CASE COVER SHEET

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

PLANNING & ZONING CASE NO. Z2024-033

PLANNING & ZONING FEE

PLATTING APPLICATION
- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ AMENDING OR MINOR PLAT
- ☐ PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION
- ☐ SITE PLAN
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION
- ☑ ZONING CHANGE
- ☐ SPECIFIC USE PERMIT
- ☐ PD DEVELOPMENT PLAN

OTHER APPLICATION
- ☐ TREE REMOVAL
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE [illegible]

NOTE: *THE APPLICATION IS NO CITY UNTIL THE PLANNING DIRE SIGNED BELOW.*

PTED BY THE CITY ENGINEER HAVE

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	FM205, TX		
SUBDIVISION	W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 123; J.R. Johnson Survey, Ab. No. 128	LOT	BLOCK
GENERAL LOCATION	At Intersection of Goliad & S. John King Blvd.		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agricultural	CURRENT USE	Agricultural
PROPOSED ZONING	Planned Development District	PROPOSED USE	Single Family, Commercial
ACREAGE	536.42	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	William Lofland	☑ APPLICANT	Michael Joyce Properties
CONTACT PERSON		CONTACT PERSON	Ryan Joyce
ADDRESS	105 E. Kaufman Street	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Lofland [*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 $ 826.30 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* July, 2024. *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 15th *DAY OF* July, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 4-16-25

CARLY LEWIS
Notary Public, State of Texas
Comm. Expires 04-16-2025
Notary ID 133044766

MICHAEL JOYCE
PROPERTIES

767 Justin Rd
Rockwall, TX 75087

July 18, 2024

Mr. Ryan Miller
Director of Planning and Zoning
City of Rockwall
385 S Goliad Street
Rockwall, TX 75087

RE: Zoning Application, Lofland Tract,

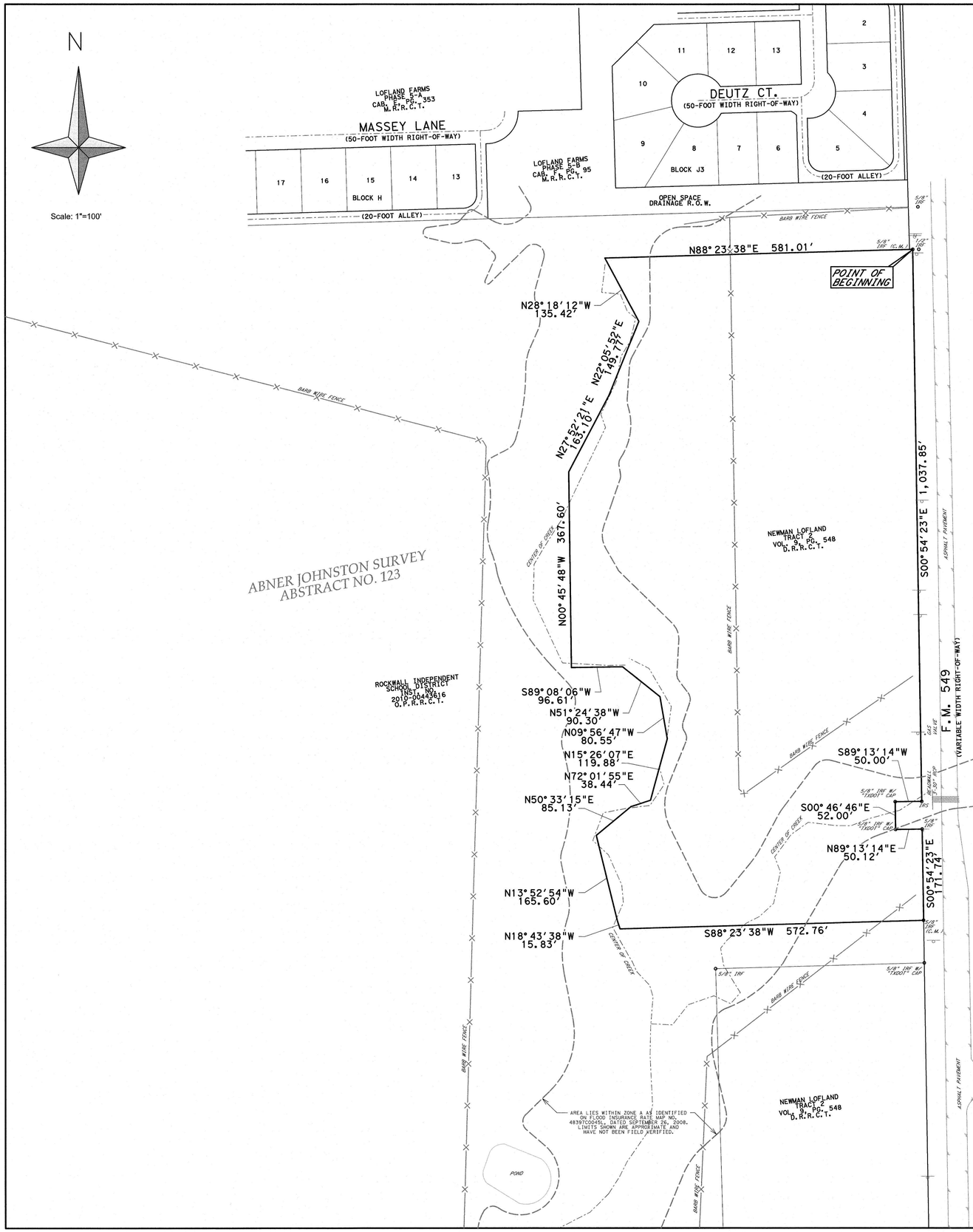
Dear Mr. Miller,

Michael Joyce Properties is submitting the attached Zoning Application, Concept Plan and Design Standards for consideration for a change in Zoning for the tracts as shown in the Concept Plan and Survey. We would like to request a change in Zoning from Agricultural District to a Planned Development District with the attached design standards.

We thank you for your consideration and look forward to working with the City of Rockwall, the Planning and Zoning Commission and the City Council on the approval of this request.

