

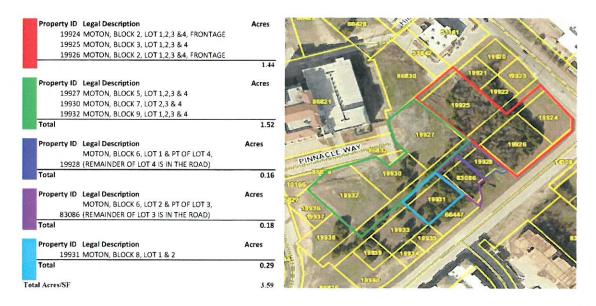
VIA EMAIL: rmiller(@rockwall.com Date: 5/19/2022

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

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. This PD application is designed to address the layout of Glen Hill Way as it connects into the northern portion of the property.

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.



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: 5/19/2022

www.realtyinvestments.com

DEVELOPMENT APPLICAT	NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE
City of Rockwall	CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE
Planning and Zoning Department	SIGNED BELOW.
385 S. Goliad Street	DIRECTOR OF PLANNING:
Rockwall, Texas 75087	CITY ENGINEER:
PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DE 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	ZONING APPLICATION FEES: ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 182 PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 OTHER APPLICATION FEES: TREE REMOVAL (\$75.00) VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 NOTES: TIN 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description	Property ID	Legal Description
	19924	MOTON, BLOCK 2, LOT 1,2,3 &4, FRONTAGE	19932	MOTON, BLOCK 9, LOT 1.2.3 & 4
SUBDIVISION	19925	MOTON, BLOCK 3, LOT 1,2,3 & 4	19928	MOTON, BLOCK 6, LOT 1 & PT OF LOT 4, (REMAINDER OF LOT 4 IS IN THE ROAD)
	19926	MOTON, BLOCK 2, LOT 1,2,3 &4, FRONTAGE	83086	MOTON, BLOCK 6, LOT 2 & PT OF LOT 3, (REMAINDER OF LOT 3 IS IN THE ROAD)
	19927	MOTON, BLOCK 5, LOT 1,2,3 & 4	19931	MOTON, BLOCK 8, LOT 1 & 2
GENERAL LOCATION	19930	MOTON, BLOCK 7, LOT 2,3 & 4		

PERMIT.

 \uparrow A $\underline{31,000.00}$ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

□ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	3.59 Acres	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

X 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]

🗵 Agent	RIV Properties LLC	APPLICANT	RIV Properties LLC
CONTACT PERSON	Asher Hamilton	CONTACT PERSON	Asher Hamilton
ADDRESS	PO Box 192054	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, Texas 75219	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	(214) 908-4684	PHONE	(214) 908-4684
E-MAIL	ahamilton@realtyinvestments.com	E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION IREQUIRED

NOTARY VERIFICATION [REQUIRED]	Λ	1
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED	KSHEL	HAMJUT-A
STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FO	LLOWING:	

[AGEN7] THE UNDERSIGNED, WHO

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"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HE	REIN IS TRUE AND CORRECT: AND THE APPLICATION FEE OF
\$\$ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF R	OCKWALL ON THIS THE 12 DAY OF
, 20 22. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWA	
INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERI	MITTED 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."
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	Notary ID #133593770
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	DEVELOPMENT APPLICAT	TION		ING & ZONING CASE NO. ZZ	077 D74
GA	City of Rockwall Planning and Zoning Department		NOTE: CITY L	THE APPLICATION IS NOT CONSID INTIL THE PLANNING DIRECTOR AN D BELOW	ERED ACCEPTED BY THE
	385 S. Goliad Street		DIREC	TOR OF PLANNING:	
	Rockwall, Texas 75087		CITY E	NGINEER	
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO INDICATE THE TYPE OF I	DEVELOPME	NT REQ	UEST (SELECT ONLY ONE BOX)	Į.
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PROPERTY INFO	RMATION [PLEASE PRINT]				
ADDRESS SUBDIVISION GENERAL LOCATION	Property ID Legal Description 19927 MOTON, BLOCK 5, LOT 1,2,3 & 19930 MOTON, BLOCK 7, LOT 2,3 & 4 19932 MOTON, BLOCK 9, LOT 1,2,3 &			LOT	BLOCK
ZONING SITE PL	AN AND PLATTING INFORMATION (PLEASE F				
CURRENT ZONING	PD-32	CURREN	TUSE	Undeveloped	
PROPOSED ZONING	PD-32	PROPOSE	DUSE	Condominium	
			DOJL		
ACREAGE	1.52 Acres Gross LOTS [CURRENT]	N/A		LOTS (PROPOSED)	N/A
REGARD TO ITS A	<u>PLATS</u> : BY CHECKING THIS BOX YOU ACKNOWLEDGE THA PPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF ST. NIAL OF YOUR CASE.	T DUE TO TH AFF'S COMME	E PASSA NTS BY	GE OF <u>HB3167</u> THE CITY NO LON THE DATE PROVIDED ON THE DEV	GER HAS FLEXIBILITY WIT ELOPMENT CALENDAR WIL
OWNER/APPLICA	NT/AGENT INFORMATION [PLEASE PRINT/CHEC	K THE PRIMA	RY CONT	ACT/ORIGINAL SIGNATURES ARE	REQUIRED
OWNER	Marion E Wilson, Michael White. Dimensions Real Estate Services Li		CANT	RIV Properties LLC	
CONTACT PERSON	Michael Gibson C	ONTACT PER	SON	Asher Hamilton	
ADDRESS	2304 W Wheatland Rd	ADDI	RESS	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 qibson5279@yahoo.com	E-MAIL	ahamilton@realtyinvestments com

NOTARY VERIFICATION (REQUIRED)

ADDRESS 2304 W Wheatland Rd

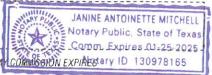
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BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED	\prod	Ш	IKAPI	(31	25	DII	[OWNER]	THE	UNDERSIGNE	D, WHO	
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _ STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FO	LLO	WIN	ig: on b	ehal	FI	FDI	minsio	ns	Real Est	tate S	emos Lic

\$260.00 SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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GIVEN UNDER MY HAND AND	OWN	ER'S	s sign	IATUP	RE I	V

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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DEVELOPMENT APPLICATION

