



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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

## OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup> 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.

<sup>2</sup> 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

2592 FM 549

SUBDIVISION

Lofland Lake Estates

GENERAL LOCATION

2592 FM 549

LOT

2

BLOCK

1

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

SFE-4

CURRENT USE

Residential

PROPOSED ZONING

SFE-4

PROPOSED USE

Residential

ACREAGE

5.05

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

- ☐ **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

Michael Lewis

☐ APPLICANT

Michael Lewis

CONTACT PERSON

Michael Lewis

CONTACT PERSON

Michael Lewis

ADDRESS

4208 Ashcrest St

ADDRESS

4208 Ashcrest St

CITY, STATE & ZIP

Mesquite TX 75150

CITY, STATE & ZIP

Mesquite, TX 75150

PHONE

[REDACTED]

PHONE

[REDACTED]

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

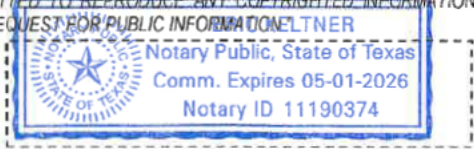
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 275.75 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF October, 2025. BY SIGNING THIS APPLICATION, 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 16 DAY OF October, 2025

OWNER'S SIGNATURE

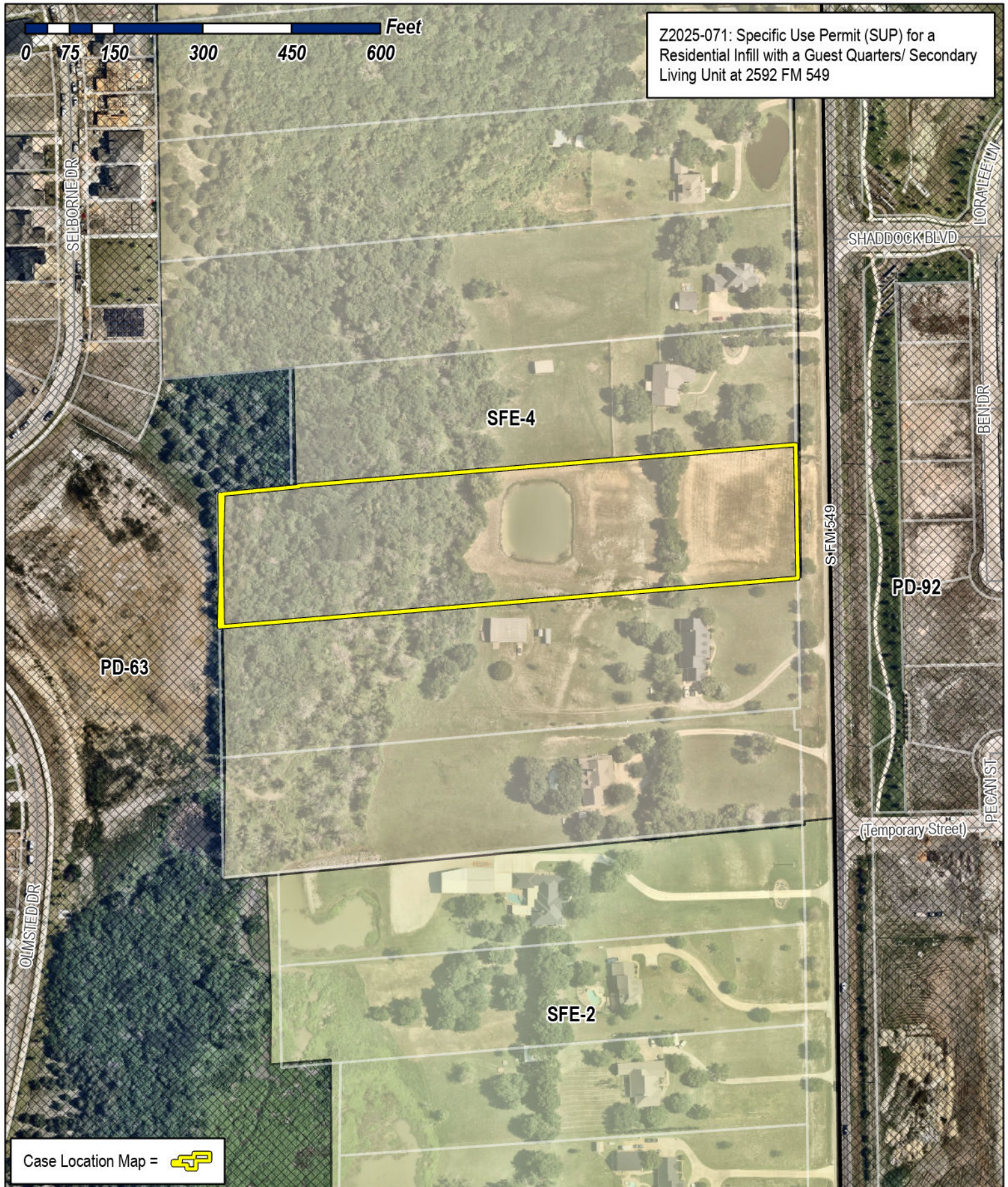
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 5/1/2026





