



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 **JOHN KING / E. QUAIL RUN / OLD QUAIL RUN**
SUBDIVISION **TRACT 1-04 (S.R. Barnes Survey)** LOT BLOCK
GENERAL LOCATION **ABSTRACT No. 13, ROCKWALL COUNTY**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Comm- NS** CURRENT USE **NA**
PROPOSED ZONING **NS + SUP** PROPOSED USE **CHILD CARE CENTER**
ACREAGE **2.75** LOTS [CURRENT] LOTS [PROPOSED]

- ☐ **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]

☒ OWNER **LISA BROOKS** ☒ APPLICANT **RENEE HOLLAND**
CONTACT PERSON **LISA BROOKS** CONTACT PERSON **RENEE HOLLAND**
ADDRESS **1215 RIDGE RD W** ADDRESS **805 EAGLE PASS**

CITY, STATE & ZIP **ROCKWALL, TX 75087** CITY, STATE & ZIP **HEATH, TX 75032**
PHONE **214.402.2349** PHONE **214.402.6511**
E-MAIL **aalcbrooks@yahoo.com** E-MAIL **jholland1977@yahoo**

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:

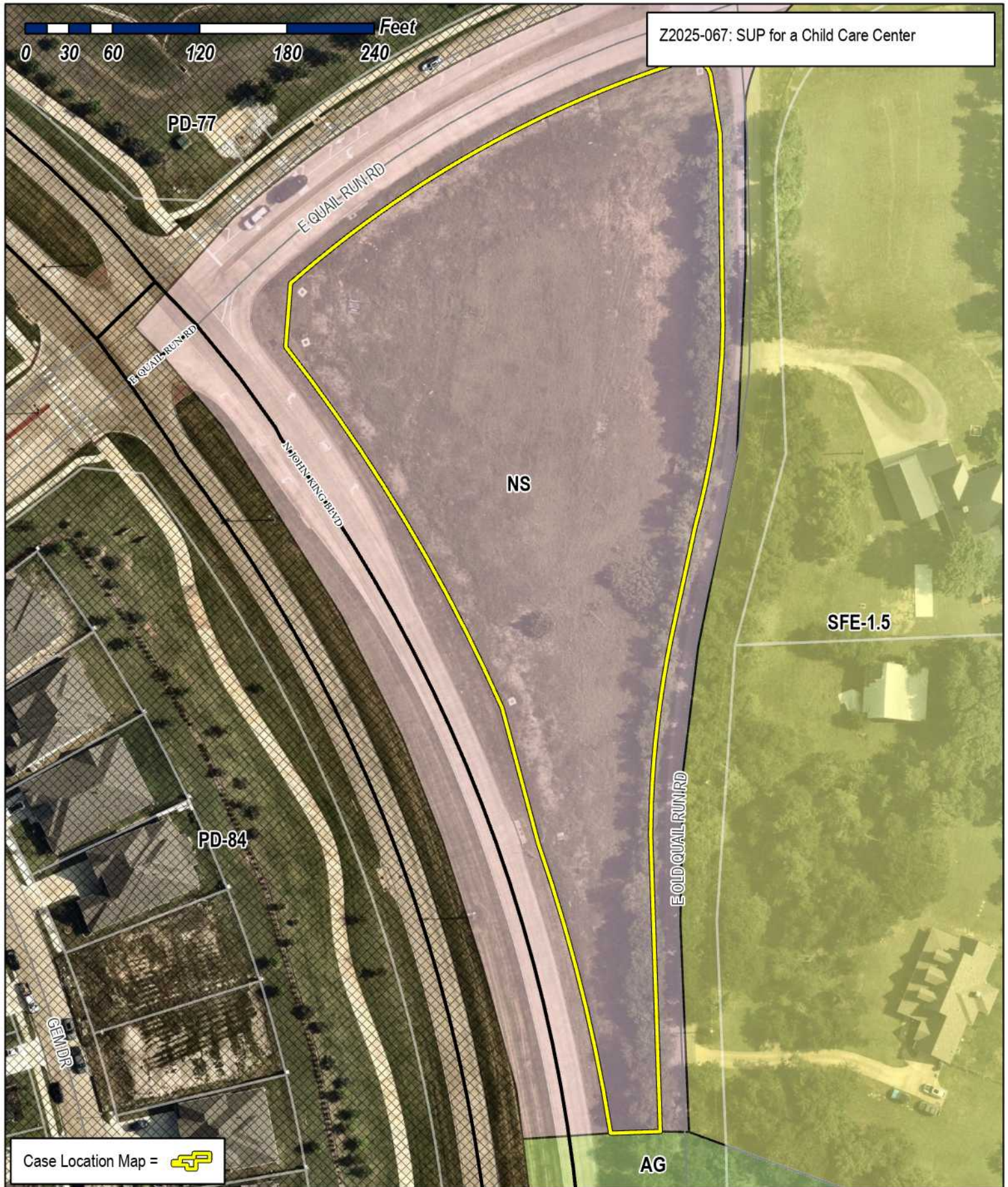
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