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DEVELOPMENT APPLICA City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087	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:	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:
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PROPERTY INFORMATION (PLEASE PRINT)	
ADDRESS Property ID Legal Description SUBDIVISION 19927 MOTON, BLOCK 5, LOT 1,2,3 & 19930 MOTON, BLOCK 7, LOT 2,3 & 4 19932 MOTON, BLOCK 9, LOT 1,2,3 &	4
ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PLAN)	RINT
CURRENT ZONING , PD-32	CURRENT USE Undeveloped
PROPOSED ZONING PD-32	PROPOSED USE Contominium
ACREAGE 1.52 ACTOS Gross LOTS [CURRENT]	N/A LOTS [PROPOSED] NA
RESULT IN THE DENIAL OF YOUR CASE.	DUE TO THE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH F'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK	THE PRMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED
OWNER Marion & Wilson, Michael While, Dimensions Real Esiste Services LLC	APPLICANT RIV. Properties LLC
CONTACT PERSON Michael Gibeon CO	NTACT PERSON Asher Hemilion
ADDRESS 2304 W Wheelland Rd	ADDRESS POllogi (62054
CITY, STATE & ZIP PARA	Y, STATE & ZIP Dallas, TX 75218
PHONE 214-770-6286	and the second secon
E-MAIL michael albeon8276 @yenco.com	PHONE (214) 908 4864
NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED L STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLI	
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	ADD MY COMMISSION EXPIRES 147 10. 130978165
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DEVELOPMENT APPLICATION CITY OF ROCKWALL . 385 SOUTH	КЛАГИ STREET O HUCKWALL, TX 75087 + [P] (972) 771-7745

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	DEVELOPMENT APPLI City of Rockwall Planning and Zoning Departmer 385 S. Goliad Street Rockwall, Texas 75087		TON	PLANNING & ZONING CASE NO. 22022-024 <u>NOTE:</u> 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 A	PPROPRIATE BOX BELOW TO INDICATE THE TYP	PENEN	EVELOPME	
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OWNER/APPLICAN	NT/AGENT INFORMATION [PLEASE PRINT/C	CHECK T	HE PRIMARY	Y CONTACT/ORIGINAL SIGNATURES ARE REQUIRED
D OWNER N	arton E Wilson, Michael White, Dimensions Real Estate Servic	ues LLC		ANT RIV Properties LLC
CONTACT PERSON	Michael Gibson	CON	TACT PERS	SON Asher Hamilton
ADDRESS 2	304 W Wheatland Rd		ADDRES	ESS PO Box 192054
CITY, STATE & ZIP D	ollas, TX 75233	CITY	, STATE & Z	ZIP Dailas, TX 75219
PHONE	214-770-6285		PHON	NE (214) 908-4684
E-MAIL	michael.gibson5279@yahoo.com		E-MA	AIL ahamilion@reallyinvestments com
NOTARY VERIFICA BEFORE ME, THE UNDERSIG STATED THE INFORMATION	TION [REQUIRED] NED AUTHORITY, ON THIS DAY PERSONALLY APPEAR(ON THIS APPLICATION TO BE TRUE AND CERTIFIED THI	ED MA	chae/	White IOWNER THE UNDERSIGNED, WHO
" HEREBY CERTIFY THAT I AM <u>\$ \$260.00</u> January INFORMATION CONTAINED W SUBMITTED IN CONJUNCTION GIVEN UNDER MY HAND AND NOTARY PUBLIC IN AND FOR	THE OWNER FOR THE PURPOSE OF THIS APPLICATION, A TO COVER THE COST OF THIS APPLICATION, H 2022. BY SIGNING THIS APPLICATION, I AGR THIN THIS APPLICATION TO THE PUBLIC. THE CITY IS WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSO SEAL OF OFFICE ON THIS THE DAY OF DEC OWNER'S SIGNATURE MUCH TWO	ALL INFO AS BEEN REE THAT	RMATION SUB PAID TO THE THE CITY OF	BMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF CITY OF ROCKWALL ON THIS THE <u>11th</u> DAY OF IF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO POWDE
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	City of Rockwall Planning and Zoning 385 S. Goliad Street Rockwall, Texas 75087		PLANN NOTE: CITY L SIGNE DIREC CITY E	ING & ZONING CASE NO. Z2022-024 THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE INTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE D BELOW. TOR OF PLANNING: NGINEER:
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CITY, STATE & ZIP	PPROVAL PROCESS, AND FAILURE TO ENIAL OF YOUR CASE. ANT/AGENT INFORMATION Mark R Carson Mark R Carson	O ADDRESS ANY OF STAFF'S CON I IPLEASE PRINT/CHECK THE PR I D AP CONTACT	MMENTS BY	THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR W ACT/ORIGINAL SIGNATURES ARE REQUIRED] RIV Properties LLC Asher Hamilton PO Box 192054 Dallas, TX 75219
CONTACT PERSON	PPROVAL PROCESS, AND FAILURE TO ENIAL OF YOUR CASE. ANT/AGENT INFORMATION Mark R Carson Mark R Carson 701 N Munson Rd. Royse City, TX 75189	O ADDRESS ANY OF STAFF'S CON V IPLEASE PRINT/CHECK THE PR I AP CONTACT A	MMENTS BY	THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR W ACT/ORIGINAL SIGNATURES ARE REQUIRED] RIV Properties LLC Asher Hamilton PO Box 192054
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REGARD TO ITS A RESULT IN THE DI OWNER/APPLICA OWNER OWNER CONTACT PERSON ADDRESS CITY, STATE & ZIP PHONE E-MAIL NOTARY VERIFIC SEFORE ME, THE UNDERS STATED THE INFORMATION CONTARY VERIFIC SEFORE ME, THE UNDERS STATED THE INFORMATION SUBMITTED IN CONJUNCTION	ATION [REQUIRED] SIGNED AUTHORITY, ON THIS DAY PEI Mark R Carson Mark R Carson 701 N Munson Rd. Royse City, TX 75189 972-345-5437 SIGNED AUTHORITY, ON THIS DAY PEI NON THIS APPLICATION TO BE TRUE AM THE OWNER FOR THE PURPOSE OF TO COVER THE COST OF 	N IPLEASE PRINTICHECK THE PR IPLEASE PRINTICHECK THE PR CONTACT A CONTACT A CITY, STA CITY,	MMENTS BY	THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR W ACT/ORIGINAL SIGNATURES ARE REQUIRED] RIV Properties LLC Asher Hamilton PO Box 192054 Dallas, TX 75219 (214) 908-4684 ahamilton@realtyinvestments.com Matter Solution Correct; AND THE UNDERSIGNED, W ED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FE OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PRO CXWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PRO

