AGENDA

ROCKWALL PARKS & RECREATION BOARD MEETING

Tuesday, April 7, 2026 - 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 3 business days 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 the approval of minutes from March 3, 2026 Park Board meeting and take any action necessary.

2. **P2026-008** Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a Preliminary Plat for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

3. **P2026-012** Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a Final Plat for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

4. **SP2026-008** Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a Site Plan for Erwin Farms Subdivision consisting of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the

intersection of North Country Lane and FM-1141, and take any action necessary.

5. Discuss and consider park amenities with Freese & Nichols and provide feedback for future park development and a recommendation to City Council on the Master Plan A & B concepts 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.

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 31st day of March, 2026 at 5PM and remained so posted for at three business days before the scheduled time of said meeting.

_____ _____

Wendy Young, Parks Administrative Assistant Date Removed

MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Tuesday, March 3, 2026
6:00 PM

Call To Order

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

Open Forum

Chairman A. Fowler 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, Fowler then closed the Open Forum.

Discuss and consider the minutes from the January 6, 2026 Park Board Meeting and take any action necessary.

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

Consider approval of an ordinance amending Article II, Park Land Dedication, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances for the purpose of adopting updated cash-in-lieu of land and pro-rata equipment fees and take any action necessary.

Director Travis Sales explained that each year the City of Rockwall adopts an ordinance that establishes the average per acre price of vacant land in the City and the equipment fees necessary to provide the required land and amenities for a public park. In 2025, the adopted costs were $75,000 per vacant acre of land and $680,000 for all equipment necessary to establish a neighborhood park. Recently, the City's consultant – Clint Hurley of Hurley Valuation Group completed the annual market study concluding that the average per acre price of land for 2026 is $77,500 or an increase of $2,500 from last year. In addition, staff has updated the equipment costs associated with providing a fully amenitized 11.00 acre public park. The Board reviewed the proposed fee updates and Hasenyager made a recommendation to recommend approval. Krueger seconded the motion which passed by a vote of 6-0 (McEwen absent).

Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 6:30 p.m.

PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL, TEXAS, this 7th day of April 2026.

_____

Amanda Fowler, Park Board Chairman

ATTEST:

_____

Wendy Young, Administrative Assistant

CITY OF ROCKWALL

PARKS AND RECREATION BOARD MEMORANDUM

PARKS AND RECREATION DEPARTMENT
108 E. WASHINGTON STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7740

TO:	Parks and Recreation Board
DATE:	April 7, 2026
APPLICANT:	Pat Atkins
SUBJECT:	P2026-008 Saddle Star South Subdivision

BACKGROUND

The applicant, Pat Atkins of KPA Consulting, is requesting approval of a *Preliminary Plat* for Phase 3 of the Saddle Star South Subdivision. The proposed subdivision will consist of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97. The property is zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, is situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, and is generally located northeast of the intersection of Featherstone Drive and John King Boulevard.

The original review of the Preliminary Plat by the Parks Board was on December 7, 2021. Since this review of the plat there have been several updates to the Park Land Dedication Ordinance and new fees for 2026 must be assessed.

REQUEST

For this *Preliminary Plat* the Parks and Recreation Board will be assessing *Cash in Lieu of Land Fees* and *Pro-Rata Equipment Fees* for the 26 lots being proposed for Phase 3 of Saddle Star South. The fees to be assessed are as follows: [*1*] *Cash in Lieu of Land Fees* of $1,319.66 (i.e. $1,319.66 x 26 lots = $36,183.16 [*2*] *Pro-Rata Equipment Fees* of $1,085.53 (*i.e. $1,085.53 x 26 lots = $28,233.78*). The total fees assessed will be $64,406.94.

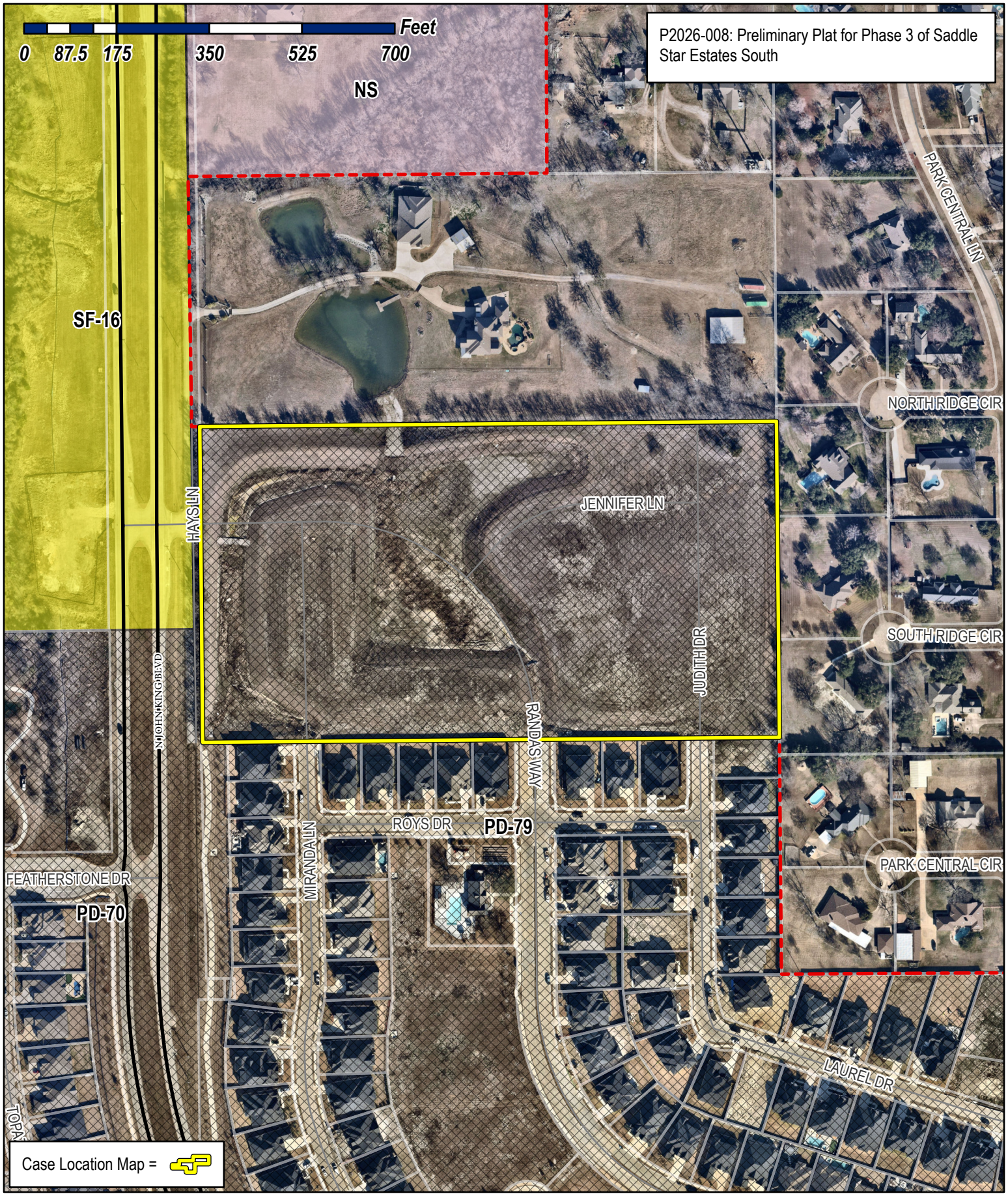
PARKLAND DEDICATION ORDINANCE

Cash-In-Lieu of Land Fees: According to Section 38-55, *Cash-In-Lieu of Land Fees*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, "subject to approval by the city council, pending a recommendation from the parks and recreation board, and the requirements of *Section 38-54*, an applicant responsible for the parkland dedication under this article may elect to meet the requirements of *Section 38-54* in whole or in part through a cash payment in lieu of land dedication. The amount of this cash payment shall be as set forth in section 38-57. cash payments collected by the city through this method may only be used for the acquisition or improvement of a neighborhood park located within the same park district as the development in which the fees are being assessed."

Pro-Rata Equipment Fees: According to Section 38-56, *Pro-Rata Equipment Fees*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, "(a) pro-rata equipment fee is hereby imposed on residential development for the purposes of assuring that the recreational and amenity needs created by a residential development are satisfied. Such a fee is intended to be in accordance with and to further the goals and policies of the park master plan and other city policies, ordinances and resolutions, and to ensure the provision of adequate recreational amenities in public parks. The pro-rata equipment fee applies to all residential development and shall only be used to provide recreational amenities in neighborhood parks and/or community parks. This fee shall be in addition to the required dedication of public parkland required by *Section 38-54*, and shall be as set forth in *Section 38-57*."

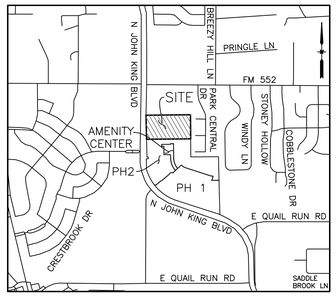
STAFF RECOMMENDATION

The applicant is electing to pay all Park Land Dedication Fees. In this case, the subject property is situated within *Park District 6,* which currently has neighborhood park. Based on this, staff recommends the *Fees* be utilized to develop additional parks and / or install additional amenities in Park District 6.



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.

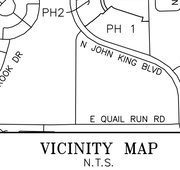


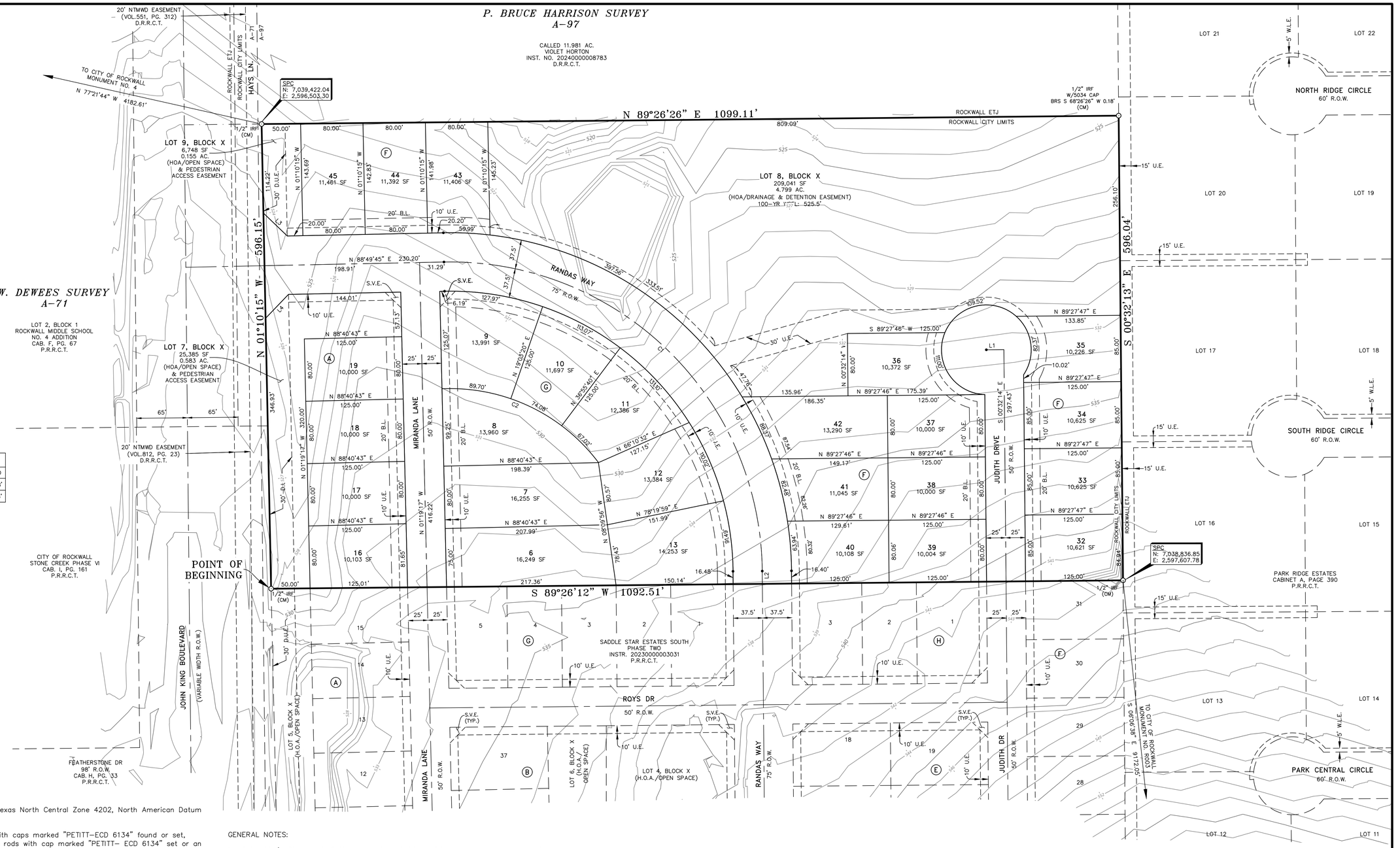
VICINITY MAP
N.T.S.

LEGEND	
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	20'x20' SIDEWALK AND VISIBILITY EASEMENT
WSE	WATER SURFACE ELEVATION
W.L.E.	WATER LINE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	90°40'08"	400.00'	404.70'	632.99'	N 45°50'11" W	568.98'
C2	55°40'50"	237.50'	125.43'	230.80'	N 64°44'41" W	221.83'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 89°27'46" E	22.50'
L2	N 00°30'07" W	16.44'
L3	S 46°10'15" E	42.43'
L4	S 43°49'45" W	42.43'





Notes:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. Subdivision property corners are 5/8-inch iron rods with caps marked "PETITT-ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8-inch iron rods with cap marked "PETITT- ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8-inch iron rod may be set five feet (5') from the rear lot corner along the side lot line.
3. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. All light poles and appurtenances, non-standard decorative street signs, poles/posts, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
5. 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.
6. On-site and off-site Drainage Easements, Detention Easements and drainage/detention facilities will be maintained, repaired and replaced by the HOA.
7. The HOA/Property Owner is responsible for maintaining and repairing all Open Space/Greenbelt Lots/Areas and Drainage Easements.

GENERAL NOTES:

1. Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
2. Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building with such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
3. Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
4. Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
5. Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

Note:
The homeowners Association is responsible for maintaining all light poles and appurtenances, non-standard decorative signs, poles/post, hardware or other non-standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for vehicular traffic on public streets/roads within the public Right of Way. This agreement in no way constitutes a change in that authority and does not constitute and delegation of that authority of the Association.

PRELIMINARY PLAT

SADDLE STAR ESTATES SOUTH PHASE THREE

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
14.995 ACRES
SITUATED IN THE
P. BRUCE HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ZONING DISTRICT: PD-79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

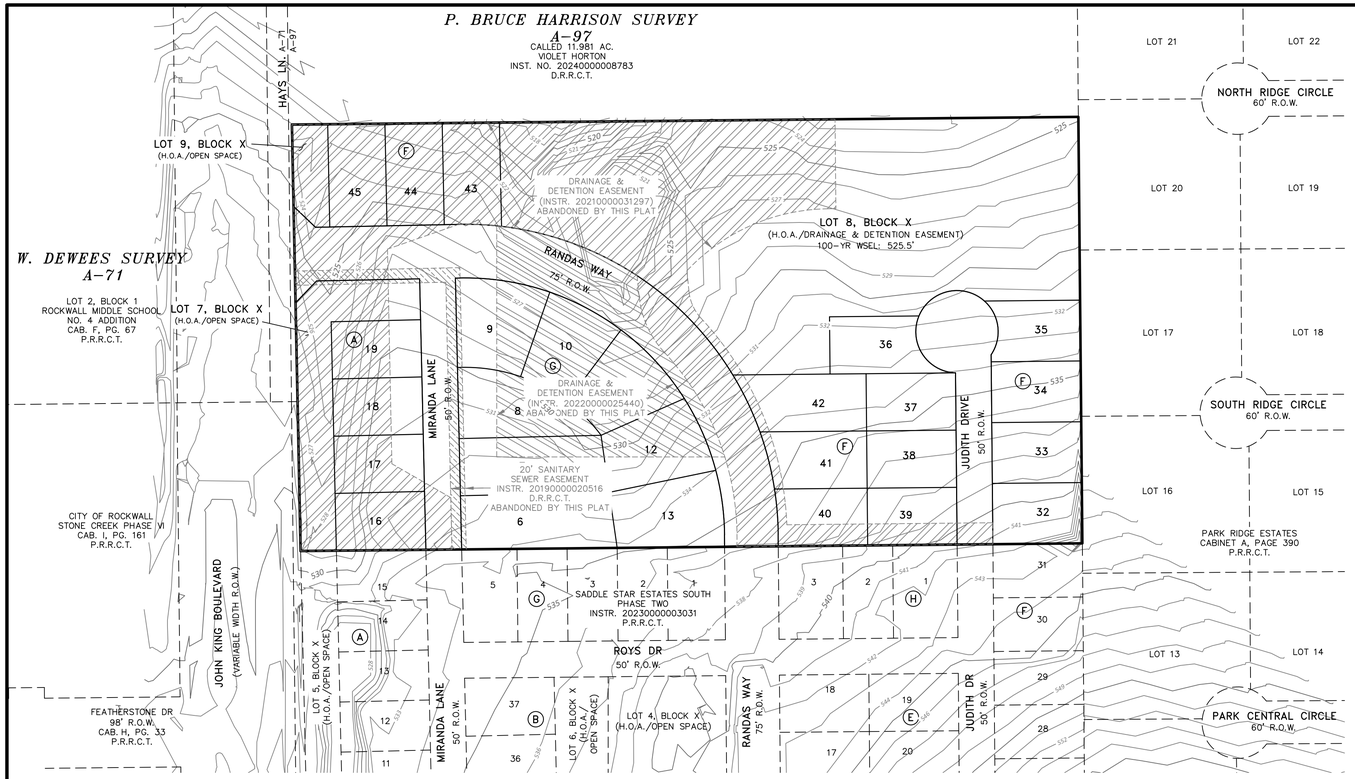
OWNER
ROCKWALL KING 15 LLC
614 SUMMER OAKS DR.
ROCKWALL, TX 75087

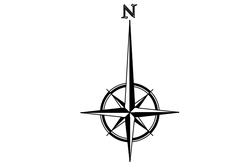
LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

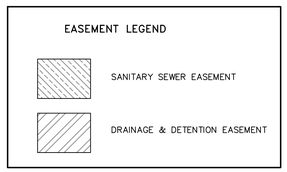
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N COLLINS BLVD. STE. 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

DATE: 3/10/2026 CASE #: P20__-___ SHEET 1 OF 2

Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plats\6828 Preliminary Plat Ph 3







SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS _ DAY OF _____ , 2026.

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.

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

APPROVAL CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, 2026.

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 final approval.

WITNESS OUR HANDS, this ___ day of _____, 2026.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL KING 15 LLC, BEING THE OWNER OF a 14.995-acre tract of land situated in the P. Bruce Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 15.00-acre tract of land described in deed to CDT Rockwall/2017, LLC, recorded in Instrument 20180000016747, Deed Records, Rockwall County, Texas (DRRCT), said 14.995-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the original Hays Road at the common west corner of said 15.00-acre tract and Saddle Star Estates South, Phase Two, an addition to the City of Rockwall by plat thereof recorded in Instrument 20230000003031, Plat Records, Rockwall County, Texas (PRRCT);

THENCE North 01 degrees 10 minutes 15 seconds West, along and within said Hays Road and along the west line of said 15.00-acre tract, a distance of 596.15 feet to a 1/2-inch iron rod found at the northwest corner thereof, common to the southwest corner and a called 11.981-acre tract of land described in deed to Violet Horton, recorded in Instrument 20240000008783, DRRCT;

THENCE North 89 degrees 26 minutes 26 seconds East, along the common line of last mentioned tracts, a distance of 1099.11 feet to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the County of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390, PRRCT, from which a 1/2-inch iron rod with a yellow cap stamped 5034 bears South 68 degrees 26 minutes 26 seconds West, a distance of 0.18 feet;

THENCE South 00 degrees 32 minutes 13 seconds East, along the common line of said 15.00-acre tract and said Park Ridge Estates, a distance of 596.04 feet to a 1/2-inch iron rod found at the southeast corner thereof, common to the northeast corner of said Saddle Star Estates South, Phase Two;

THENCE South 89 degrees 26 minutes 12 seconds West, along the common line of last-mentioned tracts, a distance of 1092.51 feet to the POINT OF BEGINNING AND CONTAINING 653,191 square feet or 14.995 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

ROCKWALL KING 15 LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE THREE, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. ROCKWALL KING 15 LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE THREE subdivision have been notified and signed this plat. ROCKWALL KING 15 LLC understands and does 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. ROCKWALL KING 15 LLC also understands the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all drainage and detention systems in easements.
6. 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.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

ROCKWALL KING 15 LLC further acknowledges that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; ROCKWALL KING 15 LLC, it's successors and assigns hereby waive any claim, damage, or cause of action that ROCKWALL KING 15 LLC may have as a result of the dedication of exactions made herein.

FOR: ROCKWALL KING 15 LLC

By: _____
NAME:
TITLE:

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ___ day of _____, 2026.

_____
Notary Public in and for the State of Texas
My Commission Expires:

PRELIMINARY PLAT

SADDLE STAR ESTATES SOUTH PHASE THREE

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
14.995 ACRES
SITUATED IN THE
P. BRUCE HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ZONING DISTRICT: PD-79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

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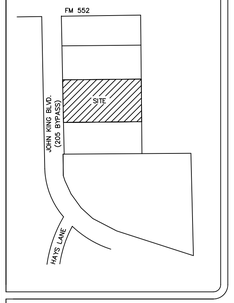
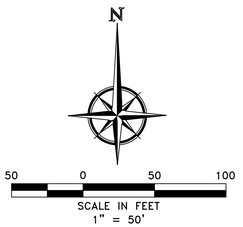
DATE: 3/10/2026 CASE #: P20__-___ SHEET 2 OF 2

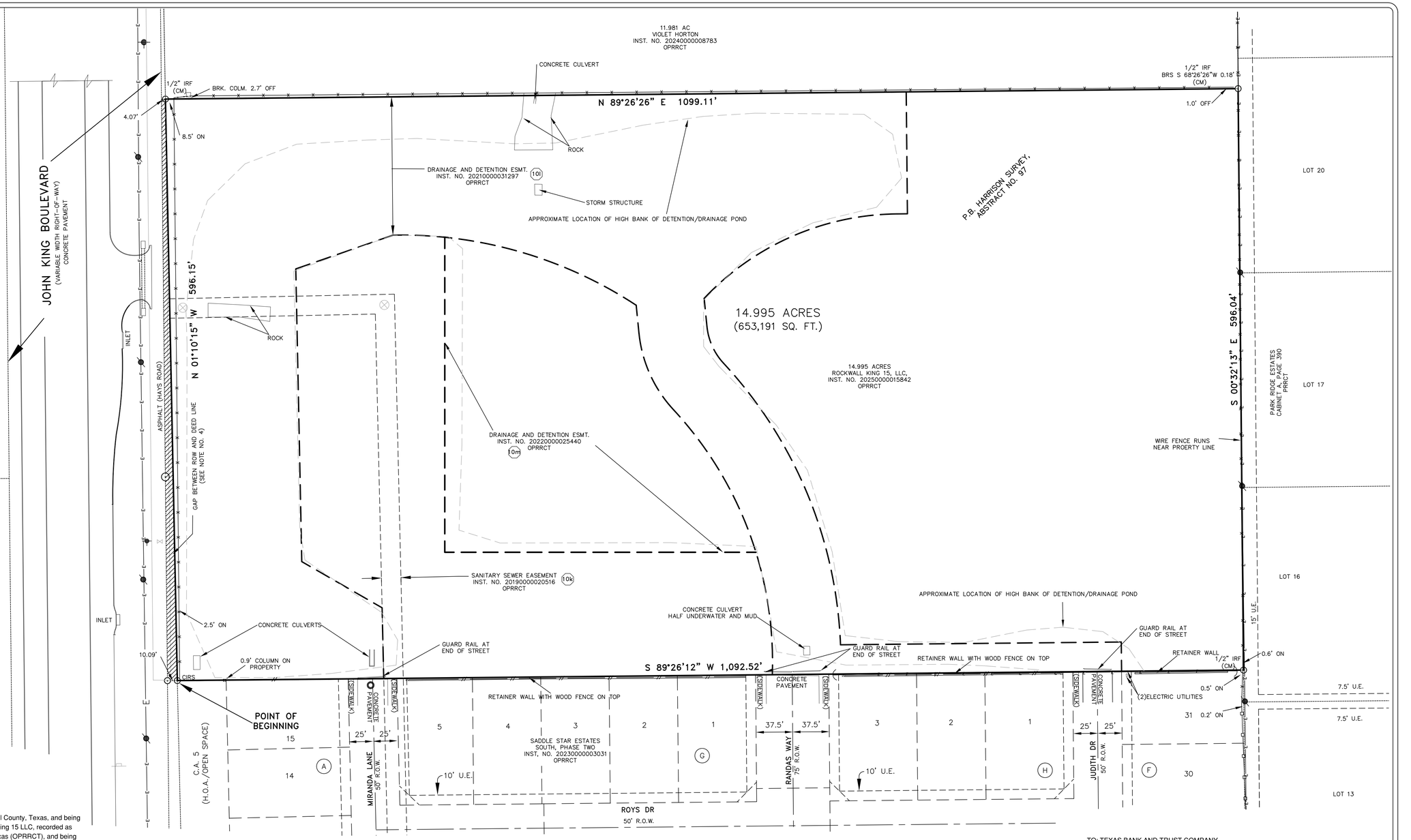
Z:\PROJECTS\06828 Saddle Star South Ph3\dwg\plats\6828 Preliminary Plat Ph 3

VICINITY MAP
NOT TO SCALE





LEGEND	
CIRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
	FIRE HYDRANT
	GUY WIRE
	POWER POLE
	SIGN
	COLUMN
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
—E—	OVERHEAD ELECTRIC LINE
—X—	WIRE OR BARBED WIRE FENCE
	CHAIN LINK FENCE
	METAL PIPE FENCE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	WATER VALVE



LEGAL DESCRIPTION

BEING 14.995 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 14.995 acre tract of land described in a Special Warranty Deed to Rockwall King 15 LLC, recorded as Instrument Number 20250000015842 of the Official Public Records of Rockwall County Texas (OPRRCT), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped, "RPLS 3963," set for corner in the original Hays Road at the southwest corner of said 14.995 acre tract common to the northwest corner of Saddle Star Estates South Phase Two, an addition of the City of Rockwall according to the Plat recorded as Instrument Number 20230000003031 (OPRRCT);

THENCE North 01°10'15" West, along and within Hays Road and with the west line of said 14.995 acre tract, a distance of 596.15 feet, to a 1/2" iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 11.981 acre tract of land described in a deed to Violet Horton, recorded as Instrument Number 20240000008783 (OPRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2" iron rod found for reference bears South 68°26'26" West, a distance of 0.18 feet;

THENCE South 00°32'13" East, along the common line of said 14.995 acre tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner of said 14.995 acre tract, common to the northeast corner of Lot 31, Block F of said Saddle Star Estates South Phase 2;

THENCE South 89°26'12" West, along the south line of said 14.995 acre tract and the north line of said Saddle Star Estates South Phase 2, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

Old Republic National Title Insurance Company
Title Commitment Schedule B:
GF No. 7721000695INC
Effective Date: 01-22-2026
EXCEPTIONS FROM COVERAGE:

10h Right of Way Easement as set forth in instrument recorded in Volume 43, Page 128, of the Deed Records of Rockwall County, Texas. **DOES NOT AFFECT.**

10l Right of Way Easement as set forth in instrument recorded in Volume 82, Page 388, of the Deed Records of Rockwall County, Texas. **DOES NOT AFFECT.**

10j Right of Way Easement as set forth in instrument recorded in Volume 82, Page 392, of the Deed Records of Rockwall County, Texas. **DOES NOT AFFECT.**

10k Sanitary Sewer Easement as set forth in instrument filed for record under Rockwall County Clerk's File No. 20190000020516. **AS SHOWN.**

10l Drainage and Detention Easement as set forth in instrument filed for record under Rockwall County Clerk's File No. 20210000031297. **AS SHOWN.**

10m Drainage Easement as set forth in instrument filed for record under Rockwall County Clerk's File No. 20220000025440. **AS SHOWN.**

10n Terms and provisions contained in Infrastructure Improvement Cost Reimbursement Agreement as set out in instrument filed for record under Rockwall County Clerk's File No. 20200000022784. **SUBJECT TO.**

NOTES:

1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
2. This survey was prepared with the benefit of Title Commitment GF No. 7721000695INC, effective date of January 22, 2026, issued on February 2, 2026. No research of record easements has been performed on this tract since the effective date of the policy mentioned above.
3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0030L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
4. Apparent gap exists between the west line of this property and the east line of the John King ROW as defined by parcel # 17 in a deed to the City of Rockwall recorded as instrument no. 2007-00384711 and per City of Rockwall plan and profile sheets 5-7. This gap appears to lie within the original Hayes Road prescriptive ROW as used.

TO: TEXAS BANK AND TRUST COMPANY

I, Robert C. Myers, Registered Professional Land Surveyor, do hereby certify that this plat represents the results of a survey made on the ground under my supervision during month of February, 2026 and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.
FIELD WORK COMPLETED ON 02/09/26

STATE OF TEXAS
REGISTERED
ROBERT C. MYERS
3963
PROFESSIONAL
LAND SURVEYOR

ROBERT C. MYERS R.P.L.S. NO. 3963

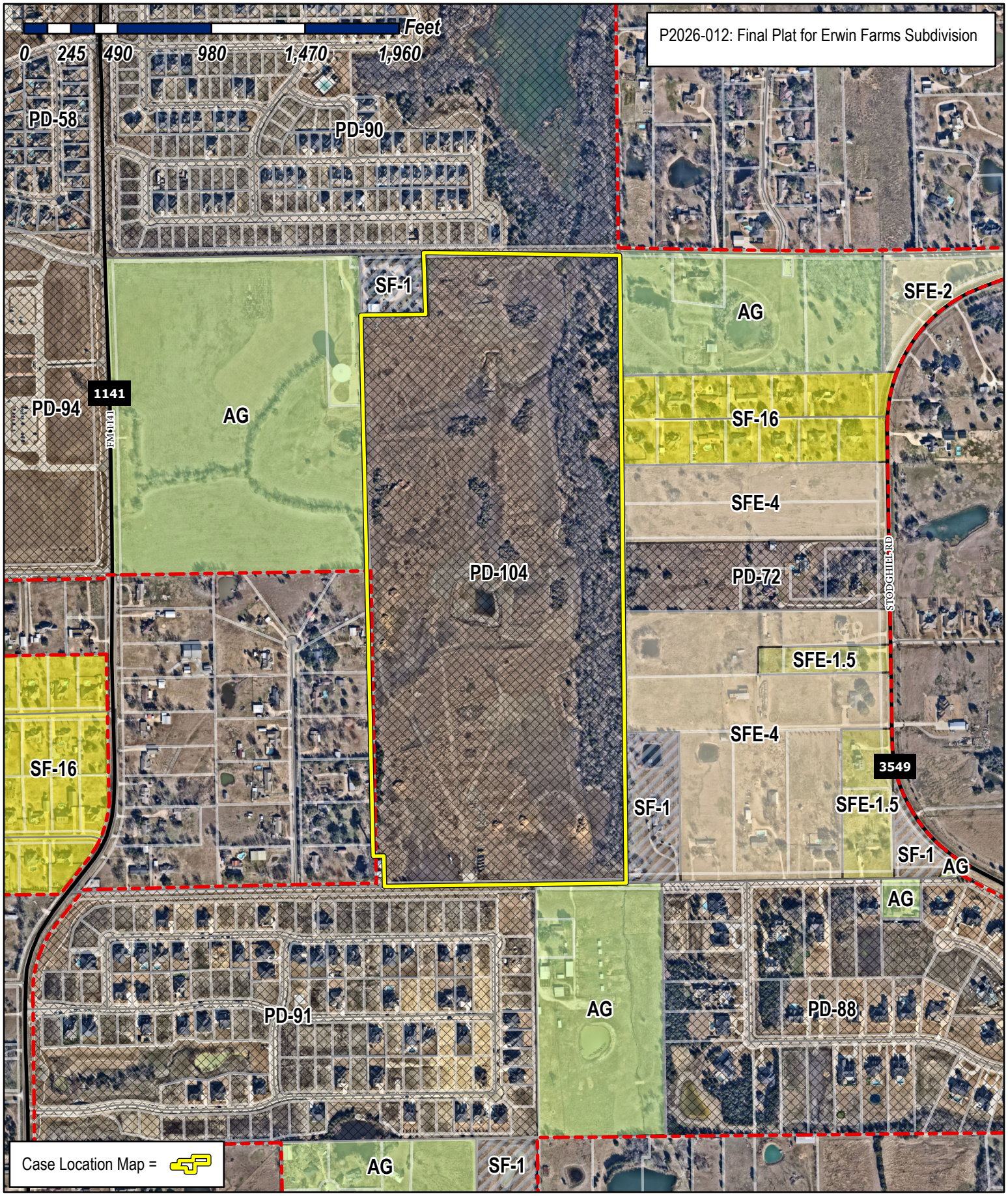
R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT (214) 532-0636 Voice
SUNNYVALE, TEXAS 75182 (972) 412-4875 Fax
Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com Firm No. 10192300

TEXAS REGISTERED SURVEYORS

Client: Rockwall King 15, LLC

Job No.: 355	Drawn by: RCM	Date: 02/10/26	Revised: 2/12/2026

LAND TITLE SURVEY
OF
14.995 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS



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.

