



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # 3-2022-001 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☐ APPLICATIONS
- ☐ RECEIPT
- ☐ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED _____

Mr. Ryan Miller
City of Rockwall
Director of Planning and Zoning
385 S. Goliad Street, Rockwall, TX 75087
(972) 772-6441

VIA EMAIL: rmiller@rockwall.com

Re: Rockwall Harbor District Condominium Development

Attached, please find the executed and notarized development applications from Realty Investments for 5 separate land parcels located in the Harbor District of Rockwall. To reduce confusion, I have provided a list of the properties and their legal descriptions below. Additionally, we have color coded each parcel, so it provides an easy reference throughout the process.

Property ID	Legal Description	Acres
	19924 MOTON, BLOCK 2, LOT 1,2,3 &4, FRONTAGE	
	19925 MOTON, BLOCK 3, LOT 1,2,3 & 4	
	19926 MOTON, BLOCK 2, LOT 1,2,3 &4, FRONTAGE	
Total		1.44
Property ID	Legal Description	Acres
	19927 MOTON, BLOCK 5, LOT 1,2,3 & 4	
	19930 MOTON, BLOCK 7, LOT 2,3 & 4	
	19932 MOTON, BLOCK 9, LOT 1,2,3 & 4	
Total		1.52
Property ID	Legal Description	Acres
	MOTON, BLOCK 6, LOT 1 & PT OF LOT 4, 19928 (REMAINDER OF LOT 4 IS IN THE ROAD)	
Total		0.16
Property ID	Legal Description	Acres
	MOTON, BLOCK 6, LOT 2 & PT OF LOT 3, 83086 (REMAINDER OF LOT 3 IS IN THE ROAD)	
Total		0.18
Property ID	Legal Description	Acres
	19931 MOTON, BLOCK 8, LOT 1 & 2	
Total		0.29
Total Acres/SF		3.59



Please let us know if you have any questions as you go through the application.

Respectfully,



Asher Hamilton
Realty Investments / RIV Properties LLC
CEO
Date: 1/10/2022



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☒ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description	LOT	BLOCK
SUBDIVISION	19927	MOTON, BLOCK 5, LOT 1,2,3 & 4		
GENERAL LOCATION	19930	MOTON, BLOCK 7, LOT 2,3 & 4		
	19932	MOTON, BLOCK 9, LOT 1,2,3 & 4		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	1.52 Acres Gross	LOTS [CURRENT]	N/A
		LOTS [PROPOSED]	N/A

- ☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	Marion E Wilson, Michael White, Dimensions Real Estate Services LLC	<input checked="" type="checkbox"/> APPLICANT	RIV Properties LLC
CONTACT PERSON	Michael Gibson	CONTACT PERSON	Asher Hamilton
ADDRESS	2304 W Wheatland Rd	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, TX 75233	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	214-770-6285	PHONE	(214) 908-4684
E-MAIL	michael.gibson5279@yahoo.com	E-MAIL	ahamilton@realtyninvestments.com

NOTARY VERIFICATION [REQUIRED]

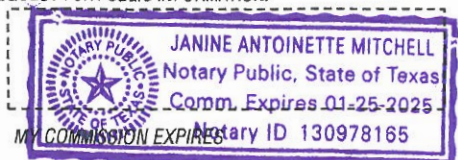
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Gibson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: on behalf of Pimensions Real Estate Services, LLC

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \$260.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF January, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 13 DAY OF December, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Green Parcel

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☒ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
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PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS	Property ID	Legal Description	LOT	BLOCK
SUBDIVISION	19927	MOTON, BLOCK 5, LOT 1,2,3 & 4		
GENERAL LOCATION	19930	MOTON, BLOCK 7, LOT 2,3 & 4		
	19932	MOTON, BLOCK 9, LOT 1,2,3 & 4		

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	1.52 Acres Gross	LOTS [CURRENT]	N/A
		LOTS [PROPOSED]	N/A

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

<input type="checkbox"/> OWNER	Marion E Wilson, Michael White, Dimensional Real Estate Services LLC	<input checked="" type="checkbox"/> APPLICANT	RIV Properties LLC
CONTACT PERSON	Michael Gibson	CONTACT PERSON	Asher Hamilton
ADDRESS	2304 W Wheeland Rd	ADDRESS	PO Box 102054
CITY, STATE & ZIP	Dallas, TX 75233	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	214-770-0206	PHONE	(214) 908-4804
E-MAIL	michael.gibson8279@yahoo.com	E-MAIL	ahamilton@realestateinvestments.com

NOTARY VERIFICATION [REQUIRED]

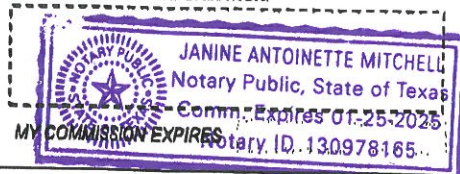
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, Marion Wilson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$260.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF January, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23rd DAY OF December, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
☐ AMENDING OR MINOR PLAT (\$150.00)
☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
☒ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description	LOT	BLOCK
SUBDIVISION	19927	MOTON, BLOCK 5, LOT 1,2,3 & 4		
GENERAL LOCATION	19930	MOTON, BLOCK 7, LOT 2,3 & 4		
	19932	MOTON, BLOCK 9, LOT 1,2,3 & 4		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	1.52 Acres Gross	LOTS [CURRENT]	N/A
		LOTS [PROPOSED]	N/A