PI FASE CHECK THE	DEVELOPMENT APPLIC City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087	NC Ci Si Dii	AFF USE ONLY ANNING & ZONING CASE NO. Z 2022-024 DTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE TY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SNED BELOW. RECTOR OF PLANNING: TY ENGINEER:
☐ MASTER PLAT ☐ PRELIMINARY I ☐ FINAL PLAT (\$3 ☐ REPLAT (\$300.0 ☐ AMENDING OR ☐ PLAT REINSTAT SITE PLAN APPLIO ☐ SITE PLAN (\$25 ☐ AMENDED SITE	\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 00.00 + \$20.00 ACRE) 1 0 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) EMENT REQUEST (\$100.00) EATION FEES: 0.00 + \$20.00 ACRE) 1 PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	ZONING APP, ZONING C SPECIFIC D PD DEVEL TREE REM VARIANCE NOTES: * IN DETERMINING PER ACRE AMOUN * A \$1,000,00 F	EQUEST (SELECT ONLY ONE BOX): LICATION FEES: HANGE (\$200.00 + \$15.00 ACRE) ¹ USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ COMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ ICATION FEES: IOVAL (\$75.00) REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² STHE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE T. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT RUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING
ADDRES: SUBDIVISION GENERAL LOCATION	83086 MOTON, BLOCK 6, LO (REMAINDER OF LOT 3	3 IS IN THE ROA	Э, LOT BLOCK
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OWNER	Allen Anderson		
CONTACT PERSON	Allen Anderson	CONTACT PERSON	A second
ADDRESS		ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIF	Dallas, TX 75219
PHONE	214-908-4684		The first and states to the state of the state of the states of the stat
l.		PHONE	
E-MAIL		E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION (REQUIRED) BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALLEN ANDER AND ER SOME (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

a denerative second and a constant of the

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
2 O COVER THE COST OF THIS AFFEIGATION, THIS DEEN FAID TO THE CITY OF ROLEWALT ON THIS THE
anuary 2022 BY SIGNING THIS APPLICATION LAGREE THAT THE CITY OF DOCKMALL U.E. SOTO IS ALTO DOCTED AND DOCTED A
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SUBMITTED IN CONJUNCTION WITH THIS APPLICATION. IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REOLIEST FOR PUBLICATION (INFORMATION)

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON TH	IS THE 2-7 DAY OF NELEMBER 20 2 !	UNITER
SIVEN UNDER MY HAND AND SEAL OF OFFICE ON THI	STHE - UATOF TREETINE TO 21	Catherine Sabella
OWNER'S SIGNATURE	the film	Notary Public, State of Texas My Comm. Exp. 06/28/2025
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	Csillen	AV COMMISSION EXPIRES

DEVELOPMENT APPLICATION . CITY OF ROCKWALL . 385 SOUTH GOLIAD STREET . ROCKWALL, TX 75087 . [P] (972) 771-7745

Red Parcel

	DEVELOPMENT APPLICA City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087		STAFF USE UNLY PLANNING & ZONING CASE NO. Z2022-024 <u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW. DIRECTOR OF PLANNING: CITY ENGINEER:
PLATTING APPLICA MASTER PLAT (\$1 PRELIMINARY PL FINAL PLAT (\$300 REPLAT (\$300.00 AMENDING OR MI PLAT REINSTATE SITE PLAN APPLICA SITE PLAN (\$250.0	100.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 .00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 INOR PLAT (\$150.00) MENT REQUEST (\$100.00) <i>TION FEES:</i>	ZONING ZONIN SPEC D PD DE OTHER A TREE VARIA NOTES: '' IN DETER PER ACREA	APPLICATION FEES: ING CHANGE (\$200.00 + \$15.00 ACRE) 1 CIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 CIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 PAPPLICATION FEES: E REMOVAL (\$75.00) NANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 INANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 INANCE REQUEST ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. 2000 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT S CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING
PROPERTY INFOR			
ADDRESS SUBDIVISION GENERAL LOCATION	Property ID Legal Description 19924 MOTON, BLOCK 2, LOT 1,2,3 19925 MOTON, BLOCK 3, LOT 1,2,3 19926 MOTON, BLOCK 2, LOT 1,2,3	& 4 & 4, FROM	LUT BLOCK
ZONING, SITE PLA	N AND PLATTING INFORMATION (PLEASE	PRINTJ	
CURRENT ZONING	PD-32	CURREN	NT USE Undeveloped
PROPOSED ZONING	PD-32	PROPOSE	ED USE Condominium
ACREAGE	1.44 Acres Gross LOTS [CURRENT]	N/A	LOTS [PROPOSED] N/A
SITE PLANS AND P REGARD TO ITS AP RESULT IN THE DEM	PROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF ST	T DUE TO THE AFF'S COMME	HE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH ENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICA	NT/AGENT INFORMATION [PLEASE PRINT/CHEC	K THE PRIMAR	
	Culpepper Spatex Group		
CONTACT PERSON	Gary Shultz C	ONTACT PER	RSON Asher Hamilton
ADDRESS	PO Box 190569	ADDR	RESS PO Box 192054
CITY, STATE & ZIP		CITY, STATE &	& ZIP Dallas, TX 75219
	817-233-0478	PH	HONE (214) 908-4684
E-MAIL	gshultz@diamond-a.com	E-I	-MAIL ahamilton@realtyinvestments.com
	ATION (REQUIRED) SNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _ ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FO		Y SHULTZ [OWNER] THE UNDERSIGNED, WHO
INFORMATION CONTAINED V SUBMITTED IN CONJUNCTION	$\frac{202}{20} BY SIGNING THIS APPLICATION, TASSWITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALLWITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIAWITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIAOWNER'S SIGNATURE$	THAT THE CITY	Y OF ROCKWALL (I.E. CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE ZED AND PERMITTED TO REPRODUCE ANY COPYRICHTED INFORMATION SPONSE TO A REQUEST PORTUBLIC INFORMATION AS ABRAHAM
NOTARY PUBLIC IN AND FO	Their	-	MY COMMISSION EXPIRES 07-25-2025
DEVE	LOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUT	H GOLIAD STR	REET • ROCKWALL, TX 75087 • [P] (972) 771-7745