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2603967.602	7038495.616

ELEV = 547.5

0 50 100 200
SCALE: 1" = 100'

N89° 34'35"E 1009.37'
(BY USE AND OCCUPATION)
NORTH COUNTRY LANE

MAG NAIL
32.5' R.O.W. DEDICATION
CITY LIMITS

KARL W. ERWIN FAMILY TRUST
VOL. 6424, PG. 27
2.581 ACRES, TRACT 2

N01° 51'41"W 322.10'

N89° 34'35"E 349.11'

1/2" IRF

CITY OF ROCKWALL
VOL. 2434, PG. 53
D.R.R.C.T.

PRAIRIE ROSE LANE (50' R.O.W.)

LOT 40 BLOCK A - D.E. - 0.288 AC.

LOT 19 BLOCK G
OPEN SPACE D.E.
30.538 AC.

CAROL ALLEY DEJARNETT
AND KENNETH GLENN DEJARNETT
TRACT NO. 2
CALLED 5.9825 ACRES
VOL. 2216, PG. 197
D.R.R.C.T.

S00° 29'57"E 644.60'

7633
527.50

7837
527.53

8045
527.56

8249
527.64

8450
527.94

8650
528.47

8853
529.53

8932
529.88

EROSION HAZARD SETBACK/DRAINAGE EASEMENT

100 YR FLOODPLAIN
MAP NO. 48397C0035L
DATED: SEPT. 26, 2008

NIGHTHAWK TRAIL (50' R.O.W.)
S88° 08'19"W 359.00'

SMOKEHOUSE WAY (50' R.O.W.)

STOCKYARD ROAD (50' R.O.W.)
S88° 08'19"W 530.35'

TEXAS GATE LANE

HARVEST MOON DRIVE (50' R.O.W.)

CREEKSTONE TRAIL (50' R.O.W.)
S88° 08'19"W 747.56'

GOLDEN COOP DRIVE (50' R.O.W.)
S88° 08'19"W 695.39'

CITY OF ROCKWALL
VOL. 2434, PG. 53
D.R.R.C.T.

LOT 39 BLOCK A
OPEN SPACE 1.628 AC.

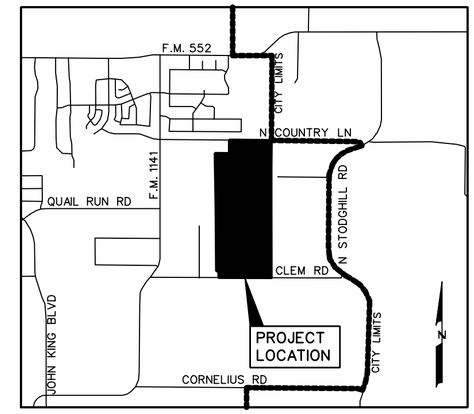
NORTHCREST ESTATES
ADDITION II
CAB. A, PG. 303
P.R.R.C.T.

LOT 19 BLOCK G -
OPEN SPACE D.E.
30.578 AC.

STEPHEN RICHARD ERBERT
AND PATRICIA ERBERT
VOL. 5722, PG. 62
D.R.R.C.T.

SHEET 1 OF 4
SHEET 2 OF 4

SHEET 1 OF 4
SHEET 2 OF 4



LOCATION MAP
N.T.S.

FINAL PLAT
OF

ERWIN FARMS

LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
LOTS 1-16, BLOCK E
LOTS 1-12, BLOCK F
LOTS 1-19, BLOCK G
TOTAL RESIDENTIAL LOTS 123
TOTAL OPEN SPACE LOTS 5
TOTAL ACRES 98.198 or 4,277,504.88 SF

OUT OF THE
JOHN M. GASS SURVEY,
ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
ERWIN FARMS SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

MARCH 2026 SCALE 1" = 100'

CASE #P2025-016 SHEET 1 OF 4

CORWIN JOB #25024

CREEKSTONE TRAIL
S88° 08'19"W 747.56'
(50' R.O.W.)

GOLDEN COOP DRIVE
S88° 08'19"W 695.39'
(50' R.O.W.)

SWEETBAY TRAIL
S88° 08'19"W 850.00'
(50' R.O.W.)

CORNFLOWER WAY
S88° 08'19"W 800.00'
(50' R.O.W.)

MILLSTONE DRIVE
S01° 51'41"E 270.00'
(50' R.O.W.)

APPLE BLOSSOM TRAIL
S01° 51'41"E 330.00'
(50' R.O.W.)

HARVEST MOON DRIVE
S01° 51'41"E 260.00'
(50' R.O.W.)

RANCHVIEW ROAD
N65° 33'30"E 464.16'
(50' R.O.W.)

HAYBALE DRIVE
(50' R.O.W.)

SHEET 1 OF 4
SHEET 2 OF 4

SHEET 2 OF 4
SHEET 3 OF 4

CITY OF ROCKWALL
VOL. 2434, PG. 53
D.R.R.C.T.

J.L. PEOPLES SUBDIVISION
CAB. A, PG. 109

WATSON ESTATES
CAB. G, PG. 319
P.R.R.C.T.

JAMES WILLIAM WALK JR.
AND RENEE LUCILLE BURNS
AS TRUSTEES OF THE
JAMES WILLIAM WALK,
JR. LIVING TRUST
VOL. 6107, PG. 305
D.R.R.C.T.

LOT 19 BLOCK G -
OPEN SPACE D.E.
30.578 AC.

LOT 39 BLOCK A
OPEN SPACE 1.628 AC.

DRAINAGE EASEMENT

EROSION HAZARD
SETBACK/DRAINAGE
EASEMENT

100' PROPOSED
ALIGNED
EASEMENTS

125' PROPOSED
GAS EASEMENT

1/2" IRF

N01° 14'17"W 1498.13'

S00° 59'53"E 1671.08'

S49°09"E 984.98'

8650
528.47
8853
529.53
8932
529.88
9087
530.33
9363
531.83
9440
531.95
9600
534.12
9729
534.48
9957
535.58
10137
536.60
10357
537.85
10533
538.28
10623
538.51
10844

0 50 100 200
SCALE: 1" = 100'

N

FINAL PLAT
OF
ERWIN FARMS
LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
LOTS 1-16, BLOCK E
LOTS 1-12, BLOCK F
LOTS 1-19, BLOCK G
TOTAL RESIDENTIAL LOTS 123
TOTAL OPEN SPACE LOTS 5
TOTAL ACRES 98.198 or 4,277,504.88 SF
OUT OF THE
JOHN M. GASS SURVEY,
ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

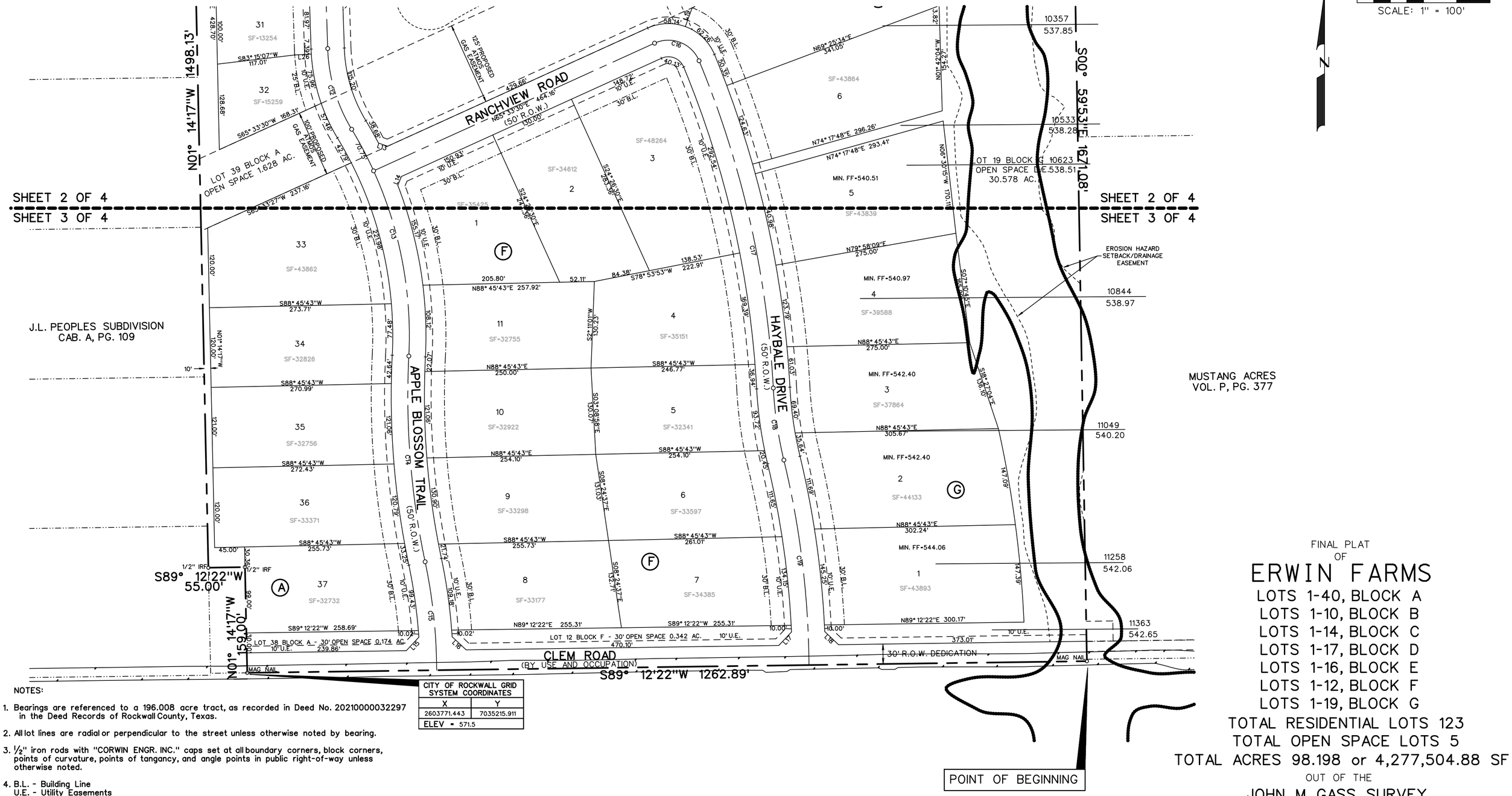
OWNER
ERWIN FARMS SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

MARCH 2026 SCALE 1" = 100'

CASE #P2025-016 SHEET 2 OF 4

CORWIN JOB #25024



NOTES:

1. Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line
   U.E. - Utility Easements
   C.M. - Controlling Monument
   S.S.E. - Sanitary Sewer Easement
   D.E. - Drainage Easement
   - City Limits Line
   - Street Name Change
5. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
6. All decorative signagem posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
7. All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
8. Please refer to Sheet 1 of plan set for NTMWD notes.
9. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
10. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2603771.443	7035215.911
ELEV = 571.5	

FINAL PLAT
OF
ERWIN FARMS
LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
LOTS 1-16, BLOCK E
LOTS 1-12, BLOCK F
LOTS 1-19, BLOCK G
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TOTAL ACRES 98.198 or 4,277,504.88 SF
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IN THE
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ROCKWALL COUNTY, TEXAS

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ERWIN FARMS SF, LTD.
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PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2026 SCALE 1" = 100'

CORWIN JOB #25024

CASE #P2025-016 SHEET 3 OF 4

APPROVED

I hereby certify that the above and foregoing ERWIN FARMS was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____day of_____, 2026.

_____ _____

Mayor, City of Rockwall | Planning & Zoning Commission

_____ _____

City Secretary | City Engineer

LEGAL DESCRIPTION

BEING, a tract of land situated in the John M Gass Survey, Abstract No. 88 in the City of Rockwall, Rockwall County, Texas, being all of a 98.198 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a mag nail found at the southeast corner of said 98.198 acre tract and being in Clem Road (Variable R.O.W.);

THENCE, South 89° 12'22" West, along the south line of said 98.198 acre tract and along Clem Road, for a distance of 1262.89 feet, to a mag nail found at the most southerly southwest corner of said 98.198 acre tract;

THENCE, North 01° 14'17" West, departing Clem Road and along the west line of said 98.198 acre tract, for a distance of 159.00 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 12'22" West, continuing along said west line, for a distance of 55.00 feet, to a 1/2 inch iron rod found;

THENCE, North 01° 14'17" West, continuing along said west line, for a distance of 1498.13 feet, to a 1/2 inch iron rod found;

THENCE, North 01° 51'41" West, continuing along said west line, for a distance of 1330.51 feet, to a 1/2 inch iron rod found at the most westerly northwest corner of said 98.198 acre tract;

THENCE, North 89° 34'35" East, along a north line of said 98.198 acre tract, for a distance of 349.11 feet, to a 1/2 inch iron rod found at an interior ell corner of said 98.198 acre tract;

THENCE, North 01° 51'41" West, along the west line of said 98.198 acre tract, for a distance of 322.10 feet, to a mag nail found at the most northerly northwest corner of said 98.198 acre tract and being in North Country Lane (Variable R.O.W.);

THENCE, North 89° 34'35" East, along the north line of said 98.198 acre tract and with said North Country Lane, for a distance of 1009.37 feet, to a mag nail found and the northeast corner of said 98.198 acre tract;

THENCE, South 00° 29'57" East, departing said North Country Lane and along the east line of said 98.198 acre tract, for a distance of 644.60 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 49'09" East, continuing along said east line, for a distance of 984.98 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 59'53" East, continuing along said east line, for a distance of 1671.08 feet, to the POINT OF BEGINNING and containing 98.198 acres of land.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 46°08'33" E	27.92'
2.	N 43°51'27" E	27.23'
3.	S 46°51'41" E	14.14'
4.	S 43°08'19" W	14.14'
5.	S 33°33'33" W	13.63'
6.	N 55°57'03" W	14.47'
7.	S 40°55'44" W	13.63'
8.	N 48°22'26" W	14.53'
9.	N 27°06'09" E	13.66'
10.	S 66°56'58" E	15.41'
11.	S 39°13'32" W	13.27'
12.	S 46°51'41" E	14.14'
13.	N 70°48'26" W	14.49'
14.	N 21°55'27" E	14.49'
15.	S 43°01'42" W	27.72'
16.	S 46°52'37" E	28.83'
17.	S 43°31'33" W	27.95'
18.	S 46°26'30" E	28.61'
19.	N 19°58'26" E	30.00'
20.	N 34°30'34" E	20.00'
21.	N 50°27'07" W	25.00'
22.	S 46°43'44" W	25.00'
23.	S 53°59'52" E	20.00'
24.	N 51°58'28" E	30.41'
25.	N 60°53'52" W	29.15'
26.	S 86°36'00" W	25.00'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	72°39'25"	50.00'	63.41'	37.14'	N55°31'59"W
2.	16°21'37"	2500.00'	713.85'	711.43'	N11°01'28"W
3.	11°03'38"	500.00'	96.52'	96.37'	N82°36'30"E
4.	90°00'01"	50.00'	78.54'	70.71'	N43°08'19"E
5.	90°00'03"	50.00'	78.54'	70.71'	S46°51'43"E
6.	41°58'42"	500.00'	366.33'	358.19'	S23°50'00"E
7.	21°32'58"	250.00'	94.03'	93.47'	N77°21'49"E
8.	89°59'58"	50.00'	78.54'	70.71'	N43°08'18"E
9.	90°00'00"	50.00'	78.54'	70.71'	S46°51'41"E
10.	42°57'40"	250.00'	187.45'	183.09'	N23°20'32"W
11.	90°00'00"	50.00'	78.54'	70.71'	N43°08'19"E
12.	29°20'11"	250.00'	128.00'	126.61'	S16°31'47"E
13.	34°06'14"	600.00'	357.13'	351.89'	S14°08'45"E
14.	14°51'40"	1200.00'	311.25'	310.38'	S04°31'29"E
15.	11°46'13"	800.00'	164.34'	164.05'	S06°04'13"E
16.	91°58'34"	50.00'	80.26'	71.92'	N68°27'13"W
17.	19°22'42"	1500.00'	507.32'	504.91'	N12°46'34"W
18.	10°28'01"	600.00'	109.61'	109.46'	N08°19'14"W
19.	13°07'06"	1360.00'	311.38'	310.70'	N06°59'42"W

CORWIN JOB *25024

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 ERWIN FARMS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ERWIN FARMS 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 their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; 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.

ERWIN FARMS SF, LTD.

_____

John Arnold

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this_____day of_____, 2026.

_____

Notary Public in and for the State of Texas

SURVEYOR CERTIFICATE

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

DATED the this_____day of_____, 2026.

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

FINAL PLAT
OF

ERWIN FARMS

LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
LOTS 1-16, BLOCK E
LOTS 1-12, BLOCK F
LOTS 1-19, BLOCK G
TOTAL RESIDENTIAL LOTS 123
TOTAL OPEN SPACE LOTS 5
TOTAL ACRES 98.198 or 4,277,504.88 SF

OUT OF THE
JOHN M. GASS SURVEY,
ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

ERWIN FARMS SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2026

CASE *P2025-016 SHEET 4 OF 4

CITY OF ROCKWALL

PARKS AND RECREATION BOARD MEMORANDUM

PARKS AND RECREATION DEPARTMENT
108 E. WASHINGTON STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7740

TO:	Parks and Recreation Board
DATE:	April 7, 2026
APPLICANT:	Chase Finch
SUBJECT:	P2026-012 Erwin Farms Subdivision

BACKGROUND

The applicant, Chase Finch of Corwin Engineering, Inc on behalf of John Arnold of Erwin Farms SF, LTD is requesting the approval of a *Final Plat* for the Erwin Farms Subdivision. The proposed subdivision will consist of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88. The property is zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, and is generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141.

The original review of the subdivision was completed through the *Preliminary Plat* by the Parks Board on June 3, 2025. Since this review of the Preliminary Plat there has been a 2026 update to the Park Land Dedication Ordinance and new fees for 2026 must be assessed.

REQUEST

For this *Final Plat* the Parks and Recreation Board will be assessing *Cash in Lieu of Land Fees* and *Pro-Rata Equipment Fees* for the 123 lots being proposed for Erwin Farms Subdivision. The fees to be assessed are as follows: [*1*] Cash in Lieu of Land of $1,817.70 (*i.e. $1,817.70 x 123 lots = $223,577.10*) [*2*] *Pro-Rata Equipment Fees* of $1,495.20 (*i.e. $1,495.20 x 123 lots = $183,909.60*). The total fees assessed will be $407,486.70.

PARKLAND DEDICATION ORDINANCE

Cash-In-Lieu of Land Fees: According to Section 38-55, *Cash-In-Lieu of Land Fees*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, "(s)ubject to approval by the city council, pending a recommendation from the parks and recreation board, and the requirements of *Section 38-54*, an applicant responsible for the parkland dedication under this article may elect to meet the requirements of *Section 38-54* in whole or in part through a cash payment in lieu of land dedication. The amount of this cash payment shall be as set forth in section 38-57. cash payments collected by the city through this method may only be used for the acquisition or improvement of a neighborhood park located within the same park district as the development in which the fees are being assessed."

Pro-Rata Equipment Fees: According to Section 38-56, *Pro-Rata Equipment Fees*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, "(a) pro-rata equipment fee is hereby imposed on residential development for the purposes of assuring that the recreational and amenity needs created by a residential development are satisfied. Such a fee is intended to be in accordance with and to further the goals and policies of the park master plan and other city policies, ordinances and resolutions, and to ensure the provision of adequate recreational amenities in public parks. The pro-rata equipment fee applies to all residential development and shall only be used to provide recreational amenities in neighborhood parks and/or community parks. This fee shall be in addition to the required dedication of public parkland required by *Section 38-54*, and shall be as set forth in *Section 38-57*."

STAFF RECOMMENDATION

The applicant is electing to pay all Park Land Dedication Fees. In this case, the subject property is situated within *Park District 26*, which currently has 50 acres for a future community park (*i.e. Alma Williams Park*). Based on this, staff recommends the *Fees* be utilized to develop this 50-acre tract of land currently under a park master plan review in the park district.

CITY OF ROCKWALL

PARKS AND RECREATION BOARD MEMORANDUM

PARKS AND RECREATION DEPARTMENT
108 E. WASHINGTON STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7740

TO:	Parks and Recreation Board
DATE:	April 7, 2026
APPLICANT:	Chase Finch
SUBJECT:	SP2026-008; *Site Plan Erwin Farms Subdivision*

BACKGROUND

The applicant, Chase Finch of Corwin Engineering, Inc on behalf of John Arnold of Erwin Farms SF, LTD is requesting the approval of a *Site Plan* for the Erwin Farms Subdivision. The proposed subdivision will consist of 123 residential lots on a 98.198-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88. The property is zoned Planned Development District 104 (PD-104) for Single-Family 10 (SF-10) District land uses, and is generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141.

REQUEST

For this *Site Plan* the Parks and Recreation Board will be reviewing the location of the trails, and open space areas proposed within this phase of the subdivision, and providing a recommendation to the City Council concerning the acceptance of these future improvements.

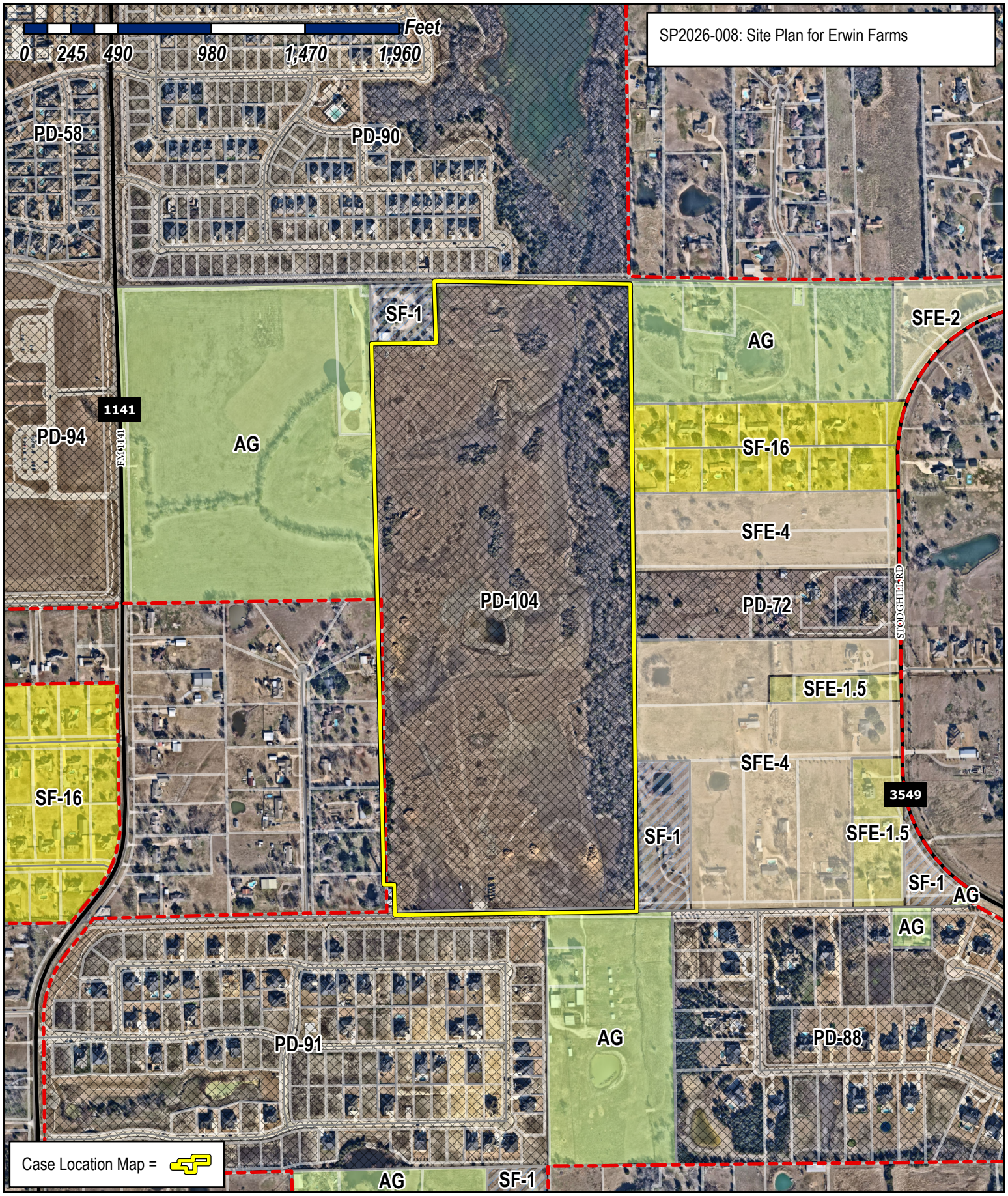
PARKLAND DEDICATION ORDINANCE

Parks and Trails. According to Section 38-9(B)(6), *Parks and Trails*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, "(t)he design and construction of the trail system and/or public park necessary to adequately serve pedestrian access and recreational and passive amenities to a proposed development shall be in conformance with the City's Master Trail Plan contained in the City's Comprehensive Plan, the City's Standards of Design and Construction Manual, and the Parks and Open Space Master Plan, and shall be subject to review and approval by the City Engineer, Director of the Parks and Recreation Department, and the Director of the Planning and Zoning Department or their designees prior to the approval of civil engineering plans or a final plat or replat." In conjunction with this *Site Plan* request the applicant has also submitted a Final Plat that is being reviewed concurrently by the Parks and Recreation Board concerning the dedication of the proposed public park. The attached *Site Plan* shows the location of the trails and open spaces that run throughout the development and connect the proposed residential lots to the public park and open space areas.

STAFF RECOMMENDATION

In this case, the plan submitted by the applicant shows the location of the proposed trails and a private park that will be maintained by the Homeowners Association (HOA). A review regarding the trails and open spaces, staff finds that the trail system and sidewalk -- *which will range in size from five (5) for sidewalks to eight (8) feet for trails* -- will provide excellent connectivity throughout the neighborhood and connect both the private park, open spaces, and future regional park [*i.e. Alma Williams Park*] (*which is located directly west of the subject property*). The proposed private park also provides sufficient pedestrian amenity by providing tables and seating areas for those using the trails. Based on this, staff recommends approval of the trail and sidewalk locations subject to the following conditions of approval:

(1) Ensure that the playground is built and installed per IPEMA (*International Playground Equipment Manufacturer Association Standards*).
(2) All internal trails and tails along North Country Lane and Clem Road shall be a minimum of eight (8) feet in size.
(3) Meander the trail system along North Country Lane and Clem Road through the landscape versus straight along roadway.



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.

0 50 100 200
SCALE: 1" = 100'

N

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X: 2603967.602 Y: 7038495.616
ELEV = 547.5

MAG NAIL

N89° 34'35"E 1009.37'
(BY USE AND OCCUPATION)
NORTH COUNTRY LANE

32.5' R.O.W. DEDICATION

CITY LIMITS

KARL W. ERWIN FAMILY TRUST
VOL. 6424, PG. 27 ABSTRACT NO. 186
2.581 ACRES, TRACT 2

N01° 51'41"W 322.10'

CAROL ALLEY DEJARNETT AND KENNETH GLENN DEJARNETT
TRACT NO. 2
CALLED 5.9825 ACRES
VOL. 2216, PG. 197
D.R.R.C.T.

S00° 29'57"E 644.60'

CITY OF ROCKWALL
VOL. 2434, PG. 53
D.R.R.C.T.

LOT 19 BLOCK G
OPEN SPACE D.E.
30.538 AC.

N89° 34'35"E 349.11'

PRAIRIE ROSE LANE (50' R.O.W.)

EROSION HAZARD SETBACK/DRAINAGE EASEMENT

NIGHTHAWK TRAIL (50' R.O.W.)

100 YR FLOODPLAIN MAP NO. 48397C0035L DATED: SEPT. 26, 2008

EROSION HAZARD SETBACK/DRAINAGE EASEMENT

SMOKEHOUSE WAY (50' R.O.W.)

N01° 51'41"W 1330.51'

STOCKYARD ROAD (50' R.O.W.)

NORTHCREST ESTATES ADDITION II
CAB. A, PG. 303
P.R.R.C.T.

LOT 39 BLOCK A
OPEN SPACE 1.628 AC.

HARVEST MOON DRIVE (50' R.O.W.)

CREEKSTONE TRAIL (50' R.O.W.)

S00° 49'09"E 984.98'

CITY OF ROCKWALL
VOL. 2434, PG. 53
D.R.R.C.T.

WATSON ESTATES
CAB. G, PG. 319

MILLSTONE DRIVE (50' R.O.W.)

MATCHLINE — SHEET 1 OF 2 / SHEET 2 OF 2

J.L. PEOPLES SUBDIVISION
CAB. A, PG. 109

JAMES WILLIAM WALK JR. AND RENEE LUCILLE BURNS AS TRUSTEES OF THE JAMES WILLIAM WALK, JR. LIVING TRUST
VOL. 6107, PG. 305
D.R.R.C.T.

F.M. 552
CITY LIMITS
N. COUNTRY LN
F.M. 1141
QUAIL RUN RD
N STODDARD RD
CLEM RD
PROJECT LOCATION
JOHN KING BLVD
S GOLIAD ST
CORNELIUS RD

LOCATION MAP
N.T.S.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall, on the_____of_____,2026.

