



ROCKWALL PARKS & RECREATION BOARD MEETING

Tuesday, April 2, 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 March 5, 2024 Park Board meeting and take any action necessary.
2. **(P2024-009)** Discuss and consider the approval of a final plat addressed as 291, 333 & 555 Cornelius Road and take any action necessary.
3. **(P2024-011)** Discuss and consider the approval of a final plat for Terraces Subdivision consisting of 82 single family residential lots generally located south of the intersection of Cornelius Road and FM-1141 and take any action necessary.
4. **(SP2024-016)** Discuss and consider the approval of a site plan for Terraces Subdivision consisting of 82 single family residential lots generally located south of the intersection of Cornelius Road and FM-1141 and take any action necessary,
5. Discuss and consider naming the new neighborhood park at 219 Cornelius as part of The Terraces development and take any action necessary.

IV. Monthly Reports

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

V. Adjournment, followed by tour of citywide parks* *Note: A quorum of Park Board Members may attend; however, no formal deliberation of city business will take place on the tour, and no action or voting will occur.

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 28th day of March, 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

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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Tuesday, March 5, 2024
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, Marcia Hasenyager, Vincent Harris and Amanda Fowler. 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.

Dr. Robert Breen
1732 Baywatch Drive
Rockwall, TX 75087

Mr. Breen came forth and provided comments pertaining to the dog park.

There being no one else wishing to come forth and speak, Chairman Johnson closed the Open Forum.

Discuss and consider minutes from the February 6, 2024 Park Board Meeting and take any action necessary.

The minutes from the February 6, 2024 Park Board meeting were provided to The Board for their review. Krueger made a motion to approve the minutes. Hasenyager seconded the motion which passed unanimously.

P2024-006 Discuss and consider the approval of a final plat for Lots 1, 2 & 3, Block A, generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive and take any action necessary.

Mr. Sales explained that the final plat for Lots 1, 2 & 3, Block A George Morton Estates Addition is located in Park District 17. The cash in lieu of land fee is \$263.01 x 176 lots equals \$46,289.76. The pro-rata equipment fees are \$246.84 x 176 lots equals \$43,443.84, total for all equals \$89,733.60. Johnson made a motion to accept the fees for George Morton Estates final plat with fees totaling \$89,733.60. Wimpee seconded the motion which passed unanimously.

Consider the 2021-2031 Park Board Master Plan update and take any action necessary.

Mr. Sales gave an overview of the Master Plan and where we are in the process. No action taken at this time.

47
48 **Discuss and consider a recommendation to City Council officially naming the new**
49 **neighborhood park at 219 Cornelius Rd, as part of the Terraces Development and**
50 **take any action necessary.**

51 Mr. Sales stated that this 4-acre park is the old original landfill in the 1940's and 1950's
52 for Rockwall and does not have any identifying characteristics. Neighborhood parks are
53 commonly tied to the name of the subdivision they are within and there is already a park
54 named The Park at Terracina, to eliminate any confusion we were recommending the
55 park be named Terraces Park, and this is open to discussion. After a brief discussion,
56 Chairman Johnson recommended Mr. Sales bring some more name options to the next
57 meeting for Park Board to choose from. No action taken at this time.

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59
60 **Adjournment**

61 There being no further business to come before The Board at this time, the meeting was
62 adjourned at 7:31 p.m.

63
64 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,
65 TEXAS, this 2nd day of April 2024.

66
67 _____
68 Kevin Johnson, Park Board Chairman

69 ATTEST:

70
71 _____
72 Wendy Young, Administrative Assistant



**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

TO: Park Board

FROM: Travis Sales, Director of Parks & Recreation

DATE: April 2, 2024

SUBJECT: P2024-009

SUMMARY: P2024-009

DISCUSS AND CONSIDER A REQUEST BY RYAN JOYCE OF MICHAEL JOYCE PROPERTIES ON BEHALF OF MIKE PEOPLES FOR THE APPROVAL OF A FINAL PLAT FOR LOTS 1-8, BLOCK A, PEOPLE TRACT ADDITION BEING A 15.561-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACTS 10-02, 10-03, 25-1, & 26 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED AGRICULTURAL (AG) DISTRICT, ADDRESSED AS 291, 333 & 555 CORNELIUS ROAD, AND TAKE ANY ACTION NECESSARY.

STAFF NOTES & RECOMMENDATIONS:

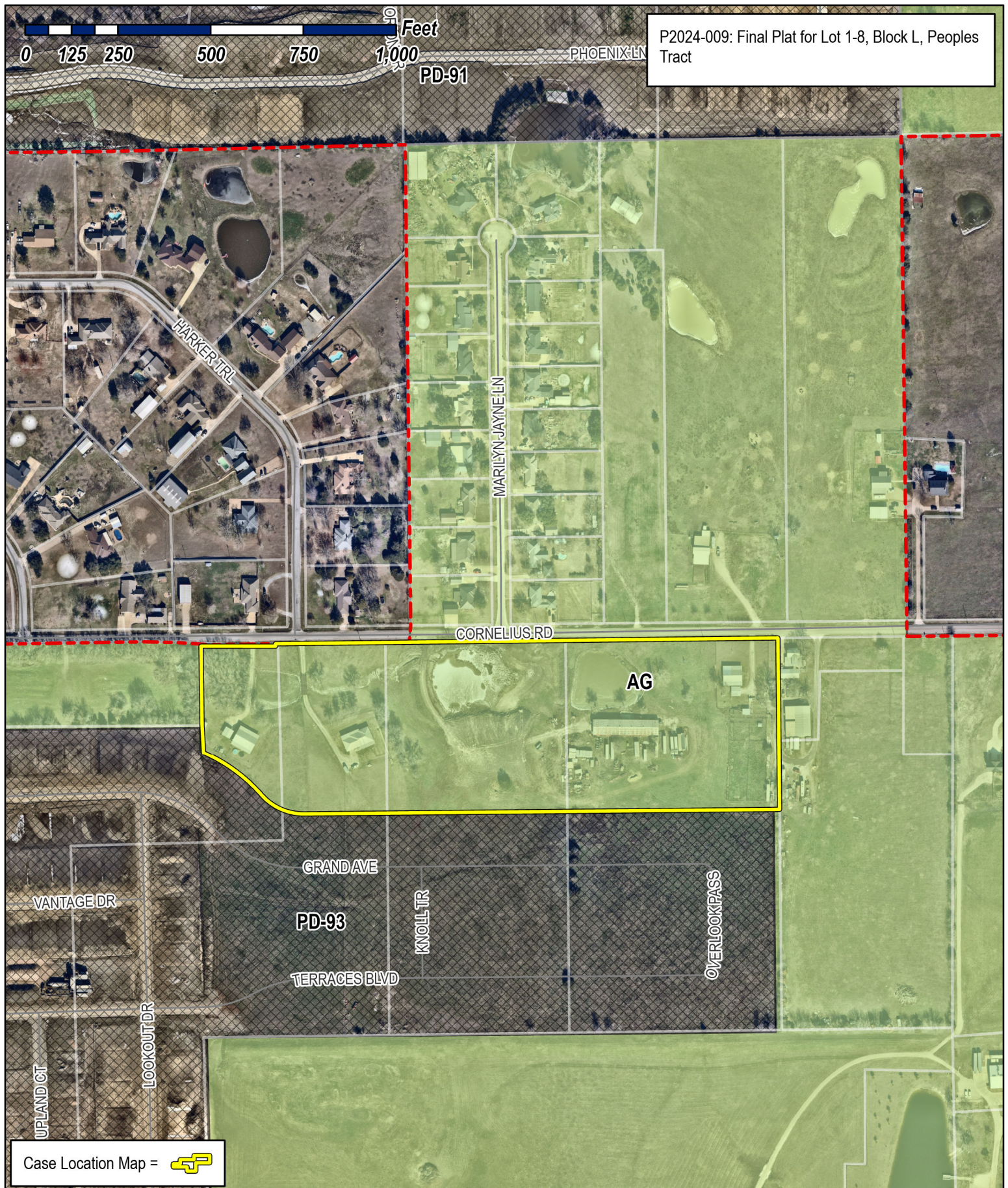
P2024-009

PARK DISTRICT 8

CASH IN LIEU OF LAND: \$690.67 X 5 LOTS = \$3,453.35

PRO RATA EQUIPMENT FEE: \$648.20 X 5 LOTS = \$3,241.00

TOTAL PER LOT x LOTS = \$1,338.87 X 5 LOTS = \$6,694.35



Case Location Map = 

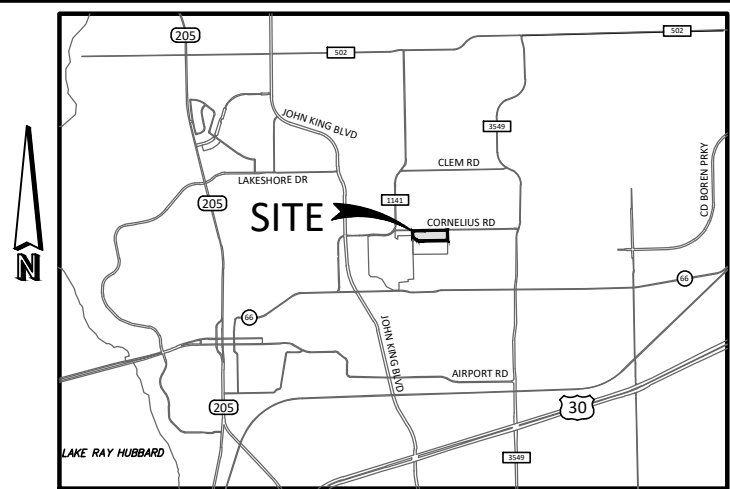


City of Rockwall

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

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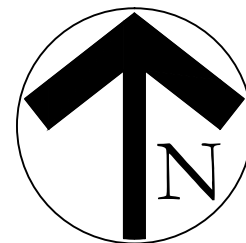


VICINITY MAP
N.T.S.

