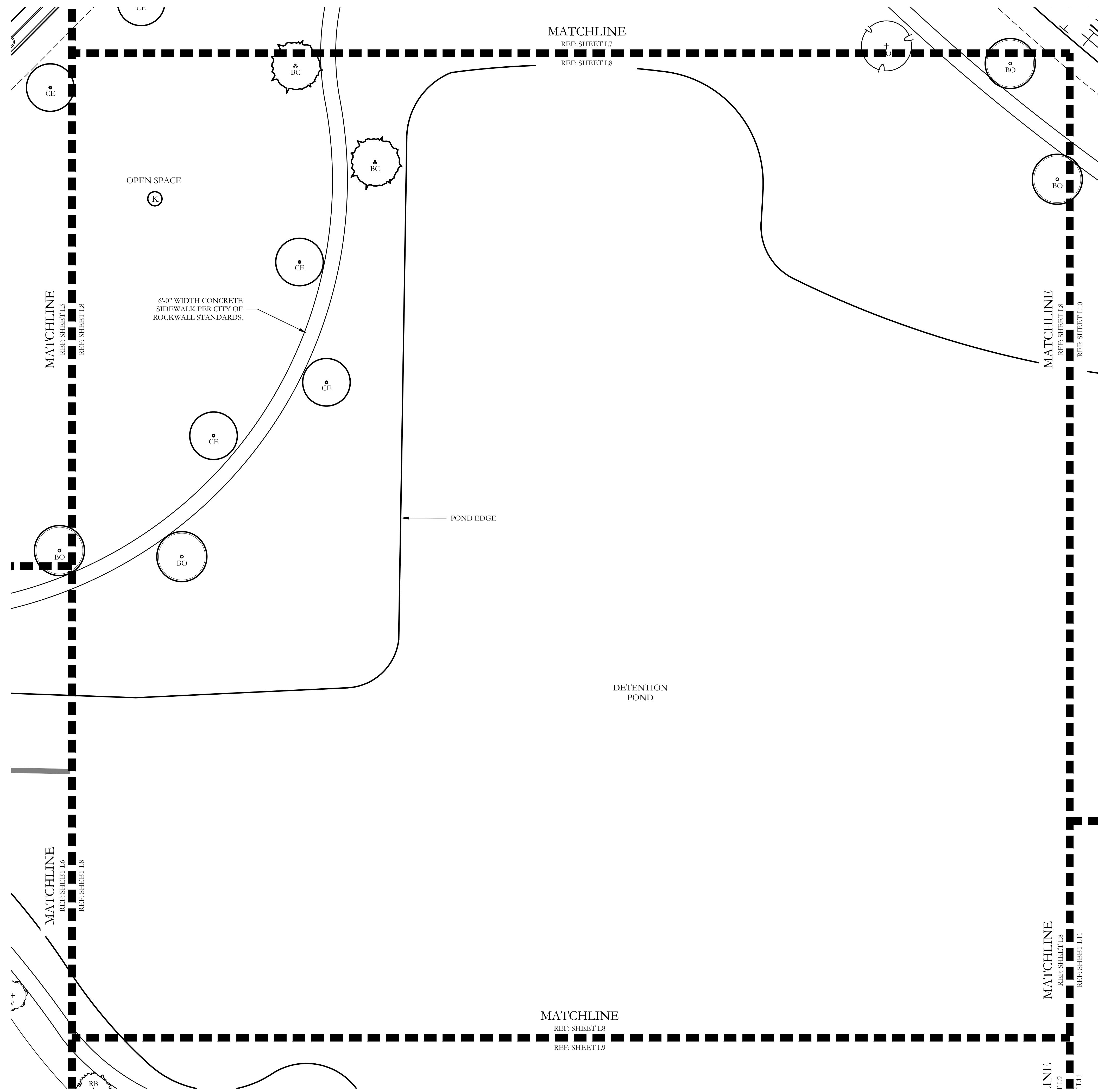


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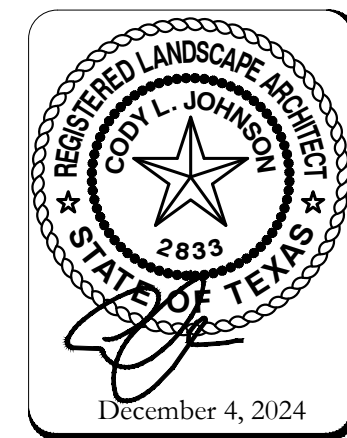
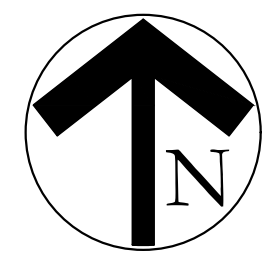
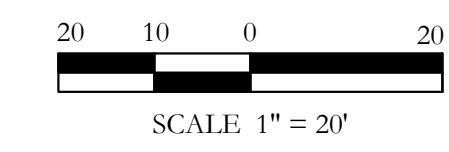
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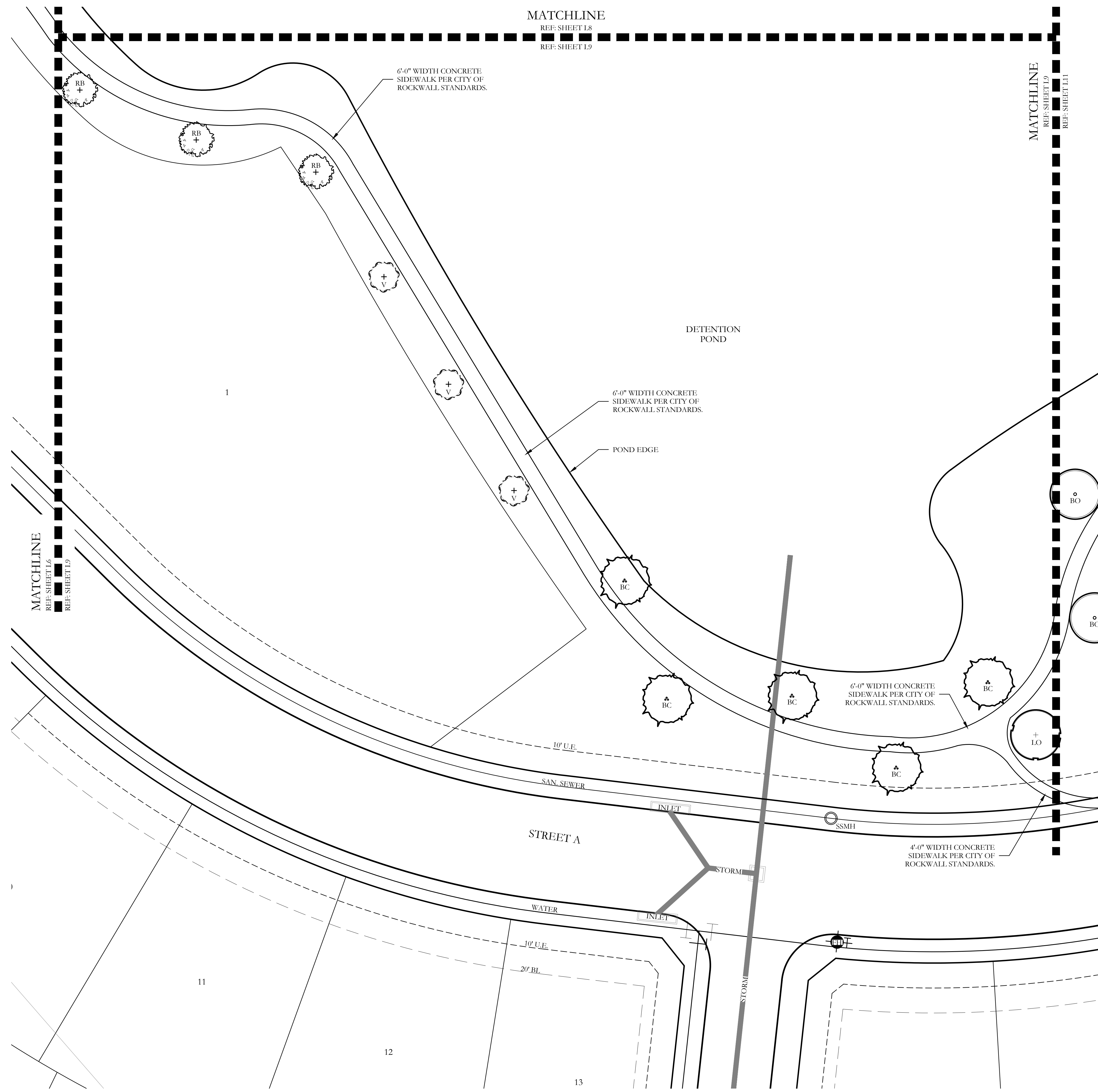
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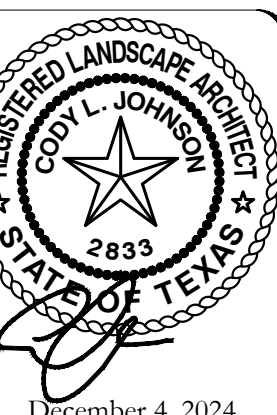
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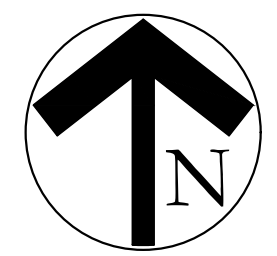
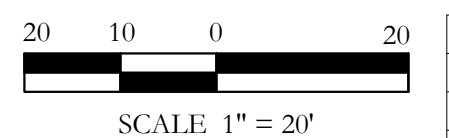