## City of Rockwall

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



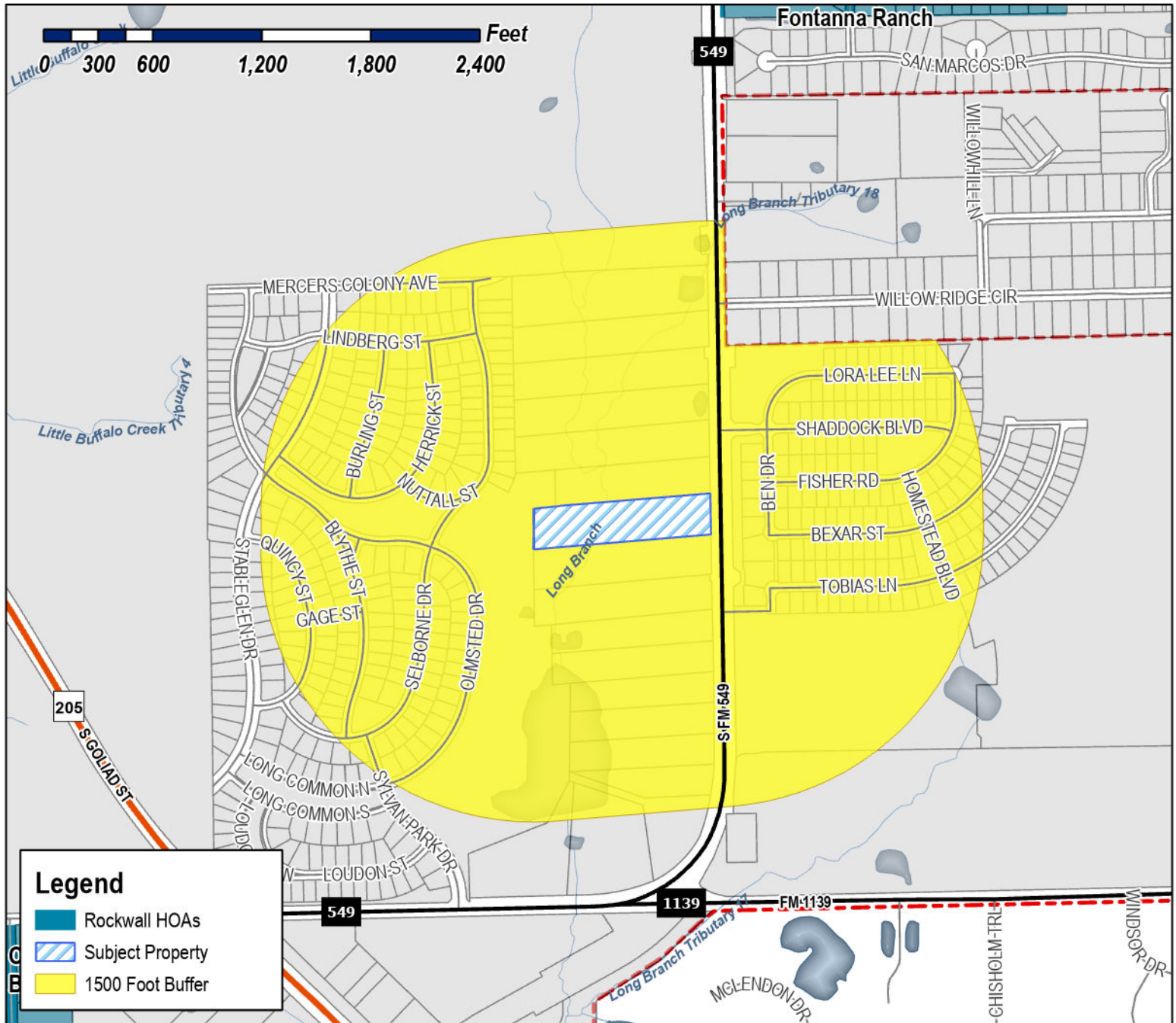




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**Case Number:** Z2025-071

**Case Name:** SUP for a Residential Infill with a Guest Quarters/ Secondary Living Unit

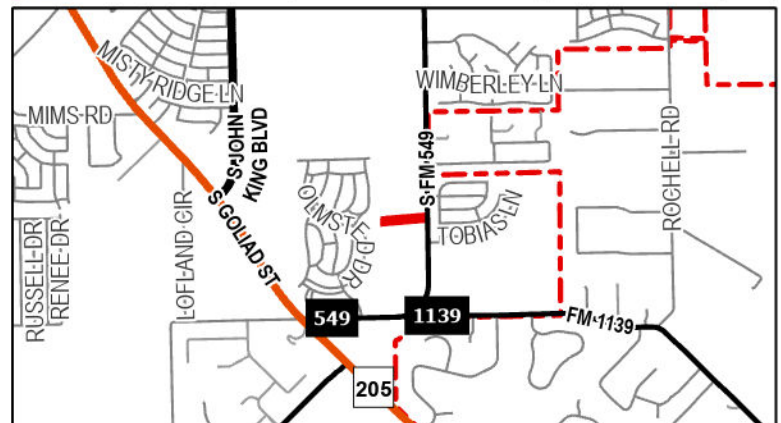
**Case Type:** Zoning

**Zoning:** Single-Family Estate 4 District (SFE-4)

**Case Address:** 2592 FM 549

**Date Saved:** 10/17/2025

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



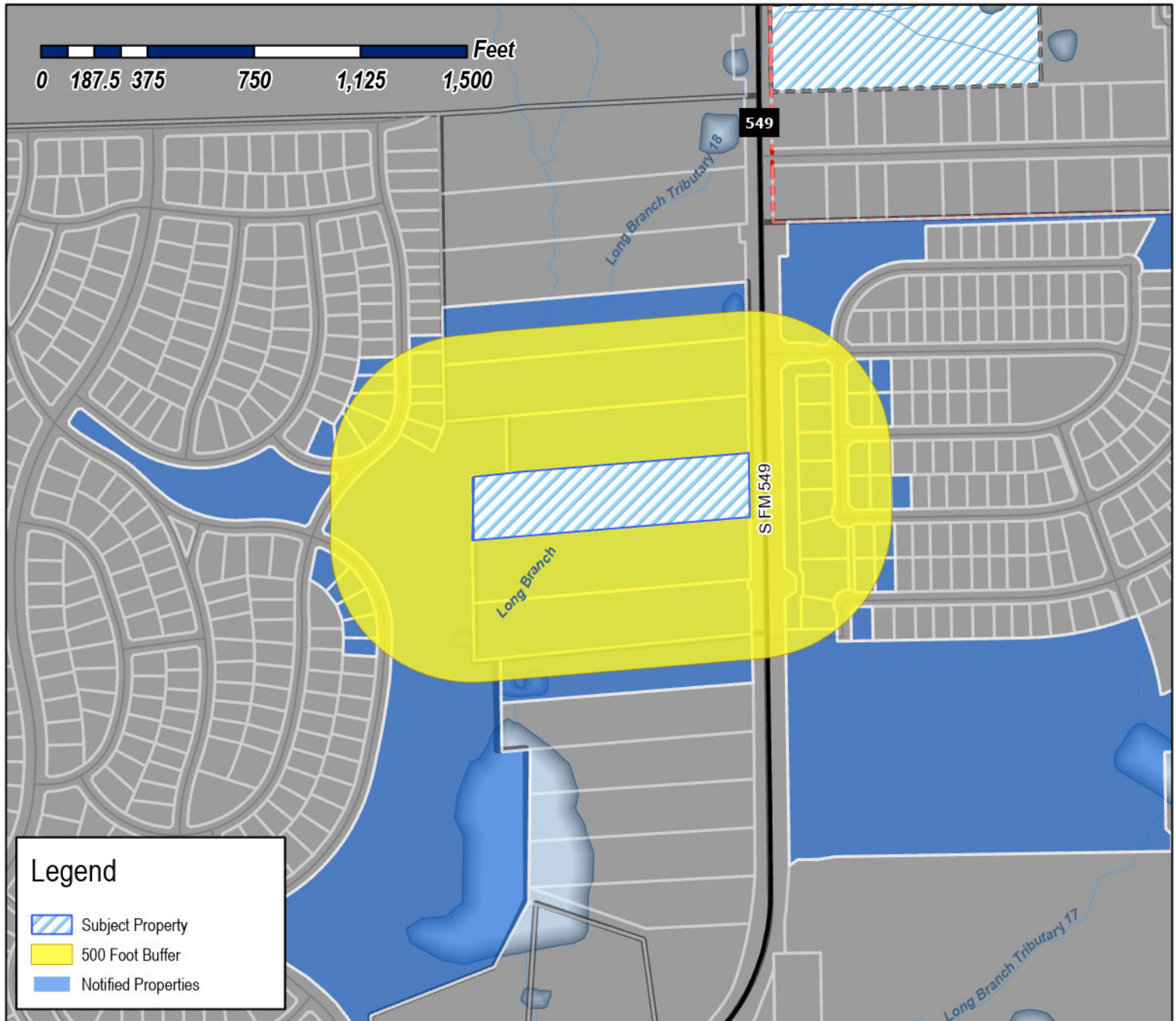




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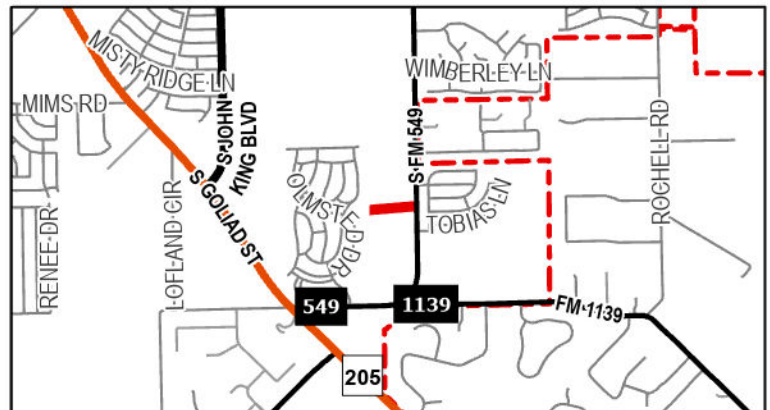
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For Questions on this Case Call: (972) 771-7745





SYVRUD ZACHARY J  
108 Brentwood Dr  
Heath, TX 75032

DFH COVENTRY, LLC  
14701 PHILIPS HWY STE 300  
JACKSONVILLE, FL 32256

GRAND HOMES 2014 LP  
15455 Dallas Pkwy Ste 1000  
Addison, TX 75001

SOMERSET PARK COMMUNITY ASSOCIATION,  
INC  
1800 PRESTON PARK BLVD STE 200  
PLANO, TX 75093

SH DEV KLUTTS ROCKWALL LLC  
2400 DALLAS PARKWAY SUITE 460  
PLANO, TX 75093

ACOSTA ANTHONY  
2480 S FM 549  
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L  
2516 S FM 549  
ROCKWALL, TX 75032

DUGGAN CHRIS AND SHERRI  
2516 S FM 549  
ROCKWALL, TX 75032

RESIDENT  
2521 S FM 549  
ROCKWALL, TX 75032

RESIDENT  
2548 FM549  
ROCKWALL, TX 75032

RESIDENT  
2592 FM549  
ROCKWALL, TX 75032

RESIDENT  
2624 NUTTALL ST  
ROCKWALL, TX 75032

RESIDENT  
2628 NUTTALL ST  
ROCKWALL, TX 75032

RESIDENT  
2638 S FM549  
ROCKWALL, TX 75032

MCCANN KEVIN J AND ERIN M  
2676 FM 549  
ROCKWALL, TX 75032

RESIDENT  
2716 FM549  
ROCKWALL, TX 75032

RESIDENT  
2994 S FM549  
ROCKWALL, TX 75032

RESIDENT  
3100 LORA LEE LN  
ROCKWALL, TX 75032

RESIDENT  
3101 BEN DR  
ROCKWALL, TX 75032

RESIDENT  
3101 FISHER RD  
ROCKWALL, TX 75032

RESIDENT  
3102 BEXAR ST  
ROCKWALL, TX 75032

RESIDENT  
3102 FISHER RD  
ROCKWALL, TX 75032

RESIDENT  
3102 TOBIAS LN  
ROCKWALL, TX 75032

RESIDENT  
3103 BEXAR ST  
ROCKWALL, TX 75032

RESIDENT  
3103 SHADDOCK BLVD  
ROCKWALL, TX 75032

RESIDENT  
3104 TOBIAS LN  
ROCKWALL, TX 75032

RESIDENT  
3105 FISHER RD  
ROCKWALL, TX 75032

RESIDENT  
3106 BEXAR ST  
ROCKWALL, TX 75032

RESIDENT  
3106 FISHER RD  
ROCKWALL, TX 75032

RESIDENT  
3107 SHADDOCK BLVD  
ROCKWALL, TX 75032



MORENO JOSE ROBERTO III & ANN MARIE  
3107 BEXAR ST  
ROCKWALL, TX 75032

RESIDENT  
3108 TOBIAS LN  
ROCKWALL, TX 75032

RESIDENT  
3110 BEXAR ST  
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC  
3500 MAPLE AVENUE #1165  
DALLAS, TX 75219

RESIDENT  
3808 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3813 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3814 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3817 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3820 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3821 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3824 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3825 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3828 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3875 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3950 BEN DR  
ROCKWALL, TX 75032

RESIDENT  
3954 BEN DR  
ROCKWALL, TX 75032

RESIDENT  
4002 BEN DR  
ROCKWALL, TX 75032

RESIDENT  
4006 BEN DR  
ROCKWALL, TX 75032

RESIDENT  
4010 BEN DR  
ROCKWALL, TX 75032

RESIDENT  
4103 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
4107 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
4111 OLMSTEAD DR  
ROCKWALL, TX 75032

MCDONALD CHRISTINA MARIE  
4111 OLMSTED DR  
ROCKWALL, TX 75032

RESIDENT  
4115 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
4119 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
4120 PECAN ST  
ROCKWALL, TX 75032

LEWIS MIKE AND  
MAEGAN GREEN  
4208 ASHCREST ST  
MESQUITE, TX 75150

TRI POINTE HOMES DFW, LLC  
6201 W Plano Pkwy Ste 150  
Plano, TX 75093

DREES CUSTOM HOMES LP  
6225 N STATE HIGHWAY 161 STE 150  
IRVING, TX 75038

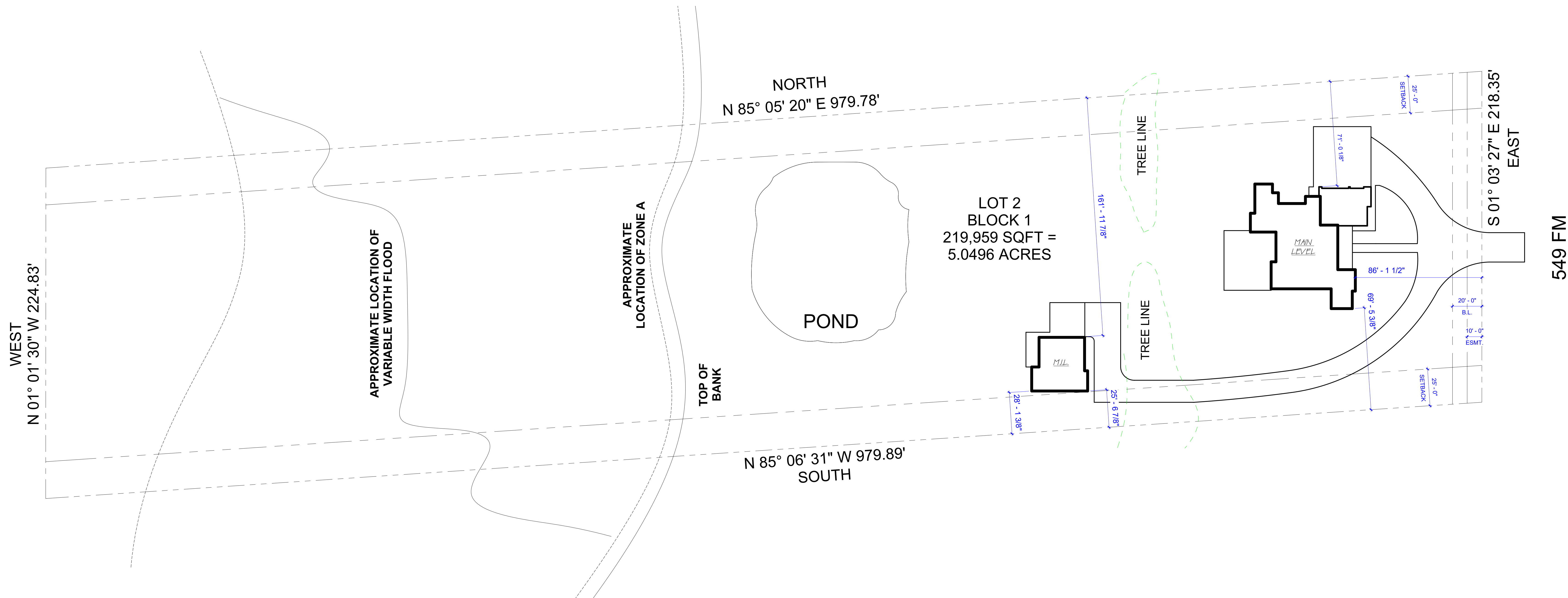
POWERS FAMILY TRUST  
JAMES DWAIN & PATRICIA ANNETTE POWERS  
CO TRUSTEES  
PO BOX 850  
ROCKWALL, TX 75087



THE INFORMATION WAS OBTAINED BY :