Sincerely,

Ryan Joyce
President, Michael Joyce Properties



BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 20200000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.C.T.), being in an interior south line of a called 173.00 acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No, 2010-00443616 O.P.R.R.C.T.;

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12 feet to a 5/8-inch iron rod found;

THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74 feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00 acre tract;

THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76 feet to a point in a creek;

THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00 acre tract and generally along said creek, a distance of 15.83 feet;

THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 165.60 feet;

THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13 feet;

THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44 feet;

THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88 feet;

THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55 feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30 feet;

THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61 feet;

THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60 feet;

THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10 feet;

THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77 feet;

THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42 feet;

THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01 feet to the POINT OF BEGINNING and containing 16.8895 acres of land.

Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:

10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect

10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000003059 - does not affect

10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect

10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description

10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect

10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect

10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect

10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect

10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description

10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description

10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description

10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

LEGEND

	POWER POLE
	GUY ANCHOR
E	OVERHEAD ELECTRIC
	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
SSMH	SANITARY SEWER MANHOLE
CMP	CORREGATED METAL PIPE
FH	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	WATER VALVE
	WATER METER
	SIGN
	TELEPHONE PEDESTAL
	TELEPHONE BOX
TRANS.	TRANSFORMER
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS REGISTERED PATRICK J. BALDASARO 5504 PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY
OF A
16.8895 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303

200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

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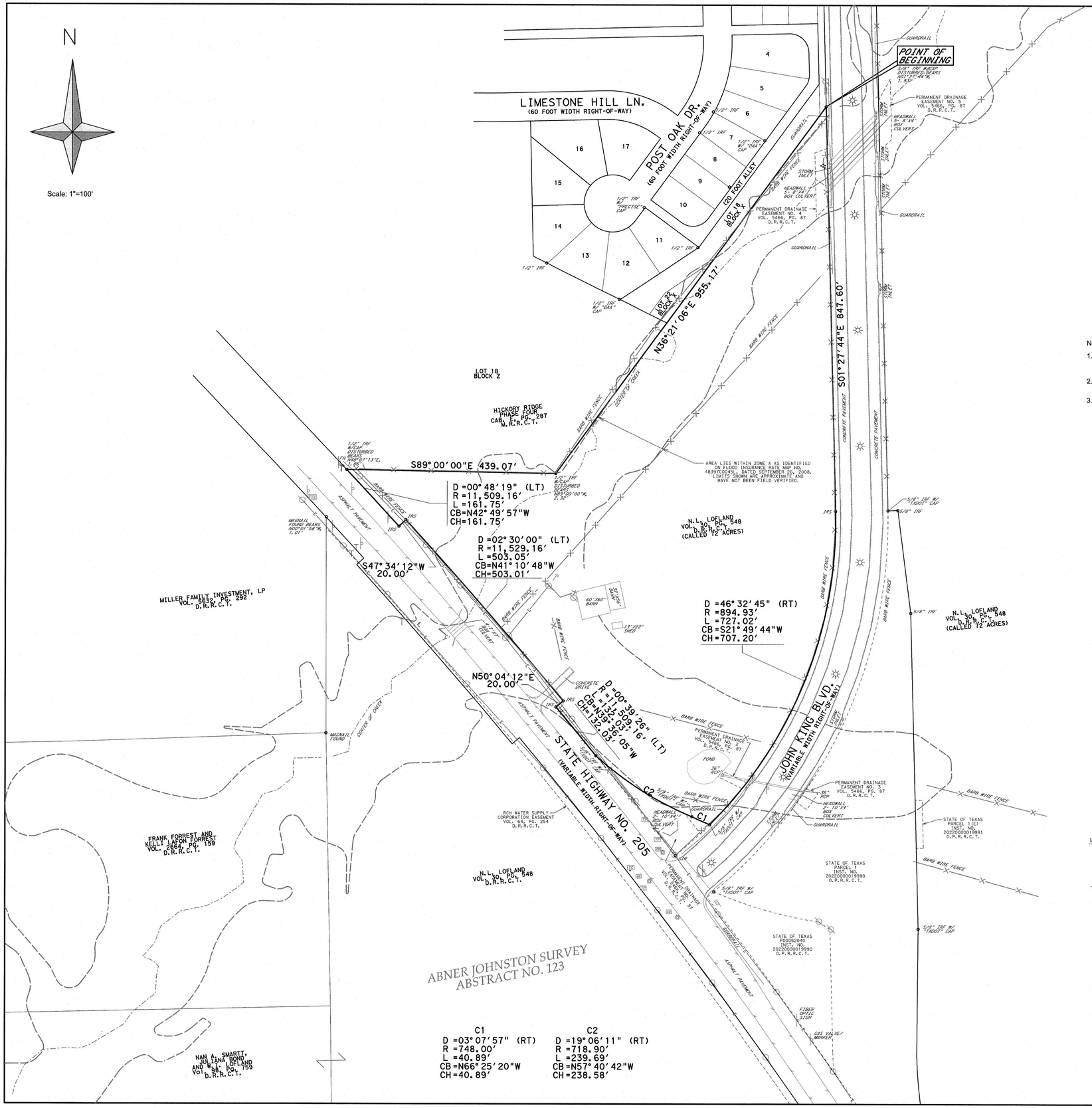

Notes:

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	GUY ANCHOR
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	IRRIGATION CONTROL VALVE
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BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93 feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 894.93 feet and a central angle of 46 degrees 32 minutes 45 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 727.02 (Chord Bearing South 21 degrees 49 minutes 44 seconds West - 707.20 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being the point of curvature of a non-tangent curve to the right, having a radius of 748.00 feet and a central angle of 03 degree 07 minutes 57 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance 40.89 feet (Chord Bearing North 66 degrees 25 minutes 20 seconds West - 40.89 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right having a radius of 718.90 feet and a central angle of 19 degrees 06 minutes 11 seconds;

THENCE continuing with the northeast line of SH 205 and with said curve to the right, an arc distance of 239.69 feet (Chord Bearing North 57 degrees 40 minutes 42 seconds West - 238.58 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having a radius of 11,509.16 feet and a central angle of 00 degrees 39 minutes 26 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 132.03 feet (Chord Bearing North 39 degrees 36 minutes 05 seconds West - 132.03 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05 feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West - 503.01 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16 feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75 feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West - 161.75 feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86 feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07 feet to the southernmost southeast corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 89 degrees 00 minutes 00 seconds West, a distance of 2.32 feet;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17 feet to the POINT OF BEGINNING and containing 15.344 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS REGISTERED PATRICK J. BALDASARO 5504 PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY
OF A
15.344 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPLS NO. 10194303

