



ROCKWALL PARKS & RECREATION BOARD MEETING

Tuesday, February 6, 2024 - 6:00 PM

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

I. Call Public Meeting to Order

II. Open Forum

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

III. Action Items

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

1. Discuss and consider the minutes from the November 7, 2023 Park Board meeting and take any action necessary.
2. **(P2024-001)** Discuss and consider the approval of a final plat for Phase 1 of the Peachtree Meadows Subdivision consisting of 148 single family residential lots generally located on the southside of Mims Road west of the intersection of Mims Rd and National Drive and take any action necessary.
3. **(SP2024-001)** Discuss and consider the approval of a site plan for Phase 1 of the Peachtree Meadows Subdivision consisting of 148 single family residential lots generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive and take any action necessary.
4. **(P2024-002)** Discuss and consider the approval of a final plat for Lots 1 & 2, Sanger Addition located at the northeast corner of S Alamo Street and W Ross Street and take any action necessary.
5. **(P2024-003)** Discuss and consider the approval of a preliminary plat for Phase 2 of the Terracina Estates Subdivision consisting of 94 single family residential lots generally located at the Terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive and take any action necessary.
6. Discuss and consider the Park Land Dedication Ordinance and take any action necessary.

IV. Monthly Reports

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

1. Monthly Report - November 2023
2. Monthly Report - December 2023

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 2nd day of February, 2024 at 5PM and remained so posted for at least 72 continuous hours preceding 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, November 7, 2023
6:00 PM

Call To Order

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

Open Forum

Chairman Johnson 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, Kevin Johnson then closed the Open Forum.

Discuss and consider minutes from the October 3, 2023 Park Board Meeting and take any action necessary.

The minutes from the October 3, 2023 Park Board meeting were provided to The Board for their review. A. Fowler made a motion to approve the minutes. Krueger seconded the motion which passed unanimously.

P2023-034 Discuss and consider the approval of a replat for Lots 2 & 3, Block A, addressed as 614 E Boydston Avenue and take any action necessary.

Mr. Sales explained that this replat is located in Park District 21 with fees totaling \$1,441.35 (cash in lieu of land, \$743.54 per lot and pro-rata equipment fees, \$697.81) Fowler made a motion to approve the replat for 1 lot with fees totaling \$1,441.35, Alvarado seconded the motion which passed 6-0 (Hasenyager absent).

Adjournment

There being no further business to come before The Board at this time, the meeting was adjourned at 6:21 p.m.

PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL, TEXAS, this 6th day of 2024.

Kevin Johnson, Park Board Chairman

ATTEST:

Wendy Young, Administrative Assistant



**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

TO: Park Board

FROM: Travis Sales, Director of Parks & Recreation

DATE: February 6, 2024

SUBJECT: P2024-001

SUMMARY: P2024-001

DISCUSS AND CONSIDER A REQUEST BY MEREDITH JOYCE OF MICHAEL JOYCE PROPERTIES ON BEHALF OF JOHN VICK OF QUALICO DEVELOPMENT, INC. FOR THE APPROVAL OF A *FINAL PLAT* FOR PHASE 1 OF THE PEACHTREE MEADOWS SUBDIVISION CONSISTING OF 148 SINGLE-FAMILY RESIDENTIAL LOTS ON A 45.95-ACRE TRACT OF LAND IDENTIFIED AS TRACT 5 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 101 (PD-101) [*ORDINANCE NO. 23-11*] FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES, GENERALLY LOCATED ON THE SOUTHSIDE OF MIMS ROAD WEST OF THE INTERSECTION OF MIMS ROAD AND NATIONAL DRIVE, AND TAKE ANY ACTION NECESSARY.

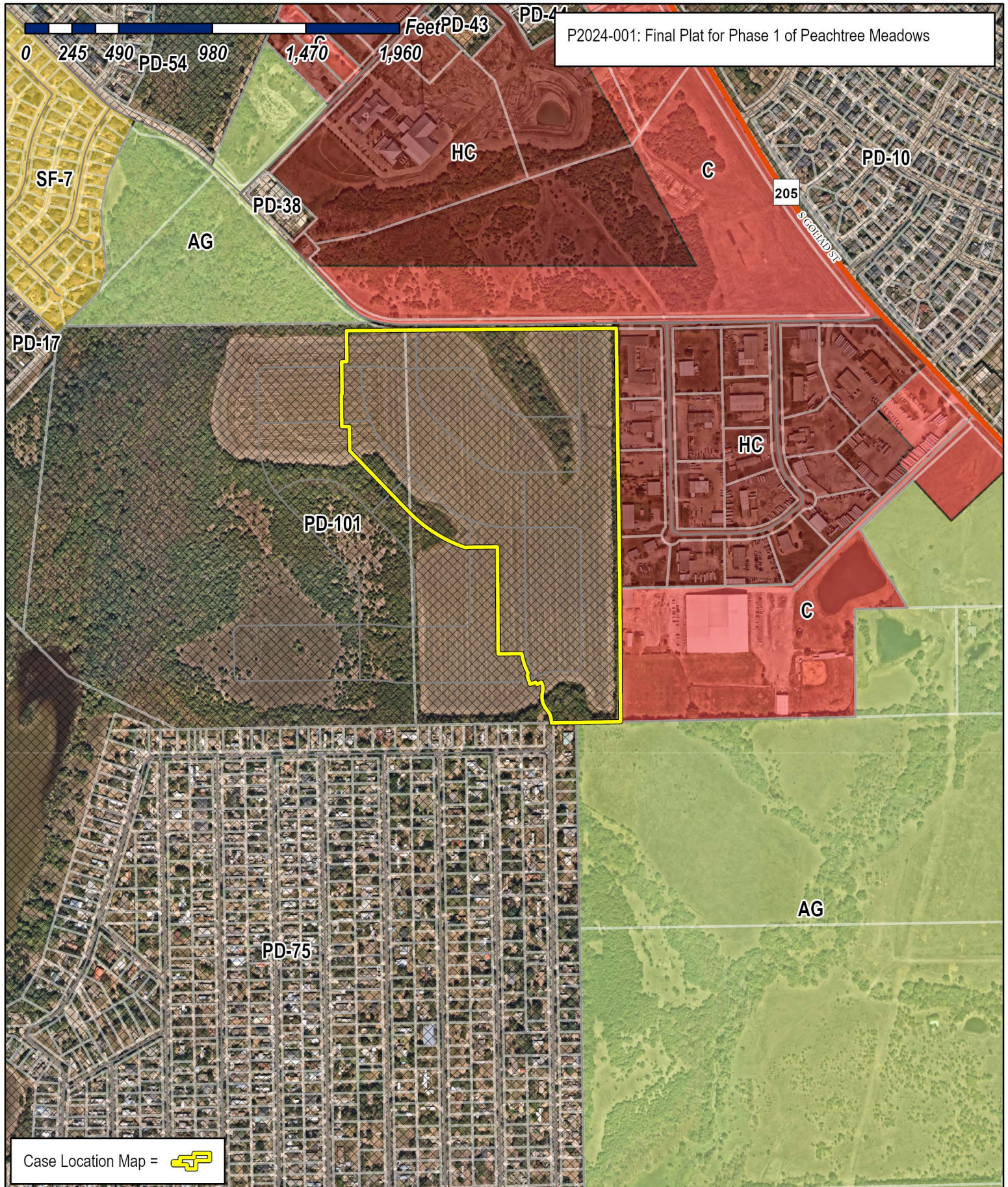
STAFF NOTES & RECOMMENDATIONS:

PARK DISTRICT 14

CASH IN LIEU OF LAND: \$338.16 X 148 LOTS = \$50,047.68

PRO RATA EQUIPMENT FEE: \$317.36 X 148 LOTS = \$46,969.28

TOTAL PER LOT X LOTS: \$655.52 X 148 LOTS = \$97,016.96



City of Rockwall

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

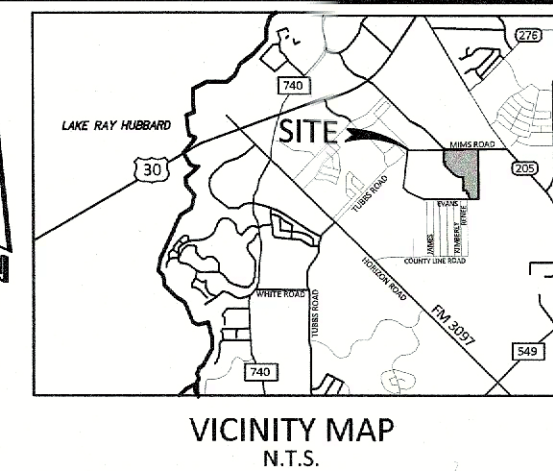
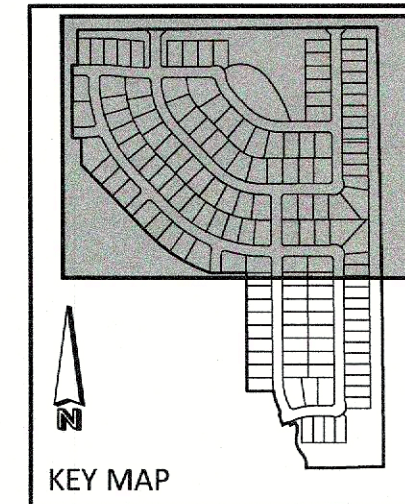
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



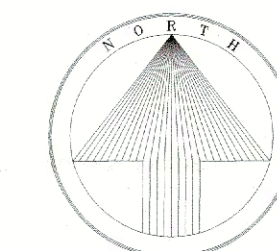
RAYBURN COUNTRY
ELECTRIC
COOPERATIVE, INC.
DOC. NO.
2021-0000024965
D.R.R.C.T.

RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.
DOC. NO. 2021-0000024965
D.R.R.C.T.

N: 7013889.68
E: 2599831.03
S66°44'15"E 5,292.49' TO
TOWN MONUMENT #10



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



100 50 0 100 200
SCALE 1" = 100'

FINAL PLAT PEACHTREE MEADOWS PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.
148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

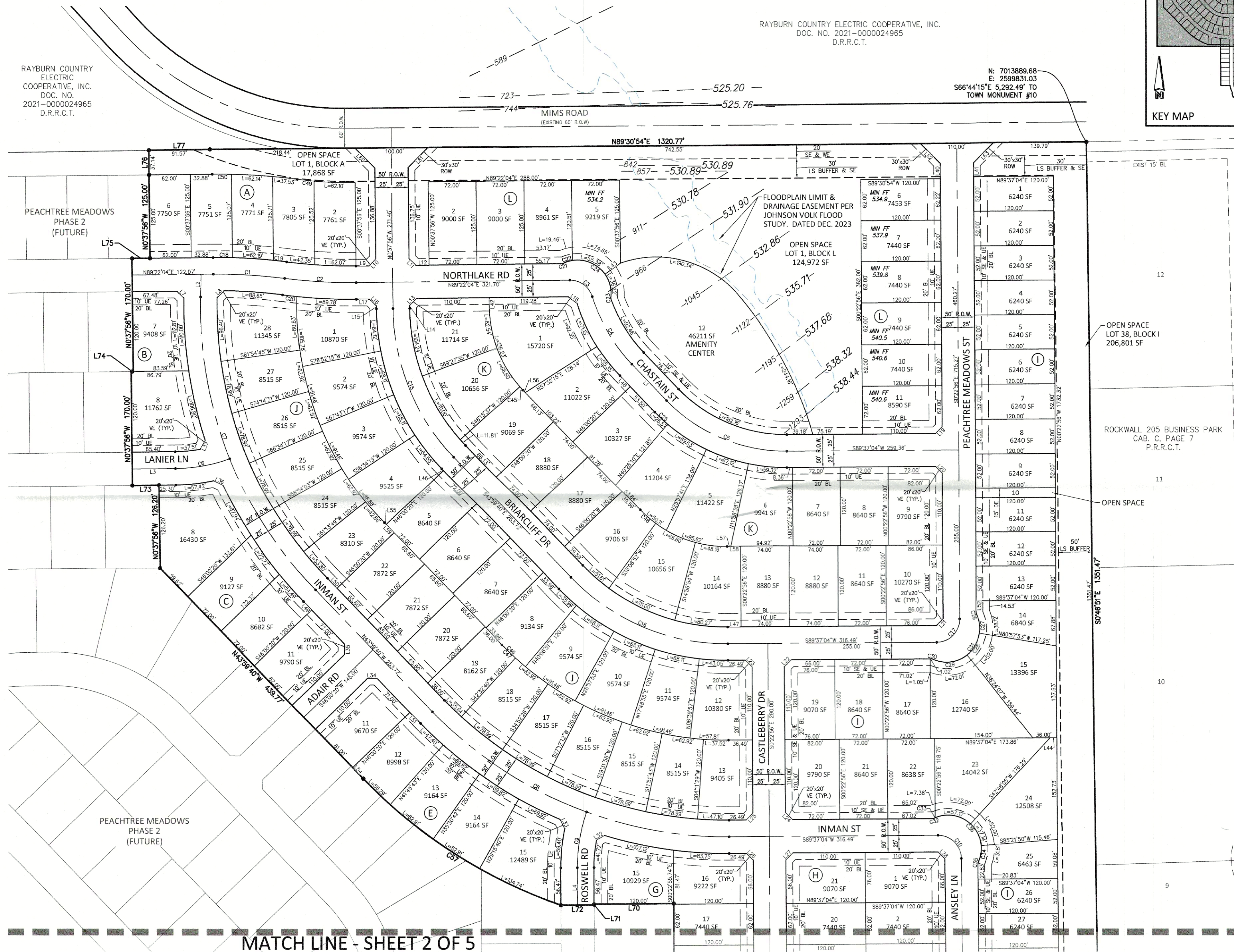
December 13, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 5

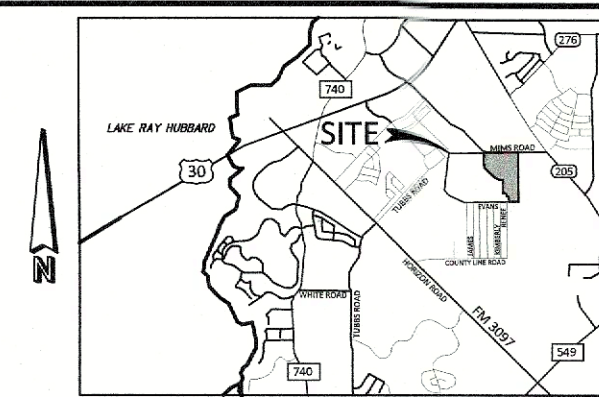
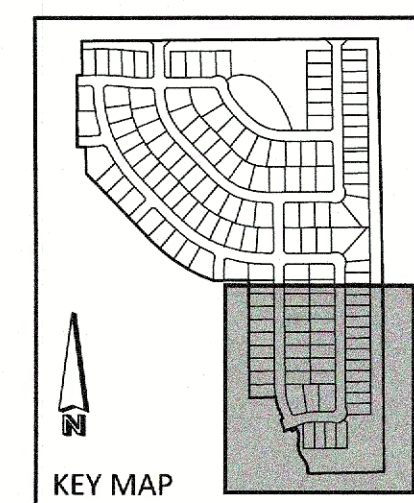
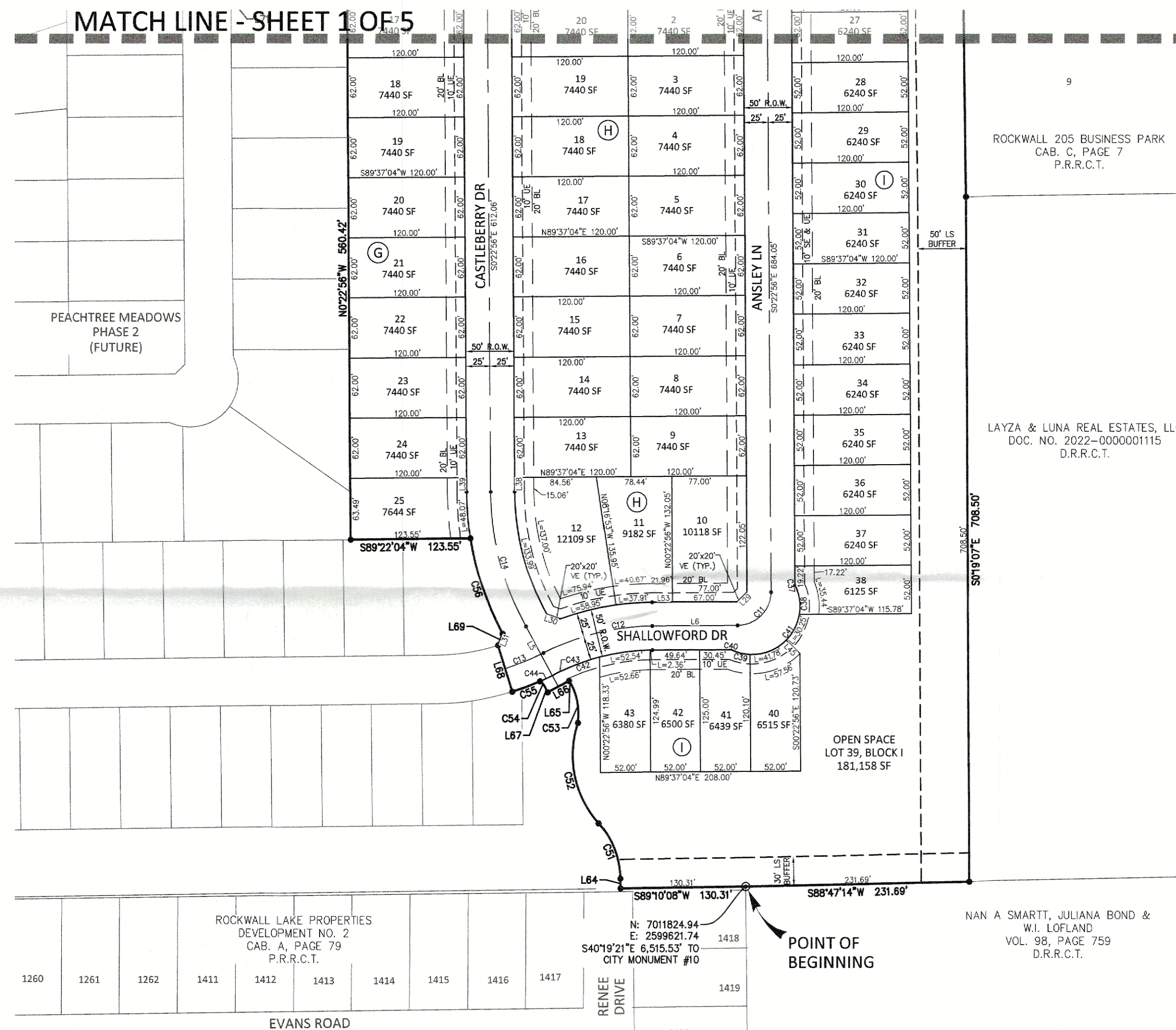
Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

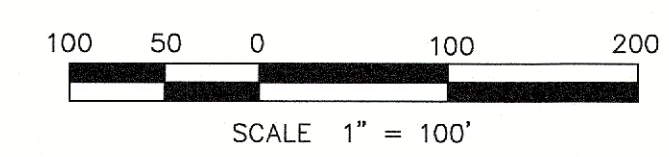
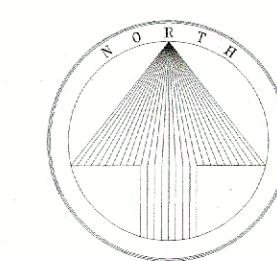
**JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

MATCH LINE - SHEET 2 OF 5





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



FINAL PLAT PEACHTREE MEADOWS PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.

148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE

G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128

**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**

P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 2 OF 5

**JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

- GENERAL NOTES:**
1. OPEN SPACE LOTS AND DRAINAGE AND DETENTION SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE HOA.
 2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - 2.1. WATER - CONNECTIONS TO EXISTING WATER LINE AT MIMS ROAD
 - 2.2. WASTEWATER - CONNECTION TO EXISTING WASTEWATER LINE AT MIMS ROAD
 - 2.3. ROADWAY - CONNECTIONS TO EXISTING ROADWAYS MIMS ROAD & RENEE DRIVE
 - 2.4. DRAINAGE - DRAINAGE TO DETENTION PONDS
 3. SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY AND DRAINAGE FACILITIES THAT HAVE ADEQUATE CAPACITY.