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	Marlon E Wilson, Michael White, Dimensions Real Estate Services LLC	<input checked="" type="checkbox"/> APPLICANT	RIV Properties LLC
CONTACT PERSON	Michael Gibson	CONTACT PERSON	Asher Hamilton
ADDRESS	2304 W Wheatland Rd	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, TX 75233	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	214-770-6285	PHONE	(214) 908-4684
E-MAIL	michael.gibson5279@yahoo.com	E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael White [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \$260.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF January, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

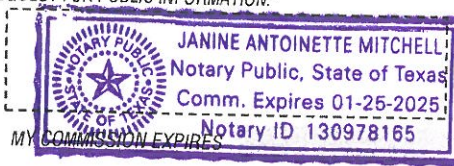
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23rd DAY OF December, 2021.

OWNER'S SIGNATURE

Michael I White

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Janine A. Mitchell





DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
☐ AMENDING OR MINOR PLAT (\$150.00)
☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
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OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description			
SUBDIVISION	19928	MOTON, BLOCK 6, LOT 1 & PT OF LOT 4, (REMAINDER OF LOT 4 IS IN THE ROAD)	LOT	BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped		
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium		
ACREAGE	0.16 Acres	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	Mark R Carson	<input checked="" type="checkbox"/> APPLICANT	RIV Properties LLC
CONTACT PERSON	Mark R Carson	CONTACT PERSON	Asher Hamilton
ADDRESS	701 N Munson Rd.	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Royse City, TX 75189	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	972-345-5437	PHONE	(214) 908-4684
E-MAIL		E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

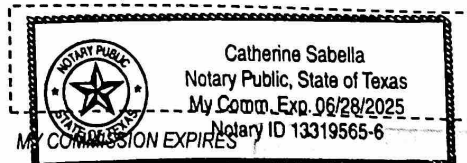
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27 DAY OF December 21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
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SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description			
SUBDIVISION	83086	MOTON, BLOCK 6, LOT 2 & PT OF LOT 3, (REMAINDER OF LOT 3 IS IN THE ROAD)	LOT	BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped		
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium		
ACREAGE	0.18 Acres	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	Allen Anderson	<input checked="" type="checkbox"/> APPLICANT	RIV Properties LLC
CONTACT PERSON	Allen Anderson	CONTACT PERSON	Asher Hamilton
ADDRESS		ADDRESS	PO Box 192054
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	214-908-4684	PHONE	(214) 908-4684
E-MAIL		E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALLEN ANDERSON [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

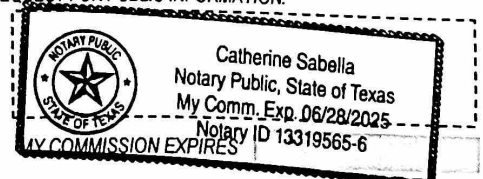
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \$260.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF January, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27 DAY OF DECEMBER 2021.

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
☐ AMENDING OR MINOR PLAT (\$150.00)
☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
☒ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description	LOT	BLOCK
SUBDIVISION	19924	MOTON, BLOCK 2, LOT 1,2,3 & 4, FRONTAGE		
GENERAL LOCATION	19925	MOTON, BLOCK 3, LOT 1,2,3 & 4		
	19926	MOTON, BLOCK 2, LOT 1,2,3 & 4, FRONTAGE		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	1.44 Acres Gross	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	Culpepper Spatex Group	<input checked="" type="checkbox"/> APPLICANT	RIV Properties LLC
CONTACT PERSON	Gary Shultz	CONTACT PERSON	Asher Hamilton
ADDRESS	PO Box 190569	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, TX 75219	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	817-233-0478	PHONE	(214) 908-4684
E-MAIL	gshultz@diamond-a.com	E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY SHULTZ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

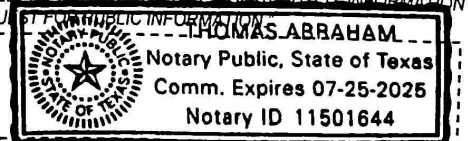
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 260.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 27th DAY OF December, 20 21. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27th DAY OF December, 20 21

OWNER'S SIGNATURE

Gary Shultz

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 07-25-2025



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Teal Parcel

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

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- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☒ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description			
SUBDIVISION	19931	MOTON, BLOCK 8, LOT 1 & 2	LOT		BLOCK
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped		
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium		
ACREAGE	0.29 Acres	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	In the Estate of Ernest Fields	<input checked="" type="checkbox"/> APPLICANT	RIV Properties LLC
CONTACT PERSON	Robert Fields	CONTACT PERSON	Asher Hamilton
ADDRESS	1502 LAUREL AVE	ADDRESS	PO Box 192054
CITY, STATE & ZIP	RICHMOND, CA 94805	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	510-421-6848	PHONE	(214) 908-4684
E-MAIL	amwriting@yahoo.com	E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$260.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF January, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