200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

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THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the point of curvature of a curve to the right, having a radius of 894.93 feet and a central angle of 46 degrees 32 minutes 45 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 727.02 (Chord Bearing South 21 degrees 49 minutes 44 seconds West - 707.20 feet), to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being the point of curvature of a non-tangent curve to the right, having a radius of 748.00 feet and a central angle of 03 degree 07 minutes 57 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance 40.89 feet (Chord Bearing North 66 degrees 25 minutes 20 seconds West - 40.89 feet) to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found at the point of curvature of a non-tangent curve to the right having a radius of 718.90 feet and a central angle of 19 degrees 06 minutes 11 seconds;

THENCE continuing with the northeast line of SH 205 and with said curve to the right, an arc distance of 239.69 feet (Chord Bearing North 57 degrees 40 minutes 42 seconds West - 238.58 feet) to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found at the point of curvature of a curve to the left having a radius of 11,509.16 feet and a central angle of 00 degrees 39 minutes 26 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 132.03 feet (Chord Bearing North 39 degrees 36 minutes 05 seconds West - 132.03 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05 feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West - 503.01 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

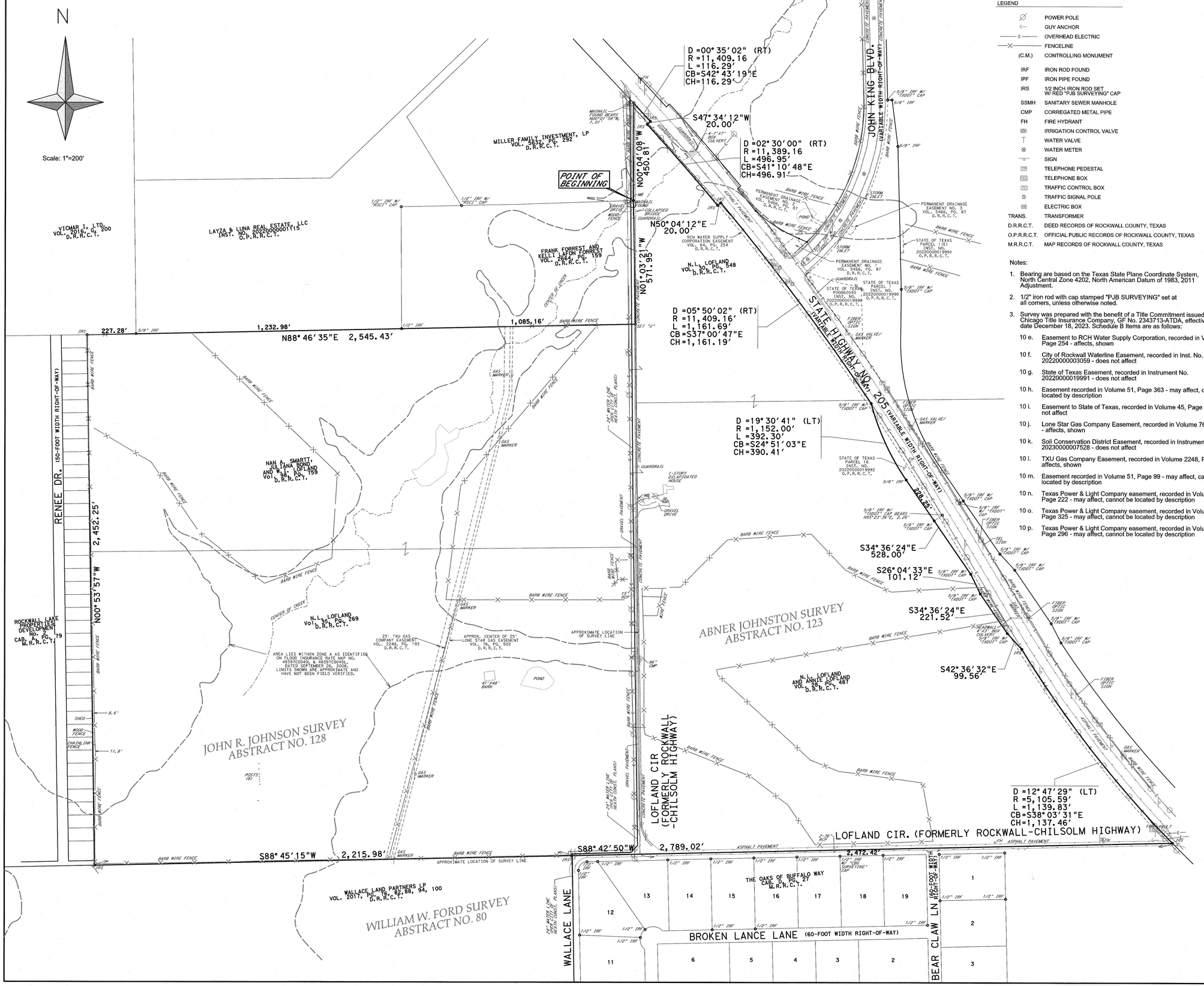
THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the point

of curvature of a non-tangent curve to the left, having a radius of 11,509.16 feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75 feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West - 161.75 feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86 feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07 feet to the southernmost southeast corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 89 degrees 00 minutes 00 seconds West, a distance of 2.32 feet;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17 feet to the POINT OF BEGINNING and containing 15.344 acres of land.



LEGEND

⌀	POWER POLE
←	GUY ANCHOR
E	OVERHEAD ELECTRIC
	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
SSMH	SANITARY SEWER MANHOLE
CMP	CORREGATED METAL PIPE
FH	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	WATER VALVE
	WATER METER
	SIGN
TEL	TELEPHONE PEDESTAL
	TELEPHONE BOX
TC	TRAFFIC CONTROL BOX
	TRAFFIC SIGNAL POLE
EB	ELECTRIC BOX
TRANS.	TRANSFORMER
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:

10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - affects, shown

10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000003059 - does not affect

10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect

10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description

10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect

10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - affects, shown

10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect

10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - affects, shown

10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description

10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description

10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description

10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.L. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tagent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.91 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tagent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.19 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 392.30 feet (Chord Bearing South 24 degrees 51 minutes 03 seconds East 390.41 feet to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tagent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC. recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Layza & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Layza & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an "X" set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY
OF A
242.2768 ACRE TRACT
OUT OF THE
JOHN. R. JOHNSON SURVEY, ABST. NO. 128
AND THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-9669