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

Line Table		
Line	Length	Direction
L1	76.12	N43° 59' 40"W
L2	34.00	S1° 17' 33"W
L3	65.40	N89° 22' 04"E
L4	56.47	N0° 22' 56"W
L5	70.49	N28° 31' 41"W
L6	88.96	N89° 37' 04"E
L7	14.35	N44° 45' 59"W
L8	14.28	S45° 44' 30"W
L9	20.00	N89° 22' 04"E
L10	14.14	S44° 22' 04"W
L11	14.14	S45° 37' 56"E
L12	20.00	S89° 22' 04"W
L13	14.14	S44° 22' 04"W
L14	4.64	N0° 37' 56"W
L15	4.64	S0° 37' 56"E
L16	14.14	S45° 37' 56"E
L17	20.00	N89° 22' 04"E
L18	15.97	S53° 37' 04"E
L19	14.14	S44° 37' 04"W
L20	14.14	S45° 22' 56"E

Line Table		
Line	Length	Direction
L21	14.14	S44° 37' 04"W
L22	14.14	S44° 37' 04"W
L23	14.14	S45° 22' 56"E
L24	14.14	S45° 22' 56"E
L25	14.14	S44° 37' 04"W
L26	14.14	S45° 22' 56"E
L27	14.14	S44° 37' 04"W
L28	14.14	S45° 22' 56"E
L29	14.14	S44° 37' 04"W
L30	15.06	S70° 28' 23"E
L31	12.86	S21° 27' 06"W
L32	13.43	N59° 20' 04"E
L33	15.27	S27° 12' 21"E
L34	14.14	N88° 59' 40"W
L35	14.14	S1° 00' 20"W
L36	15.39	S63° 57' 28"E
L37	15.11	N30° 45' 11"E
L38	15.06	S0° 22' 56"E
L39	15.06	S0° 22' 56"E
L40	23.00	S0° 22' 56"E

Line Table		
Line	Length	Direction
L41	20.80	S0° 22' 56"E
L42	14.64	S0° 37' 56"E
L43	28.93	S54° 36' 39"W
L44	10.14	N89° 37' 04"E
L45	20.00	N45° 35' 21"W
L46	3.76	S43° 59' 40"E
L47	20.49	S89° 37' 04"W
L48	22.62	S43° 59' 40"E
L49	17.58	S43° 59' 40"E
L50	20.92	N43° 59' 40"W
L51	23.14	S43° 59' 40"E
L52	16.53	S0° 22' 56"E
L53	21.96	N89° 37' 04"E
L54	23.14	S43° 59' 40"E
L55	3.76	S43° 59' 40"E
L56	4.88	S43° 59' 40"E
L57	5.57	N89° 37' 04"E
L58	14.92	N89° 37' 04"E
L59	17.15	S43° 59' 40"E
L60	42.48	S45° 33' 31"E

Line Table		
Line	Length	Direction
L61	42.37	S44° 26' 29"W
L62	42.39	N45° 26' 01"W
L63	42.46	S44° 33' 59"W
L64	10.02	N0° 49' 52"W
L65	3.99	N28° 31' 41"W
L66	25.00	S61° 28' 19"W
L67	6.01	N28° 31' 41"W
L68	50.00	N17° 17' 24"W
L69	12.86	N21° 27' 06"E
L70	120.00	S89° 37' 04"W
L71	1.41	S0° 22' 56"E
L72	50.00	S89° 37' 04"W
L73	40.10	S89° 22' 04"W
L74	3.20	N89° 22' 04"E
L75	27.18	N89° 22' 04"E
L76	37.14	N0° 37' 56"W
L77	91.57	N89° 08' 03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	107.91	775.00	007°58'39"	107.82	N86° 38' 36"W
C2	107.91	775.00	007°58'39"	107.82	S86° 38' 36"E
C3	44.91	35.00	073°31'21"	41.89	N53° 52' 15"W
C4	117.31	250.00	026°53'05"	116.23	S30° 33' 08"E
C5	202.40	250.00	046°23'15"	196.92	S67° 11' 18"E
C6	82.86	250.00	018°59'27"	82.48	N79° 52' 21"E
C7	486.10	615.00	045°17'13"	473.54	S21° 21' 04"E
C8	497.91	615.00	046°23'15"	484.43	S67° 11' 18"E
C9	85.13	250.00	019°30'36"	84.72	S09° 22' 22"W
C10	54.98	35.00	090°00'00"	49.50	N45° 22' 56"W
C11	54.98	35.00	090°00'00"	49.50	N44° 37' 04"E
C12	116.77	250.00	026°45'44"	115.71	S76° 14' 12"W
C13	43.00	250.00	009°51'16"	42.95	N67° 46' 58"E
C14	147.37	300.00	028°08'46"	145.90	S14° 27' 18"E
C15	245.97	325.00	043°21'45"	240.14	S22° 18' 48"E
C16	263.13	325.00	046°23'15"	256.00	S67° 11' 18"E
C17	54.98	35.00	090°00'00"	49.50	N44° 37' 04"E
C18	29.12	800.00	002°05'09"	29.12	N89° 35' 21"W
C19	20.07	800.00	001°26'15"	20.07	N83° 22' 24"W
C20	21.61	800.00	001°32'52"	21.61	S83° 25' 43"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C21	4.11	10.00	023°33'23"	4.08	N77° 35' 23"E
C22	13.38	50.00	015°20'06"	13.34	S73° 28' 44"W
C23	4.64	10.00	026°34'16"	4.60	S07° 09' 53"E
C24	55.38	50.00	063°27'52"	52.59	N67° 07' 17"W
C25	26.57	275.00	005°32'10"	26.56	S46° 45' 45"E
C26	4.11	10.00	023°33'23"	4.08	S12° 09' 37"E
C27	28.78	50.00	032°58'26"	28.38	N07° 27' 06"W
C28	37.14	50.00	042°33'45"	36.29	N30° 19' 00"E
C29	53.74	50.00	061°34'35"	51.19	N82° 23' 10"E
C30	4.11	10.00	023°33'23"	4.08	N78° 36' 14"W
C31	37.14	50.00	042°33'45"	36.29	N30° 19' 00"E
C32	4.11	10.00	023°33'23"	4.08	N77° 50' 23"E
C33	1.07	50.00	001°13'22"	1.07	S66° 40' 22"W
C34	24.27	50.00	027°48'37"	24.03	N09° 16' 09"E
C35	4.11	10.00	023°33'23"	4.08	S11° 23' 46"W
C36	37.14	50.00	042°33'45"	36.29	N25° 55' 02"W
C37	4.11	10.00	023°33'23"	4.08	S12° 09' 37"E
C38	29.40	50.00	033°41'21"	28.98	N07° 05' 39"W
C39	18.14	50.00	020°47'16"	18.04	S77° 19' 27"E
C40	4.09	10.00	023°27'07"	4.06	N78° 39' 22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C41	30.25	50.00	034°39'37"	29.79	N27° 04' 50"E
C42	36.05	225.00	009°10'46"	36.01	S71° 02' 48"W
C43	14.14	225.00	003°36'05"	14.14	S64° 39' 23"W
C44	16.49	275.00	003°26'09"	16.49	S64° 34' 25"W
C45	7.08	180.00	002°15'18"	7.08	S42° 52' 02"E
C46	28.39	470.00	003°27'39"	28.39	S45° 43' 30"E
C47	28.39	470.00	003°27'39"	28.39	S45° 43' 30"E
C48	30.97	180.00	009°51'27"	30.93	S48° 55' 24"E
C49	24.92	625.00	002°17'04"	24.92	S83° 47' 49"E
C50	29.12	925.00	001°48'14"	29.12	N89° 43' 49"W
C51	62.63	87.50	041°00'40"	61.30	N21° 20' 12"W
C52	103.94	105.00	056°43'07"	99.75	N13° 28' 59"W
C53	47.35	62.50	043°24'15"	46.22	N06° 49' 33"W
C54	8.06	20.50	022°30'57"	8.00	N39° 47' 09"W
C55	30.81	276.35	006°23'16"	30.79	S69° 30' 30"W
C56	106.60	325.00	018°47'33"	106.12	N18° 15' 09"W
C57	356.84	760.00	026°54'07"	353.57	N57° 26' 44"W

FINAL PLAT
PEACHTREE MEADOWS
PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
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CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 3 OF 5

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE



JOHNSON VOLK
CONSULTING

TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LEGAL DESCRIPTION:

BEING a 45.950 acre tract of land situated in the Glover Wells Survey, Abstract Number 219 and the John R. Johnston Survey, Abstract Number 128 of Rockwall County, Texas, being that tract of land conveyed to The Estate of Evelyn B. Lofland according to the document filed of record in Volume 86, Page 558, Deed Records Rockwall County, Texas and VICMAR I, LTD. according to the document filed of record in Volume 2016, Page 200, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the south line of said VICMAR I tract, same being the common northeast corner of that tract of land conveyed to Happy Country Homes of Texas, according to the document filed of record in Volume 157, Page 755 (D.R.R.C.T.) and being the common northwest corner of that tract of land conveyed to Nan A. Smartt, Juliana Bond and W.I. Lofland according to the document filed of record in Volume 98, Page 759 (D.R.R.C.T.);

THENCE S 89° 10' 08" W with the south line of said VICMAR I tract, same being the common north line of said Happy Country Homes tract, a distance of 130.31 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE leaving said common line, over and across the above—mentioned VICMAR I tract the following twenty—seven (27) courses and distances:

N 00° 49' 52" W, a distance of 10.02 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the left, having a radius of 87.50 feet, a central angle of 41° 00' 40" a chord bearing and distance of N 21° 20' 12" W, 61.30 feet.

With said curve to the left an arc distance of 62.63 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non—tangent curve to the right, having a radius of 105.00 feet, a central angle of 56° 43' 07", a chord bearing and distance of N 13° 28' 59" W, 99.75 feet.

With said curve to the right an arc distance of 103.94 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non—tangent curve to the left, having a radius of 62.50 feet, a central angle of 43° 24' 15", a chord bearing and distance of N 06° 49' 33" W, 46.22 feet.

With said curve to the left an arc distance of 47.35 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 28° 31' 41" W, a distance of 3.99 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 61° 28' 19" W for a distance of 25.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 28° 31' 41" W for a distance of 6.01 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the left, having a radius of 20.50 feet, a central angle of 22° 30' 57", a chord bearing and distance of N 39° 47' 09" W, 8.00 feet;

With said curve to the left an arc distance of 8.06 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non—tangent curve to the right, having a radius of 276.35 feet, a central angle of through an angle of 06° 23' 16", a chord bearing and distance of S 69° 30' 30" W, 30.79 feet.

With said curve to the right an arc distance of 30.81 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 17° 17' 24" W a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 21° 27' 06" E a distance of 12.86 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the right, having a radius of 325.00 feet, a central angle of 18° 47' 33", a chord bearing and distance of N 18° 15' 09" W, 106.12 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

With said curve to the right an arc distance of 106.60 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 22' 04" W a distance of 123.55 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 22' 56" W a distance of 560.42 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 37' 04" W a distance of 120.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 00° 22' 56" E a distance of 1.41 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 37' 04" W a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the right, having a radius of 760.00 feet, a central angle of 26° 54' 07", a chord bearing and distance of N 57° 26' 44" W, 353.57 feet.

With said curve to the right an arc distance of 356.84 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 43° 59' 40" W a distance of 439.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 126.20 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 22' 04" W a distance of 40.10 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 170.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 89° 22' 04" E a distance of 3.20 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 170.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 89° 22' 04" E a distance of 27.18 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 125.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 37.14 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the south line of that tract of land conveyed to Rayburn Country Electric Cooperative, Inc. according to the document filed of record in Document Number 20210000024965 (D.R.R.C.T.) and being the northwest corner of this tract;

THENCE N 89° 08' 03" E with the south line of said Rayburn Country Electric Cooperative, Inc. tract, same being common with the north line of this tract, a distance of 91.57 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a common corner of said tracts, from which a found 60—D Nail found for a reference to said corner bears S 31° 40' 24" E, 0.71 feet, also from said corner, a 5/8" iron rod found for reference to said corner bears S 43° 21' 16" E, 28.37 feet;

THENCE N 89° 30' 54" E, continuing with said common line, a distance of 1320.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the northeast corner of this tract, from which a 3/8" iron rod found for reference to said corner bears S 82° 16' 02" E, 3.04 feet;

THENCE S 00° 46' 51" E, leaving said common line, with the west line of Rockwall 205 Business Park, an addition to the City of Rockwall, according to the plat filed of record in Cabinet C, Page 7 (P.R.R.C.T.) a distance of 1351.47 feet to a 1/2" iron rod found for the southwest corner of said addition, the northwest corner of that tract of land conveyed to Layza & Luna Real Estate, LLC according to the document filed of record in Document Number 20220000001115 (D.R.R.C.T.) and common corner of this tract;

THENCE S 00° 19' 07" E with the west line of said Layza & Luna Real Estate, LLC tract, a distance of 708.50 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the north line of the above—mentioned Nan A. Smartt, Juliana Bond and W.I. Lofland tract, for the southwest corner of said Layza & Luna Real Estate, LLC tract and common southeast corner of this tract;

THENCE S 88° 47' 14" W, with said north line, a distance of 231.69 feet to the POINT OF BEGINNING and containing 2,001,564 square feet or 45.950 acres of land.

GENERAL NOTES:

- SUBDIVIDERS STATEMENT: SELLING A PORTION OF THIS ADDITION BY MEETS 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.
- 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 WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUE, 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.
- 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.
- 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.
- 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).

FINAL PLAT
PEACHTREE MEADOWS
PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.

148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE

G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 4 OF 5

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE



JOHNSON VOLK

CONSULTING

TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the PEACHTREE MEADOWS — PHASE 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the PEACHTREE MEADOWS — PHASE 1 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 there respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys all according to the specifications of the City of Rockwall; or

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

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

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

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary public in and for the State of Texas

My Commission Expires

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary public in and for the State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

APPROVED:

I hereby certify that the above and forgoing Final Plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on ____ day of _____, 2023.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
PEACHTREE MEADOWS
PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
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45.950 ACRES/2,001,564 SQ. FT.

148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 5 OF 5

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

 **JOHNSON VOLK**
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Park Board

FROM: Travis Sales, Director of Parks & Recreation

DATE: February 6, 2024

SUBJECT: SP2024-001

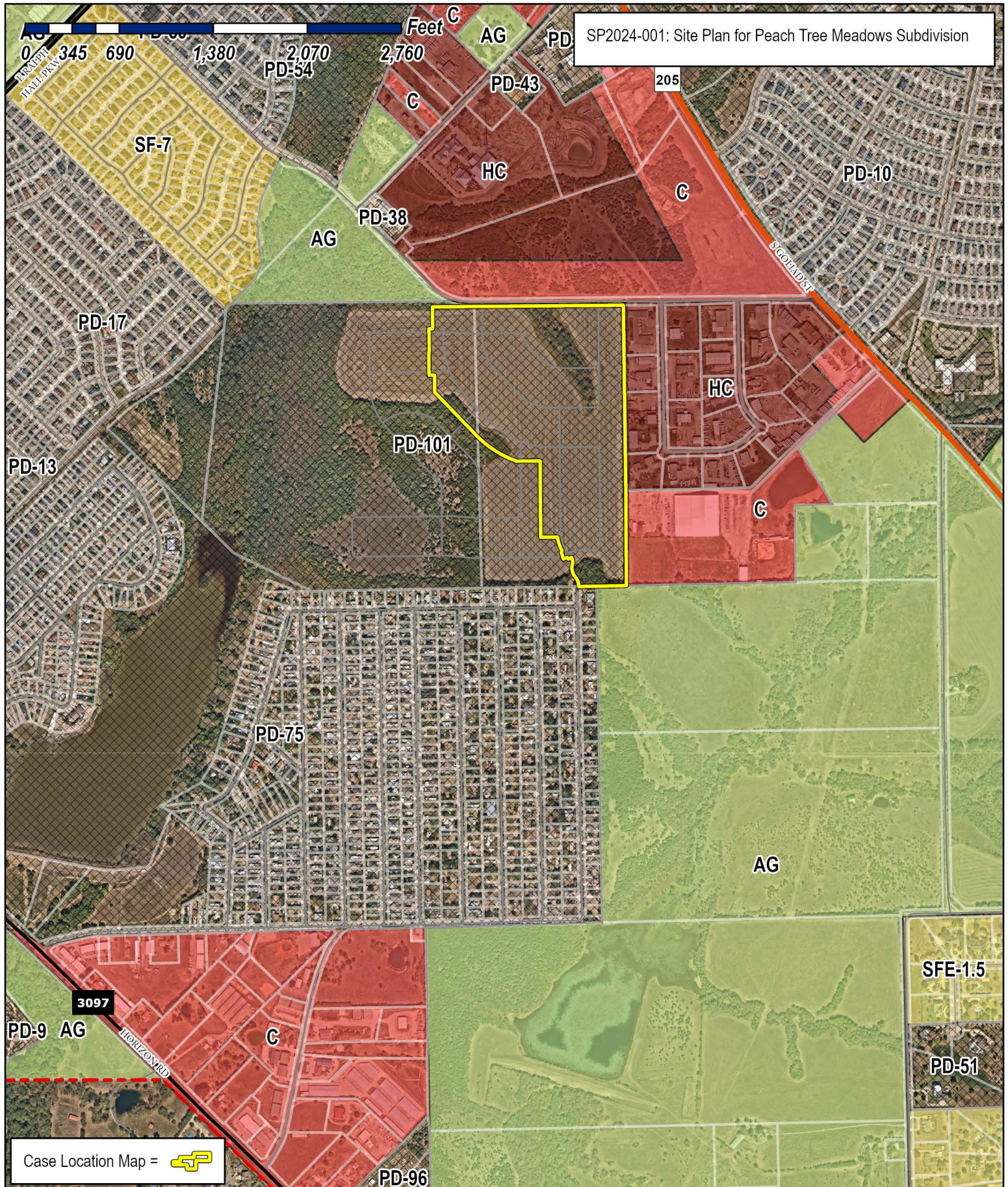
SUMMARY: SP2024-001

DISCUSS AND CONSIDER A REQUEST BY MEREDITH JOYCE OF MICHAEL JOYCE PROPERTIES ON BEHALF OF JOHN VICK OF QUALICO DEVELOPMENT, INC. FOR THE APPROVAL OF A SITE PLAN FOR PHASE 1 OF THE PEACHTREE MEADOWS SUBDIVISION CONSISTING OF 148 SINGLE-FAMILY RESIDENTIAL LOTS ON A 45.95-ACRE TRACT OF LAND IDENTIFIED AS TRACT 5 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 101 (PD-101) [*ORDINANCE NO. 23-11*] FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES, GENERALLY LOCATED ON THE SOUTHSIDE OF MIMS ROAD WEST OF THE INTERSECTION OF MIMS ROAD AND NATIONAL DRIVE, AND TAKE ANY ACTION NECESSARY.

STAFF NOTES & RECOMMENDATIONS:

PARK DISTRICT 14

TREE MITIGATION PLAN WILL BE MINIMAL, BUT REQUIRED AND THE LANDSCAPE PLAN AFTER INTERNAL REVIEW DOES MEET CITY SPECIFICATIONS. THEY CONTINUE WITH THE CURRENT DESIGN OF HAVING LANDSCAPE AND TRAILS AROUND THE PERIMETER OF THE DEVELOPMENT ALONG WITH TRAILS IN THE INTERIOR OF THE NEIGHBORHOOD. THERE IS A GOOD MIX OF ACCENT AND CANOPY TREES THROUGH THE DEVELOPMENT.