WITNESS OUR HANDS, the_____day _____, 2026.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

NOTES:

1. Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line
   U.E. - Utility Easements
   C.M. - Controlling Monument
   S.S.E. - Sanitary Sewer Easement
   D.E. - Drainage Easement
   ■■■■ - City Limits Line
   <> - Street Name Change
5. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
6. All decorative signagem posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
7. All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
8. Please refer to Sheet 1 of plan set for NTMWD notes.
9. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
10. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

PD SITE PLAN
OF
ERWIN FARMS
LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
LOTS 1-16, BLOCK E
LOTS 1-12, BLOCK F
LOTS 1-19, BLOCK G
TOTAL RESIDENTIAL LOTS 123
TOTAL OPEN SPACE LOTS 5
TOTAL ACRES 98.198 or 4,277,504.88 SF
OUT OF THE
JOHN M. GASS SURVEY,
ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
ERWIN FARMS SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

MARCH 2026 SCALE 1" = 100'

CASE #P2026-XXX SHEET 1 OF 2

CORWIN JOB NO. 25024

25024 PD site plan.dgn 3/9/2026 10:18:34 AM

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall, on the_____of_____,2026.

WITNESS OUR HANDS, the_____day _____, 2026.

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning & Zoning

PD SITE PLAN
OF

ERWIN FARMS

LOTS 1-40, BLOCK A
LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-17, BLOCK D
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OUT OF THE
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IN THE
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2026 SCALE 1" = 100'

CASE •P2026-XXX SHEET 2 OF 2

CORWIN JOB NO. 25024
25024 PD site plan.dgn 3/9/2026 10:18:41 AM

PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	LAGERSTROEMIA INDICA / CRAPE MYRTLE
	LAGERSTROEMIA INDICA `TUSCARORA` / CRAPE MYRTLE
	PISTACIA CHINENSIS / CHINESE PISTACHE
	QUERCUS ACUMINATA / CHINKAPIN OAK
	QUERCUS SHUMARDII / SHUMARD RED OAK
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	TAXODIUM DISTICHUM / BALD CYPRESS
	ULMUS CRASSIFOLIA / CEDAR ELM
	VITEX AGNUS-CASTUS / CHASTE TREE
	X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA
SHRUBS	
	AGAVE AMERICANA / CENTURY PLANT
	HESPERALOE PARVIFLORA / RED YUCCA
	ILEX X `NELLIE R STEVENS` / NELLIE STEVENS HOLLY
	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	MUHLENBERGIA LINDHEIMERI / LINDHEIMER MUHLY
	SALVIA GREGGII / AUTUMN SAGE
	YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAM'S NEEDLE
SHRUB AREAS	
	NASSELLA TENUISSIMA `PONY TAILS` / MEXICAN FEATHERGRASS
GROUND COVERS	
	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS
	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

N

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

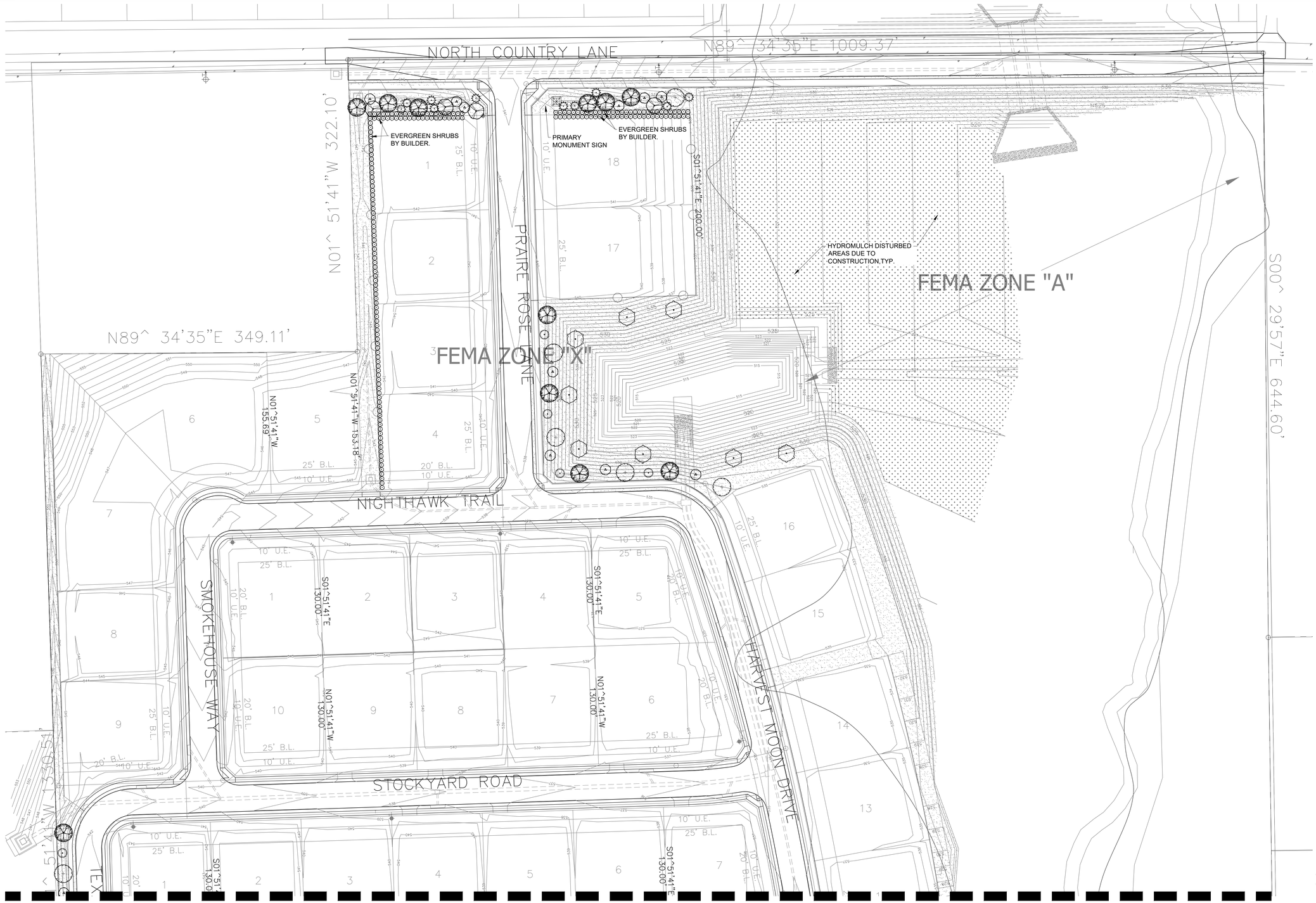
OVERALL LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: 090-25-003

PRELIMINARY
FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Drew J. Dubocq
L.A.#3141
03/05/2026

SHEET NO.
L-2.0



811

Know what's below.
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GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

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REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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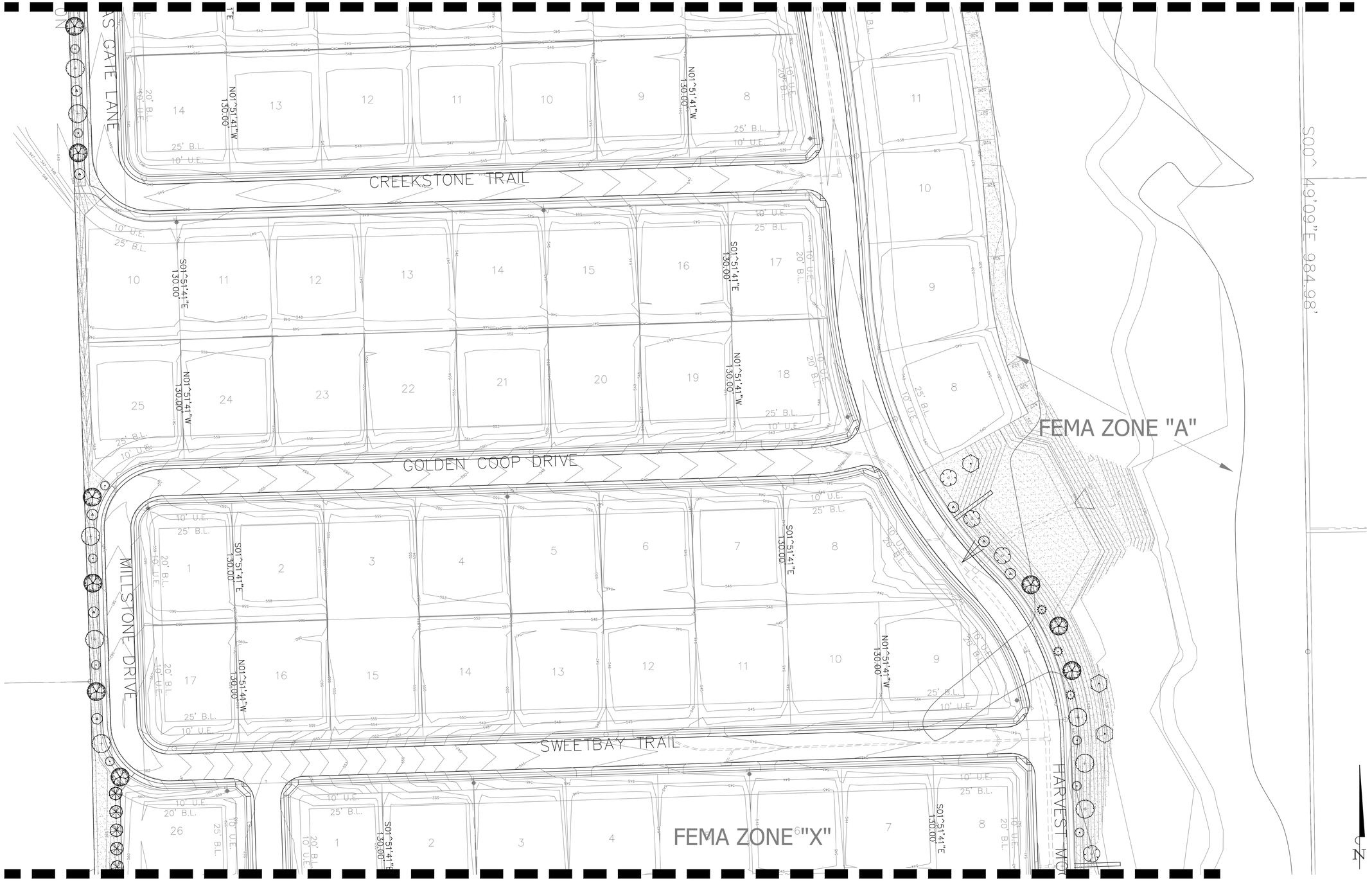
L.A.#3141
03/05/2026

SHEET NO.
L-2.1

MATCH LINE 'A' - SHEET L-2.1



MATCH LINE 'B' - SHEET L-2.3

811 Know what's below. Call before you dig. (@ least 48 hours prior to digging)

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
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ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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Drew J. Dubocq
L.A.#3141
03/05/2026

SHEET NO.
L-2.2

MATCH LINE 'B' - SHEET L-2.3

CORNFLOWER WAY

APPLE BLOSSOM TRAIL

RANCHVIEW ROAD

PERGOLA WITH CONCRETE PAD AND PICNIC TABLE

16'X54' PAVILION

PARK BENCH TYP.

PICKLE BALL COURTS

HYDROMULCH DISTURBED AREAS DUE TO CONSTRUCTION TYP.

FEMA ZONE "A"

N01^ 14'17"W 1498.13'

S00^ 59'53"E 1671.08'

N01°51'41"W 130.00'

S78^53'53"W 222.91'

N88^45'43"E 257.92'

MATCH LINE 'C' - SHEET L-2.4

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

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ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE PLAN

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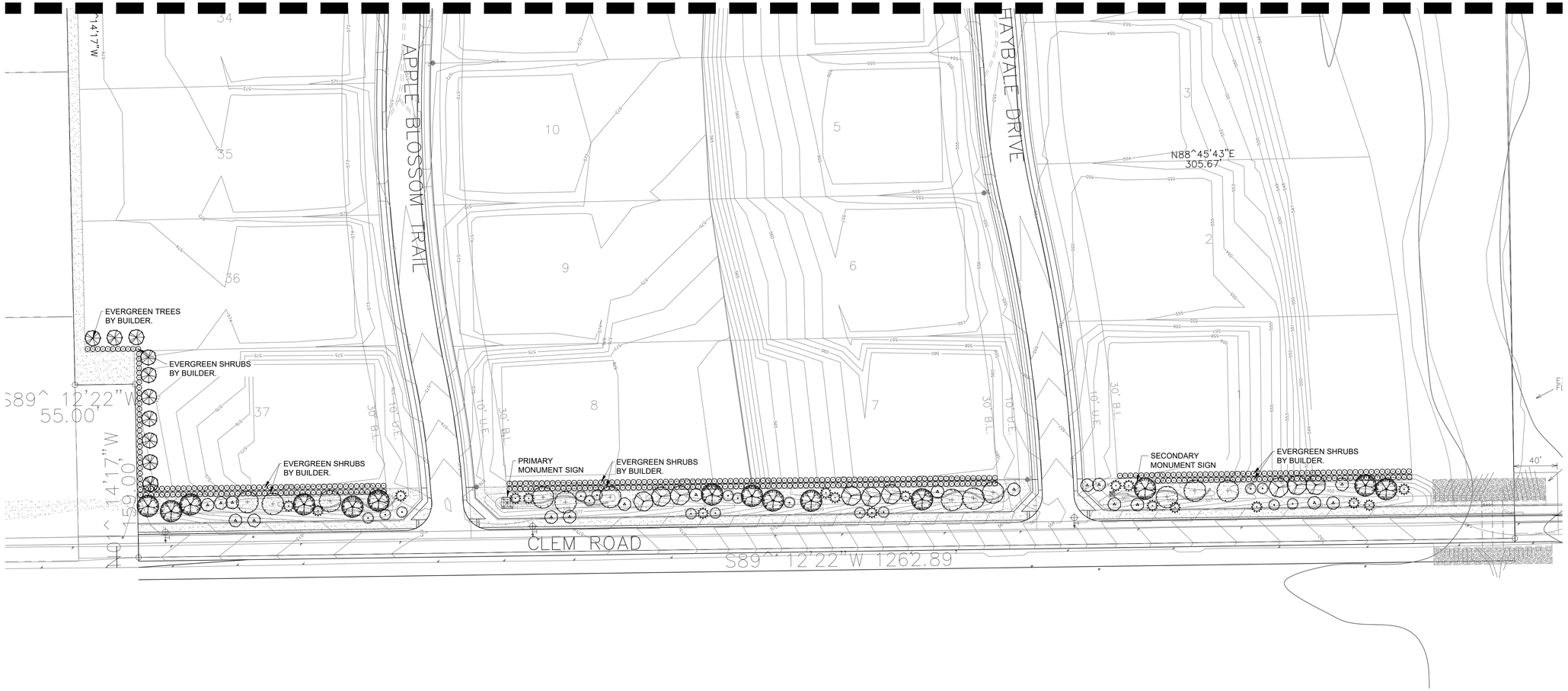
L.A.#3141
03/05/2026

SHEET NO.
L-2.3

MATCH LINE 'C' - SHEET L-2.3



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REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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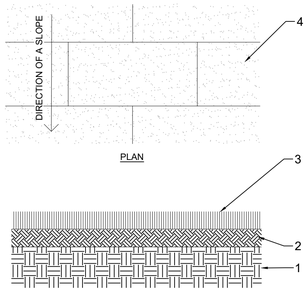
Drew J. Dubocq
L.A.#3141
03/05/2026

SHEET NO.

L-2.4

GENERAL NOTES :

1. LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS OR HER WORK.
2. CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
3. IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
5. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT.
7. ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
8. CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
9. IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEER'S GRADING PLAN.
10. LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
11. SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:
    - 3" OF ORGANIC COMPOST
    - 20 POUNDS OF ORGANIC FERTILIZER / 1,000 SF OF BED AREA
    - TILL BED TO A DEPTH OF 6" TO 8"
    - CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
12. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
13. TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL.
14. THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
15. TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OF-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
16. TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
17. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE GRADE.
18. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
20. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS IS PROHIBITED.
22. INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
23. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BY SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
24. ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
25. ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTERCREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
26. ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
27. LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
28. IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.



1 SUBGRADE: SEE GRADING PLAN FOR CUT AND/OR FILL REQUIREMENTS

2 TWO (2") OF PREPARED TOPSOIL

3 TURF / SOD.

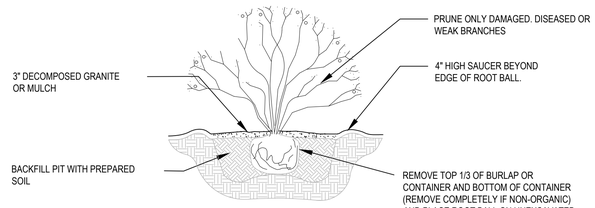
4 SOD PANEL: STAGGER AND PLACE PERPENDICULAR TO THE DIRECTION OF A SLOPE.

NOTES:

WATER THE SOD DAILY IN THE MORNINGS THE FIRST WEEK. WATER EVERY OTHER DAY THE SECOND WEEK. THEN WATER TWICE A WEEK THE THIRD WEEK. AFTERWARDS, PROVIDE A MIN. OF ONE (1") OF WATER PER WEEK AND MORE DURING HOTTER MONTHS.

FERTILIZE THE SOD AGAIN WITH A STARTER FERTILIZER AFTER 4 WEEKS TO MITIGATE NUTRIENTS LOST DURING THE HEAVY WATER SCHEDULE.

A SOD PLANTING DETAIL



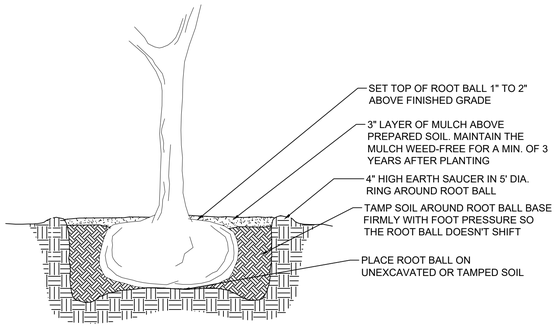
NOTE:

EXCAVATE PIT TO A WIDTH EQUAL TO 2.5 TIMES THE ROOT BALL WIDTH. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. SCARIFY SIDES OF PIT. EXCAVATE LARGER PIT FOR MULTIPLE PLANTINGS.

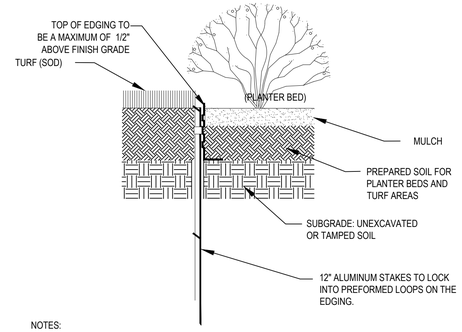
B SHRUB PLANTING DETAIL

NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



C TREE PLANTING DETAIL

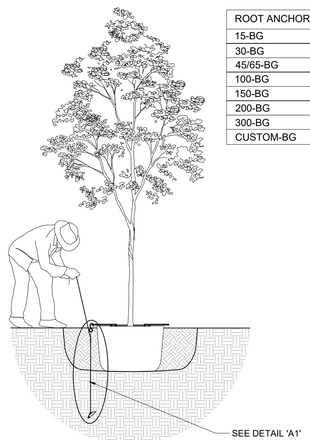


NOTES:

1) SIZE TO BE 3/16" x 3-1/2"
2) COLOR TO BE BLACK DURAFLEX - ELECTROSTATICALLY APPLIED BAKED ON PAINT.
3) 16' SECTIONS TO INCLUDE (5) 12" ALUMINUM STAKES.
4) COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING. FINISH GRADES TO BE 1/2" BELOW TOP OF EDGING.
5) FORM A SMOOTH, CONTINUOUS RADIUS WITH HEADER AS SHOWN ON PLAN.

D STEEL EDGING DETAIL

ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH
15-BG	10 / 15 OR 17" ROOT BALL	12-18" MINIMUM DEPTH
30-BG	20 / 39 GALLON OR 22" ROOT BALL	18-24" MINIMUM DEPTH
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	24-30" MINIMUM DEPTH
100-BG	95 / 100 GALLON OR 36" ROOT BALL	30-36" MINIMUM DEPTH
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	TBD



STEP 1:
- SET TREE IN PLANTING PIT.
- PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
- CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
- ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.

STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
- SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.

STEP 3:
- REMOVE DRIP ROD.
- REPEAT STEPS 1 &2 FOR ALL THREE (3) ANCHOR LOCATIONS.
- PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
- PLACE "S" HOOK OVER THE END OF THE U-BRACKET.
- PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
- TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.

E TREE STAKING DETAIL

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

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240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

LANDSCAPE NOTES AND DETAILS

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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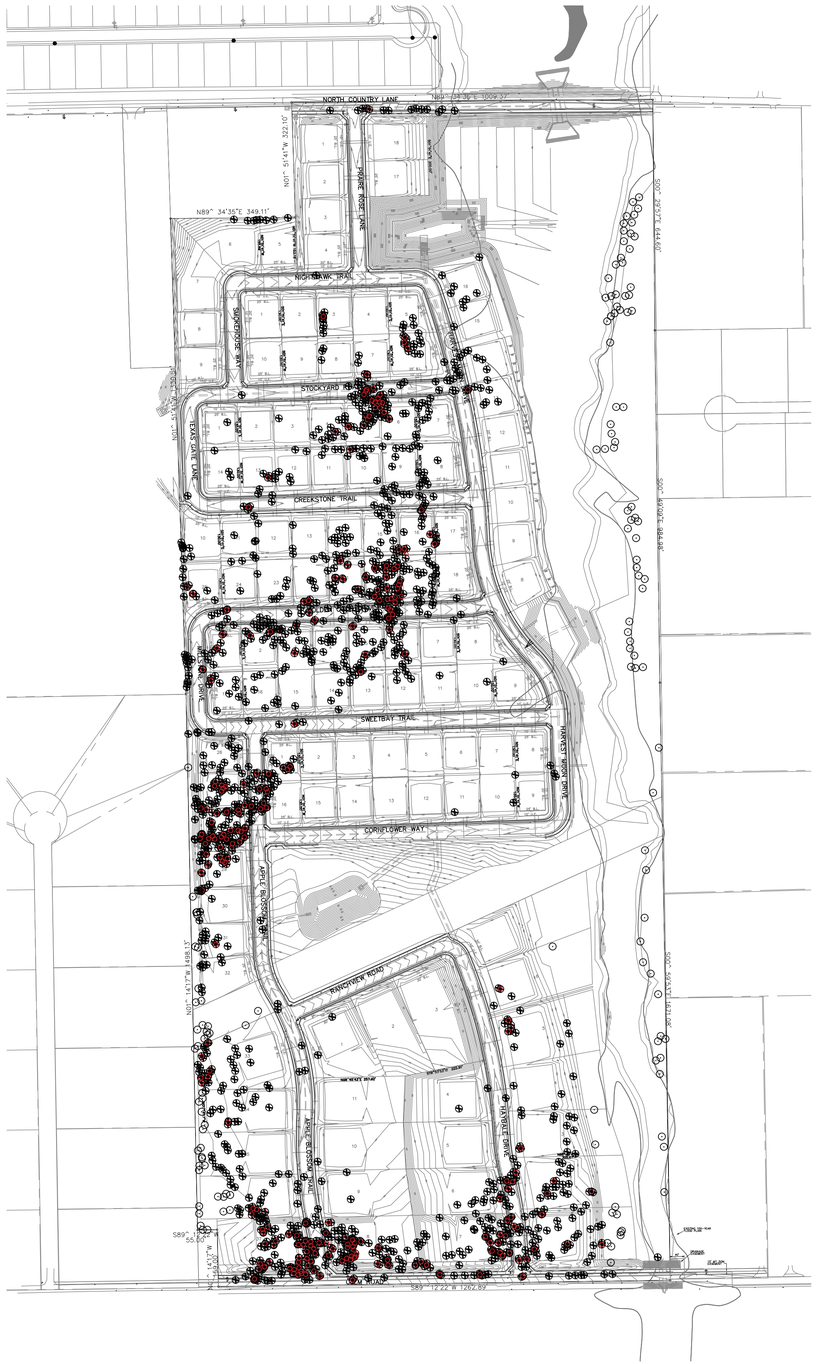
Drew J. Dubocq
L.A.#3141
03/05/2026

SHEET NO.
L-2.5



PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	6' CEDAR RULE AREA

Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

N

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

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ROCKWALL, TEXAS

OVERALL TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO: 090-25-003

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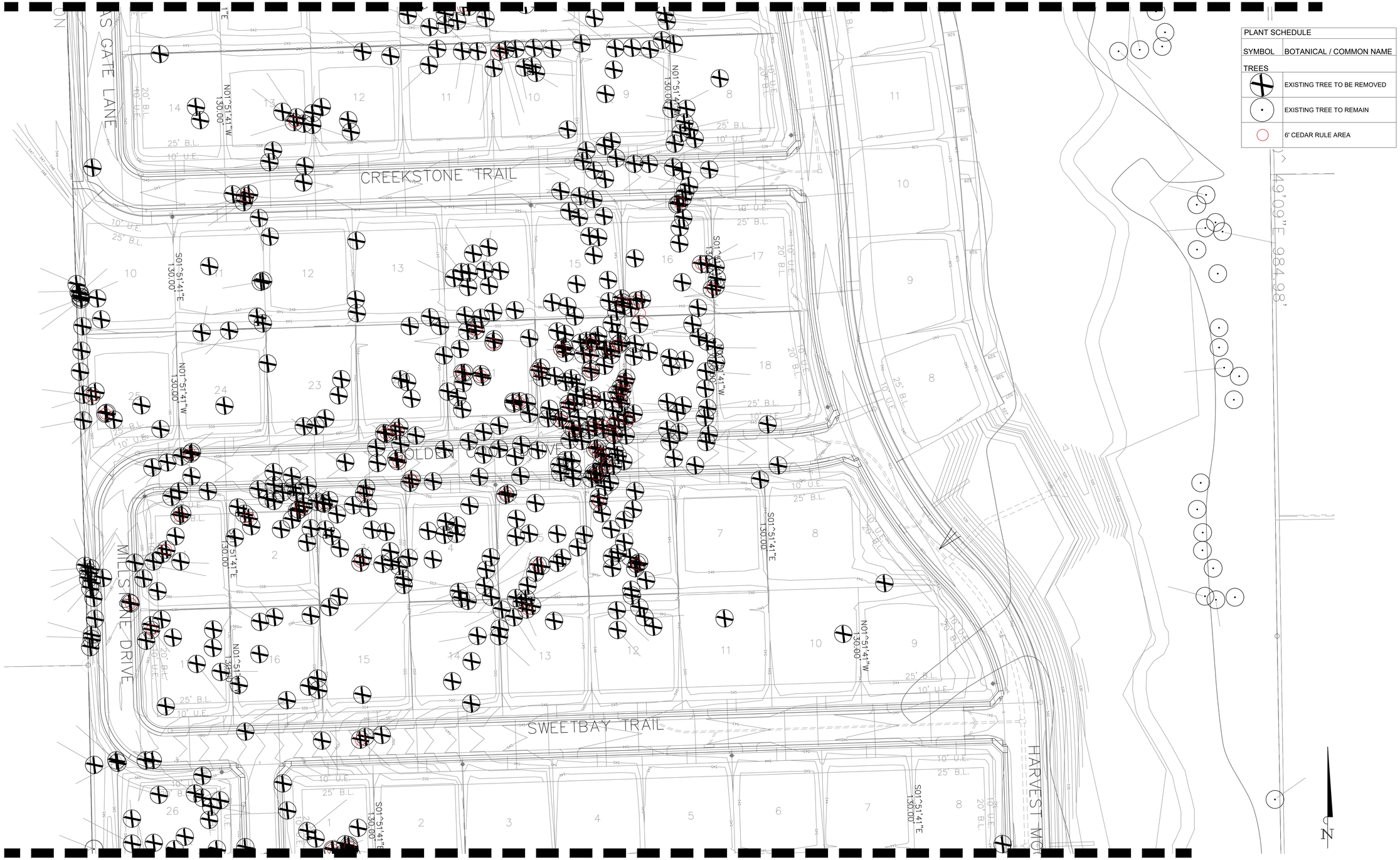
SHEET NO.