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.)., part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set on a non-tangent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.91 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.19 feet) to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 392.30 feet (Chord Bearing South 24 degrees 51 minutes 03 seconds East - 390.41 feet to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

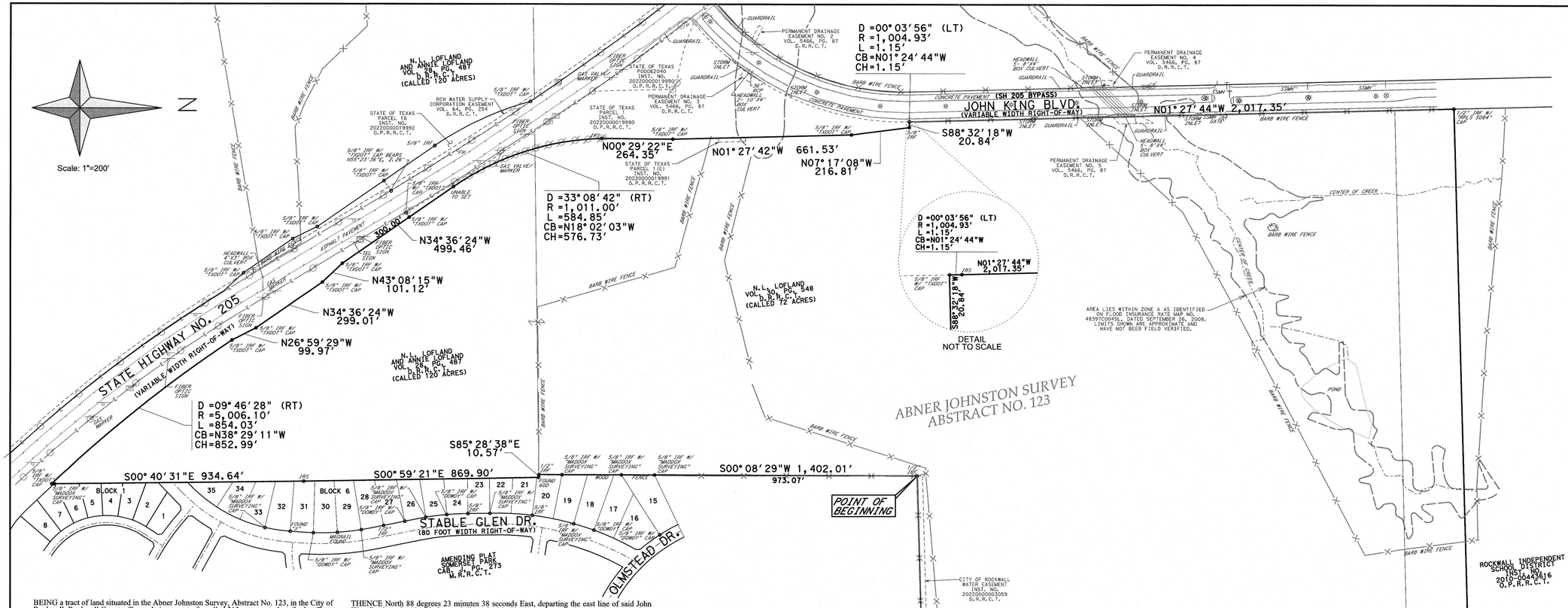
THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC, recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Lazya & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Lazya & Luna tract and the southwest corner

of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an “X” set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.

Scale: 1"=200'



LEGEND

⌀	POWER POLE
←	GUY ANCHOR
E	OVERHEAD ELECTRIC
	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
SSMH	SANITARY SEWER MANHOLE
CMP	CORREGATED METAL PIPE
FH	FIRE HYDRANT
WMH	WATER MANHOLE
⊤	WATER VALVE
⊗	WATER METER
	SIGN
TP	TELEPHONE PEDESTAL
✲	LIGHT POLE
RCP	REINFORCED CONCRETE PIPE
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:
   - 10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect, shown
   - 10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000003059 - affects, shown
   - 10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - affects, shown
   - 10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
   - 10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
   - 10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect
   - 10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect
   - 10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
   - 10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
   - 10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
   - 10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
   - 10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of a called 139.308 acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308 acre tract, at a distance of 973.07 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01 feet to a 1/2-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57 feet to a 60D nail found;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10 feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03 feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER"cap found, continuing a total distance of 499.46 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the right having a radius of 1,011.00 feet and a central angle of 33 degrees 08 minutes 42 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the right, an arc distance of 584.85 feet (Chord Bearing North 18 degrees 02 minutes 03 seconds West 576.73 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 00 degrees 29 minutes 22 seconds East, continuing with the northeast line of said SH 205, a distance of 264.35 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 01 degree 27 minutes 42 seconds West, continuing with the northeast line of said SH 205, a distance of 661.53 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 32 minutes 18 seconds West, continuing with the northeast line of said SH 205, a distance of 20.84 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93 feet and a central angle of 00 degrees 03 minutes 56 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 1.15 feet (Chord Bearing North 01 degree 24 minutes 44 seconds West 1.15 feet), to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35 feet to a 1/2-inch iron rod with "RPLS 5084" cap found in the south line of a called 173.00 acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00 acre tract, a distance of 3,696.05 feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54 feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00 acre tract, a distance of 669.62 feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00 acre tract, a distance of 393.66 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00 feet to a 1/2-inch iron rod with cap stamped "DCA INC" found;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71 feet to a 1/2-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308 acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY
OF A
261.9194 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 120 acre tract described in a deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487 D.R.R.C.T., and part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of a called 139.308 acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308 acre tract, at a distance of 973.07 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01 feet to a 1/2-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57 feet to a 60D nail found;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10 feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03 feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER"cap found, continuing a total distance of 499.46 feet (unable to set) to the point of curvature of a curve to the right having a radius of 1,011.00 feet and a central angle of 33 degrees 08 minutes 42 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the right, an arc distance of 584.85 feet (Chord Bearing North 18 degrees 02 minutes 03 seconds West 576.73 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE North 00 degrees 29 minutes 22 seconds East, continuing with the northeast line of said SH 205, a distance of 264.35 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 01 degree 27 minutes 42 seconds West, continuing with the northeast line of said SH 205, a distance of 661.53 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 32 minutes 18 seconds West, continuing with the northeast line of said SH 205, a distance of 20.84 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found in the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93 feet and a central angle of 00 degrees 03 minutes 56 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 1.15 feet (Chord Bearing North 01 degree 24 minutes 44 seconds West 1.15 feet), to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the point of tangency;

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35 feet to a 1/2-inch iron rod with “RPLS 5084” cap found in the south line of a called 173.00 acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00 acre tract, a distance of 3,696.05 feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54 feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00 acre tract, a distance of 669.62 feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00 acre tract, a distance of 393.66 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING" set;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING" set;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING" set;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16 feet to a 1/2-inch iron rod with cap stamped “CBG SURVEYING" found;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00 feet to a 1/2-inch iron rod with cap stamped “DCA INC" found;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71 feet to a 1/2-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308 acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.

