



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

NW Corner of Hwy 205 & Sids Road, Rockwall, TX 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

NW corner of Hwy 205 & Sids Road, Rockwall, TX -- approx. 9 acres

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

C2

CURRENT USE

Vacant / Agricultural

PROPOSED ZONING

SUP

PROPOSED USE

Outdoor Entertainment Venue / 200' Tall Driving Range Poles

ACREAGE

9

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

APPLICANT

CONTACT PERSON

Rayburn Electric (Land Owner)

David Naylor

CONTACT PERSON

Anthony Winkler / Calabrese & Winkler Holdings

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

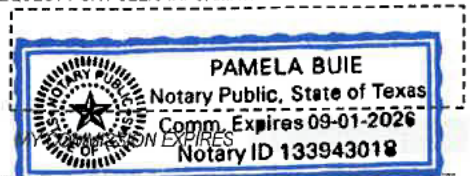
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 335.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF April 2026 BY SIGNING THIS APPLICATION, 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."

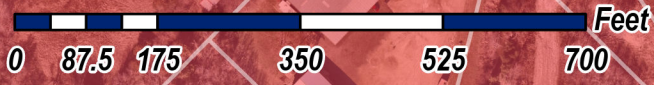
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF April 2026

OWNER'S SIGNATURE

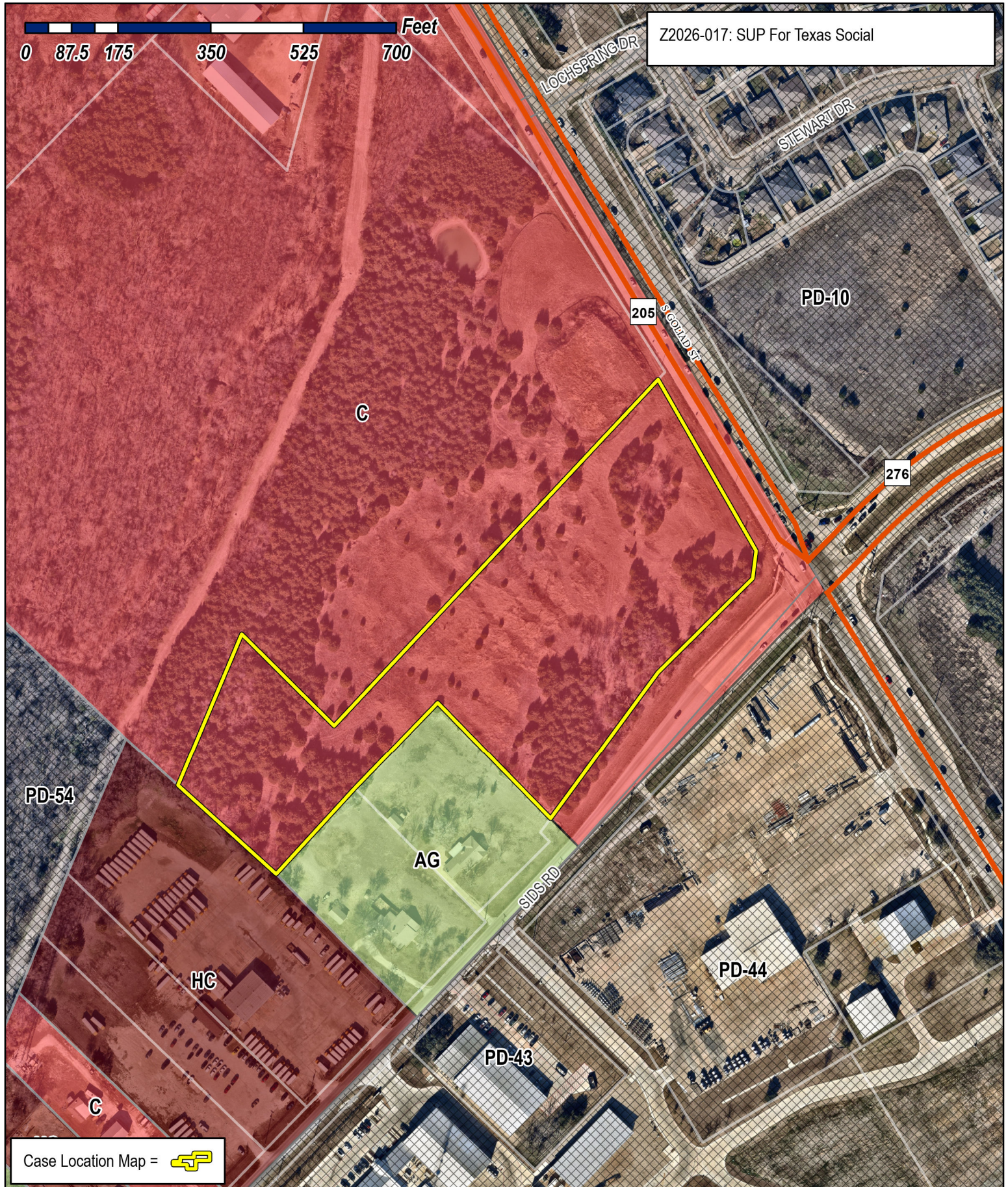
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





Z2026-017: SUP For Texas Social



Case Location Map =



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.