Robert T. Fields

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Please see attached California Acknowledgement Notar

MY COMMISSION EXPIRES _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Contra Costa }

On Jan. 07. 2022 before me, N. BEESON - NOTARY PUBLIC
(Here insert name and title of the officer)

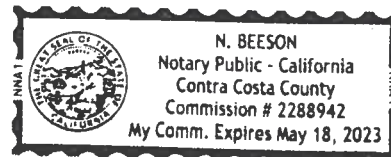
personally appeared ROBERT T. FIELDS,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Re: Development

(Title or description of attached document)

Appucation

(Title or description of attached document continued)

Number of Pages 2 Document Date 1/7/22

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (6)
☐ Corporate Officer

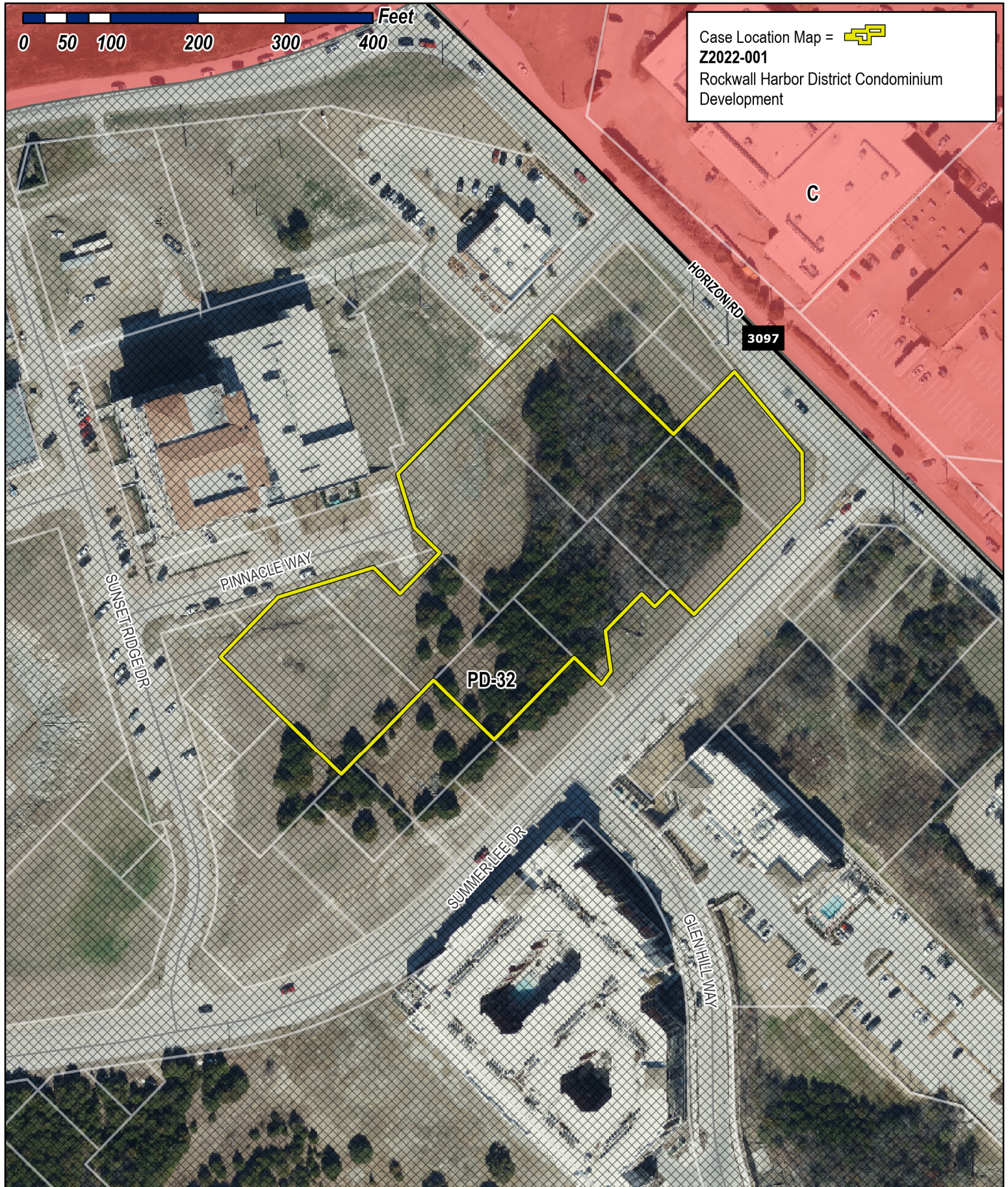
(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