City of Rockwall

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

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

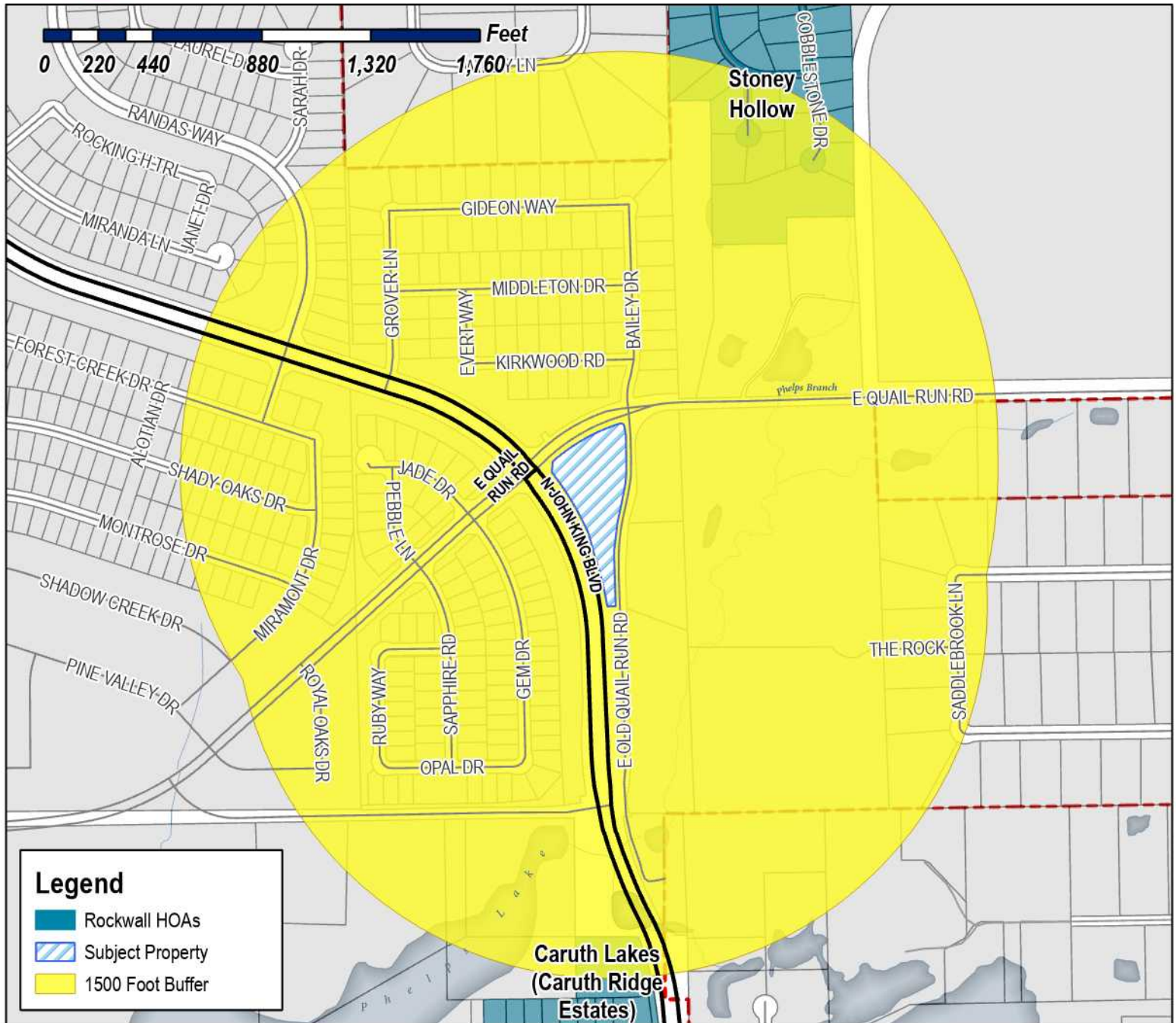




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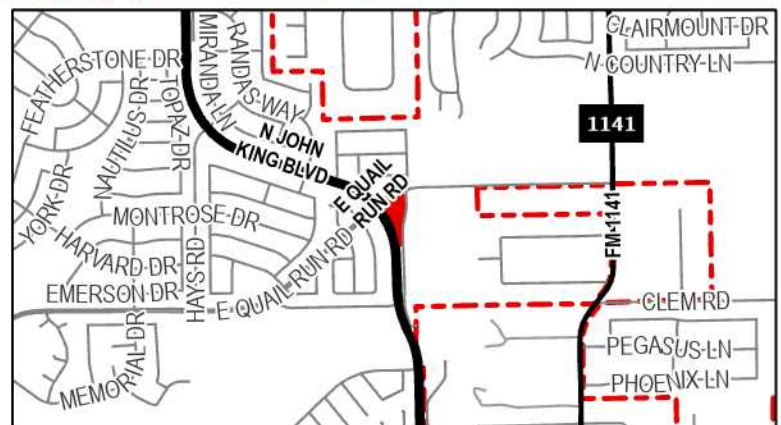
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Case Number: Z2025-067
Case Name: SUP for a Child Care Center
Case Type: Zoning
Zoning: Neighborhood Service (NS) District
Case Address: SE Corner of N John King and Quail Run Road