SURVEY PERFORMED BY CDBG SURVEYING INC,  
1413 EAST INTERSTATE 30, SUITE 7,  
GARLAND, TEXAS 75043  
PH : (214) 349 - 9485

DATED : 06/26/2021  
JOB # : 1712821





**TAG & ASSOCIATES**  
LLC  
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson  
Cell: 469.544.1000

Email: tag@designedbytag.com

| SQUARE FOOTAGE    |             |
|-------------------|-------------|
| Main Level        | 3,287 sq ft |
| Total Under Air   | 3,287 sq ft |
| Main Cov'd Area   | 736 sq ft   |
| Garage            | 884 sq ft   |
| Detached Dwelling | 1,267 sq ft |
| DD - Cov'd        | 735 sq ft   |
| Total Square Feet | 6,909 sq ft |

# 2592 FM 549

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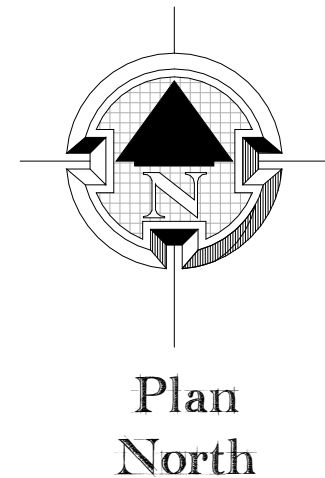
2592 S FARM TO  
MARKET 549  
ROCKWALL, TEXAS  
75032

SITE PLAN

**A1.10**

Scale As indicated

01 SITE PLAN  
1" = 30'-0"





**SQUARE FOOTAGE**

|                   |             |
|-------------------|-------------|
| Main Level        | 3,287 sq ft |
| Total Under Air   | 3,287 sq ft |
| Main Cov'd Area   | 736 sq ft   |
| Garage            | 884 sq ft   |
| Detached Dwelling | 1,267 sq ft |
| DD - Cov'd        | 735 sq ft   |
| Total Square Feet | 6,909 sq ft |

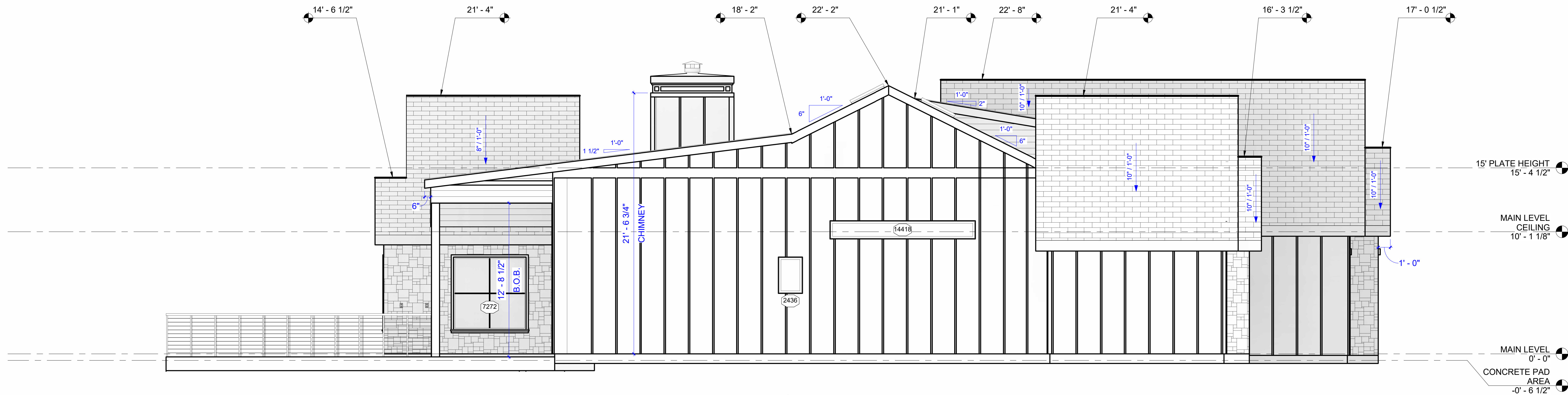
2592 FM 549

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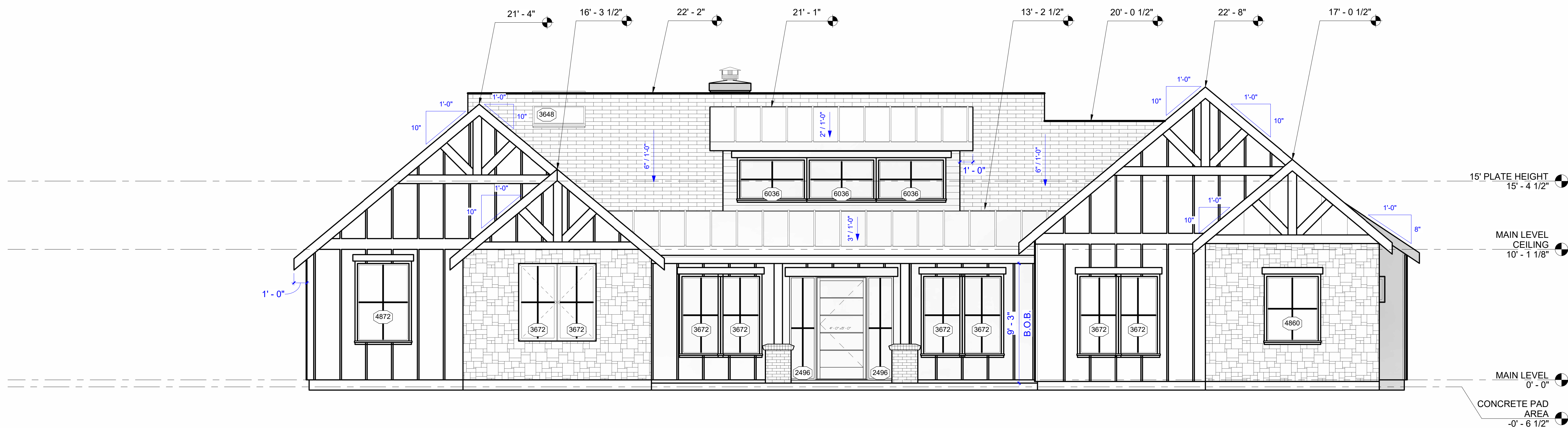
2592 S FARM TO  
MARKET 549  
ROCKWALL, TEXAS  
75032

ELEVATIONS

A4.01  
Scale 1/4" = 1'-0"



01 NORTH VIEW - MAIN HOUSE LEFT  
1/4" = 1'-0"



02 WEST VIEW - MAIN HOUSE FRONT  
1/4" = 1'-0"





Tag & Tristan Gilkeson  
Cell: 469.544.1000

Email: [tag@designedbytag.com](mailto:tag@designedbytag.com)

**SQUARE FOOTAGE**

|                   |             |
|-------------------|-------------|
| Main Level        | 3,287 sq ft |
| Total Under Air   | 3,287 sq ft |
| Main Cov'd Area   | 736 sq ft   |
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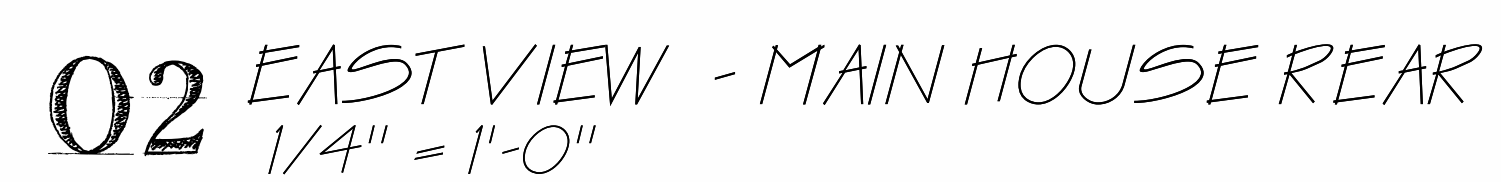
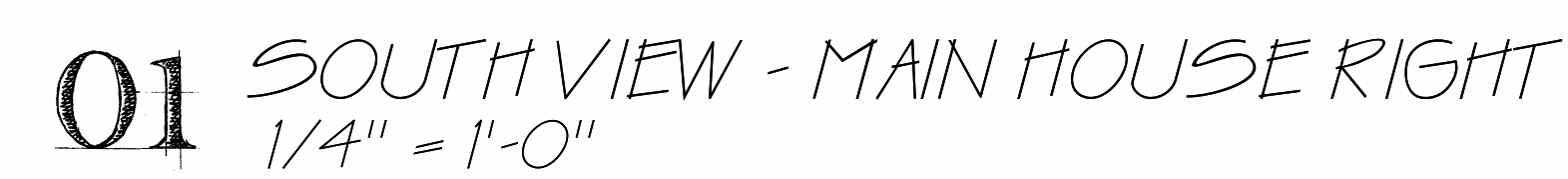
Tag & Associates, LLC expressly reserves its copyright and other property rights in these plans and drawings. These plans and related drawings are not to be copied in any form or manner. These plans are intended to provide the basic construction information necessary to substantially complete this structure. This means these plans must be verified and checked completely by the person in authority for the job. Any discrepancy, error, and/or omission, if found, is to be brought immediately to the attention of the builder before any construction, work or purchases are made. NOTE: All local codes, ordinances and requirements take precedence over any part of these drawings which may conflict with these agency's rules and / or regulations and be adhered to before and during all construction.

2592 S FARM TO  
MARKET 549  
ROCKWALL, TEXAS  
75032

## ELEVATIONS

A4.02

|       |              |
|-------|--------------|
| Scale | 1/4" = 1'-0" |
|-------|--------------|







Tag & Tristan Gilkeson  
Cell: 469.544.1000

Email: [tag@designedbytag.com](mailto:tag@designedbytag.com)

**SQUARE FOOTAGE**

|                          |                    |
|--------------------------|--------------------|
| <b>Main Level</b>        | <b>3,287 sq ft</b> |
| <b>Total Under Air</b>   | <b>3,287 sq ft</b> |
| <b>Main Cov'd Area</b>   | <b>736 sq ft</b>   |
| <b>Garage</b>            | <b>884 sq ft</b>   |
| <b>Detached Dwelling</b> | <b>1,267 sq ft</b> |
| <b>DD - Cov'd</b>        | <b>735 sq ft</b>   |
| <b>Total Square Feet</b> | <b>6,909 sq ft</b> |