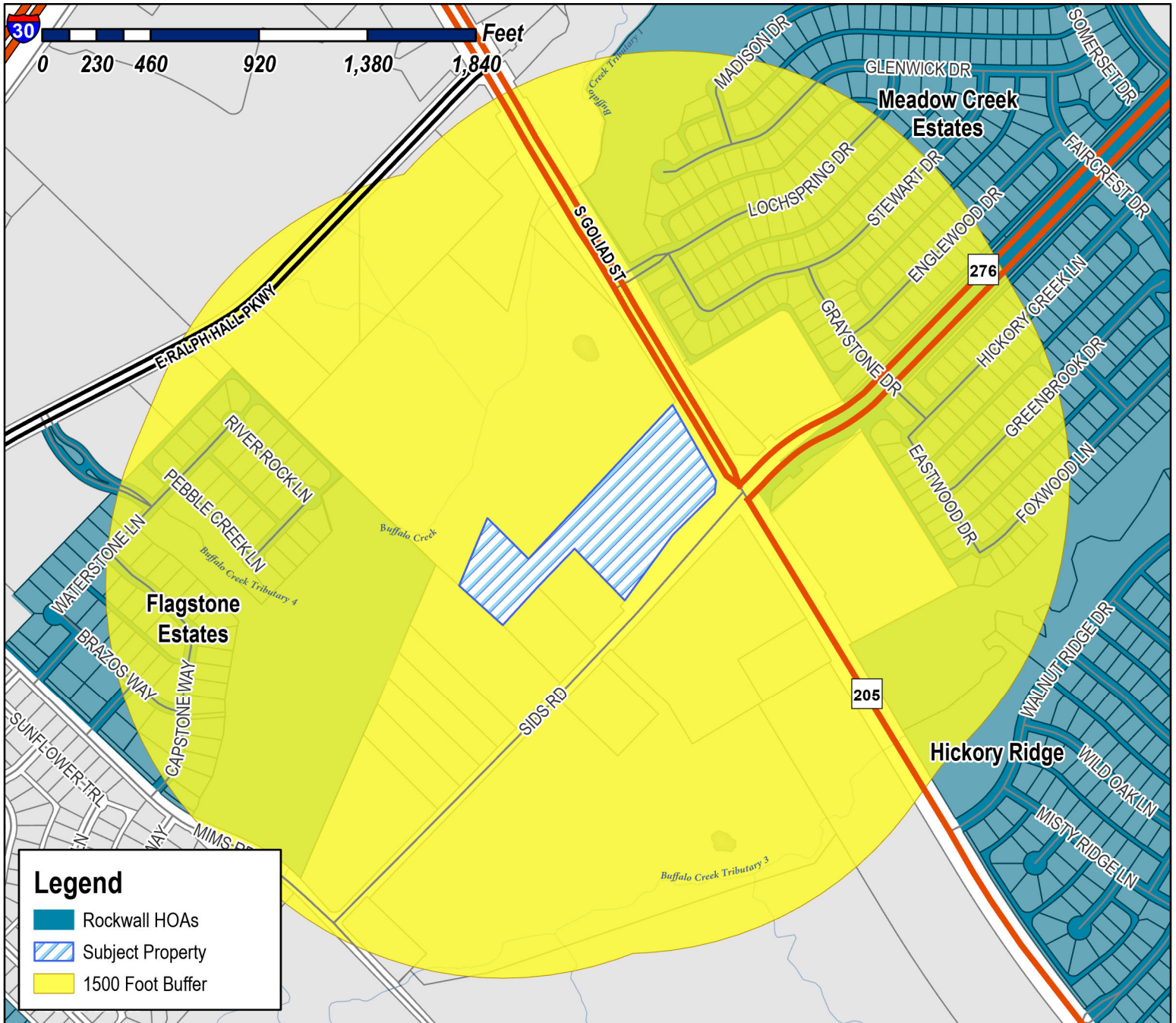




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Legend

- Rockwall HOAs
- Subject Property
- 1500 Foot Buffer

Case Number: Z2026-017
Case Name: SUP For Texas Social
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NW Corner of Sids and SH 205