Date Saved: 10/16/2025

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

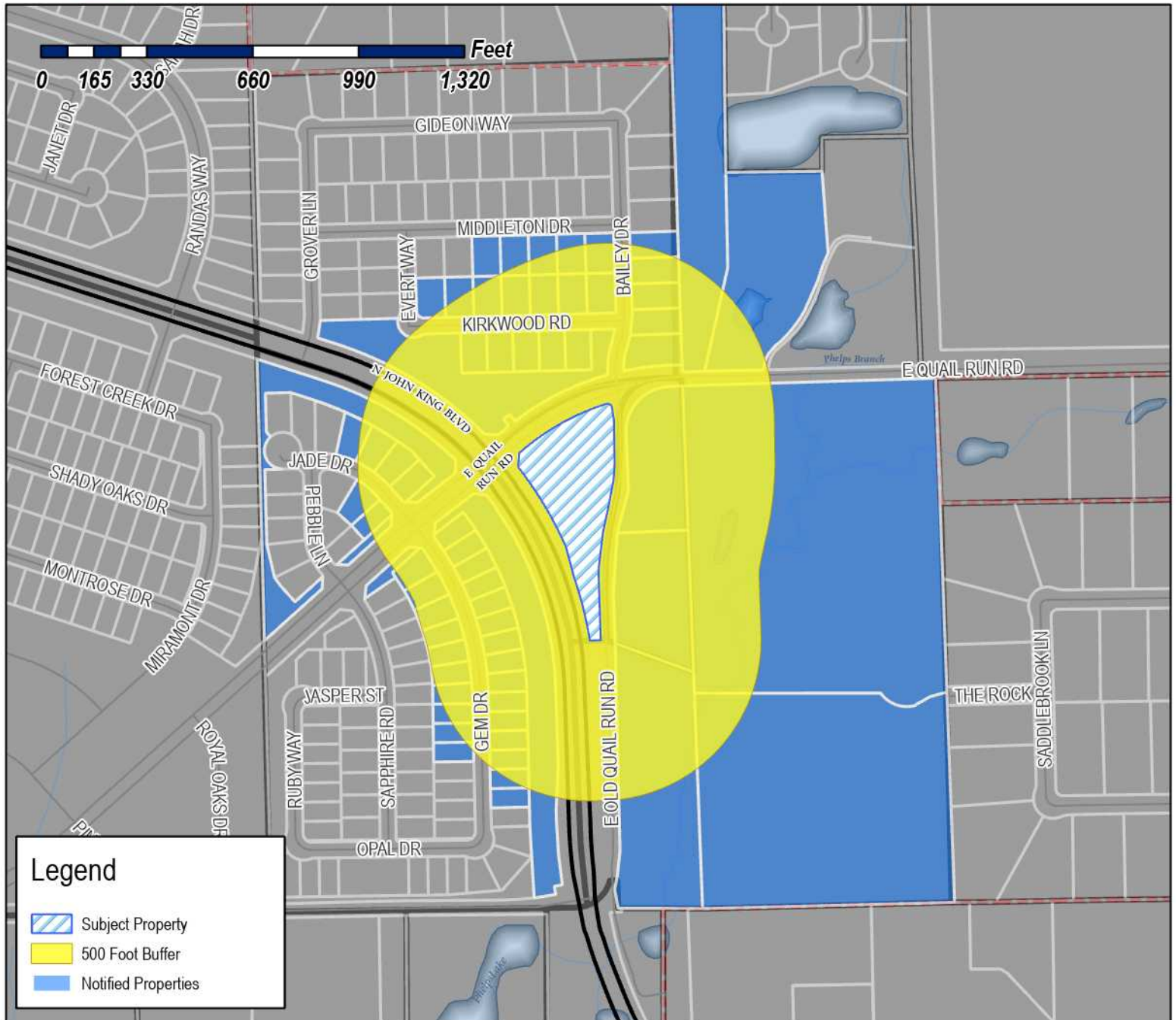




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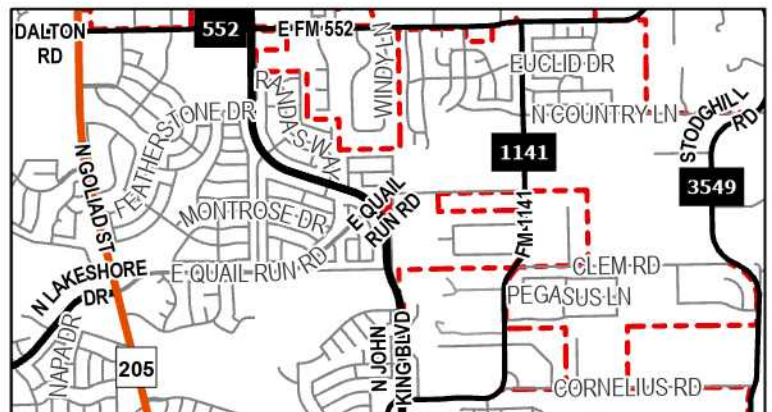
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GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

HUNTER MICHELLE ZERBE AND
TRACY GIL HUNTER
1304 KIRKWOOD ROAD
ROCKWALL, TX 75087

VALENCIA BRANDON AND AMANDA
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

SMITH SAMUEL CURTIS & CHRISTEN
SWEARENGIN
1309 Kirkwood Rd
Rockwall, TX 75087

ABU BAKR BILAL & NADIA BILAL
1311 MIDDLETON DRIVE
ROCKWALL, TX 75087

MCDANIEL TIMMY E & SHIRLEY G
1312 KIRKWOOD RD
ROCKWALL, TX 75087

WOLFGRAM FAMILY LIVING TRUST
MARK WOLFGRAM AND TIFFANY WOLFGRAM -
TRUSTEES
1313 KRIKWOOD ROAD
ROCKWALL, TX 75087

RESIDENT
1315 MIDDLETON DRIVE
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT AND ANDREA
KRISTINA
1316 KIRKWOOD RD
ROCKWALL, TX 75087

WATTS RICKY & JACQUELINE
1317 KIRKWOOD RD
ROCKWALL, TX 75087

FARRELL SALLY A AND JOHN T
1319 MIDDLETON DRIVE
ROCKWALL, TX 75087

FARRELL ERIN ELIZABETH AND TIMOTHY DANIEL
1320 KIRKWOOD ROAD
ROCKWALL, TX 75087

RUTTER KENT DOUGLAS AND MARIA ELENA
1321 KIRKWOOD ROAD
ROCKWALL, TX 75087

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOLES GEORGE AND JANET
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

KANDIMALLA RAHUL
1325 KIRKWOOD
ROCKWALL, TX 75087

SMALLWOOD GENE R AND SHIRLEY J
1327 MIDDLETON DR
ROCKWALL, TX 75087

LAMPI MATTHEW OLAVI AND LISA CHARMAGNE
1328 KIRKWOOD RD
ROCKWALL, TX 75087

KOUVELIS HILDA & PETER
1415 E QUAIL RUN RD
ROCKWALL, TX 75087

LARRIVIERE MICHAEL R & LISA J
1425 E QUAIL RUN RD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