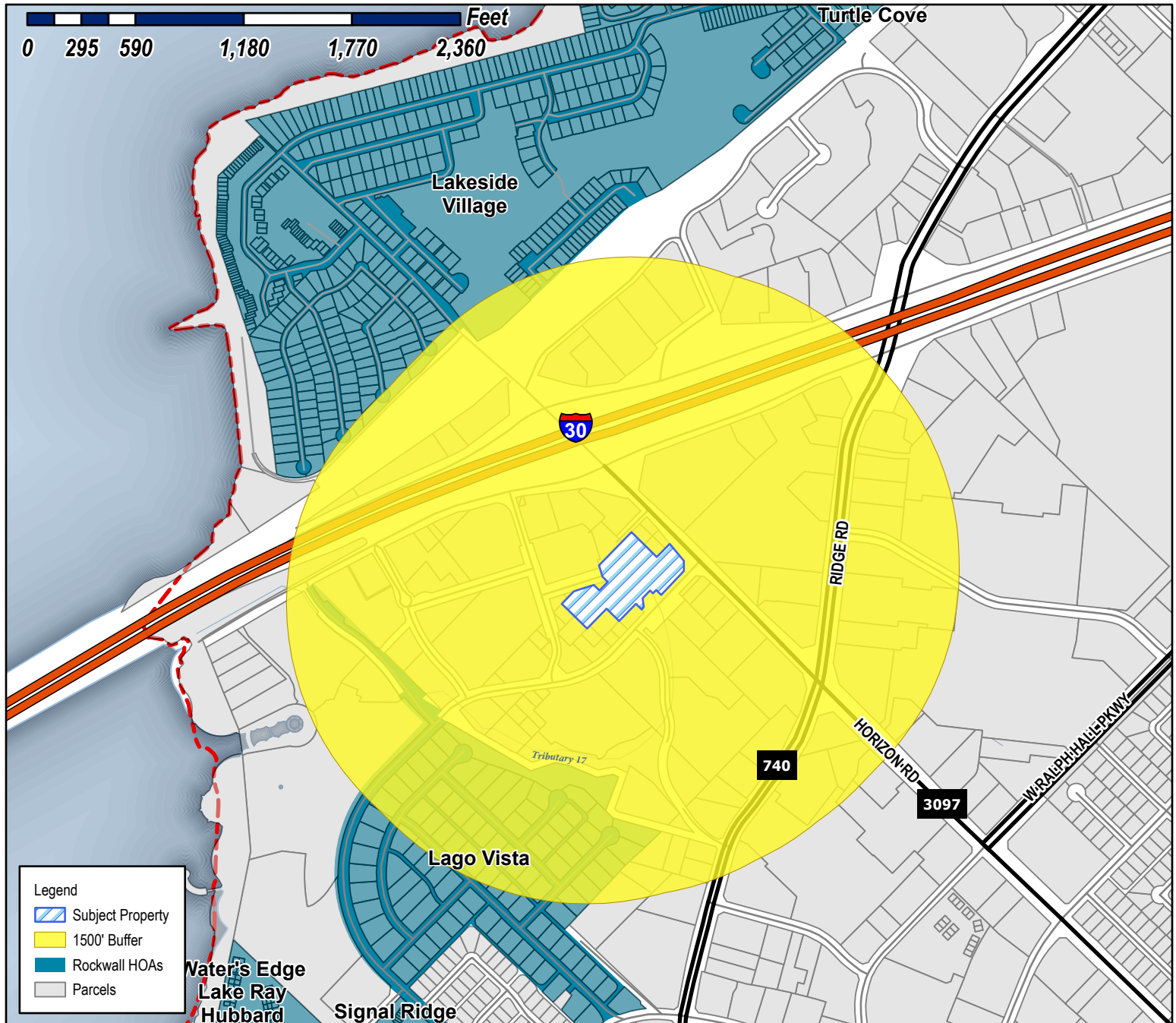




City of Rockwall

Planning & Zoning Department
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Case Number: Z2022-001
Case Name: PD Development Plan for Harbor District Condominiums
Case Type: Zoning
Zoning: PD-32
Case Address: NWC of Summer Lee Dr. and Horizon Rd.