L-1.0

MATCH LINE 'A' - SHEET L-1.1



PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	6' CEDAR RULE AREA

MATCH LINE 'B' - SHEET L-1.3

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

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ERWIN FARMS
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO.: 090-25-003

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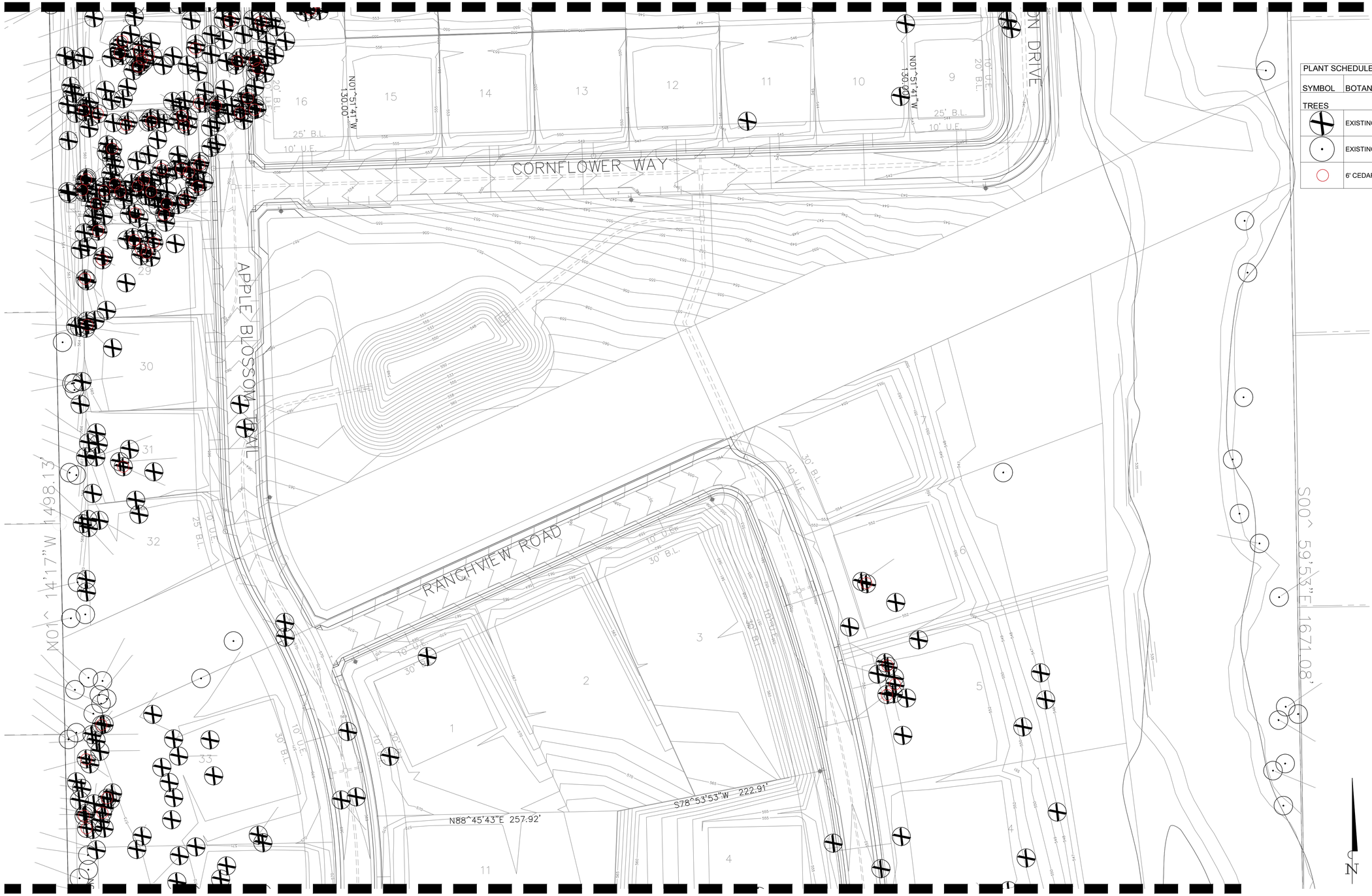
SHEET NO.
L-1.2

MATCH LINE 'B' - SHEET L-1.3



MATCH LINE 'C' - SHEET L-1.4

PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	6' CEDAR RULE AREA

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

811
Know what's below.
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TREE PRESERVATION PLAN

No.	Date	Revision Description

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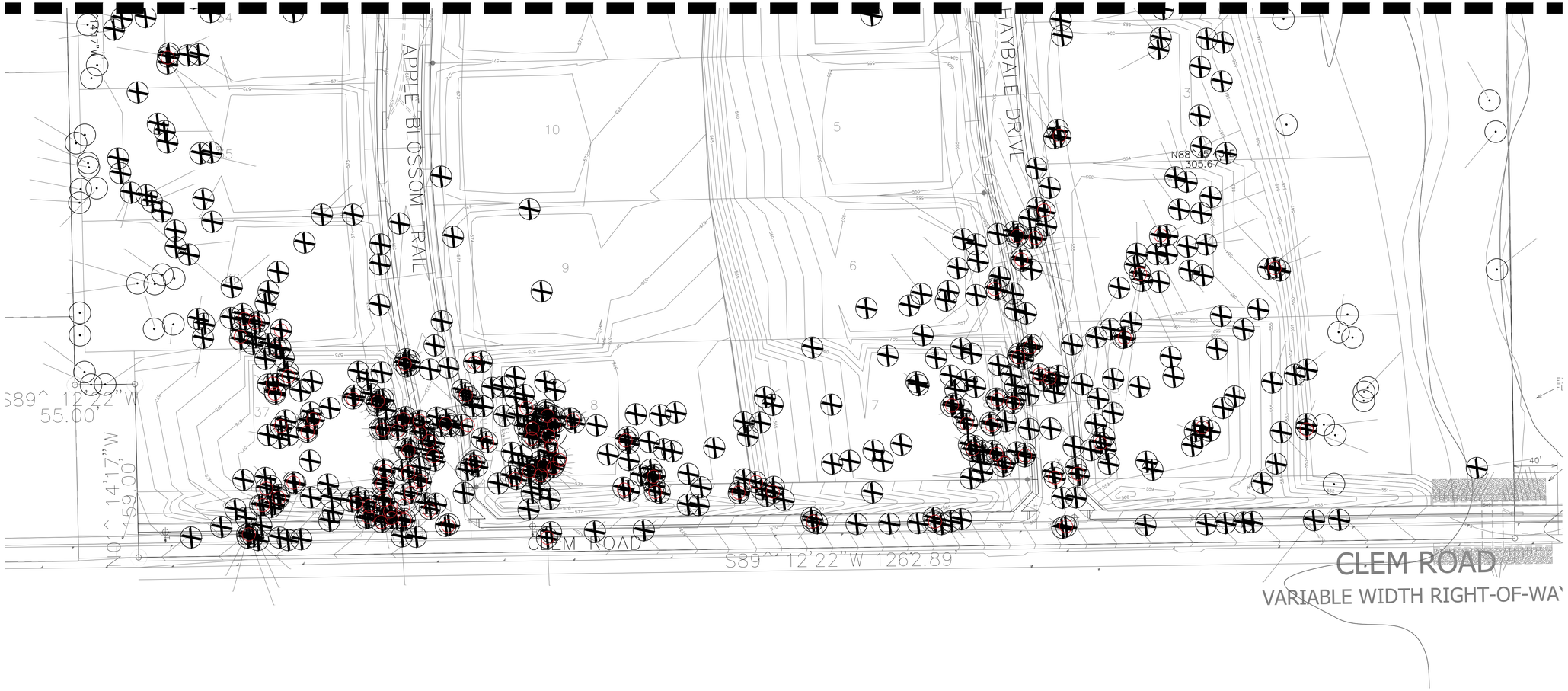
SHEET NO.
L-1.3

MATCH LINE 'C' - SHEET L-1.3



PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
	6' CEDAR RULE AREA

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
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TREE PRESERVATION PLAN

No.	Date	Revision Description

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SHEET NO.
L-1.4

NO.	CALIPER	SPECIES	REMAIN	REMOVE	REMARKS
5001	12	CEDAR		X	SECONDARY
5002	12	CEDAR		X	SECONDARY
5003	10	CEDAR		X	SECONDARY
5004	10	CEDAR		X	SECONDARY
5005	10	CEDAR		X	SECONDARY
5006	12	CEDAR		X	SECONDARY
5007	12	CEDAR		X	SECONDARY
5008	6	CEDAR		X	SECONDARY
5009	8	CEDAR		X	SECONDARY
5010	8	CEDAR		X	SECONDARY
5011	12	CEDAR		X	SECONDARY
5012	6	CEDAR		X	SECONDARY
5013	6	CEDAR		X	SECONDARY
5014	8	CEDAR		X	SECONDARY
5015	12	CEDAR		X	SECONDARY
5016	6	CEDAR		X	SECONDARY
5017	6	CEDAR		X	SECONDARY
5018	6	CEDAR		X	SECONDARY
5019	8	CEDAR		X	SECONDARY
5020	8	CEDAR		X	SECONDARY
5021	8	CEDAR	X		SECONDARY
5022	10	CEDAR	X		SECONDARY
5023	10	CEDAR		X	SECONDARY
5024	10	CEDAR		X	SECONDARY
5025	8	CEDAR	X		SECONDARY
5026	8	CEDAR	X		SECONDARY
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5080	7	CEDAR		X	SECONDARY
5081	8	CEDAR		X	SECONDARY
5082	8	CEDAR		X	SECONDARY
5083	5	CEDAR		X	SECONDARY
5084	6	CEDAR		X	SECONDARY
5085	2	CEDAR		X	NON-PROTECTED
5086	3	CEDAR		X	NON-PROTECTED
5087	5	CEDAR		X	SECONDARY
5088	2	CEDAR		X	NON-PROTECTED
5089	3	CEDAR		X	NON-PROTECTED
5090	4	CEDAR		X	SECONDARY
5091	3	CEDAR		X	NON-PROTECTED
5092	3	CEDAR		X	NON-PROTECTED
5093	7	CEDAR		X	SECONDARY
5094	6	CEDAR		X	SECONDARY
5095	3	CEDAR		X	NON-PROTECTED
5096	2	CEDAR		X	NON-PROTECTED
5097	5	CEDAR		X	SECONDARY
5098	2	CEDAR		X	NON-PROTECTED
5099	5	CEDAR		X	SECONDARY
5100	4	CEDAR		X	SECONDARY
5101	2	CEDAR		X	NON-PROTECTED
5102	2	CEDAR		X	NON-PROTECTED
5103	4	CEDAR		X	SECONDARY
5104	4	CEDAR		X	SECONDARY
5105	3	CEDAR		X	NON-PROTECTED
5106	7	CEDAR		X	SECONDARY
5107	6	CEDAR		X	SECONDARY
5108	5	CEDAR		X	SECONDARY
5109	6	CEDAR		X	SECONDARY
5110	5	CEDAR		X	SECONDARY
5111	9	CEDAR		X	SECONDARY
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5118	7	CEDAR		X	SECONDARY
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5269	5	CEDAR		X	SECONDARY
5270	4	ELM		X	PRIMARY
5271	5	ELM		X	PRIMARY
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5278	11	CEDAR		X	SECONDARY
5279	8	CEDAR		X	SECONDARY
5280	6	ELM		X	PRIMARY
5281	9	CEDAR		X	SECONDARY
5282	6	PEAR		X	PRIMARY
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5387	2	CEDAR		X	NON-PROTECTED
5388	4	CEDAR		X	SECONDARY
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5433	3	CEDAR		X	NON-PROTECTED
5434	3	CEDAR		X	NON-PROTECTED
5435	14	CEDAR		X	SECONDARY
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5706	8	CEDAR		X	SECONDARY
5707	10	CEDAR		X	SECONDARY
5708	8	CEDAR		X	SECONDARY

811

Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER
ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

TREE PRESERVATION NOTES

No.	Date	Revision Description

PROJECT NO.: 090-25-003

PRELIMINARY
FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Drew J. Dubocq
L.A.#3141
03/05/2026

SHEET NO.
L-1.5

5709	6	CEDAR		X	SECONDARY
5710	6	CEDAR		X	SECONDARY
5711	6	CEDAR		X	SECONDARY
5712	6	CEDAR		X	SECONDARY
5713	7	CEDAR		X	SECONDARY
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6057	2	CEDAR		X	NON-PROTECTED
6058	4	CEDAR		X	SECONDARY
6059	3	CEDAR		X	NON-PROTECTED
6060	2	CEDAR		X	NON-PROTECTED
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6064	1	CEDAR		X	NON-PROTECTED
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6066	2	CEDAR		X	NON-PROTECTED
6067	4	CEDAR		X	SECONDARY
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6069	1	CEDAR		X	NON-PROTECTED
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6462	6	CEDAR		X	SECONDARY
6463	6	CEDAR		X	SECONDARY
6464	4	CEDAR		X	SECONDARY

Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER
ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

TREE PRESERVATION NOTES

No.	Date	Revision Description

PROJECT NO.: 090-25-003

PRELIMINARY
FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Drew J. Dubocq
L.A.#3141
03/05/2026

SHEET NO.
L-1.6

6465	4	CEDAR		X	SECONDARY
6466	8	CEDAR		X	SECONDARY
6467	6	CEDAR		X	SECONDARY
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6469	6	CEDAR		X	SECONDARY
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6494	6	CEDAR		X	SECONDARY
6495	8	CEDAR		X	SECONDARY
6496	4	CEDAR		X	SECONDARY
6497	6	CEDAR		X	SECONDARY
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6505	6	CEDAR		X	SECONDARY
6506	3	CEDAR		X	NON-PROTECTED
6507	3	CEDAR		X	NON-PROTECTED
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6832	4	CEDAR	X		SECONDARY

TOTAL CALIPER INCHES	10904
TOTAL NON-PROTECTED CALIPER INCHES	460
TOTAL PROTECTED CALIPER INCHES TO REMAIN	891
TOTAL PROTECTED CALIPER INCHES TO BE REMOVED	9653
TOTAL HERITAGE CALIPER INCHES FOR CREDITS	0
TOTAL MITIGATION REQUIRED	5732
6' CEDAR RULE TREES (386 TREES)	-1,544
BUILDER TREES (278) 4" TREES	-1,112
DEVELOPER TREES (269) 4" TREES	-1,076
TOTAL MITIGATION AFTER DEDUCTIONS	2,000
TOTAL MITIGATION DOLLARS ($100/ IN)	$200,000
ADDITIONAL TREES TO BE REMOVED (41)	41 TREES ADDED

BANISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

TREE PRESERVATION NOTES

No.	Date	Revision Description

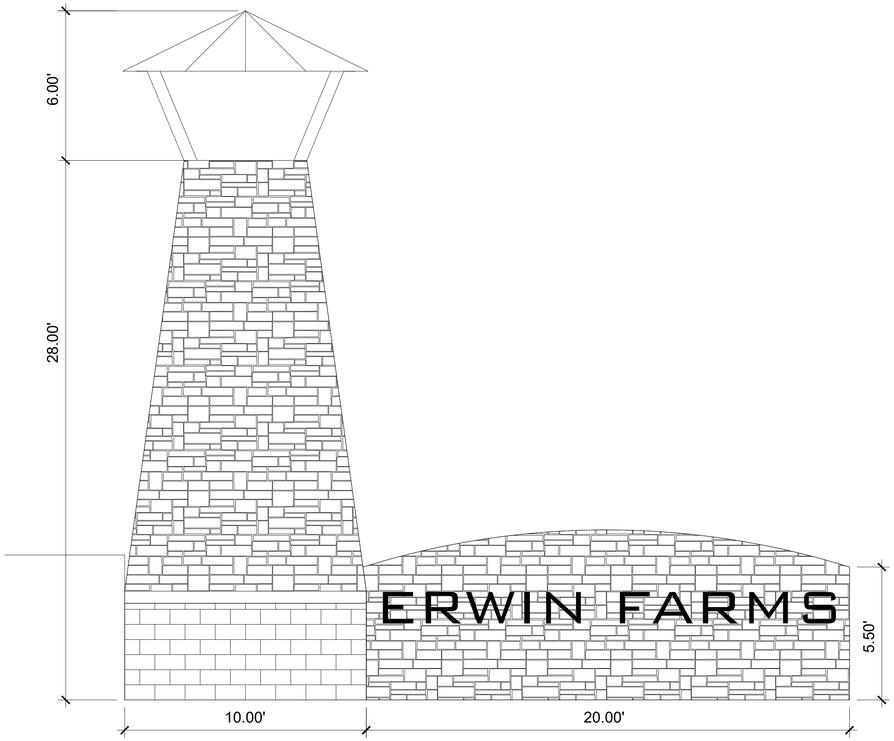
PROJECT NO.: 090-25-003

PRELIMINARY
FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Drew J. Dubocq
L.A.#3141
03/05/2026

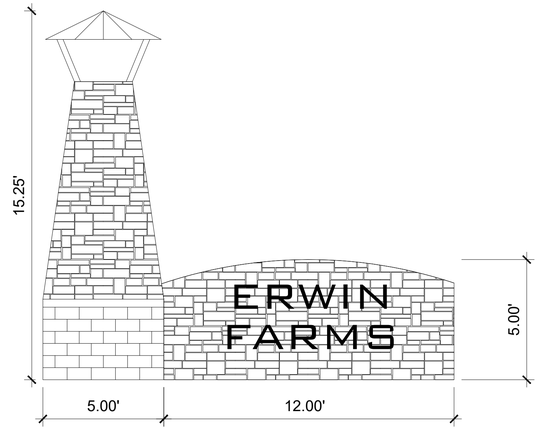
SHEET NO.
L-1.7

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

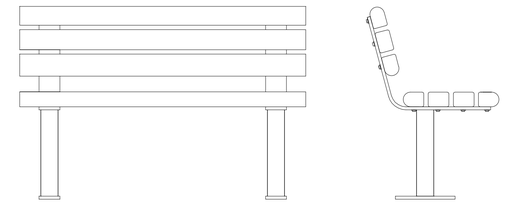
INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.



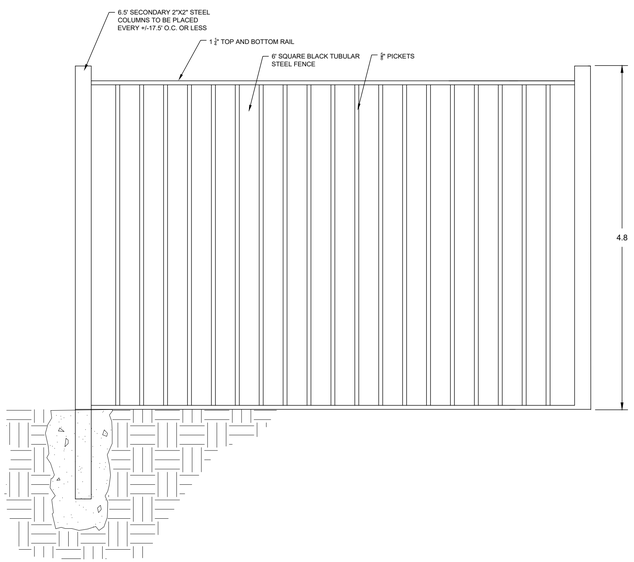
F PRIMARY MONUMENT SIGN DETAIL



G SECONDARY MONUMENT SIGN DETAIL



H 6' POLY WOOD GRAIN BENCH DETAIL



I WROUGHT IRON FENCE DETAIL

811 Know what's below. Call before you dig. (@ least 48 hours prior to digging)

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BANNISTER ENGINEERING
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REGISTRATION # F-10599 (TEXAS)

ERWIN FARMS
ROCKWALL, TEXAS

HARDSCAPE DETAILS

No.	Date	Revision Description

PROJECT NO: 090-25-003

PRELIMINARY
FOR REVIEW ONLY
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Drew J. Dubocq
L.A.#3141
03/05/2026

SHEET NO.
L-2.6

CITY OF ROCKWALL

PARKS AND RECREATION BOARD MEMORANDUM

PARKS AND RECREATION DEPARTMENT
108 E. WASHINGTON STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7740

TO:	Parks and Recreation Board
DATE:	March 2, 2026
APPLICANT:	Freese and Nichols / City of Rockwall
SUBJECT:	2026 Alma Williams Howard Park and Ben A. Klutts Sr. Park Master Plan Updates

BACKGROUND

Freese and Nichols in coordination with Rockwall Parks and Recreation have been working on the 2026 park master plan for these two future parks. Public input meetings took place in February 2026 to gain input from the citizens of Rockwall.

REQUEST

Provide feedback to Freese and Nichols and Rockwall Parks and Recreation for these future park development

STAFF RECOMMENDATION

Provide feedback to Freese and Nichols and Rockwall Parks and Recreation for these future park development and a recommendation to the City Council to continue with the Master Plan