				- STAF	F USE ONLY	Teal Parcel
	and another and an and a second	MENT APPLIC	ATION			2022-024
GRA	City of Rockw Planning and	all Zoning Department		CITYL	THE APPLICATION IS NOT CONSI JNTIL THE PLANNING DIRECTOR A D BELOW.	DERED ACCEPTED BY THE ND CITY ENGINEER HAVE
1 May	385 S. Goliad S	treet		DIREC	TOR OF PLANNING:	and the second second second
	Rockwall, Texas	s 75087		CITY E	NGINEER:	A Field and State and State
PLEASE CHECK THE	APPROPRIATE BOX BEL	OW TO INDICATE THE TYPE	OF DEVELOPMEN	IT REQ	UEST [SELECT ONLY ONE BO)	(]:
PLATTING APPLI MASTER PLAT PRELIMINARY FINAL PLAT (\$: REPLAT (\$300. AMENDING OR PLAT REINSTA SITE PLAN APPLI	CATION FEES: (\$100.00 + \$15.00 ACRE) PLAT (\$200.00 + \$15.00 A 300.00 + \$20.00 ACRE) ¹ 00 + \$20.00 ACRE) ¹ MINOR PLAT (\$150.00) TEMENT REQUEST (\$100 CATION FEES: 50.00 + \$20.00 ACRE) ¹	1 CRE) ¹	ZONING A ZONING SPECIF D PD DEV OTHER AF TREE R VARIAN NOTES: N IN DETERMIN PER ACRE AM	APPLIC G CHAI FIC USE VELOPI REMOV NCE RE INING THI IOUNT. F	ATION FEES: NGE (\$200.00 + \$15.00 ACRE) ¹ E PERMIT (\$200.00 + \$15.00 AC MENT PLANS (\$200.00 + \$15.00 NTION FEES: VAL (\$75.00) EQUEST/SPECIAL EXCEPTIONS E FEE. PLEASE USE THE EXACT ACREAG OR REQUESTS ON LESS THAN ONE ACRE ILL BE ADDED TO THE APPLICATION F TION WITHOUT OR NOT IN COMPLIANCE	RE) 182 ACRE) 1 6 (\$100.00) 2 ie when multiplying by the ROUND UP TO ONE (1) ACRE.
PROPERTY INFO	ORMATION (PLEASE P	RINTI				
ADDRES						
SUBDIVISIO	10024	Legal Description MOTON, BLOCK 8, I	LOT 1 & 2		LOT	BLOCK
GENERAL LOCATIO	N					
ZONING, SITE P	LAN AND PLATTIN	G INFORMATION [PLEA	SE PRINT]			
CURRENT ZONING			CURRENT	USE	Undeveloped	
PROPOSED ZONING	G PD-32		PROPOSED	USE	Condominium	
ACREAG	0.29 Acres	LOTS [CURREN	T] N/A		LOTS [PROPOSED]	N/A
REGARD TUTIS	D PLATS: BY CHECKING TH APPROVAL PROCESS, AND DENIAL OF YOUR CASE.	HIS BOX YOU ACKNOWLEDGE FAILURE TO ADDRESS ANY OF	THAT DUE TO THE F STAFF'S COMMENT	PASSA TS BY T	GE OF <u>HB3167</u> THE CITY NO LON THE DATE PROVIDED ON THE DEV	IGER HAS FLEXIBILITY WITH /ELOPMENT CALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFOR	MATION [PLEASE PRINT/C	HECK THE PRIMARY	CONT	ACT/ORIGINAL SIGNATURES ARE	REQUIRED
OWNER	In the Estate of Ernest Fie				RIV Properties LLC	
CONTACT PERSON	Robert Fields		CONTACT PERS	ON	Asher Hamilton	
ADDRESS	1502 LANDA	I AVE	ADDRE	SS	PO Box 192054	

CITY, STATE & ZIP	RICHMOND, CX 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	IOWNER	THE	UNDERSIGNED,	WHO
STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:	, lo mining		ondertoioned,	••••••

THEREBY 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 <u>\$260.00</u>, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE <u>11th</u> DAY OF <u>January</u>, 20.22. 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."

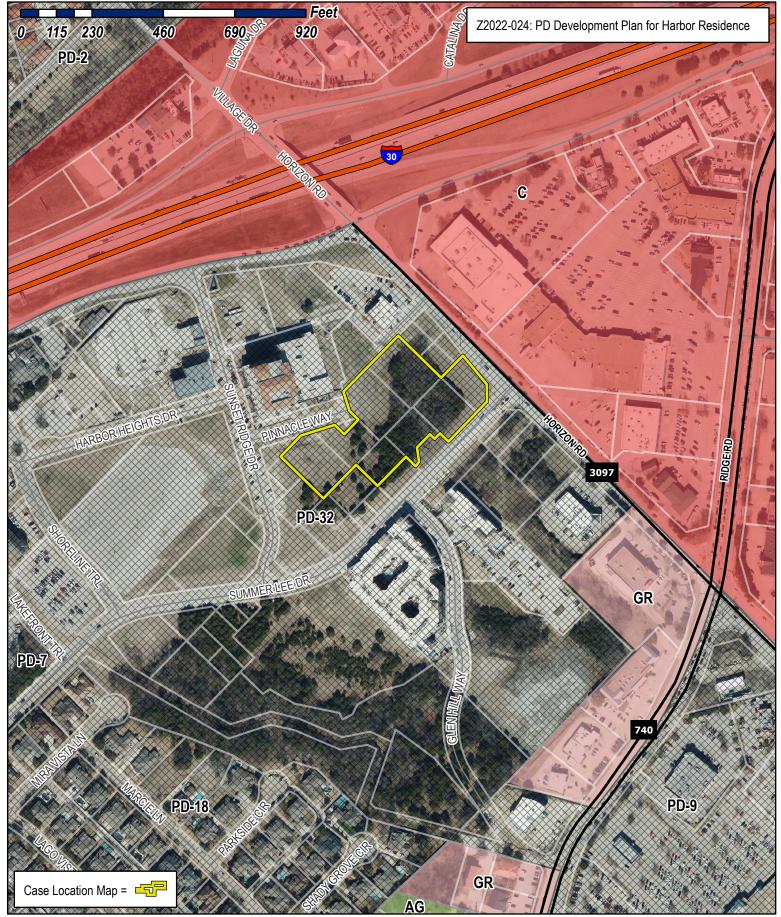
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS OWNER'S SIGNATURE	THE DAY OF T. Fleths 20_	Please see atteched California Acknowledgement / surat	
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS		MY COMMISSION EXPIRES	•

DEVELOPMENT APPLICATION . CITY OF ROCKWALL 385 SOUTH GOLIAD STREET . ROCKWALL, TX 75087 . [P] (972) 771-7745

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	}
	name(s) is/are subscribed to the within i he/she/they executed the same in his/he	T - FEIGS- actory evidence to be the person(s) whose nstrument and acknowledged to me that er/their authorized capacity(ies), and that by ent the person(s), or the entity upon behalf of
	the foregoing paragraph is true and corr WITNESS my hand and official seal	tary Public Seal)
	ADDITIONAL OPTIONAL INFORMATION DESCRIPTION OF THE ATTACHED DOCUMENT <u>Re: Development</u> (Title or description of attached document) <u>Appucation</u> (Title or description of attached document continued) Number of Pages Document Date1122 CAPACITY CLAIMED BY THE SIGNER	 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 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 this or type of attached document, number of pages and date.
2	015 Version www.NotaryClasses.com 800-873 9865	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.