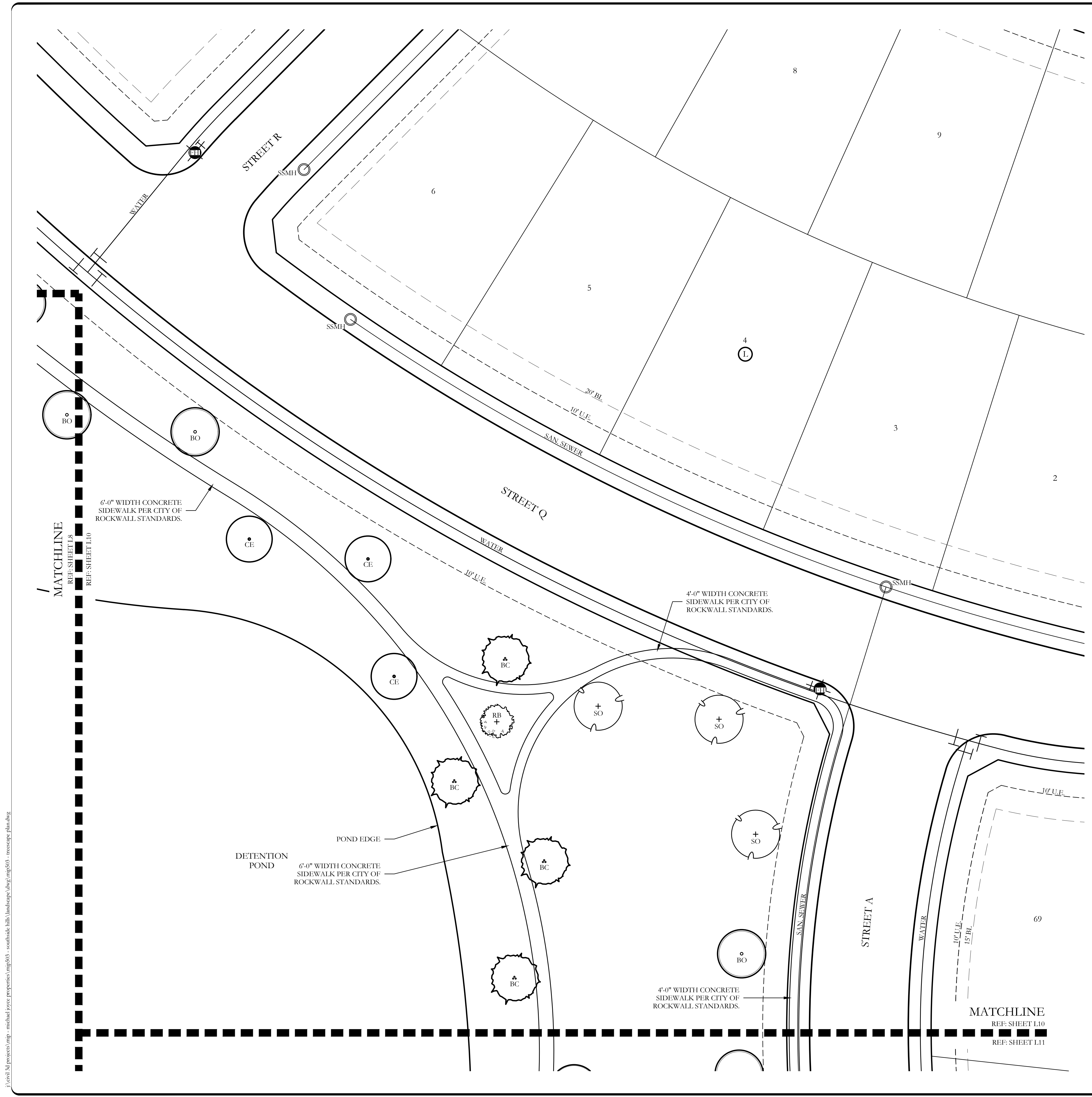
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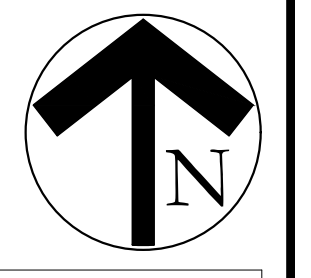
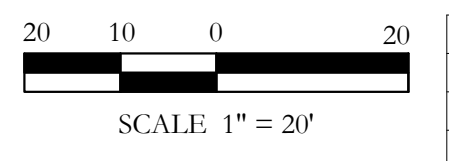
December 4, 2024