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2592 FVI 549

2592 S FARM TO  
MARKET 549  
ROCKWALL, TEXAS.  
75032

### MAIN LEVEL 3D ELEVATIONS

A4.04

cale

10/17/2025 10:19:06 AM



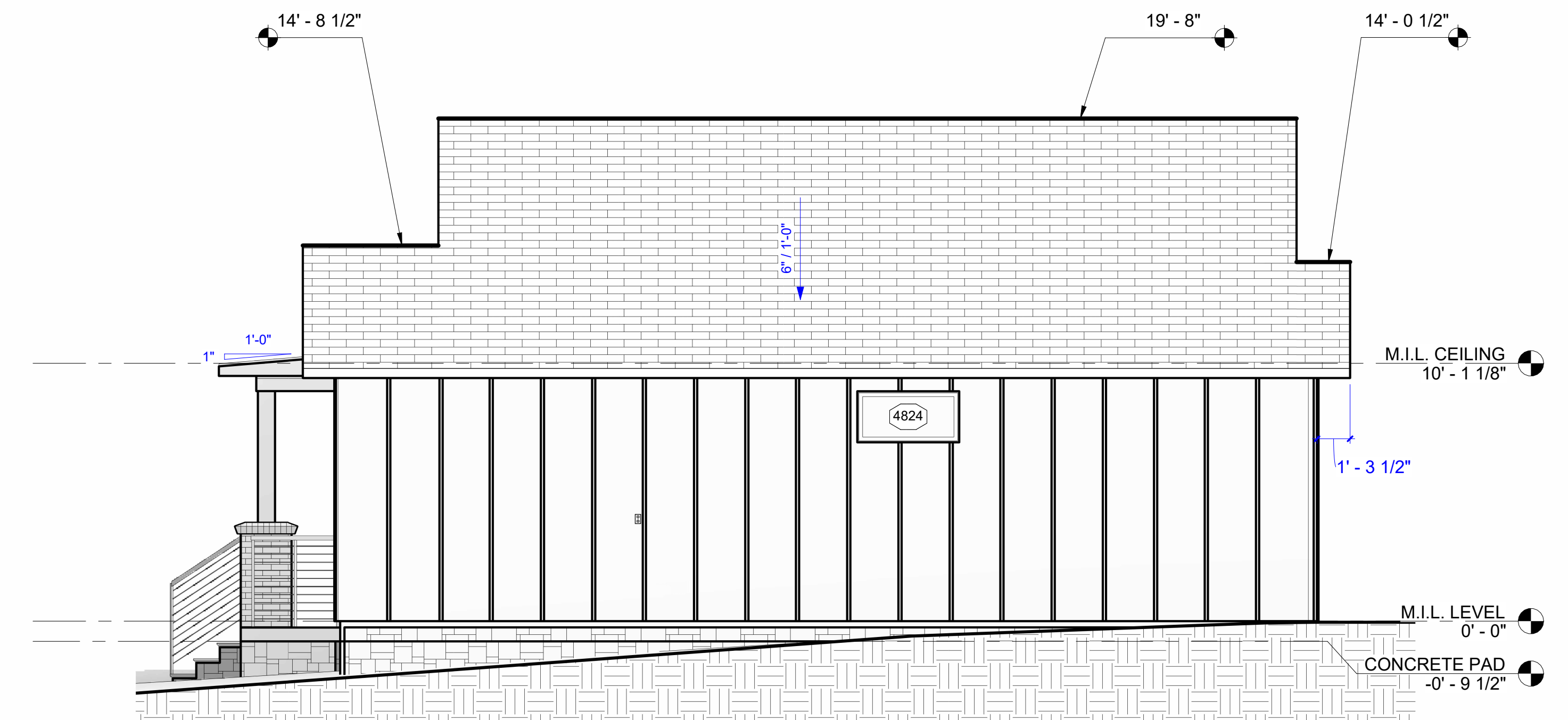


Email: [tag@designedbytag.com](mailto:tag@designedbytag.com)

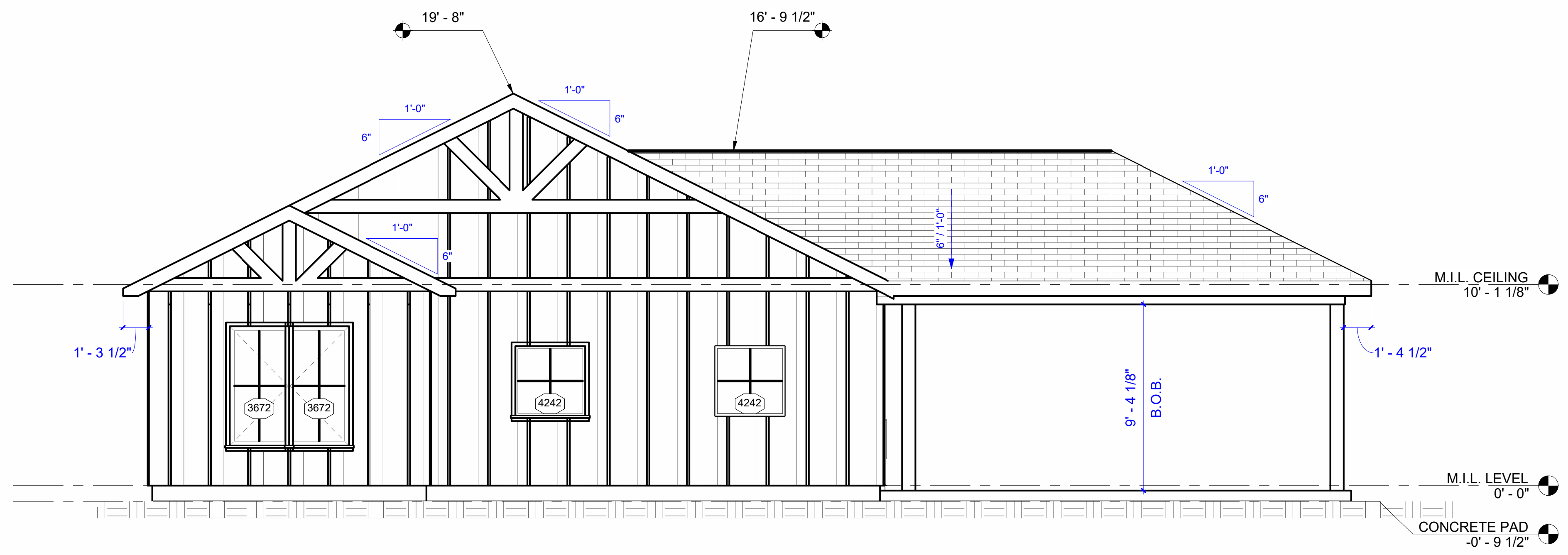
**Total Square Feet** **6,909 sq ft**

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|       |                |
|-------|----------------|
| scale | $1/4" = 1'-0"$ |
|-------|----------------|



02 NORTH VIEW - MIL HOUSE LEFT  
1/4" = 1'-0"



04 WEST VIEW - MIL HOUSE FRONT  
1/4" = 1'-0"

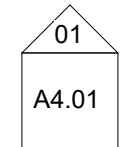


1. REFER TO EACH DRAWING FOR DRAWING SPECIFIC NOTES. FOR FINISHES, REFER TO THE PROJECT MANUAL (S).
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED OR OTHERWISE INDICATED AS EXISTING.
3. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATORY AGENCIES.
4. THE CONTRACTOR SHALL PROTECT EXISTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING WORK INCURRED WHILE FULFILLING THE OBLIGATIONS OF THE CONTRACT.
5. ALL WORK NOTED "NIC" IS MEANT TO BE NOT IN CONSTRUCTION AGREEMENT.
6. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE PLAN DESIGNER IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE COMMENCEMENT OF WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF COMPATIBILITY OF ALL NEW OR EXISTING CONDITIONS.
7. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. THE CONTRACTOR SHALL NOTIFY THE PLANS DESIGNER IN WRITING OF ANY QUESTIONS, DISCREPANCIES, OMISSIONS, AND/OR CONFLICT BEFORE THE COMMENCEMENT OF WORK.
8. DIMENSIONS NOTED AS "HOLD" SHALL NOT VARY MORE THAN ACCEPTED INDUSTRY PRACTICES.
9. VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO THE SAME BEGINS.
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

SLOPE: THE EXISTING SLOPE OF A LOT MUST BE MAINTAINED. THIS PROVISION DOES NOT PREVENT MINOR GRADING AS NECESSARY TO ALLOW CONSTRUCTION, PREVENT LOT-TO-LOT DRAINAGE, OR MATCH THE SLOPE OF CONTIGUOUS LOTS.

NO LOT-TO-LOT DRAINAGE IS ALLOWED  
PER #26391 4(I)

A4.02 02



**TAG & ASSOCIATES**  
— L L C —  
DESIGN • INNOVATE • CREATE

Tag and Tristan Gilkeson  
Cell: 469.544.1000

Email: [tag@designedbytag.com](mailto:tag@designedbytag.com)

| <b><u>SQUARE FOOTAGE</u></b> |                           |
|------------------------------|---------------------------|
| <b>Main Level</b>            | <b><u>3,287 sq ft</u></b> |
| <b>Total Under Air</b>       | <b><u>3,287 sq ft</u></b> |
| <b>Main Cov'd Area</b>       | <b><u>736 sq ft</u></b>   |
| <b>Garage</b>                | <b><u>884 sq ft</u></b>   |
| <b>Detached Dwelling</b>     | <b><u>1,267 sq ft</u></b> |
| <b>DD - Cov'd</b>            | <b><u>735 sq ft</u></b>   |
| <b>Total Square Feet</b>     | <b><u>6,909 sq ft</u></b> |

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2592 S FARM TO  
MARKET 549  
ROCKWALL, TEXAS  
75032

### MAIN LEVEL FLOOR PLAN

A2.10

Scale As indicated





Tag & Tristan Gilkeson  
Cell: 469.544.1000

Email: [tag@designedbytag.com](mailto:tag@designedbytag.com)

**SQUARE FOOTAGE**

|                   |             |
|-------------------|-------------|
| Main Level        | 3,287 sq ft |
| Total Under Air   | 3,287 sq ft |
| Main Cov'd Area   | 736 sq ft   |
| Garage            | 884 sq ft   |
| Detached Dwelling | 1,267 sq ft |
| D - Cov'd         | 735 sq ft   |
| Total Square Feet | 6,909 sq ft |

2592 FVI 549

or manner. These plans are intended to provide the basic construction information necessary to substantially complete this structure. This means these plans must be verified and checked completely by the person in authority for the job. Any discrepancy, error, and/or omission, if found, is to be brought immediately to the attention of the builder before any construction, work or purchases are made. NOTE: All local codes, ordinances and requirements take precedence over any part of these drawings which may conflict with these agency's rules and/or regulations and be adhered to before and during all construction.