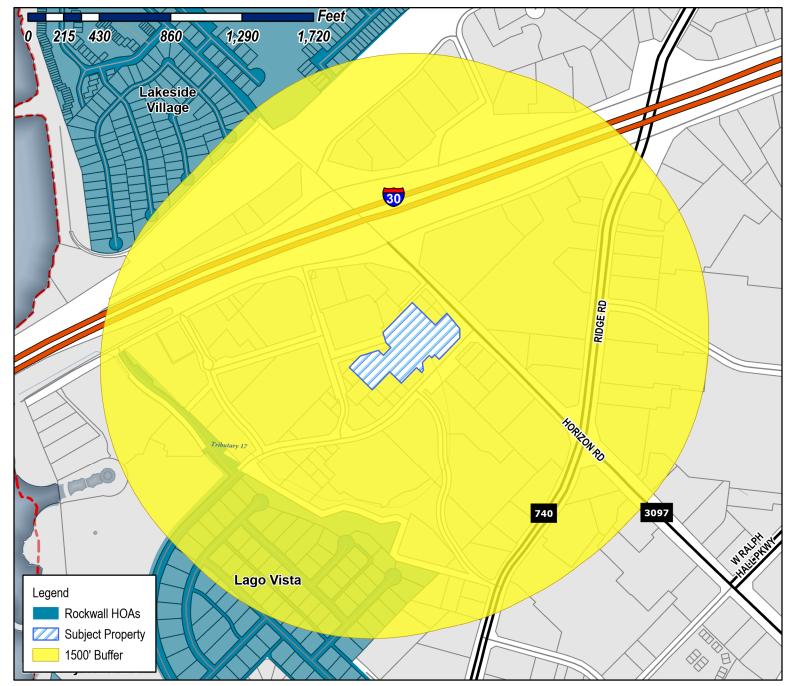




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Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide 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.





Case Number: Case Name:

Case Type:

Zoning:

Z2022-024 PD Development Plan for Harbor Residence Zoning Planned Development District 32 (PD-32)

Case Address: Date Saved: 5/19/2022 For Questions on this Case Call (972) 771-7745

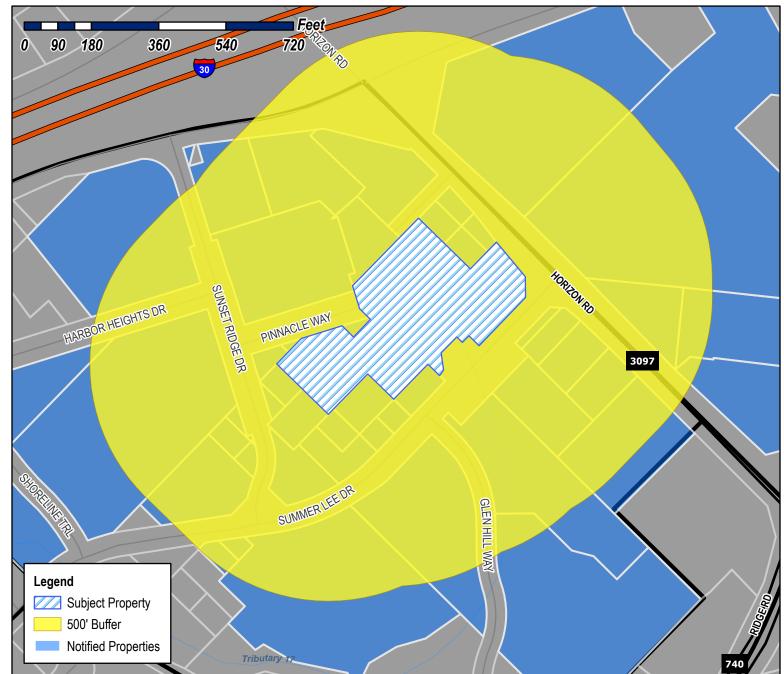




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Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide 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.





Case Number: Case Name:

Case Type:

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Z2022-024 PD Development Plan for Harbor Residence Zoning Planned Development District 32 (PD-32)

Case Address: Date Saved: 5/19/2022 For Questions on this Case Call (972) 771-7745



SONG CORPORATION 1200 HORIZON RD ROCKWALL, TX 75032

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

WHITE MICHAEL AND MARION E WILSON AND DIMENSIONS REAL ESTATE SERVICES LLC 2304 W WHEATLAND RD DALLAS, TX 75232

ATTICUS SUMMER LEE TOWNHOMES LLC 2500 SUMMER LEE DR ROCKWALL, TX 75032

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC 2651 SUNSET RIDGE DR ROCKWALL, TX 75032

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

> > W & R PROPERTIES INC 2860 RIDGE RD ROCKWALL, TX 75032

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

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

KATHERINE BANNER FAMILY TRUST KATHERINE BANNER- TRUSTEE 600 HORIZON DR ROCKWALL, TX 75032 ANDERSON ALLEN D ETUX 1208 S LAKESHORE DR ROCKWALL, TX 75087