SCALE: 1" = 20'  
 One Inch  
 JVC No. MJP503



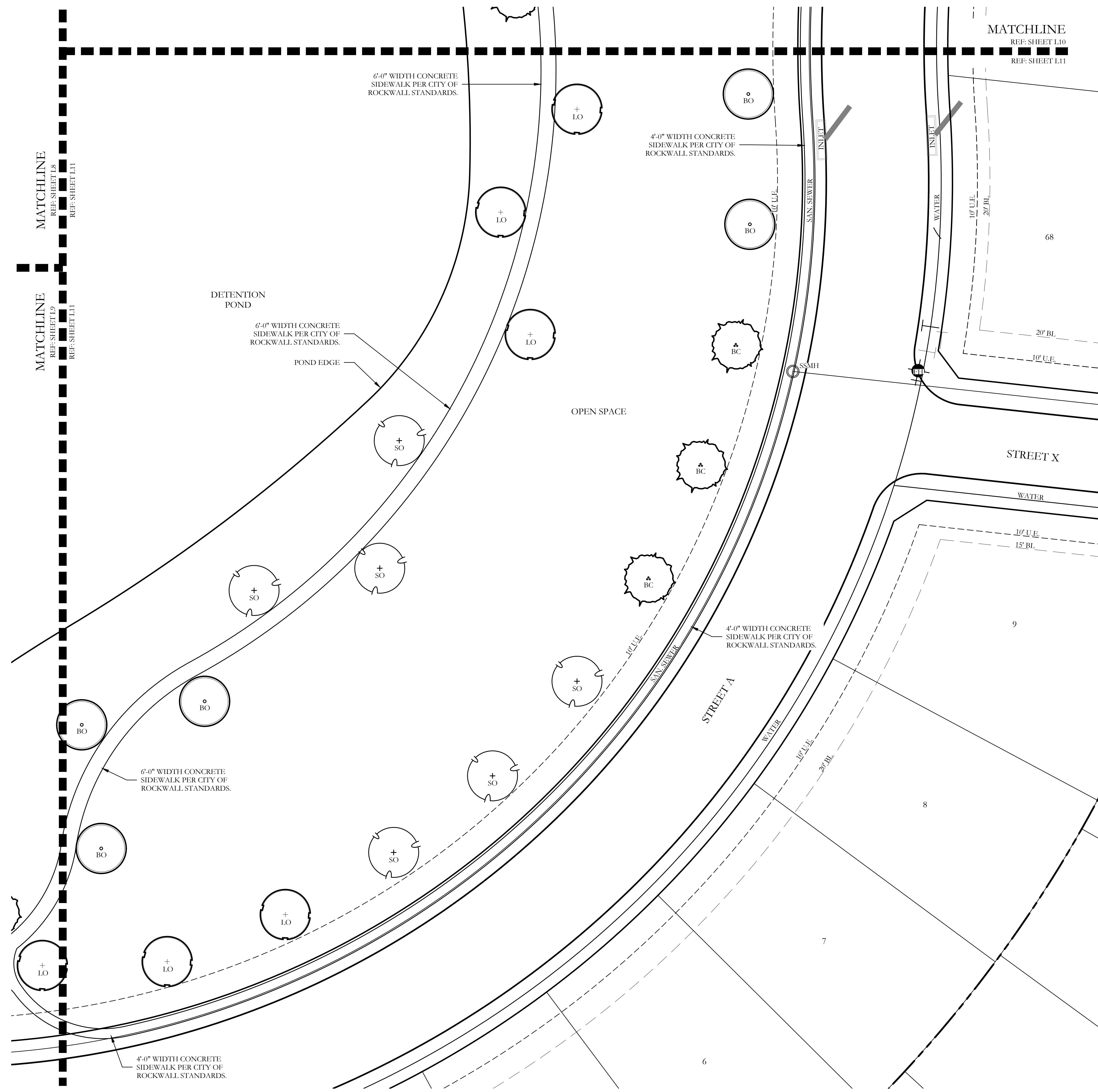


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	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

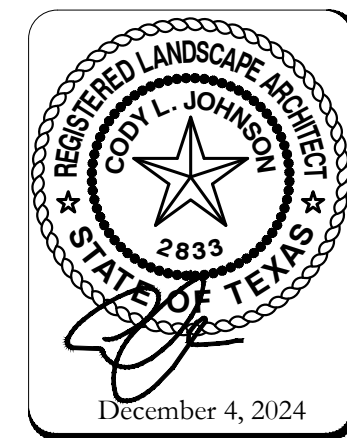
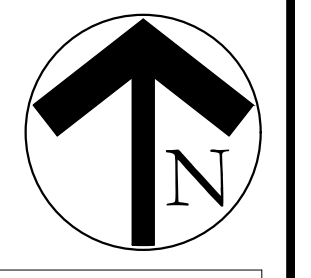
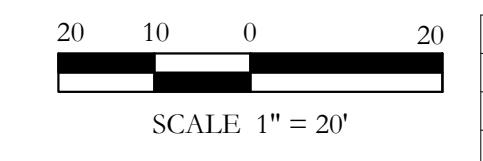


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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA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



LANDSCAPE PROVIDED

FM 549

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

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

GENERAL LANDSCAPE NOTES

INSPECTIONS:

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

LANDSCAPE STANDARDS:

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

IRRIGATION STANDARDS:

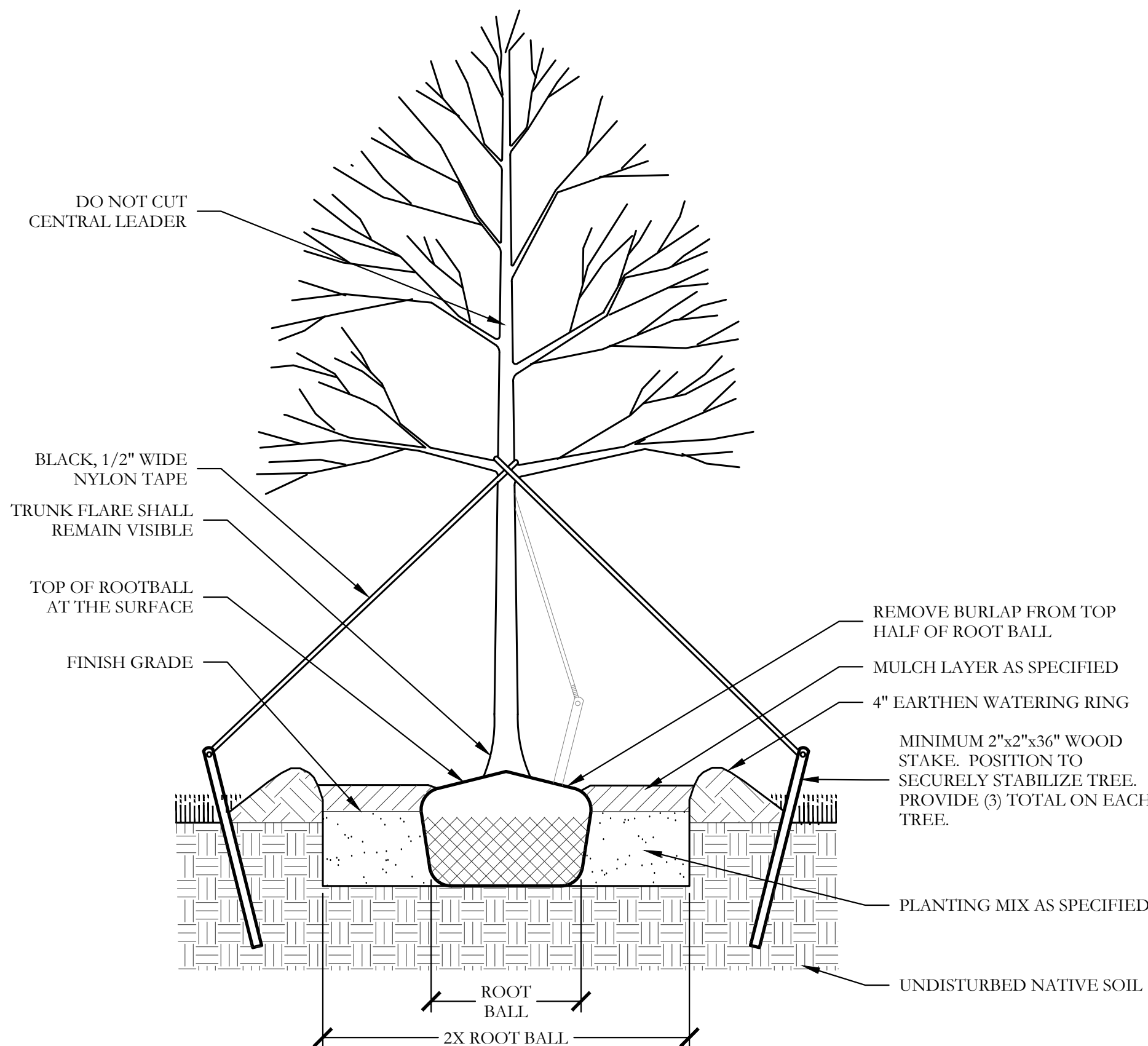
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED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

MAINTENANCE STANDARDS:

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

TREE PROTECTION NOTES:

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

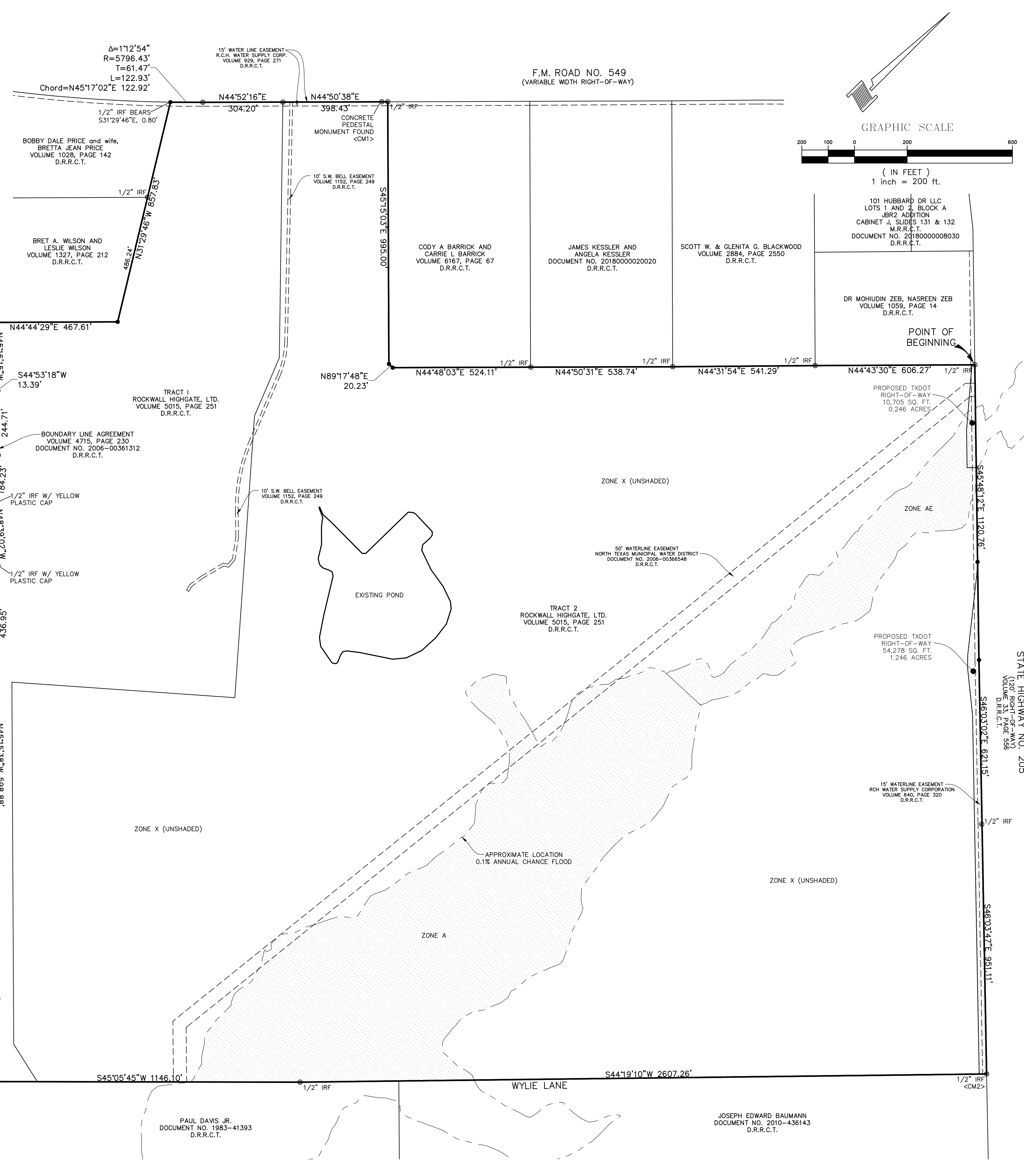
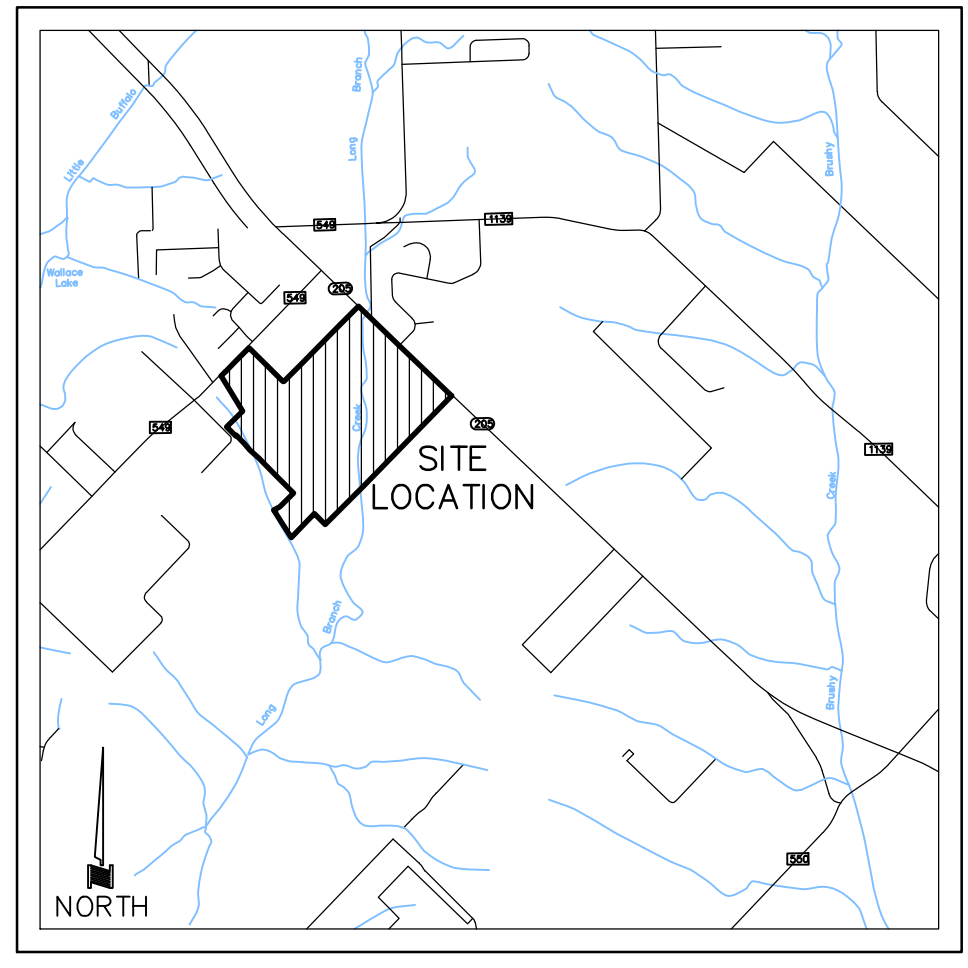


1 TYPICAL TREE PLANTING SECTION

NOT TO SCALE



SCALE:  
 REFER TO  
 DETAILS  
 One Inch  
 JVC No. MJP503



**LEGAL DESCRIPTION:**

BEING a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Town of Rockwall, Rockwall County, Texas and being all of those tracts of land described as Tract 1 and Tract 2 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Dr. Mohiudin Zeb, Nasreen Zeb, as recorded in Volume 1059, Page 14, Deed Records, Rockwall County, Texas;

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

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

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

**THENCE** South 44 degrees 19 minutes 20 seconds West, leaving said southwest line and with the southeast line of said Tract 2, a distance of 2,607.26 feet to a 1/2 inch iron rod found for corner;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