LEGEND

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

AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



SCALE 1" = 100'

FINAL PLAT
PEOPLES TRACT

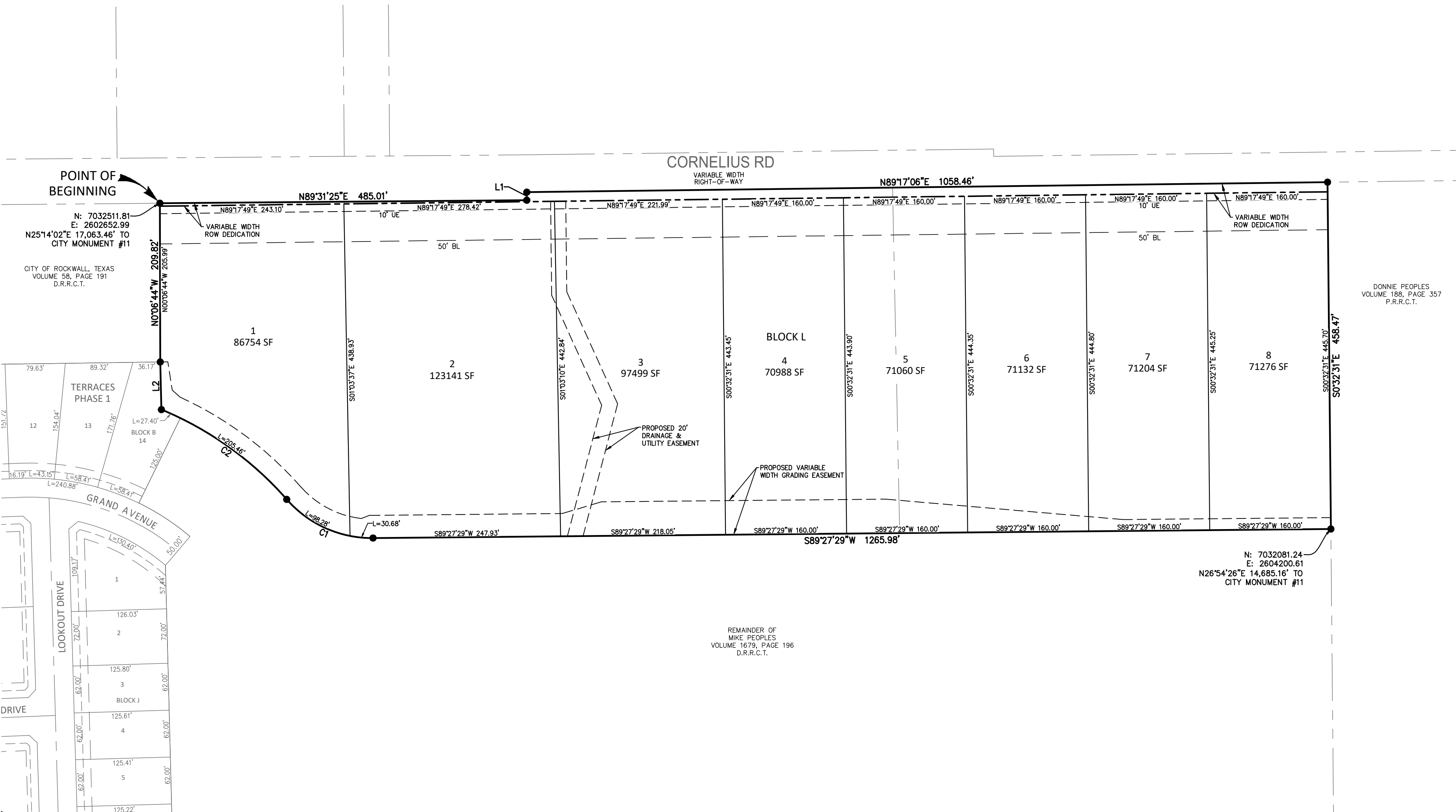
LOTS 1-8 BLOCK L;
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF-1.5
SHEET 1 OF 2



Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

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



GENERAL NOTES:

- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
- ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
- BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
- LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
- LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
- IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.
- ALL NON-STANDARD SIGNS, LIGHTS, AND HARDWARE ARE TO BE MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER OR HOA.

Line Table		
Line	Length	Direction
L1	10.64	N0° 28' 35"W
L2	63.06	N1° 28' 22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	128.96	150.00	049°15'27"	125.02	N65° 54' 48"W
C2	205.46	450.00	026°09'34"	203.68	N54° 21' 52"W

LEGAL DESCRIPTION:

BEING a tract of land situated in the William Dalton Survey, Abstract Number 72 Rockwall County, Texas and being portions of those tracts of land conveyed to Mike Peoples, according to the documents filed of record in Volume 1679, Page 190, Volume 1679, Page 196, Volume 173, Page 752 and Volume 184, Page 522, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a point for the northeast corner of that tract of land conveyed to the City of Rockwall, Texas according to the document filed of record in Volume 58, Page 191, (D.R.R.C.T.) same being the northwest corner of the tract of land described herein;

THENCE, North 89 degrees 31 minutes 25 seconds East, a distance of 485.01 feet to a point for a corner of this tract;

THENCE, North 00 degrees 28 minutes 35 seconds West, a distance of 10.64 feet to a point for a corner of this tract;

THENCE, North 89 degrees 17 minutes 06 seconds East, a distance of 1058.46 feet to a point for the northwest corner of that tract of land conveyed to Donnie Peoples according to the document filed of record in Volume 188, Page 357 (D.R.R.C.T.) and being the common northeast corner of this tract;

THENCE, South 00 degrees 32 minutes 31 seconds East, with the west line of said Donnie Peoples tract, same being common with the east line of this tract, a distance of 458.47 feet to a point for the southeast corner of this tract;

THENCE, South 89 degrees 27 minutes 29 seconds West, leaving said common line, a distance of 1265.98 feet to a point for a corner of this tract and being the beginning of a curve to the right, having a central angle of 49° 15' 27", a radius of 150.00 feet, and a long chord bearing and distance of North 65degrees 54minutes 48seconds West, 125.02 feet;

THENCE, with said curve to the right an arc distance of 128.96 feet to a point for a corner of this tract and the beginning of a non–tangent curve to the left, having a central angle of 26° 09' 34", a radius of 450.00 feet, and a long chord bearing and distance of North 54degrees 21minutes 52seconds West, 203.68 feet;

THENCE, with said curve to the left an arc distance of 205.46 feet to a point in the east line of Terraces Phase One, an addition to the City of Rockwall, Rockwall County, Texas according to the plat filed of record in Document Number 20240000000459 Plat Records Rockwall County, Texas for the most westerly southwest corner of this tract;

THENCE, North 01 degrees 28 minutes 22 seconds West, with said east line, a distance of 63.06 feet to a point for the northeast corner of said addition, same being the common southeast corner of the above–mentioned City of Rockwall tract and a common corner of this tract;

THENCE North 00 degrees 06 minutes 44 seconds West, with the east line of said City of Rockwall tract and common west line of this tract, a distance of 209.82 feet to the POINT OF BEGINNING and containing 677,846 square feet or 15.561 acres of land.

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 PEOPLES TRACT 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 PEOPLES TRACT 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.

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, of MR JOYCE, 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 _____, 2024.

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 §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public for and in the State of Texas

My commission expires: _____

Planning & Zoning Commission, Chairperson

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of _____, 2024.

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

WITNESS OUR HANDS, this ____ day of _____, 2024.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
PEOPLES TRACT

LOTS 1-8 BLOCK L;
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF-1.5
SHEET 2 OF 2

Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

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



FIELD NOTE DESCRIPTION

15.561 ACRES

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THENCE, with said curve to the right an arc distance of 128.96 feet to a point for a corner of this tract and the beginning of a non-tangent curve to the left, having a central angle of 26° 09' 34", a radius of 450.00 feet, and a long chord bearing and distance of North 54degrees 21minutes 52seconds West, 203.68 feet;

THENCE, with said curve to the left an arc distance of 205.46 feet to a point in the east line of Terraces Phase One, an addition to the City of Rockwall, Rockwall County, Texas according to the plat filed of record in Document Number 20240000000459 Plat Records Rockwall County, Texas for the most westerly southwest corner of this tract;

THENCE, North 01degrees 28minutes 22seconds West, with said east line, a distance of 63.06 feet to a point for the northeast corner of said addition, same being the common southeast corner of the above-mentioned City of Rockwall tract and a common corner of this tract;

THENCE North 00degrees 06minutes 44seconds West, with the east line of said City of Rockwall tract and common west line of this tract, a distance of 209.82 feet to the **POINT OF BEGINNING** and containing 677,846 square feet or 15.561 acres of land.



**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

TO: Park Board

FROM: Travis Sales, Director of Parks & Recreation

DATE: April 2, 2024

SUBJECT: P2024-011

SUMMARY: P2024-011

DISCUSS AND CONSIDER A REQUEST BY RYAN JOYCE OF MICHAEL JOYCE PROPERTIES ON BEHALF OF BRET PEDIGO OF TM TERRACES, LCC FOR THE APPROVAL OF A FINAL PLAT FOR THE TERRACES SUBDIVISION CONSISTING OF 82 SINGLE-FAMILY RESIDENTIAL LOTS ON A 21.648-ACRE TRACT OF LAND BEING IDENTIFIED AS A PORTION OF TRACTS 10-02, 10-03, 25-1 & 26 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 93 (PD-93) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES, GENERALLY LOCATED SOUTH OF THE INTERSECTION OF CORNELIUS ROAD AND FM-1141, AND TAKE ANY ACTION NECESSARY.