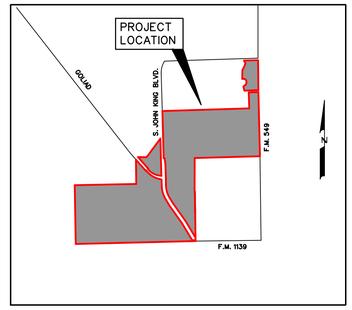
N

0 200 400 800
SCALE: 1" = 400'

LEGEND

TYPICAL LOT SIZES

- 52' X 125' - 65 LOTS
- 62' X 125' - 308 LOTS
- 72' X 125' - 377 LOTS
- 82' X 125' - 125 LOTS
- 100' X 150' - 46 LOTS
- ½ACRE LOT - 15 LOTS
- 1 ACRE - 24 LOTS
- OPEN SPACE - 136.80 Ac.
- AMENITY CENTER - 4.81 Ac.
- CITY PARK - 37.7 Ac.
- COMMERCIAL - 41.0 Ac.



LOCATION MAP
N.T.S.

TOTAL ACRES	536.42
GROSS COMMERCIAL ACRES	41.0
TOTAL RESIDENTIAL LOTS	960
RESIDENTIAL DENSITY*	1.789
GROSS RESIDENTIAL DENSITY**	1.938
TOTAL FLOOD PLAIN ACRES	87.09
TOTAL OPEN SPACE ACRES	136.80

NOTE:
* CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES)
** CALCULATED AT (TOT RES LOTS)/
(TOTAL ACRES-GROSS COMMERCIAL ACRES)

CONCEPT PLAN
OF

JUNIPER

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

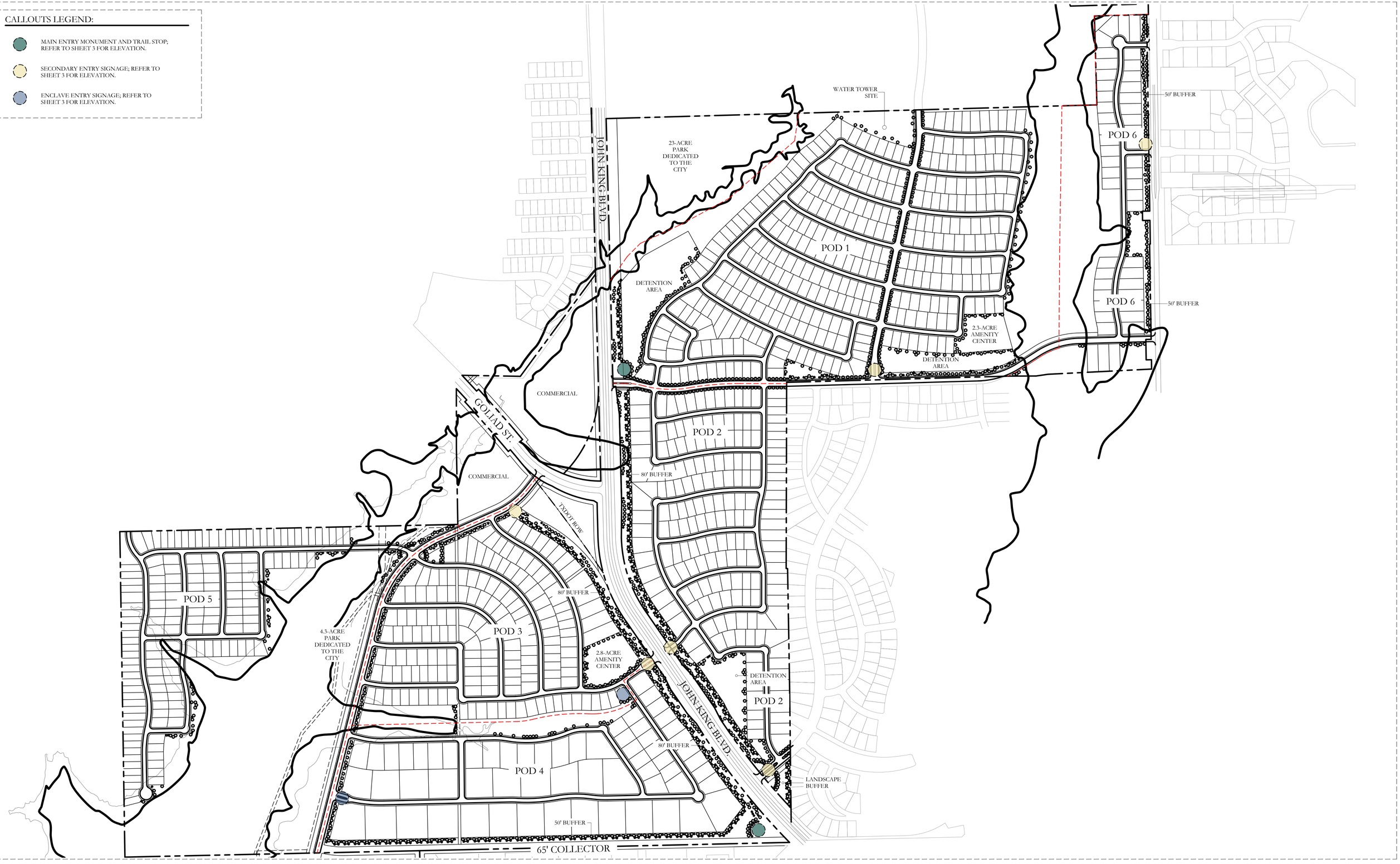
JULY 2024 SCALE 1" = 400'

CASE NO. XXXX

OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

CALLOUTS LEGEND:

- MAIN ENTRY MONUMENT AND TRAIL STOP; REFER TO SHEET 3 FOR ELEVATION.
- SECONDARY ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.