2592 S FARM TO  
MARKET 549  
OCKWALL, TEXAS  
75032

### M.I.L. 3D ELEVATIONS

A4.05

|       |   |
|-------|---|
| scale | — |
|-------|---|

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GENERAL NOTES

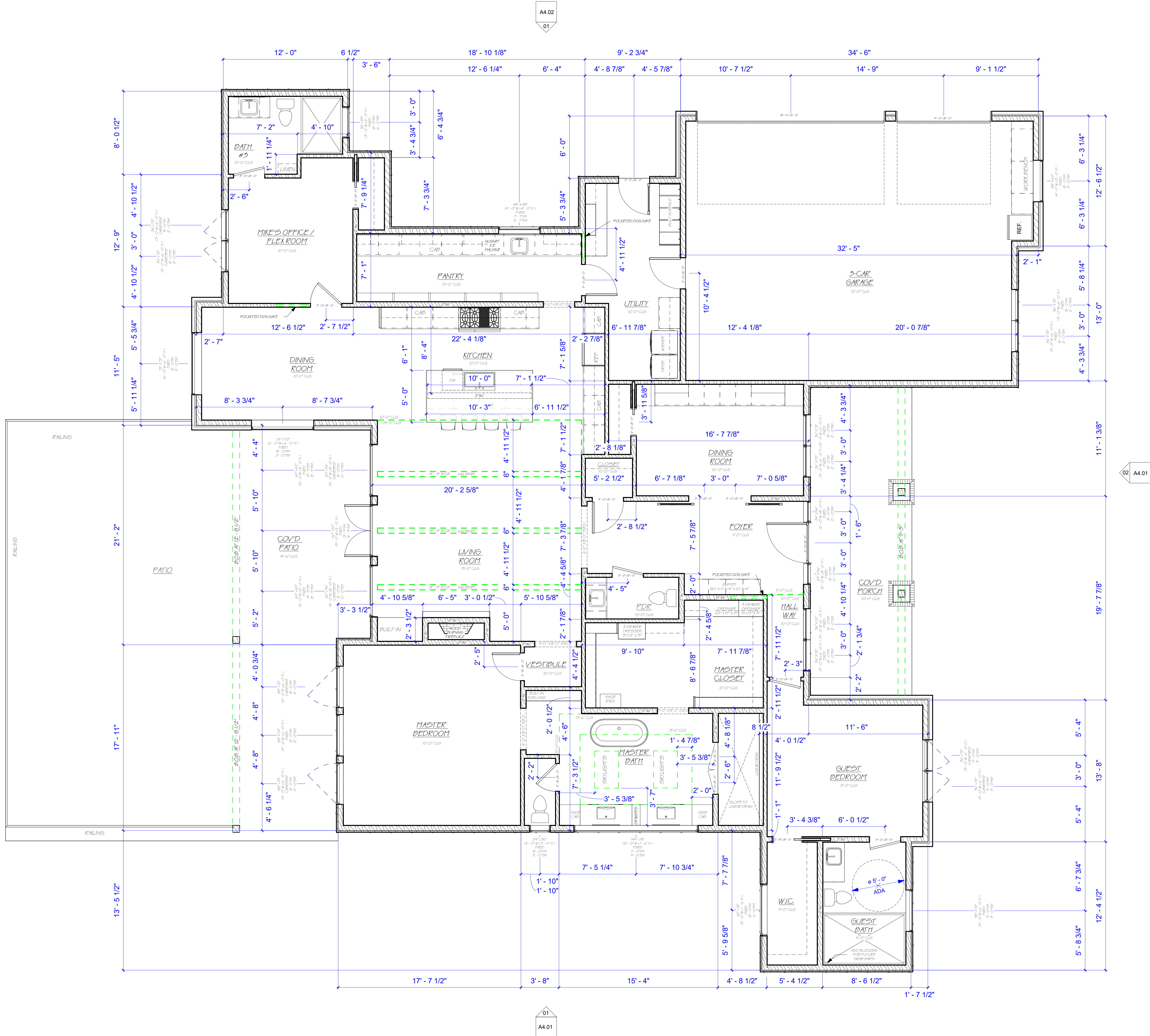
1. REFER TO EACH DRAWING FOR DRAWING SPECIFIC NOTES. FOR FINISHES, REFER TO THE PROJECT MANUAL (S).
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED OR OTHERWISE INDICATED AS EXISTING.
3. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATORY AGENCIES.
4. THE CONTRACTOR SHALL PROTECT EXISTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING WORK INCURRED WHILE FULFILLING THE OBLIGATIONS OF THE CONTRACT.
5. ALL WORK NOTED "N/C" IS MEANT TO BE NOT IN CONSTRUCTION AGREEMENT.
6. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE PLAN DESIGNER IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE COMMENCEMENT OF WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF COMPATIBILITY OF ALL NEW OR EXISTING CONDITIONS.
7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. THE CONTRACTOR SHALL NOTIFY THE PLAN DESIGNER IN WRITING OF ANY QUESTIONS, DISCREPANCIES, OMISSIONS, AND/OR CONFLICT BEFORE THE COMMENCEMENT OF WORK.
8. DIMENSIONS NOTED AS "HOLD" SHALL NOT VARY MORE THAN ACCEPTED INDUSTRY PRACTICES.
9. VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO THE SAME BEGINS.
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

PER ORDINANCE# 26391 (4)(Q)(1)

SLOPE: THE EXISTING SLOPE OF A LOT MUST BE MAINTAINED. THIS PROVISION DOES NOT PREVENT MINOR GRADING AS NECESSARY TO ALLOW CONSTRUCTION, PREVENT LOT-TO-LOT DRAINAGE, OR MATCH THE SLOPE OF CONTIGUOUS LOTS.

NO LOT-TO-LOT DRAINAGE IS ALLOWED  
PER #26391 (4)(D)

SMOKE DETECTOR  
ALL SLEEPING AREA,  
IMM. OUTSIDE AND  
ALL LEVEL



01 MAIN LEVEL  
1/4" = 1'-0"



Tag & Tristan Gilkeson  
Cell: 469.544.1000

Email: tag@designedbytag.com

| SQUARE FOOTAGE    |             |
|-------------------|-------------|
| Main Level        | 3,287 sq ft |
| Total Under Air   | 3,287 sq ft |
| Main Cov'd Area   | 736 sq ft   |
| Garage            | 884 sq ft   |
| Detached Dwelling | 1,267 sq ft |
| DD - Cov'd        | 735 sq ft   |
| Total Square Feet | 6,909 sq ft |

2592 FM 549

2592 S FARM TO  
MARKET 549  
ROCKWALL, TEXAS  
75032

MAIN LEVEL  
FLOOR PLAN

A2.10  
Scale As indicated

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|                   |                    |
|-------------------|--------------------|
| <b>Main Level</b> | <b>3,287 sq ft</b> |
|-------------------|--------------------|

|                   |                    |
|-------------------|--------------------|
| <b>Main Level</b> | <b>3,287 sq ft</b> |
|-------------------|--------------------|

|                        |                |
|------------------------|----------------|
| <b>Total Under Air</b> | <b>3,287 s</b> |
|------------------------|----------------|

Main Cov'd Area 736 sq

Garage 884 sq

**Detached Dwelling 1,267 s**

735 sq

**Total Square Feet 6,909 sq**

\_\_\_\_\_

before any construction, work or purchases are made. NOTE: All local codes, ordinances and requirements take precedence over any part of these drawings which may conflict with these agency's, rules and / or regulations and be adhered to before and during all construction.

M.I.L. FLOOR  
PLAN

## A2.11

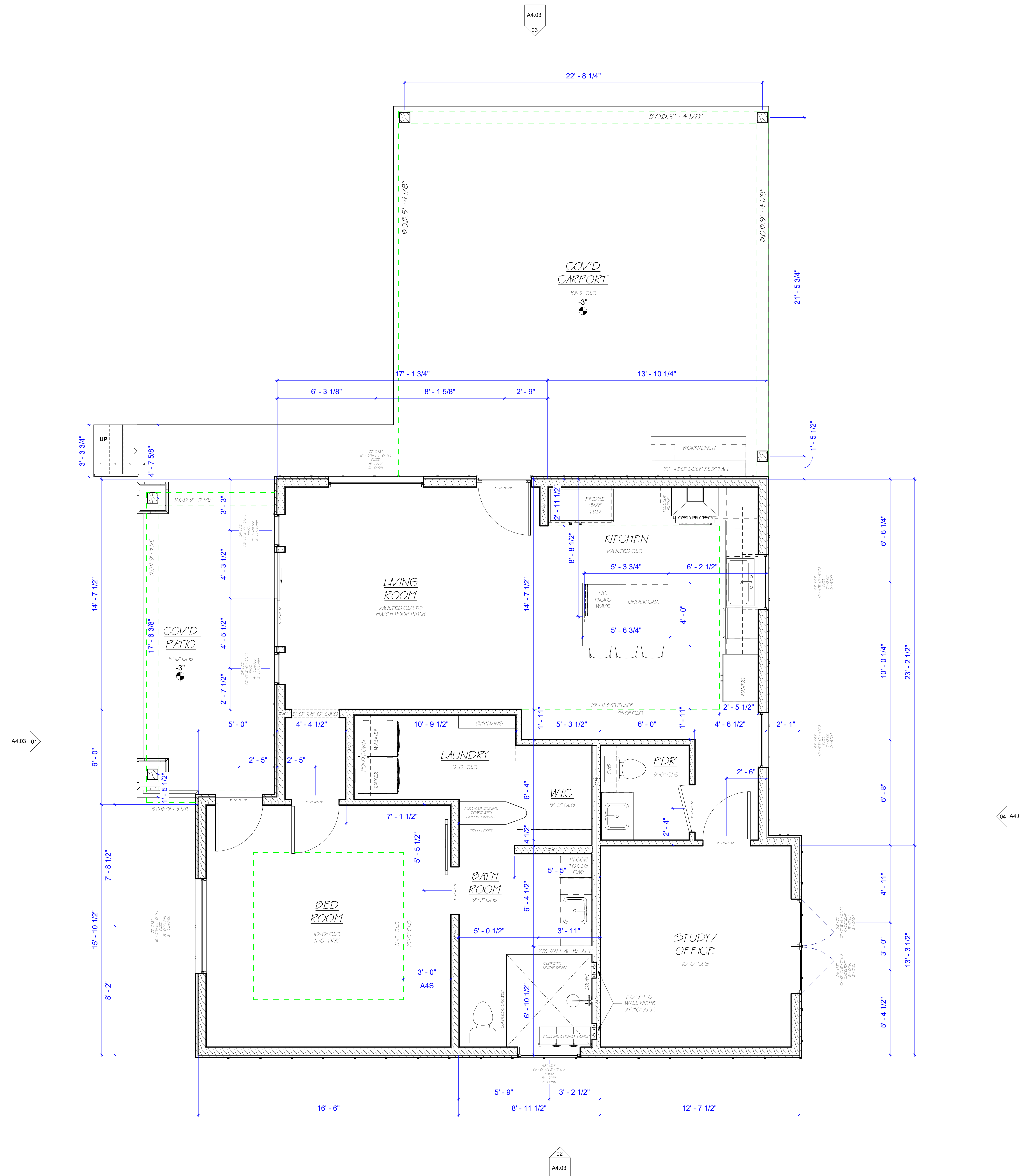
|       |              |
|-------|--------------|
| Scale | As indicated |
|-------|--------------|

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10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