Date Saved: 1/14/2022

For Questions on this Case Call (972) 771-7745

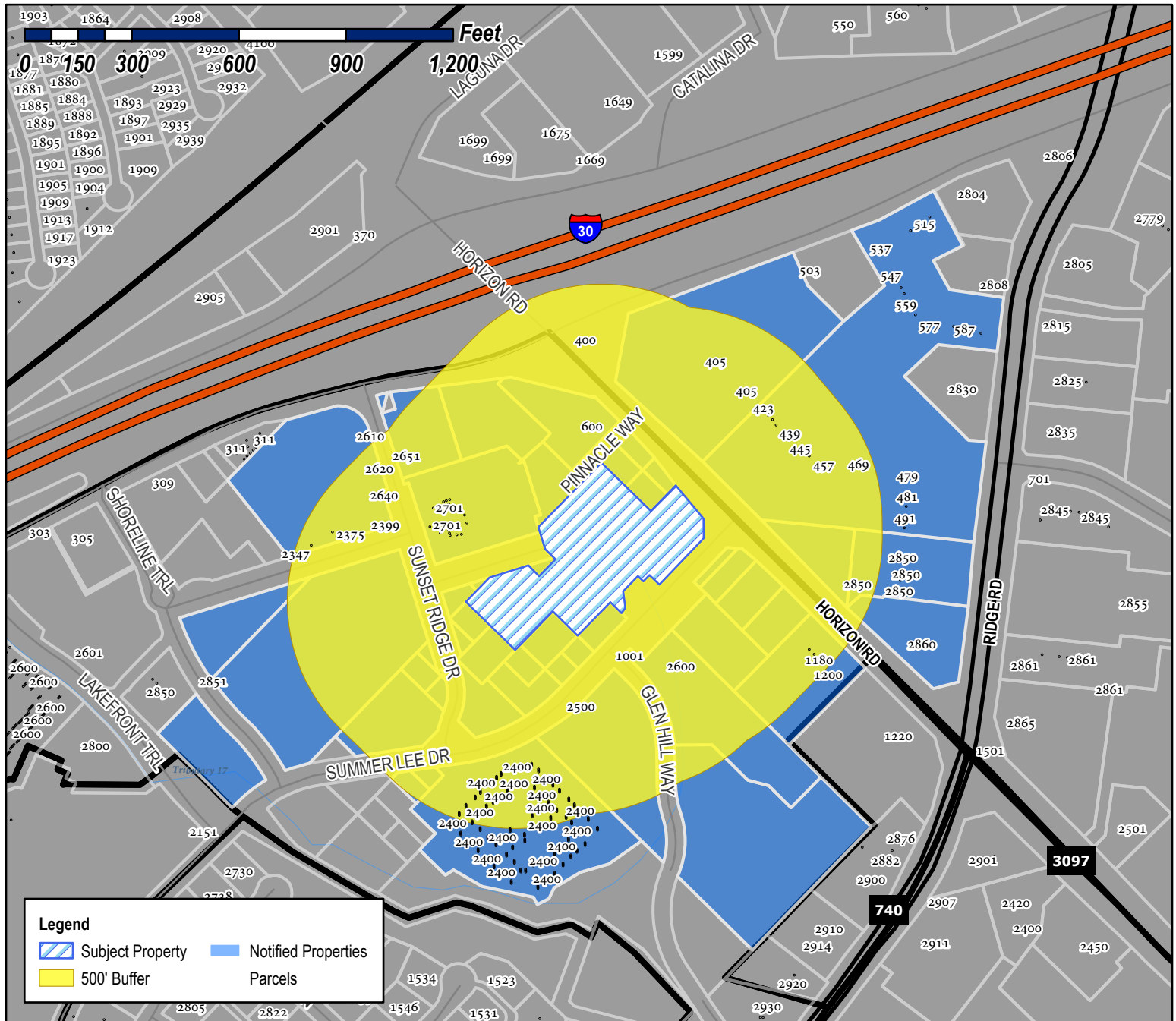




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Zoning: PD-32
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Date Saved: 1/14/2022

For Questions on this Case Call (972) 771-7745



BENT TREE REALTY CO
16475 DALLAS PKWY
STE 880
ADDISON, TX 75001

BUILDERS ASSOCIATES #3
ATTN: ARNOLD SCHLESINGER
9595 WILSHIRE BLVD
STE 700

BRYANT JUDY GRACE AND
DOUGLASS FREDERICK WYGAL
2528 MARK
MESQUITE, TX 75150

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

CAIN DOYLE
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

HORIZON ROAD LTD
C/O TRICOR INTERNATIONAL REALTY CORP
2611 CEDAR SPRINGS RD
DALLAS, TX 75201

BRYANT JUDY GRACE AND
DOUGLASS FREDERICK WYGAL
2528 MARK
MESQUITE, TX 75150

BRYANT JUDY GRACE AND
DOUGLASS FREDERICK WYGAL
2528 MARK
MESQUITE, TX 75150

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD
STE 300
DALLAS, TX 75240

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ROCKWALL HARBOR HILL, LTD
15653 HIGHWAY 243
KAUFMAN, TX 75142

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

MOTON ALVIN D SR & ETHEL
3419 LILY LN
ROWLETT, TX 75089

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

CULPEPPER/SPATEX JV
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE
SUITE 2001
DALLAS, TX 75206

BENT TREE REALTY CO
16475 DALLAS PKWY
STE 880
ADDISON, TX 75001

MOTON ETHEL REED
C/O OF TONY C MOTON
3419 LILY LN
ROWLETT, TX 75089

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

HARBOR URBAN CENTER LLC
5339 ALPHA RD
SUITE 300
DALLAS, TX 75240

ATTICUS SUMMER LEE TOWNHOMES LLC
5339 ALPHA ROAD
SUITE 300
DALLAS, TX 75240

HH RETAIL CENTER LP
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
4 CHURCH HILL ROAD
HIGH FALLS, NY 12240

MHC ROCKWALL LLC
1468 KIMBROUGH RD
SUITE 103
GERMANTOWN, TN 38138

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-001: PD Development Plan for Rockwall Harbor District Condominium Development

Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a PD Development Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, February 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 22, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Tuesday, February 22, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2022-001: PD Development Plan for Rockwall Harbor District Condominium Development

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Mr. Ryan Miller
City of Rockwall
Director of Planning and Zoning
385 S. Goliad Street, Rockwall, TX 75087
(972) 772-6441

VIA EMAIL: rmiller@rockwall.com

Re: Rockwall Harbor District Condominium Development

Realty Investments has secured 3.59 acres of contiguous land from five separate landowners within the Harbor District of Rockwall to build a Class A, 176-unit condominium project. The site, which sits at the confluence of Horizon Road and Summer Lee Dr, is strategically positioned to foster an up-scale four-story condominium project which will aid in the further vibrance and walkability of the district. To match the surrounding properties in the Harbor District, Realty Investments intends on abiding by the City of Rockwall's Planned Development 32 (PD-32) in all phases of the construction process. In addition to the current building standards, Realty Investments will also be furthering the planned development of the city by building two roads. First, Pinnacle Way Drive will connect into Pinnacle Way behind the Trend HR building. Second, Pinnacle Way Drive will be connected into Glen Hill Way which runs by the Tru by Hilton Rockwall. Over the next six months, Realty Investments will complete the architectural and engineering portions of the project. Once completed, construction will commence and last approximately eighteen months.