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

ROCKWALL HARBOR HILL, LTD 2400 SUMMER LEE DR ROCKWALL, TX 75032

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

> MHC ROCKWALL LLC 2700 SUMMER LEE ROCKWALL, TX 75032

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

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

BUILDERS ASSOCIATES #3 ATTN: ARNOLD SCHLESINGER 405 I30 ROCKWALL, TX 75032

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

> CARSON MARK R 701 N MUNSON RD ROYSE CITY, TX 75189

CAIN DOYLE E 1375 COUNTY ROAD 2290 MINEOLA, TX 75773

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

HARBOR URBAN CENTER LLC 2500 SUMMER LEE DR ROCKWALL, TX 75032

> HH RETAIL CENTER LP 2620 SUNSET RIDGE DR ROCKWALL, TX 75032

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

> BENT TREE REALTY CO 2850 RIDGE RD ROCKWALL, TX 75032

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

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

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

> BUILDERS ASSOCIATES #3 ATTN: ARNOLD SCHLESINGER 9595 WILSHIRE BLVD STE 700 BEVERLY HILLS, CA 90212

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

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

PROJECT DATA

SITE AREA: 2.73 ACRES (ESTIMATED) 66% LOT COVERAGE (1) FOUR/FIVE STORY BUILDING 209,000 GSF

167,200 NRSF 950 SF AVG. UNIT SIZE 176 UNITS

7,500 GSF

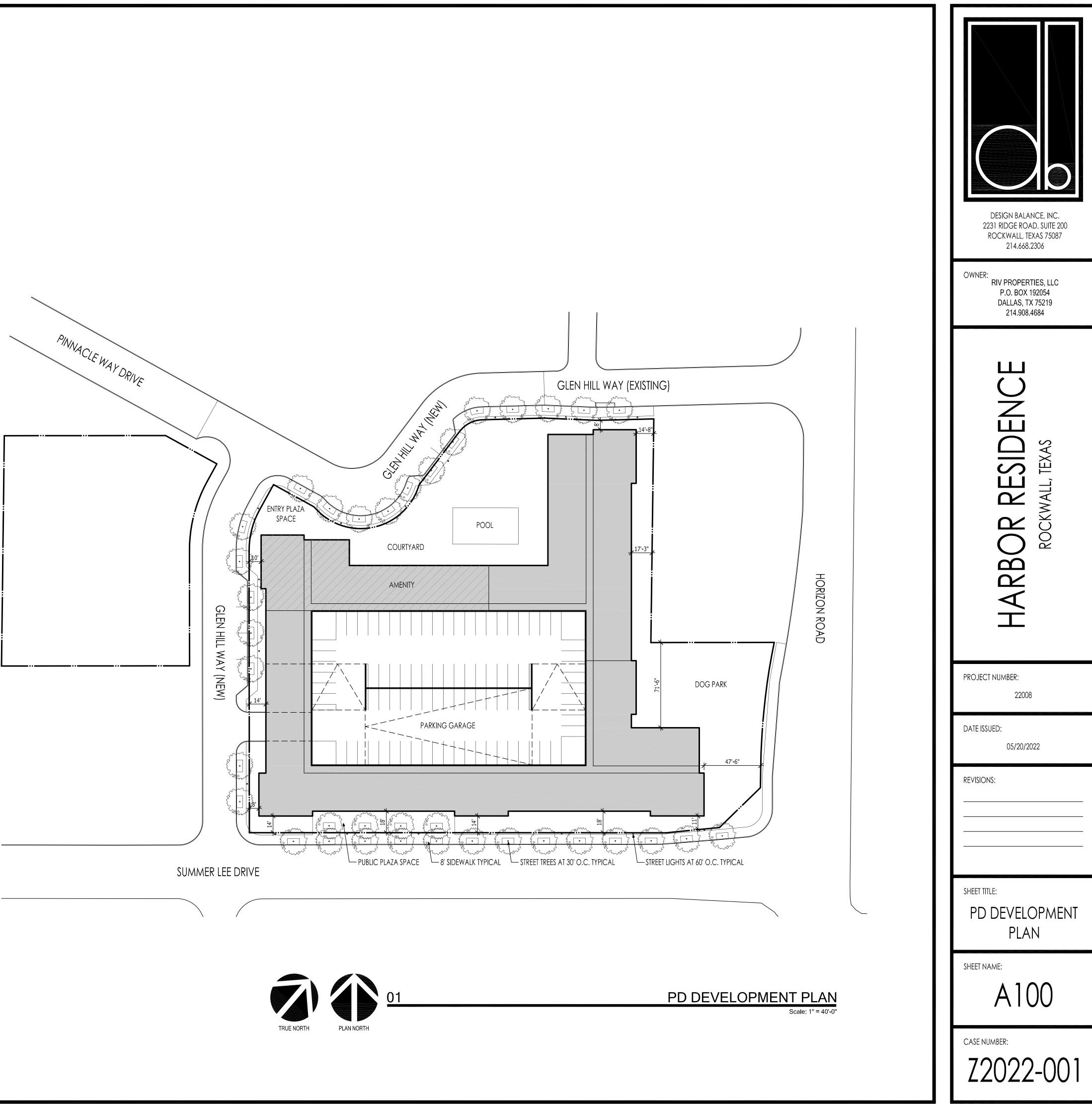
REQUIRED PARKING: 1 BR UNITS 2 BR UNITS 72 UNITS TOTAL UNITS 176 UNITS 300 SPACES

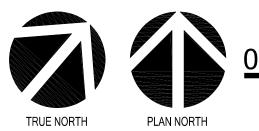
104 UNITS 156 SPACES 144 SPACES

PROVIDED PARKING: GARAGES TOTAL PARKING

300 SPACES 300 SPACES

INTERIOR AMENITY SPACE 300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT





CITY OF ROCKWALL

ORDINANCE NO. 22-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A 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 AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A **REPEALER CLAUSE: PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City has received a request from Asher Hamilton of RIV Properties, 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 to be situated within the *Hillside Mixed-Use Subdistrict* and the *Horizon/Summer Lee*, on a 3.95-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 and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 20-02], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated

herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit* 'C' of this ordinance, attached hereto and incorporated herein by reference as *Exhibit* 'C', which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

- (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit* 'C' of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.
- (3) The proposed condominium building shall not contain more than 176 urban residential units.
- (4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*].
- (5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.
- (6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.

SECTION 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is

different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the Unified Development Code), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MARCH, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

rank J. Garza, City Attorney

1st Reading: February 22, 2022

2nd Reading: March 7, 2022



Legal Description and Location Map

PARCEL 1 (TRACTS 1 & 2)

<u>TRACT 1:</u> All that certain 0.705-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lots 1, 3 and 4, of Block 2 and Lots 1 and 2 and part of Lots 3 and 4, of Block 4 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap (illegible) found at the north end of a corner clip at the intersection of Summer Lee Drive, a variable width public right-of-way and Horizon Drive, a variable width public right-of-way per the right-of-way dedication to the City of Rockwall recorded in Instrument Number2005-0000338484 of the Official Public Records of said county;

THENCE with the northwest right-of-way line of Summer Lee Drive the following courses and distances;

South 38°15'10" West, a distance of 44.84-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°54'47" West, a distance of 14.91-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°55'59" West, a distance of 131.01-feet to a ½-inch iron rebar with a cap (illegible) found for corner in the southwest line of said Lot 3, Block 4 and in the northeast line of Lot 4, Block 6 of said addition;

THENCE North 45°23'07" West, with said southwest line and said northeast line, passing at a distance of 38.12-feet, to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in said northwest rightof-way line and the east corner of a called 0.160-acre tract of land described in a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records, continuing with said southwest line of said Lot 3, Block 4, the southwest line of Lot 2, Block 4, the northwest line of said Lot 4, Block 6, the northwest line of Lot 1, Block 6 of said addition, and the northwest line of said 0.160-acre tract, in all, a total distance of 139.41-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set for the west corner of said Lot 2, Block 4, the north corner of said Lot 1,Block 6 and in the southeast line of a 40 foot wide easement, recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2 Block 4 and said Lot 1 and Lot 2, Block 2 and said southeast line of said 40 foot wide easement, a distance of 230.94-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southwest right-of-way line of said Horizon Drive at the beginning of a non-tangent curve to the left, with a radius of 510.50-feet and a chord which bears South 37°22'46" East, a distance of 14.17-feet;

THENCE with said southwest right-of-way line of Horizon drive the following courses and distances;

Along said curve to the left, with a central angle of $01^{\circ}35'26''$ and an arc distance of 14.17-feet to a $\frac{1}{2}$ -inch iron rebar with a cap (illegible) found for the beginning of a compound curve to the left, with a radius of 576.50-feet, and a chord which bears South $41^{\circ}42'06''$ East, a distance of 70.67-feet;

Along said curve to the left, with a central angle of 07°01'39" and an arc distance of 70.71-feet to a ½inch iron rebar with a cap (illegible) found for corner;

South 45°16'48" East, a distance of 17.37-feet to the *POINT OF BEGINNING* and containing 0.705-acres (30,690 square-feet) of land.