LEFERE MARCY NICOLE AND ALIDOR PHILLIP IV
1691 E Quail Run Rd
Rockwall, TX 75087

AZBILL THOMAS &
CHRISTINA CHEW
1714 GEM DR
ROCKWALL, TX 75087

BONNER URSULA L
1720 Gem Dr
Rockwall, TX 75087

HOLLOWAY BETTYE
1726 GEM DR
ROCKWALL, TX 75087

BOGISAM VENKATA RAMESHBABU &
SIREESHA KANDULA
1727 GEM DR
ROCKWALL, TX 75087

GIBSON JASON M & CAMIE
1732 GEM DR
ROCKWALL, TX 75087

RESIDENT
1733 GEM DR
ROCKWALL, TX 75087

JONES CHRISTOPHER JR & JUSTICE JONES
1738 Gem Dr
Rockwall, TX 75087

RESIDENT
1739 GEM DR
ROCKWALL, TX 75087

SKINNER PATRICIA KAY
1744 Gem Dr
Rockwall, TX 75087

RESIDENT
1745 GEM DR
ROCKWALL, TX 75087

VAIRAGYAM RAHUL & LAKSHMI
NARAYANACHARI SRIRAMACHARI
1745 Gem Dr
Rockwall, TX 75087

PICHARDO ROGER FRANCISCO AND COURTNEY
RAE
1751 E QUAIL RUN
ROCKWALL, TX 75087

RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

JENNINGS RYNE THOMAS
1804 GEM DR
ROCKWALL, TX 75087

RESIDENT
1805 GEM DR
ROCKWALL, TX 75087

NGUYEN JASON &
KATHY HOANG DOAN
1810 GEM DR
ROCKWALL, TX 75087

RESIDENT
1815 E OLD QUAIL RUN RD
ROCKWALL, TX 75087

GREWAL MANJINDER S MANJIT K GREWAL
1815 Gem Dr
Rockwall, TX 75087

SAMUEL JOY C & DICKSON I
1816 GEM DR
ROCKWALL, TX 75087

RESIDENT
1822 GEM DR
ROCKWALL, TX 75087

MERTENS ANDREW & JENNIFER LOUISE
SIFUENTES
1823 GEM DR
ROCKWALL, TX 75087

RESIDENT
1828 GEM DR
ROCKWALL, TX 75087

RESIDENT
1831 GEM DR
ROCKWALL, TX 75087

GRACEVILLA BLESSY KUNJUMON
1832 Gem Dr
Rockwall, TX 75087

RESIDENT
1837 GEM DR
ROCKWALL, TX 75087

SCHULZE KYLER W AND
JANETTE SCHULZE
1838 GEM DR
ROCKWALL, TX 75087

PITTI VIKRAM AND
PRATHIBHA ANKALA
1844 GEM DR
ROCKWALL, TX 75087

RESIDENT
1845 GEM DR
ROCKWALL, TX 75087

RESIDENT
1850 GEM DR
ROCKWALL, TX 75087

RESIDENT
1906 JADE DR
ROCKWALL, TX 75087

RESIDENT
1907 JADE DR
ROCKWALL, TX 75087

JARAMILLO JOE & NORA
1912 JADE DR
ROCKWALL, TX 75087

BRUMFIELD ADRIENNE & STANLEY BRUMFIELD
1913 Jade Dr
Rockwall, TX 75087

LOPEZ MICHAEL A & TYLER C SMOCK-LOMBARDI
1918 Jade Dr
Rockwall, TX 75087

SIMMONS LAKEYA
1924 Jade Dr
Rockwall, TX 75087

BERHE MERHAWI
2002 BAILEY DRIVE
ROCKWALL, TX 75087

GARDNER-NEWELL FAMILY TRUST
JAMES K GARDNER JR AND KARIN B NEWELL-
COTRUSTEES
2006 BAILEY DRIVE
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

HARRIS ALBERT G AND JENNIFER O
2014 BAILEY DRIVE
ROCKWALL, TX 75087

WIMPEE JAKE M AND REBECCA K
2018 BAILEY DRIVE
ROCKWALL, TX 75087

SHANE HOMES INC
325 N SAINT ST STE 3100 #2901
DALLAS, TX 75201

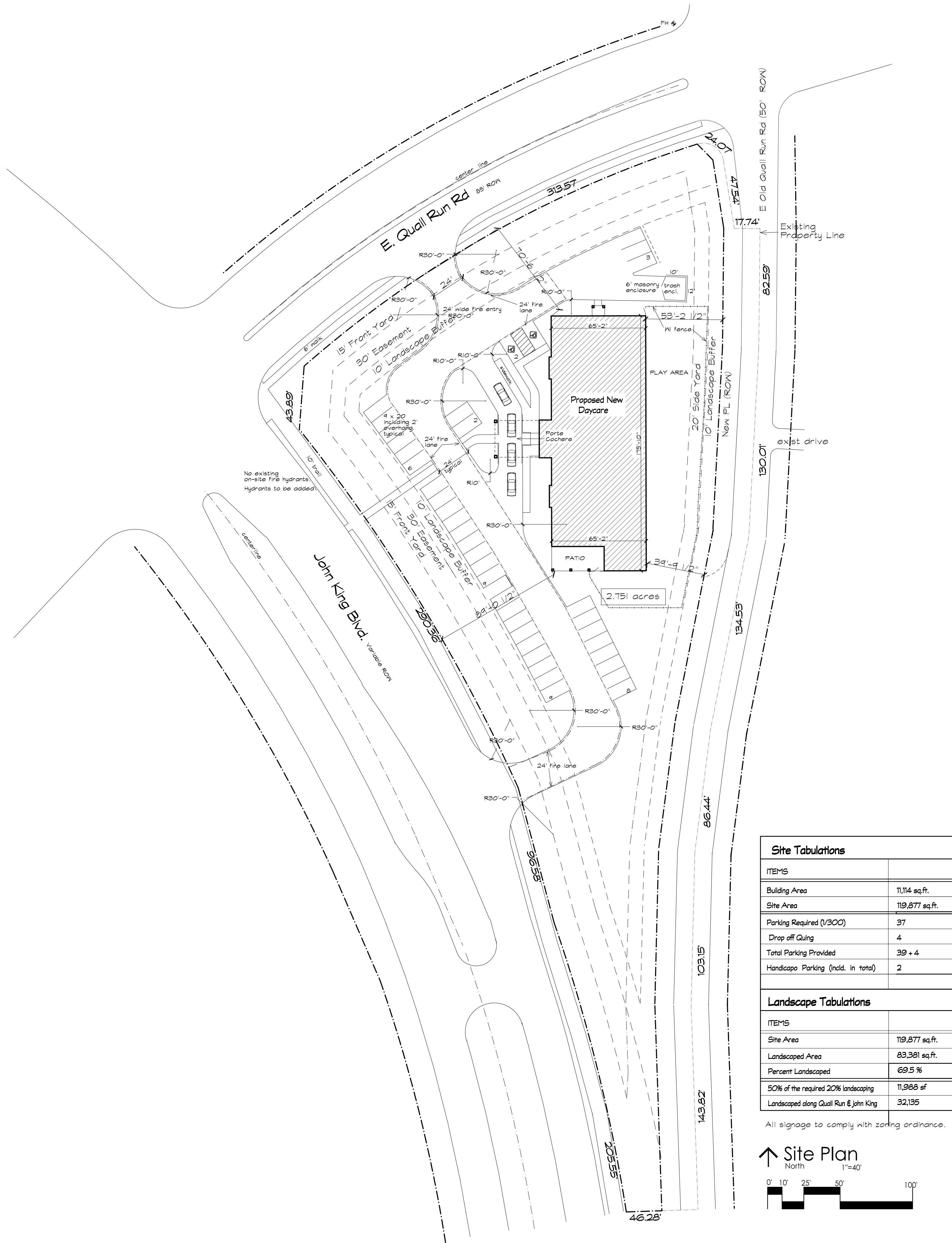
STOCK EDWARD J
3951 VZ COUNTY ROAD 3415
WILLS POINT, TX 75169