STAFF NOTES & RECOMMENDATIONS:

P2024-011

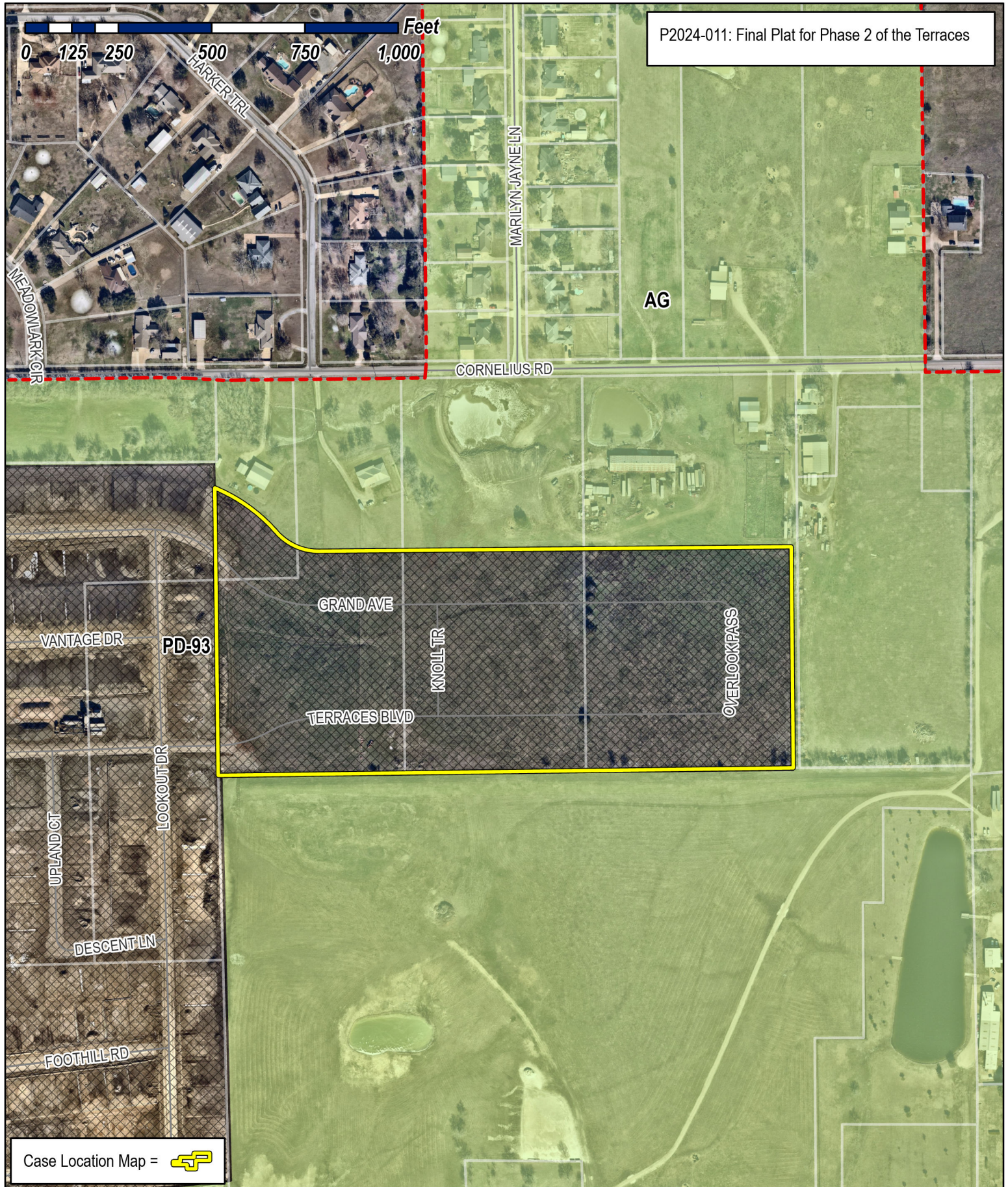
PARK DISTRICT 8

CASH IN LIEU OF LAND: \$690.67 X 82 LOTS = \$56,634.94

PRO RATA EQUIPMENT FEE: \$648.20 X 82 LOTS = \$53,152.40

TOTAL PER LOT X LOTS: \$1,338.87 X 82 LOTS = \$109,787.34

THESE FEES WILL NOT BE COLLECTED, BUT VERIFY USE TO DESIGN AND BUILD THE DONATED PARK APPROVED WITH PHASE I

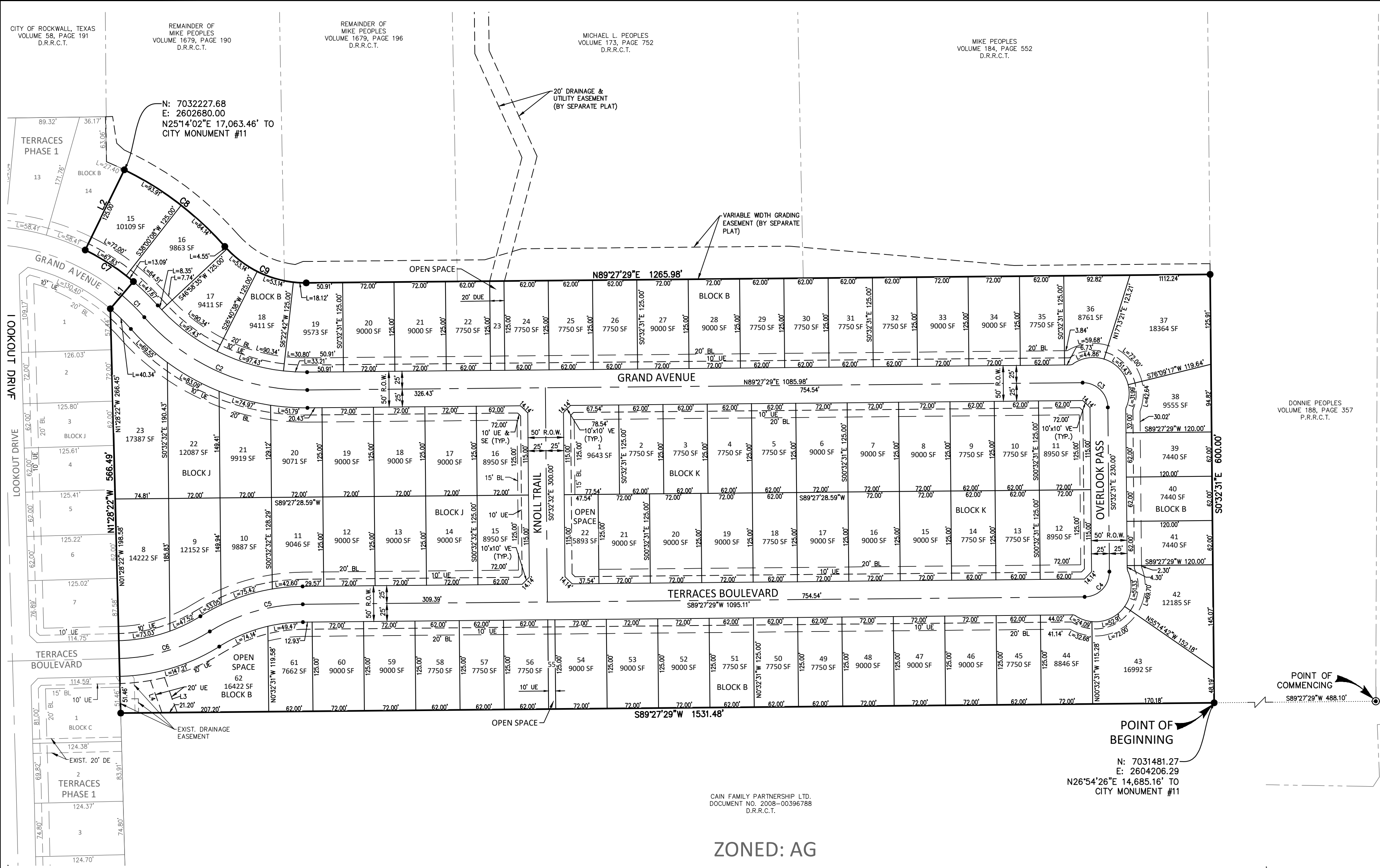


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
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GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
8. ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.
9. ALL NON-STANDARD SIGNS, LIGHTS, AND HARDWARE ARE TO BE MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER OR HOA.

Line Table		
Line	Length	Direction
L1	50.00	N40° 18' 38"E
L2	125.00	N26° 02' 41"E
L3	52.23	N19° 53' 05"W
L4	47.98	N19° 53' 05"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	44.01	300.00	008°24'17"	43.97	N45° 29' 13"W
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Owner/Applicant:
TM Terraces, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

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



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TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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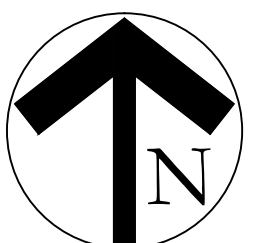


VICINITY MAP
N.T.S.

LEGEND

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

AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



SCALE 1" = 100'

**FINAL PLAT
TERRACES
PHASE 2**

LOTS 15-62, BLOCK B; LOTS 8-23, BLOCK J;
LOTS 1-22, BLOCK K
21.648 ACRES OR 942,975 SQ. FT.
82 SINGLE FAMILY LOTS,
4 OPEN SPACE LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2022-049

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF
SHEET 1 OF 2

LEGAL DESCRIPTION:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 173, Page 752, Deed Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Mike Peoples, as recorded in Volume 184, Page 522 and Volume 1679, Page 190 and Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being and being more particularly described as follows:

COMMENINCING at a 1/2 inch iron rod found for the common southeast corner of that tract of land described in Deed to Donnie Peoples, as recorded in Volume 188, Page 357, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008–00396788, Deed Records, Rockwall County, Texas;

THENCE South 89 degrees 27 minutes 29 seconds West, with the common south line of said Donnie Peoples tract and north line of said Cain Family Partnership Ltd. tract, a distance of 488.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for the POINT OF BEGINNING of the tract of land herein described, said point being the common southwest corner of said Donnie Peoples tract and southeast corner of said Mike Peoples tract recorded in Volume 184, Page 522;

THENCE South 89 degrees 27 minutes 29 seconds West, with the north line of said Cain Family Partnership Ltd. tract, a distance of 1,531.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for the common northwest corner of said Cain Family Partnership Ltd. tract and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE North 01 degrees 28 minutes 22 seconds West, a distance of 566.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 40 degrees 18 minutes 38 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the left having a central angle of 14 degrees 15 minutes 57 seconds, a radius of 325.00 feet and a chord bearing and distance of North 56 degrees 49 minutes 20 seconds West, 80.71 feet;

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

THENCE North 26 degrees 02 minutes 41 seconds East, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ”JVC” set for a corner at the beginning of a non–tangent curve to the right having a central angle of 22 degrees 40 minutes 14 seconds, a radius of 450.00 feet and a chord bearing and distance of South 52 degrees 37 minutes 12 seconds East, 176.89 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 128.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a reverse curve to the left having a central angle of 49 degrees 15 minutes 27 seconds, a radius of 150.00 feet and a chord bearing and distance of South 65 degrees 54 minutes 48 seconds East, 125.02 feet;

THENCE North 89 degrees 27 minutes 29 seconds East, a distance of 1,265.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner in the common east line of said Mike Peoples tract recorded in Volume 184, Page 522 and west line of said Donnie Peoples tract;

THENCE South 00 degrees 32 minutes 31 seconds East, with said common line, a distance of 600.00 feet to the POINT OF BEGINNING and containing 21.648 acres of land more or less.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the TERRACES – PHASE 2 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.. I (we) further certify that all other parties who have a mortgage or lien interest in the TERRACES – PHASE 2 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.