We are very fortunate and grateful to have this opportunity to propose this project to the City of Rockwall. It was a challenge aggregating the necessary land to build the project and we believe it will be a wonderful asset to the community and aid in the further high-end development of the Harbor District.

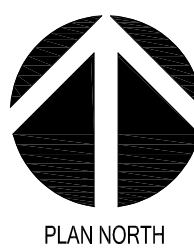
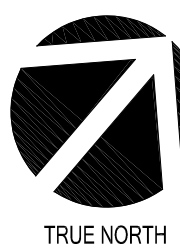
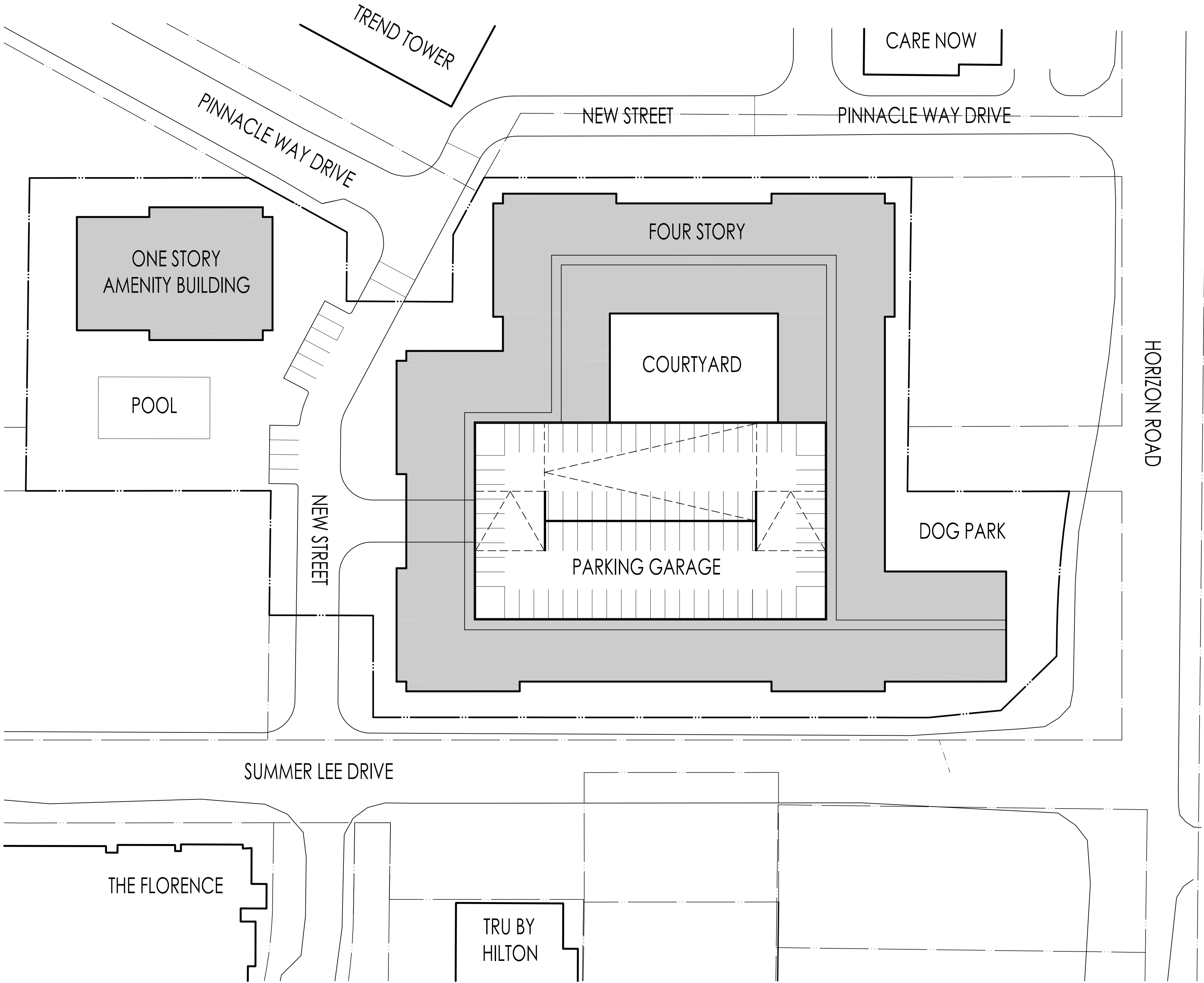
Respectfully,