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

DFW FARMLAND ESTATES LLC
7105 N Cherokee Xing W
Warr Acres, OK 73132

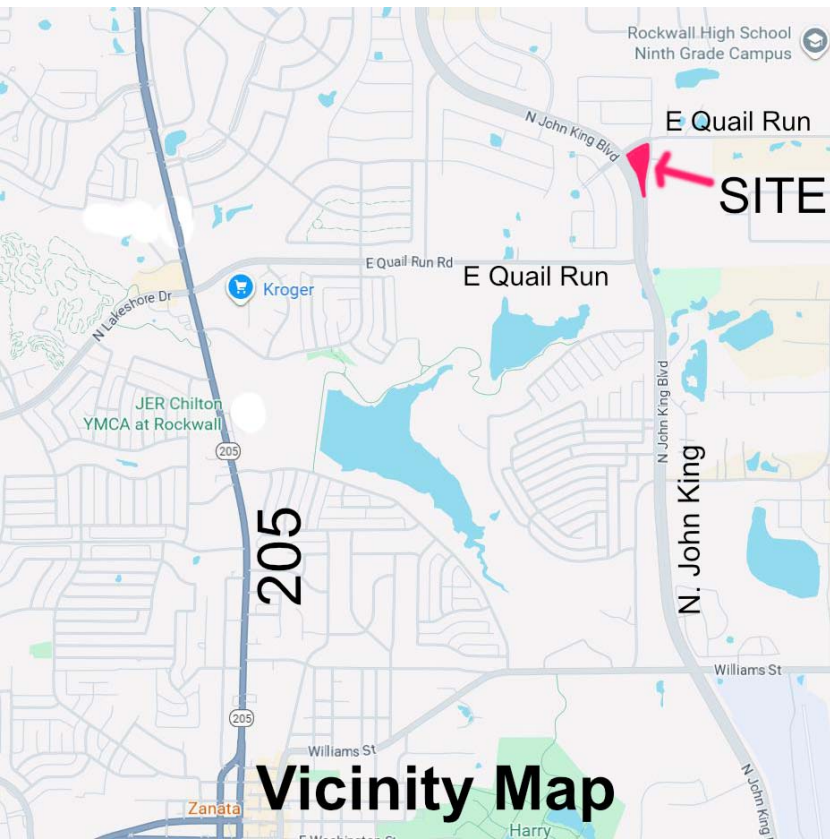
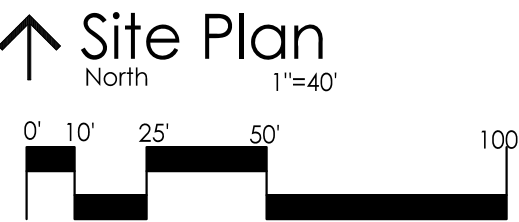
MAKEWAY LLC
805 EAGLE PASS
HEATH, TX 75032

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L Townsend Dr Ste 101
Rockwall, TX 75087



Site Tabulations	
ITEMS	
Building Area	11,114 sq.ft.
Site Area	119,877 sq.ft.
Parking Required (1/300)	37
Drop off/ Pick up	4
Total Parking Provided	39 + 4
Handicap Parking (Incl. in total)	2
Landscape Tabulations	
ITEMS	
Site Area	119,877 sq.ft.
Landscaped Area	83,381 sq.ft.
Percent Landscaped	69.5 %
50% of the required 20% landscaping	11,988 sf
Landscaped along Quail Run & John King	32,135

All signage to comply with zoning ordinance.



HARVEST ACADEMY CHILD CARE CENTER

Owner/Developer

Lisa Brooks / Renee Holland
7215 Ridge Row
Rockwall, Texas 75087
aalcbrooks@yahoo.com

Lot/Block

Tract 1-04 of the
S. R. Barnes Surey,
Abstract No 13
City of Rockwall,
Rockwall County, Texas
2.751 Acres

(SUP Request) Z2025-006 (orig. zoning case)



Front Elev. (West - John King Blvd.) 1/4" = 1'-0"
printed on 11" x 17" paper - 1/8" = 1'-0"

Material Legend	
	Composition Shingles
	Brick
	Stone

Masonry Tabulation			
AREAS	MASONRY SF.	SIDING SF.	TOTAL SF.
FRONT	1,338	0	1,338
LEFT	442	0	442
REAR	1,163	0	1,163
RIGHT	488	0	488
TOTALS	3,432 SF.	0 SF.	3,432 SF.