JUNIPER / OVERALL LAYOUT PLAN

City of Rockwall, Rockwall County, Texas

NORTH

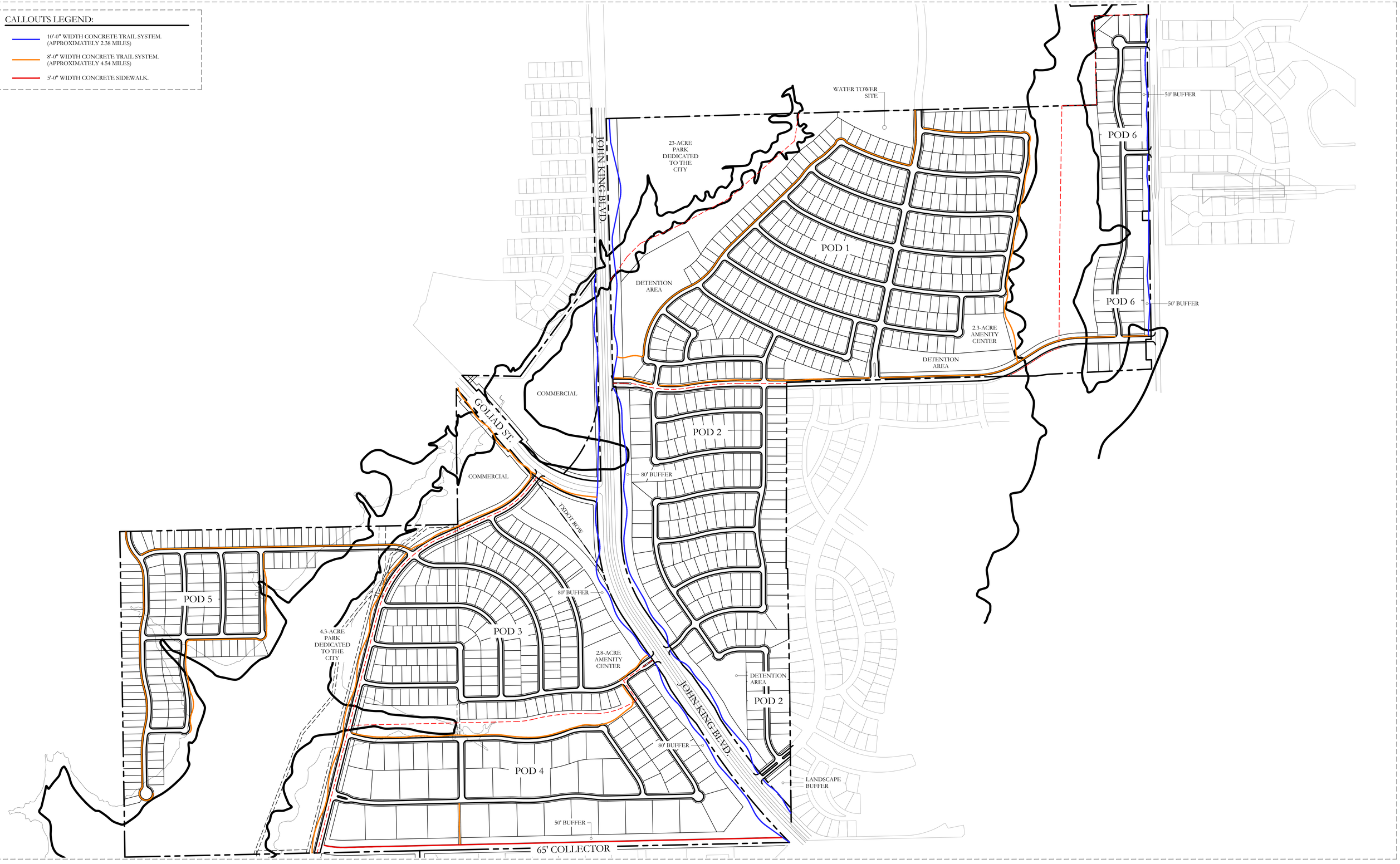
SCALE: 1" = 300'-0"

Owner Submittal 7-17-2024

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CALLOUTS LEGEND:

- 10'-0" WIDTH CONCRETE TRAIL SYSTEM. (APPROXIMATELY 2.38 MILES)
- 8'-0" WIDTH CONCRETE TRAIL SYSTEM. (APPROXIMATELY 4.54 MILES)
- 5'-0" WIDTH CONCRETE SIDEWALK.



JUNIPER / OVERALL SIDEWALK AND TRAIL PLAN

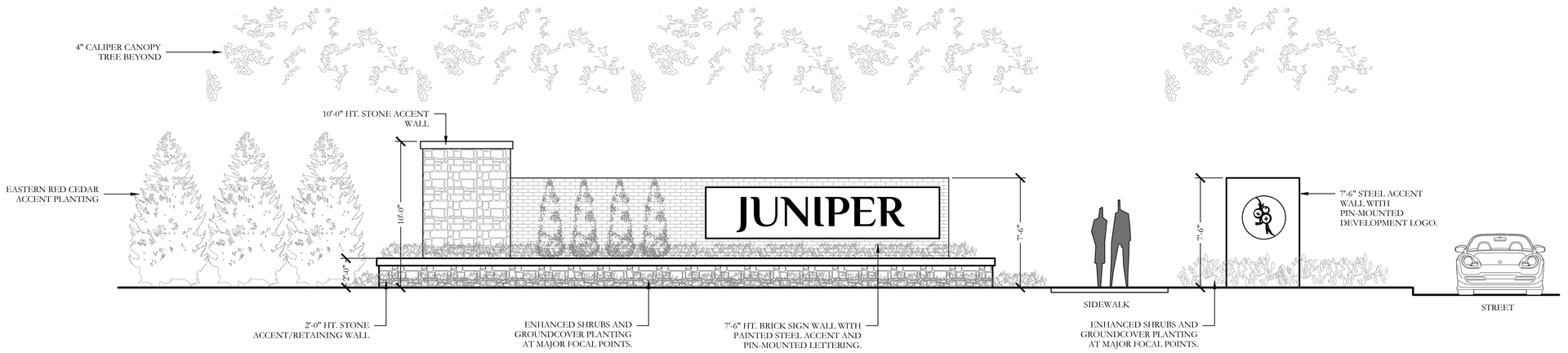
City of Rockwall, Rockwall County, Texas