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF DALLAS §

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

Given under my hand and seal of office, this ____ day of _____, 2024.

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.

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public for and in the State of Texas

My commission expires: _____

Planning & Zoning Commission, Chairperson

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of _____, 2024.

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

WITNESS OUR HANDS, this ____ day of _____, 2024.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
TERRACES
PHASE 2

LOTS 15-62, BLOCK B; LOTS 8-23, BLOCK J;
LOTS 1-22, BLOCK K

21.648 ACRES OR 942,975 SQ. FT.

82 SINGLE FAMILY LOTS,
4 OPEN SPACE LOTS

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,

AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE

M.B. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-049

March 5, 2024

EXIST. ZONING: PD-93

LAND USE: SF

SHEET 2 OF 2



Owner/Applicant:
TM Terraces, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

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



**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

TO: Park Board

FROM: Travis Sales, Director of Parks & Recreation

DATE: April 2, 2024

SUBJECT: SP2024-016

SUMMARY: SP2024-016

DISCUSS AND CONSIDER A REQUEST BY RYAN JOYCE OF MICHAEL JOYCE PROPERTIES ON BEHALF OF BRET PEDIGO OF TM TERRACES, LCC FOR THE APPROVAL OF A SITE PLAN FOR THE TERRACES SUBDIVISION CONSISTING OF 82 SINGLE-FAMILY RESIDENTIAL LOTS ON A 21.648-ACRE TRACT OF LAND BEING IDENTIFIED AS A PORTION OF TRACTS 10-02, 10-03, 25-1 & 26 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 93 (PD-93) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES, GENERALLY LOCATED SOUTH OF THE INTERSECTION OF CORNELIUS ROAD AND FM-1141, AND TAKE ANY ACTION NECESSARY.

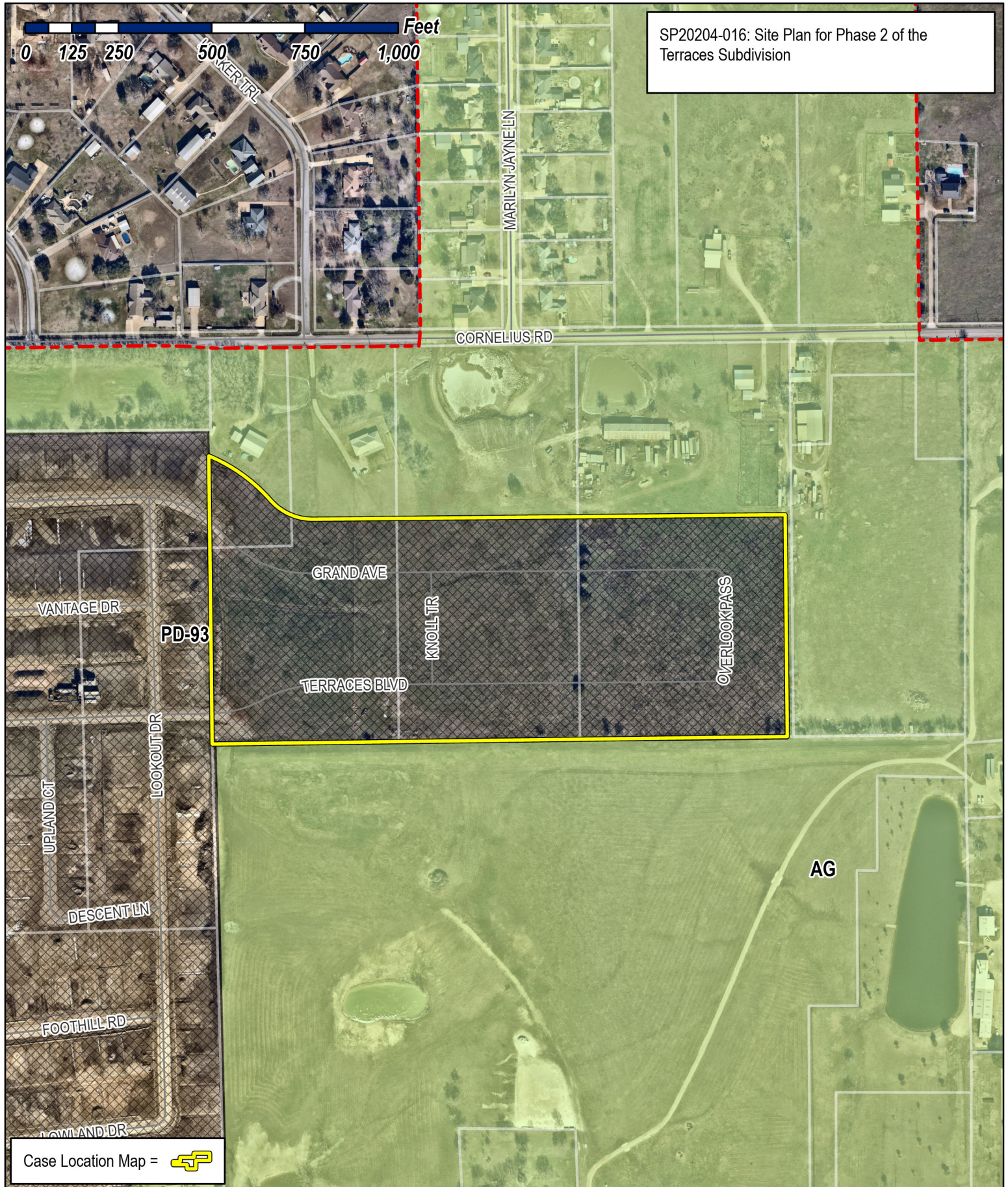
STAFF NOTES & RECOMMENDATIONS:

SP2024-016

PARK DISTRICT 8

TRAIL LOCATION AND LANDSCAPE WHICH HAS BEEN DESIGNED TO CONTINUE THE CURRENT LAYOUT THROUGH NEIGHBORHOODS AND RIGHTS-OF-WAYS TO STAY CONSISTENT WITH ALL DEVELOPMENTS IN THE CITY OF ROCKWALL. MULTIPLE TREE SPECIES IN THE LANDSCAPE DESIGNS TO AVOID MONOCULTURES.

RECOMMEND THAT COMMON BERMUDA BE REPLACED WITH TIF TUF BERMUDA DUE TO DROUGHT, WEAR AND COLD TOLERANCES.

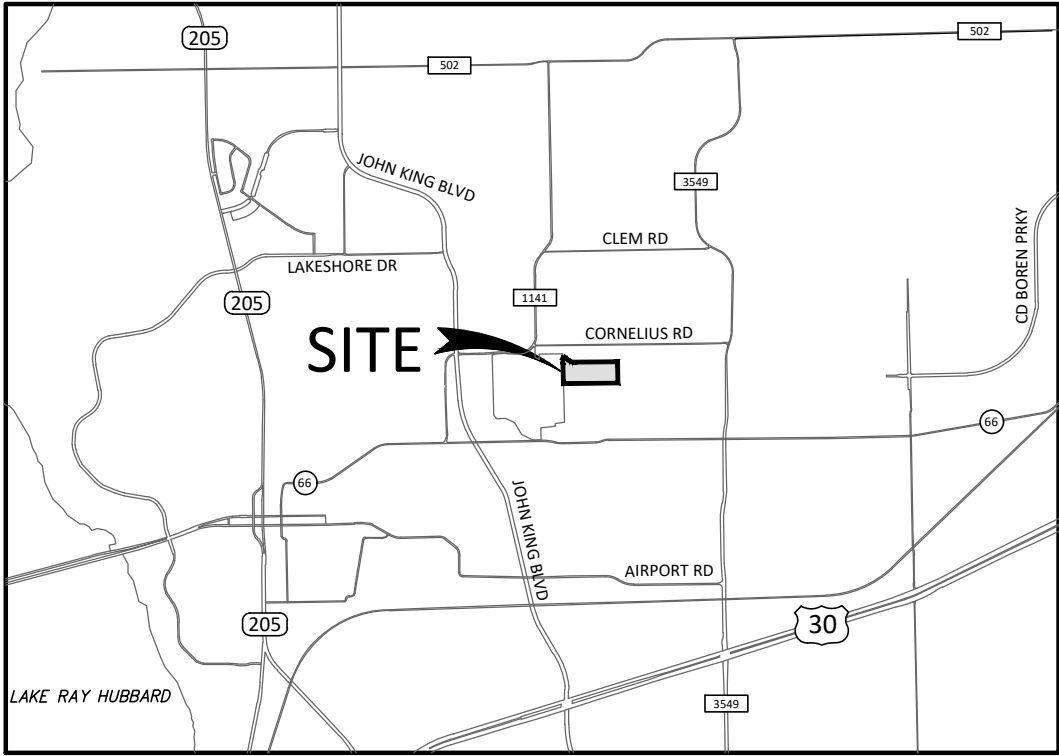


City of Rockwall

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

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



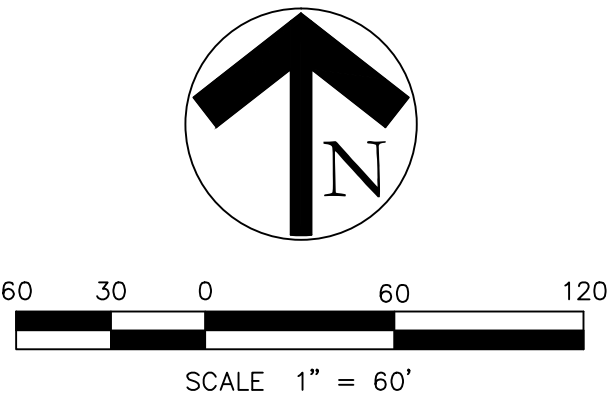


VICINITY MAP
N.T.S.