Date Saved: 4/16/2026
 For Questions on this Case Call (972) 771-7745

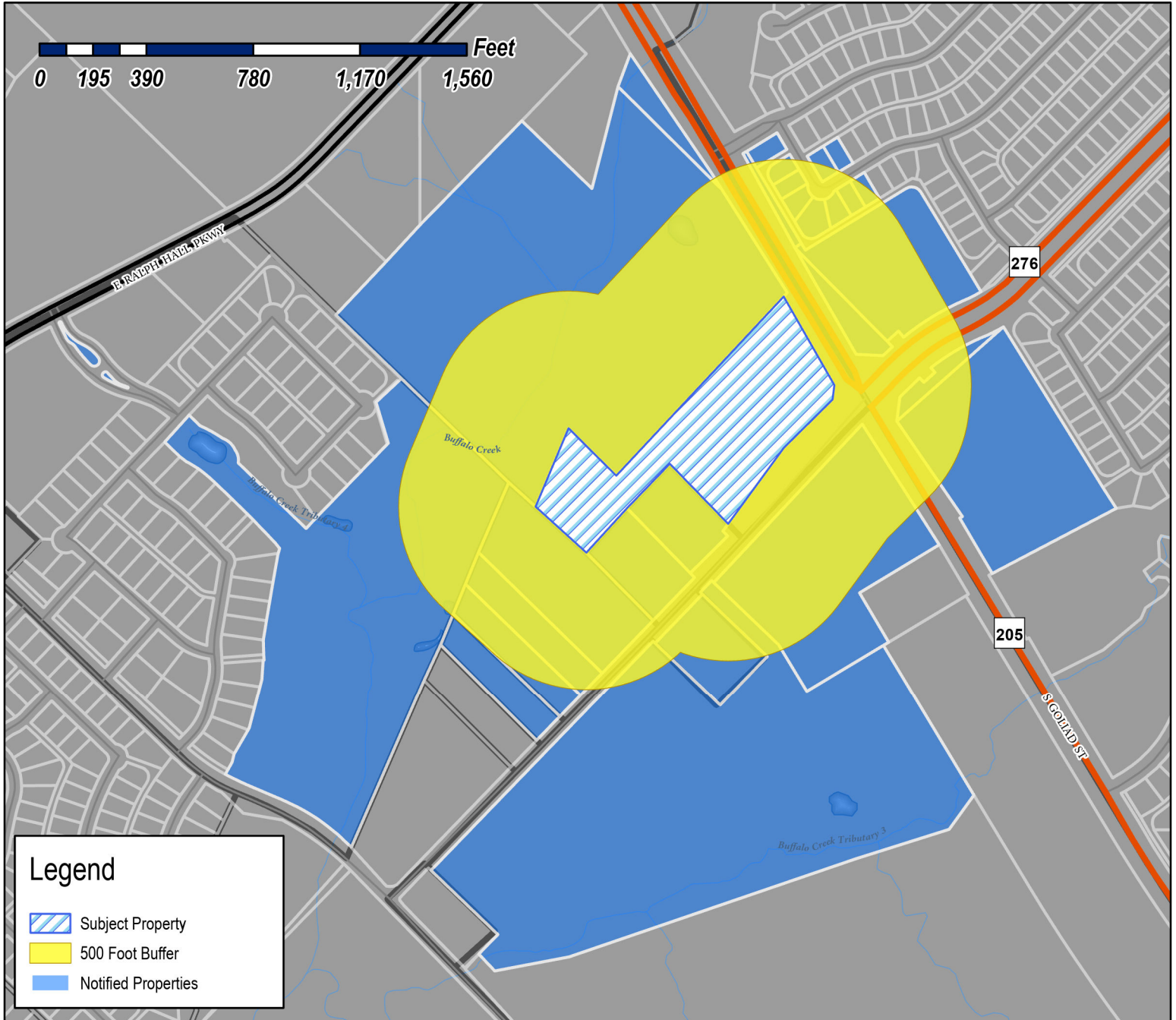




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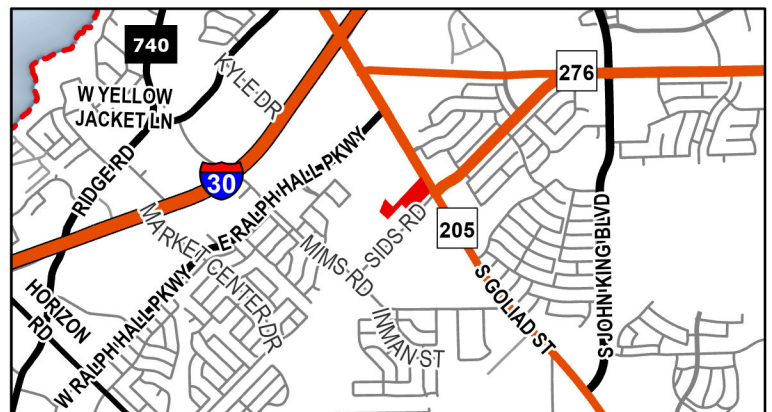
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Case Address: NW Corner of Sids and SH 205

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



RESIDENT
1005 SIDS RD
ROCKWALL, TX 75087

OM RENTALS LLC
101 EAGLE PASS COVE
LITTLE ROCK, AR 72211

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

JG SRYGLEY HOLDINGS, LLC
111 PIATT COURT
FATE, TX 75087

RESIDENT
1351 STEWART DR
ROCKWALL, TX 75087

WOODS WILLIAM M & MILDRED R
1351 STEWART DR
ROCKWALL, TX 75032

RESIDENT
1361 STEWART DR
ROCKWALL, TX 75087

SAJEEV JULIE AND SAJEEV RAJAN
1367 STEWART DR
ROCKWALL, TX 75032

MCNEILL MARGARET JOANNE AND
1373 STEWART DRIVE
ROCKWALL, TX 75032

WARD DAVID AND SAMANTHA
1377 STEWART DRIVE
ROCKWALL, TX 75032

ORTIZ JAIME AND
1383 STEWART DRIVE
ROCKWALL, TX 75032

RESIDENT
1386 STEWART DR
ROCKWALL, TX 75087

RESIDENT
1389 STEWART DR
ROCKWALL, TX 75087

ERANA ABEBE REGASSA AND
1389 STEWART DRIVE
ROCKWALL, TX 75032

RESIDENT
1392 STEWART DR
ROCKWALL, TX 75087

RESIDENT
1395 STEWART DR
ROCKWALL, TX 75087

BURKS GLEN
1612 AMESBURY LN
ROCKWALL, TX 75087

MEADOWCREEK ESTATES HOMEOWNERS ASSOC
INC
1800 Preston Park Blvd Ste 101
Plano, TX 75093