CITY OF ROCKWALL

ALMA WILLIAMS HOWARD COMMUNITY PARK & BEN A. KLUTTS SR. PARK

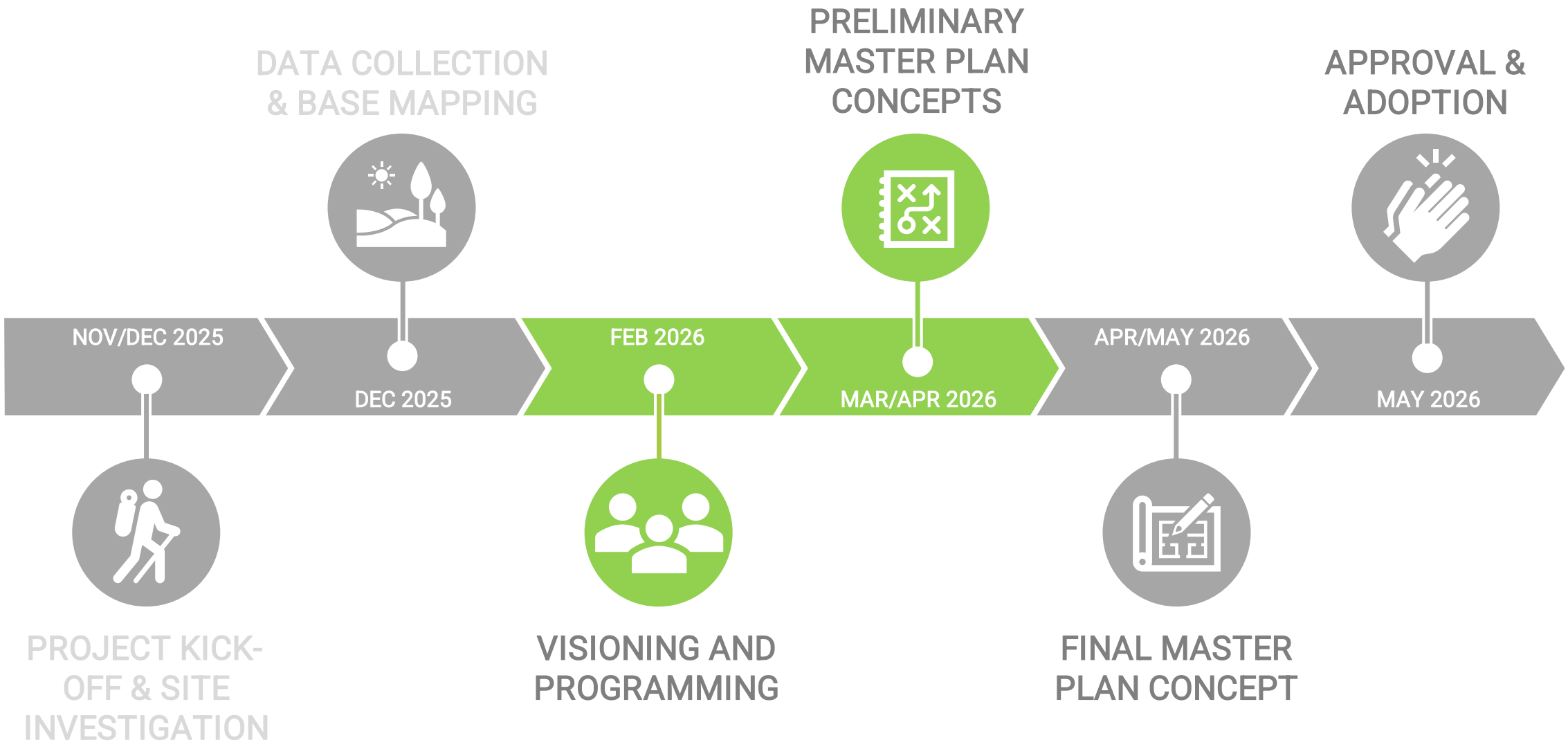
PARKS BOARD – APRIL 7, 2026

FREESE AND NICHOLS

TODAYS DISCUSSION

PROJECT TIMELINE

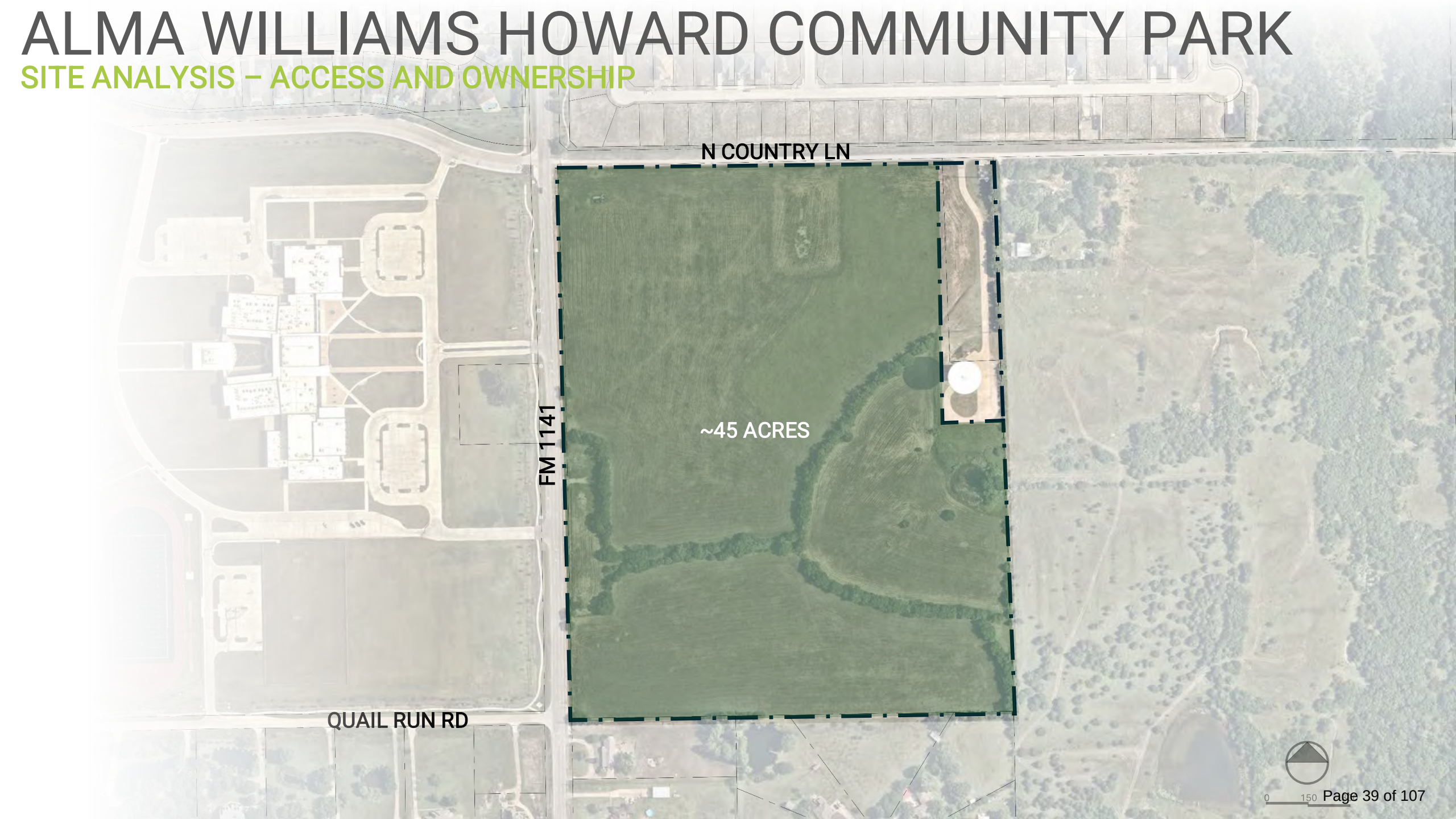
WHERE WE ARE



ALMA WILLIAMS HOWARD COMMUNITY PARK

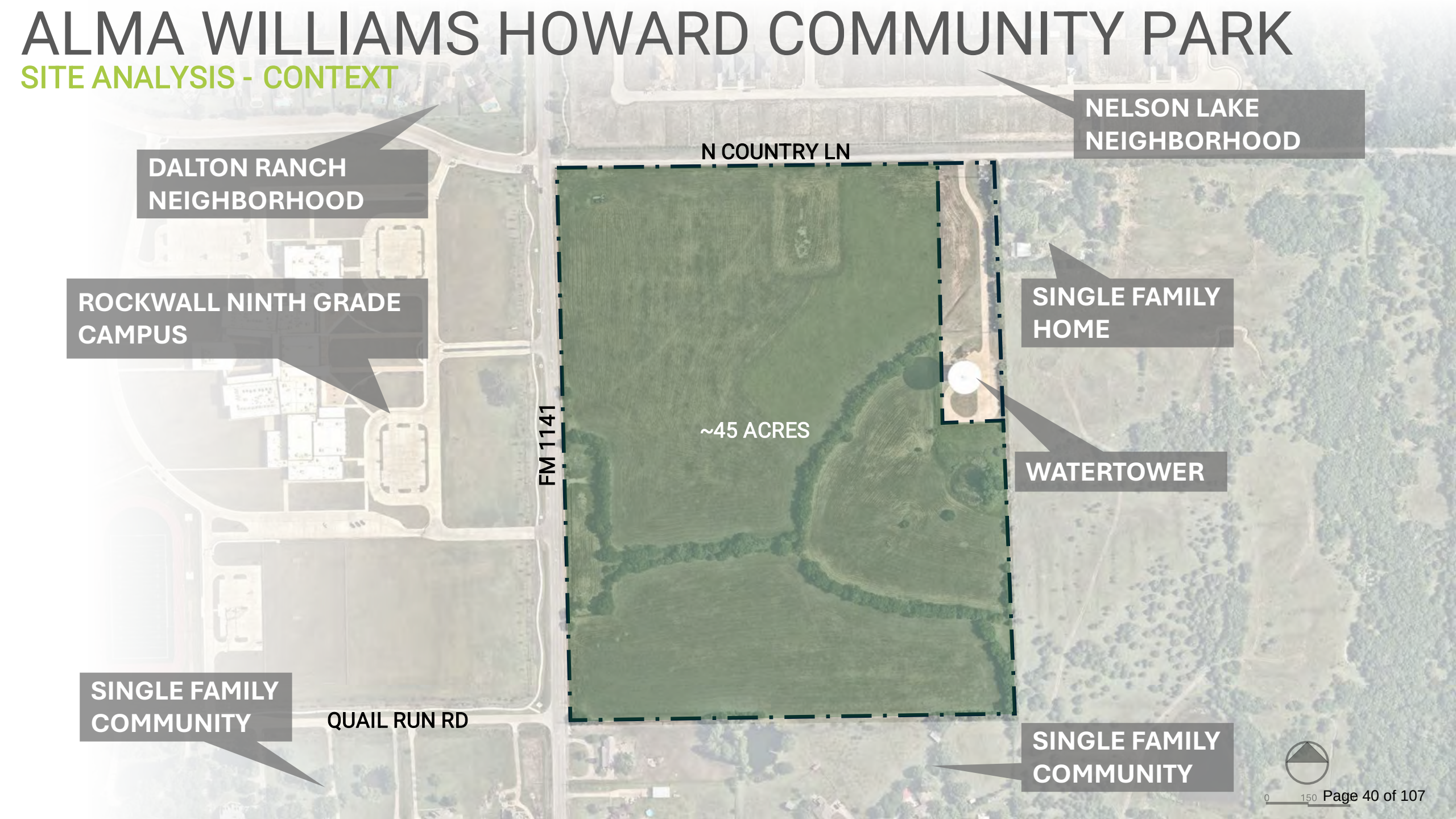
ALMA WILLIAMS HOWARD COMMUNITY PARK

SITE ANALYSIS – ACCESS AND OWNERSHIP



ALMA WILLIAMS HOWARD COMMUNITY PARK

SITE ANALYSIS - CONTEXT



ALMA WILLIAMS HOWARD COMMUNITY PARK

SITE ANALYSIS – SITE HISTORY

2024: ROCKWALL NINTH GRADE CAMPUS BUILT

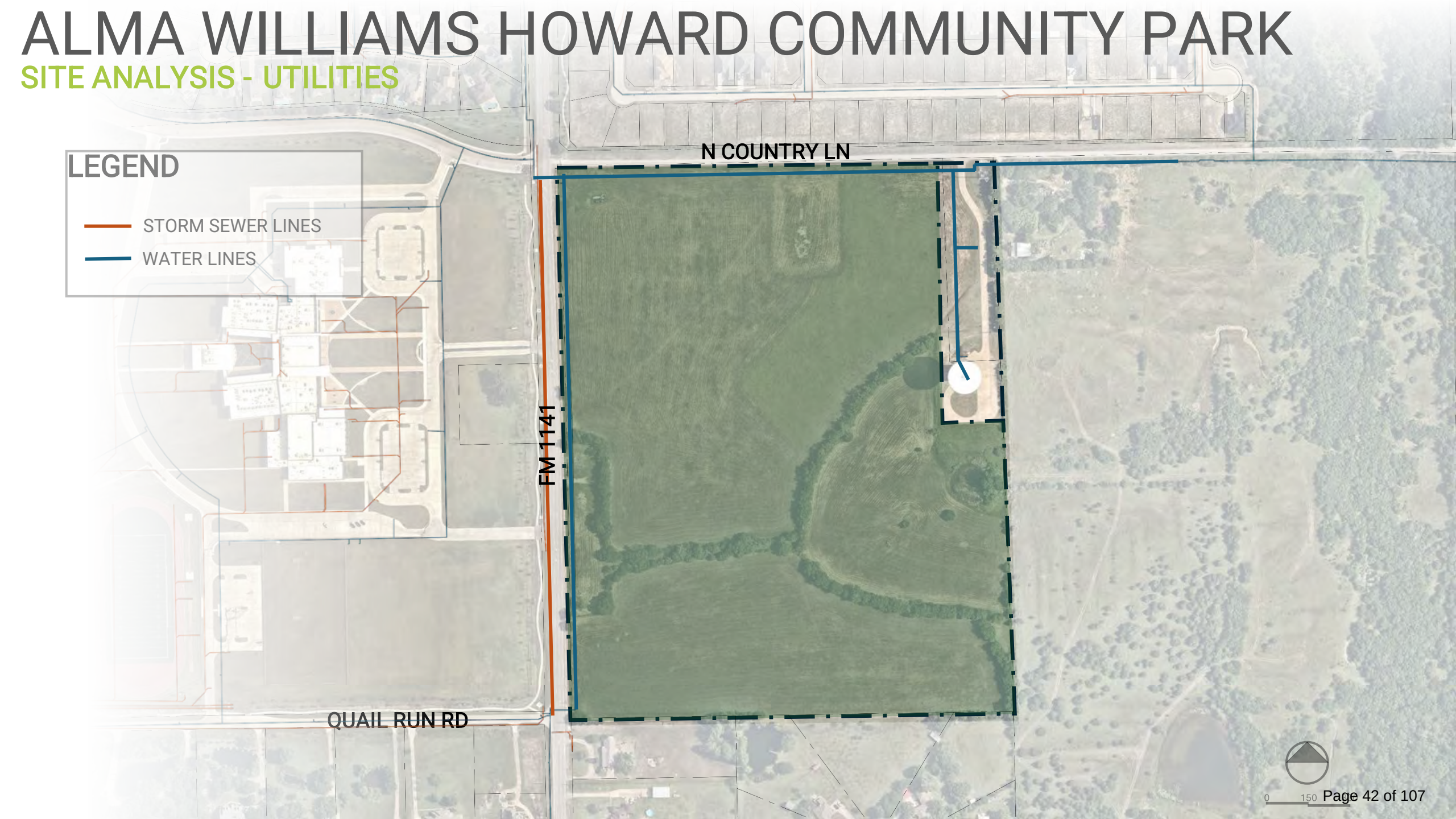
2008: WATER TOWER WAS BUILT

~1961: HOMESTEAD WAS BUILT
~2024: BARN REMOVED

~1968: POND WAS DEVELOPED

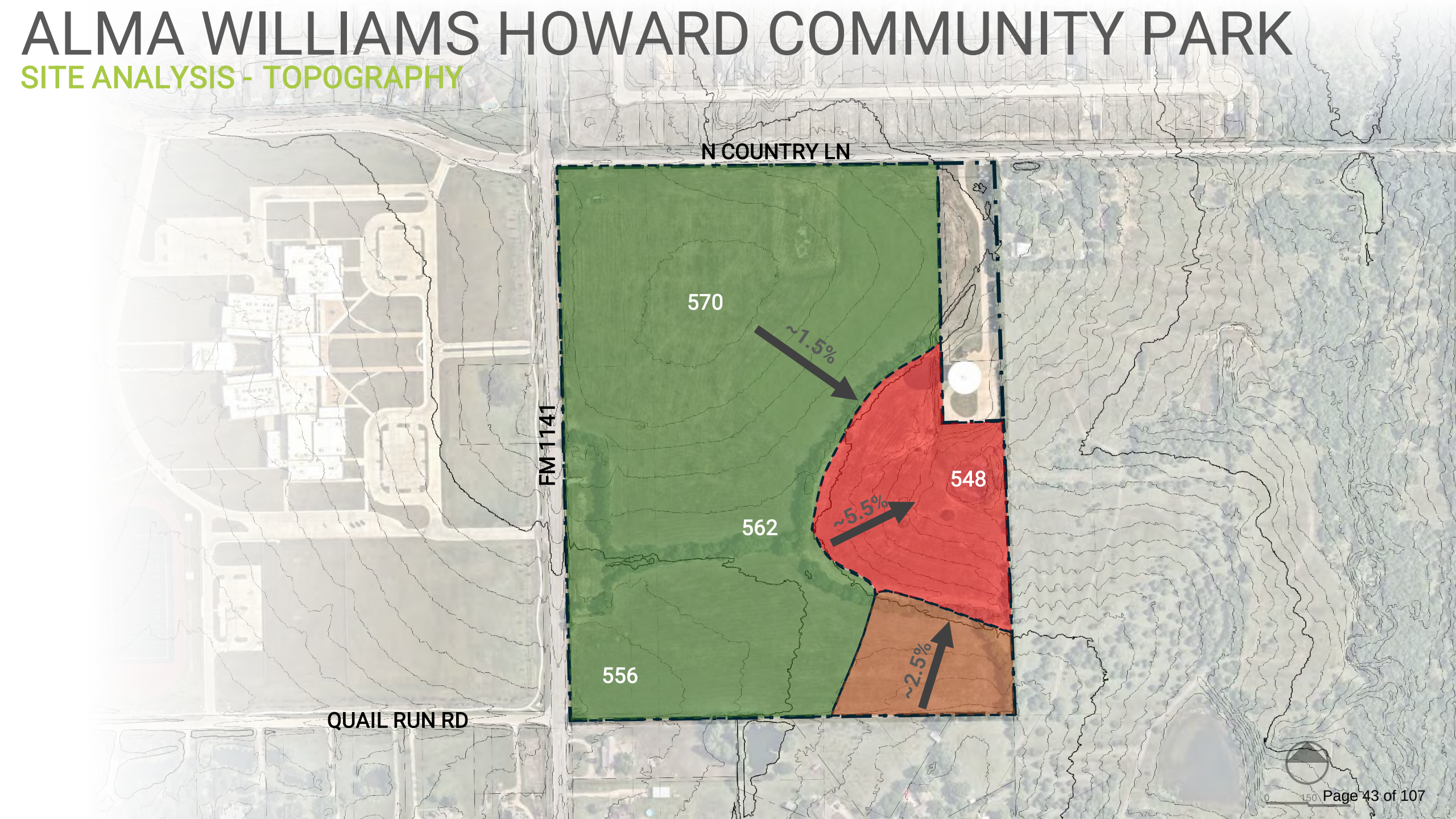
ALMA WILLIAMS HOWARD COMMUNITY PARK

SITE ANALYSIS - UTILITIES



ALMA WILLIAMS HOWARD COMMUNITY PARK

SITE ANALYSIS - TOPOGRAPHY



ALMA WILLIAMS HOWARD COMMUNITY PARK

SITE ANALYSIS – SITE TOUR

ALMA WILLIAMS HOWARD COMMUNITY PARK

SITE ANALYSIS – SITE TOUR

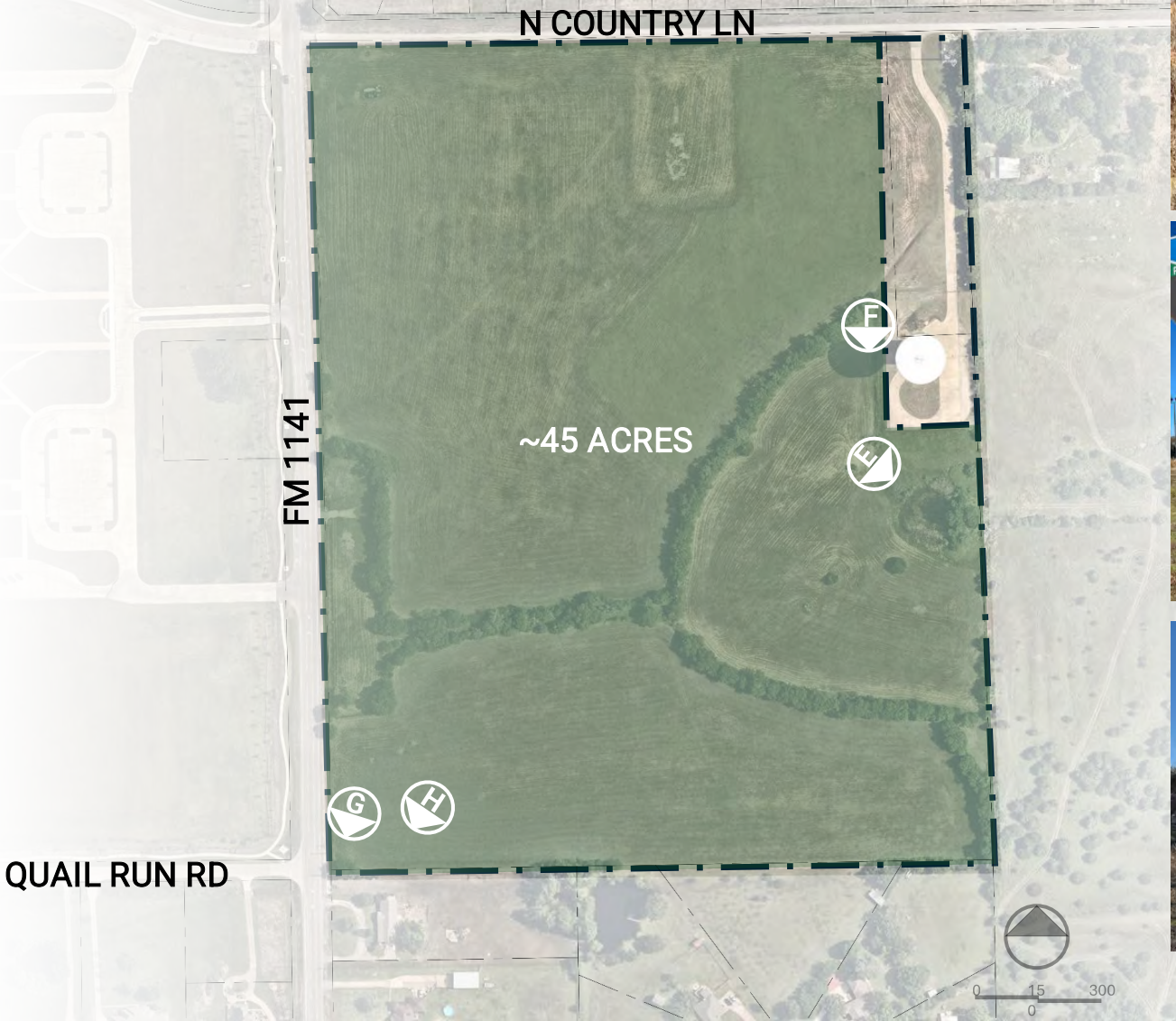


IMAGE BOARD SUMMARY

ALMA WILLIAMS HOWARD COMMUNITY PARK

Amenities Preference

Place a dot on which amenities you most prefer

CENTRAL LAWN

TENNIS COURTS

PICKLEBALL COURTS

MULTI-PURPOSE FIELD

BASEBALL FIELDS

NATURAL POND

SCENIC OVERLOOK

PLAYGROUND

SPLASH PAD

BASKETBALL COURTS

WALKING TRAILS

PAVILION

City of Rockwall
The New Horizon

Alma Williams Howard Community Park
City of Rockwall, Texas

FREESE NICHOLS

IMAGE BOARD SUMMARY

ALMA WILLIAMS HOWARD COMMUNITY PARK

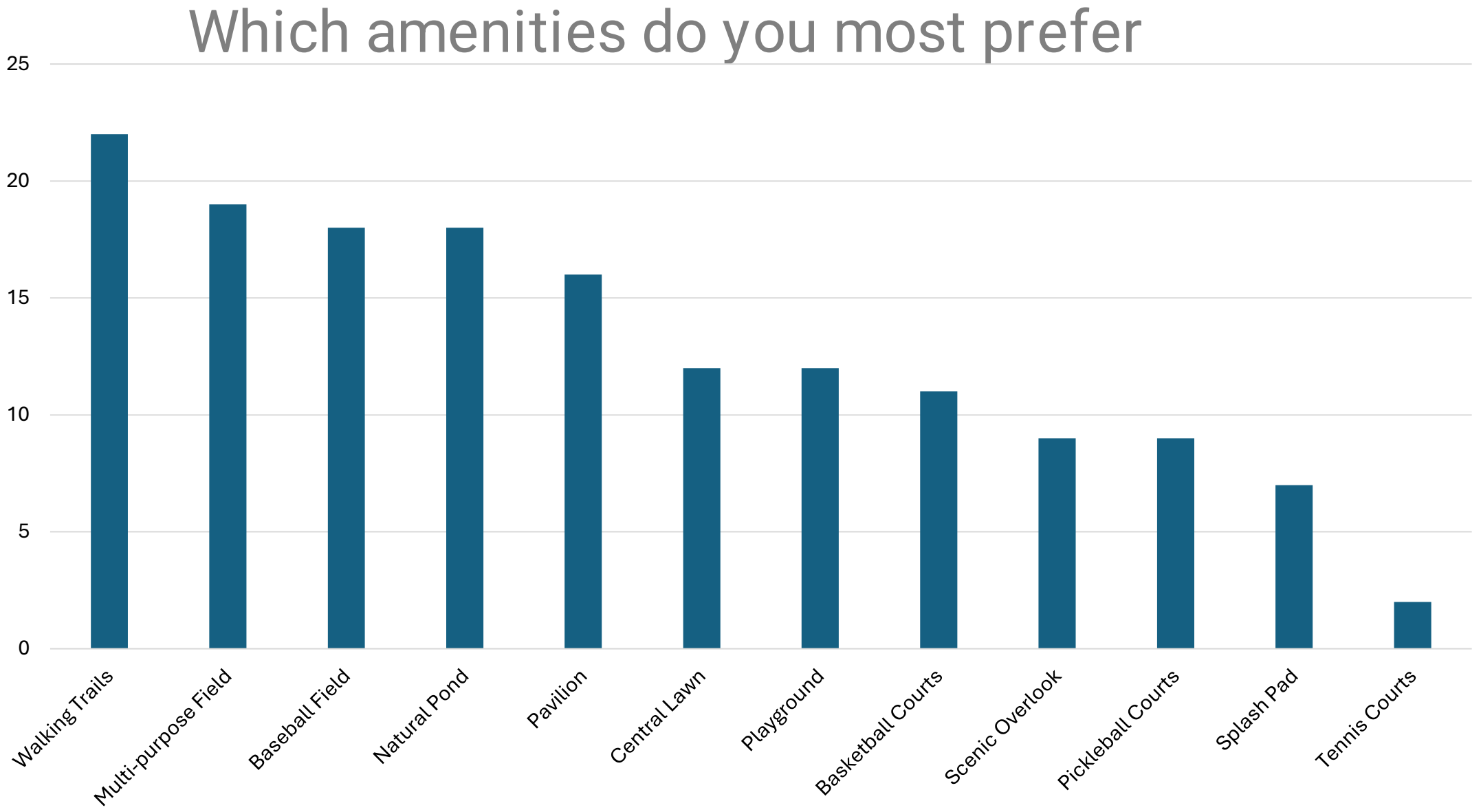


IMAGE BOARD SUMMARY

ALMA WILLIAMS HOWARD COMMUNITY PARK

Amenities Preference

Place a dot on which amenities you most prefer

MOUNTAIN BIKE TRAILS

RESTROOMS

PUMP TRACK

AMPHITHEATER

SKATE PARK

DOG PARK

SAND VOLLEYBALL

FOOD TRUCK PLAZA

SOFT SURFACE TRAILS

PICNIC AREAS

ART

OUTDOOR CLASSROOM

City of Rockwall
The New Horizon

Alma Williams Howard Community Park
City of Rockwall, Texas

FREESE NICHOLS

IMAGE BOARD SUMMARY

ALMA WILLIAMS HOWARD COMMUNITY PARK

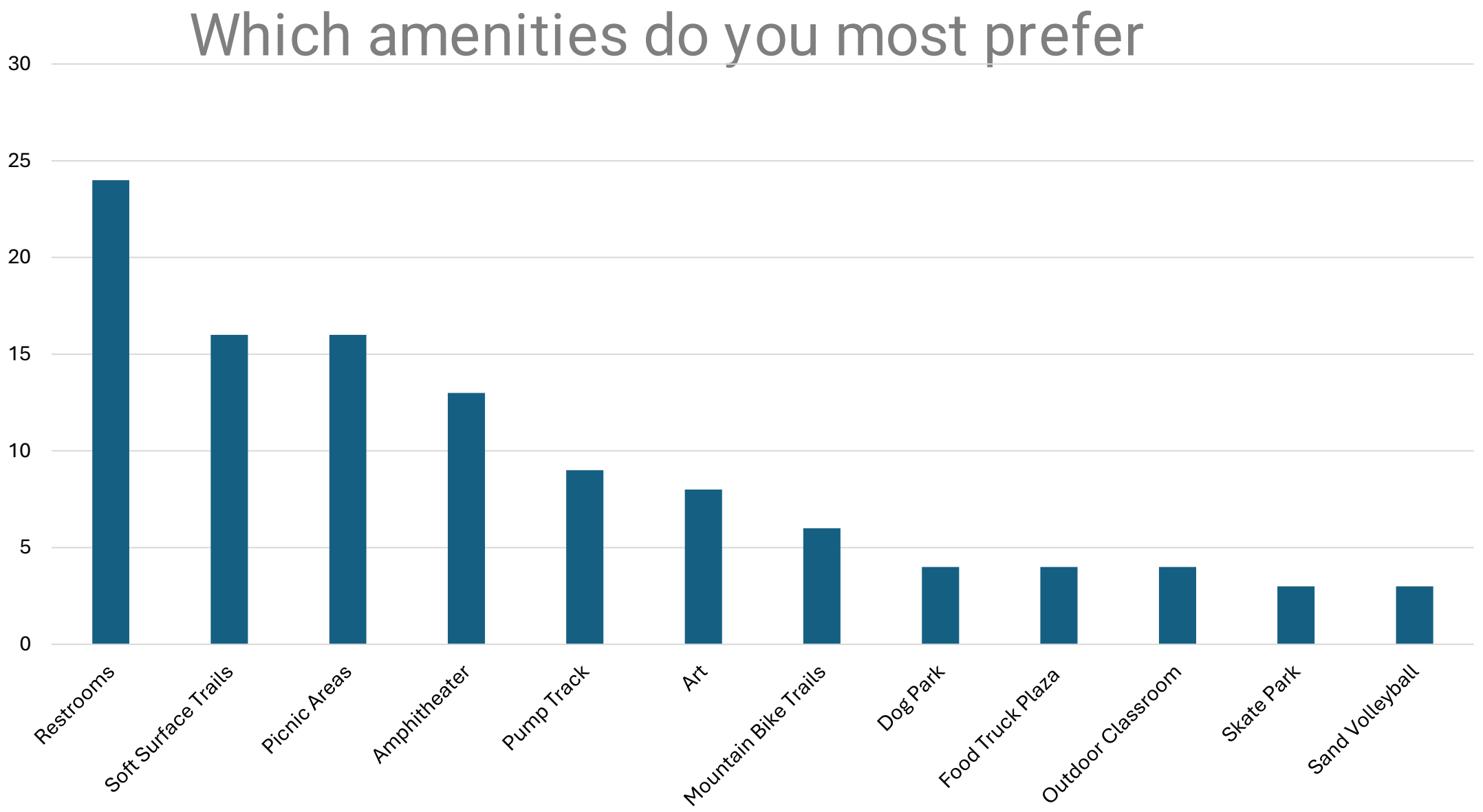


IMAGE BOARD SUMMARY

ALMA WILLIAMS HOWARD COMMUNITY PARK

TOP FIVE AMENITIES

1	Restrooms	24 Votes
2	Walking Trails	22 Votes
3	Multi-Purpose Field	19 Votes
4	Baseball Field	18 Votes
5	Natural Pond	18 Votes

IMAGE BOARD SUMMARY

ALMA WILLIAMS HOWARD COMMUNITY PARK

ADDITIONAL COMMENTS

1. Preserve natural features & character
2. Expand youth sports facilities (Baseball)
3. Enhance playground & family amenities
4. Speciality recreation features
5. Trails, Connectivity, and Mobility enhancements
6. Incorporate historical & cultural elements

RECOMMENDATIONS
ALMA WILLIAMS HOWARD COMMUNITY PARK

Preserve natural features & character

Many residents emphasized keeping the existing pond, trees, and historic elements. The pond is valued for catch-and-release fishing and educational use for science classes. There is also interest in maintaining the “Tree Tunnel,” cattle trail archway, and adding a fishing dock. Shade and tree preservation were noted as important priorities.

Expand youth sports facilities (Baseball)

Residents requested additional baseball fields due to high participation and overcrowding. Families describe challenges with limited practice space and parking at existing facilities.

RECOMMENDATIONS
ALMA WILLIAMS HOWARD COMMUNITY PARK

Enhance playground & family amenities

Residents requested a larger playground comparable to Harry Myers Park, with separate areas for younger and older children. Shade sails over playground equipment and child-sized picnic tables in pavilions were also suggested.

Specialty recreation features

Requests for a BMX racing track, including the possibility of integrating a pump track. Small-scale water features or fountains incorporated into gathering areas were also suggested.

RECOMMENDATIONS
ALMA WILLIAMS HOWARD COMMUNITY PARK

Trails, connectivity & mobility enhancements

Residents expressed interest in minimizing interior parking and keeping it on the exterior, expanding sidewalks (up to 12 feet wide), connecting trails to Nelson Lane, incorporating solar lighting, and planning for e-transportation integration.

Incorporate historical and cultural elements

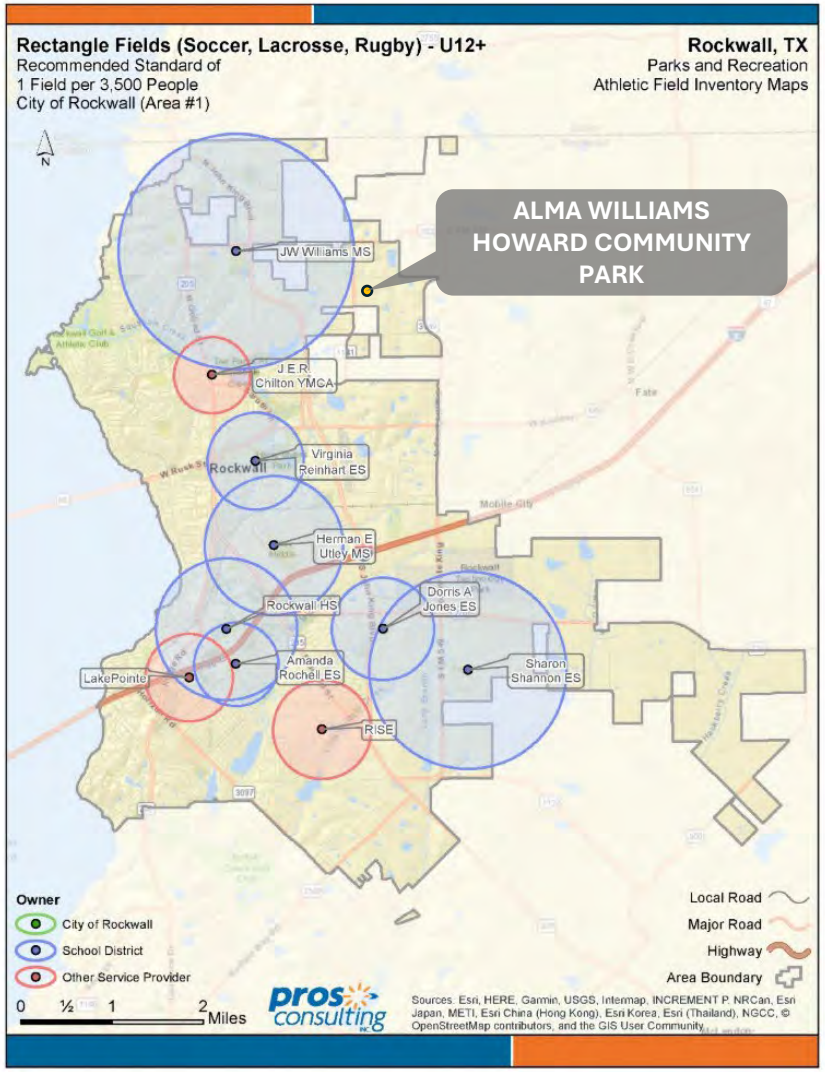
Suggestions included reconstructing the barn or creating an art installation with the materials, as well as adding historical information signage about the site .

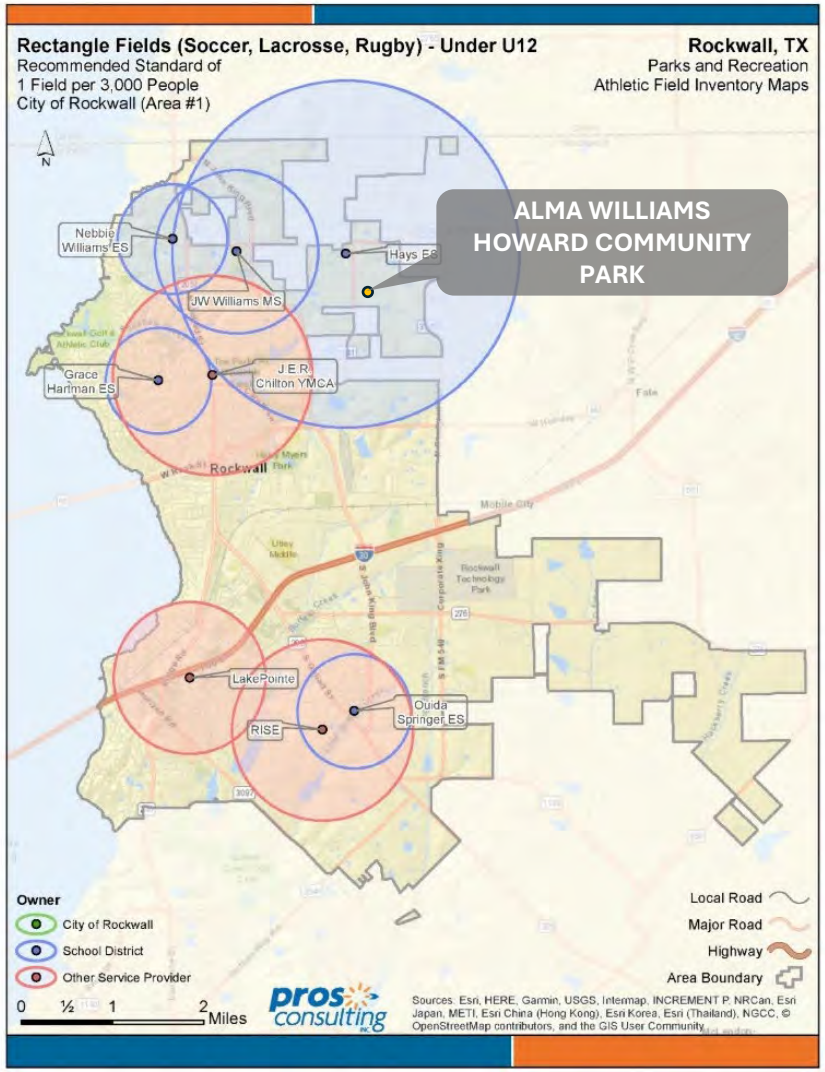
PREVIOUS STUDIES

AUGUST 2019 – ATHLETIC FIELD FEASIBILITY STUDY

PREVIOUS STUDIES

AUGUST 2019 – ATHLETIC FIELD FEASIBILITY STUDY





PREVIOUS STUDIES

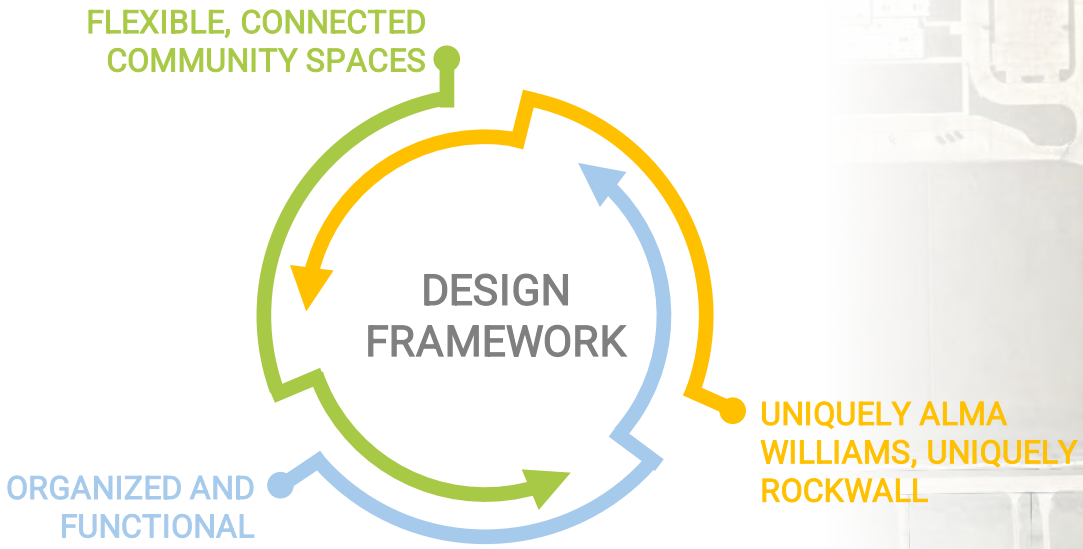
AUGUST 2019 – ATHLETIC FIELD FEASIBILITY STUDY

2019 Inventory - Facilities		2019 Facility Standards		2034 Facility Standards	
	Total Inventory	Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed	Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed
Athletic Fields					
Diamond (Baseball) Teen/Adult	6	Need Exists	2 Fields	Need Exists	7 Fields
Diamond (Baseball) Youth and Adult	11	Need Exists	5 Fields	Need Exists	14 Fields
Diamond (Baseball/Softball) Youth	6	Need Exists	2 Fields	Need Exists	7 Fields
Rectangle Fields (Soccer, Lacrosse, Football) – U12+	23	Meet Standard	0 Fields	Need Exists	13 Fields
Rectangle Fields (Soccer, Lacrosse, Football) under 12	22	Need Exists	5 Fields	Need Exists	20 Fields

DESIGN PRINCIPLES

ALMA WILLIAMS HOWARD COMMUNITY PARK

COMMUNITY RECOMMENDATIONS

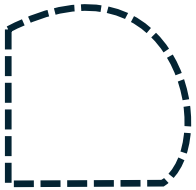


DESIGN PRINCIPLES

ALMA WILLIAMS HOWARD COMMUNITY PARK

ATHLETIC FIELD SIZES

BASEBALL/SOFTBALL (YOUTH) –
225’ OUTFIELD FENCE



BASEBALL/SOFTBALL (TEEN/ADULT) –
300’ OUTFIELD, 400’ CENTERFIELD

MULITPURPOSE FIELD – 360’ X 240’