Asher Hamilton
CEO
Realty Investments
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Dallas, TX 75201
ahamilton@realtyinvestments.com
(214) 908-4684
www.realtyinvestments.com



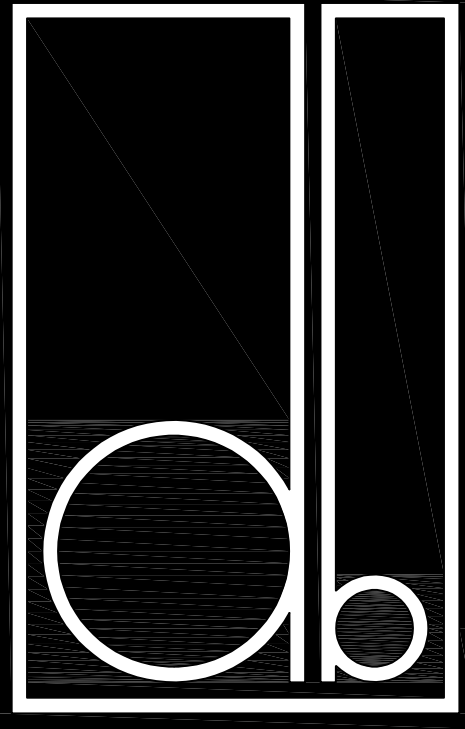
PROJECT DATA			
SITE AREA:			
3.7 ACRES (ESTIMATED)			
(1) FOUR STORY BUILDING			
209,000 GSF			
167,200 NRSF			
950 SF AVG. UNIT SIZE			
176 UNITS			
(1) ONE STORY BUILDING			
LEASING / CLUB:			
7,500 SF			
REQUIRED PARKING:			
1 BR UNITS	104 UNITS	156 SPACES	
2 BR UNITS	64 UNITS	128 SPACES	
3 BR UNITS	8 UNITS	20 SPACES	
TOTAL UNITS	176 UNITS	304 SPACES	
PROVIDED PARKING:			
SURFACE SPACES		9 SPACES	
GARAGES		295 SPACES	
TOTAL PARKING		304 SPACES	
304 PARKING SPACES PROVIDED			
@ 1.73 SPACE / UNIT			



01

PD DEVELOPMENT PLAN

Scale: 1" = 40'-0"



DESIGN BALANCE, INC.
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCE
ROCKWALL, TEXAS

PROJECT NUMBER:
22008

DATE ISSUED:
01/10/2022

REVISIONS:

SHEET TITLE:
PD DEVELOPMENT
PLAN

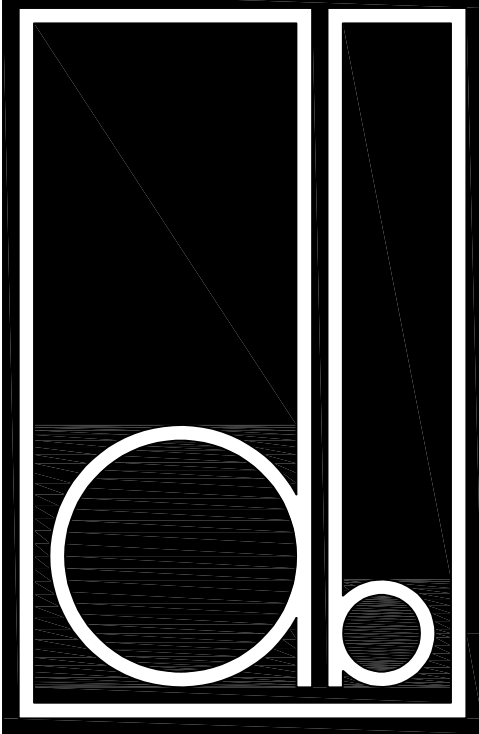
SHEET NAME:
A100



02 EXAMPLE IMAGE OF DESIGN INTENT - TUSCAN ARCHITECTURAL STYLE
Scale: N.T.S.



01 EXAMPLE IMAGE OF DESIGN INTENT - TUSCAN ARCHITECTURAL STYLE
Scale: N.T.S.



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REVISIONS:

SHEET TITLE:
ARCHITECTURAL STYLE

SHEET NAME:
A200





Private Real Estate Investments



realty investments



Multifamily
Industrial
Single-Family
Hospitality
Self-Storage
Flex

This presentation should not be regarded as an offer to sell or as a solicitation of an offer to buy any financial product.