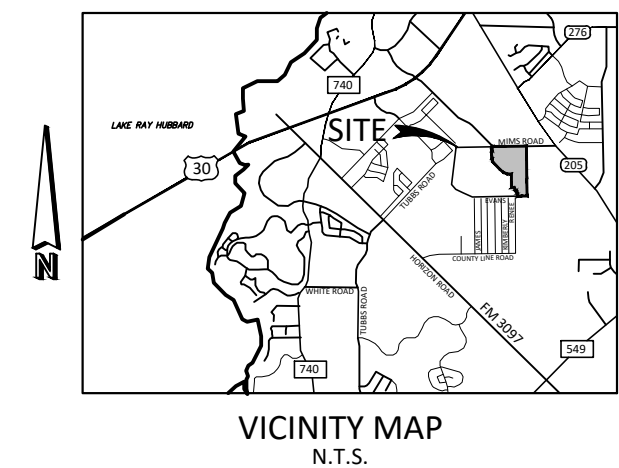
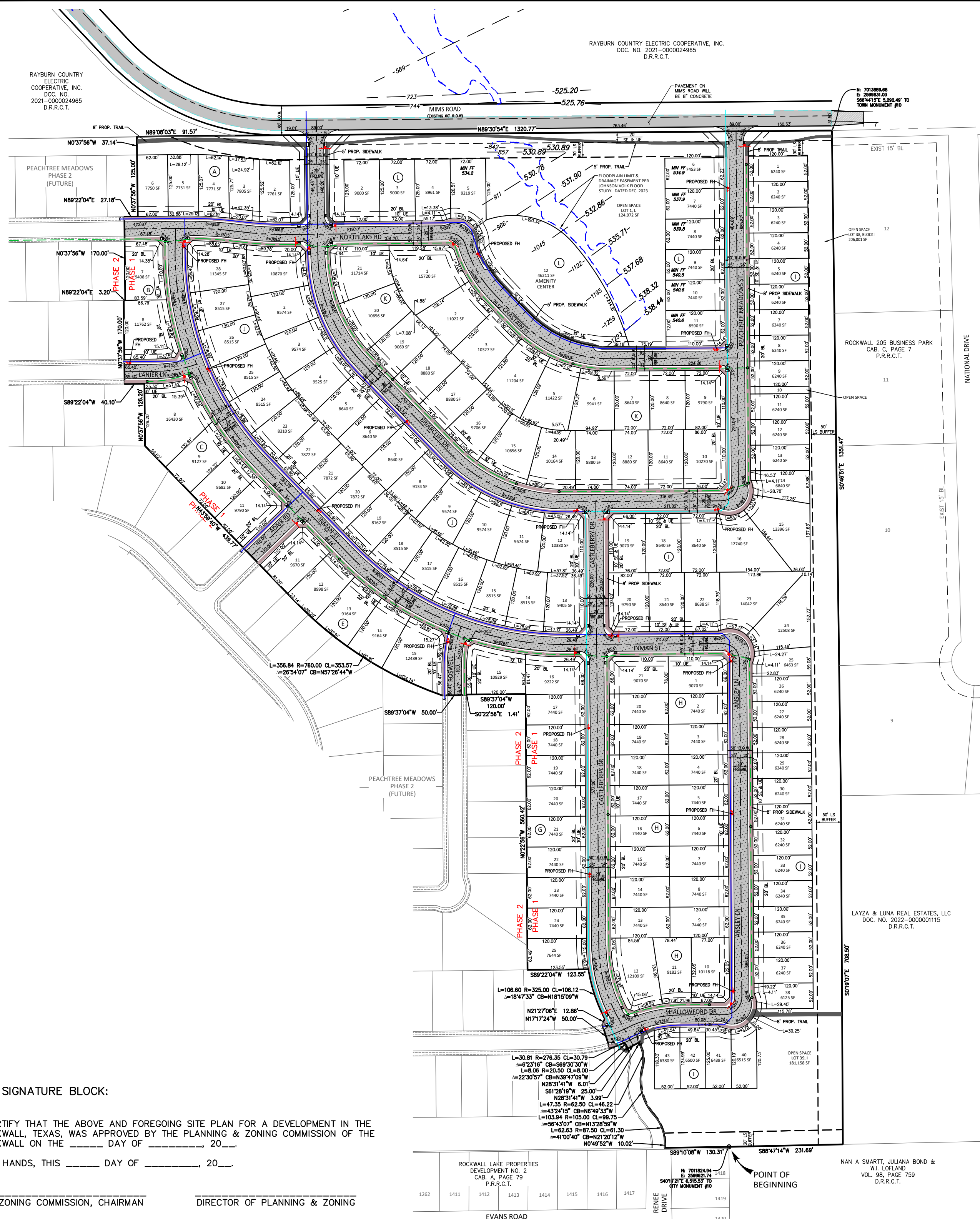


City of Rockwall

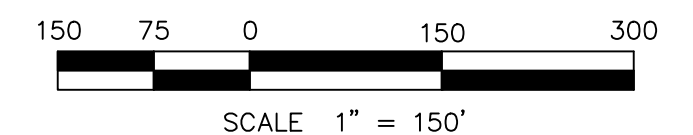
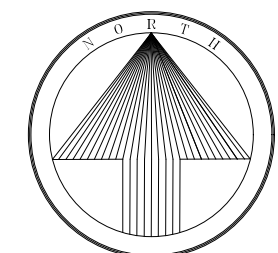
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





LEGEND	
	CONCRETE PAVEMENT
	SIDEWALK (DEVELOPER)
	SIDEWALK (BUILDER)
	FIRE LANE
	PROPOSED SIGNAGE
	PROPOSED WATER
	PROPOSED SEWER



SITE PLAN PEACHTREE MEADOWS PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
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CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

December 13, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 1

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE



F:\proj\3d\projects\geo - qualco companies\proj001 - mims road property\landscape\dwg\proj001 - prelim landscape plans for pd site plan.dwg

RAYBURN COUNTRY
ELECTRIC
COOPERATIVE, INC.
DOC. NO. 2021-0000024965
D.R.R.C.T.

PEACHTREE
MEADOWS
PHASE 2
(FUTURE)

PEACHTREE
MEADOWS
PHASE 2
(FUTURE)

PEACHTREE
MEADOWS
PHASE 2
(FUTURE)

MIMS ROAD

NORTHLAKE RD.

CHASTAIN ST.

PEACHTREE MEADOWS ST.

CASTLEBERRY DR.

ANSLEY LN.

L2

L3

L4

L5

L6

L7

L8

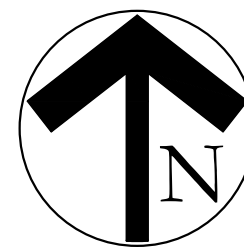
L9

L10

ROCKWALL 205
BUSINESS PARK
CAB. C, PAGE 7
P.R.R.C.T.

LAYZA & LUNA
REAL ESTATES, LLC
DOC. NO.
2022-00000001115
D.R.R.C.T.

100 50 0 100
SCALE 1" = 100'

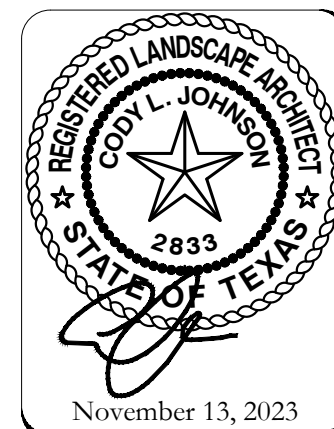


SCALE:
1" = 100'
One Inch
JVC No QCO501

L1 of 12

PEACHTREE MEADOWS
PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLAN
OVERALL LAYOUT PLAN

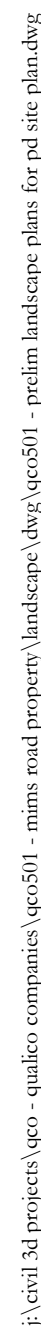
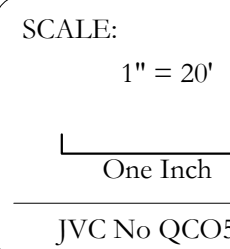


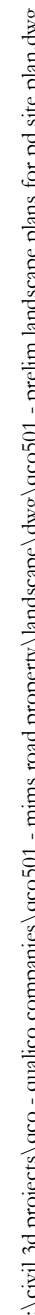
SCALE:
1" = 100'
One Inch
JVC No QCO501

L1 of 12

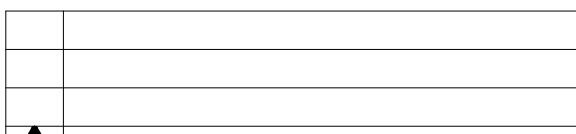
JOHNSON VOLK
CONSULTING

TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

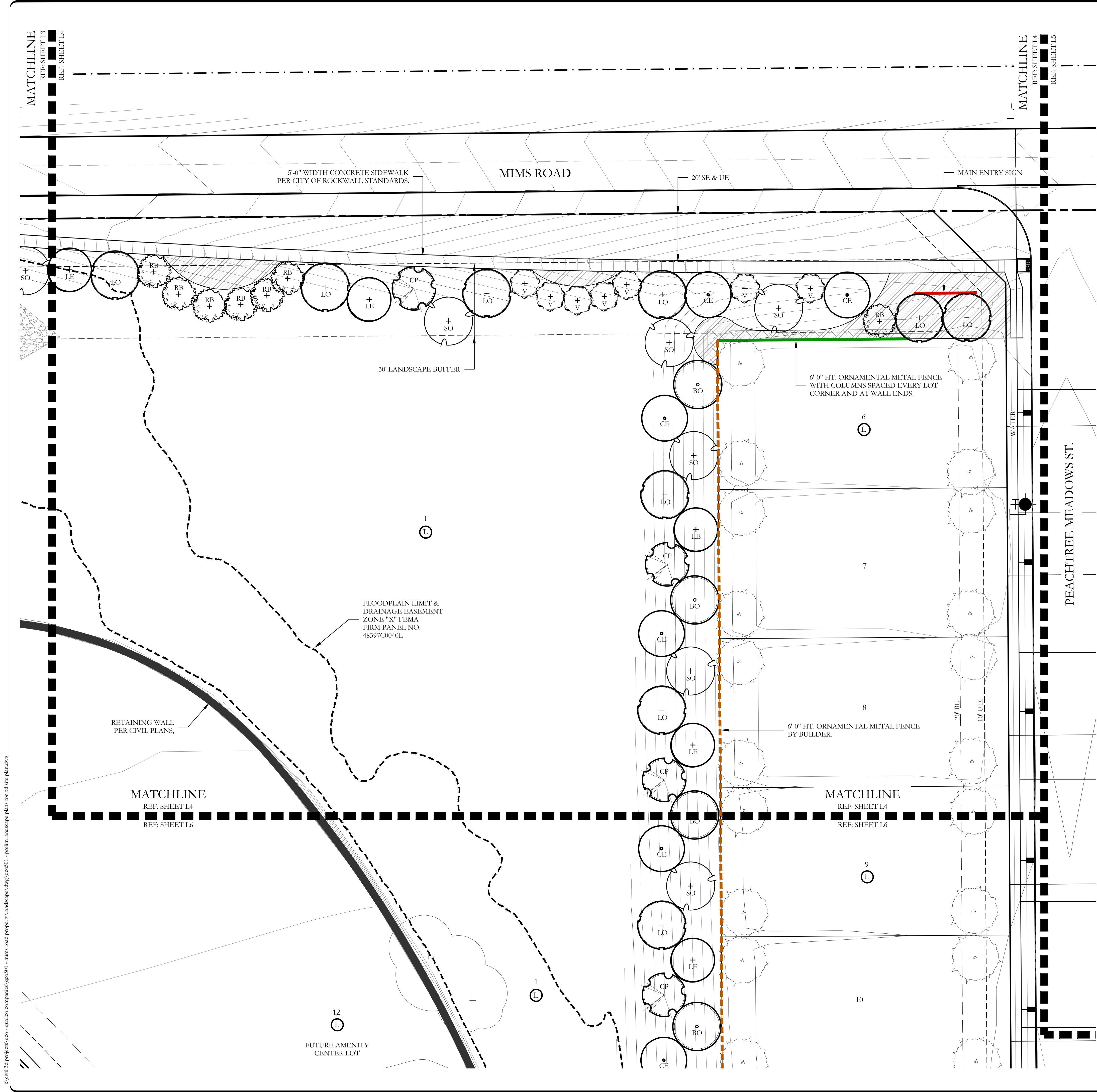




	MAIN ENTRY SIGN
	6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
	6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
GENERAL LANDSCAPE NOTES	
• ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING. • GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN. • ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE ALLEYS AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT. • SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ROCKWALL CITY AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT. • ALL DISTURBED AREAS WITHIN COMMON AREA LOTS AND STREET BUFFERS SHALL BE COMMON BERMUDA GRASS. • ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM. • BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG E.M. 549. • NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER. • NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".	



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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		4 SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT AND 5 TREES FOR CORNER LOTS. EACH SPECIES OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT	N/A	4" CALIPER	AS SHOWN
	ERC	EXISTING EASTERN RED CEDAR TRANSPLANTED FROM PHASE TWO	N/A	6' HT. MIN.	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
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	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		SHRUB AND GROUNDCOVER BED; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	AS SHOWN	AS SHOWN
		SCREENING SHRUBS; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANTLIST.	SPECIES TO BE DETERMINED	5 GALLON	AS SHOWN

SCREENING LEGEND

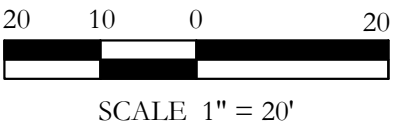
MAIN ENTRY SIGN

6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.

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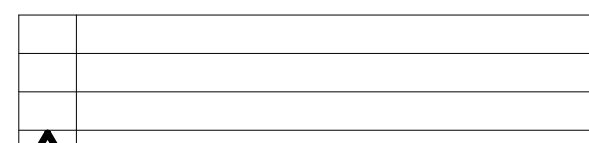


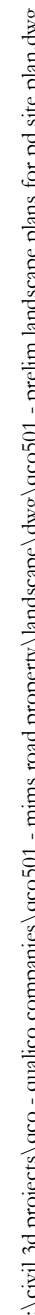
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REF. SHEET 17

REF. SLIPSET 19

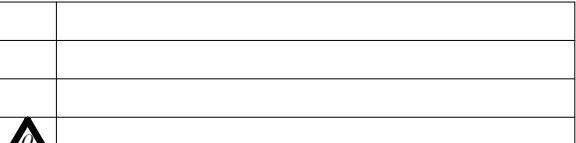
20 10 0 20

SCALE 1" = 20'



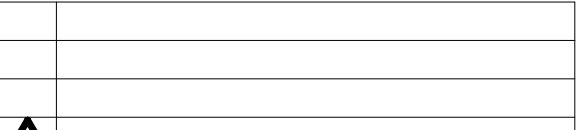


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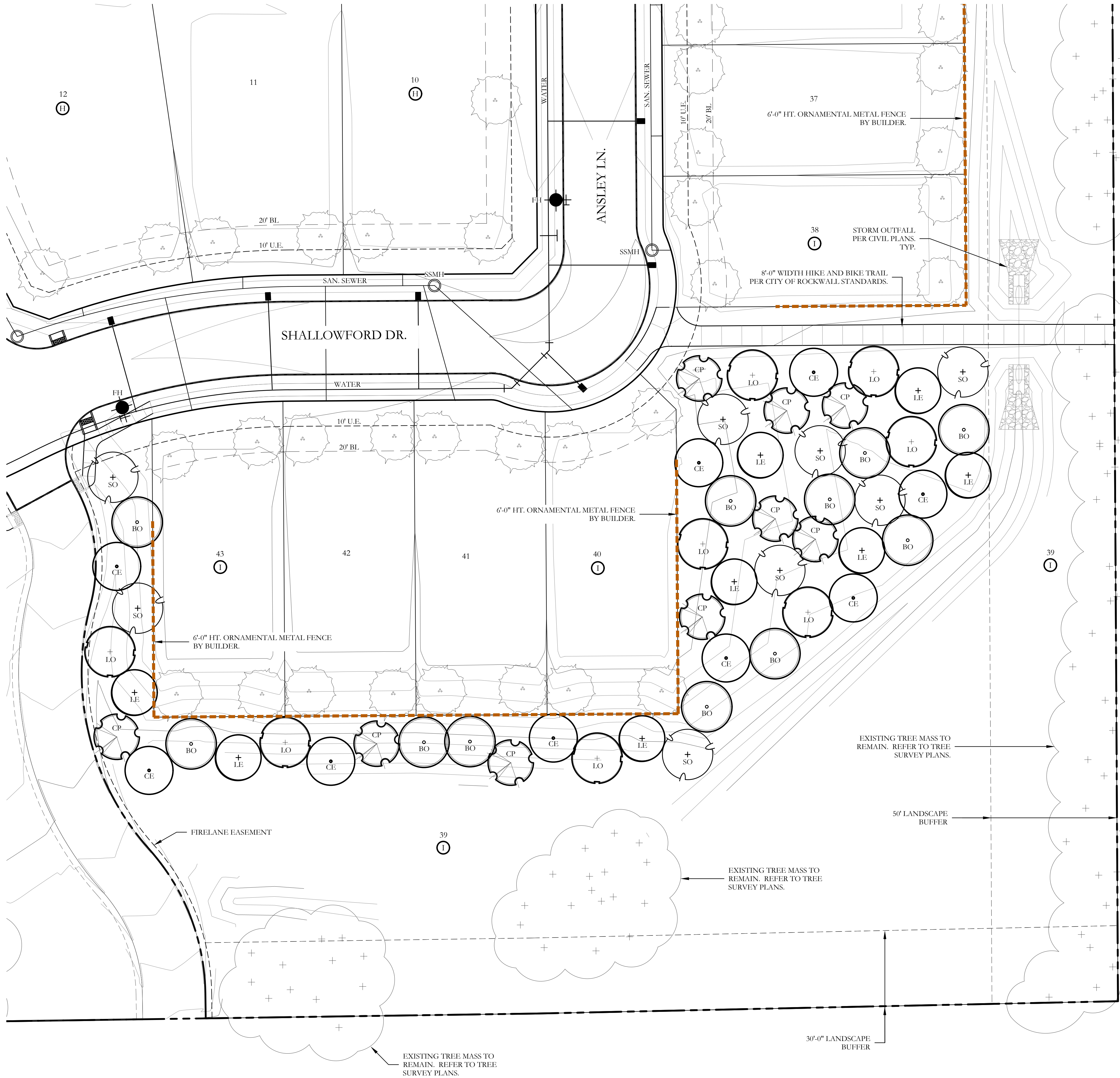




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PLANT LEGEND

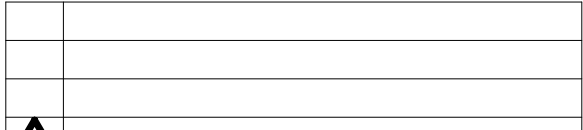
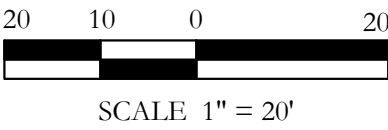
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LANDSCAPE PROVIDED

MIMS ROAD

- A. 1-4" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE
1,192 LF OF FRONTAGE / 50 LF = 24 - 4" CAL. TREES REQUIRED.
PROVIDED: 57 - 4" CALIPER CANOPY TREES PROVIDED
- A. 1-2" CAL. ACCENT TREE / 50 LF OF LANDSCAPE EDGE
1,192 LF OF FRONTAGE / 50 LF = 24 - 2" CAL. TREES REQUIRED.
PROVIDED: 37 - 2" CALIPER ACCENT TREES PROVIDED

TREE MITIGATION

A TOTAL of 122 - 4" CALIPER TREES (648 CALIPER INCHES) ARE SHOWN HEREIN AND SHALL COUNT TOWARDS OFFSETTING THE TREE MITIGATION PENALTY AS SHOWN ON THE APPROVED TREE SURVEY PLANS.

AN ADDITIONAL 47 EASTERN RED CEDARS AS SHOWN HEREIN TO BE TRANSPLANTED FROM PHASE TWO.