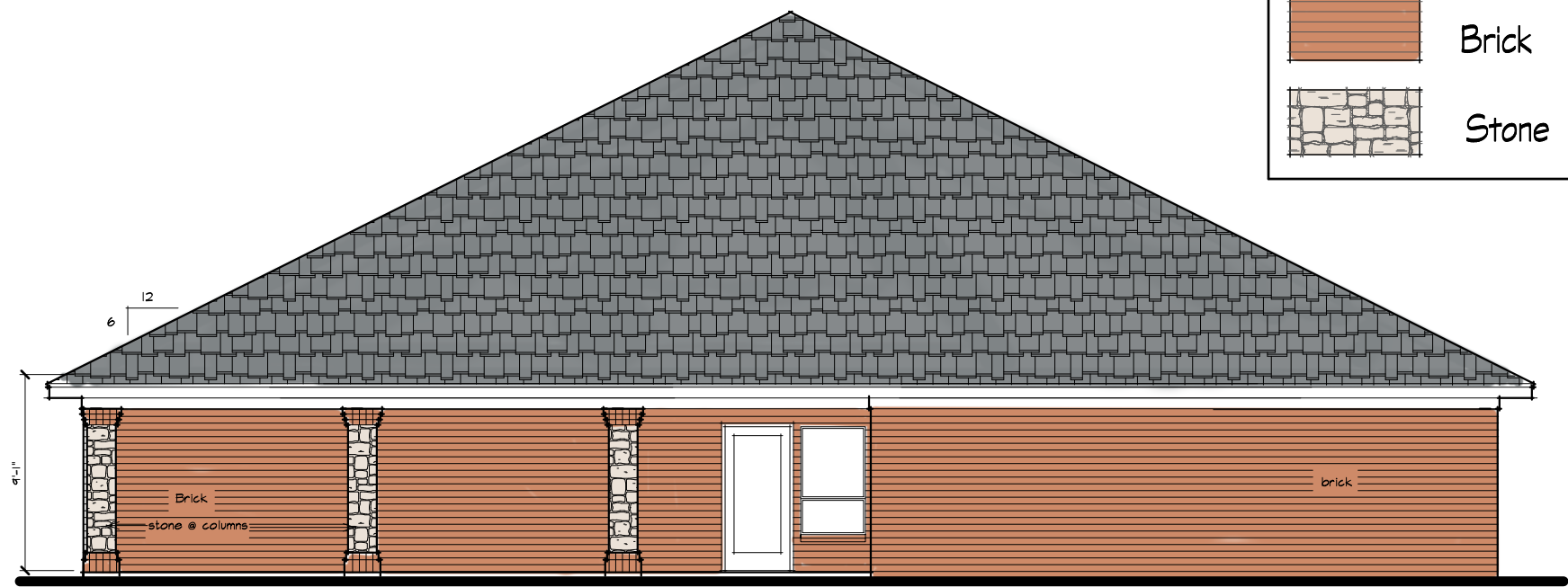
Square Footages do not include doors & windows.