LEGEND

- 6" PAVEMENT
- SIDEWALK (DEVELOPER)
- SIDEWALK (BUILDER)
- PROPOSED SIGNAGE
- PROPOSED WATER
- PROPOSED SEWER

DONNIE PEOPLES
VOLUME 188, PAGE 357
P.R.R.C.T.



**SITE PLAN
TERRACES
PHASE 2**

LOTS 15-62, BLOCK B; LOTS 8-23, BLOCK J;
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CITY OF ROCKWALL,
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March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF

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

ZONED: AG

- NOTES:
- INTERNAL SIDEWALKS ARE 5' WIDE.
 - DISTANCE BETWEEN ADJACENT PADS IS MIN. 12'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on ____ day of _____, 2023.

WITNESS OUR HANDS, this ____ day of _____, 2023.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

Owner/Applicant:
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Phone: 214-577-1431

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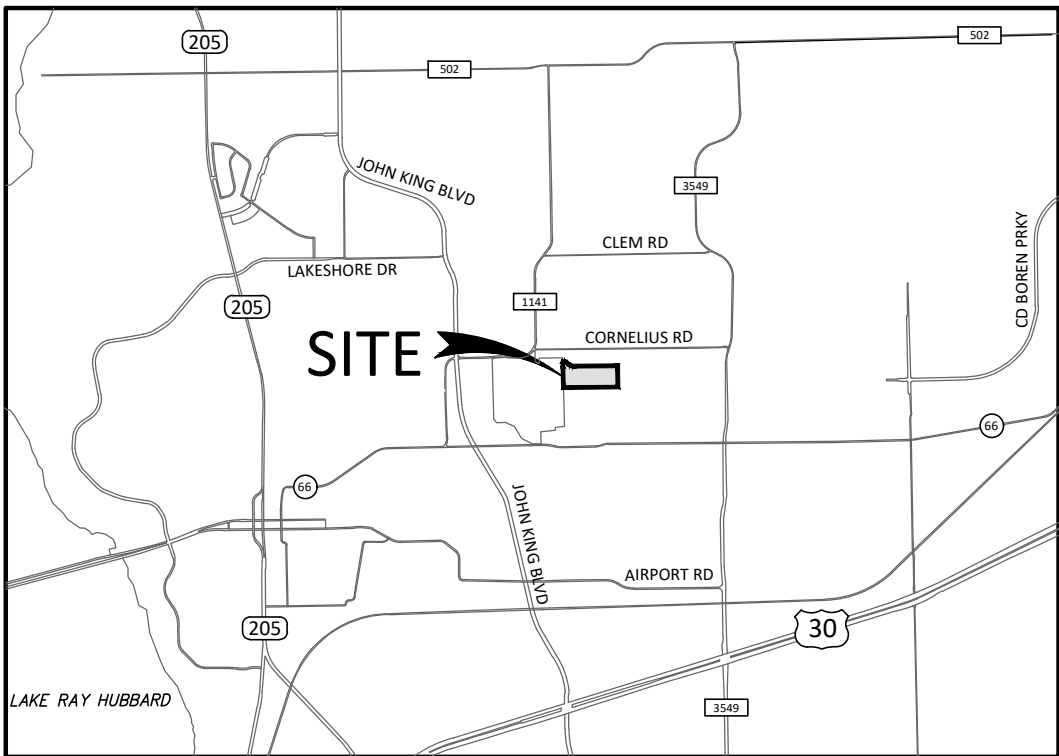
BENCHMARKS

CITY OF ROCKWALL MONUMENT NO. COR-10:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.
ELEVATION = PLAN 521.61' FIELD 521.57'

CITY OF ROCKWALL MONUMENT NO. COR-11:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30.
ELEVATION = PLAN 565.98' FIELD 566.02'

Line	Length	Direction
L1	50.00	N40° 18' 38"E
L2	125.00	N26° 02' 41"E
L3	52.23	N19° 53' 05"W
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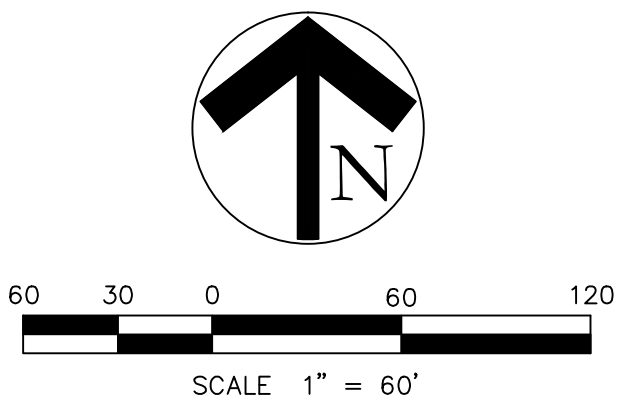
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N.T.S.

LEGEND	
	6" PAVEMENT
	SIDEWALK (DEVELOPER)
	SIDEWALK (BUILDER)
	PROPOSED SIGNAGE
	PROPOSED WATER
	PROPOSED SEWER

DONNIE PEOPLES
VOLUME 188, PAGE 357
P.R.R.C.T.



SITE PLAN
TERRACES
PHASE 2

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NOTES:

1. INTERNAL SIDEWALKS ARE 5' WIDE.
2. DISTANCE BETWEEN ADJACENT PADS IS MIN. 12'

APPROVED: _____ hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on ____ day of _____, 2023.

WITNESS OUR HANDS, this ____ day of _____, 2023.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ZONED: AG

POINT OF BEGINNING

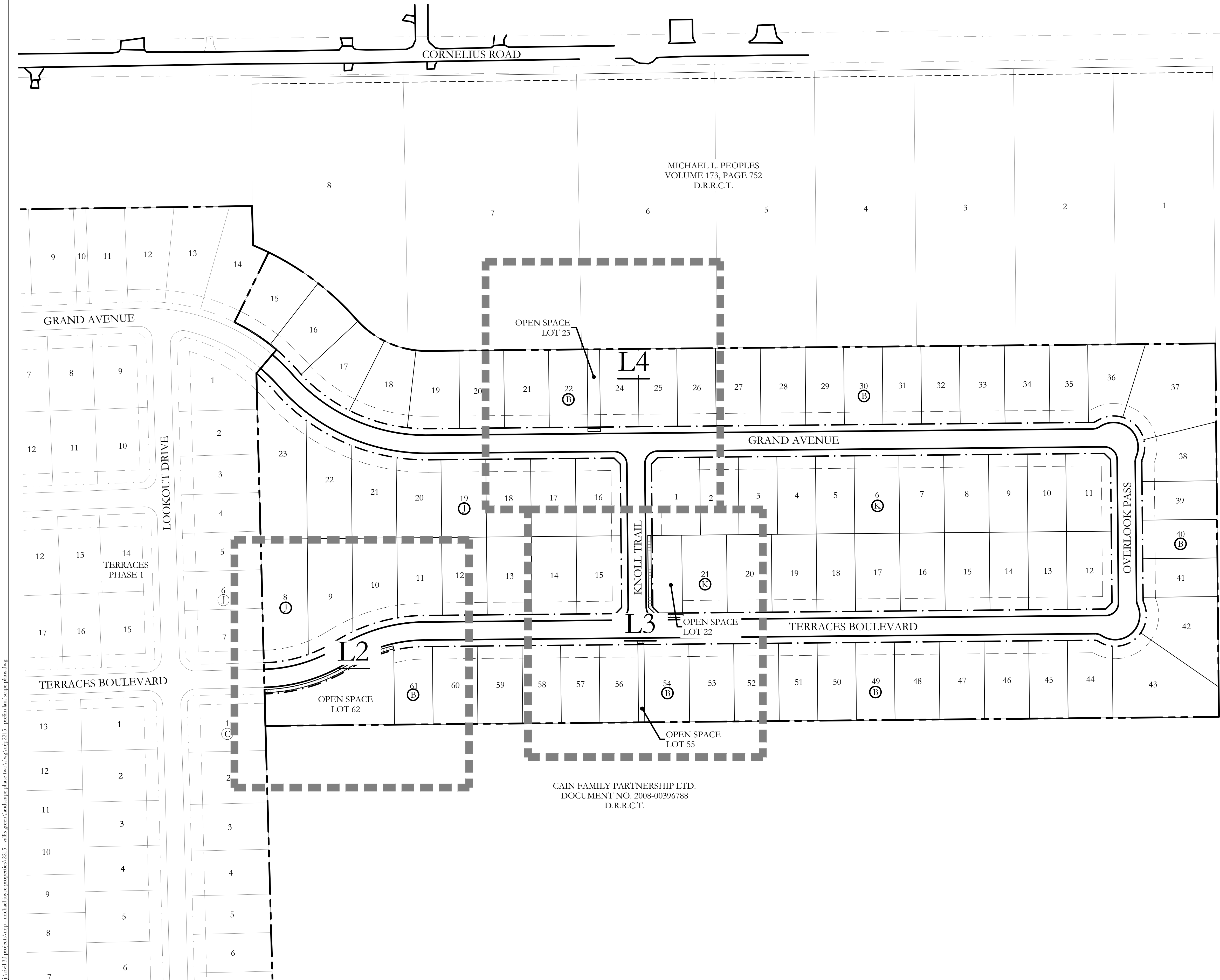
CAIN FAMILY PARTNERSHIP LTD.
DOCUMENT NO. 2008-00396788
D.R.R.C.T.