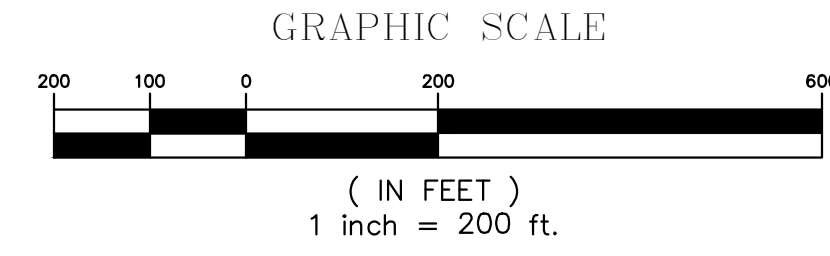
**THENCE** North 89 degrees 17 minutes 48 seconds East, a distance of 20.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

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

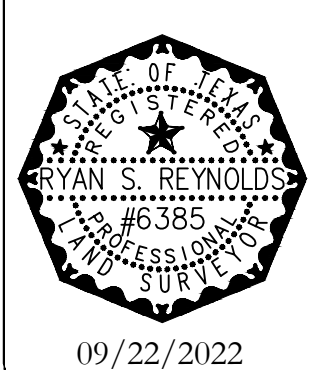
**THENCE** North 44 degrees 50 minutes 31 seconds East, a distance of 538.74 feet to a 1/2 inch iron rod found for the east corner of said James Kessler and Angela Kessler tract;

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

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



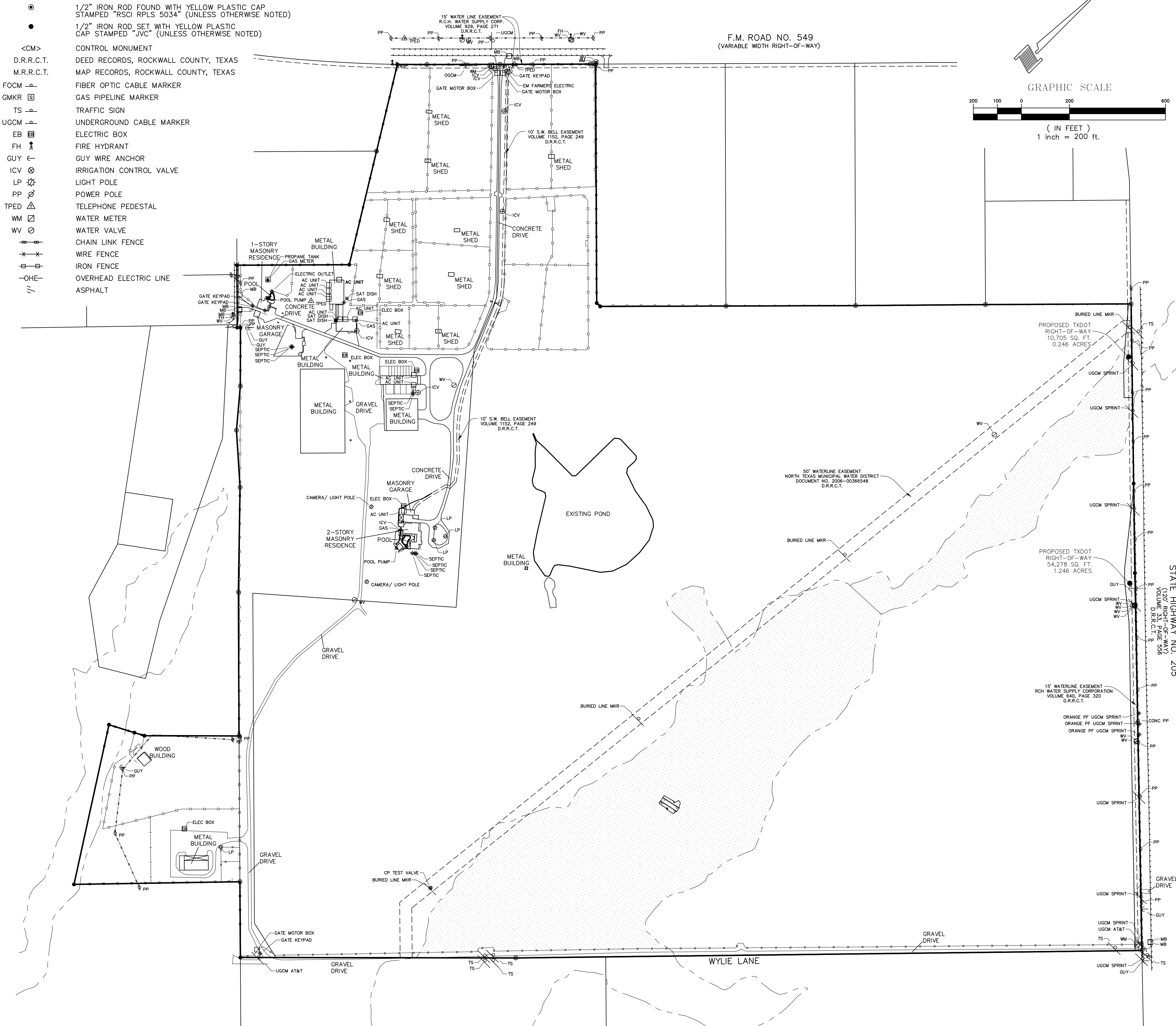
GROSS ACRES	264.433 ACRES
PROPOSED TXDOT RIGHT-OF-WAY	1.492 ACRES
NET ACRES	262.941 ACRES



E:\civil\3\projects\ced - conson cramer development\2147 - highgate survey\2147.mxd, title: 264.433 acres.dwg

LEGEND

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



NOTES:

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

SCHEDULE B NOTES:

- 10a. EASEMENT TO THE STATE OF TEXAS, RECORDED IN VOLUME 330, PAGE 558, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)
- 10b. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 640, PAGE 320, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)
- 10c. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 640, PAGE 323, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- 10d. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 929, PAGE 271, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)
- 10e. EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 1152, PAGE 249, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)
- 10f. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 154, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO - 20' EASEMENT - NO DEFINED LOCATION IN DOCUMENT)
- 10g. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 221, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO - 20' EASEMENT - NO DEFINED LOCATION IN DOCUMENT)
- 10h. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 242, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO - 20' EASEMENT - NO DEFINED LOCATION IN DOCUMENT)
- 10i. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 2753, PAGE 210, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)
- 10j. EASEMENT AND RIGHT-OF-WAY TO NORTH TEXAS MUNICIPAL WATER DISTRICT, RECORDED IN DOCUMENT NO. 2006-00366548, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)
- 10k. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 1053, PAGE 187, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)
- 10l. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 1086, PAGE 53, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)
- 10m. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 2108, PAGE 212, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)

SURVEYOR'S CERTIFICATE:

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

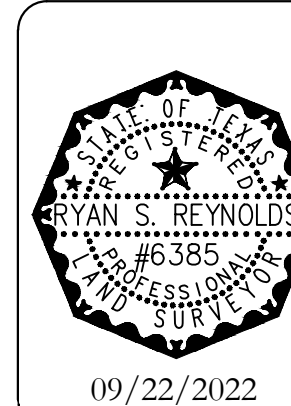
I, Ryan S. Reynolds, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RYAN S. REYNOLDS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6385

SURVEYED ON THE GROUND: SEPTEMBER 13, 2022

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





**CITY OF ROCKWALL, TEXAS  
MEMORANDUM**

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**TO: Park Board**

**FROM: Travis Sales, Director of Parks & Recreation**

**DATE: January 7, 2025**

**SUBJECT: SOUTHSIDE HILLS MASTER PLAT**

---

**SUMMARY: P2024-043**

DISCUSS AND CONSIDER A REQUEST BY BRIAN CRAMER OF CCD – ROCKWALL, LLC FOR THE APPROVAL OF A MASTER PLAT FOR THE SOUTHSIDE HILLS SUBDIVISION CONSISTING OF 384 SINGLE-FAMILY RESIDENTIAL LOTS ON A 262.94-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16, & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 99 (PD-99) FOR SINGLE-FAMILY 10 (SF-10) AND LIMITED GENERAL RETAIL (GR) DISTRICT LAND USES, LOCATED ON THE EAST SIDE OF SH-205 [S. GOLIAD STREET] SOUTH OF THE INTERSECTION OF SH-205 AND FM-549, AND TAKE ANY ACTION NECESSARY.