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
2655 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
2670 S GOLIAD
ROCKWALL, TX 75087

BOULOS LLC
3134 MARKET CENTER DR
ROCKWALL, TX 75087

SFR OWNWR 2 LLC
401 E JACKSON ST STE 3000
TAMPA, FL 33602

GREENOAKS PROPERTIES INC
512 SUNSTONE DR
IRVING, TX 75060

RM3 SFR A LLC
600 GALLERIA PKWY SE STE 300
Dallas, GA 75240

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

205 AND 276 PARTNERS
8750 N Central Expy Ste 1735
Dallas, TX 75231

RESIDENT
950 SIDS RD
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE,
INC
950 SIDS RD
ROCKWALL, TX 75032

RESIDENT
960 SIDS RD
ROCKWALL, TX 75087

RESIDENT
965 SIDS RD
ROCKWALL, TX 75087

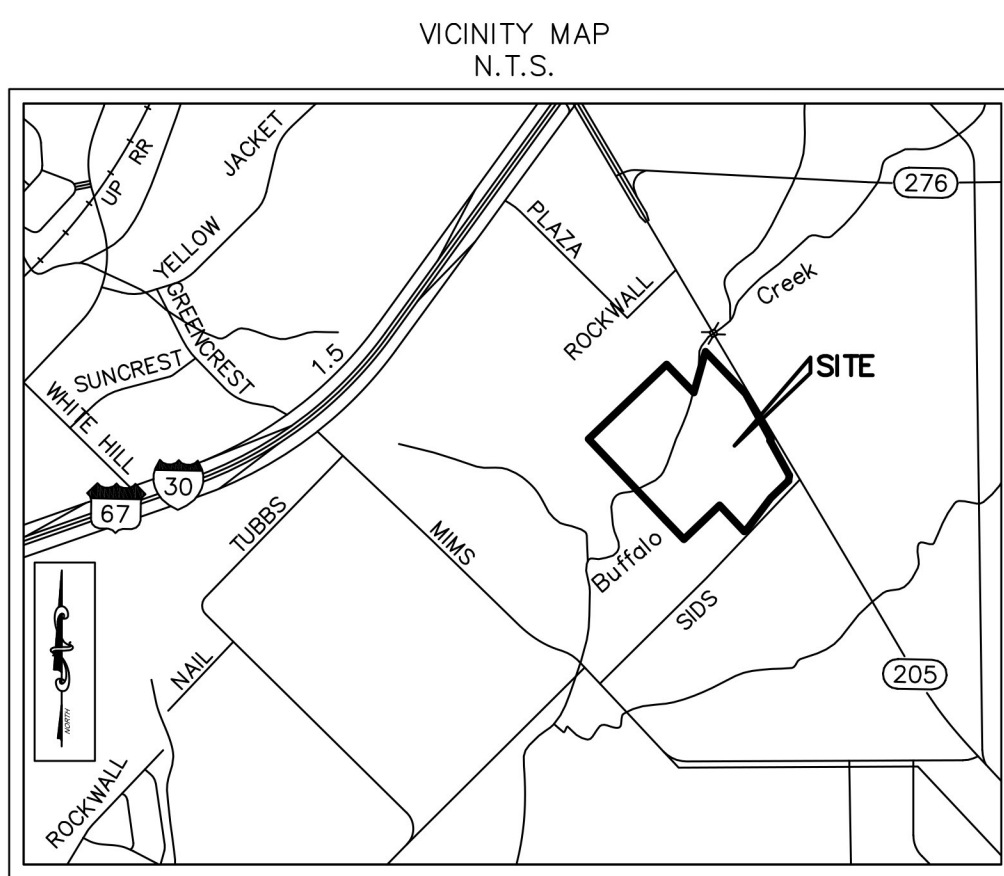
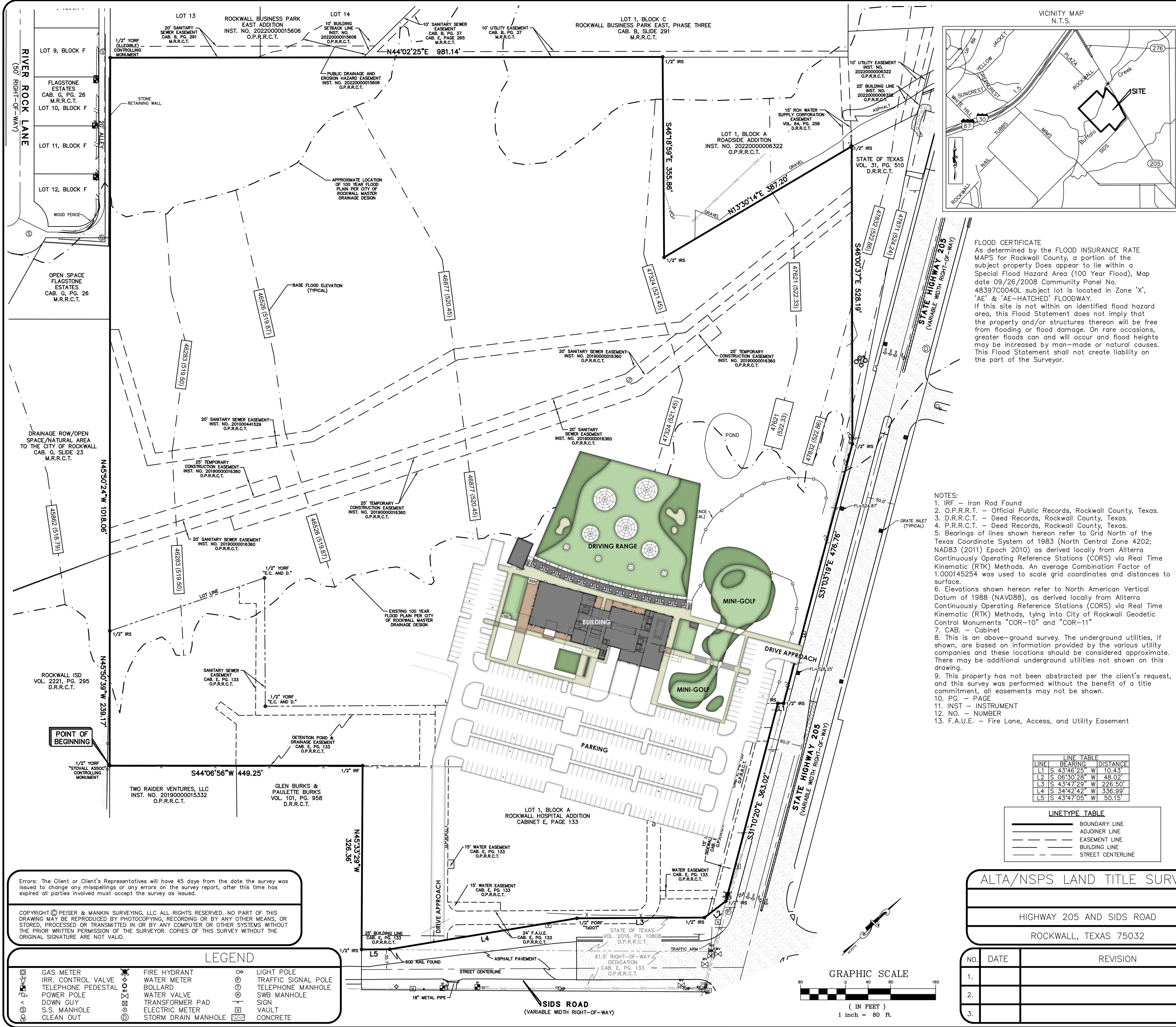
RESIDENT
981 SIDS RD
ROCKWALL, TX 75087