BENCHMARKS

CITY OF ROCKWALL MONUMENT NO. COR-10:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE
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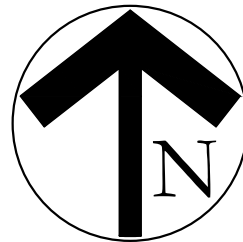
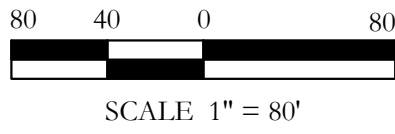
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DONNIE PEOPLES
VOLUME 188, PAGE 357
P.R.R.C.T.

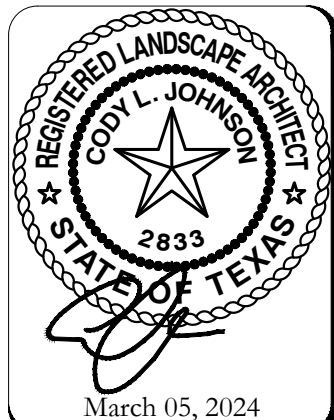
APPROVED:
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on the ____ day of _____,
WITNESS OUR HANDS, this ____ day of _____.

Planning & Zoning Commission, Chairman Director of Planning and Zoning



TERRACES
PHASE 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

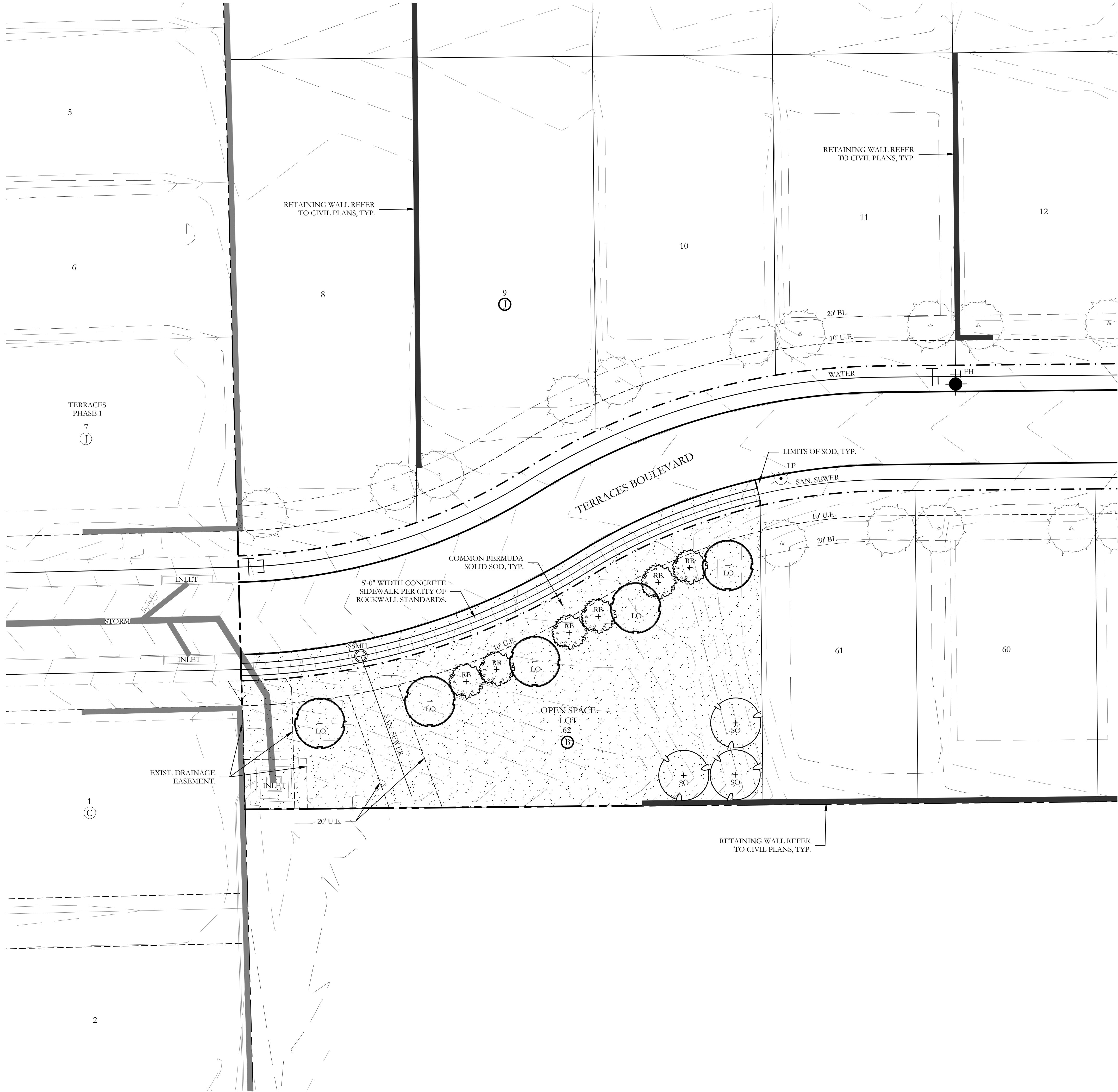
PRELIMINARY LANDSCAPE PLAN
OVERALL LAYOUT PLAN



SCALE:
1" = 80'
One Inch
JVC No MJP2215

L1 of 5

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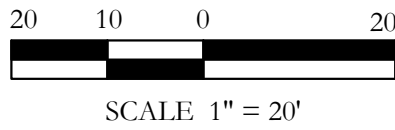
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

GENERAL LANDSCAPE NOTES

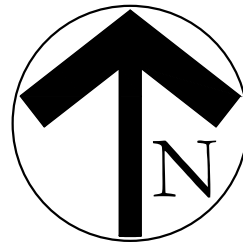
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APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall
on the ____ day of _____, 20____.
WITNESS OUR HANDS, this ____ day of _____, 20____.

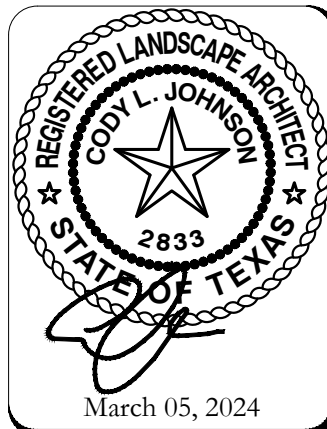
Planning & Zoning Commission, Chairman Director of Planning and Zoning



SCALE 1" = 20'



PRELIMINARY LANDSCAPE PLAN
LANDSCAPE PLAN



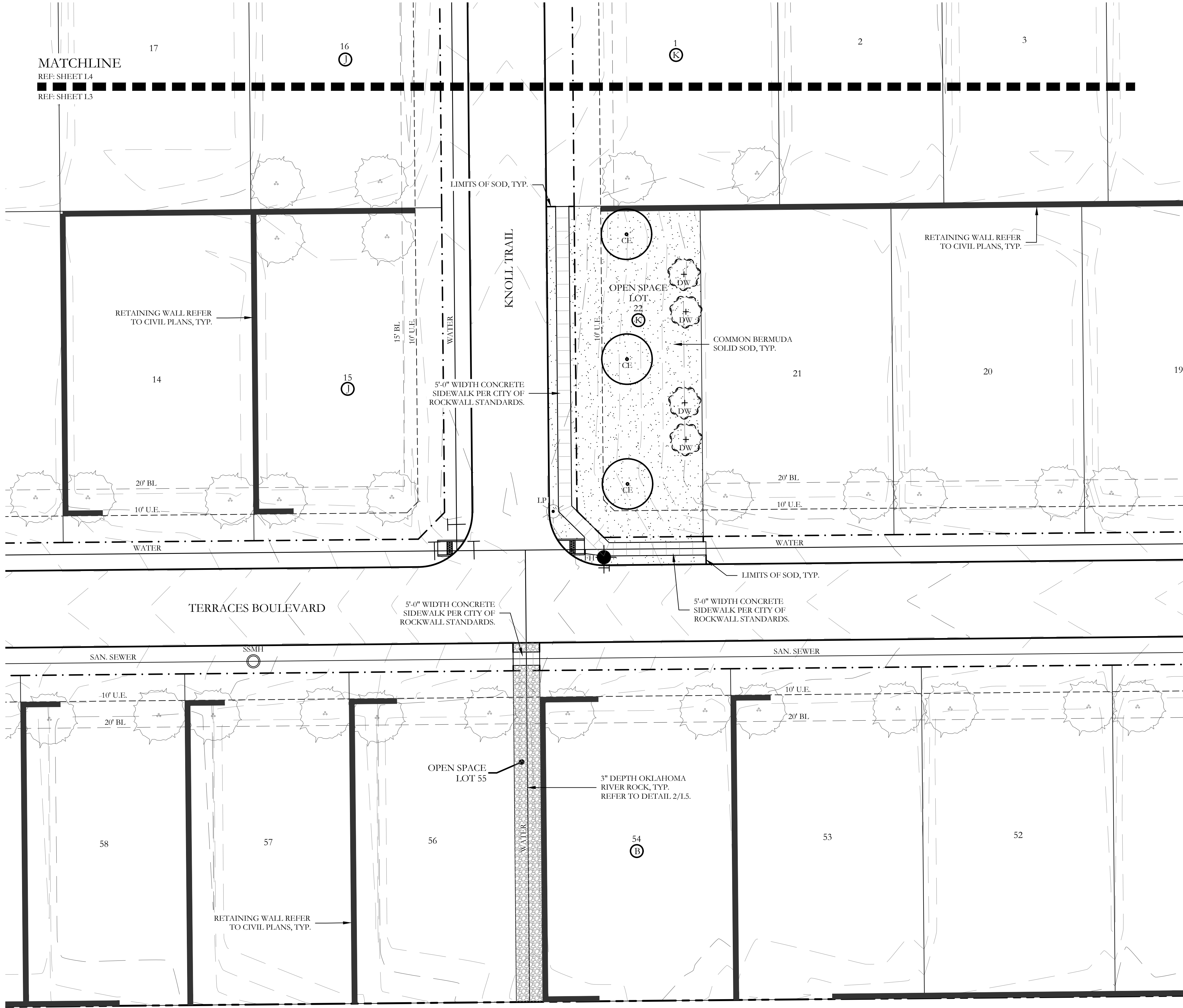
March 05, 2024

SCALE:
1" = 20'
One Inch
JVC No MJP2215

L2 of 5

TERRACES
PHASE 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

F:\civil\3d\projects\imp - michael jorge\perspectives\2215 - walls green landscape phase two.dwg,imp2215 - prelim landscape plans.dwg