PLANT LIST - TREES

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
ERC	47	EASTERN RED CEDAR	N/A	6' HT.	AS SHOWN	EXISTING EASTERN RED CEDAR TRANSPLANTED FROM PHASE TWO
LO	31	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	35	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	23	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	19	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	30	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CP	24	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
V	18	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	21	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

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

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

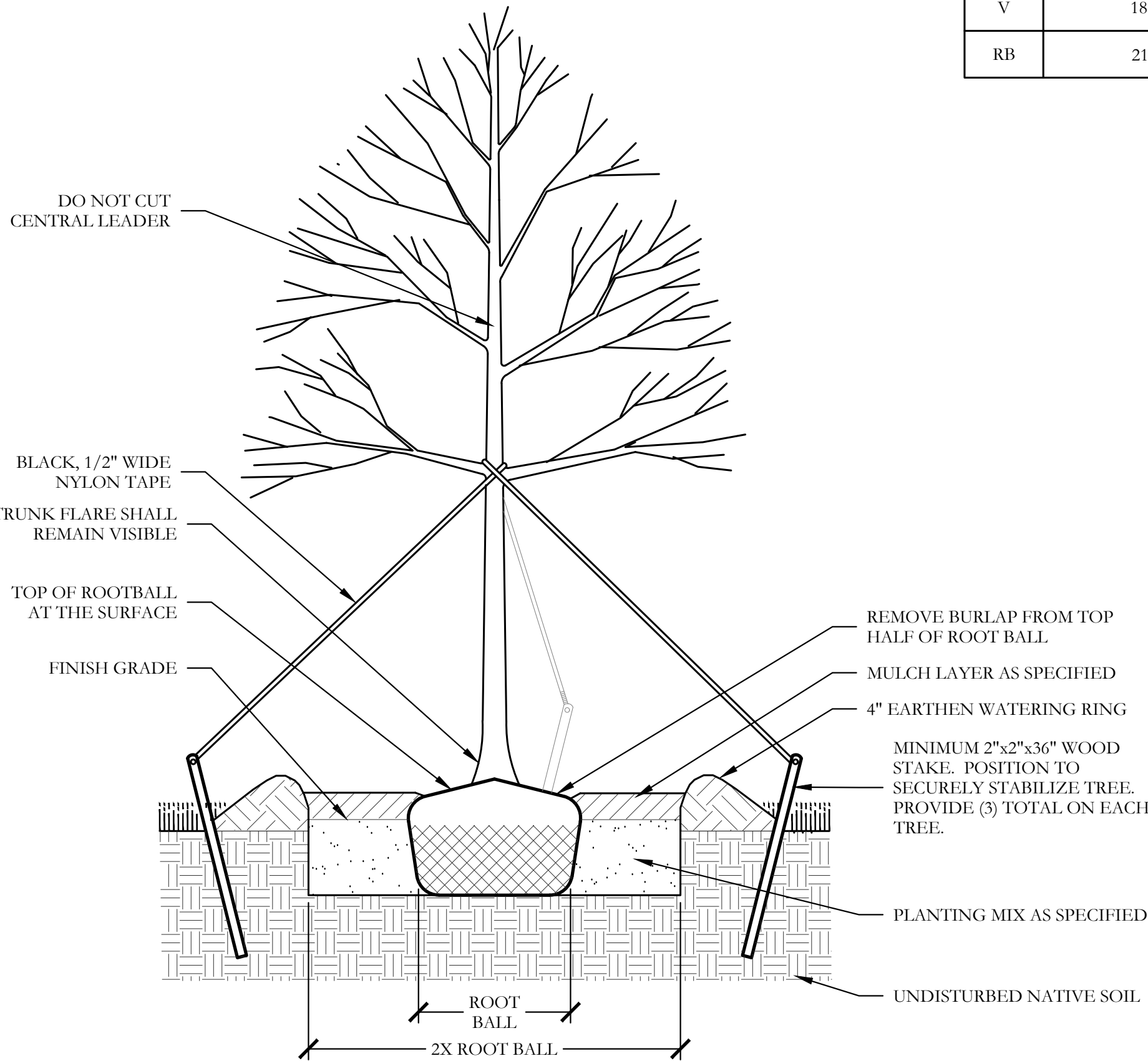
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED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

MAINTENANCE STANDARDS:

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

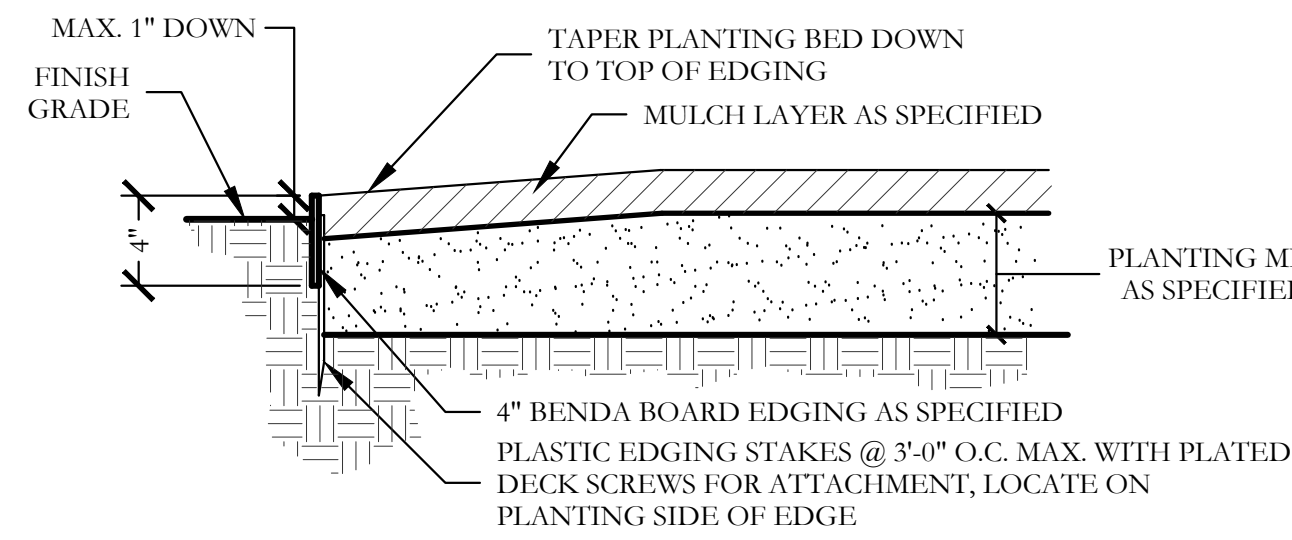
TREE PROTECTION NOTES:

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



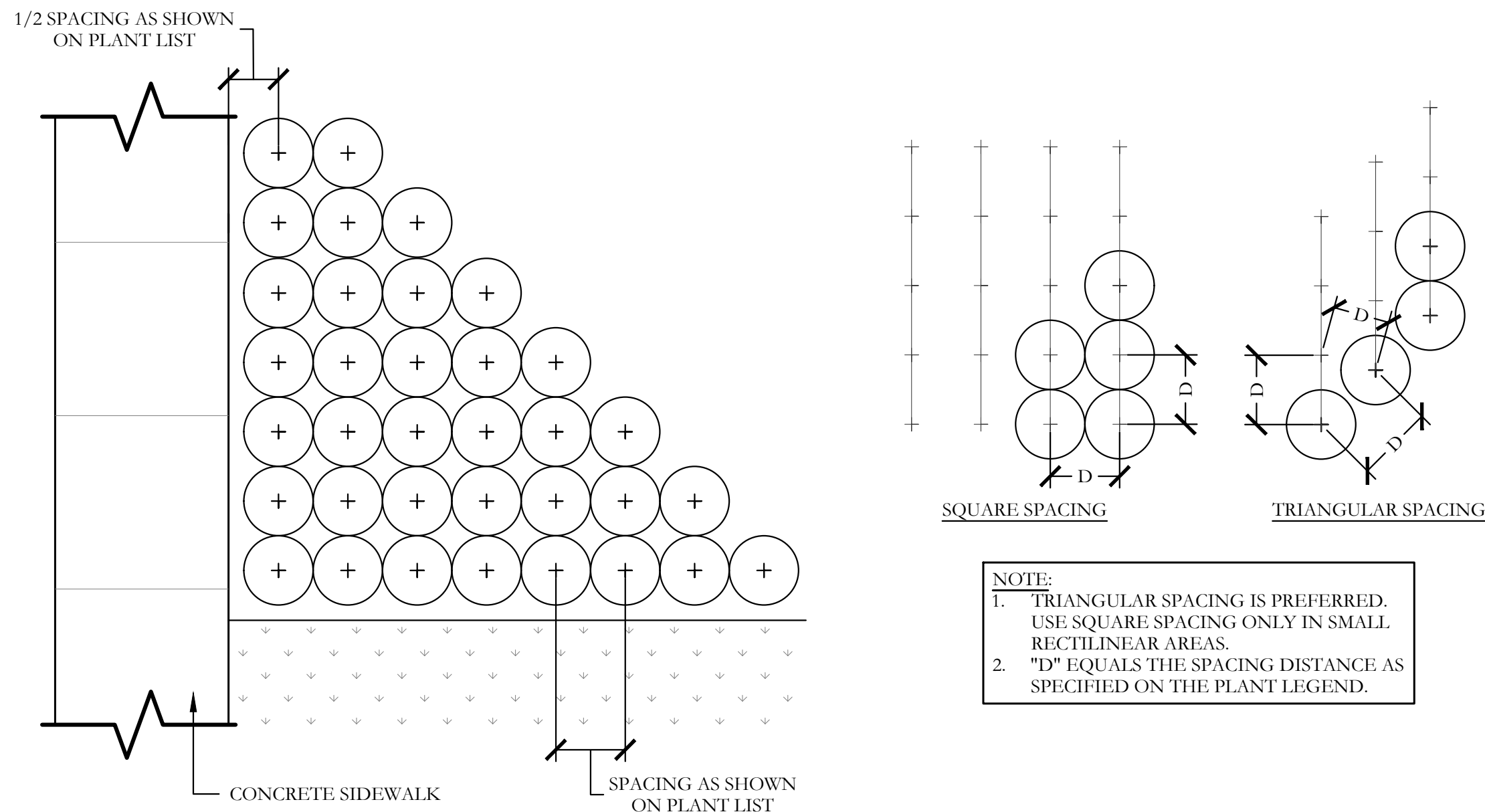
1 TYPICAL TREE PLANTING SECTION

NOT TO SCALE



3 TYPICAL BED EDGING DETAIL SECTION

NOT TO SCALE



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION

NOT TO SCALE



**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

TO: Park Board

FROM: Travis Sales, Director of Parks & Recreation

DATE: February 6, 2024

SUBJECT: P2024-002

SUMMARY: P2024-002

DISCUSS AND CONSIDER A REQUEST BY ROBERT CRUSE FOR THE APPROVAL OF A FINAL PLAT FOR LOTS 1 & 2, BLOCK A, CRUSE ADDITION BEING A 0.2410-ACRE TRACT OF LAND IDENTIFIED AS LOT 5, BLOCK F, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 12 (PD-12) [*ORDINANCE NO. 06-46*], LOCATED AT THE NORTHEAST CORNER OF S. ALAMO STREET AND W. ROSS STREET, AND TAKE ANY ACTION NECESSARY.

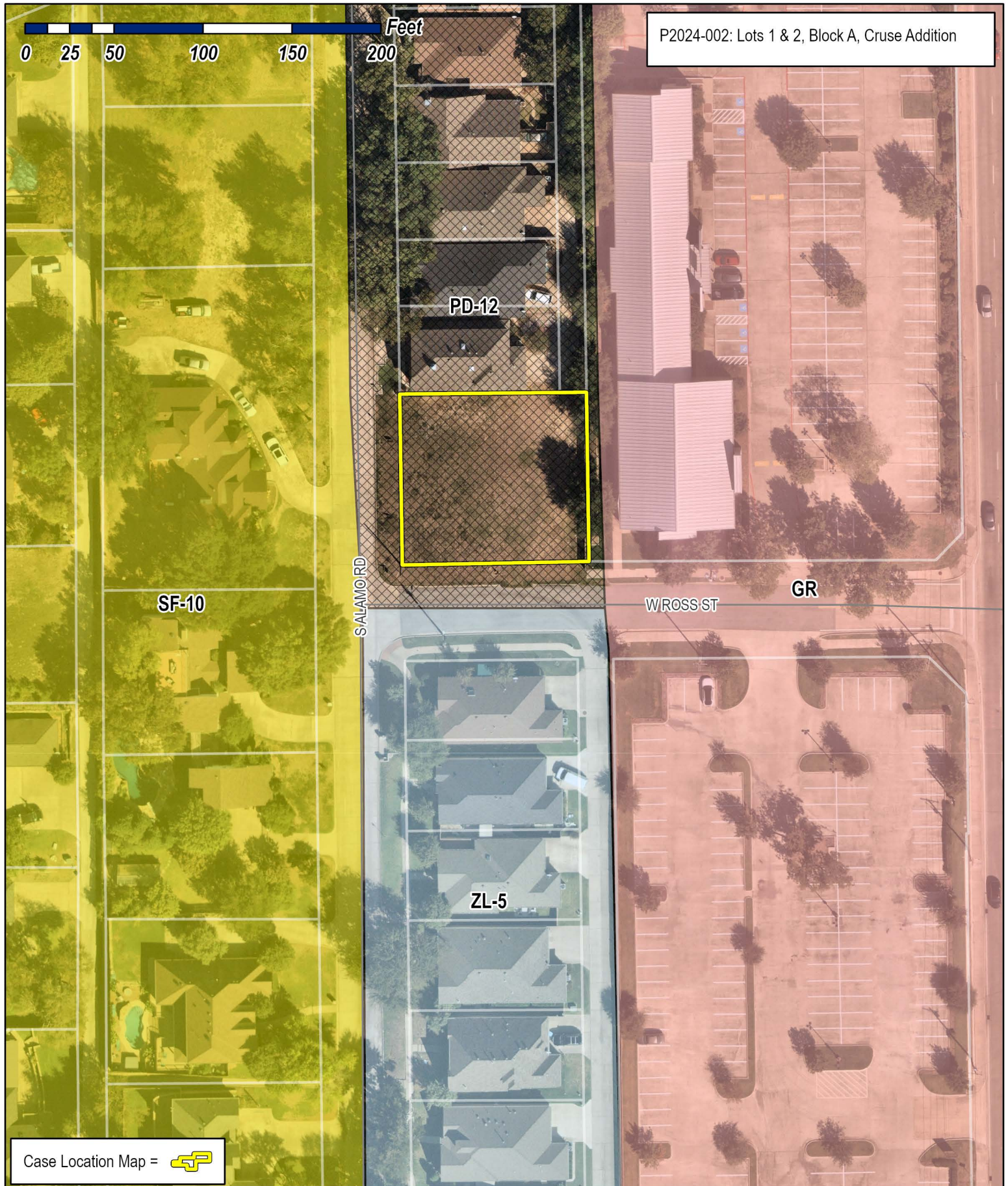
STAFF NOTES & RECOMMENDATIONS:

PARK DISTRICT 19

CASH IN LIEU OF LAND: \$751.00 X 1 LOT = \$751.00

PRO RATA EQUIPMENT FEE: \$704.82 X 1 LOT = \$704.82

TOTAL PER LOT X LOTS: \$1,455.82 X 1 LOT = \$1,455.82

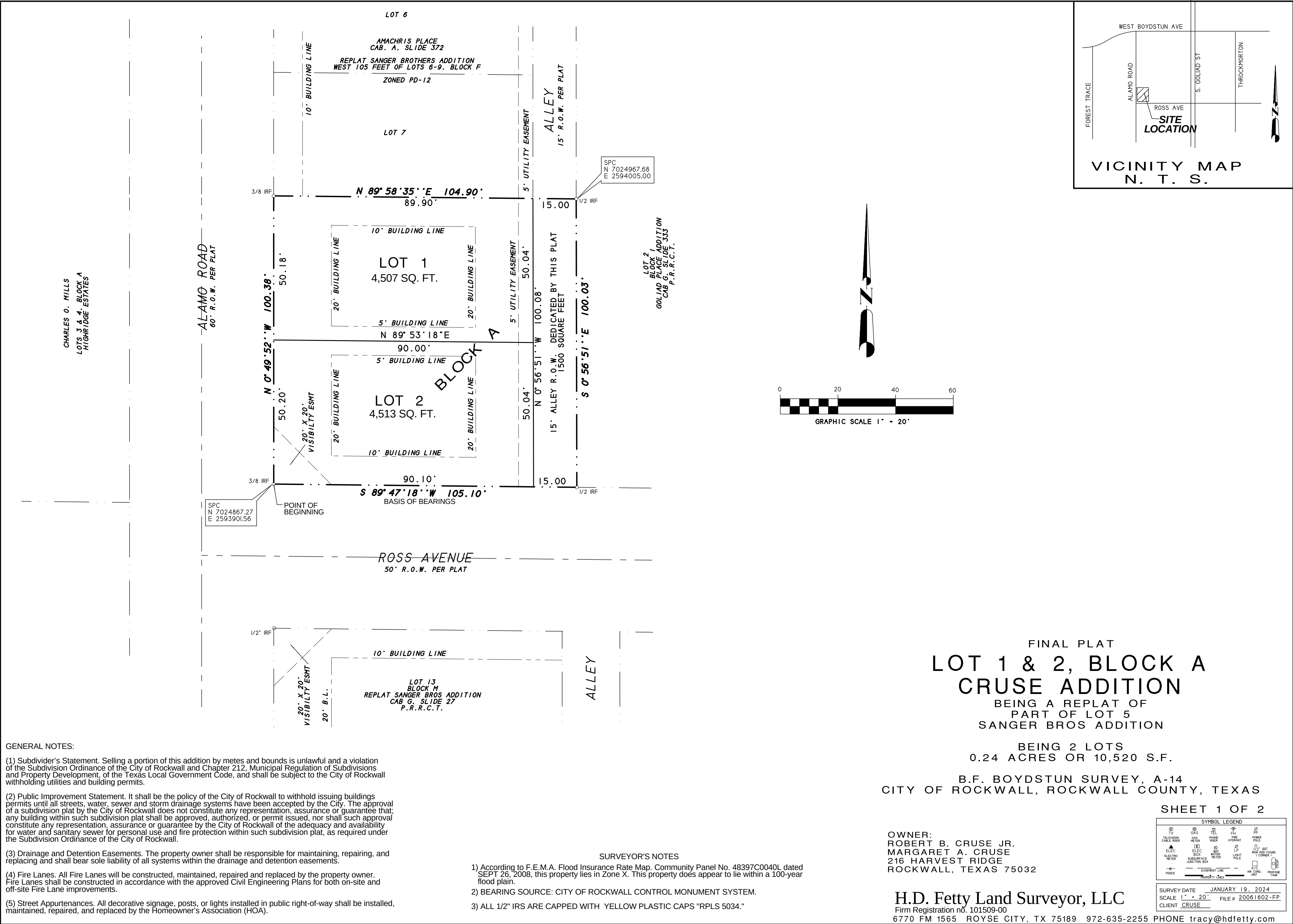


City of Rockwall

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

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OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROBERT B. CRUSE JR & MARGARET A. CRUSE, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, being the West 105' of Lot 5, Block F, of SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Volume Q, Page 100, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the intersection of the East right-of-way line of Alamo Road and the North right-of-way line of Ross Avenue at the Southwest corner of said Lot 5, Block F;

THENCE N. 00 deg. 49 min. 52 sec. W. along the East line of Alamo Road, a distance of 100.38 feet to a 3/8" iron rod found for corner at the Northwest corner of Lot 5;

THENCE N. 89 deg. 58 min. 15 sec. E. a distance of 104.90 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 56 min. 51 sec. E. a distance of 100.03 feet to a 1/2" iron rod found for corner in the North line of Ross Avenue;

THENCE S. 89 deg. 47 min. 18 sec. W. along the North line of Ross Avenue, a distance of 105.10 feet to the POINT OF BEGINNING and containing 10,520 square feet or 0.24 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as LOTS 1 & 2, BLOCK A, CRUSE ADDITION, an Addition 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 further certify that all other parties who have a mortgage or lien interest in LOTS 1 & 2, BLOCK A, CRUSE ADDITION, have been notified and signed this plat.

I 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 also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

ROBERT B. CRUSE, JR. _____

MARGARET A. CRUSE _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ROBERT B. CRUSE, JR. 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 _____, _____.

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MARGARET A. CRUSE, 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 _____, _____.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

APPROVED

I hereby certify that the above and foregoing plat of LOTS 1 & 2, BLOCK A, CRUSE ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

Mayor, City of Rockwall _____

Planning and Zoning Chairman _____

City Secretary City of Rockwall _____

City Engineer _____

FINAL PLAT
LOT 1 & 2, BLOCK A
CRUSE ADDITION
BEING A REPLAT OF
PART OF LOT 5
SANGER BROS ADDITION

BEING 2 LOTS
0.24 ACRES OR 10,520 S.F.