RESIDENT
992 SIDS RD
ROCKWALL, TX 75087

RESIDENT
995 SIDS RD
ROCKWALL, TX 75087

RAYBURN COUNTY ELECTRIC COOPERATIVE INC
PO BOX 37
Plano, TX 75074

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087



FLOOD CERTIFICATE
 As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/26/2008 Community Panel No. 48397C0040L subject lot is located in Zone 'X', 'AE' & 'AE-HATCHED' FLOODWAY. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

- NOTES:**
1. IRF - Iron Rod Found
 2. O.P.R.R.T. - Official Public Records, Rockwall County, Texas.
 3. D.R.R.C.T. - Deed Records, Rockwall County, Texas.
 4. P.R.R.C.T. - Deed Records, Rockwall County, Texas.
 5. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000145254 was used to scale grid coordinates and distances to surface.
 6. Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Allterra Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods, tying into City of Rockwall Geodetic Control Monuments "COR-10" and "COR-11"
 7. CAB. - Cabinet
 8. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
 9. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
 10. PG. - PAGE
 11. INST - INSTRUMENT
 12. NO. - NUMBER
 13. F.A.U.E. - Fire Lane, Access, and Utility Easement

LINE	BEARING	DISTANCE
L1	S 43°46'25" W	10.43'
L2	S 06°30'28" W	48.02'
L3	S 43°47'29" W	226.50'
L4	S 34°42'42" W	336.99'
L5	S 43°47'05" W	50.15'

LINE TYPE	DESCRIPTION
---	BOUNDARY LINE
- - -	ADJOINER LINE
---	EASEMENT LINE
---	BUILDING LINE
---	STREET CENTERLINE

ALTA/NSPS LAND TITLE SURVEY
 HIGHWAY 205 AND SIDS ROAD
 ROCKWALL, TEXAS 75032

NO.	DATE	REVISION
1.		
2.		
3.		

TO CARNEY ENGINEERING, PLLC:

This is to certify that I have, this date, made an on the ground survey of the property located on Highway 205 and Sids Road in the City of Rockwall, Texas, described as follows:

BEING that certain tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas and being all that certain tract of land conveyed to Howell MTR RE, LLC, by Special Warranty Deed recorded in Instrument Number 2018000021428, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc." yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to Two Raider Ventures, LLC, by deed recorded in Instrument Number 20190000015332, said Official Public Records;

THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg. 50 min. 24 sec. West, continuing along the common line of said Howell tract and said Rockwall ISD tract, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to The City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, said Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 13, Rockwall Business Park East Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20220000015606, Official Public Records, Rockwall County, Texas;

THENCE North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 13, passing the east corner of said Lot 13, same being the south corner of Lot 14, said Rockwall Business Park East, and continuing along the common line of said Howell tract and said Lot 14, passing the east corner of said Lot 14, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for a north corner of said Howell tract, same being the west corner of Lot 1, Block A, Roadside Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 2022000006322, said Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Howell tract and said Lot 1 as follows:
 South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2 inch iron rod set for corner, same being the south corner of said Lot 1;
 North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2 inch iron rod set for the most easterly north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2 inch iron rod set for corner, same being in the southwesterly right-of-way line of State Highway 205 (variable width right-of-way);

THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2 inch iron rod set for corner;

THENCE South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 104.3 feet to a 1/2 inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

THENCE South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2 inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

THENCE South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2 inch iron rod set for the south end of said corner clip;

THENCE along the common line of said Howell tract and said Sids Road as follows:
 South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2 inch iron rod with pink "TXDOT" plastic cap found for angle point;
 South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 60D nail found;
 South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2 inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Burks tract as follows:
 North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2 inch iron rod found for corner, same being the north corner of said Burks tract;
 South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid Two Raider Venture tract, and continuing along the common line of said Howell tract and said Two Raider Venture tract, a total distance of 449.25 feet to the POINT OF BEGINNING and containing 39.525 acres of computed land, more or less.

To: _____

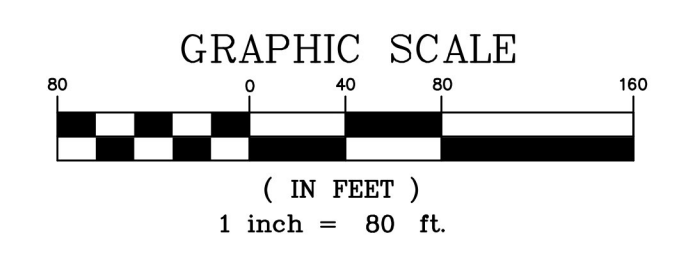
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), 7(b1), 7c, 8, 9, and 16, 17, 18 of Table A thereof. The latest field work was completed on 8/12/2025.
 Date of Plat or Map: ___/___/2025

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

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LEGEND

⊗	GAS METER	⊗	FIRE HYDRANT	⊗	LIGHT POLE
⊗	IRR. CONTROL VALVE	⊗	WATER METER	⊗	TRAFFIC SIGNAL POLE
⊗	TELEPHONE PEDESTAL	⊗	BOLLARD	⊗	TELEPHONE MANHOLE
⊗	POWER POLE	⊗	WATER VALVE	⊗	SWR MANHOLE
⊗	DOWN GUY	⊗	TRANSFORMER PAD	⊗	SIGN
⊗	S.S. MANHOLE	⊗	ELECTRIC METER	⊗	VAULT
⊗	CLEAN OUT	⊗	STORM DRAIN MANHOLE	⊗	CONCRETE



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE 8/21/2025

Timothy R. Mankin
 Registered Professional Land Surveyor No. 6122

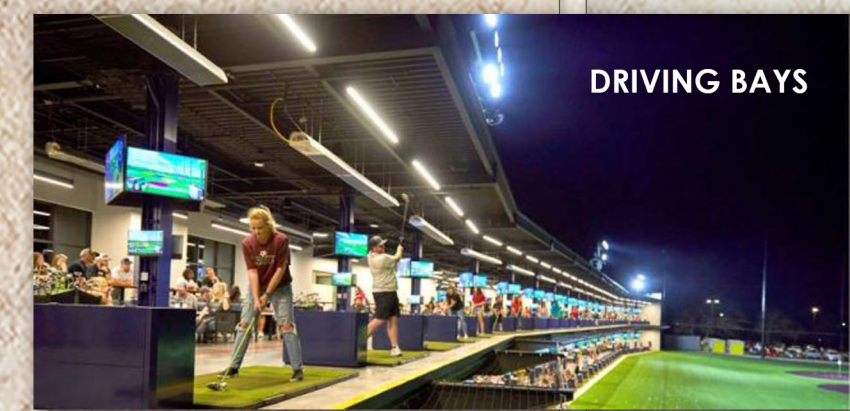
PEISER & MANKIN SURVEYING, LLC
 www.peisersurveying.com

1612 HART STREET
 SUITE 201
 SOUTHLAKE, TEXAS 76092
 817-481-1806 (O)

COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE

TEXAS SOCIETY OF PROFESSIONAL SURVEYORS
 Member Since 1977

JOB NO.:	19-0904
DATE:	8/21/2025
FIELD DATE:	8/12/2025
SCALE:	1" = 80'
FIELD:	E.M.
DRAWN:	J.B.W.
CHECKED:	T.R.M.



DRIVING BAYS



MATERIAL SCHEME



INSPIRATION IMAGES



DRIVING RANGE NETTING and STRUCTURAL SUPPORTS BEYOND 200' TALL



MINI-GOLF

30'-0" EL. - TO PARAPET

25'-0" EL. - TO ROOF

15'-0" EL. - 2ND FLOOR

0'-0" EL.