**STAFF NOTES & RECOMMENDATIONS:**

**P2024-043**

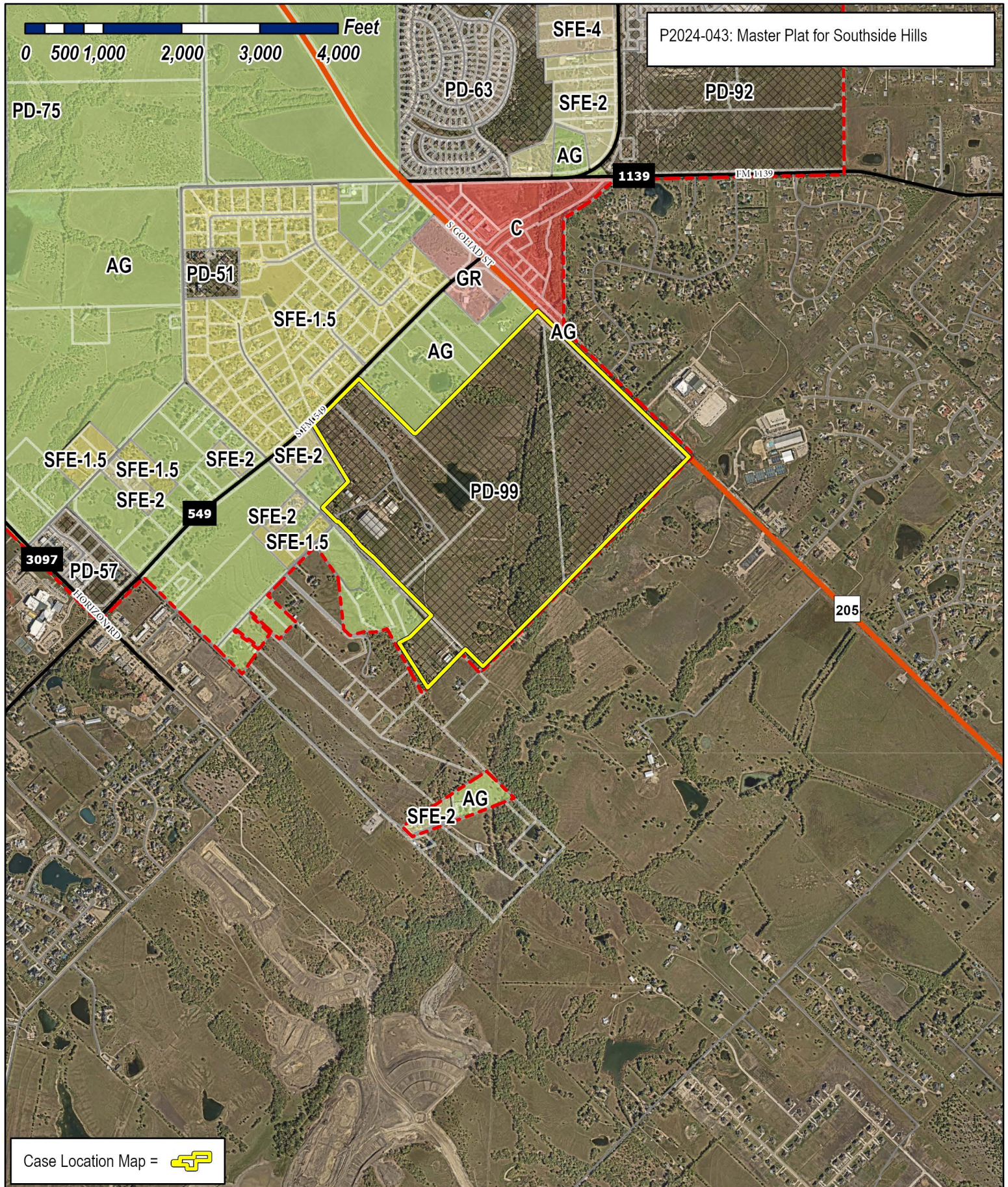
PARK DISTRICT 13

CASH IN LIEU OF LAND: \$984.65 X 384 LOTS = \$378,105.60

PRO RATA EQUIPMENT FEE: \$920.72 X 384 LOTS = \$353,556.48

TOTAL PER LOT: 1,905.37 X 384 LOTS = \$731,662.08

- Please provide shrub species and turf varieties as needed
- Specifications have changed and the hike and bike trail needs to be 8' vs. 6'
- Neighborhood street sides walks per City of Rockwall require 5' sidewalks vs. 4' sidewalks.
- Request to meander the sidewalk in areas where there is room and it is design fairly straight.
- City of Rockwall (Parks and Recreation) needs to be involved with the design and amenity choices



Case Location Map = 

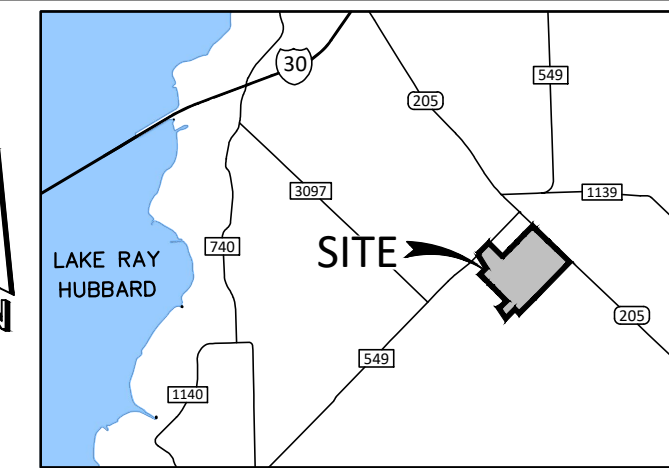
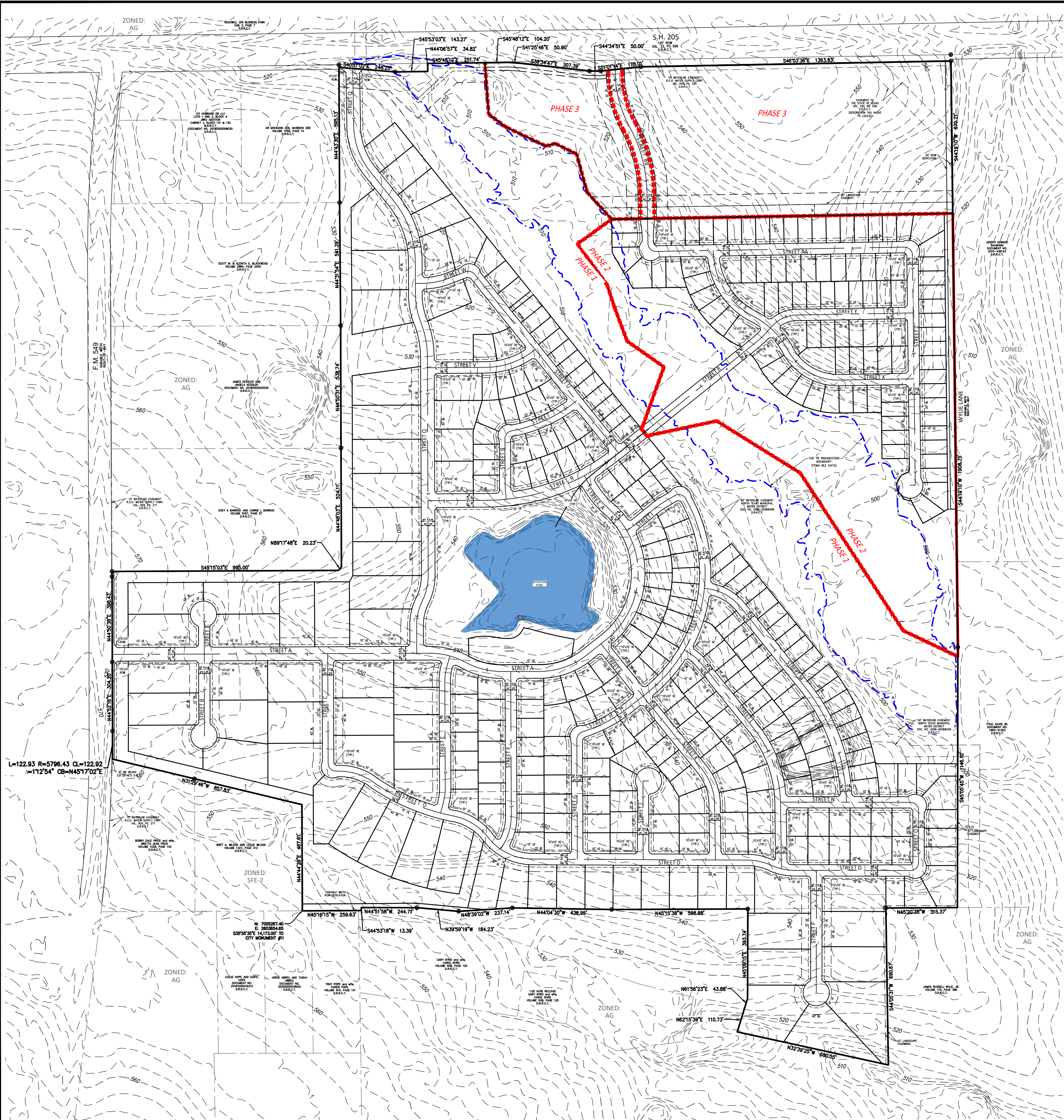