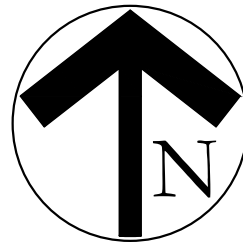
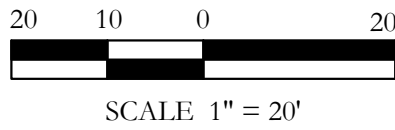
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L3 of 5

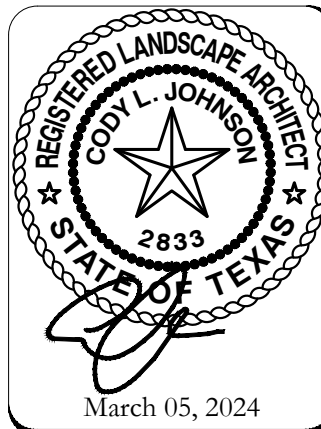
JOHNSON VOLK
CONSULTING



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

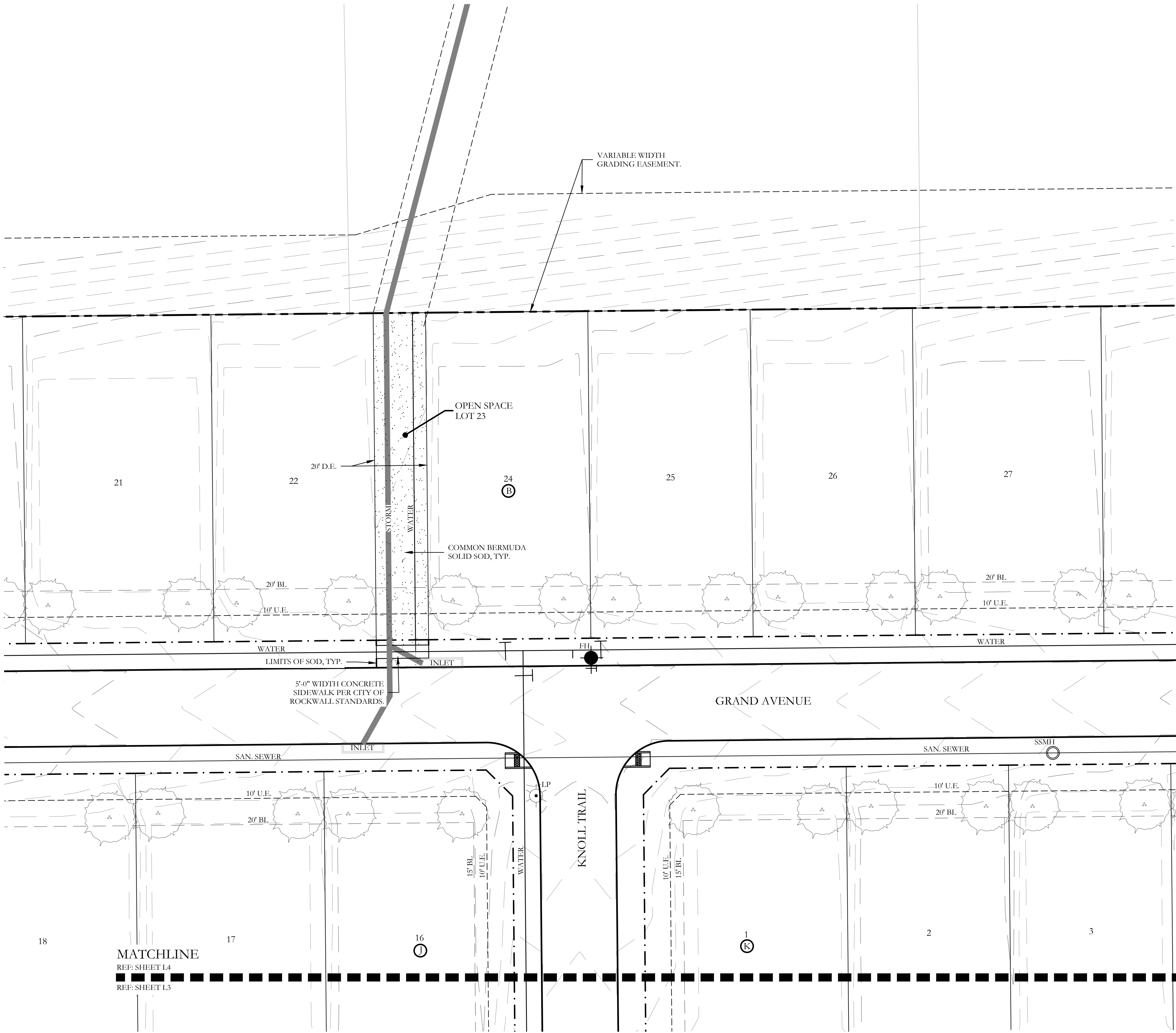
TERRACES
PHASE 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLAN
LANDSCAPE PLAN



March 05, 2024

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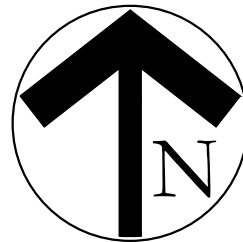
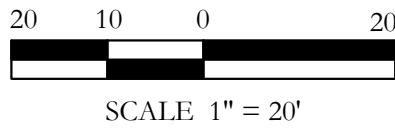
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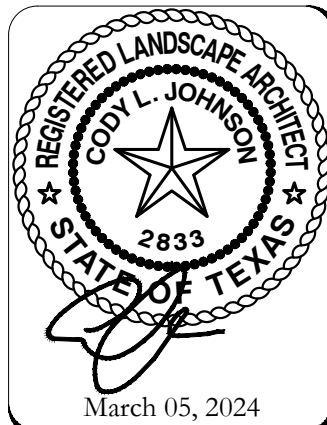


SCALE:
1" = 20'
One Inch
JVC No MJP2215

L4 of 5

TERRACES
PHASE 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLAN
LANDSCAPE PLAN



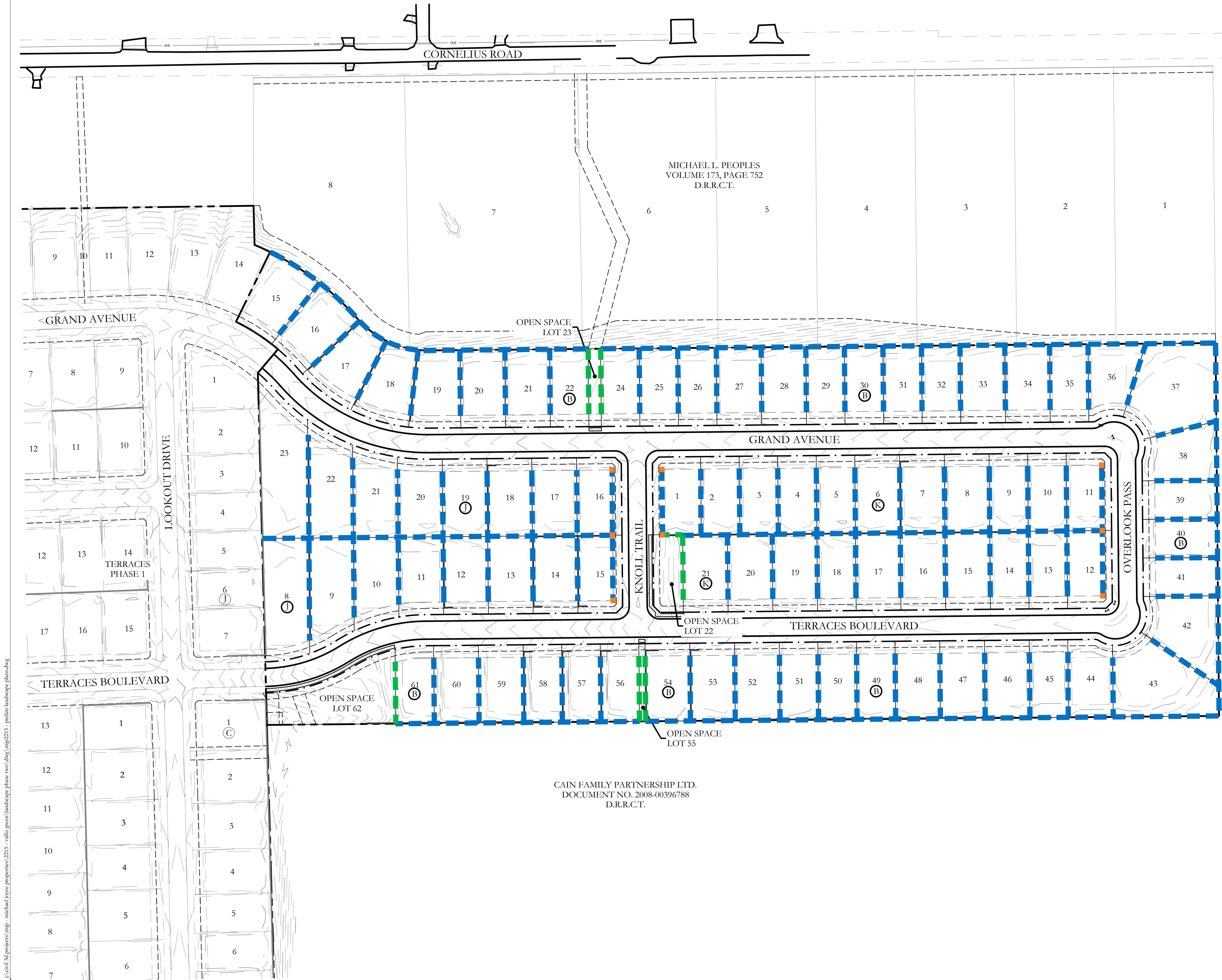
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L4 of 5

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F:\civil 3d\projects\imp - michael peoples\phase two\dwg\imp2215 - prelim landscape plans.dwg

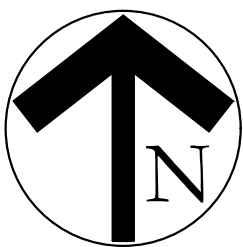
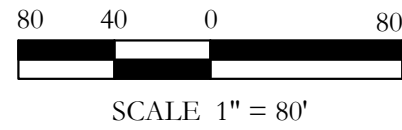


HARDSCAPE LEGEND	
	6'-0" HT. WOOD FENCE BY BUILDER. REFER TO DETAIL 1/F2.
	6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER. REFER TO DETAIL 2/F2.
	7'-0" HT. STONE COLUMN BY BUILDER. REFER TO DETAIL 1/F2.