CONCEPT A

HOME FIELD

CONCEPT A

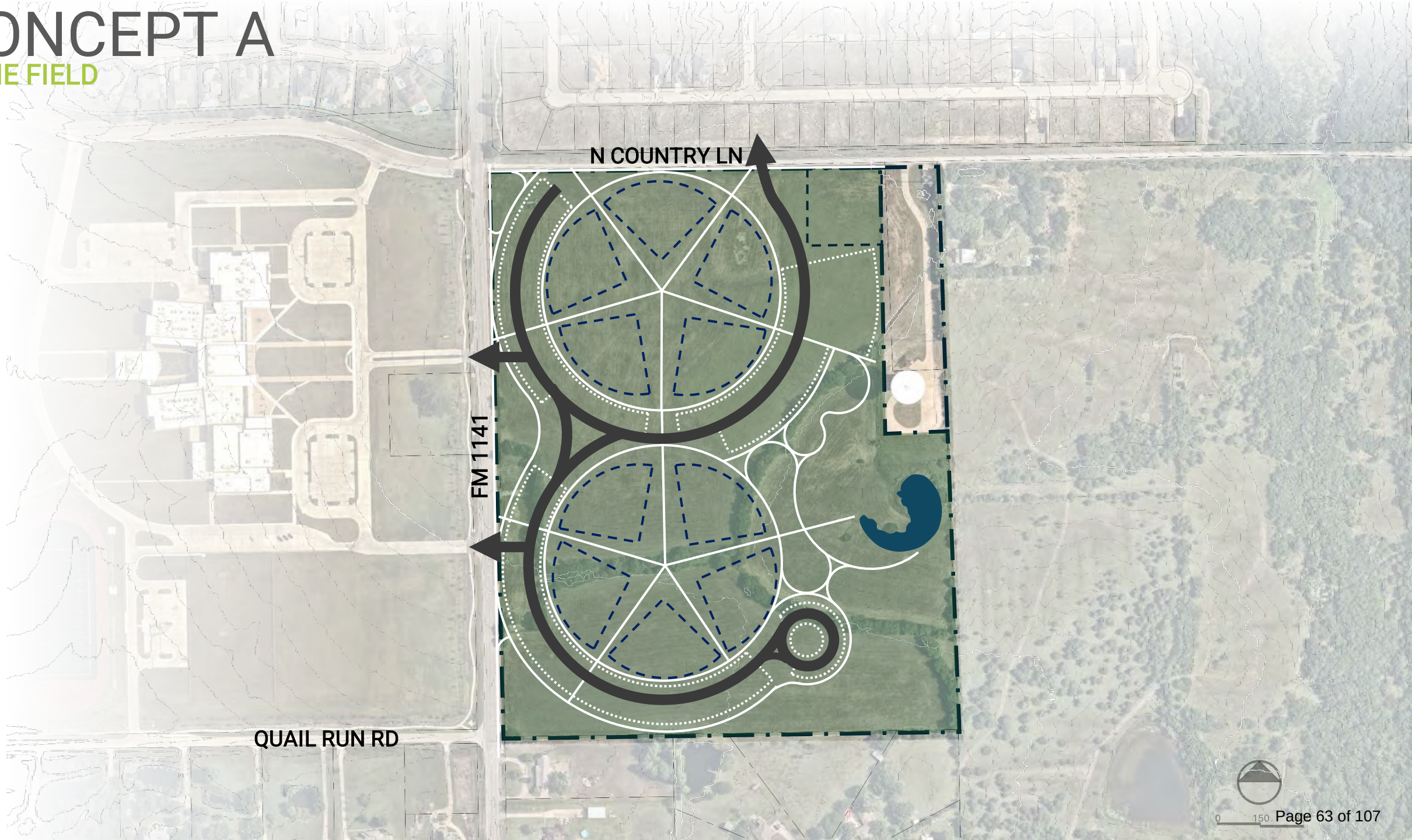
HOME FIELD

CONCEPT A

HOME FIELD

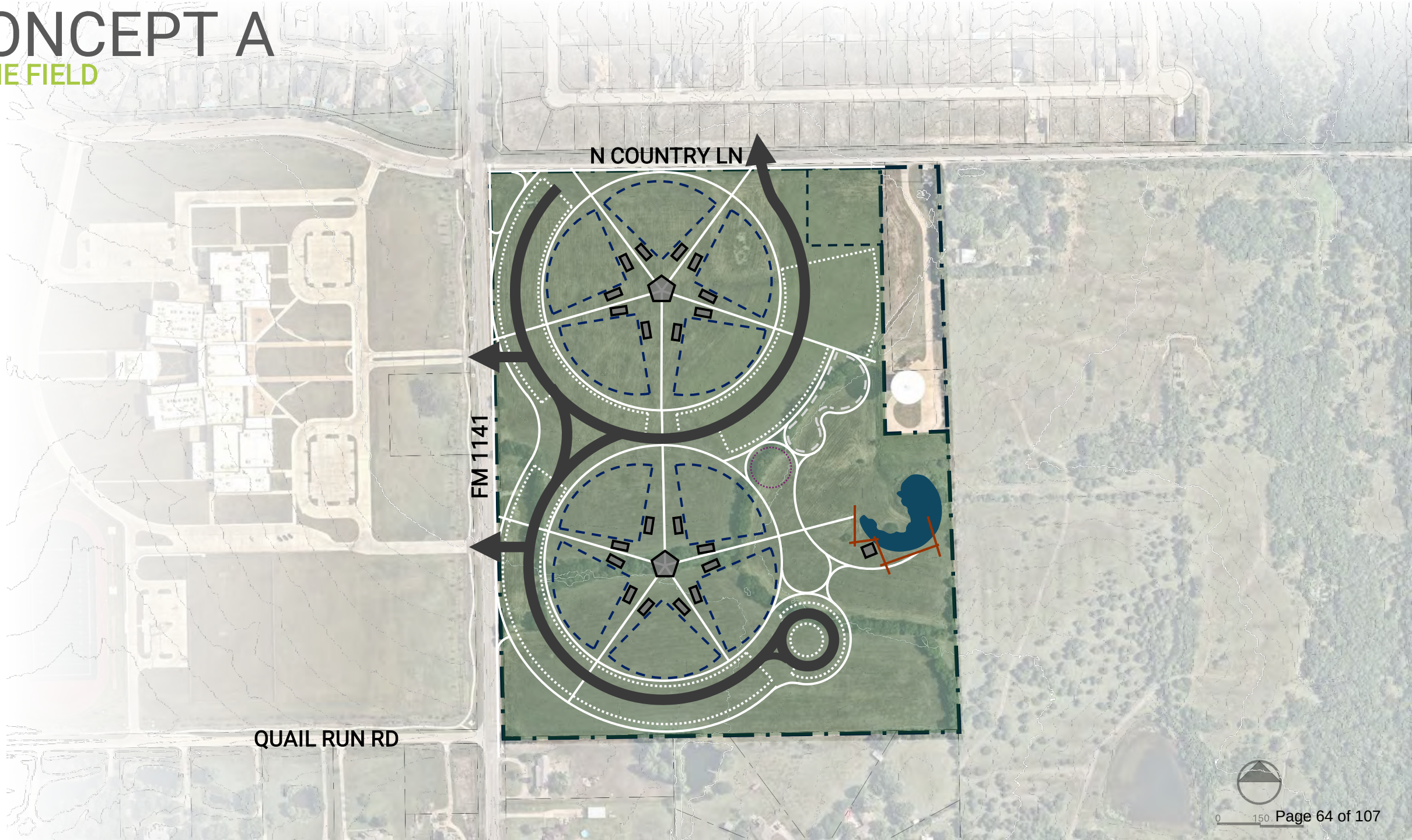
CONCEPT A

HOME FIELD



CONCEPT A

HOME FIELD

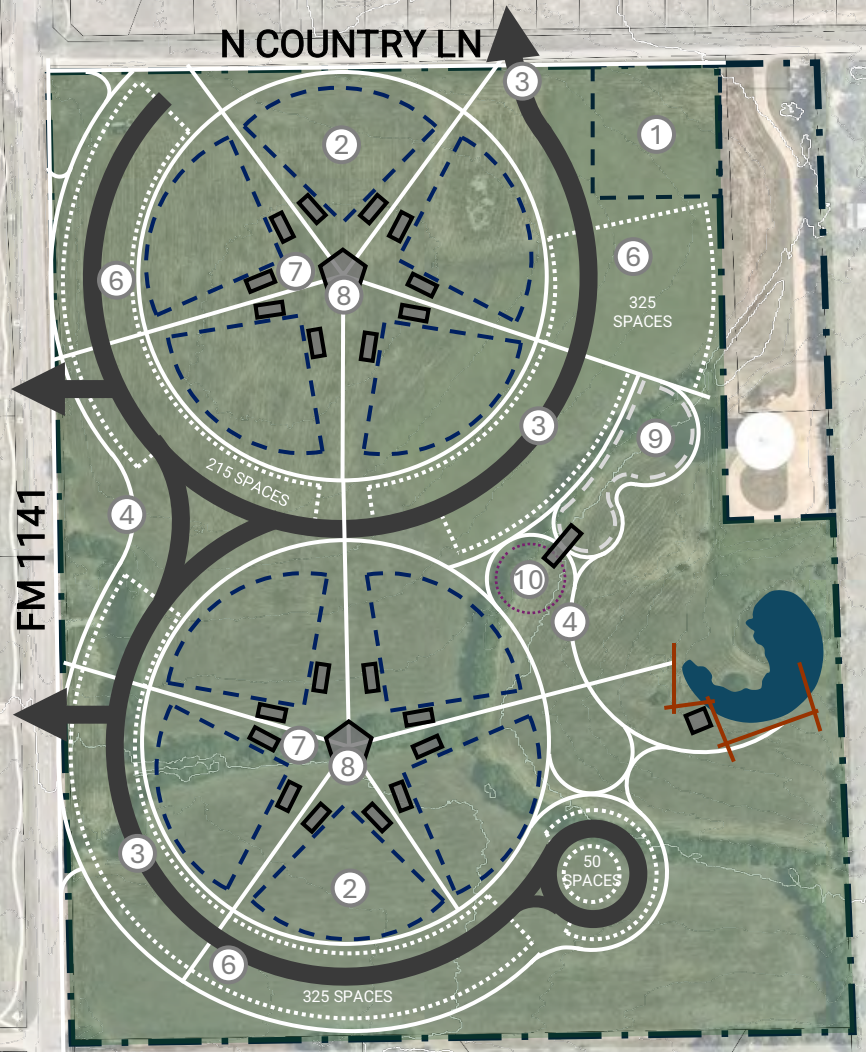


CONCEPT A

HOME FIELD

LEGEND

1. FUTURE FIRE STATION
2. 5-PLEX BASEBALL FIELD
3. PARK DRIVE
4. INTERNAL PARK TRAILS
5. NATURAL POND
6. PARKING (~915 SPACES)
7. SHADED SEATING
8. CONCESSION STAND
9. SKATE PARK/PUMP TRACK
10. THEMED PLAYGROUND



CONCEPT B

BALANCED

CONCEPT B

BALANCED

CONCEPT B

BALANCED

CONCEPT B

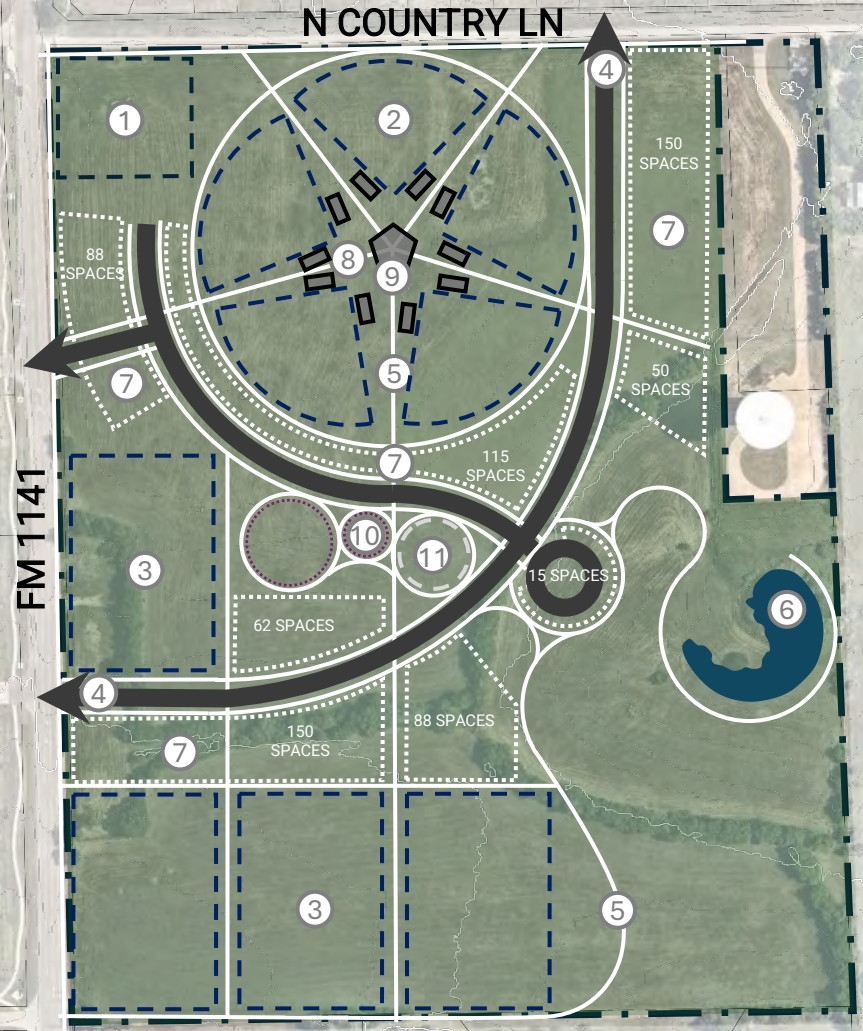
BALANCED

CONCEPT B

BALANCED

LEGEND

1. FUTURE FIRE STATION
2. 5-PLEX BASEBALL FIELD
3. MULTI-PURPOSE FIELDS
4. PARK DRIVE
5. INTERNAL PARK TRAILS
6. EXPANDED POND
7. PARKING (718 SPACES)
8. SHADED SEATING
9. CONCESSION STAND
10. THEMED PLAYGROUND
11. SKATE PARK/PUMP TRACK



BEN A. KLUTTS SR. PARK

BEN A. KLUTTS SR. PARK

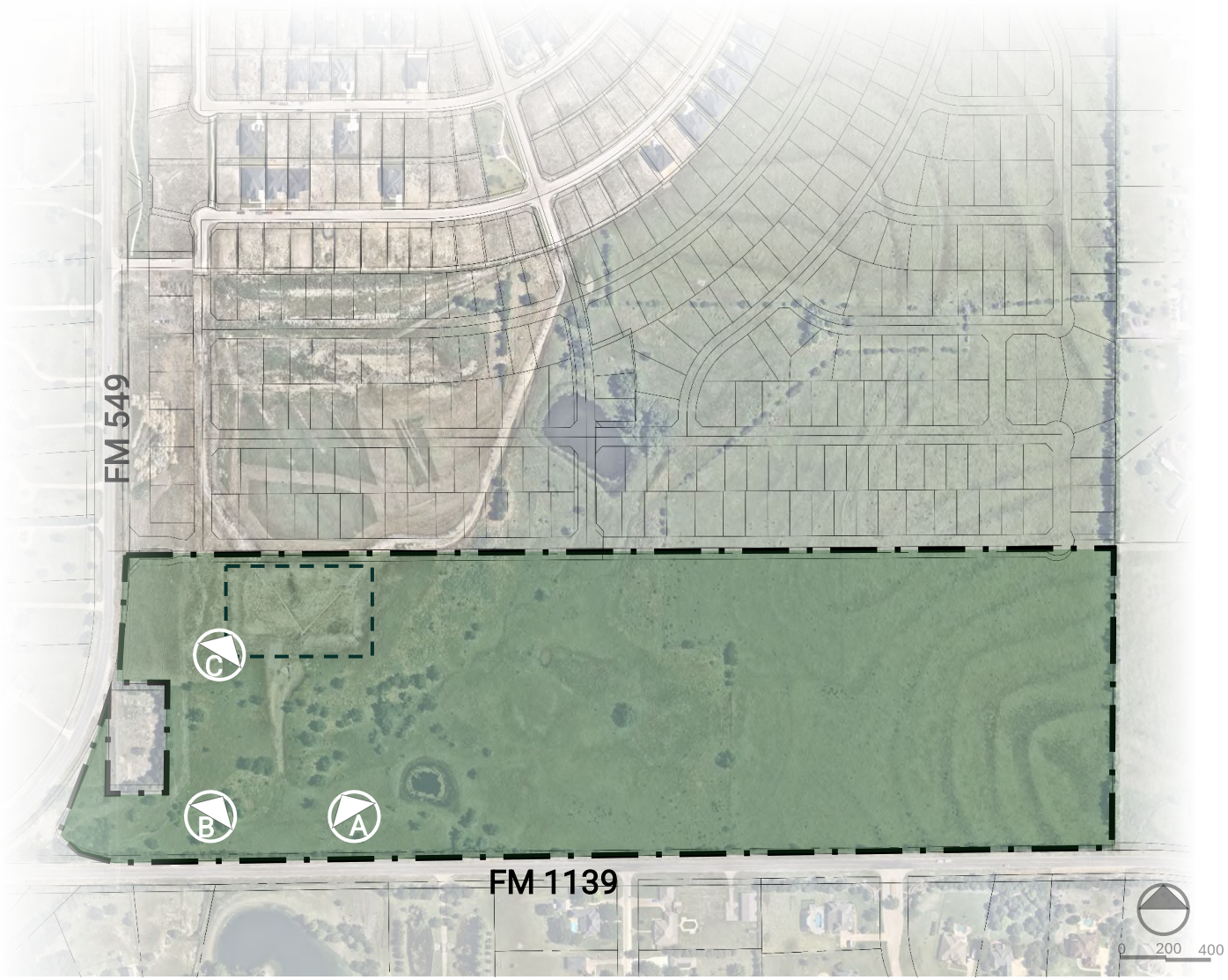
SITE ANALYSIS - ACCESS

BEN A. KLUTTS SR. PARK

SITE ANALYSIS - CONTEXT

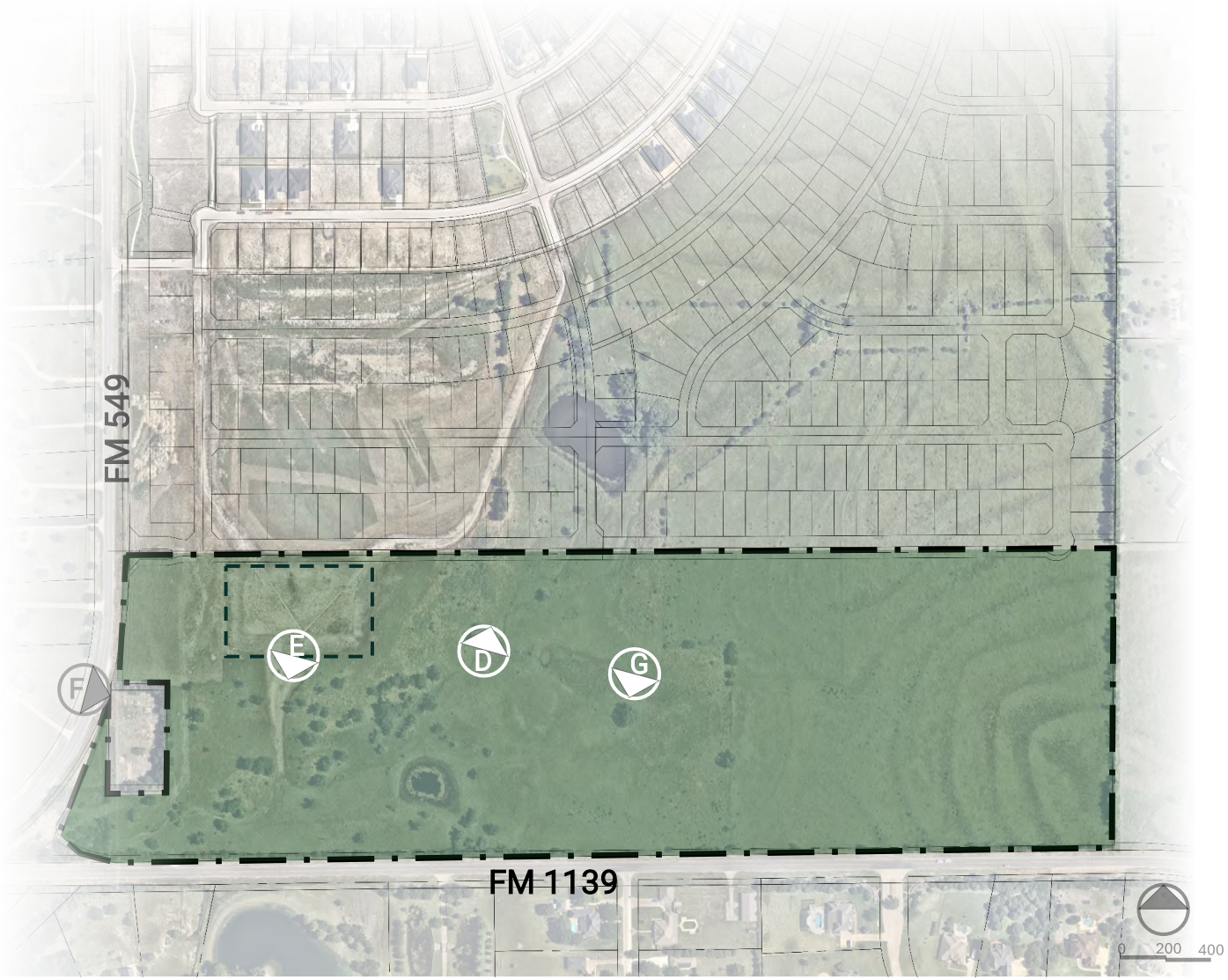
BEN A. KLUTTS SR. PARK

SITE ANALYSIS – SITE TOUR



BEN A. KLUTTS SR. PARK

SITE ANALYSIS – SITE TOUR



BEN A. KLUTTS SR. PARK

SITE ANALYSIS – SITE HISTORY

~1889: LAWHORN CEMETERY WAS ESTABLISHED

2025/2026: NEW DEVELOPMENT & POND

~1956-61: POND WAS DEVELOPED

FM 549

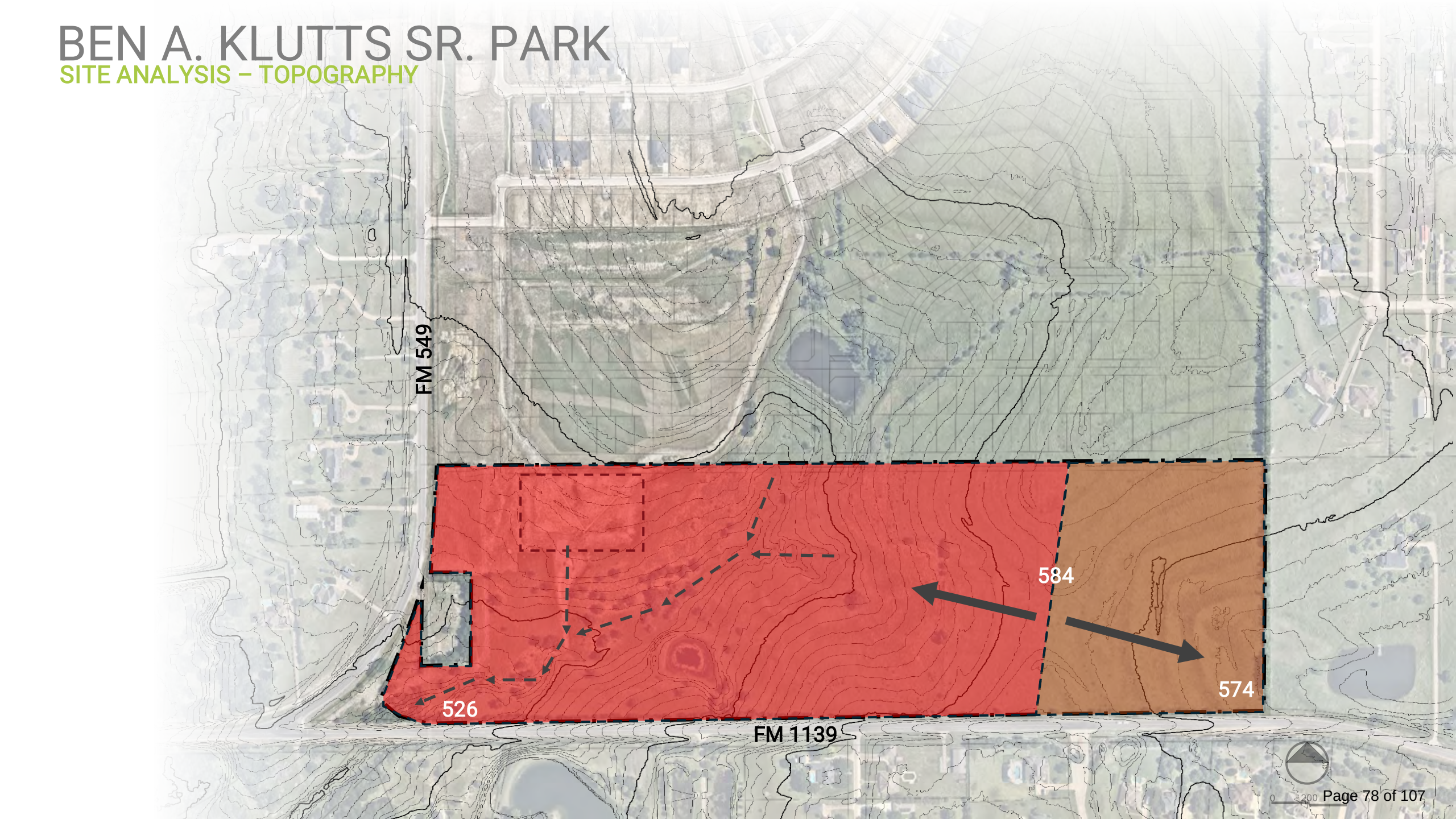
FM 1139

BEN A. KLUTTS SR. PARK

SITE ANALYSIS – DEVELOPMENT

BEN A. KLUTTS SR. PARK

SITE ANALYSIS – TOPOGRAPHY



BEN A. KLUTTS SR. PARK

SITE ANALYSIS – ECOLOGY (FLORA)

FM 549

FM 1139

0 200

BEN A. KLUTTS SR. PARK

SITE ANALYSIS – ECOLOGY (FAUNA)

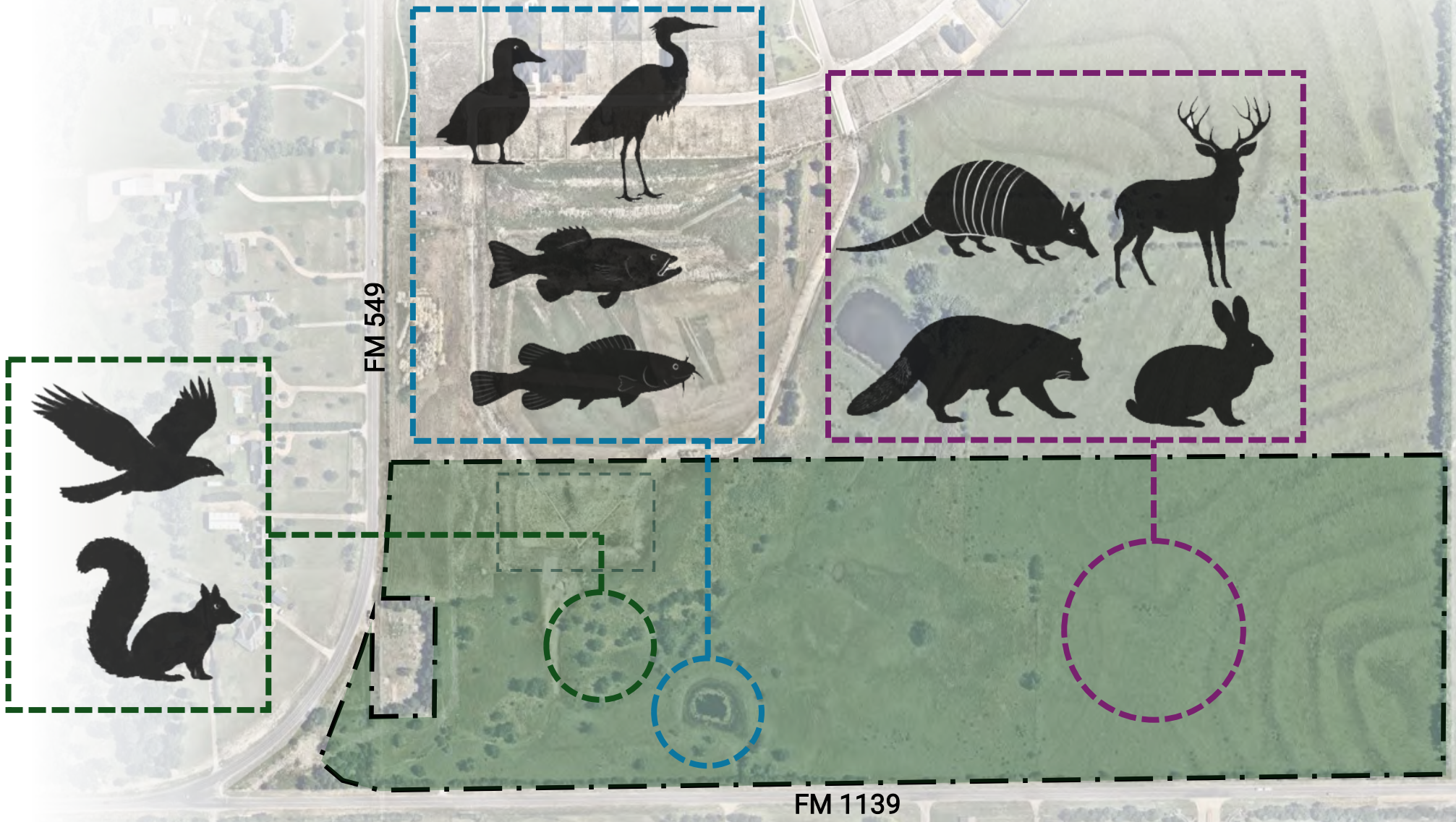
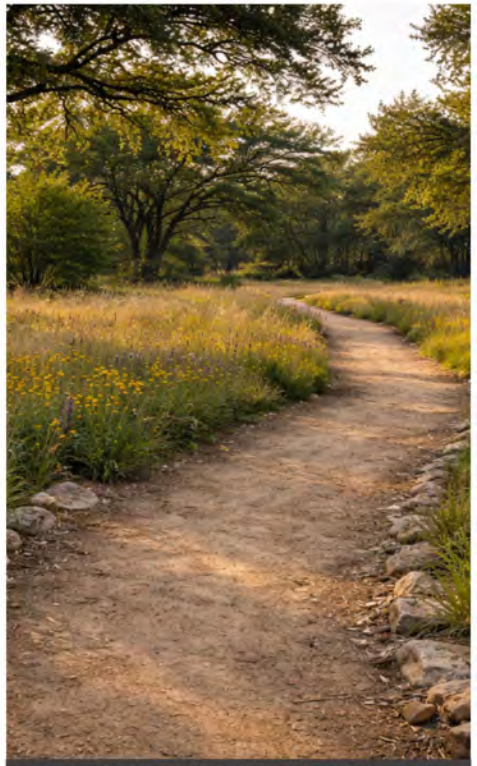