B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SHEET 2 OF 2

OWNER:
ROBERT B. CRUSE JR.
MARGARET A. CRUSE
216 HARVEST RIDGE
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND											
TV TELEVISION CABLE RISER	GAS METER	FEL FIRE RISER	PH PHONE POLE	PP POWER POLE							
ELEC ELECTRIC METER	ELEC BOX	WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (1 CORNER)							
JUNCTION BOX	EASEMENT LINE	PROPRTY LINE	PROPRTY LINE	PROPRTY LINE							
FENCE											

SURVEY DATE JANUARY 19, 2024
SCALE 1" = 20' FILE # 20061602-FP
CLIENT CRUSE



**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

TO: Park Board

FROM: Travis Sales, Director of Parks & Recreation

DATE: February 6, 2024

SUBJECT: P2024-003

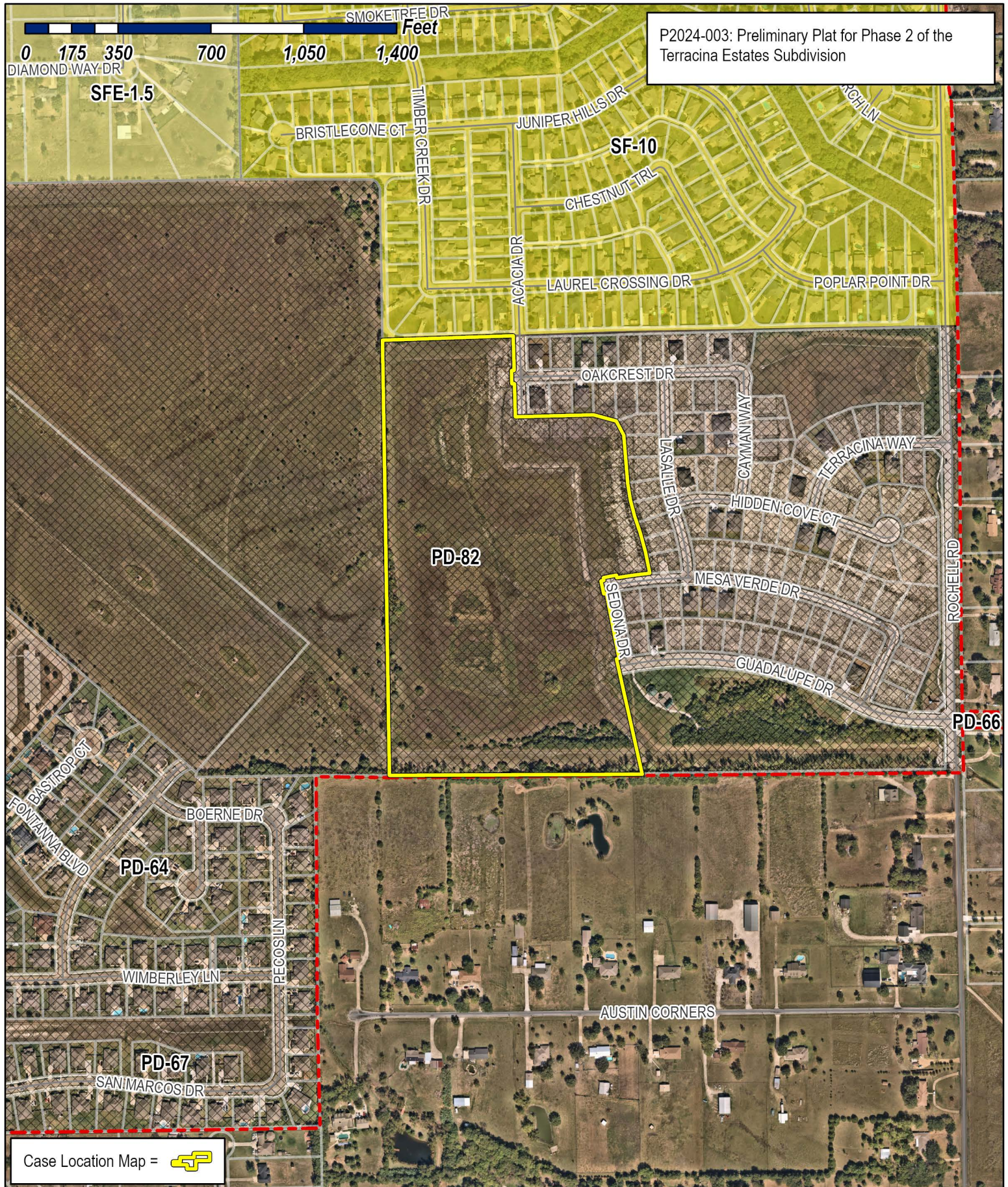
SUMMARY: P2024-003

DISCUSS AND CONSIDER A REQUEST BY CHUCK LAMPING OF ENGINEERING CONCEPTS & DESIGN, LP ON BEHALF OF CLINT VINCENT OF BLOOMFIELD HOMES, LP FOR THE APPROVAL OF A PRELIMINARY PLAT FOR PHASE 2 OF THE TERRACINA ESTATES SUBDIVISION CONSISTING OF 94 SINGLE-FAMILY RESIDENTIAL LOTS ON A 31.331-ACRE TRACT OF LAND IDENTIFIED AS TRACT 16 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 82 (PD-82) [*ORDINANCE NO. 18-08*] FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES, GENERALLY LOCATED AT THE TERMINUS OF GUADALUPE DRIVE, MESA VERDE DRIVE AND OAKCREST DRIVE, AND TAKE ANY ACTION NECESSARY.

STAFF NOTES & RECOMMENDATIONS:

PARK DISTRICT 22

THIS DEVELOPMENT SATISFIED ALL PARK LAND DONATION AND EQUIPMENT REQUIREMENTS WITH PHASE I THROUGH THE DONATION OF PARK LAND AND PROVIDING A FULLY DEVELOPED PARK.



P2024-003: Preliminary Plat for Phase 2 of the Terracina Estates Subdivision

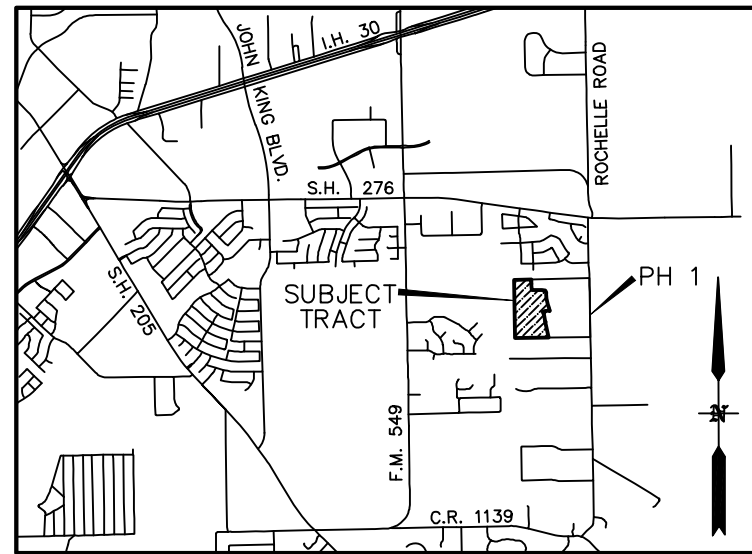


City of Rockwall

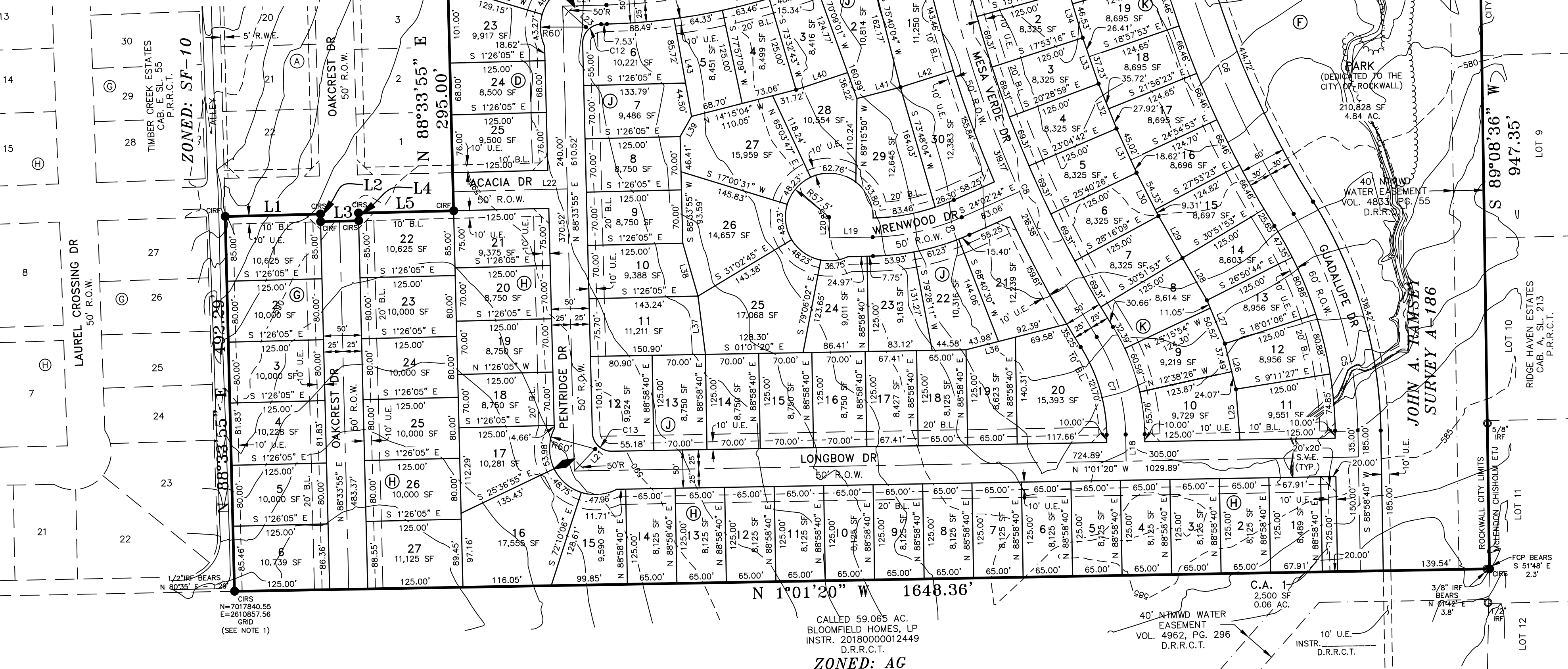
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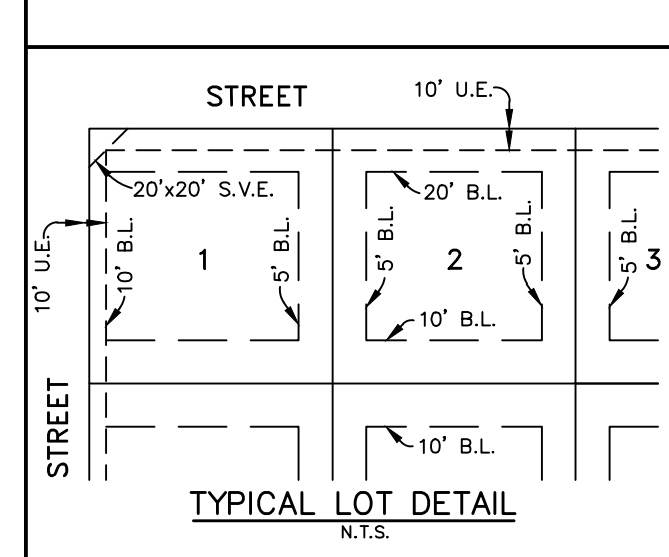




VICINITY MAP
N.T.S.



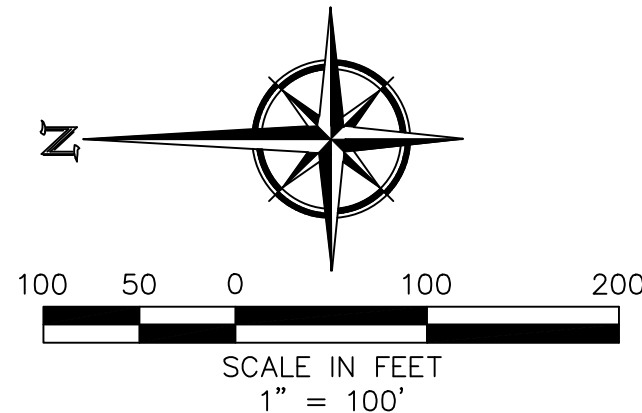
EASEMENT & BUILDING LINE DETAIL



TYPICAL LOT DETAIL
N.T.S.

LEGEND

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



PRELIMINARY PLAT
TERRACINA ESTATES
PHASE 2
BEING
31.331 ACRES

SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

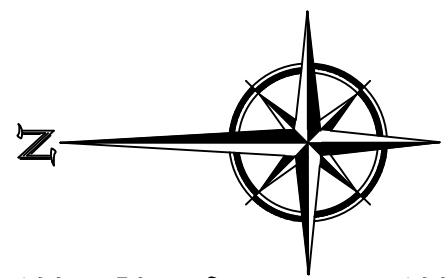
PETITT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

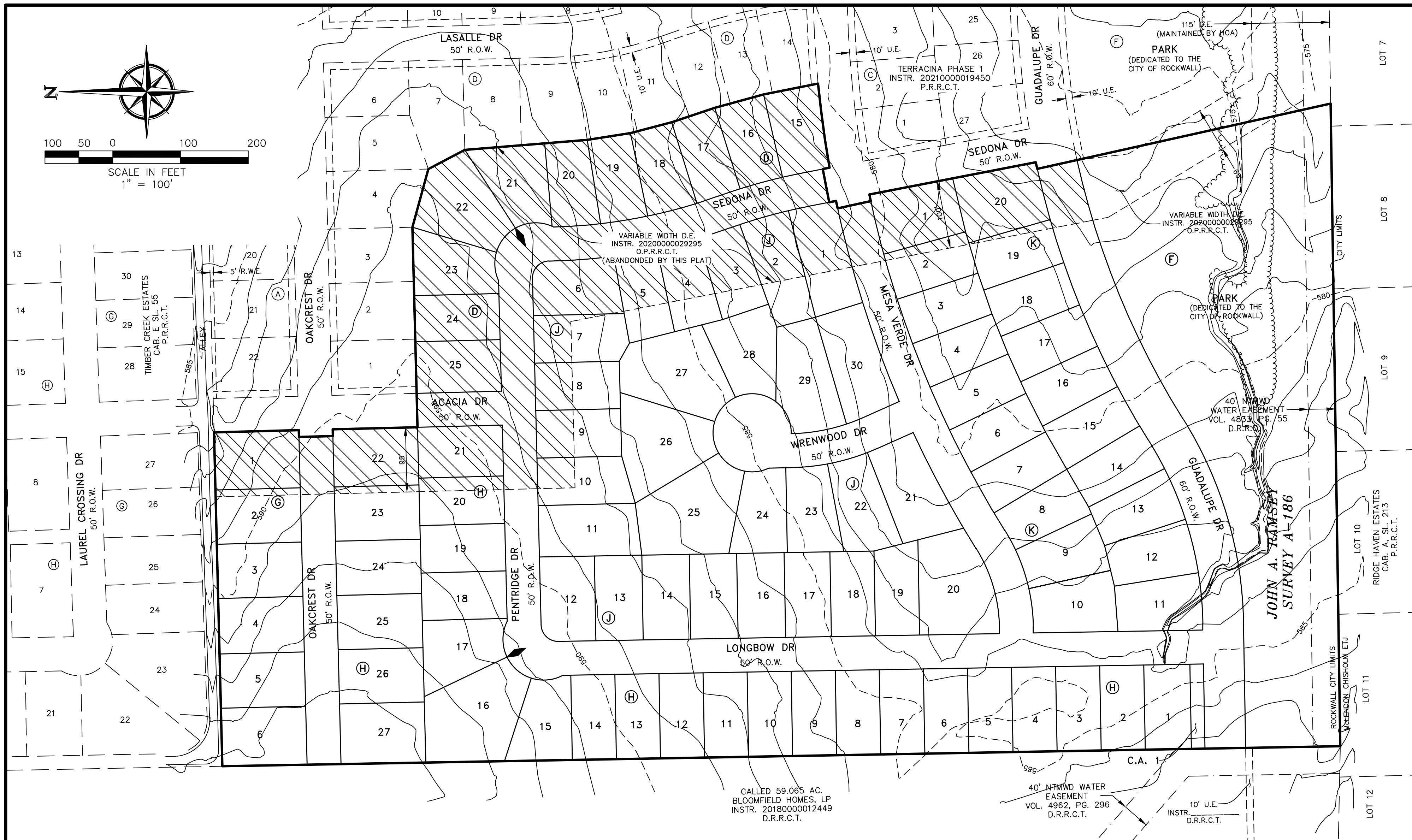
ZONING
1.96 DWELLING UNITS PER ACRE
(MAX. OVERALL DENSITY)
[ORD. NO. 18-08-PD-82]
OPEN SPACE = 0.06 AC.
PARK = 4.84 AC.
94 RESIDENTIAL LOTS
3.00 LOTS PER ACRE

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

TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. SUITE 3300
RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100
WYLLIE, TX 75098
(972) 941-8400



100 50 0 100 200
SCALE IN FEET
1" = 100'



- BENCHMARKS:**
- CP-2 - "X" cut on back of curb on the south side of Guadalupe Drive approximately 1,250 feet west of Rochelle Road.
Elevation = 578.60
 - CP-3 - "X" cut on back of curb on the south side of Oakcrest Drive approximately 20' west of Lasalle Drive
Elevation = 562.98'

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

OPEN SPACE = 0.06 AC.
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1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
(972) 941-8400

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 1°26'05" E	125.00'
L2	S 88°33'55" W	10.00'
L3	S 1°26'05" E	50.00'
L4	N 88°33'55" E	10.00'
L5	S 1°26'05" E	125.00'
L6	S 74°39'57" E	88.77'
L7	S 27°50'10" E	60.72'
L8	S 9°02'55" E	64.32'
L9	S 14°35'37" E	62.88'
L10	S 18°37'29" E	67.02'
L11	S 15°12'53" E	74.64'
L12	S 11°22'18" E	81.90'
L13	N 10°58'09" W	10.20'
L14	S 79°01'51" W	50.00'
L15	S 10°58'09" E	10.20'
L16	S 12°16'48" E	50.00'
L17	S 10°58'09" E	250.04'
L18	S 88°58'40" W	35.00'
L19	N 1°01'20" W	56.74'
L20	S 88°58'40" W	27.24'
L21	S 46°26'05" E	40.00'
L22	S 1°26'05" E	150.00'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L23	S 41°55'38" W	41.19'
L24	S 1°26'05" E	57.53'
L25	S 85°30'11" W	66.96'
L26	S 76°23'43" W	61.57'
L27	S 67°34'05" W	61.57'
L28	S 59°41'23" W	64.21'
L29	S 60°25'59" W	63.64'
L30	N 63°01'42" E	63.64'
L31	N 65°37'26" E	63.64'
L32	N 68°13'09" E	63.64'
L33	N 70°48'53" E	63.64'
L34	N 73°24'36" E	63.64'
L35	S 76°21'39" W	81.00'
L36	N 14°16'45" W	66.78'
L37	S 82°52'23" W	77.17'
L38	N 73°57'31" E	72.34'
L39	N 60°38'26" W	30.28'
L40	S 18°33'56" E	71.27'
L41	S 14°29'17" E	59.01'
L42	S 17°28'56" E	72.75'
L43	S 79°53'09" W	130.22'
L44	N 10°58'09" W	31.71'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	004°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W	125.19'
C2	000°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W	11.15'
C3	000°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W	10.00'
C4	000°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W	10.00'
C5	030°59'26"	555.00'	153.87'	300.19'	N 73°28'57" E	296.55'
C6	019°28'37"	1250.00'	214.53'	424.92'	S 67°43'32" W	422.88'
C7	030°59'27"	250.00'	69.31'	135.22'	N 73°28'57" E	133.58'
C8	019°43'58"	1555.00'	270.45'	535.55'	S 67°51'13" W	532.91'
C9	023°01'04"	300.00'	61.08'	120.52'	S 12°31'52" E	119.71'
C10	018°23'27"	800.00'	129.51'	256.78'	S 10°37'48" E	255.68'
C11	008°51'23"	800.00'	61.95'	123.66'	N 15°23'50" W	123.53'
C12	090°00'00"	25.00'	25.00'	39.27'	N 46°26'05" W	35.36'
C13	089°35'15"	25.00'	24.82'	39.09'	S 43°46'18" W	35.23'

NOTES:

- The bearings and coordinates shown and recited hereon are referenced to the Texas Coordinate System of 1983 – North Central Zone No. 4202 – NAD83. All distances are surface distances with a surface to grid scale factor of 1.000146135
- 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
- Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Maps for Ellis County, Texas and incorporated areas ~ Map Number 48397C0045L, Effective Date September 26, 2008. Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.
- All Open Space tracts, Drainage, & Detention Easements will be maintained, repaired and replaced by the Homeowners Association.
- Retaining Walls in the Park Area will be maintained, repaired and replaced by the Homeowners Association.
- Driveway depth must be 25' or more between the front of garage and edge of sidewalk.
- Retaining Walls in Residential Lots will be maintained, repaired and replaced by the Property Owners.
- The flood information shown on this plat is based on the August 20, 2020 Terracina Detention Study completed by McLendon Hydrology and Engineering, LLC.
- 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 and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
- Public improvement statement. It shall be the policy of the city 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 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 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.
- 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.
- 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.
- 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).