TRACT 2: All that certain 0.463-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall

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County, Texas and being Lots 1, 2, 3 and 4, Block 3 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 3, and at the intersection of a 20 foot wide easement, recorded in said addition, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found bears North 73°52'22" West a distance of 22.02-feet and a 5/8 inch iron rebar with a cap stamped "Sam Inc" found bears North 88°48'34"East, a distance of 27.56feet;

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2, Block 3 and the southeast line of the 20-foot-wide easement, a distance of 131.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 3 and the west corner of Lot 2, Block 1 of said addition;

THENCE South 45°21'44" East, with the northeast line of said Lot 1 and Lot 4, Block 3 and the southwest line of said Lot 2, Block 1 and Lot 3, Block 1 of said addition, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 4, Block 3, the south corner of said Lot 3, Block 1 and in the northwest line of a 40 foot wide easement as recorded in said addition;

THENCE South 43°50'43" West, with the southeast line of said Lot 3 and Lot 4 Block 3 and said northwest line of said 40 foot wide easement, a distance of 131.01feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 3 and at the intersection of said northwest line of the 40 foot wide easement and the northeast line of said 20 foot wide easement;

THENCE North 45°21'44" West, with the southwest line of said Lot 2 and Lot 3, Block 3, and the northeast line of said 20-feet wide easement, a distance of 154.01-feet to the *POINT OF BEGINNING* and containing 0.463-acres (20,176 square-feet) of land.

Parcel 2

All that certain 0.160-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 1 and part of Lot 4, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being same 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said 0.160acre tract, in the northeast line of said Lot 4, Block 6, the southwest line of Lot 3, Block 4 of said addition and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap (illegible) found in said northwest right-of-way line bears South45°23'07" East, a distance of 38.12-feet;

THENCE with the southeast line of said 0.160-acre tract and said northwest right-of-way line, the following courses and distances;

South 49°50'10" West, a distance of 25.57-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

North 45°40'41" West, a distance of 20.93-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southeast line of said Lot 1, Block 6 and the northwest line of said Lot 4, Block 6;

South 44°13'18" West, a distance of 39.98-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6, the west corner

Legal Description and Location Map

of said Lot 4, Block 6 the north corner of Lot 3, Block 6 of said addition, the east corner of Lot 2, Block 6 of said addition, and the east corner of a called 0.18-acre tract described in a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of said Official Public Records;

THENCE North 45°21'44" West, with the southwest line of said 0.160-acre tract, the southwest line of said Lot 1, Block 6, the northeast line of said 0.18-acre tract, and the northeast line of said Lot 2, Block 6, passing at a distance of 77.43-feet, a 1/2inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 1, Block 6, the north corner of said Lot 2, Block 6 and in the southeast line of a 40foot wide easement, recorded in said addition, in all, a total distance of 97.43-feet to the west corner of said 0.160-acre tract, the north corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the center of said 40-foot-wide easement, a distance of 65.51-feet to the north corner of said 0.160-acre tract;

THENCE South 45°23'21" East, with the northeast line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 6, the west corner of said Lot 2, Block 4 of said addition, continuing with said northeast line of the 0.160-acre tract, the northeast line of said Lot 1 and Lot 4, Block 6, and the southwest line of said Lot2 and Lot 3, Block 4, in all, a total distance of 121.30-feet to the *POINT OF BEGINNING* and containing 0.160-acres (6,964 square-feet) of gross area, 0.130-acres (5,654 square-feet) of net area of land.

Parcel 3

All that certain 0.175-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 2 and part of Lot 3, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract, in the southwest line of said Lot 3, Block 6 and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found in said right-of-way bears South 45°21'27" East, a distance of 19.89-feet;

THENCE North 45°21'27" West, with the southwest line of said 0.18-acre tract, said southwest line of Lot 3, Block 6 and, in said northwest right-of-way line, passing at a distance of 43.01-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 2, Block 6, the west corner of said Lot 3, Block 6 and the west corner of Lot 1, Block 8 of said addition, departing said northwest right-of-way line and continuing with said southwest line of the 0.18-acre tract, the southwest line of said Lot 2, Block 6 and the northwest line of said Lot 1, Block 8, passing at a distance of 119.67-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 6, the north corner of said Lot 1, Block 8, passing at a distance of 119.67-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 6, the north corner of said Lot 1, Block 8 and in the southeast line of a 40 foot wide easement recorded in said addition, continuing with said southwest line of the 0.18-acre tract, in all, a total distance of 139.67-feet to the west corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the northwest line of said 0.18-acre tract and in the center of said 40 food wide easement, a distance of 65.50-feet to the north corner of said 0.18-acre tract and the west corner of a called 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records;

THENCE South 45°21'44" East, with the northeast line of said 0.18-acre tract and the southwest line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 2, Block 6 and the west corner of said Lot 1, Block 6, continuing with said northeast line of the 0.18-acre tract, the northeast line of said Lot 2, Block 6, said southwest line of the 0.160-acre tract and the southwest line of said Lot 1, Block 6, in all, a total distance of 97.43-feet to

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a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said 0.18-acre tract, the west corner of said Lot 2, Block 6, the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6 and, in said northwest right-of-line of Summer Lee Drive;

THENCE with the southeast line of said 0.18-acre tract and said northwest right-of-way line, the following courses and distances;

South 44°13'18" West, a distance of 19.50-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 09°43'47" East, a distance of 46.51-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 29°14'41" West, a distance of 19.61-feet to the *POINT OF BEGINNING* and containing 0.175-acres (7,635 square-feet) of gross area and 0.145-acres (6,325 square-feet) of net area of land.

Parcel 4

All that certain 0.230-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1 and 2, Block 8 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said Lot 2, Block 8, the west corner of Lot 3, Block 8 of said addition, the east corner of Lot 1, Block 10 of said addition and the north corner of Lot 4,Block 8 of said addition, from which, a ½-inch iron rebar with a cap stamped "RPLS5034" found bears South 45°21'46" East, a distance of 63.39-feet;

THENCE North 45°21'46" West, with the southwest line of said Lot 2, Block 8 and the northeast line of said Lot 1, Block 10, a distance of 76.12-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 8, the north corner of said Lot 1, Block 10 and in the southeast line of a 40 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2 Block 8 and said southeast line of the 40 foot wide easement, a distance of 130.96feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 8, the west corner of Lot 2, Block 6 of said addition and in the southwest line of a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county;

THENCE South 45°21'27" East, with the northeast line of said Lot 1, Block 8, the southwest line of said Lot 2, Block 6 and said southwest line of the 0.18-acre tract, a distance of 76.66-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 1, Block 8, the south corner of said Lot 2, Block 6, the west corner of Lot 3, Block 6 of said addition and the north corner of said Lot 4, Block 8, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way bears South 45°21'27" East, a distance of 43.01-feet;

THENCE South 44°04'51" West, with the southeast line of said Lot 1 and Lot 2, Block 8 and the northwest line of said Lot 3 and Lot 4, Block 8, passing at a distance of 114.25-feet, a ½-inch iron rebar found, in all, a total distance of 130.95feet to the POINT OF BEGINNING and containing 0.230-acres (10,002 square-feet) of land.