IMAGE BOARD SUMMARY

BEN A. KLUTTS SR. PARK

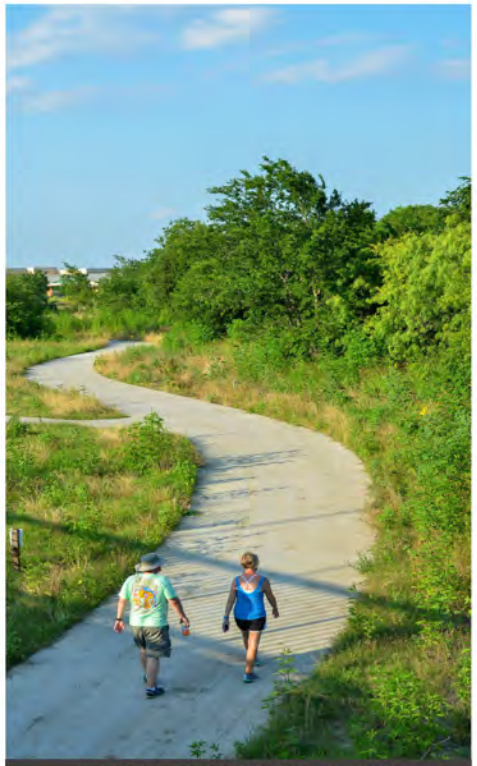
Trail Experience Preference

Place a dot on which trail experience you most prefer



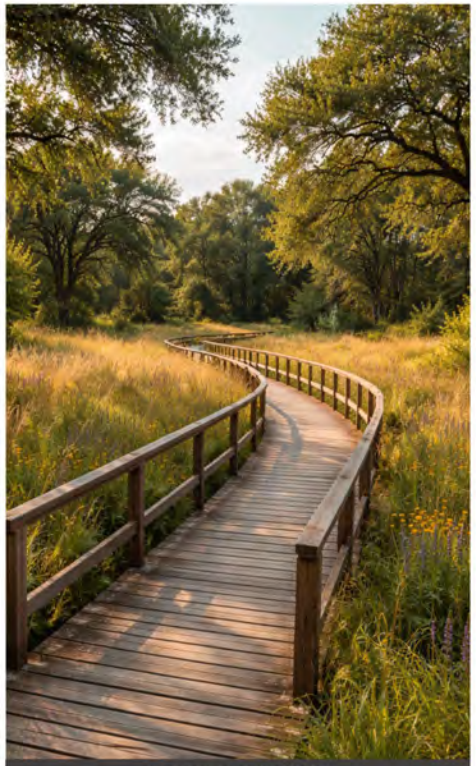
SOFT SURFACE TRAILS

DECOMPOSED GRANITE TRAILS, MEANDERING THROUGH THE LANDSCAPE



PAVED MULTI-USE TRAILS

CONCRETE TRAILS, TYPICALLY 6' TO 10' FEET



BOARDWALKS

ELEVATED TRAILS THROUGH THE LANDSCAPE, WITH SCENIC OVERLOOKS

IMAGE BOARD SUMMARY

BEN A. KLUTTS SR. PARK

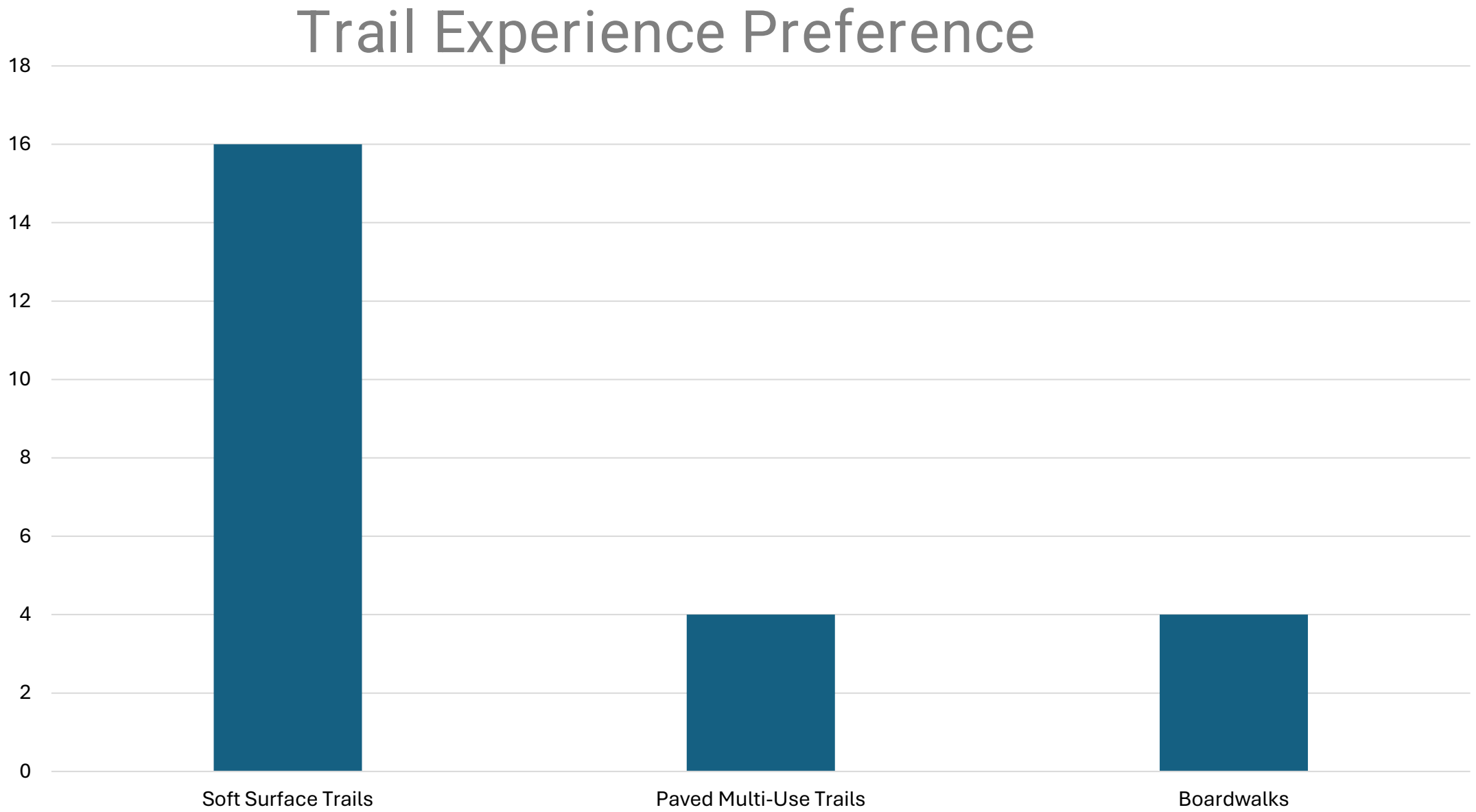


IMAGE BOARD SUMMARY

BEN A. KLUTTS SR. PARK

Park Character Preference

Place a dot on which park you most prefer

PRESERVED NATURAL AREA

MINIMAL DEVELOPMENT, NATURE PRESERVATION, AND TRAILS

NATURE EXPLORATION PARK

NATURE INSPIRED PLAY, TRAILS, AND EDUCATIONAL FEATURES

ACCESSIBLE NATURE PARK

PAVED TRAILS, SCENIC OVERLOOKS AND EDUCATIONAL SIGNAGE

SCENIC DESTINATION PARK

SCENIC OVERLOOKS, BOARDWALKS, AND STRUCTURED VIEWING AREAS

IMAGE BOARD SUMMARY

BEN A. KLUTTS SR. PARK

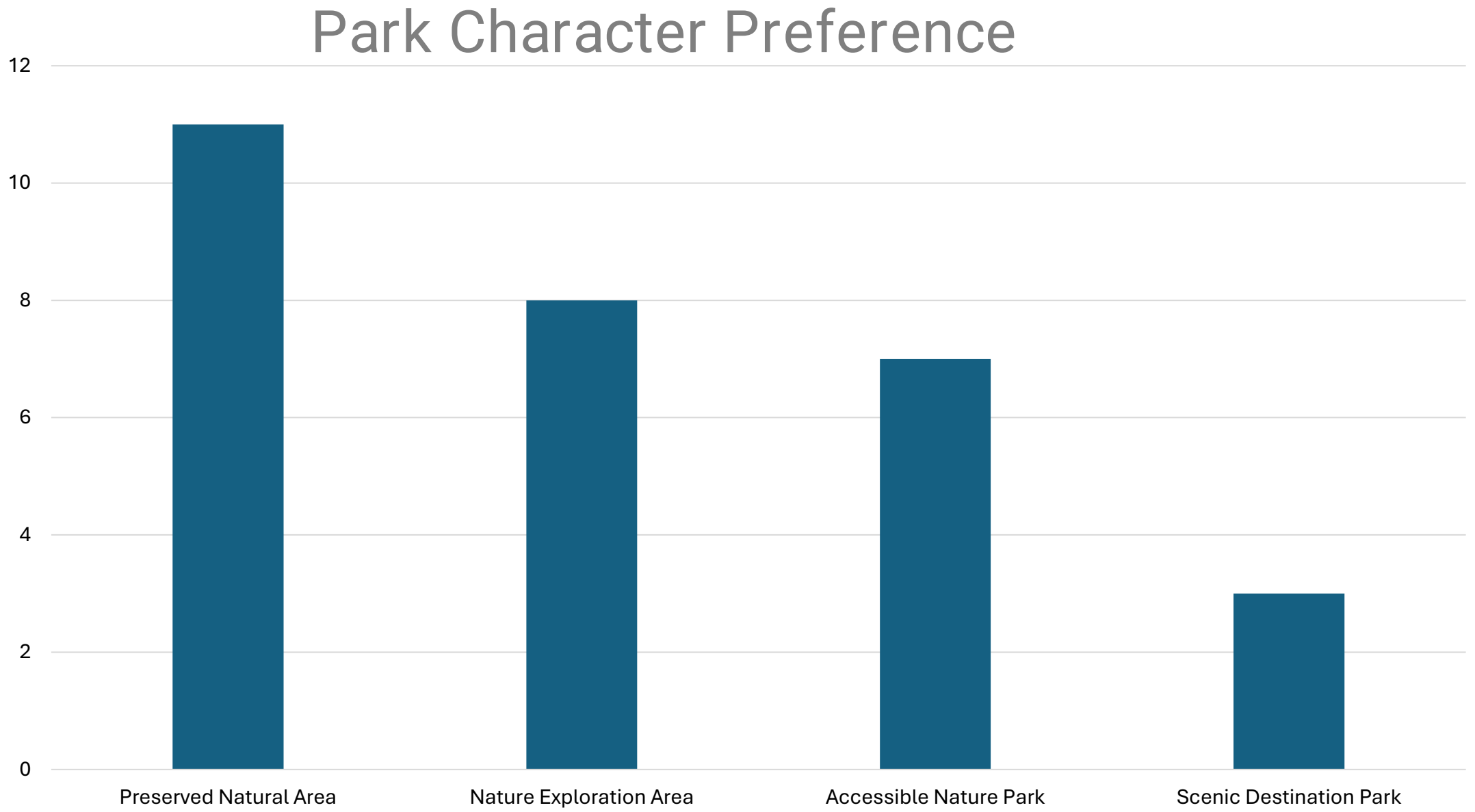


IMAGE BOARD SUMMARY

BEN A. KLUTTS SR. PARK

Amenities Preference

Place a dot on which nature-based amenities you most prefer

BIRD WATCHING

NATURE INSPIRED PLAYGROUND

NATURAL AREAS

COMMUNITY GARDEN

FISHING PIER

NATURAL POND

SCENIC OVERLOOK

OUTDOOR CLASSROOM

NATURAL TRAILS

BOARDWALKS

EDUCATIONAL SIGNAGE

PAVILION

IMAGE BOARD SUMMARY

BEN A. KLUTTS SR. PARK

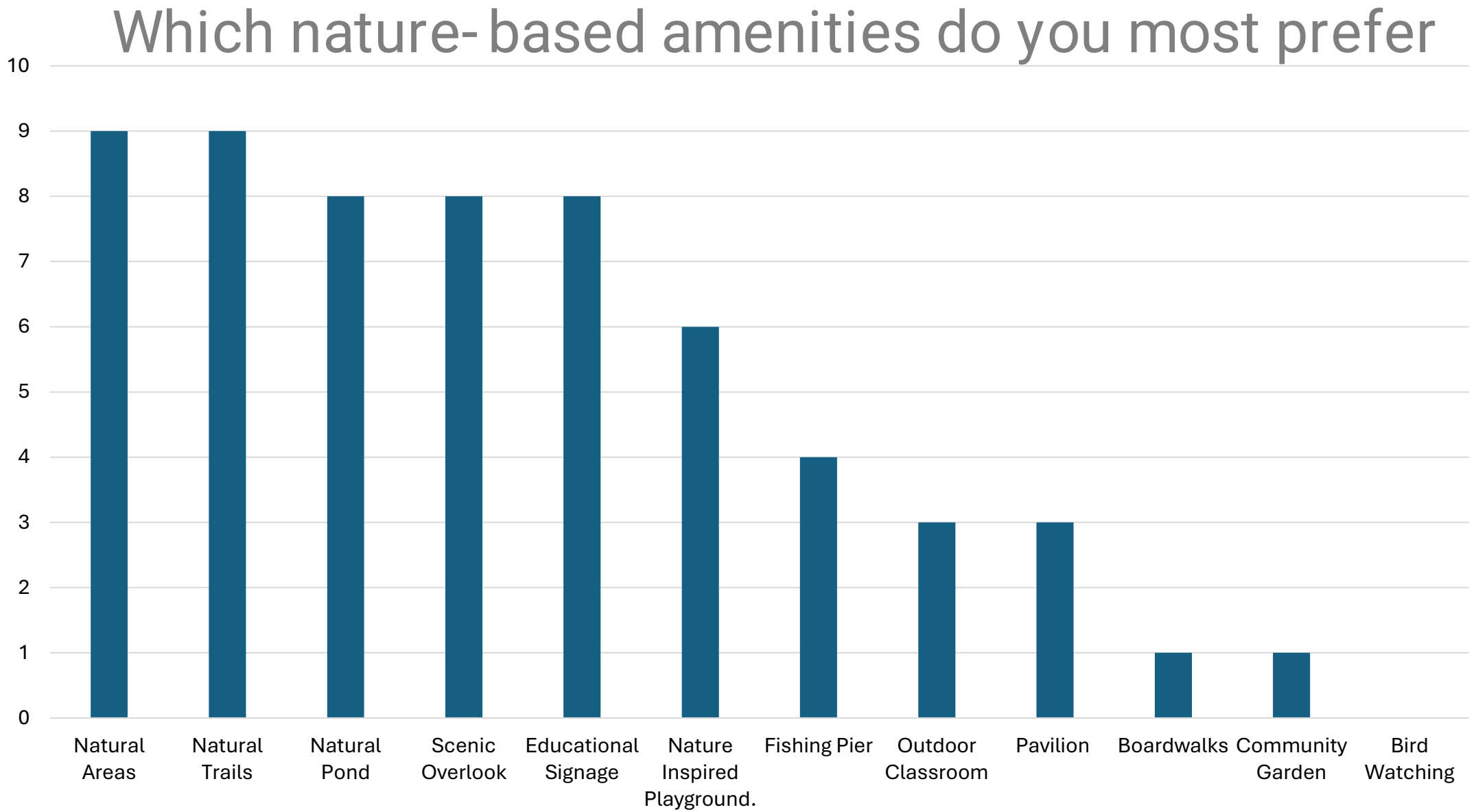


IMAGE BOARD SUMMARY

BEN A. KLUTTS SR. PARK

TOP FIVE AMENITIES

1	Natural Areas	9 Votes
2	Nature Trails	9 Votes
3	Natural Pond	8 Votes
4	Scenic Overlook	8 Votes
5	Educational Signage	8 Votes

IMAGE BOARD SUMMARY

BEN A. KLUTTS SR. PARK

ADDITIONAL COMMENTS

1. Heritage & history
2. Preserve natural character
3. Enhance the pond
4. Promote accessibility and inclusion
5. Expand family and kid-friendly amenities

RECOMMENDATIONS
BEN A. KLUTTS SR. PARK

Heritage & history
Honor the land's history, including cattle raising and the story of the Lawhorn family.
Educational signage noting the lineage and historical significance of the property.

Preserve natural character
Keep the park more rustic and a nature-focused environment, with no sports facilities.

RECOMMENDATIONS
BEN A. KLUTTS SR. PARK

Enhance the pond
Residents suggested ensuring open, accessible water for fishing and possibly deepening the detention pond to improve functionality and usability.

Promote accessibility and inclusion
Residents requested to include features that accommodate individuals with disabilities, such as sensory play.

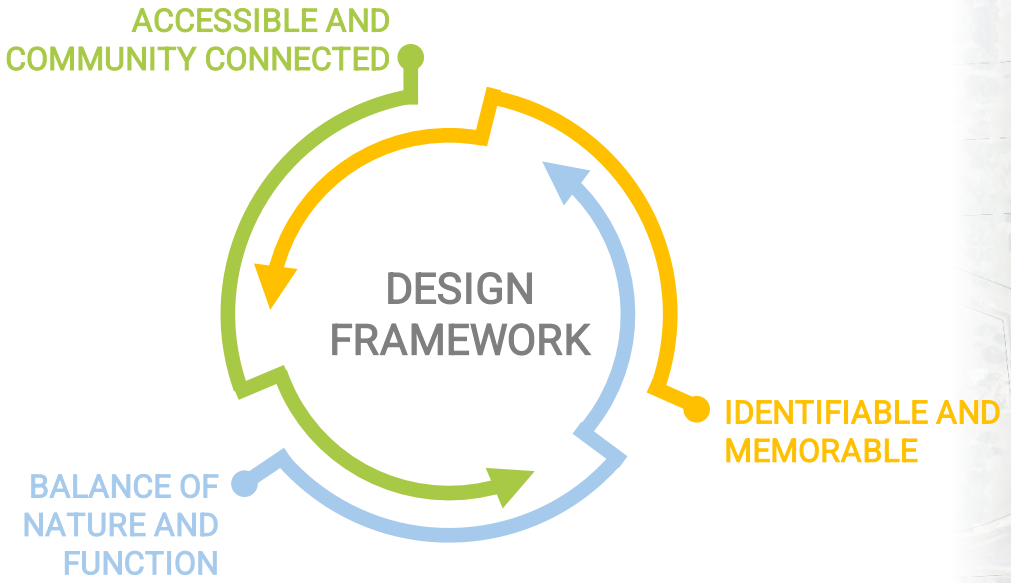
Expand family and kid- friendly amenities

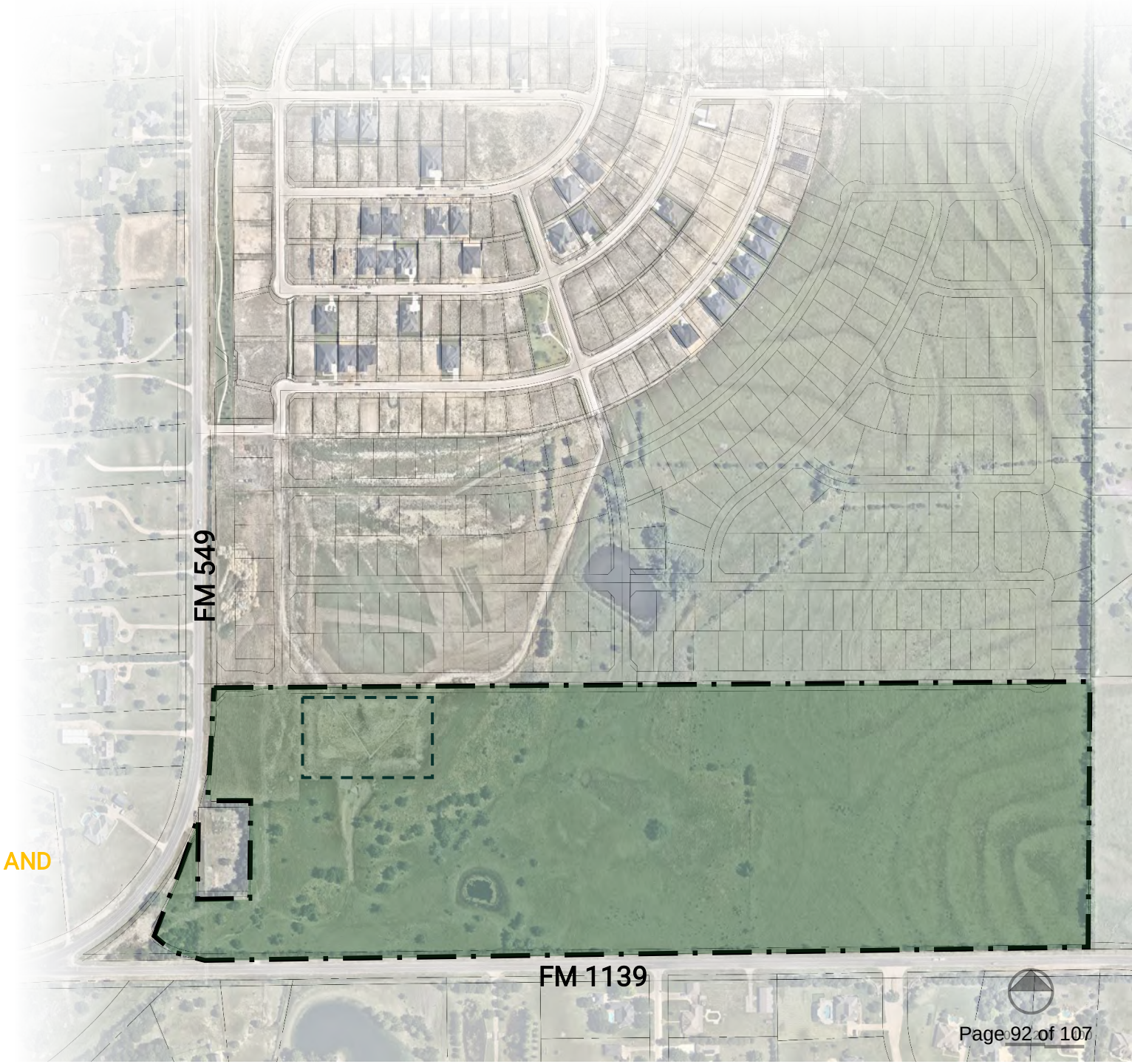
Residents expressed interest in adding more interactive, nature-based features, bike trails, and exploration-style playgrounds. The overall desire is for more kid-friendly activities that encourage families to visit frequently.

DESIGN PRINCIPLES

BEN A. KLUTTS SR. PARK

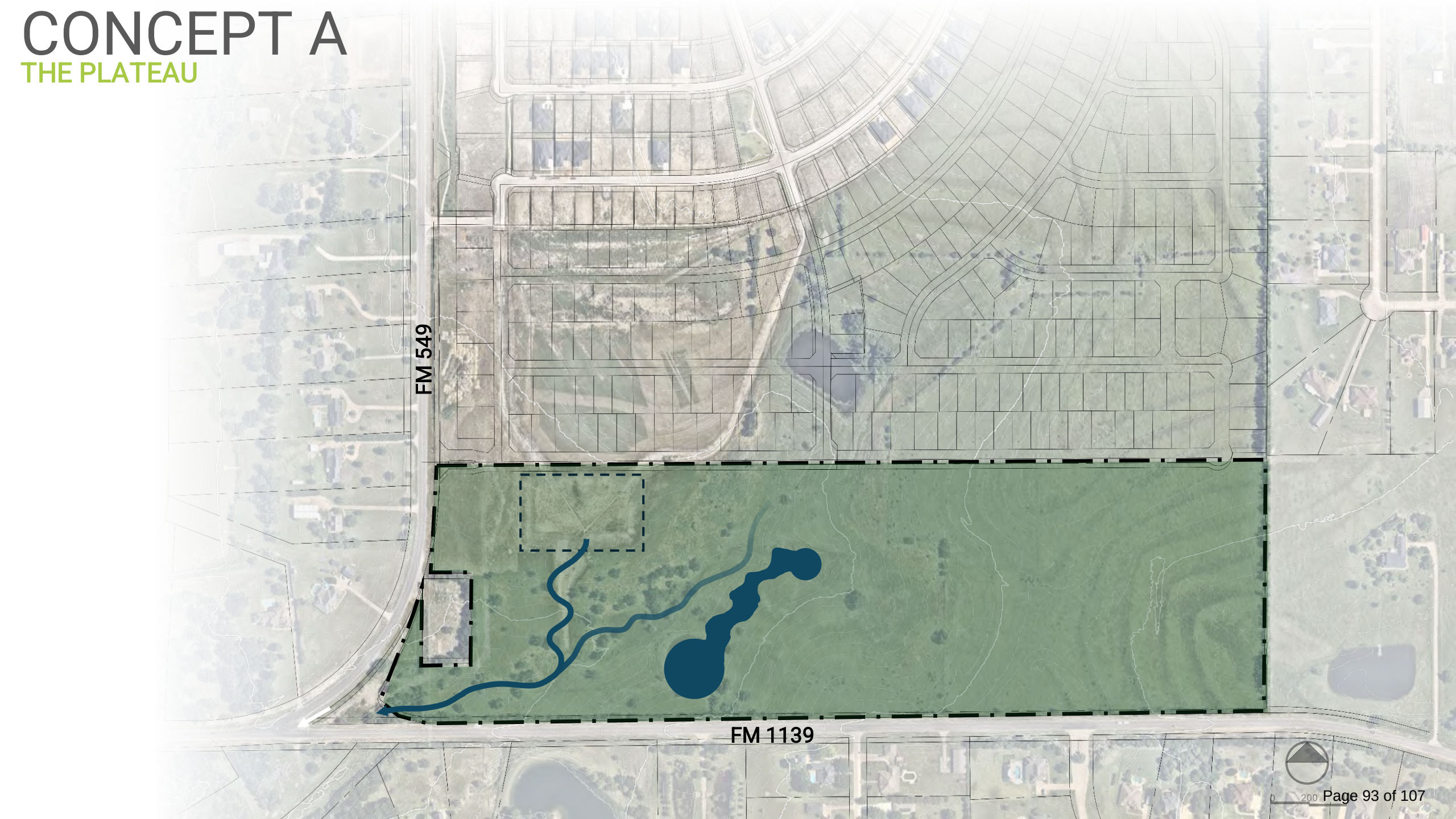
COMMUNITY RECOMMENDATIONS





CONCEPT A

THE PLATEAU



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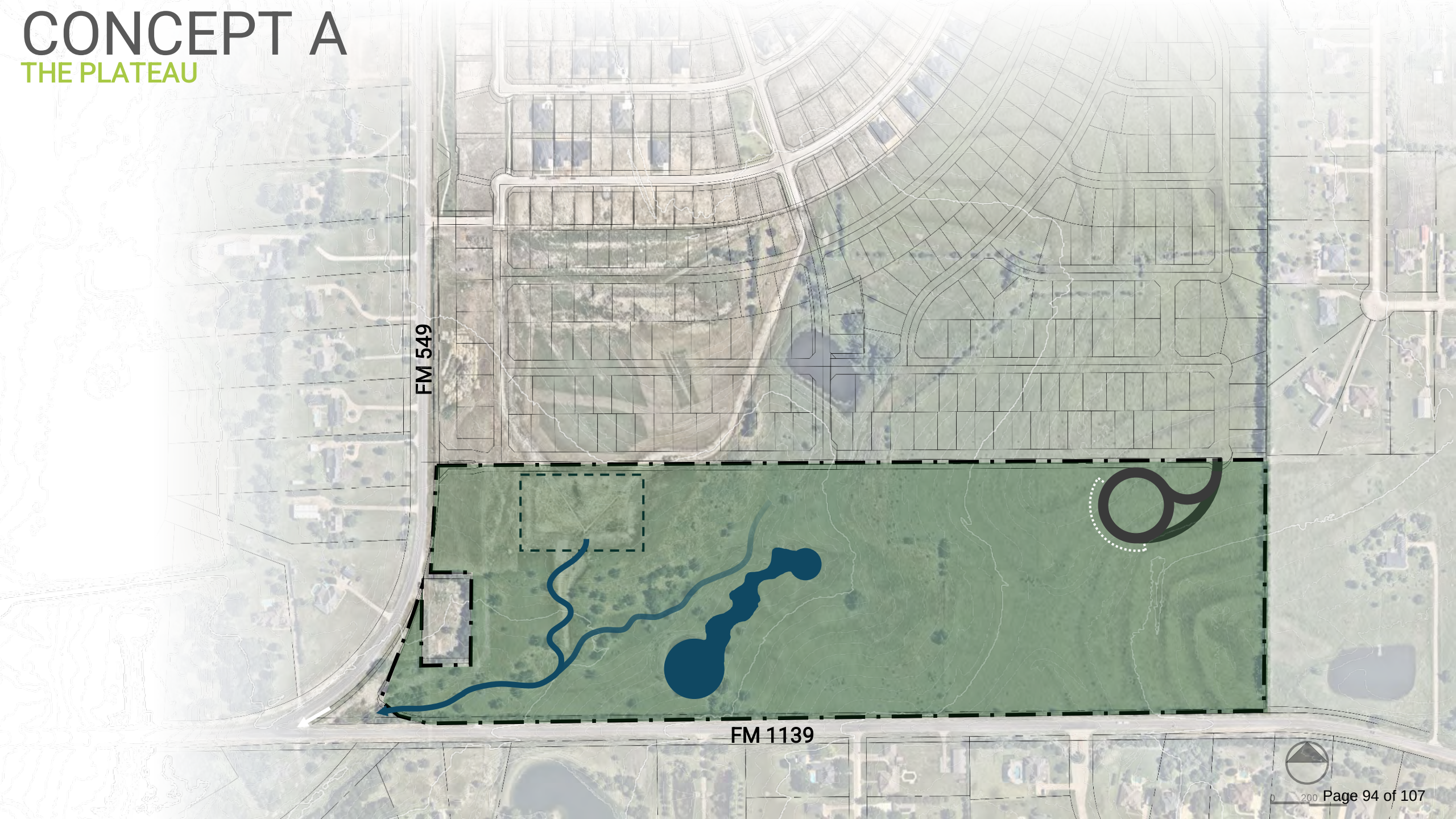
THE PLATEAU