35'-0" EL. - TO PARAPET

NETTING & POLES



DRIVING BAYS BEYOND

EVENT CENTER

FENCED YARD

STAGE

MAIN ENTRY

DECK

STONE

TXS

TXS

RECEIVING AREA SCREENS

the DONKEY

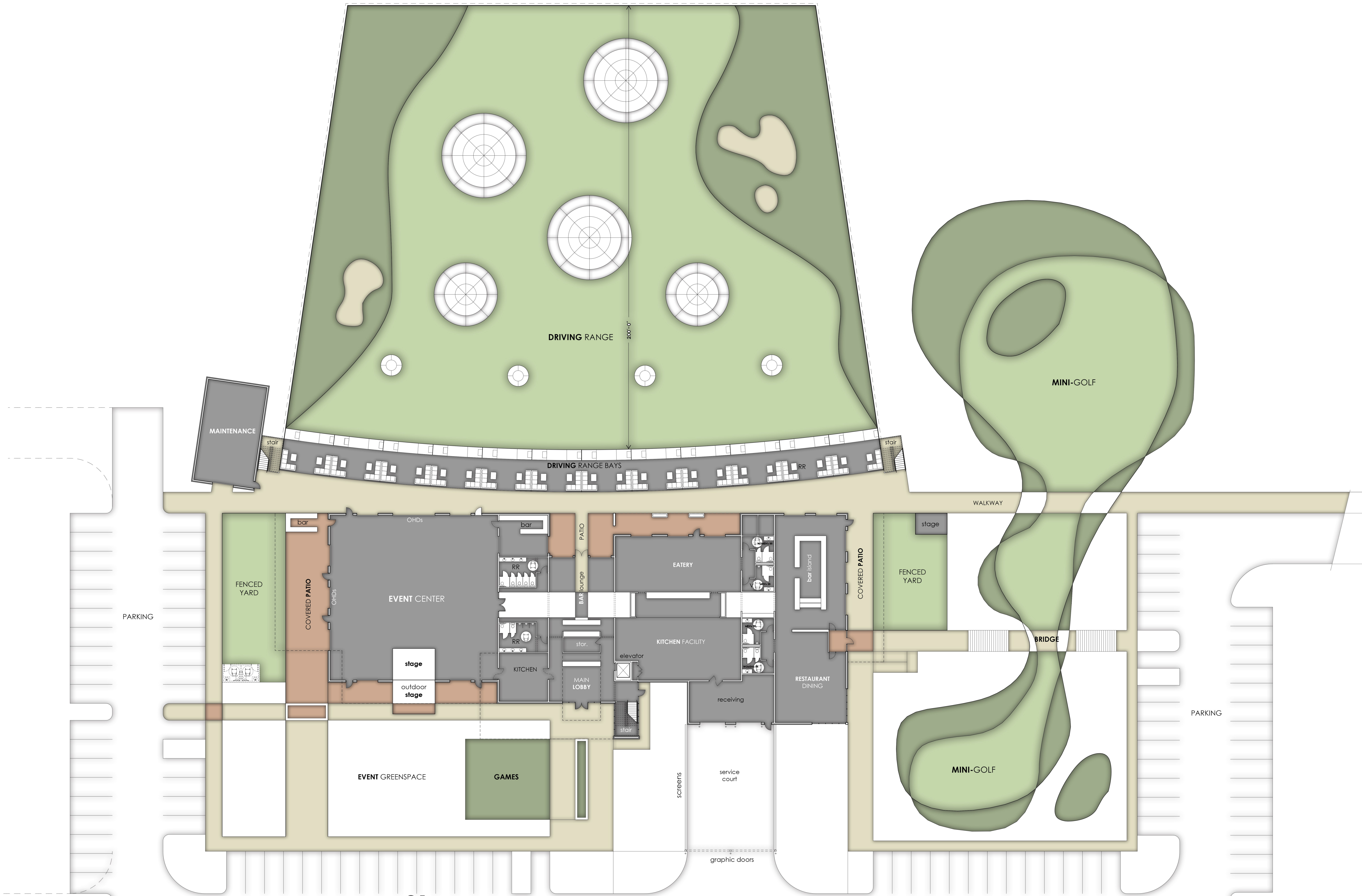
DRIVING BAYS BEYOND

FENCED YARD

FRONT ELEVATION TEXAS SOCIAL _ 205 ROCKWALL TX _ CONCEPT DESIGN

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY _ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE _ 3/32" = 1'-0" @ 24"x36" FORMAT