REVIEWED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission

Date

APPROVED FOR PREPARATION OF FINAL PLAT

Mayor, City of Rockwall

City Secretary

City Engineer

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

OPEN SPACE = 0.06 AC.
PARK = 4.84 AC.
94 RESIDENTIAL LOTS
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OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817–416–1572

PRELIMINARY PLAT
TERRACINA ESTATES
PHASE 2
BEING
31.331 ACRES

SITUATED IN THE
JOHN A. RAMSEY SURVEY, A–186
CITY OF ROCKWALL
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ADMINISTRATION

TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792

1600 N. COLLINS BLVD.
SUITE 3300
RICHARDSON, TX 75080

201 WINDCO CIR.
SUITE 100
WYLLIE, TX 75098
(972) 941–8400

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ARTICLE II, *PARK LAND DEDICATION*, OF CHAPTER 38, *SUBDIVISIONS*, OF THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF ROCKWALL FOR THE PURPOSE OF UPDATING TABLE 1 WITH THE REVISED *ANNUAL PRICE PER ACRE OF LAND* AND THE *TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK*; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rockwall desires to provide a park system that includes adequately sized and appropriately equipped *Neighborhood Parks*, and

WHEREAS, the City Council of the City of Rockwall has adopted a *Parks and Recreation Master Plan* designed to facilitate the development of a *Park System* for the benefit of the citizens of the City of Rockwall, and

WHEREAS, Section 38-55, *Cash-in-Lieu of Land Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances of the City of Rockwall has adopted *Mandatory Neighborhood Park Land Dedication* fees, designed to facilitate participation by developers -- *on a pro-rata basis* -- in acquisition and development of *Neighborhood Parks*, and

WHEREAS, the provisions contained in Section 38-55, *Cash-in-Lieu of Land Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances provide that the City Council shall annually adopt a resolution establishing an *Annual Price Per Acre of Land* and a *Total Equipment Cost* to be used in calculation of a development's pro-rata share contribution for *Neighborhood Park Land* and *Neighborhood Park Equipment Fees*.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. Based upon a recommendation from the City of Rockwall's Parks and Recreation Board a cost of \$70,000.00 is hereby adopted per Section 38-55, *Cash-in-Lieu of Land Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances as the *Annual Price Per Acre of Land* to be used in the calculation of pro-rata contribution for *Neighborhood Park Land*;

SECTION 2. Based upon a recommendation from the City of Rockwall's Parks and Recreation Board a cost of \$720,000.00 is hereby adopted Section 38-56, *Pro-Rata Equipment Fees*, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances as the *Total Equipment Cost* to be used in the calculation of pro-rata contribution for *Neighborhood Park Equipment Fees*;

SECTION 3. That *Table 1. Land and Equipment Costs* of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances of the City of Rockwall be amended for the purpose of updating the *Annual Price Per Acre of Land* and the *Total Equipment Cost for a Neighborhood Park* in the City of Rockwall, and that this table shall be as specifically described and depicted in *Exhibit 'A'* of this ordinance;

SECTION 4. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 5. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 4TH DAY OF MARCH, 2024.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 20, 2024

2nd Reading: March 4, 2024

Exhibit 'A'
Article II, Park Land Dedication,
Chapter 38, Subdivisions,
Municipal Code of Ordinances

TABLE 1. LAND AND EQUIPMENT COSTS

ANNUAL PRICE PER ACRE OF LAND	\$70,000.00
NEIGHBORHOOD PARK ACREAGE (ACRES)	11.00
TOTAL LAND COST FOR A NEIGHBORHOOD PARK	\$770,000.00
TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK	\$720,000.00
TOTAL COST FOR A NEIGHBORHOOD PARK	\$1,490,000.00

TABLE 2. FEE SCHEDULE

PARK DISTRICT	ULTIMATE DWELLING UNIT HOLDING CAPACITY	DWELLING UNIT DEDICATION FACTOR IN ACRES	CASH-IN-LIEU OF LAND FEES	PRO-RATA EQUIPMENT FEES	TOTAL ALTERNATIVE PARK FEES
1	594	0.0185	\$1,296.30	\$1,212.12	\$2,508.42
2	1,148	0.0096	\$670.73	\$627.18	\$1,297.91
3	1,350	0.0081	\$570.37	\$533.33	\$1,103.70
4	1,265	0.0087	\$608.70	\$569.17	\$1,177.87
5	1,278	0.0086	\$602.50	\$563.38	\$1,165.88
6	671	0.0164	\$1,147.54	\$1,073.03	\$2,220.57
7	1,446	0.0076	\$532.50	\$497.93	\$1,030.43
8	1,083	0.0102	\$710.99	\$664.82	\$1,375.81
9	1,451	0.0076	\$530.67	\$496.21	\$1,026.88
10	349	0.0315	\$2,206.30	\$2,063.04	\$4,269.34
11	1,085	0.0101	\$709.68	\$663.59	\$1,373.27
12	1,221	0.0090	\$630.63	\$589.68	\$1,220.31
13	782	0.0141	\$984.65	\$920.72	\$1,905.37
14	2,212	0.0050	\$348.10	\$325.50	\$673.60
15	1,234	0.0089	\$623.99	\$583.47	\$1,207.46
16	406	0.0271	\$1,896.55	\$1,773.40	\$3,669.95
17	2,844	0.0039	\$270.75	\$253.16	\$523.91
18	701	0.0157	\$1,098.43	\$1,027.10	\$2,125.53
19	996	0.0110	\$773.09	\$722.89	\$1,495.98
20	1,248	0.0088	\$616.99	\$576.92	\$1,193.91
21	1,006	0.0109	\$765.41	\$715.71	\$1,481.11
22	1,312	0.0084	\$586.89	\$548.78	\$1,135.67
23	1,178	0.0093	\$653.65	\$611.21	\$1,264.86
24	1,472	0.0075	\$523.10	\$489.13	\$1,012.23
25	1,313	0.0084	\$586.44	\$548.36	\$1,134.81
26	630	0.0175	\$1,222.22	\$1,142.86	\$2,365.08
27	1,756	0.0063	\$438.50	\$410.02	\$848.52
28	2,321	0.0047	\$331.75	\$310.21	\$641.96
29	3,965	0.0028	\$194.20	\$181.59	\$375.79
30	1,724	0.0064	\$446.64	\$417.63	\$864.27
31	2,266	0.0049	\$339.81	\$317.74	\$657.55
32	333	0.0330	\$2,312.31	\$2,162.16	\$4,474.47

PARKS DISTRICT WORKSHEET

LAST UPDATED: 02.22.2023

 = FIELDS TO UPDATE ANNUALLY

ANNUAL PRICE PER ACRE OF LAND	\$70,000.00
NEIGHBORHOOD PARK ACREAGE (ACRES)	11
TOTAL LAND COST FOR A NEIGHBORHOOD PARK	\$770,000.00
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\$2,312.31	\$2,162.16	\$4,474.47

MARKET STUDY
REAL PROPERTY APPRAISAL CONSULTING REPORT

Prepared For
Travis Sales, Parks and Recreation Director
City of Rockwall
108 E. Washington
Rockwall, Texas, 75087

MARKET STUDY
Average Price Per-Acre of Land in the City of Rockwall
The City of Rockwall, Rockwall County, Texas
EFFECTIVE DATE OF CONSULTING ASSIGNMENT
JANUARY 1, 2024

Prepared By
Bryan E. Humphries & Associates
4050 McKinney Avenue
Suite 210
Dallas, Texas 75204

BRYAN E. HUMPHRIES & ASSOCIATES
REAL ESTATE VALUATION AND SERVICES

January 23, 2024

Travis Sales, Park and Recreation Director
City of Rockwall
108 E. Washington
Rockwall, TX 75807

Re: Average Price Per- Acre of Land in the City of Rockwall
City of Rockwall, Rockwall County, Texas

Mr. Sales,

We are pleased to transmit this gross market study/real property appraisal consulting report that was prepared for the purpose of valuing typical parkland in the City of Rockwall. This parkland is typically +/- five acres and in the early stages of development. Please refer to identification of project on page 4 for further explanation of the project scope. This report is a gross market study (real property appraisal consulting report) and does not involve analysis of or the inspection of a physical subject property. The purpose of this gross market study is to derive an opinion of a fee simple market value of the average price per-acre of land in the City of Rockwall. The effective date of this gross market study is January 1, 2024.

The client should not conclude that an appraisal has been prepared, and this report should not be used for condemnation purposes. This consulting report is only intended to assist the City of Rockwall, in establishing a general value trend and current market value of the average price per- acre of land in the City of Rockwall.

4054 McKinney Avenue, Suite 210, Dallas, Texas 75204

214/528-7584 E-Mail: behinc@flash.net CELL 214/384-6411

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CERTIFICATE

I certify that, to the best of my knowledge and belief,...

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, unbiased professional analyses, opinions, and conclusions.

As of the date of the appraisal only, I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent on the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

Bryan Humphries has made a personal inspection of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the persons signing this certificate.

I have performed a previous appraisal (1/1/13, 1/1/14, 1/1/15, 1/1/16, 1/1/17, 1/1/18, 1/1/19, 1/1/20, 1/1/21, 1/1/22 & 1/1/23) involving the subject property within the three years prior to this assignment.

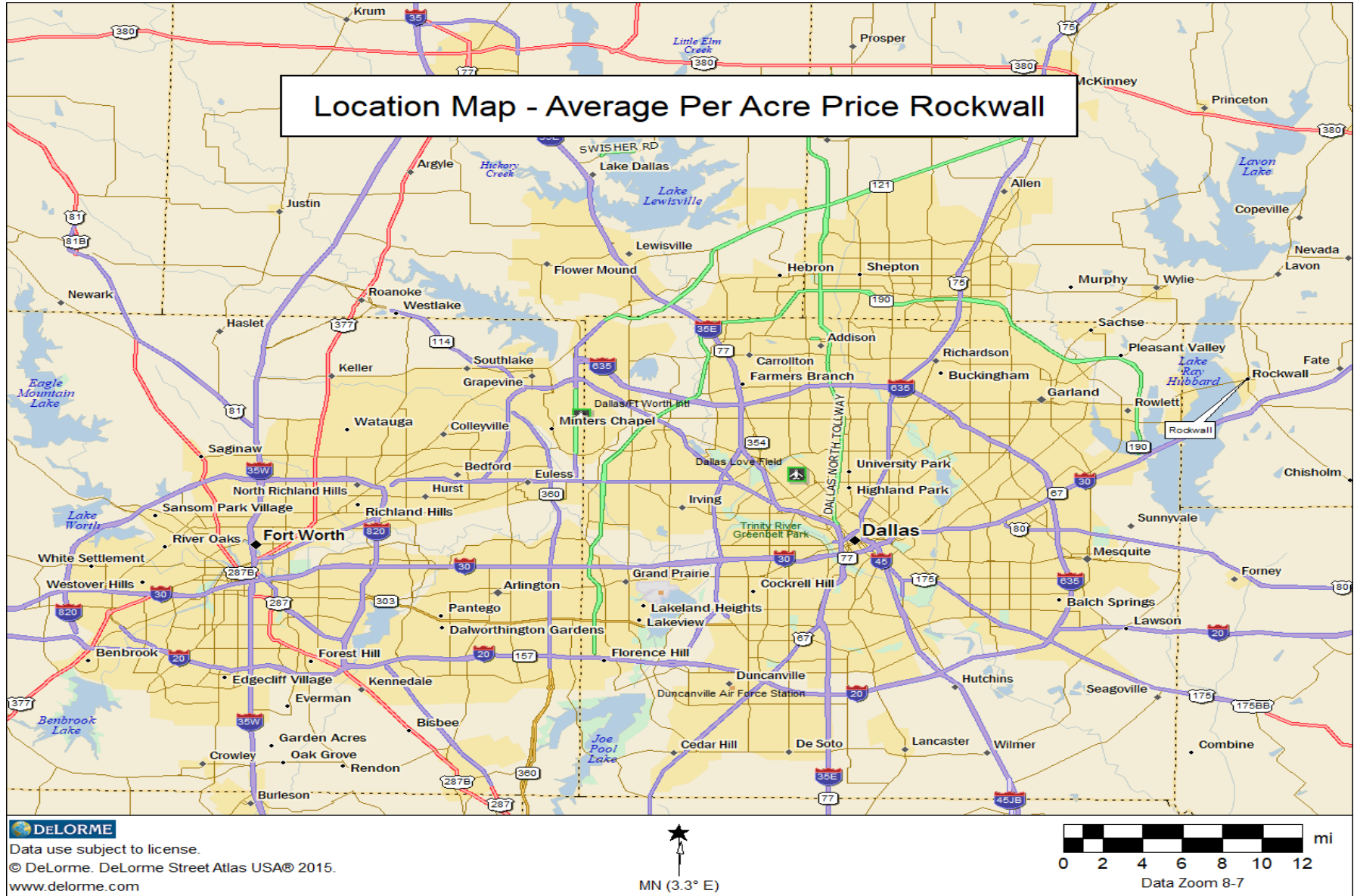
The report analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Uniform Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this Study, I have completed the requirements of the continuing education program of the Appraisal Institute.



Bryan Humphries, MAI, TX-1320676-G



GENERAL INFORMATION & SCOPE OF WORK

Identification of Subject and Project

The subject property is a typical, underdeveloped, Parcel in the City of Rockwall. The parcel represents the average size of a residential tract in the City of Rockwall or approximately +/- five acres. From time to time, developers must dedicate land to the City of Rockwall in order to meet the need for park land in the area. If the dedication is not feasible, the developers must then give the City cash in lieu of land that is reflective of typical residential land in Rockwall. The client has indicated that this average residential land is typically +/-5 acres and in the early stages of development.

Inspection Information, Effective Date and Date of Report

This analysis does not involve a physical subject property, only a hypothetical property, thus no inspection is required. The effective date of the assignment is January 1, 2024. The date of the report is the date of the signature on the first page of this report. Unless otherwise stated, all factors pertinent to a determination of value are considered as of this date.

Identification of the Client/Intended User

This real property appraisal consulting report is prepared for the City of Rockwall, Mr. Travis Sales, 108 E. Washington, Rockwall, Texas 75087. Any other use or users are not intended or authorized.

Objective of the Assignment/Intended Use

This consulting assignment is only intended to assist the client in establishing an average price per-acre of land. The client should not conclude that an appraisal has been prepared, and this report should not be used for condemnation purposes.

General Information & Scope of Work, continued

Appraisal Report Option

This is a real property appraisal consulting assignment that complies with the reporting requirements set forth under Standard 5 of the *Uniform Standards of professional Appraisal Practices (USPAP)*. As such, it presents sufficient information to enable the client and other intended users, as identified, to understand it properly. The depth of discussion contained in this report is specific to the needs of the client and the intended users of this property appraisal consulting report.

Analysis Overview

As part of this consulting assignment, we have completed the following steps to gather, confirm, and analyze the data.

- ▶ Physically inspected the subject markets and the surrounding neighborhoods.
- ▶ Collected factual information about the surrounding market and confirmed that information with various sources.
- ▶ Collected market information needed to consider the three traditional approaches to value: Cost approach, sales comparison approach and income capitalization approach (if applicable).
- ▶ Prepared a real property appraisal consulting report setting forth the conclusion derived in this analysis as well as a summary of the information upon which the conclusions are based.

Extraordinary Assumptions

An extraordinary assumption is something that is assumed to be true, but it is not certain. If it turns out to be untrue, the value conclusion could be impacted. Extraordinary assumptions are those assumptions that are specific to the assignment, as opposed to general assumptions, which could be applicable to any assignment. In this assignment, we have assumed typical general assumptions and limiting conditions as cited above. In this particular assignment, the following extraordinary assumptions were made:

- ▶ Sales and listing data obtained from the Multiple Listing Service is deemed to be sufficiently reliable data to establish overall market trends and the current market value of an average, price per-acre of land. While some knowledgeable real estate brokers and salespeople have been contacted to obtain and confirm data, the reader should be aware that not all of the sales and listing data analyzed was independently confirmed.

General Information & Scope of Work, continued

- ▶ The client should not conclude that an appraisal has been prepared, and this consulting report should not be used for condemnation purposes. This gross market study (real property appraisal consulting report) is only intended to assist the City of Rockwall in establishing a general value trend and current market value of an average price per-acre in the City of Rockwall.
- ▶ The purpose of this consultation report is to establish the average price per acre of park land in the City of Rockwall. The typical land tract is considered to be +/- 5 Acres. However, it is beyond the scope of this consultation report to estimate the actual costs of adjacent street and site utilities as stated in the ordinance (see addenda).

Jurisdictional Exceptions

The Jurisdictional Exception Rule provides for severability preserving the balance of the *Uniform Standards of Professional Appraisal Practice (USPAP)*. If one or more parts of *USPAP* are “contrary to the law or public policy of any jurisdiction, only that part shall be void and of no force or effect in that jurisdiction.” According to *USPAP*, “A law means a body of rules with binding legal force established by the controlling governmental authority.” This includes federal and state constitutions, legislative and court made law, administrative rules, regulations and ordinances. In this assignment, there are no known conflicts of law or public policy that disregard the *USPAP*.

Hypothetical Conditions

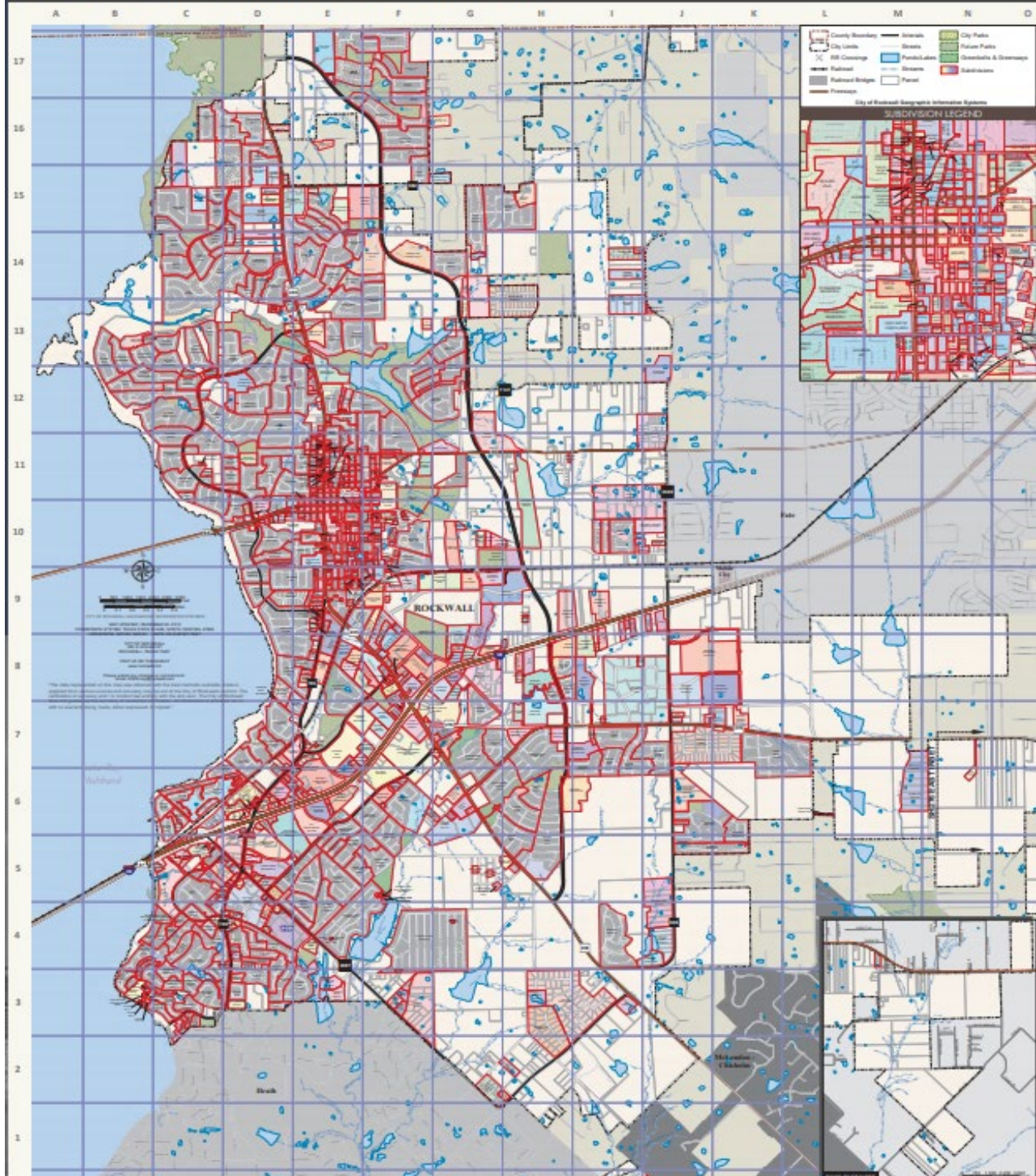
A hypothetical condition is that which is contrary to what exists but is supposed for the purpose of analysis. In this particular assignment, the following hypothetical condition was made:

For purposes of this analysis, the subject property is a hypothetical, undeveloped, parcel in the City of Rockwall.