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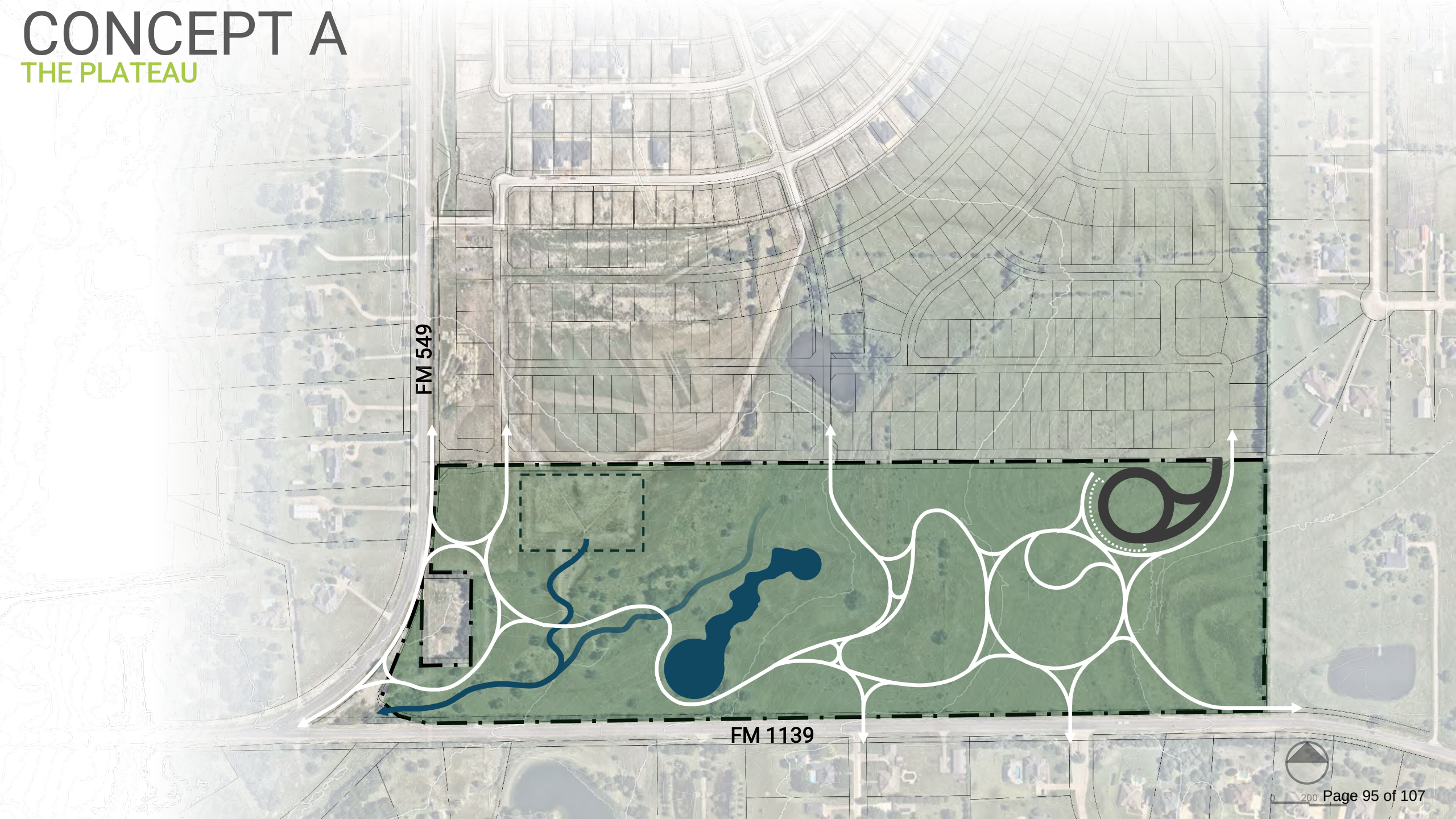
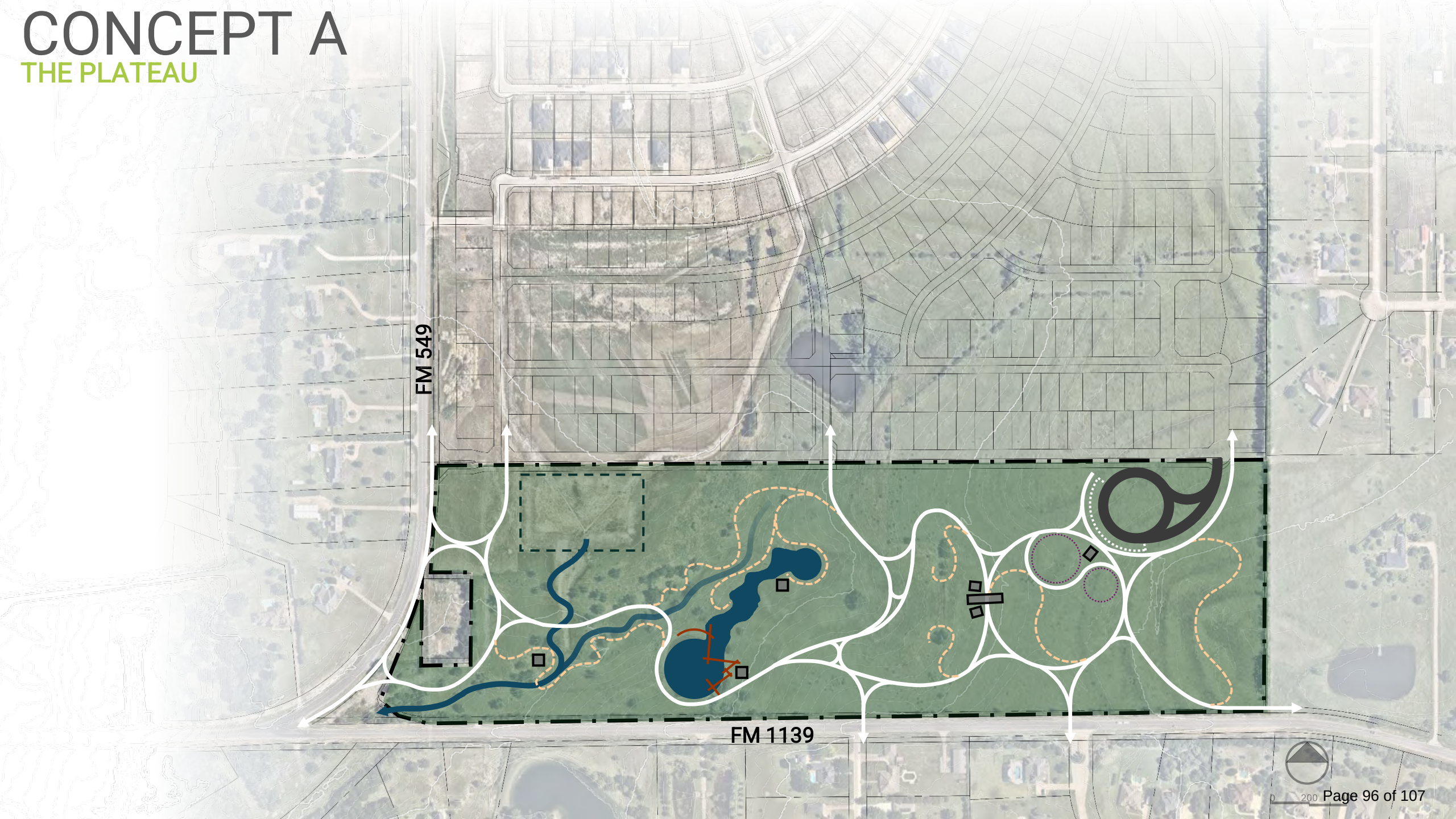
THE PLATEAU



CONCEPT A

THE PLATEAU



CONCEPT A

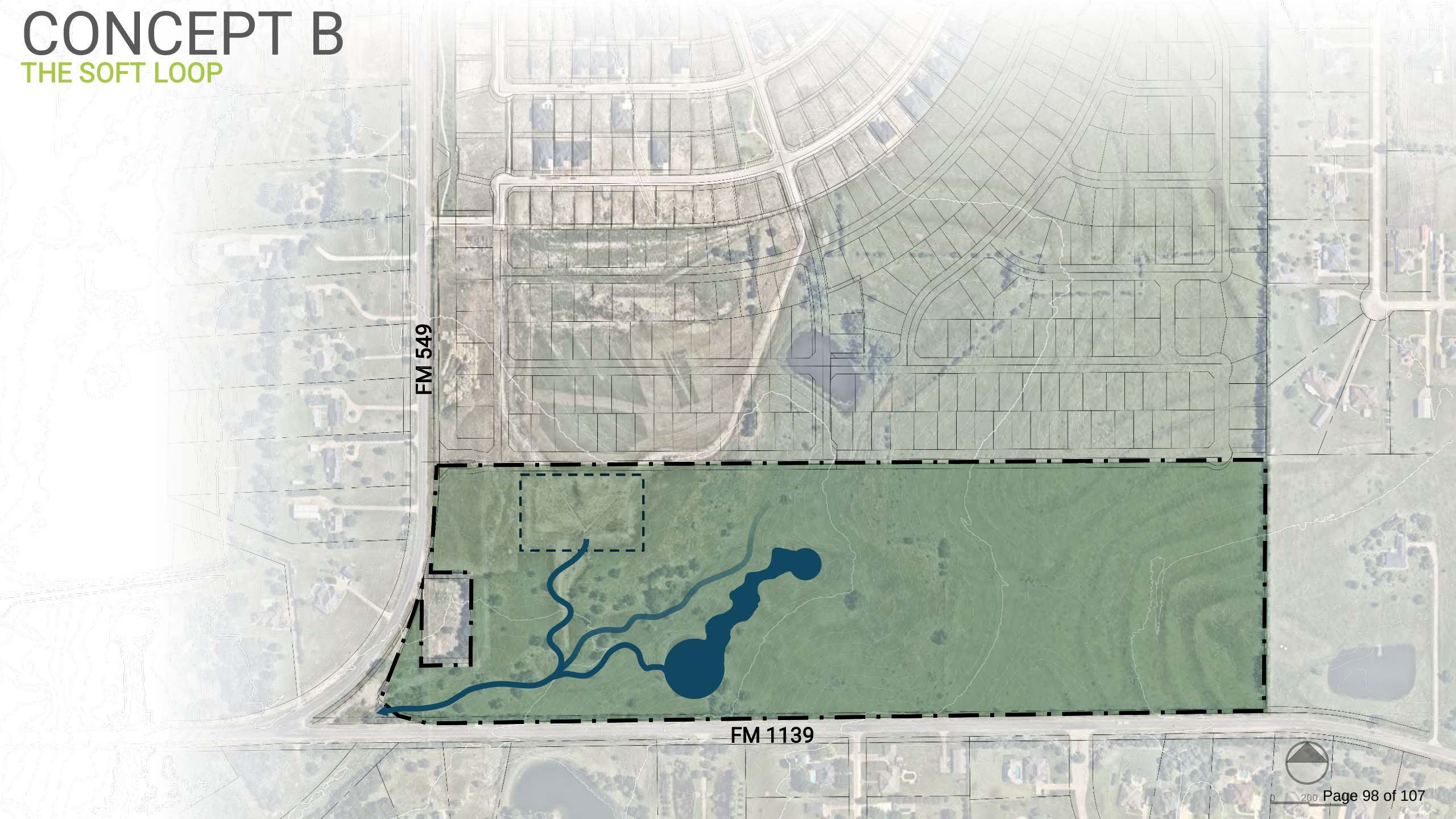
THE PLATEAU

LEGEND

1. DETENTION POND
2. PARK DRIVE
3. PARKING
4. NATURE THEMED PLAYGROUND
5. PAVILION
6. SCENIC OVERLOOK
7. INTERNAL PARK TRAILS
8. SOFT SURFACE/NATURAL TRAILS
9. EXPANDED POND
10. BOARDWALK

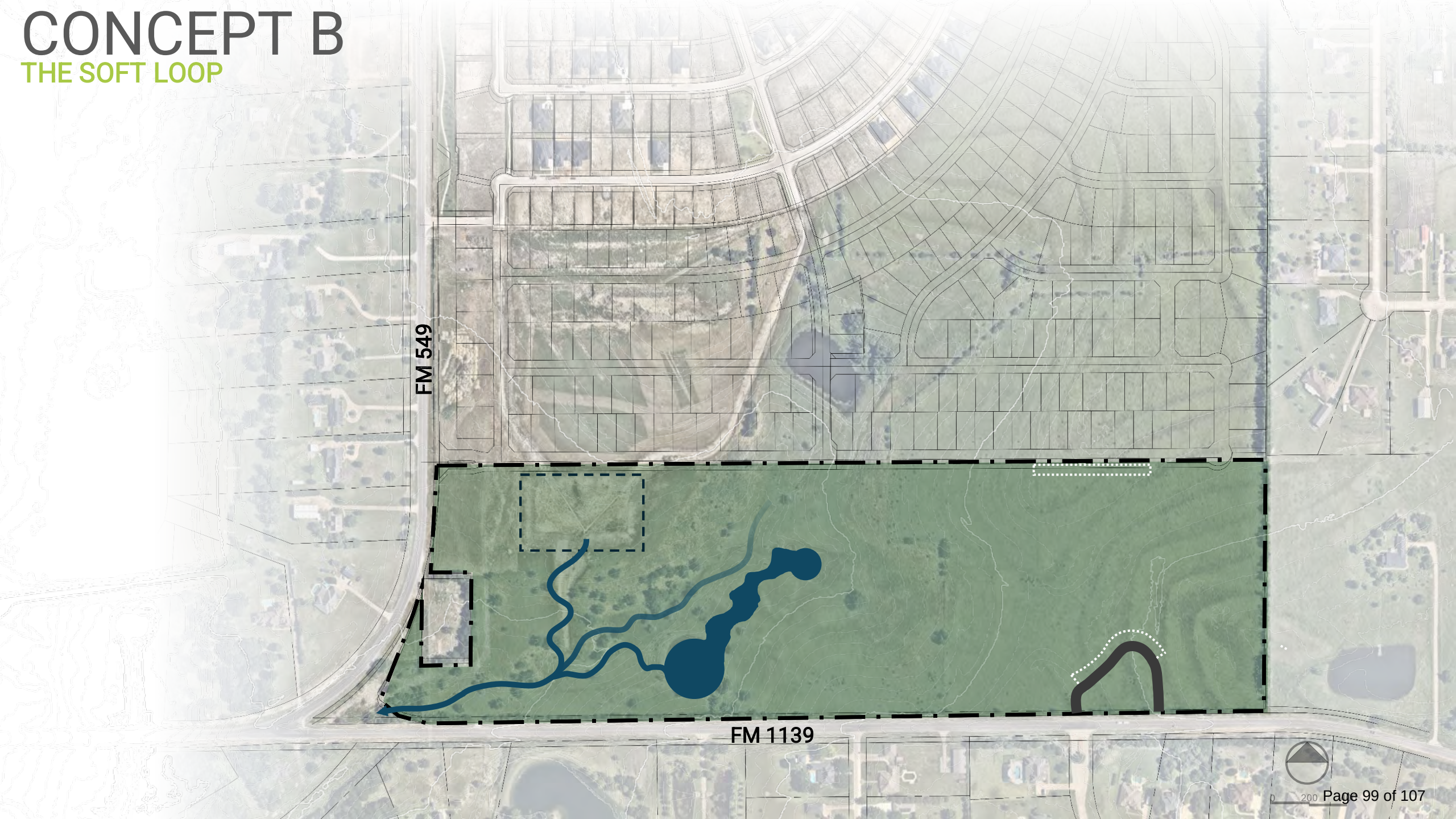
CONCEPT B

THE SOFT LOOP



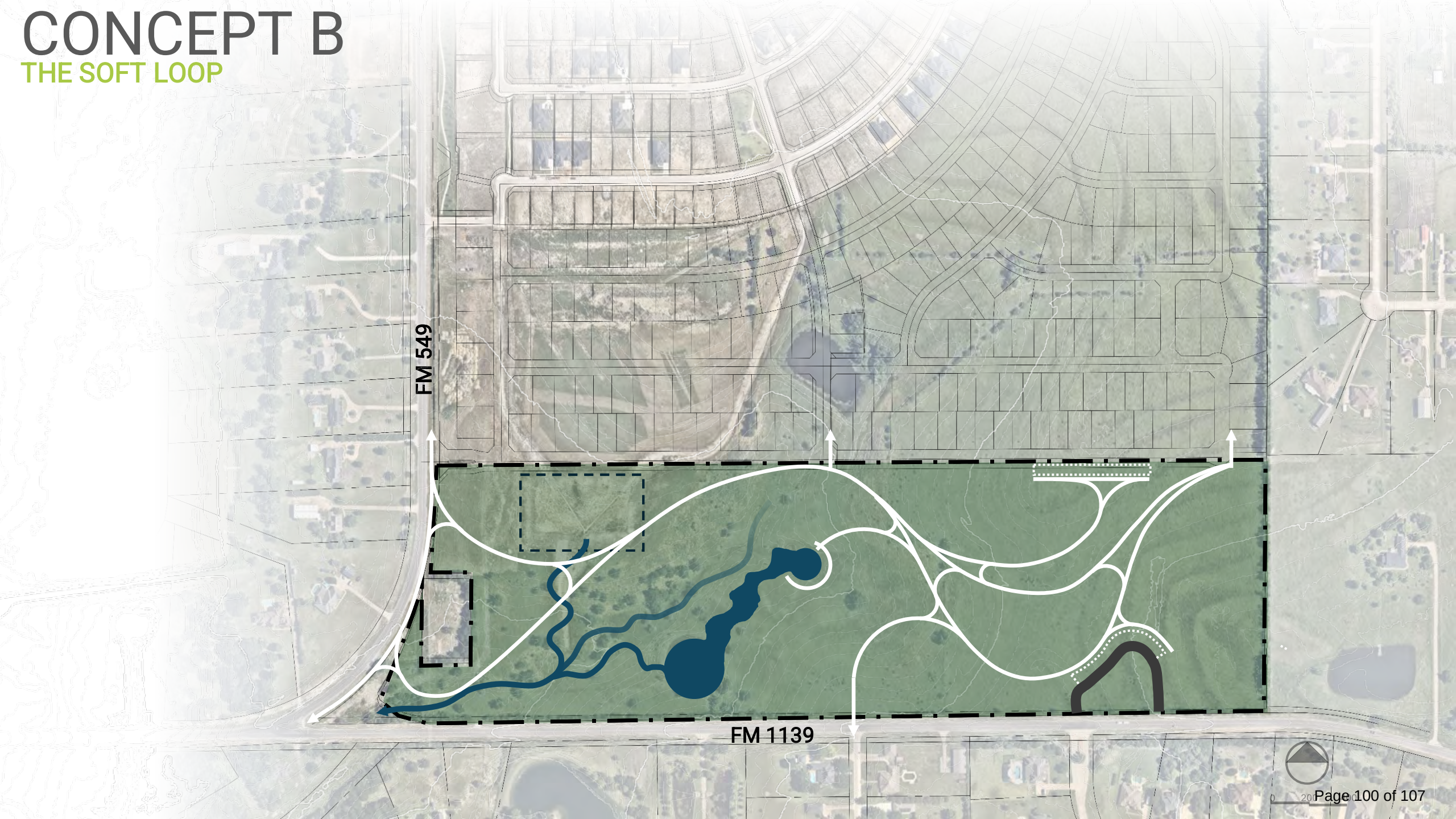
CONCEPT B

THE SOFT LOOP



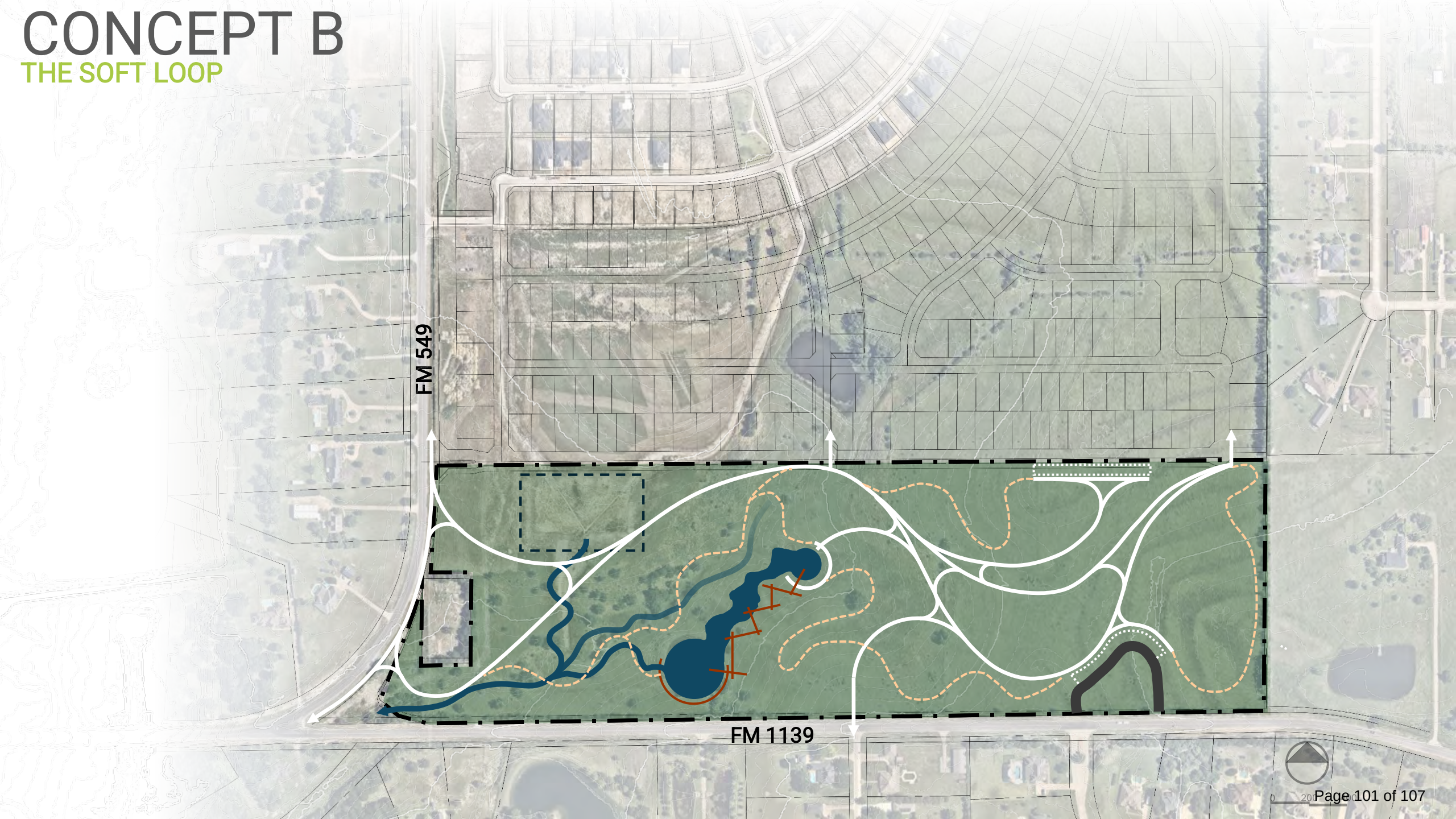
CONCEPT B

THE SOFT LOOP



CONCEPT B

THE SOFT LOOP



CONCEPT B

THE SOFT LOOP

LEGEND

1. DETENTION POND
2. PARK DRIVE
3. PARKING
4. NATURE THEMED PLAYGROUND
5. INTERNAL PARK TRAILS
6. SOFT SURFACE/NATURAL TRAILS
7. EXPANDED POND
8. BOARDWALK
9. PAVILION

NEXT STEPS

NEXT STEPS
REVIEWS AND PRESENTATIONS

PRELIMINARY MASTER PLAN CONCEPTS

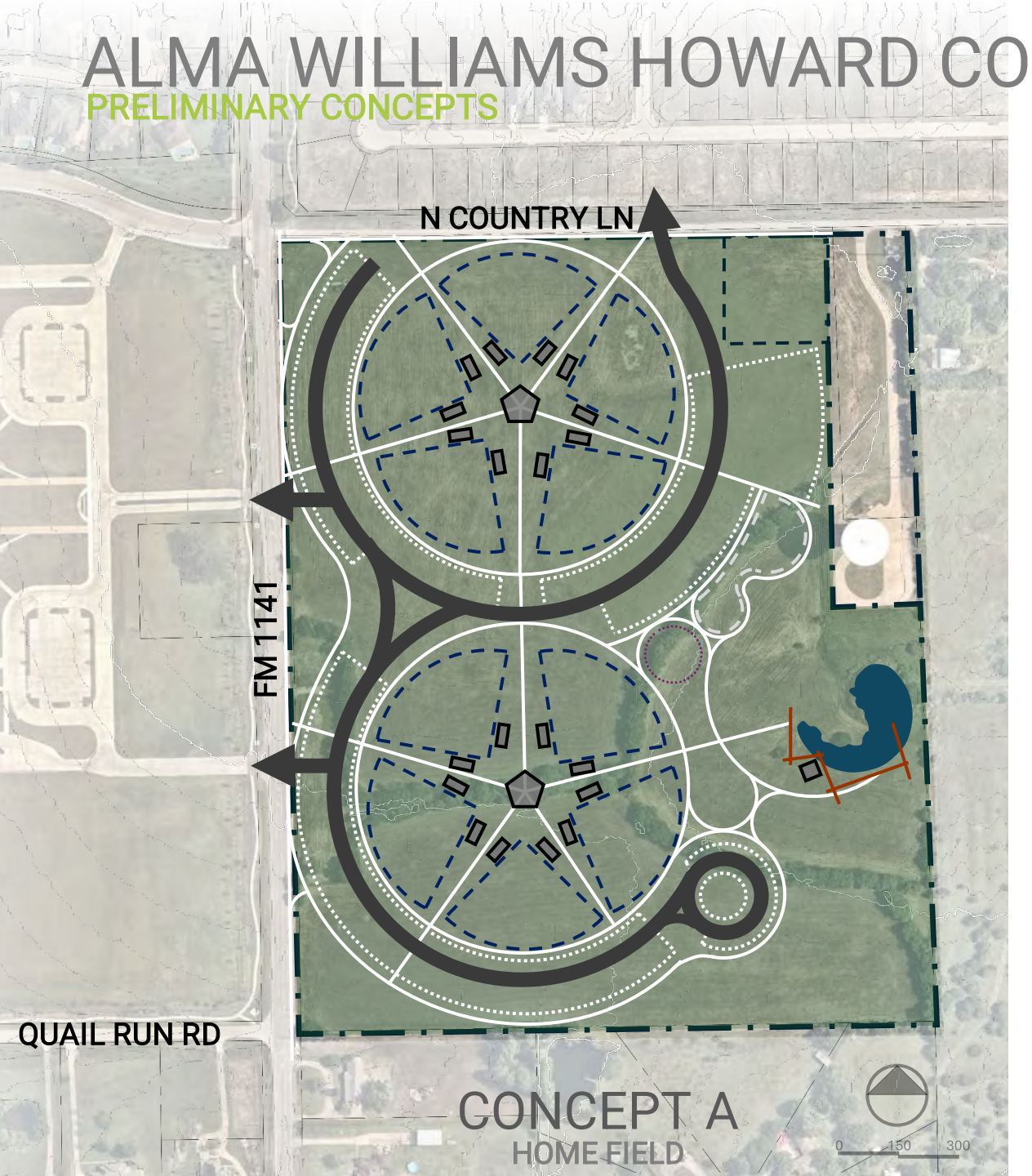
UPCOMING DISCUSSIONS AND PRESENTATIONS

- PARKS BOARD PRESENTATION - TUESDAY, APRIL 7
- COUNCIL PRESENTATION - MONDAY, APRIL 20
- PUBLIC PRESENTATION - TBD

QUESTIONS AND DISCUSSION

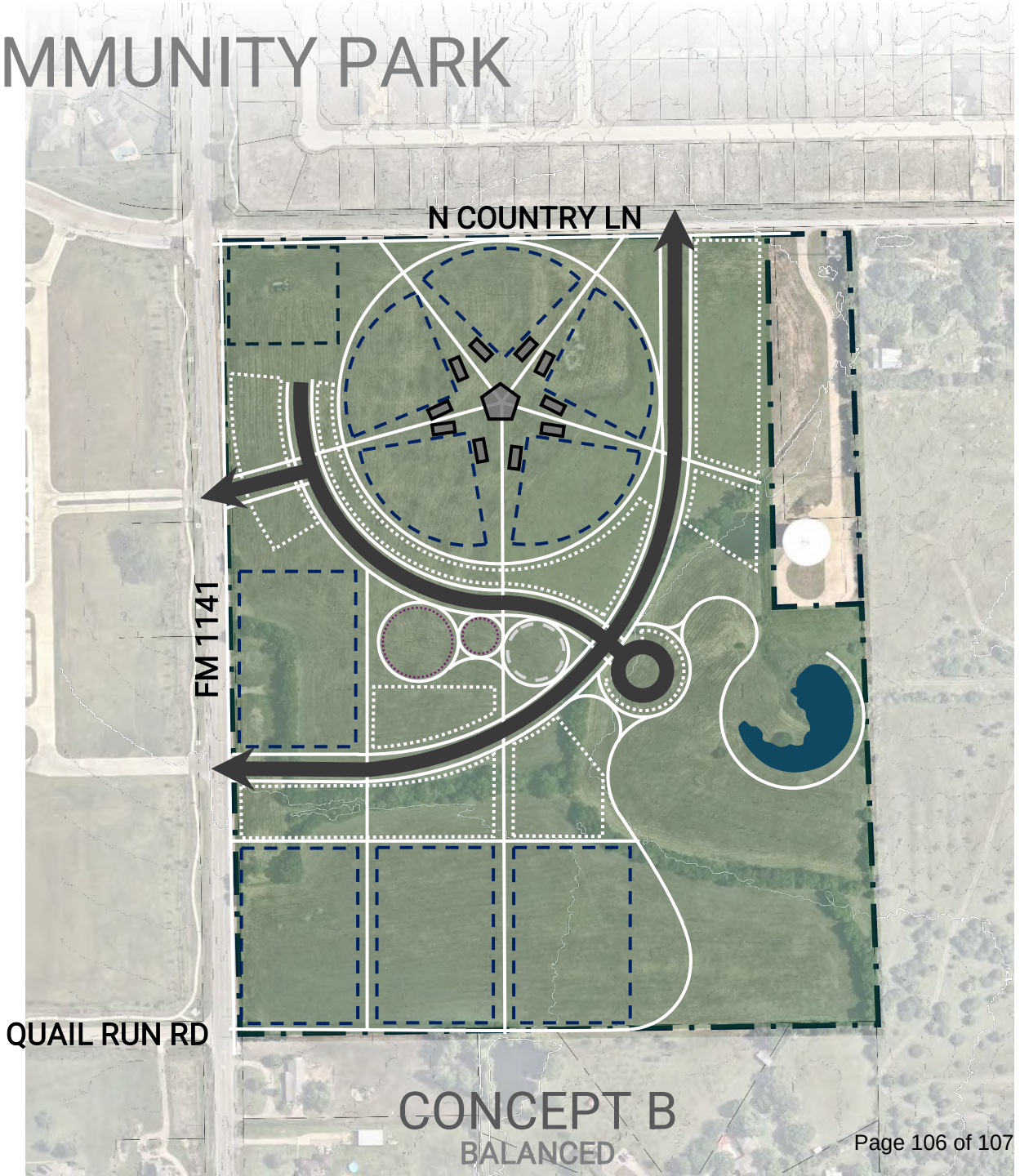
ALMA WILLIAMS HOWARD COMMUNITY PARK

PRELIMINARY CONCEPTS



CONCEPT A

HOME FIELD



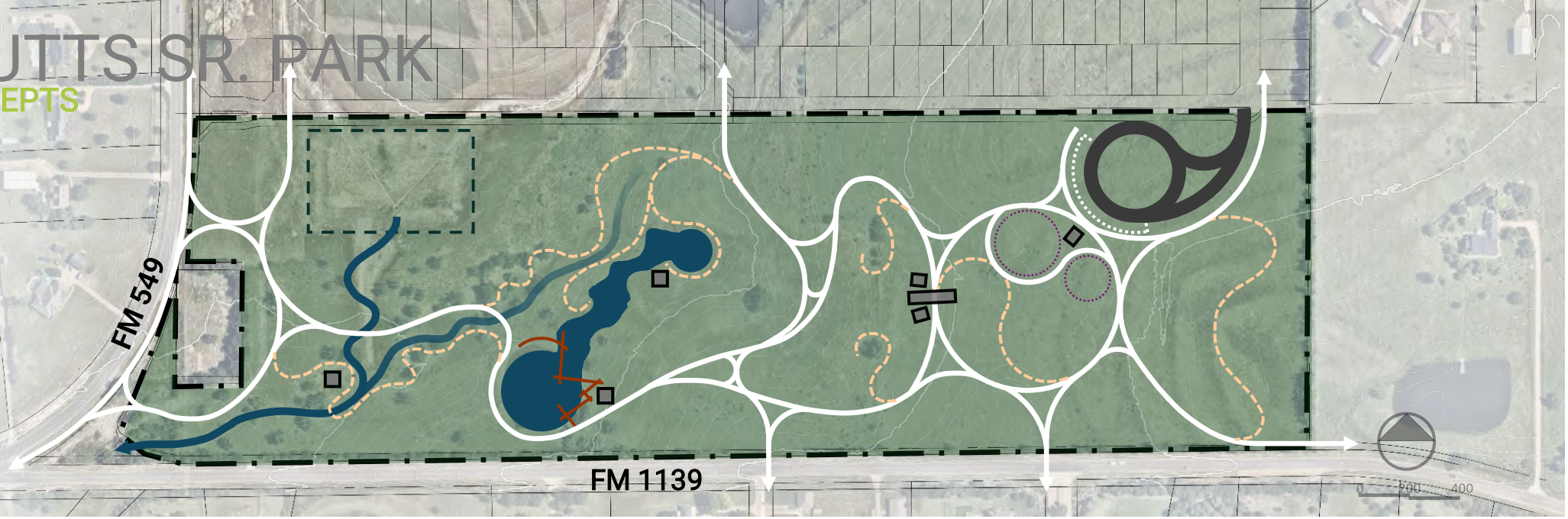
CONCEPT B

BALANCED

BEN A. KLUTTS SR. PARK

PRELIMINARY CONCEPTS

CONCEPT A
THE PLATEAU



CONCEPT B
THE SOFT LOOP