Parcel 5

All that certain 1.245-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1, 3 and 4, and part of Lot 2 Block 5, Lots 3 and 4 and part of Lot 2, Block 7 and Lots 1, 2, 3 and 4, Block 9 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A,

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Slide 47B of the Plat Records of said county, and being all of the tract of land described in a General Warranty Deed to Dimensions Real Estate Services, recorded in Instrument No.2011-00451974 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of Lot 2, Block 9, the north corner of Lot 1, Block 11 of said addition, and in the southwest line of a 20 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 9 and Lot 2, Block 7 and said southeast line of the 20 foot wide easement, a distance of 135.22-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the northwest line of said Lot 2, Block 7 and in the south right-of-way line of Pinnacle Way, a 58 foot wide public right-of-way, from which a ½-inch iron rebar found at the intersection of said south right-of-way line of Pinnacle Way and the east right-of-way line of Sunset Ridge Drive, a variable width public right-of-way bears South 72°49'03" West, a distance of 184.95-feet;

THENCE North 72°49'03" East, with said south right-of-way line of Pinnacle Way, a distance of 69.48-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner in the northeast line of said Lot 2, Block 9;

THENCE South 45°37'46" East, continuing with said south right-of-way line of Pinnacle Way and with the northeast line of said Lot 2, Block 9, a distance of 42.61-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the east corner of said Lot 2, Block 9, the north corner of said Lot 3, Block 9 and the west corner of said Lot 4, Block 7;

THENCE North 44°12'16" East, continuing with said south right-of-way line of Pinnacle Way and with the northwest line of said Lot 4, Block 7, a distance of 65.39feet to a 5/8 inch iron rebar with a cap stamped "Maddox" found for the north corner of said Lot 4, Block 7, the west corner of said Lot 3, Block 7, the south corner of said Lot 2, Block 7, and the east corner of the terminus of said Pinnacle Way;

THENCE North 45°28'03" West, with the east right-of-way line of said Pinnacle Way and the southwest line of said Lot 2, Block 7, a distance of 41.44-feet to a 5/8-inch iron rebar with a cap stamped "Maddox" found in said east right-of-way line of Pinnacle Way;

THENCE North 17°34'51" West, departing said southwest line of said Lot 2, Block 7 and continuing with said east right-of-way line of Pinnacle Way, passing at a distance of 28.13-feet to the north corner of the terminus of said Pinnacle Way, in all, a total distance of 40.12-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set in the northwest line of said Lot 2, Block 5 and in the southeast line of a20 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 5 and said southeast line of the 20 foot wide easement, a distance of 112.80feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 5 and the intersection of said southeast line of the 20 foot wide easement and the southwest line of another 20 foot wide easement recorded in said addition, from which a 5/8 inch iron rebar with a cap stamped "Sam Inc" bears North 44°39'37" West, a distance of 19.25-feet;

THENCE South 45°21'44" East, with the northwest lines of said Lot 1 and Lot 4, Block 5 and said southwest line of the 20 foot wide easement, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 4, Block 5 and the intersection of said southwest line of the 20 foot wide easement and the northwest line of a 40 foot wide easement recorded in said addition;

THENCE South 43°50'43" West, with the southeast lines of said Lots 3 and 4, Block 5, Lots 3 and 4, Block 7 and Lots 3 and 4, Block 9 and said northwest line of the 40 foot wide easement, a distance of 393.33-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 9 and the east corner of said Lot 4, Block 11 of said addition, from which a ½-inch iron rebar found bears South

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45°25'13" East, a distance of 18.07-feet;

THENCE North 45°25'13" West, with the southwest lines of said Lots 2 and 3, Block 9 and the northwest lines of said Lots 1 and 4, Block 11, passing at a distance of 78.94-feet, a 1/2-inch iron rebar with a cap stamped "RPLS 5034" found for the west corner of said Lot 3, Block 9, the south corner of said Lot 2, Block 9, the east corner of said Lot 1, Block 11, and the north corner of said Lot 4, Block 11, in all, a total distance of 154.01-feet to the POINT OF BEGINNING and containing 1.245-acres (54,217 square-feet) of land.

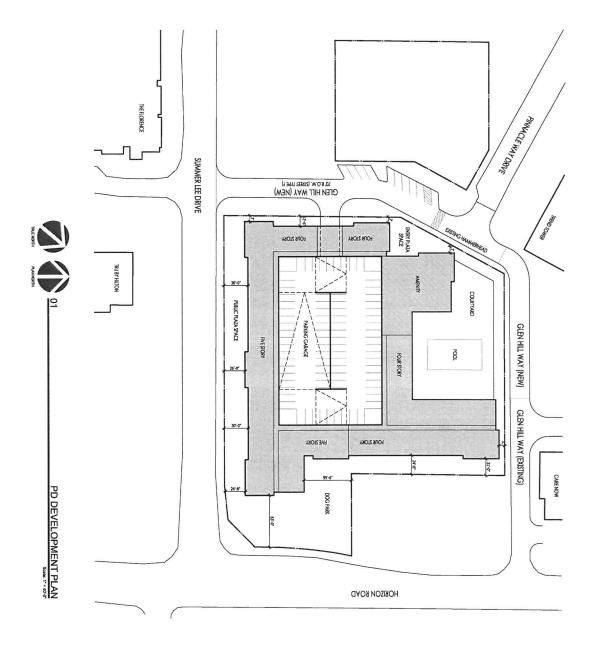
Exhibit 'A': Legal Description and Location Map



Z2022-001: PD Development Plan for PD-32 Page 10 Ordinance No. 22-10; PD-32

Exhibit 'B': Concept Plan

PROJECT DATA			
SITE AREA:	REQUIRED PARKING:	KING:	
2.84 ACRES (ESTIMATED)	1 BR UNITS	104 UNITS	156 SPACES
60% LOT COVERAGE	2 BR UNITS	72 UNITS	144 SPACES
(1) FOUR/FIVE STORY BUILDING	TOTAL UNITS	176 UNITS	300 SPACES
147 200 USIF	PROVIDED PARKING:	KING:	
DEO SE AVC INIT SIZE	GARAGES		300 SPACES
176 UNITS	TOTAL PARKING	C)	300 SPACES
INTERIOR AMENITY SPACE	300 PARKING SPACES PROVIDED	PACES PROVID	ĕ
7,500 GSF	@ 1.7 SPACE / UNIT	UNIT	



Z2022-001: PD Development Plan for PD-32 Ordinance No. 22-10; PD-32

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City of Rockwall, Texas

Exhibit 'C': Conceptual Building Elevations



Z2022-001: PD Development Plan for PD-32 Ordinance No. 22-10; PD-32