% MASONRY 100

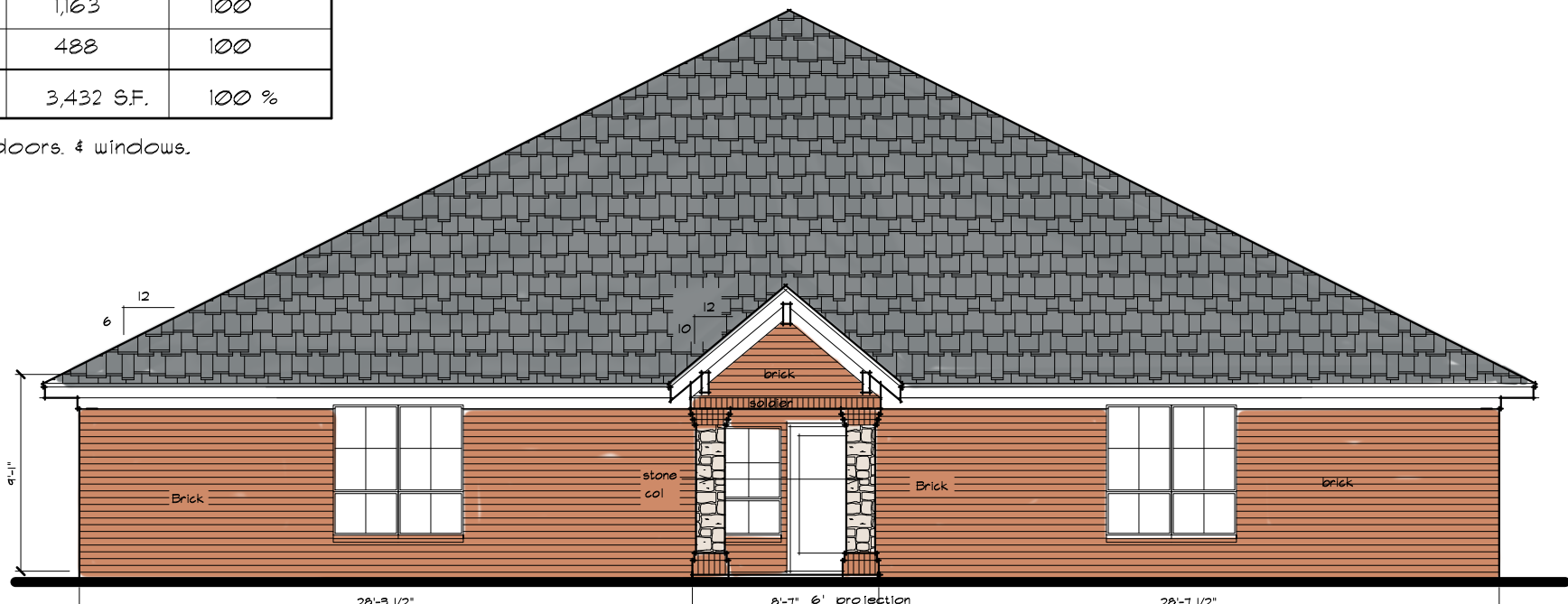
% MASONRY 100

% MASONRY 100

% MASONRY 100



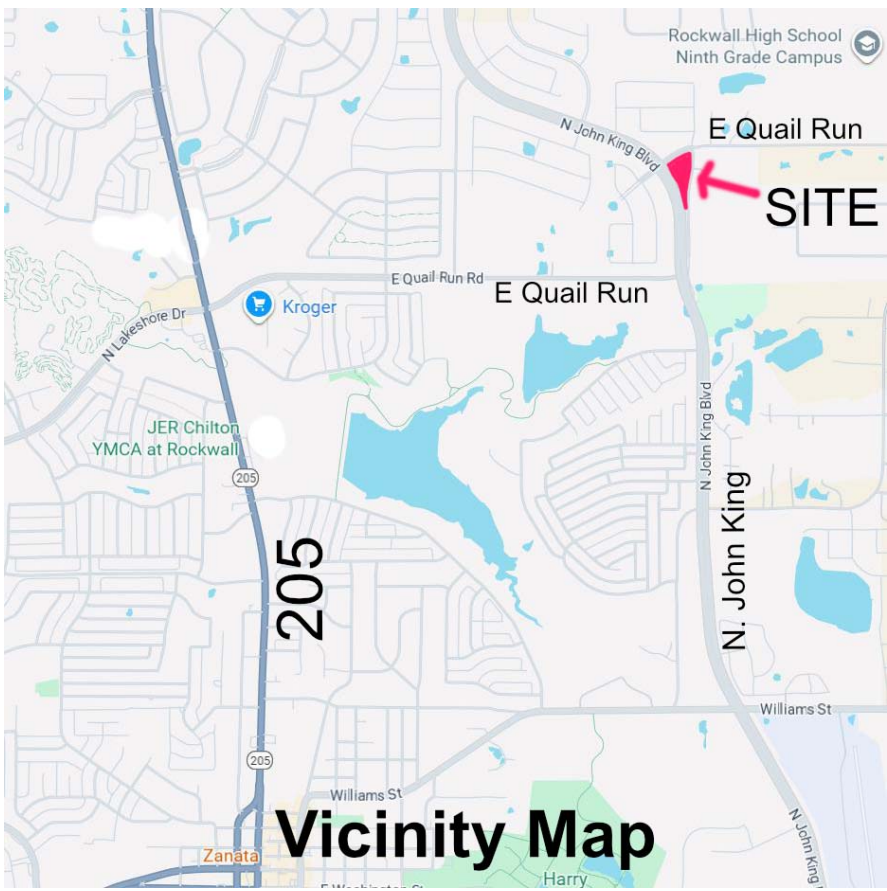
Right Elev. (South) 1/4" = 1'-0"
printed on 11" x 17" paper - 1/8" = 1'-0"



Left Elev. (West -East Quail Run Rd.) 1/4" = 1'-0"
printed on 11" x 17" paper - 1/8" = 1'-0"



Rear Elev. (E. Old Quail Run) 1/4" = 1'-0"
printed on 11" x 17" paper - 1/8" = 1'-0"



HARVEST ACADEMY CHILD CARE CENTER	
Owner/Developer	Lot/Block
Lisa Brooks / Renee Holland 7215 Ridge Row Rockwall, Texas 75087 214-402-22349 aalcbrooks@yahoo.com	Tract 1-04 of the S. R. Barnes Surey, Abstract No 13 City of Rockwall, Rockwall County, Texas 2.751 Acres

(SUP Request) Z2025-006 (orig. zoning case)

revisions:

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creativearchitects
scott b. roberts, architect

—

1026 creekwood drive
garland, texas 75044
972-530-4872
www.creative-architect.com
scott@cr-ar.com

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elevations

2025204

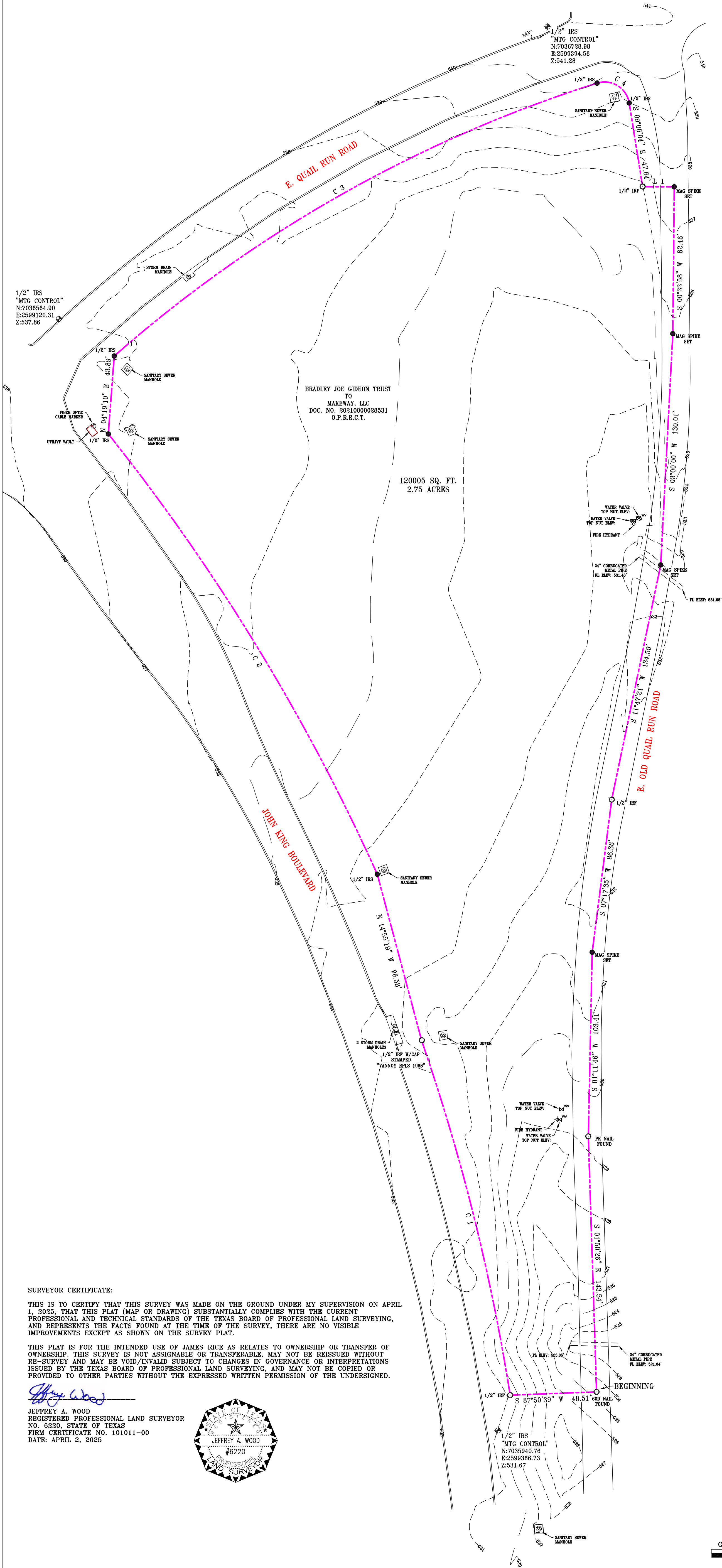
october 15, 2024

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creative architects

S.R. BARNES HEADRIGHT SURVEY, ABSTRACT 13

LINE	BEARING	DISTANCE
L 1	S 89°52'55" E	17.75

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C 1	1160.00'	205.55'	10°09'10"	N 14°01'14" W	205.28'
C 2	1171.00'	290.36'	14°12'25"	N 31°25'08" W	289.62'
C 3	757.50'	313.57'	23°43'04"	N 60°31'23" E	311.34'
C 4	14.00'	24.07'	98°30'28"	S 58°21'18" E	21.21'