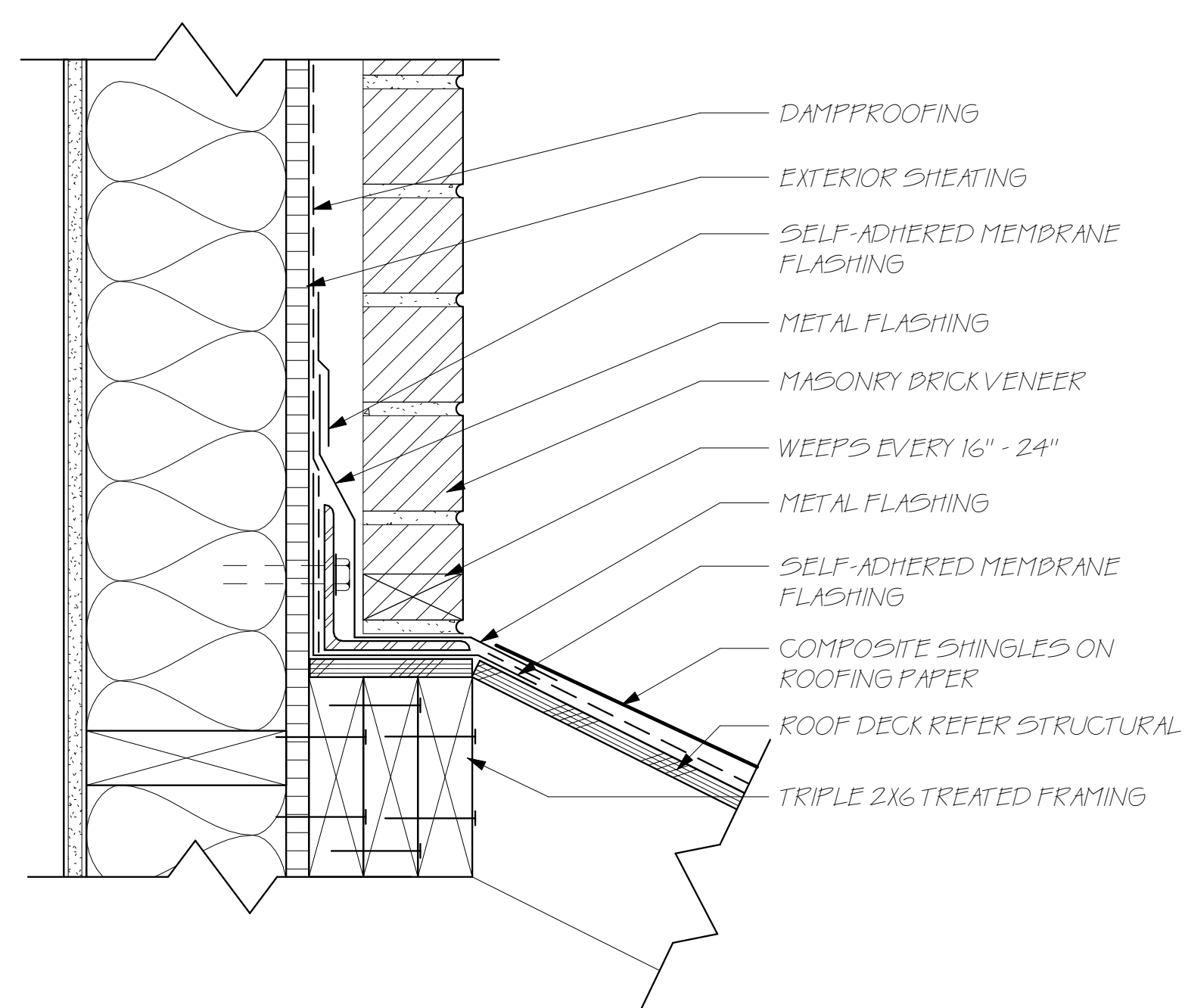
**SLOPE:** THE EXISTING SLOPE OF A LOT MUST BE MAINTAINED. THIS PROVISION DOES NOT PREVENT MINOR GRADING AS NECESSARY TO ALLOW CONSTRUCTION, PREVENT LOT-TO-LOT DRAINAGE OR MATCH THE SLOPE OF CONTIGUOUS LOTS.