City of Rockwall SUBDIVISION MAP

www.rockwall.com/gis

2020



Residential Market Analysis

Boundaries

The neighborhood boundaries are generally defined as follows:

City of Rockwall (Urban)

Outlying areas of the City of Rockwall (Suburban)

Development Activities and Trends

Residential development comprises approximately $\pm 80\%$ of the development in Rockwall. According to ESRI, the median 2023 home value within a 1-mile, 3-mile, and 5-mile radius of the Subject is \$270,752, \$299,086, and \$307,877 respectively.

Recent single family building permit activity in Rockwall County summarized as follows. Data provided by Texas A & M Real Estate Center.

Rockwall County Single Family Building Permits¹				
Year	Units	% Change	Average Value	% Change
2000	955	-	\$194,400	-
2001	1,267	32.7%	\$171,000	-12%
2002	1,224	-3.4%	\$171,000	0.0%
2003	1,219	-0.4%	\$168,500	-1.5%
2004	1,598	31.1%	\$168,100	-0.2%
2005	1,756	9.9%	\$183,400	9.1%
2006	1,190	-32.2%	\$201,800	10.0%
2007	759	-36.2%	\$240,200	19.0%
2008	589	-22.4%	\$192,800	-19.7%
2009	545	-7.5%	\$166,500	-13.6%
2010	489	-10.3%	\$200,800	20.6%
2011	411	-16.0%	\$233,800	16.4%
2012	675	+64.2%	\$247,700	5.9%
2013	741	+9.8%	\$256,900	3.7%
2014	965	+30.2%	\$288,800	12.4%
2015	1046	+8.4%	\$284,600	-1.5%
2016	1116	+6.7%	\$317,000	11.4
2017	1468	+31.5%	\$293,700	-7.4%
2018	1517	+3.3%	\$305,200	+3.9%
2019	1283	-15.4%	\$325,800	6.7%
2020	2306	+79.7%	\$315,100	-3.3%
2021	2830	+22.7%	\$268,400	-14.8%
2022	2497	-11.8%	\$296,900	+10.6%
YTD 11/23	1475	-49.0%	\$323,536	+9.0%

As indicated by the preceding chart, new single family home activity peaked in 2005 at 1,756 permits. Building permit activity dropped significantly in 2006, 2007, and 2008, but slowed to 7.5% in 2009. New construction continued to decline in 2010, but appears to have bottomed in 2011 with 411 homes as 487 building permits were issued through September 2012. For 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020 & 2021 permits have rebounded significantly. For 2022 & 2023 permits have decreased due to increases in interest rates.

Residential Market Analysis, continued

Demographic Trends

Population growth in Rockwall County had been slow in relation to the Dallas-Fort Worth CMSA after Lake Ray Hubbard was impounded in the 1960's. That changed when IH-30 was upgraded and the bridge widened in the 1990s. While the entire county has benefited, most of the growth has taken place along or near IH-30, and from west to east. Access remains an important factor in Rockwall County's growth pattern.

Area	1980	1990	2000	2010	2010 to 2023 Compounded Annual %Change	Estimated 2023
City of Fate	NA	477	463	6,357	11.0%	24,786
City of Heath	1,459	2,108	4,149	6,921	3.2%	10,363
City of Rockwall	5,939	10,486	17,976	37,490	2.4%	51,054
City of Rowlett	7,522	23,260	44,503	56,199	1.3%	66,212
City of Royse City	1,566	2,206	2,957	9,349	6.0%	19,984
Rockwall County	14,528	25,600	43,080	78,337	3.6%	124,734

Source: U.S. Bureau of the Census & State of Texas

The population in the City of Rockwall increased 2.4% compounded annually from 2010 to its 2023 level of 51,054. The Rockwall County population grew 3.6% compounded annually to 124,734 during the same period.

Demographics

The following chart summarizes demographic data in the Subject Neighborhood. The data was provided by ESRI, Inc., and is based on demographics in a 1,3, and 5-mile radius from the Subject Property.

Residential Market Analysis, continued

2010-2023 Demographic Data (Source, ERSI, Inc.)			
Item	1 Mile	3 Mile	5 Mile
2010 Population	3,651	32,412	71,164
2023 Population	5,436	39,019	97,691
2010-2023 Pop. Growth Rate- annually	3.1%	1.4%	2.5%
Projected 2028 Population	5,664	41,409	106,937
Projected 5-Year Growth Rate- annually	.8%	1.2%	1.8%
2023 Households	2,483	14,372	33,227
2023 Average Household Size	2.15	2.69	2.86
2023 Median Household Income	\$78,403	\$107,756	\$114,132
2023 Average Household Income	\$101,441	\$132,443	\$142,548
2023 Per Capita Income	\$45,659	\$48,512	\$48,976
2023 Housing Units	2,662	15,281	35,217
2023 Owner Occupied Housing Units	34%	73%	84%
2023 Renter Occupied Housing Units	66%	27%	16%
2023 Vacant Housing Units	7%	6%	5%
Projected 2028 Housing Units	2,854	16,608	39,086
2023 Median Home Value	\$270,752	\$299,086	\$307,877

The following data is compiled from the North Texas Real Estate Information Systems and analyzed by the Real Estate Center at Texas A&M University. According to the data as of December 2023 (includes residential, commercial and farm and ranch land) the number of closed transactions year-to-date for lots and vacant land in the Rockwall market area has decrease 28% and the average price has decreased 59%. The average sold to list price has decreased 7% and the average days on market has increased 2%. The months inventory increased by 117%

Year-to-Date Sales Closed by Area for: December 2023								
Lots and Vacant Land								
Area	Sales	%Change Year Ago	Dollar Volume	% Change Year Ago	Average Price	% Change Year Ago	Median Price	% Change Year Ago
Rockwall Co.	94	-28%	\$28,985,806	-59%	\$308,360	-40%	\$244,969	-3%

Residential Market Analysis, continued

Year-to-Date Sales Closed by Area for: December 2023						
Lots and Vacant Land						
Area	Sold to List Price	% Change Year Ago	Months Inventory	% Change	DOM	% Change Year Ago
Rockwall Co.	87%	-7%	13	+117%	93	+2%

The following data is also compiled from the North Texas Real Estate Information Systems and analyzed by the Real Estate Center at Texas A&M University. According to the data as of December 2023 the number of closed transactions year-to-date for single family residences in the Rockwall market area decreased -3% and the average price decreased by -1%. The average days on market has increased 113%.

Year-to-Date Sales Closed by Area for: December 2023								
Single Family								
Area	Sales	%Change Year Ago	Dollar Volume	%Change Year Ago	Average Price	% Change Year Ago	Median Price	% Change Year Ago
Rockwall Co.	2,370	-3%	\$1,193,699,237	-4%	\$503,671	-1%	\$423,218	-2%

Area	Sold to List Price	%Change Year Ago	DOM	% Change Year Ago	Months Inventory	% Change Year Ago
Rockwall Co.	94%	-5%	68	+113%	3.0	+36%

Residential Market Analysis, continued

Conclusions

Rockwall has shown strong population growth over the past twenty years and employment trends are positive. The area is rapidly being developed with commercial and residential uses. In the future, Rockwall County is anticipated to be a strong growing area of the Metroplex. The neighborhood is considered to be in a growth life stage and the overall aspects are considered to be good.

DATA ANALYSIS

Description and Analysis of the Subject

For purposes of this analysis, the subject property is a typical, undeveloped, parcel in the City of Rockwall. According to the client, the City of Rockwall will be using the data to value parklands ranging in size from 1 to 10 acres. The client instructed the appraisers to base adjustments on a typical +/- 5-acre residential parcel in the early stages of development.

Description of the Data and Analysis

The purpose of this analysis is to determine the average value of a residential, undeveloped, parcel within the City of Rockwall. The parcel is assumed to have paved street access, utilities and to be in the early stages of development.

Sales and listing data was obtained from the NTREIS Multiple Listing Service. Our queried data included all residential land sales from one tenth of an acre to twenty acres in the City of Rockwall. Included within the data are land sales of parcels improved with typical subdivision infra-structure (i.e. paved streets, utilities, engineering, platting, etc.) and those that do not have these improvements. These sales have been adjusted to reflect their condition above and below the average undeveloped parcel. Within our analysis we have also considered historical land sale prices and trends as these are good indicators of current prices and prices going forward and provide a helpful frame of reference for the overall market. Other factors considered and adjusted for within the sales data include parcel size and location.

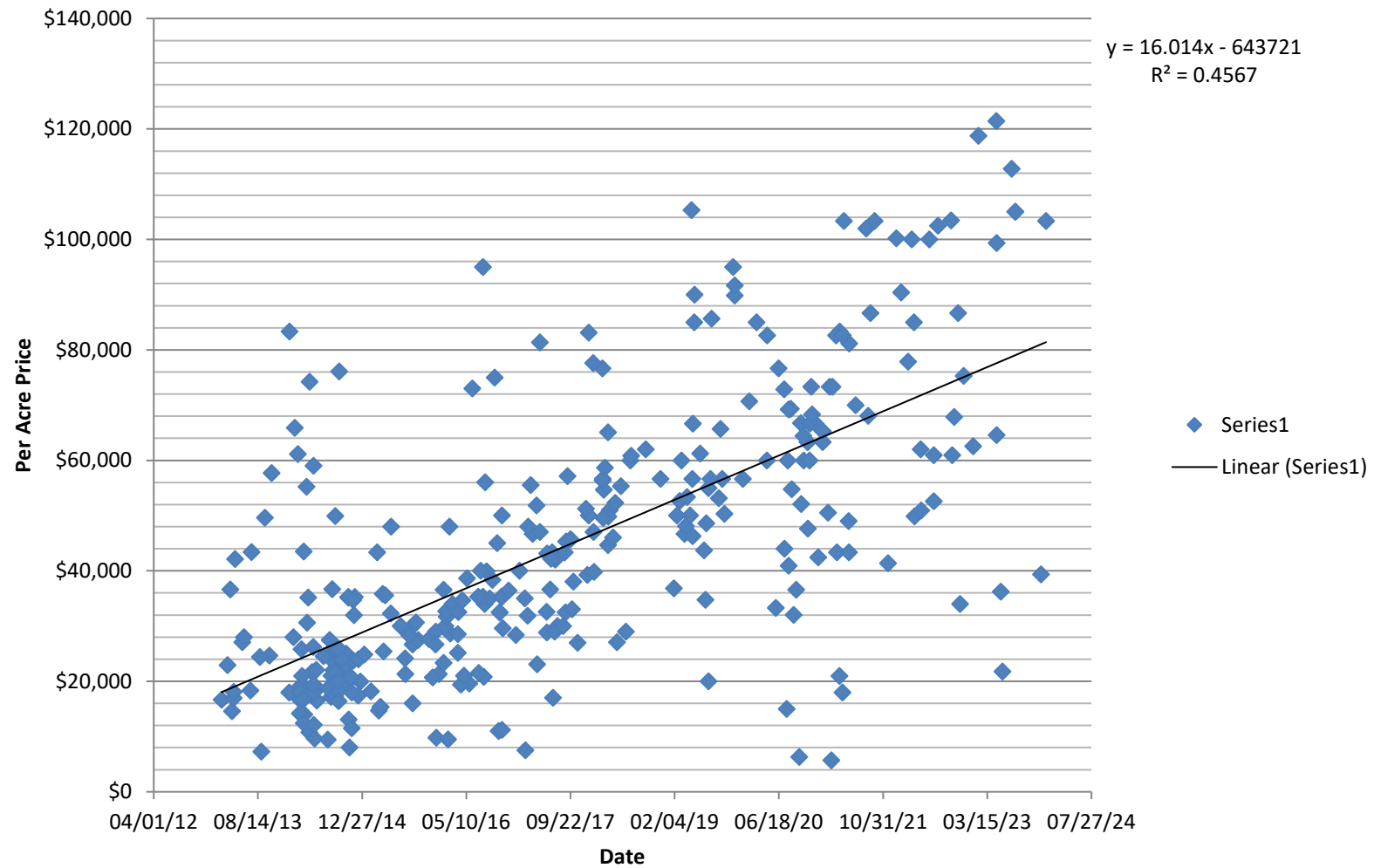
Our queries presented the following raw data. The data is not adjusted to reflect the average, undeveloped parcel. The raw average price per acre is heavily biased and influenced by sales of lake front lots.

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total Sales	92	84	61	57	55	46	52	52	38
Sale to List Ratio	97%	93%	93%	92%	93%	95%	95%	94%	88%
Avg. Price Per Acre	\$80,105	\$84,744	\$170,548	\$163,339	\$128,74	\$192,133	\$193,062	\$307,916	\$363,259
Avg. Days on Market	255	247	184	225	113	91	120	186	131
Percentage of Sales Under 1 Acre	57%	48%	41%	40%	40%	33%	30%	44%	53%

Data Analysis, continued

A trend analysis of the raw price per acre of lot sales listed in MLS from 2010 to 2023 suggests the price trend is to be increasing. The Trend Line graph is shown on page 15. However, little weight should be given in this data as it is heavily upward biased because of small lots located on or near the lake which sale at a premium price due to location and higher unit prices due to economies of scale. Likewise, at the other end of the spectrum, a few sales sold for \$300,000+ an acre. Only lot sales stated by MLS to be in the City of Rockwall were considered. To reduce the skewing in the data for the 2010 thru 2023 time period, the data set is narrowed to sales greater than 1.00 acres and up with a price less than +/- \$125,000. The following chart reflects the trend of these sales. The data indicates that the lots sales from 2010 to 2023 had an increasing trend. From 2010, the typical price per acre was $\pm$ \$20,000, the price per acre increase to $\pm$ \$82,512 in 2023. The average per acre price was \$41,113 for the period 2010 to 2023.

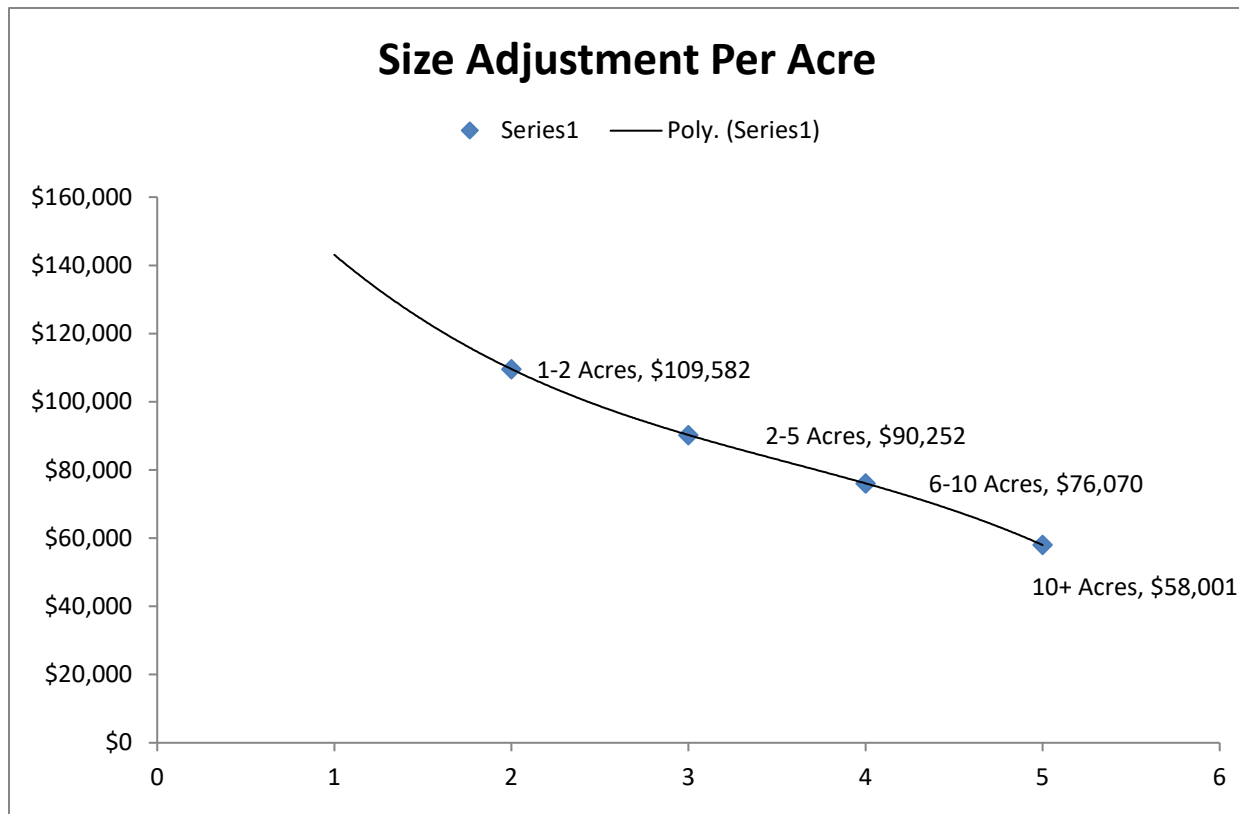
2010 - 2023 Raw Per Acre Sales



Data Analysis, continued

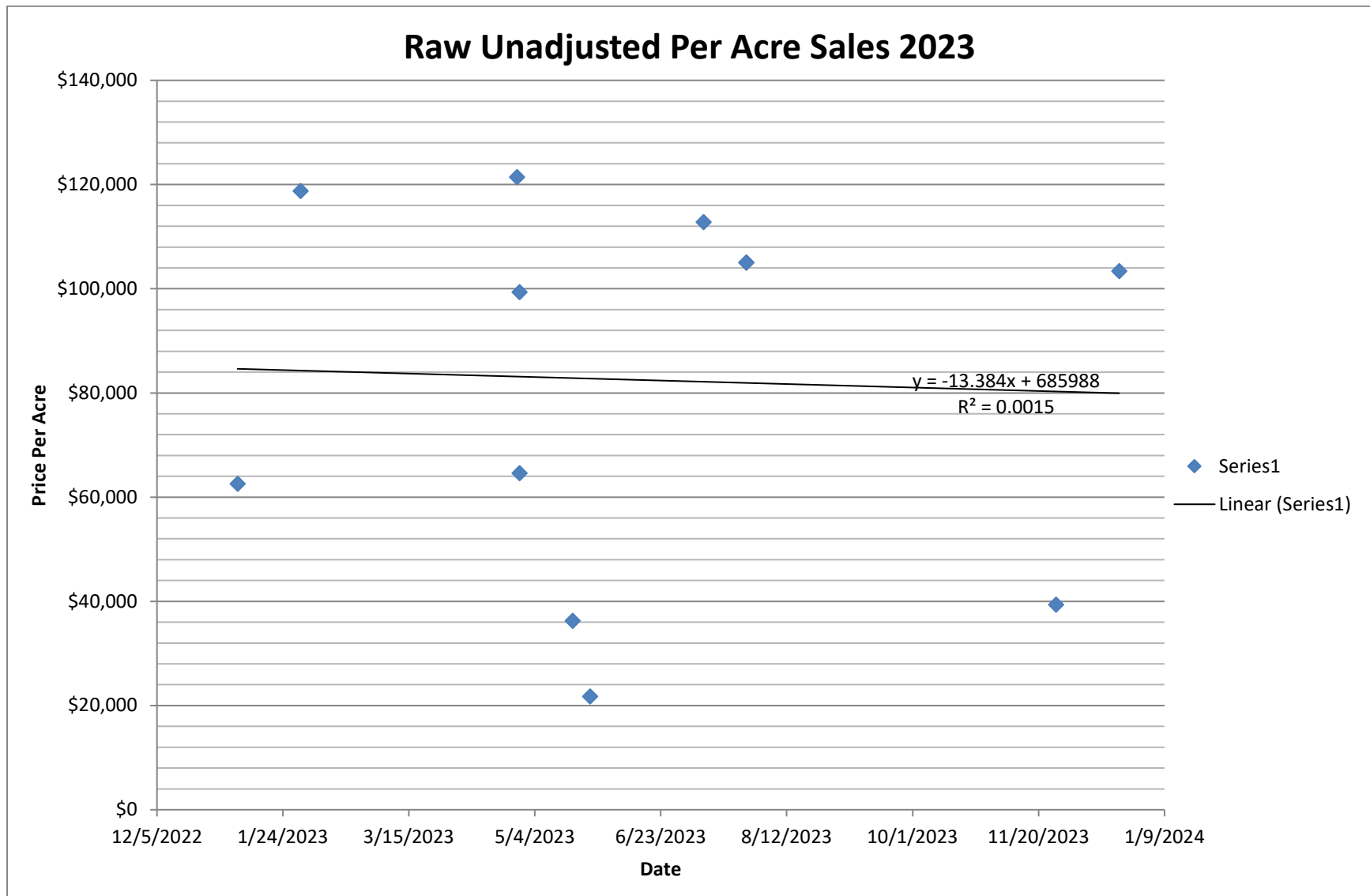
The most recent sales of lots are the 2023 data set and our analysis will focus on the 2023 sales . This data set contains 12 sales that MLS lists as in the City of Rockwall. The sales are all greater than 1.00 Acre and less than \$125,000/acre.