# City of Rockwall

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.





VICINITY MAP  
N.T.S.

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

GROSS LOT DENSITY = 1.46 UNITS/ACRES

**GENERAL NOTES:**

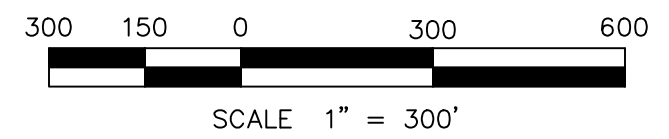
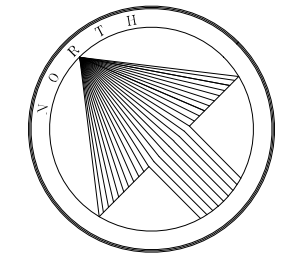
1. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
  - 2.1. WATER - CONNECTIONS TO EXISTING WATER LINES ON FM 549 & SH 205
  - 2.2. WASTEWATER - CONSTRUCTION OF ONSITE LIFT STATION AND FORCE MAIN TO EXISTING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

**LEGEND**

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF (unless otherwise noted)

AC Acre  
 BL Building Line  
 C1 Curve No.  
 <CM> Control Monument  
 DE Drainage Easement  
 DUE Drainage Utility Easement  
 Esmt Easement  
 L1 Line No.  
 SF Square Feet  
 UE Utility Easement  
 VE Visibility Easement  
 SE Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas  
 P.R.R.C.T.= Plat Records of Rockwall County, Texas



**MASTER PLAT  
SOUTHSIDE HILLS**

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

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

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

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

December 6, 2024

EXIST. ZONING: PD-99  
 LAND USE: SF

**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

F:\civil\_3\projects\imp - michael jayce\properties\imp503 - southside hills\landscape\dwg\imp503 - open space\plan.dwg

ZONED: AG

ZONED: SF-1.5



ZONED: SF-1.5

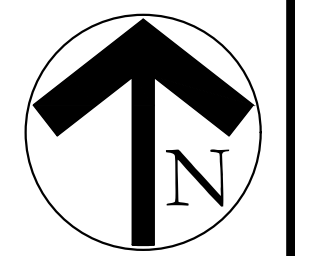
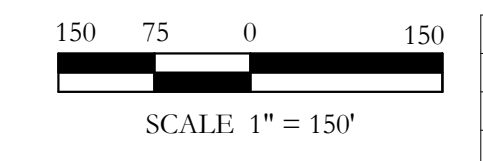
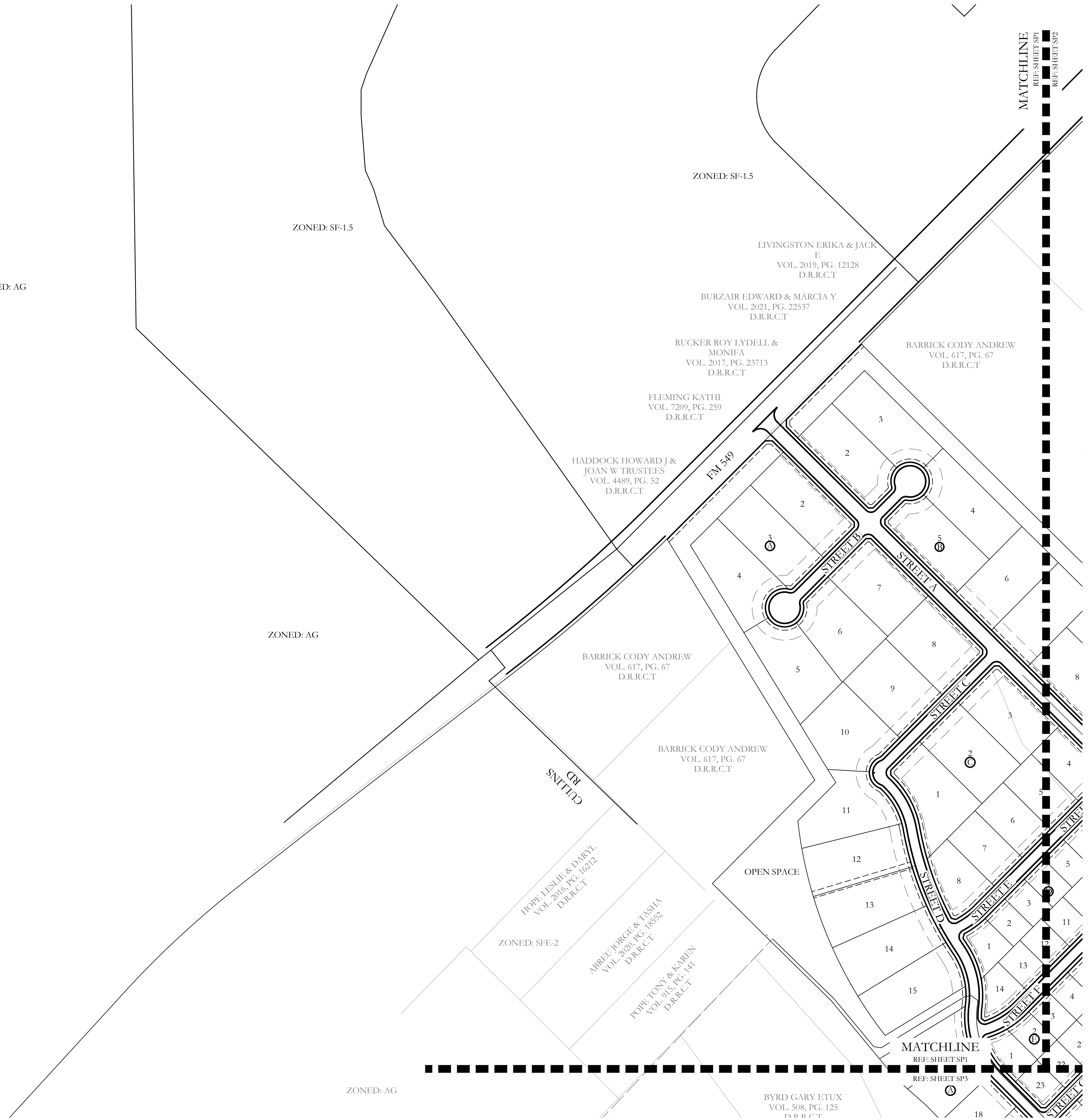
ZONED: AG