NORTH

SCALE: 1" = 300'-0"

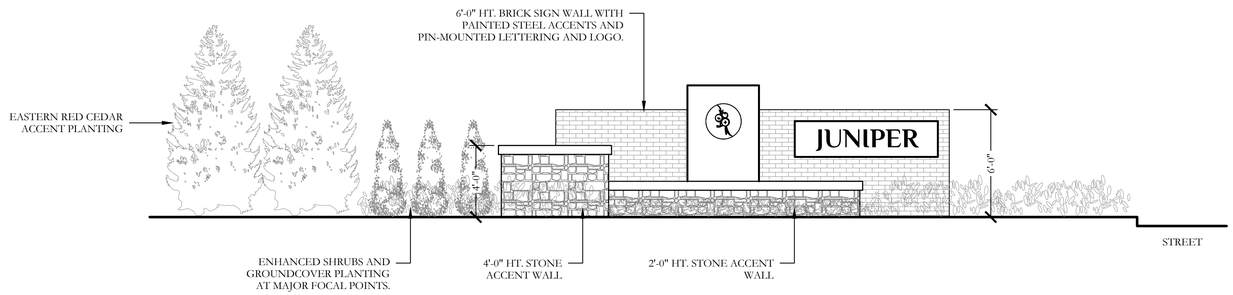
Owner Submittal 7-17-2024

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



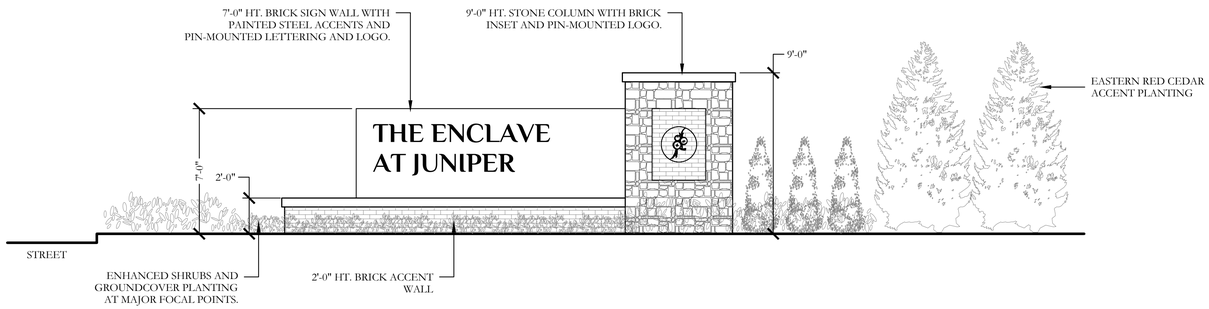
MAIN ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



SECONDARY ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



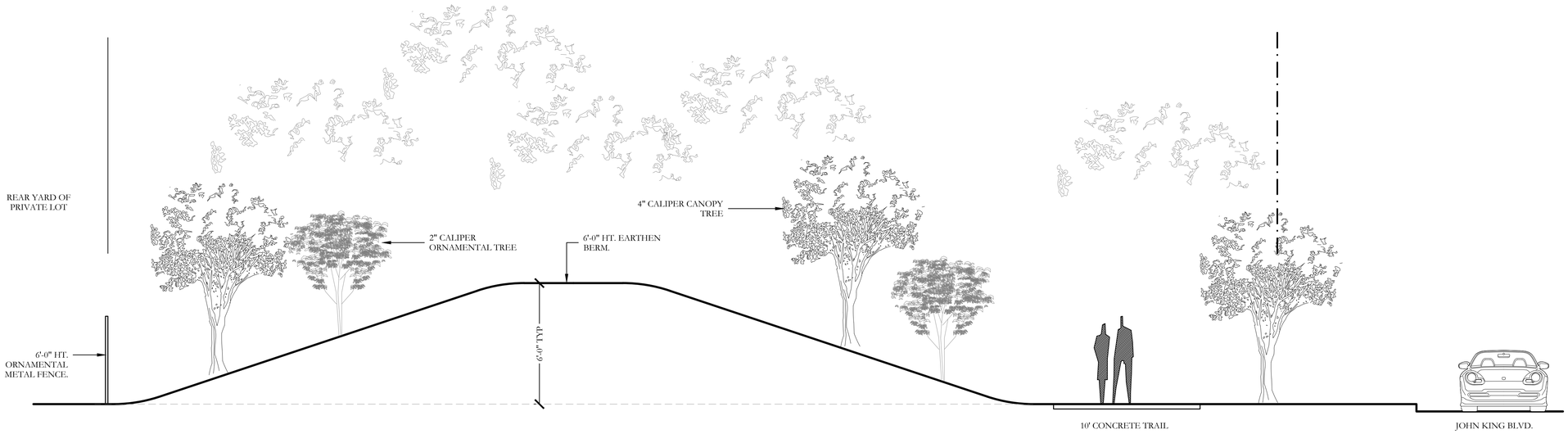
ENCLAVE ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"

JUNIPER / ENTRY MONUMENT ELEVATIONS

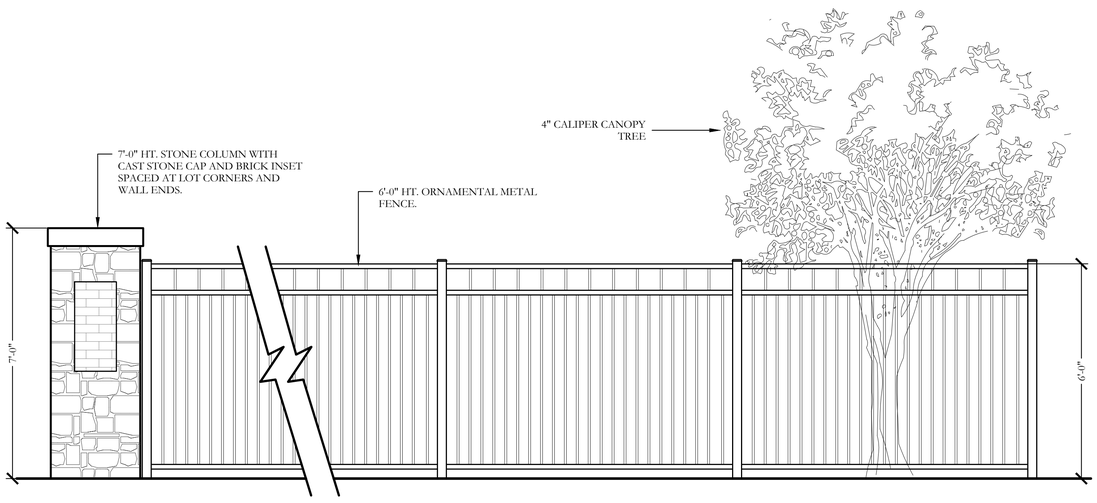
City of Rockwall, Rockwall County, Texas