**SMOKE DETECTOR  
ALL SLEEPING AREA  
IMM. OUTSIDE AND  
ALL LEVEL**

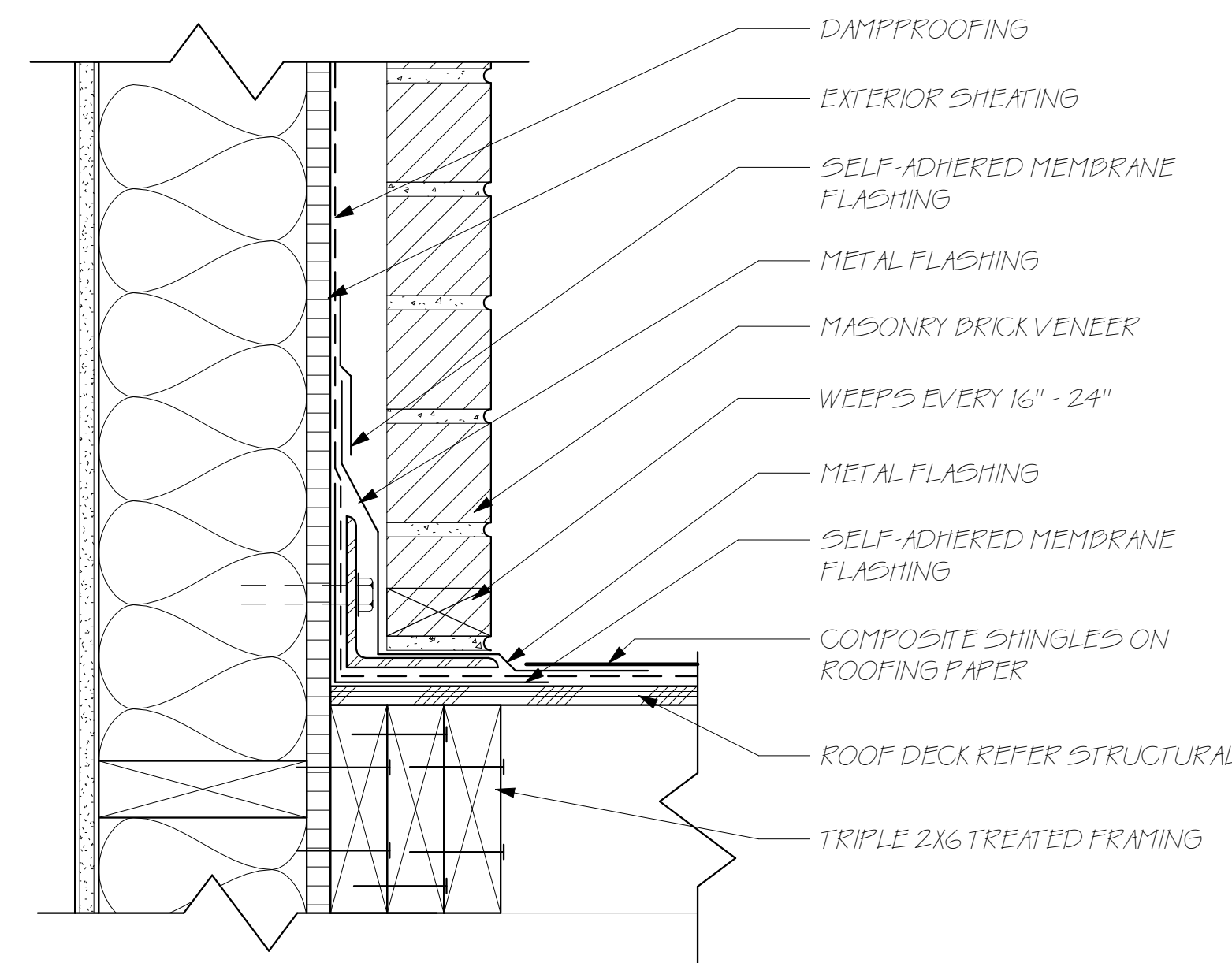


01 M.I.L. LEVEL  
3/8" = 1'-0"

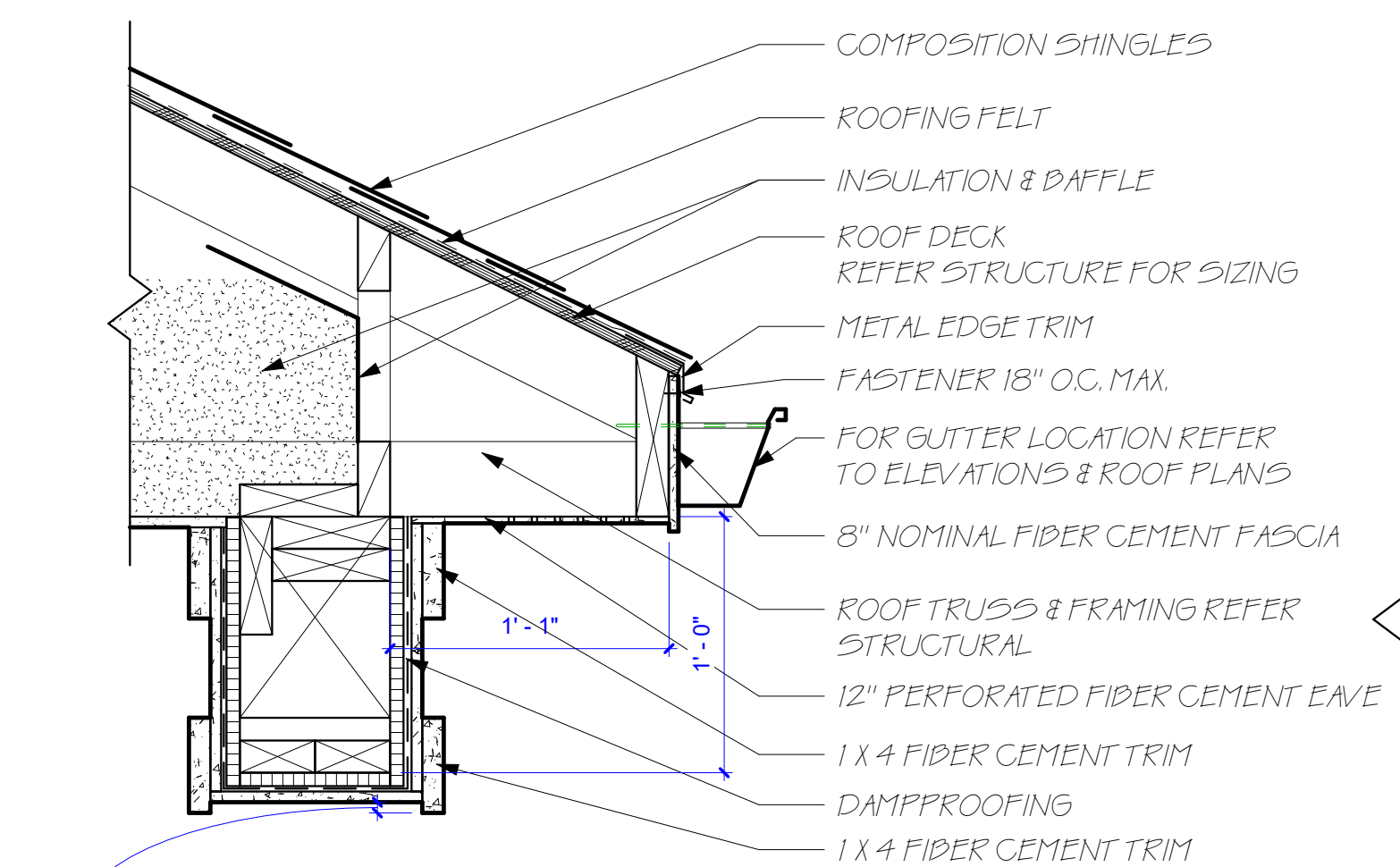




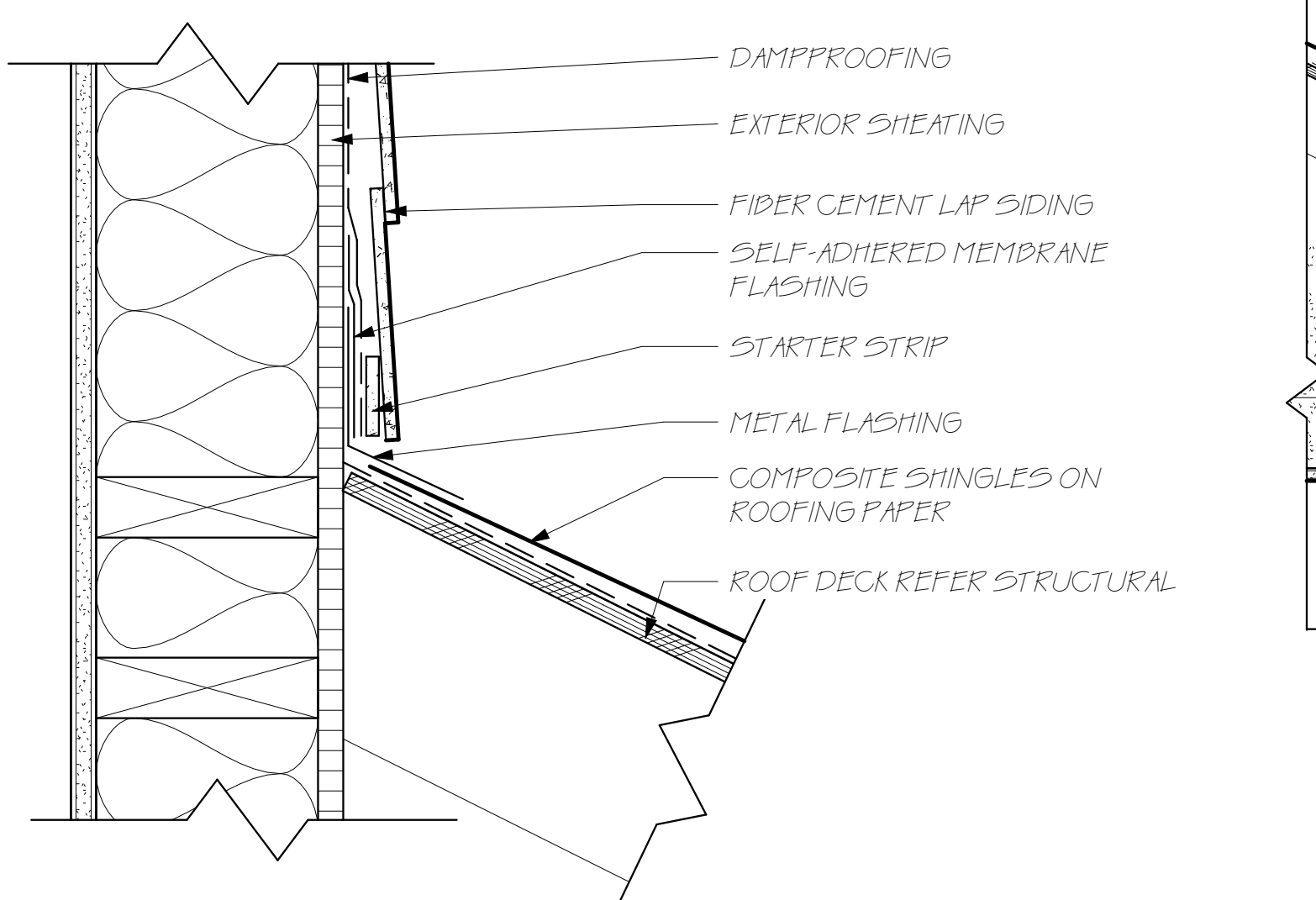
**01** BRICK HEAD WALL TO ROOF  
3" = 1'-0"



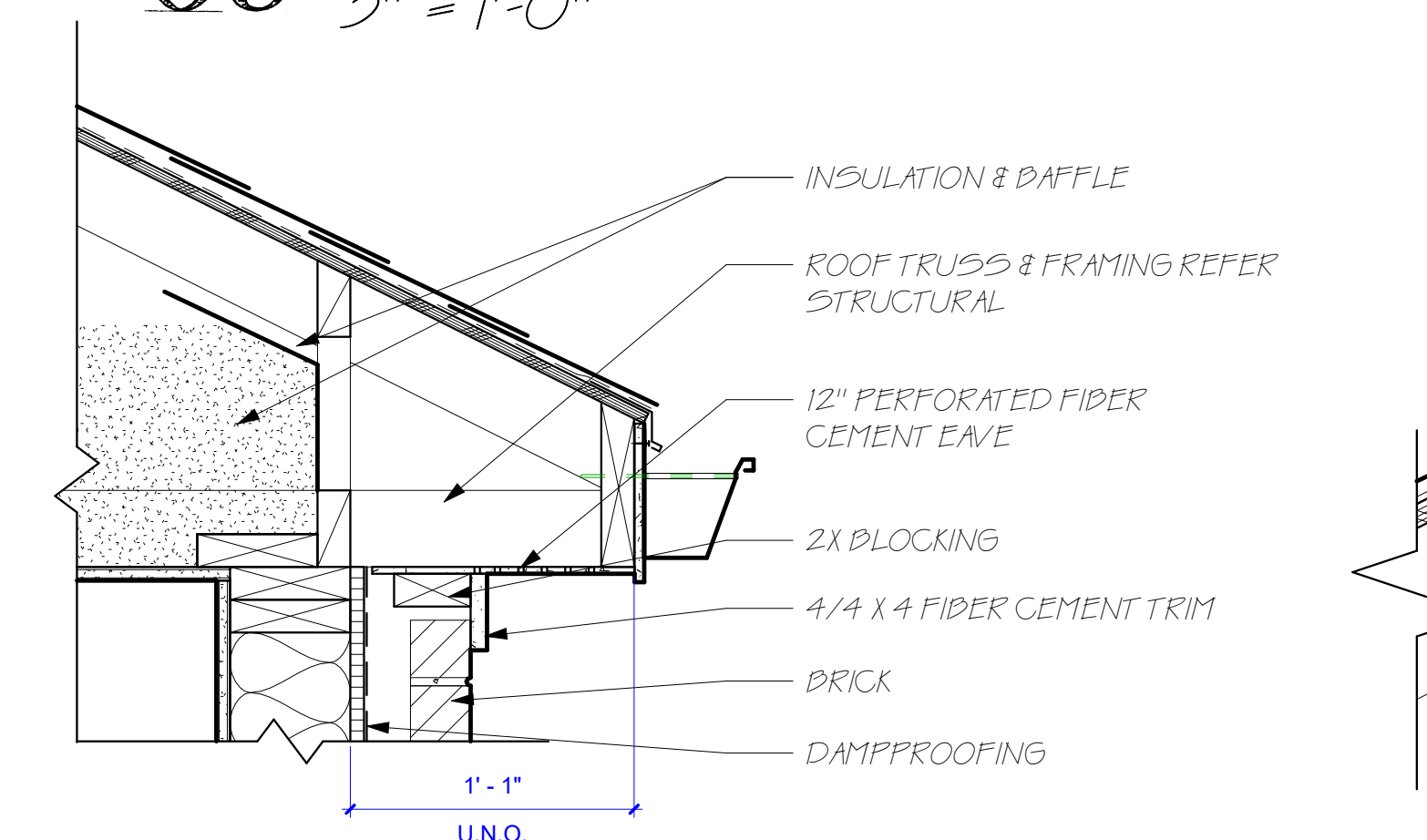
**05** BRICK RAKE WALL TO ROOF  
3" = 1'-0"



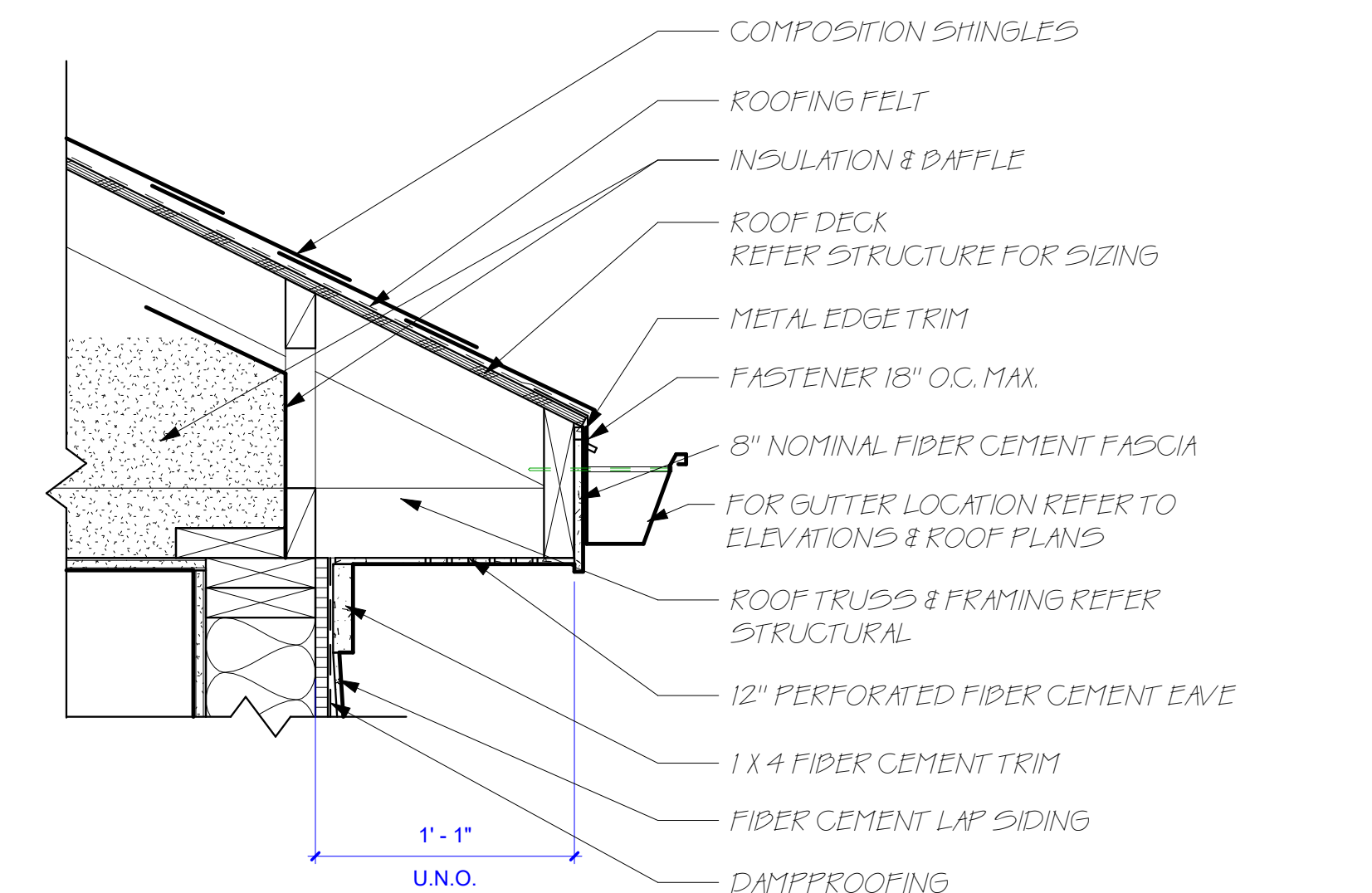
**02** TYP ROOF OVERHANG  
AT BALCONY  
1 1/2" = 1'-0"