PROPERTY DESCRIPTION
120005 SQ. FT.
2.75 ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY

All that certain lot, tract or parcel of land situated in the S.R. Barnes Headright Survey, City of Rockwall, Rockwall County, Texas, being all of that certain tract of land described in the deed from Bradley Joe Gideon Trust to Makeway, LLC, as recorded in Document Number 20210000028531 of the Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract) and being more particularly described by metes and bounds as follows:

BEGINNING at a 604 nail found for a corner lying in E. Old Quail Run Road, said corner being the Southeast corner of the said Subject Tract and an outside ell of John King Boulevard;

THENCE S. 87 deg. 50 min. 39 sec. W. a distance of 48.51 feet along the North Right-of-Way line of the said John King Boulevard and the South line of the said Subject Tract to a 1/2" iron rod found for a corner at the beginning of a circular curve to the left, said corner being the Southwest corner of the said Subject Tract;

THENCE in a Northwesterly direction along the arc of the said circular curve to the left a distance of 205.55 feet, with a radius of 1160.00 feet, a central angle of 10 deg. 09 min. 10 sec., a chord bearing of N. 14 deg. 01 min. 14 sec. W. and a chord distance of 205.28 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod with cap stamped "VANNOY RPLS 1988" found for a corner at the end of the said circular curve to the left;

THENCE N. 14 deg. 55 min. 19 sec. W. a distance of 96.58 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod with plastic cap stamped "MTG ENG" set (hereinafter called 1/2" iron rod set) for a corner at the beginning of a circular curve to the left;

THENCE in a Northwesterly direction along the arc of the said circular curve to the left a distance of 290.36 feet, with a radius of 1171.00 feet, a central angle of 14 deg. 12 min. 25 sec., a chord bearing of N. 31 deg. 25 min. 08 sec. W. and a chord distance of 289.62 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod set for a corner at the end of the said circular curve to the left;

THENCE N. 04 deg. 19 min. 10 sec. E. a distance of 43.89 feet along the East Right-of-Way line of the said John King Boulevard and the West line of the said Subject Tract to a 1/2" iron rod set for a corner at the intersection of the East Right-of-Way line of the said John King Boulevard and the South Right-of-Way line of E. Quail Run Road and the Northeast line of the said Subject Tract to the right, said corner being the Northwest corner of the said Subject Tract;

THENCE in a Northeasterly direction along the arc of the said circular curve to the right a distance of 313.57 feet, with a radius of 757.50 feet, a central angle of 23 deg. 43 min. 04 sec., a chord bearing of S. 58 deg. 31 min. 23 sec. E. and a chord distance of 311.34 feet along the South Right-of-Way line of the said E. Quail Run Road to a 1/2" iron rod set for a corner at the end of the said circular curve to the right and at the beginning of a circular curve to the right;

THENCE in a Southeasterly direction along the arc of the said circular curve to the right a distance of 24.07 feet, with a radius of 14.00 feet, a central angle of 98 deg. 30 min. 28 sec., a chord bearing of N. 60 deg. 31 min. 18 sec. E. and a chord distance of 21.21 feet along the Southwest Right-of-Way line of the said E. Quail Run Road and the Northeast line of the said Subject Tract to a 1/2" iron rod set for a corner at the end of the said circular curve to the right;

THENCE S. 09 deg. 06 min. 04 sec. E. a distance of 47.64 feet along the West Right-of-Way line of the said E. Quail Run Road and the East line of the said Subject Tract to a 1/2" iron rod set for a corner at an angle point;

THENCE S. 89 deg. 52 min. 55 sec. E. a distance of 17.75 feet along the South Right-of-Way line of the said E. Quail Run Road and the North line of the said Subject Tract to a mag spike set for a corner lying in the said E. Old Quail Run Road, said corner being the Northeast corner of the said Subject Tract;

THENCE S. 00 deg. 33 min. 58 sec. W. a distance of 82.46 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a mag spike set for a corner at an angle point;

THENCE S. 03 deg. 00 min. 00 sec. W. a distance of 130.01 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a mag spike set for a corner at an angle point;

THENCE S. 11 deg. 47 min. 21 sec. W. a distance of 134.59 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a 1/2" iron rod found for a corner at an angle point;

THENCE S. 07 deg. 17 min. 35 sec. W. a distance of 86.38 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a mag spike set for a corner at an angle point;

THENCE S. 01 deg. 11 min. 46 sec. W. a distance of 103.41 feet along the said E. Quail Run Road and the East line of the said Subject Tract to a pk nail found for a corner at an angle point;

THENCE S. 01 deg. 50 min. 26 sec. E. a distance of 143.54 feet to the POINT OF BEGINNING and containing 120005 square feet, 2.75 acres of land.

NOTE:

- BEARING SOURCE: BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
- ELEVATIONS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- STORM AND SEWER MANHOLES ARE LOCKED, AND ACCESS COULD NOT BE OBTAINED.
- ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTG ENG"
- SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT, SURVEYOR DID NOT RESEARCH EASEMENTS OF RECORDED OR NOT OF RECORDED.

BOUNDARY SURVEY

S.R. BARNES HEADRIGHT SURVEY
ABSTRACT NO. 13
FOR: MAKEWAY LLC

Drawn By JB	Checked By JW	Project No. 250033	Dwg. Date 04/02/2025	File No. 250033	Sheet No.
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5930 Summerhill Road 903.838.8533 telephone
Texarkana, TX 75503 903.832.4700 facsimile