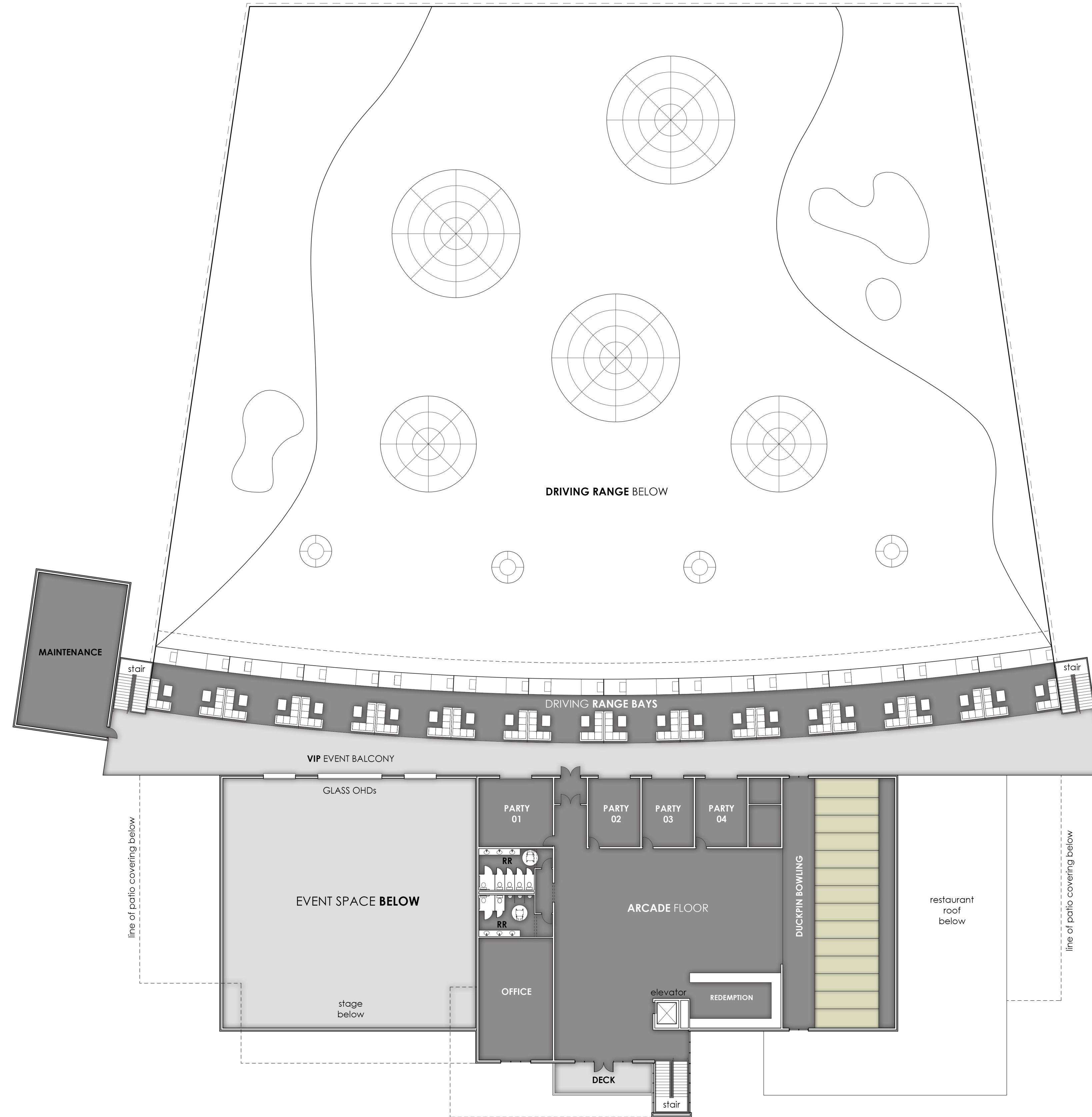


FLOOR PLAN _ LEVEL 01
TEXAS SOCIAL _ 205 ROCKWALL TX _ CONCEPT DESIGN

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY _ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE _ 1" = 20'-0" @ 24"x36" FORMAT

KILLIAN
 STUDIO OF ARCHITECTURE
 WWW.KENKILLIAN.COM
 TEL 214.457.3652 | EMAIL KRK@KENKILLIAN.COM
 3400 N CENTRAL EXPY | STUDIO 110-307
 RICHARDSON, TX 75080

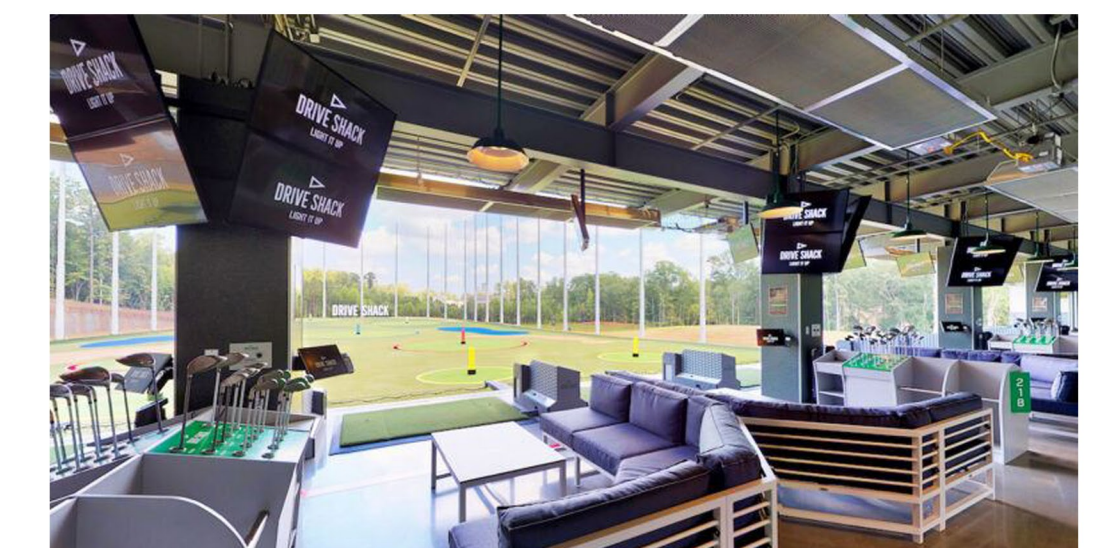


FLOOR PLAN _ LEVEL 02

TEXAS SOCIAL _ 205 ROCKWALL TX _ CONCEPT DESIGN

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY _ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE _ 1" = 20'-0" @ 24"x36" FORMAT



INSPIRATION IMAGES

KILLIAN

STUDIO OF ARCHITECTURE

WWW.KENKILLIAN.COM
 TEL 214.457.3652 | EMAIL KRR@KENKILLIAN.COM
 3400 N CENTRAL EXPY | STUDIO 110-307
 RICHARDSON, TX 75080