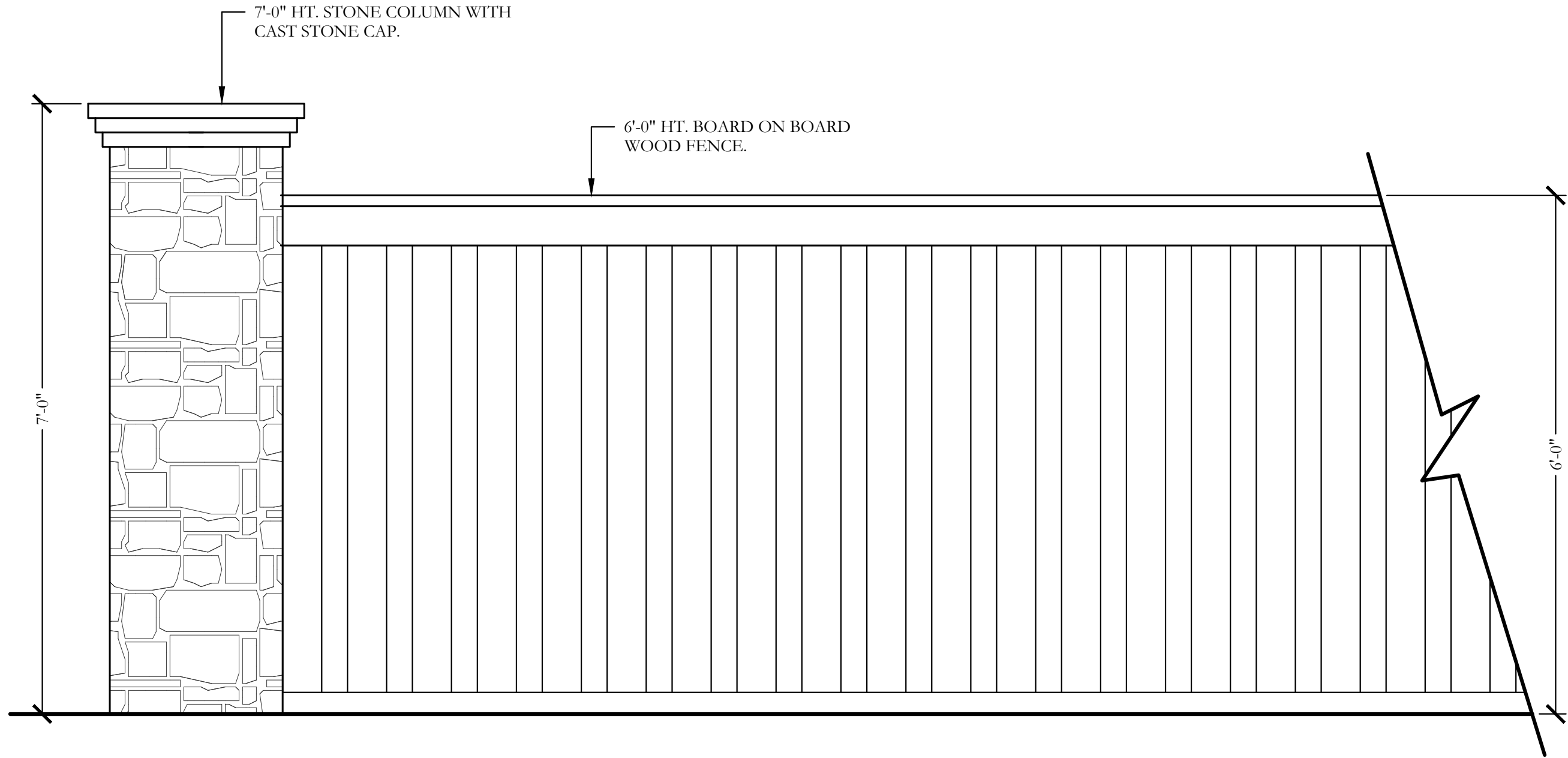
DONNIE PEOPLES
VOLUME 188, PAGE 357
P.R.R.C.T.

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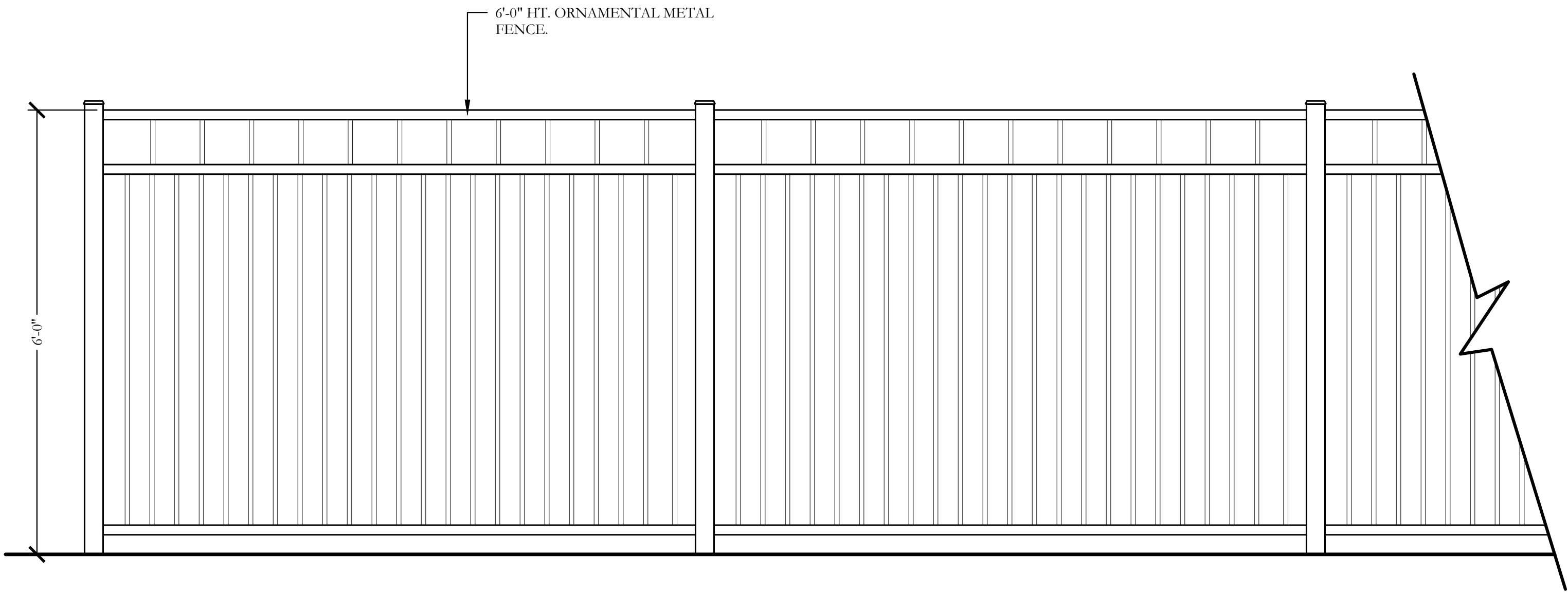


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1 TYPICAL WOOD FENCE AND COLUMN BY BUILDER
ELEVATION

SCALE: 3/4" = 1'-0"



2 TYPICAL ORNAMENTAL METAL FENCE BY BUILDER
ELEVATION

SCALE: 3/4" = 1'-0"

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**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

TO: Park Board

FROM: Travis Sales, Director of Parks & Recreation

DATE: April 2, 2024

SUBJECT: PARK NAMING -TERRACES DEVELOPMENT

SUMMARY:

THIS 4-ACRE PARK IS THE OLD ORIGINAL LANDFILL IN THE 1940'S AND 1950'S FOR ROCKWALL AND DOES NOT HAVE ANY IDENTIFYING CHARACTERISTICS. NEIGHBORHOOD PARKS ARE COMMONLY TIED TO THE NAME OF THE SUBDIVISION THEY ARE WITHIN AND SINCE WITH ALREADY HAVE THE PARK AT TERRACINA TO ELIMINATE ANY CONFUSION WE WERE RECOMMENDING THE PARK BE NAMED ONE OF THE FOLLOWING OPTIONS:

- GREENE PARK (GREENE LAKE THAT IS WITHIN THE DEVELOPMENT)
- CADDO PARK (NATIVE AMERICANS THAT WERE IN ROCKWALL COUNTY AT THE TIME)
- ELGIN PARK (ORIGINAL DONATION OF THE LAND FOR ROCKWALL IN 1800'S)
- REPUBLIC PARK (NATIONAL ROAD OF TEXAS REPUBLIC THAT CAME THROUGH OR NEAR THE DEVELOPMENT)
- NATIONAL PARK (NATIONAL ROAD OF TEXAS REPUBLIC THAT CAME THROUGH OR NEAR THE DEVELOPMENT)