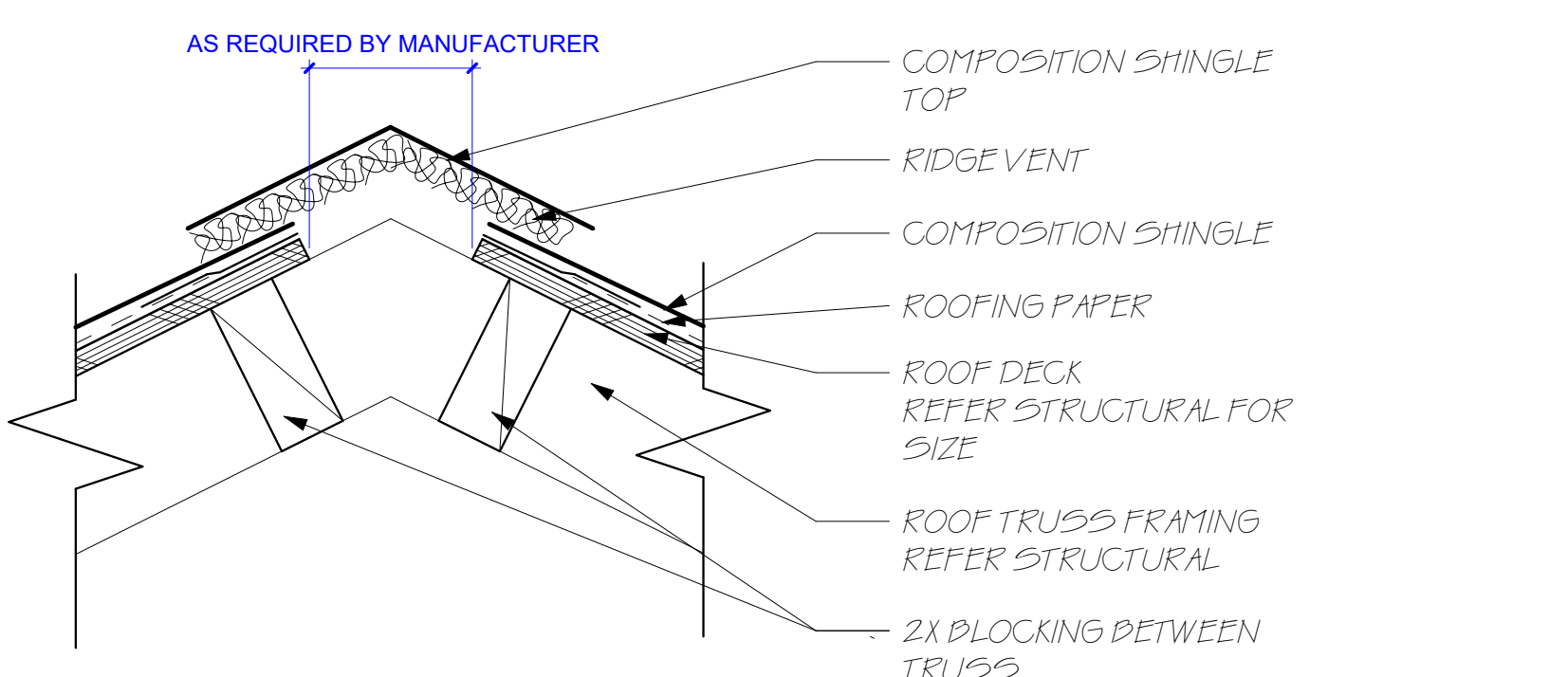
**03** SIDING HEAD WALL TO ROOF  
3" = 1'-0"



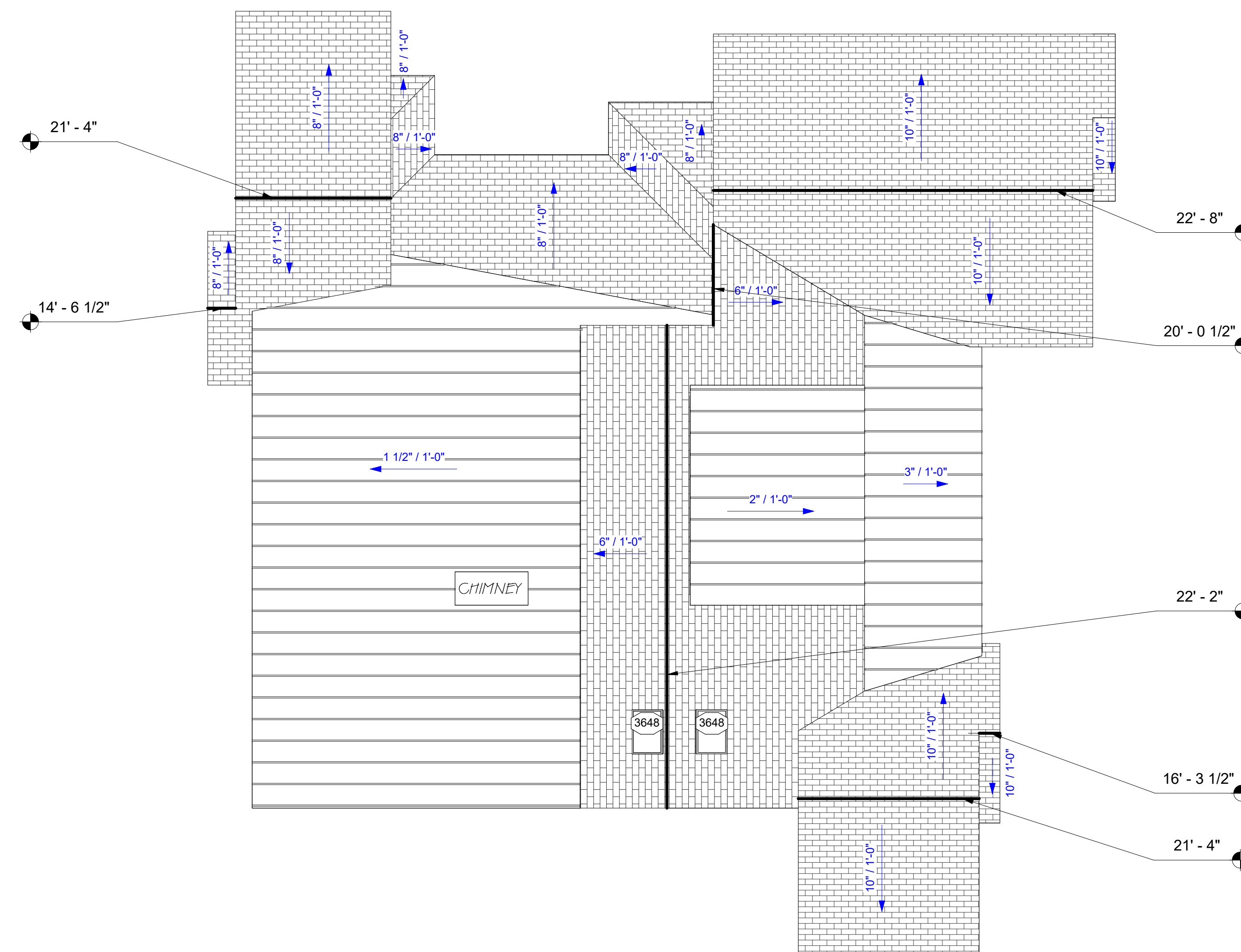
**04** TYP ROOF OVERHANG  
AT BRICK  
1 1/2" = 1'-0"



**07** TYP ROOF OVERHANG  
AT SIDING  
1 1/2" = 1'-0"

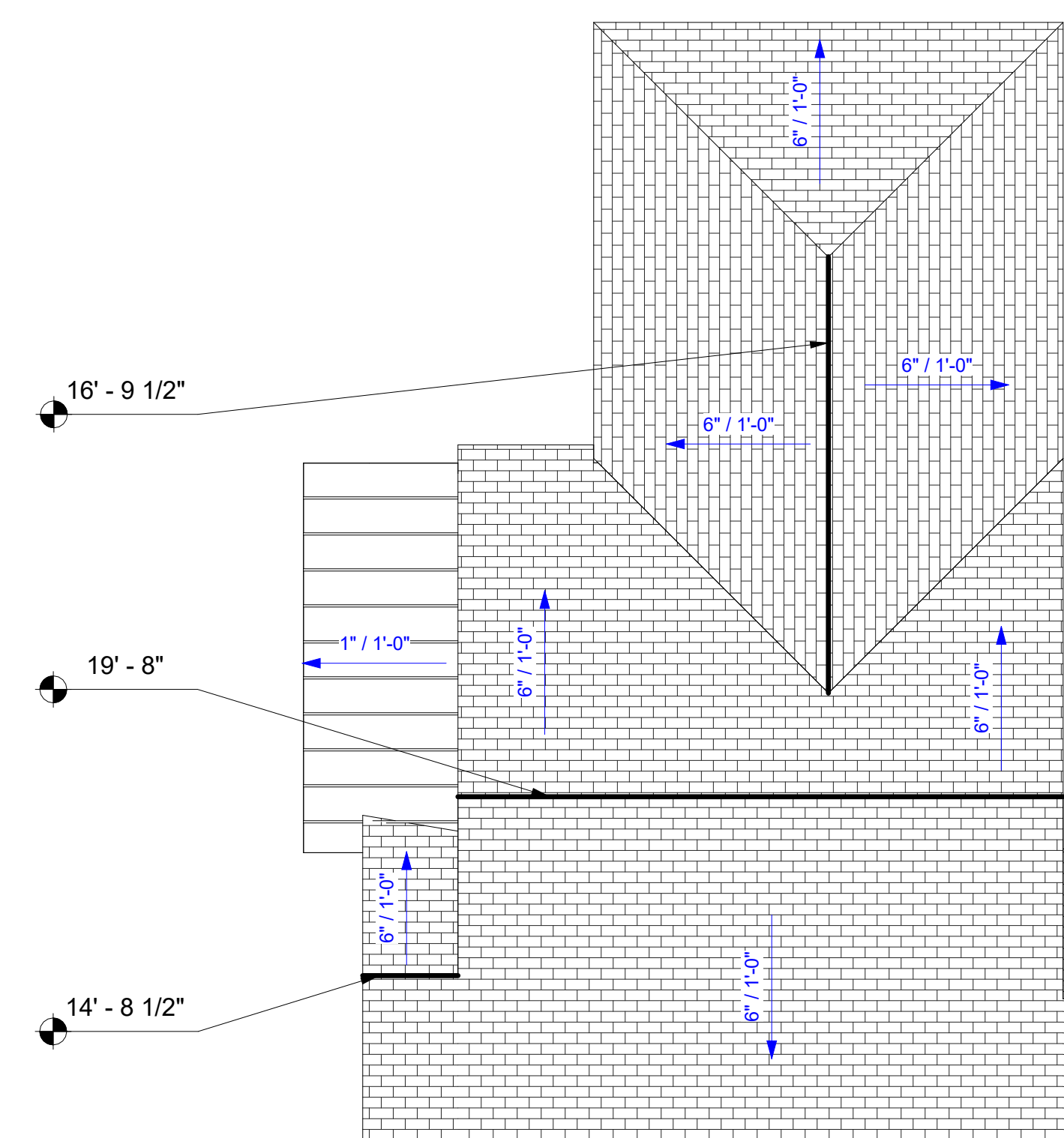


**08** TYP RIDGE VENT  
3" = 1'-0"



**09** MAIN HOUSE ROOF PLAN  
1/8" = 1'-0"

NOTE: MAIN HOUSE ROOF AND M.I.L. ROOF  
SHOWED IN RELATION TO EACH OTHER.  
DOES NOT REFLECT ACTUAL DISTANCE  
FROM EACH OTHER.



**10** M.I.L. ROOF PLAN  
1/8" = 1'-0"

| SQUARE FOOTAGE    |             |
|-------------------|-------------|
| Main Level        | 3,287 sq ft |
| Total Under Air   | 3,287 sq ft |
| Main Cov'd Area   | 736 sq ft   |
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| Detached Dwelling | 1,267 sq ft |
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| Total Square Feet | 6,909 sq ft |

**2592 FM 549**

2592 S FARM TO  
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ROOF DETAILS

**A2.70**  
Scale As indicated

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