The following chart represents the size versus price per acres trend of the 2023 data set.



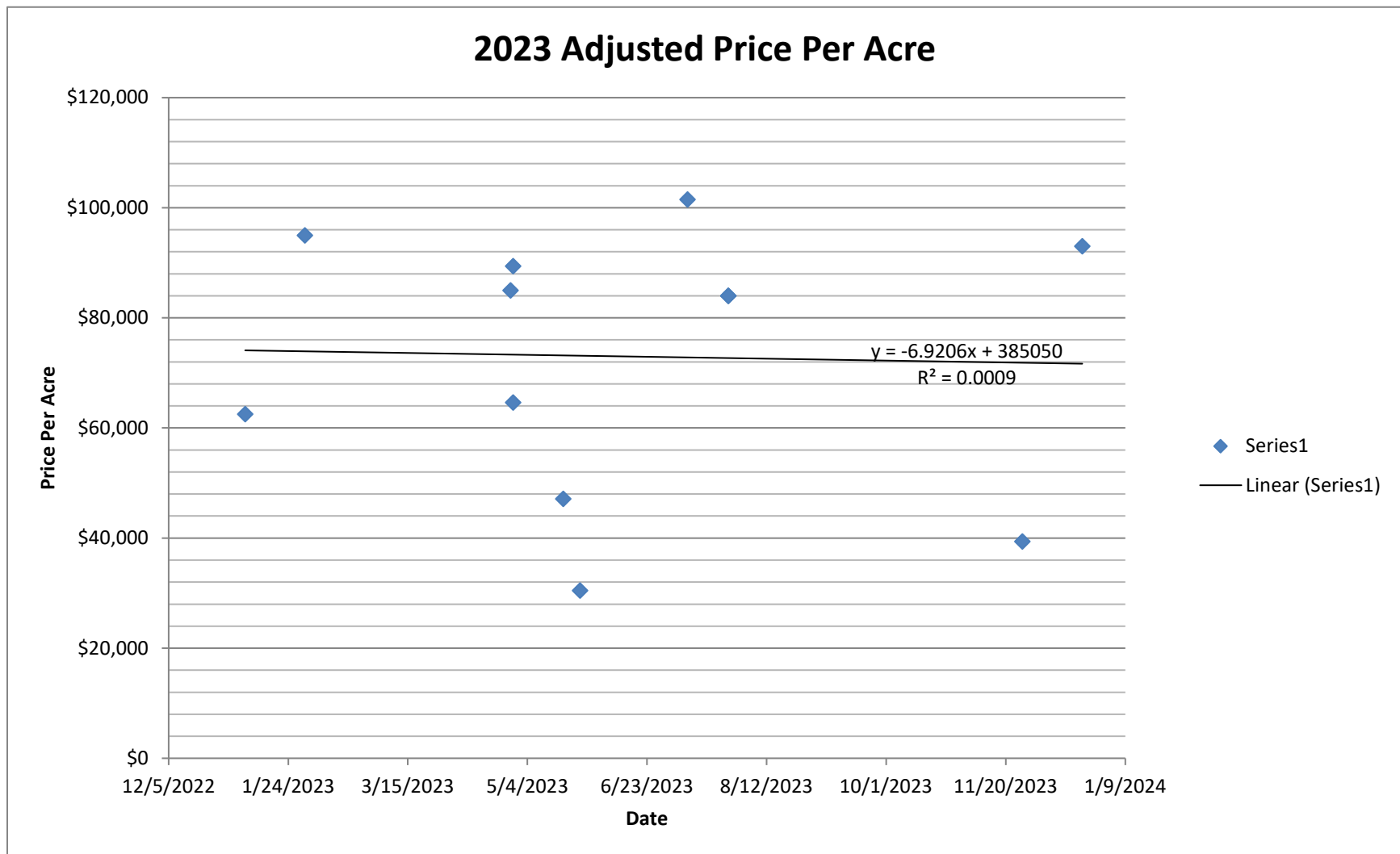
The size adjustment trend line indicates a size adjustment for sales both larger and smaller than the Subject's +/- 5 acres. Seven of the sales are greater than 2 Acres and less than 10 Acres. No size adjustment will be made to these sales. Three sales are larger than 1 Acre up to approximately 2 Acres. These sales will be adjusted downward for size. Two sales are greater than 10 Acres and will be adjusted upward for size.

Following are two charts. The first shows the 2023 per acre raw lot sales date unadjusted. This chart shows the data between $\pm$ \$22,000 per acre price to a $\pm$ \$121,500 per acre price. The average 2023 per acre price was \$82,512/Acre. The trend line indicates that the price per acre at the beginning of 2023 was +/- \$82,000/Acre and at the end of 2023 was +/- \$80,000/Acre.



Data Analysis, continued

The second chart represents the 2023 data after adjustments for size, location, and infrastructure. The location and infrastructure adjustments considered information included in the detail MLS write up sheets on each sale. As shown on the chart, the data is represented in a range from $\pm \$30,500/\text{Acre}$ to $\pm \$101,500/\text{Acre}$. The average for the adjusted data was $\pm \$73,000/\text{Acre}$. The trend line indicates the price per acre at the beginning of 2023 was $\pm \$74,000/\text{Acre}$ and at the end of 2023 was $\pm \$72,000/\text{Acre}$.



Data Analysis, continued

Conclusions

For the years prior to mid-2022, lot sales actively has been improving for both the number of sales as well as the price. However, since mid-2022 interest rates have been increasing, reducing the number of lot sales dramatically. Lot prices during this period appear to have remained stable to slightly declining.

The following list a summary of our data findings over the past years.

Average Per Acre Price 2010 to 2023 Unadjusted:	\$41,113/Acre
Average Per Acre Price 2023 Unadjusted:	\$82,512/Acre
Average per Acre Price 2022 Adjusted for Location, Infrastructure and Size:	\$73,000/Acre

The adjusted 2023 data represents the most recent range of lot sales. Based upon our analysis and conclusions, subject to parameters defined, my opinion of the average market value price per acre of residential land in the City of Rockwall as of 1/1/2024 is:

\$70,000/Acre

Respectfully Submitted,



Bryan Humphries, MAI, TX-1320676-G

SUMMARY OF QUALIFICATIONS - Bryan E. Humphries, MAI

Currently

Owner, BRYAN E. HUMPHRIES, INC.

Experience

Over 40-years of experience in the appraisal of real properties, including commercial, multi-family, industrial, and special purpose properties, for mortgage bankers, savings and loan associations, insurance companies, attorneys, private individuals, public utilities, and governmental agencies.

Primary areas of concentration during the last five years include the appraisal of multi-family and office properties. Additional experience includes ownership and management of various multi-family and office properties.

Education

Graduated from Texas Tech University in 1974: B.B.A. Business

Graduated from Texas Tech University in 1976: M.S. Finance

Completed college, SREA, and AIREA courses in real estate appraisal

Qualified as "Expert" in real estate valuation in various courts

Professional Designations and Affiliations

MAI	Member (#6514), Appraisal Institute
AI	Admissions Committee, North Texas Chapter 17, 1983-1992 (Chairman, 1989-1990); National Admissions Review (1994-1996); Education Committee (1988); Region 8 Representative (1994, 1996, 1997, 2002); North Texas Chapter 17 Board of Directors (1993 - 1995; 1999 – 2001), Appraisal Institute National Screener (1996-2005), Appraisal Institute Advisor (2014-2023)
Broker	Licensed Broker (#216136-12), Texas Real Estate Commission
State Certified	Texas State Certified - General Real Estate Appraiser (#TX 1320676-G)
Member	North Texas Commercial Association of Realtors
Member	Real Estate Financial Executive Association
Member	National Association of Realtors

BRYAN EDWARD HUMPHRIES
4054 MCKINNEY AVE #210
DALLAS, TX 75204



Certified General Real Estate Appraiser

Appraiser: **BRYAN EDWARD HUMPHRIES**

License #: **TX 1320676 G**

License Expires: **05/31/2025**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Chelsea Buchholtz
Commissioner

ASSUMPTIONS AND LIMITING CONDITIONS

1. It is assumed that title to the property herein appraised is good and merchantable, and in fee simple. The value is reported without regard to questions of title, boundaries, encroachments, environmental regulations, licenses, or other matters of a legal nature unless noncompliance has been stated, defined, and considered in the appraisal report.
2. The value is estimated under the assumption that there will be no international or domestic political, economic, or military actions that will seriously affect real estate values throughout the country.
3. Certain information concerning market and operating data was obtained from others. This information is verified and checked, where possible, and is used in this appraisal only if it is believed to be accurate and correct. However, such information is not guaranteed. Dimensions and areas of the Subject Property and of the comparables were obtained by various means and are not guaranteed to be exact.
4. Real estate values are influenced by a number of external factors. The information contained herein is all of the data we consider necessary to support the value estimate. We have not knowingly withheld any pertinent facts, but we do not guarantee that we have knowledge of all factors, which might influence the value of the Subject Property. Due to rapid changes in external factors, the value estimate is considered to be reliable only as of the date of the appraisal.
5. Opinions of value contained herein are estimates. This is the definition of an appraisal. There is no guarantee, written or implied, that the Subject Property will sell for the estimated value. The estimated value assumes that the property is under responsible ownership and has competent and prudent management.
6. The appraiser will not be required to provide testimony or attendance in court or before other legal authority by reason of this appraisal without prior agreement and arrangement between the employer and the appraiser.
7. Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any opinions, analyses, or conclusions concerning value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or the M.A.I. or SRA Designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media, prospectus for securities, or any other public means of communication without prior written consent and approval of the undersigned.

Assumptions & Limiting Conditions, continued

8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable, except as stated in this report. No responsibility is assumed for such conditions or for engineering, which may be required to discover them. It is assumed that a prudent owner/buyer would allow inspection of the property by a qualified soils or structure engineer if conditions so required.
9. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the land. The allocation of value for land and improvements, if presented, must not be used in conjunction with any other appraisal and are invalid if so used.
10. Estimates of costs to cure deferred maintenance are difficult at best. Contractors approach such problems in various ways. The estimates, if any, provided within this report are probable costs given current market conditions, available information, and the appraiser's expertise.
11. No environmental impact studies were requested or made in conjunction with this appraisal, and the appraiser hereby reserves the right to alter, amend, revise, and/or rescind the value opinions based upon any subsequent environmental impact studies, research, or investigation.
12. This appraisal was prepared by Bryan E. Humphries & Associates and consists of trade secrets and commercial or financial information, which is privileged and confidential and is exempted from disclosure under 5 U.S.C. 552 (b) (4). Please notify Bryan E. Humphries & Associates of any request of reproduction of this appraisal.
13. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for such condition, or for any expertise or engineering knowledge required to discover them.

Assumptions & Limiting Conditions, continued

14. Anyone acting in reliance upon the opinions, judgments, conclusions, or data contained herein, who has the potential for monetary loss due to the reliance thereon, is advised to secure an independent review and verification of all such conclusions and/or facts.

The user agrees to notify the appraiser prior to any irrevocable loan or investment decision of any error, which would reasonably be determined from a thorough and knowledgeable review.

15. By acceptance and use of this report, the user agrees that any liability for errors, omissions or judgment of the appraiser is limited to the amount of the fee charged.

16. The limiting condition relating to the ADA is as follows:

This appraisal has not considered the effects of the enactment of the Americans with Disabilities Act of 1990 (ADA), which initially became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. Standards of this act are designed to provide access to all public facilities to all persons, regardless of mobility limitations. The act provides forceful encouragement for commercial establishments to enhance their accessibility and requires that renovations after this date fully comply with the access standards established by the Architectural and Transportation Barriers Compliance Board. Enhancements to buildings must be readily achievable and able to be carried out without much difficulty or expense. The act recognizes that "readily achievable" is different for companies depending on their resources. The first priority is to provide access from sidewalks, parking and transportation areas, with the second priority being to provide access to areas where goods and services are available to the public. Finally, access to restroom facilities must accommodate all persons. The modifications and costs that may be necessary for the property to conform to ADA can be ascertained only by a qualified architect. Should such a study be undertaken, and should the retrofit costs, if any, become known, then the appraisers reserve the right to re-evaluate the Subject Property.



Monthly Report November 2023

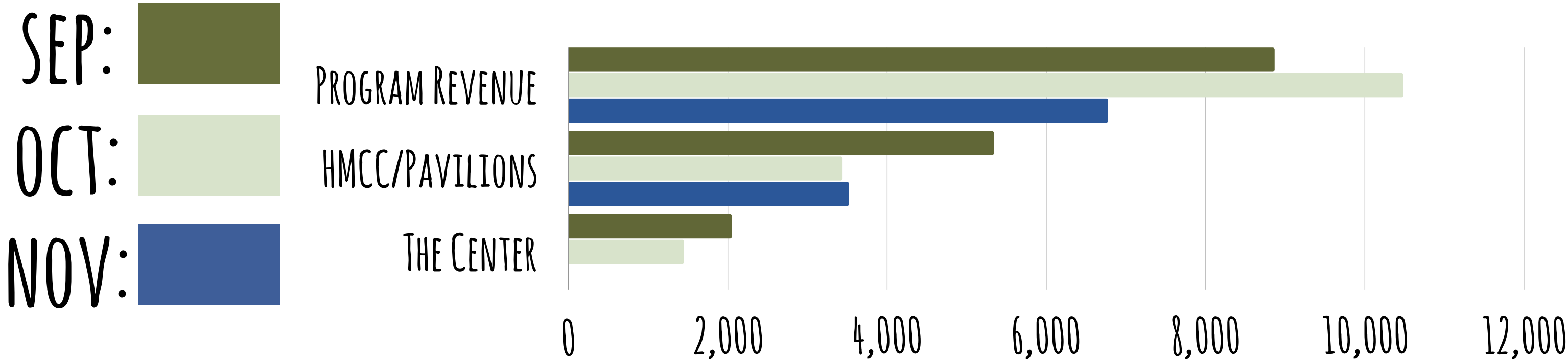


FISHING DERBY
60 ATTENDEES

LANDSCAPING CLASS
22 ATTENDEES



REVENUE NUMBERS



Upcoming:

Daddy Daughter Dance	January 20, 2024
Senior Luncheon	January 5, 2024

PARKS PROJECT UPDATE – NOVEMBER 2023



MULCH BEDS CITY HALL



CHRISTMAS DECORATION PREP AND
INSTALL



CHRISTMAS DECORATION PREP AND
INSTALL



PARKS BUILDING CABINET INSTALL AND
PAINTING

Other Projects

SQUABBLE CREEK LIMB REMOVAL

BREEZY HILL BUTTERLY GARDEN EXPANSION



ROCKWALL PARKS
& RECREATION

Monthly Report
December 2023

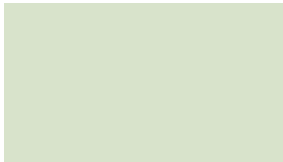


BREAKFAST WITH
SANTA
218 ATTENDEES

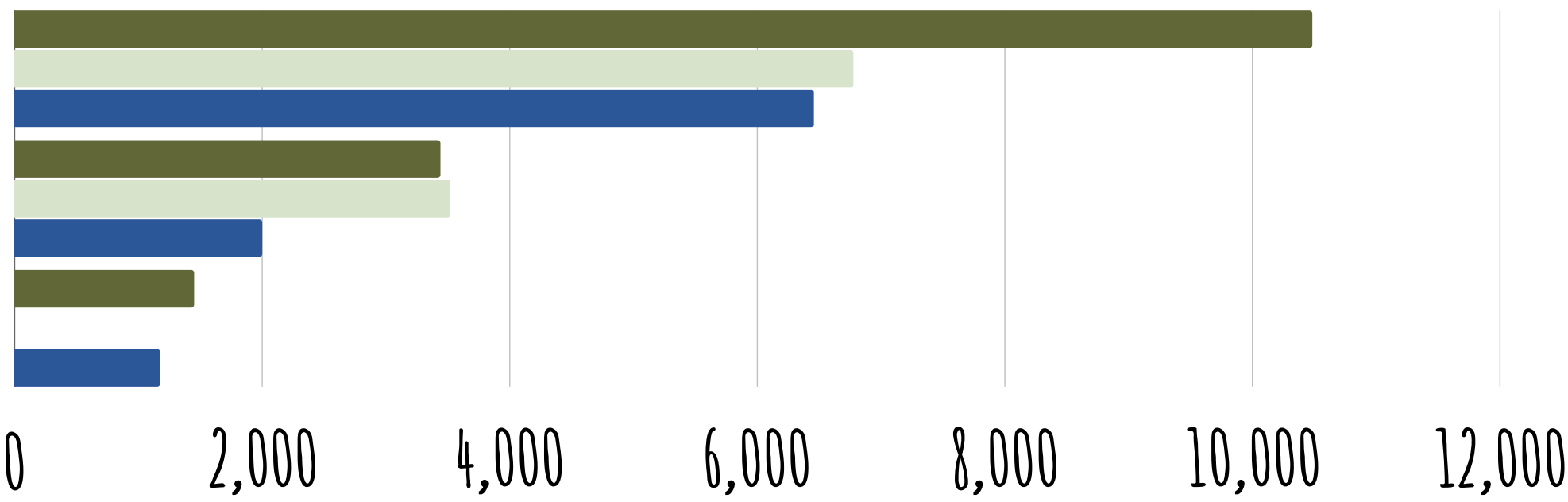
CHRISTMAS TREE
LIGHTING
2000 ATTENDEES



REVENUE NUMBERS

OCT: 
NOV: 
DEC: 

PROGRAM REVENUE
HMCC/PAVILIONS
THE CENTER



Upcoming:

RBSL Kick Off	February 8, 2024
Spring Eggstravaganza	March 23, 2024

PARKS PROJECT UPDATE-DEC 2023



66 CEMETERY GRAVE LEVELING



EMERALD BAY METAL FENCE
INSTALL



CAINS CORNER GUITAR MONUMENT
REPAIR



SQUABBLE CREEK SIGN REPAIR

Other Projects

FREEZE DAMAGE REPAIR

GLORIA WILLIAMS PARK SIGN DAMAGE REMOVAL