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Introduction to Realty Investments

- Realty Investments is a private real estate firm that specializes in the procurement, development, management, and disposition of various commercial real estate asset types including multifamily, industrial, single-family, hospitality, self-storage, and flex. The firm effectuates its strategy by utilizing long-standing relationships to ascertain acquisition and development opportunities within a specific target market. Realty Investments is currently focused on acquisition and development opportunities in the southern portion of the United States.
- Realty Investments is a U.S.-based real estate investment firm.
 - Led by Managing Partners Asher Hamilton and Brad Boswell
 - Headquartered in Dallas, Texas
 - Full-service development, acquisition, asset management, and investor services
 - Managing Partners have closed over \$500 million in real estate assets
 - Focused on acquisition and development opportunities



Sponsorship Team

Asher Hamilton, Founder/Partner

- Mr. Hamilton is responsible for overseeing the procurement, management, and legal aspects of the firm. Prior to Realty Investments, Mr. Hamilton has held several positions with Dallas/Fort Worth based private investment firms, where he was responsible for originating, structuring, and managing new development and value-add acquisitions. Throughout his career, Mr. Hamilton has been involved in the due diligence, acquisition, management, and disposition of over \$1.0 billion worth of real estate transactions in multiple products types including multifamily, retail, office, industrial, flex, and hospitality. Since 2015, Mr. Hamilton has procured, developed, and managed approximately \$350,000,000 in multifamily real estate assets.
- Mr. Hamilton attended Southern Methodist University where he received a Bachelors in Business Administration from the Cox School of Business (cum laude), a Master in Business Administration from the Cox School of Business (cum laude), and a Juris Doctorate from the Dedman School of Law.



Sponsorship Team

Brad Boswell, Partner

- Mr. Boswell is responsible for managing all aspects of the construction process for Realty Investments as well as capital raising for new projects. Mr. Boswell has over 19 years of construction and development experience with over \$54 million completed through his family business and various real estate projects. In addition to his construction and development experience, Mr. Boswell owns and operates his family business with his father which provides construction management services to national clients including Fortune 500 companies.
- Mr. Boswell attended the University of Texas at Austin where he received Bachelor of Business Administration in Marketing.



Investment Philosophy

When selecting potential opportunities, Realty Investments focuses on the following criteria:

- Markets with strong projected population and employment growth
- Competitive advantages in submarkets or asset classes with high barriers to entry
- Preservation of investor capital
- Portfolio diversification for investors



Benefits of Realty Investments

- Experience:
 - Spanning multiple investment cycles & asset classes
 - Management of diverse real estate assets
 - Years of reporting to family offices, institutional funds, and high net worth individuals
- Multigenerational family relationships in Dallas and Austin.
- Transparency – (i) updates for each project, (ii) complete access to all financial information, and (iii) annual portfolio reviews
- Disciplined underwriting
- Unique Market Approach



Investment Strategy

- Construction of new Class A projects including multifamily, industrial, self-storage, hospitality, and flex assets within the southern United States.
- Value-add acquisition of existing multifamily, industrial, self-storage, hospitality, and flex assets which are located in appreciating or gentrifying locations in the southern U.S.



Track Record

Transaction	Property Type	Location	Asset Value	Description
Closed Transactions				
1801 Turbeville Rd.	Multifamily (380-Units 342,000 sf, 24.34 acres)	Hickory Creek, Texas	\$76,000,000	Ground-up multifamily development project. JV Partnership with Leon Capital Group.
5817 22nd Street	Multifamily (212-Units 136,936 sf, 11.24 acres)	Lubbock, Texas	\$9,500,000	Value-add multifamily project near Texas Tech University.
2403 N. Washington	Multifamily (244-Units, 230,458 sf, 4.66 acres)	Dallas, Texas	\$54,000,000	Value-add multifamily project in the urban core of Dallas.
14403 W. Beltwood Pkwy	Flex/Office	Dallas, Texas	\$2,700,000	Negotiated off-market transaction for a 10% cap with surrounding comps at 8%.
1199 N. Broadway	Multifamily (232-Units, 181,791 sf, 3.91 acres)	Carrollton (Dallas), TX	\$34,000,000	Ground-up multifamily development project.
5800 7th Street	Hospitality, Candlewood Suites	Bay City, TX	\$8,000,000	Ground-up hotel development project.
2800 Lakeside Parkway	Multifamily/Condominiums (52-Units, 150,188 sf, 2.5 acres)	Flower Mound (Dallas), TX	\$61,000,000	Ground-up multifamily development project.
23044 US Hwy 6	Hospitality, Hyatt Place Keystone	Keystone, CO	\$13,000,000	Acquisition of Keystone in with conversion to Hyatt Place.
360 & Interstate 20	Multifamily (248 Units, 216,070 sf, 17.49 acres)	Grand Prairie (Dallas), TX	\$38,000,000	Ground-up multifamily development project.
525-545 Nolen Dr.	Flex/Office	Southlake (Dallas), TX	\$19,000,000	Acquisition of a portfolio of flex office assets in Southlake.
Multiple Locations	Land Fund	Dallas, TX	\$5,000,000	Fund created to acquire various long-term land acquisitions.
400 S. Jennings Ave.	Multifamily	Ft. Worth, TX	\$32,000,000	Ground-up multifamily development project.
27919 Johnson Road	Senior Housing	Tomball, TX	\$7,000,000	Acquisition and redevelopment of a assisted living and memory care facility.
Master Planned Community (FM 407)	SFR	Northlake (Dallas), TX	\$8,000,000	333 acre master plan community north of Ft. Worth.
Multiple Locations	SFR	Dallas, TX	\$6,000,000	Development of high-end homes in the affluent neighborhood of Highland Park.
River Valley Ranch	Condominiums	Carbondale, CO	\$3,200,000	Development of quad-plex condominiums in Carbondale, Colorado which is a suburb of Aspen.