ZONED: SFE-2

ZONED: AG

### OPEN SPACE LEGEND

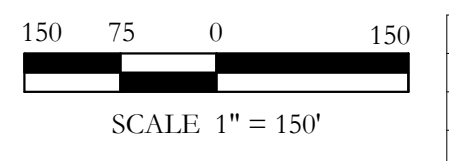
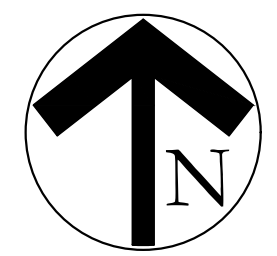
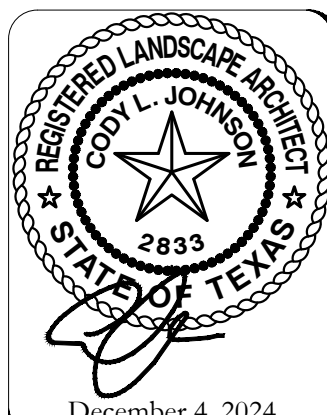
-  6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
-  4'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.





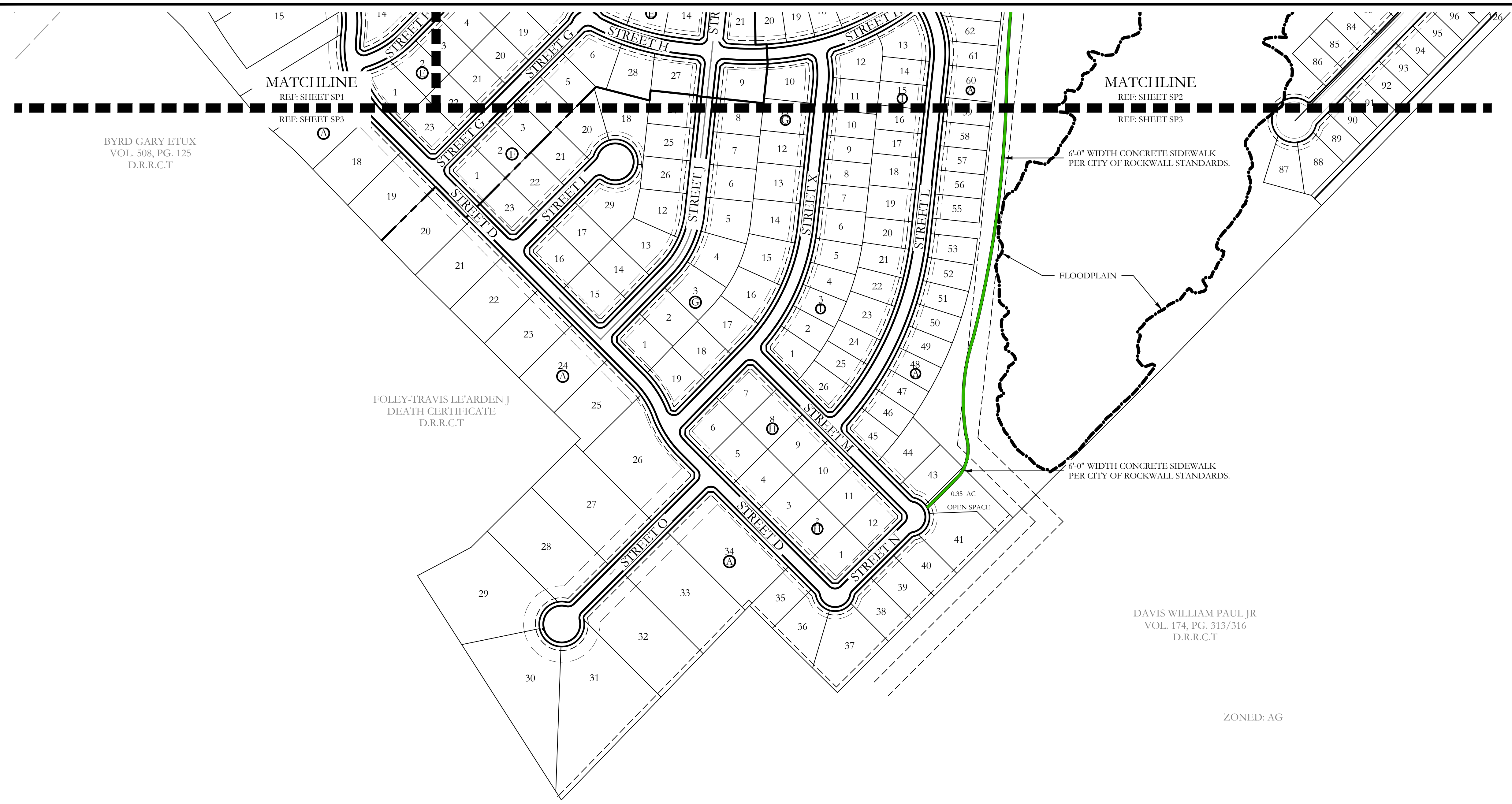
### OPEN SPACE LEGEND

	6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
	4'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.



P:\proj\31\_projects\mp - matchline\jvc\properties\mp031 - southside hills\_landscape\dwg\mp031 - open space\_plan.dwg

F:\civil\_3\projects\imp - michael jayce properties\imp503 - southside hills\landscape\dwg\imp503 - open space.plt.dwg



BYRD GARY ETUX  
VOL. 508, PG. 125  
D.R.R.C.T

MATCHLINE  
REF: SHEET SP1  
REF: SHEET SP3

FOLEY-TRAVIS LE'ARDEN J  
DEATH CERTIFICATE  
D.R.R.C.T

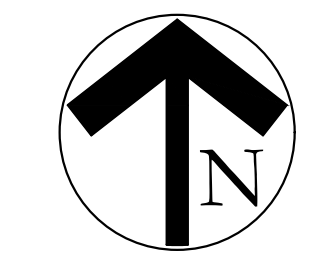
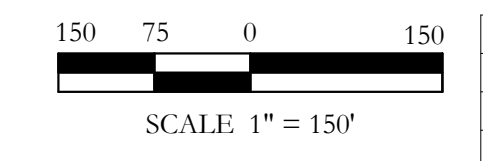
MATCHLINE  
REF: SHEET SP2  
REF: SHEET SP3

DAVIS WILLIAM PAUL JR  
VOL. 174, PG. 313/316  
D.R.R.C.T

ZONED: AG

**OPEN SPACE LEGEND**

- 6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
- 4'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.



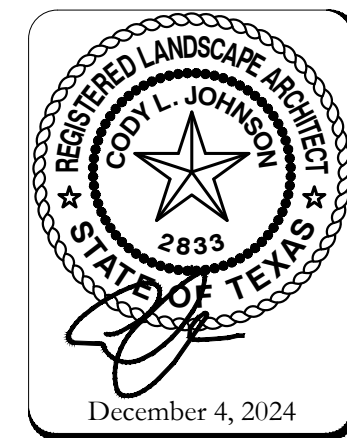
SCALE:  
1" = 150'  
One Inch  
JVC No. MJP503

SP 3 of 3

**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

SOUTHSIDE HILLS  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OPEN SPACE MASTER PLAN  
OPEN SPACE MASTER PLAN





HARRY MYERS PARK



City of Rockwall  
*The New Horizon*