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



TYPICAL CROSS SECTION OF JOHN KING BLVD.
ELEVATION

SCALE: 1/4" = 1'-0"



TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION

SCALE: 1/2" = 1'-0"

JUNIPER / TYPICAL SCREENING DETAILS

City of Rockwall, Rockwall County, Texas

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

JUNIPER / AMENITY CENTER INSPIRATION PAGE

City of Rockwall, Rockwall County, Texas

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Lot Type	Min Lot Size	Min Lot Size	Dwelling Units	% Dwel Un	actual sq ftg
1 acre	185 x 200	43560	24	2.50%	37000
1/2 acre		21780	15	1.56%	
100'	100x150	12000	46	4.79%	15000
82'	82x125	9600	125	13.02%	10250
72'	72x125	8640	377	39.27%	9000
62'	62x125	7440	308	32.08%	7750
52'	52x125		65	6.77%	6500
			960	100.00%	

Total Acres	536.42		
Gross Commercial	41		
Total Res Lots	960		
Residential Density	1.789	1.790	= #res lots/total acres
Gross Res Density		1.938	= #res lots/(total acres-gross commercial)
Total Flood Plain Acres	87.09		
Total Open Space Acres	136.8		

Exhibit 'F':
Density and Development Standards

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- CONVENT, MONASTERY, OR TEMPLE
- COMMERCIAL PARKING GARAGE
- RESIDENCE HOTEL
- MOTEL
- CEMETERY/MAUSOLEUM
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPITAL
- MORTUARY OR FUNERAL CHAPEL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- TRADE SCHOOL
- MINOR AUTO REPAIR GARAGE
- SELF SERVICE CAR WASH
- SERVICE STATION
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- ANTENNA DISH
- COMMERCIAL FREESTANDING ANTENNA
- HELIPAD
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY

(2) *Residential Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Exhibit 'F':

Density and Development Standards

TABLE 1: LOT COMPOSITION

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	185' x 200'	43,560 SF	24	2.50%
B	100' x 200'	21,780 SF	15	1.56%
C	100' x 150'	12,000 SF	46	4.79%
D	82' x 125'	9,600 SF	125	13.02%
E	72' x 125'	8,640 SF	377	39.27%
F	62' x 125'	7,440 SF	308	32.08%
G	52' x 125'	6,000	65	6.77
		Maximum Permitted Units:	*960*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.938* dwelling units per gross acre of land; however, in no case should the proposed development exceed *960* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C	D	E	F	G
Minimum Lot Width [1]	185'	100'	100'	80'	72'	62'	52'
Minimum Lot Depth	200'	200'	110'	110'	110'	110'	110'
Minimum Lot Area (SF)	43,560	21,780	12,000	9,600	8,640	7,440	6000
Minimum Front Yard Setback [2], [5] & [6]	30'	30'	20'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	15'	10'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	15'	15'	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	30'	30'	10'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,200	3,200	3,200	2,800	2,500	2,200	2,000
Minimum Garage Spaces	3	3	3	3	2	2	2

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front or rear lot width reduced by 20% as measured at the front or rear property line provided that the lot width will be met at the *Front Yard* and *Rear Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de- sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance,

the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the General Retail (GR)

District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a General Retail (GR) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of a 50-foot landscape buffer utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(4) *Building Standards for Residential*. All residential development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD

FIGURE 2: EXAMPLES OF BOARD AND BATTEN

Exhibit 'F':
Density and Development Standards

FIGURE 3: EXAMPLES OF HORIZONTAL LAP

(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design standards and orientation requirements:

(1) *Type 'A', 'B' & 'C' Lots*. The *Type 'A, 'B' & 'C' Lots* (*i.e. the yellow, orange and purple lots depicted in Exhibit 'C'*) shall be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

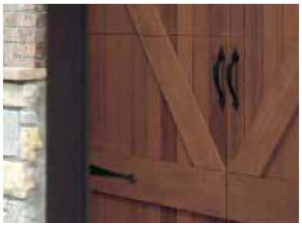
(2) *Type 'D' & 'E' Lots*. A total of 22.54% or 188 of the *Type 'D' & 'E' Lots* (*i.e. blue and green colored lots depicted in Exhibit 'C'*) may have garage configurations that are oriented in a *Front Entry* garage configuration (*i.e. where the garage door faces the street*); however the front façade of the garage shall be setback a minimum of five (5) feet behind the front façade of the primary structure and the font yard building setback shall increased to 25-feet. The remaining 77.46% or 646 of the *Type 'D' & 'E' Lots* shall be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, the following architectural elements must be incorporated into all garage configurations: [*1*] divided garage bay doors (*i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent*), [*2*] carriage style hardware and lighting, [*3*] decorative wood doors or wood overlays on insulated metal doors, and [*4*] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 4*.

FIGURE 4. EXAMPLES OF ENHANCED WOOD GARAGE DOOR

FIGURE 5: EXAMPLES OF UPGRADED FINISHES

DIVIDED BAYS



CARRIAGE HARDWARE

CEDAR CLADDING

ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES

(5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 7 & 8 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	185' x 200'	(1), (2), (3), (4), (5)
B	100' x 110'	(1), (2), (3), (4), (5)
C	80' x 110'	(1), (2), (3), (4), (5)
D	72' x 110'	(1), (2), (3), (4), (5)
E	62' x 110'	(1), (2), (3), (4), (5)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following three (3) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade
(5) Garage Orientation

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

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FIGURE 7. PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.

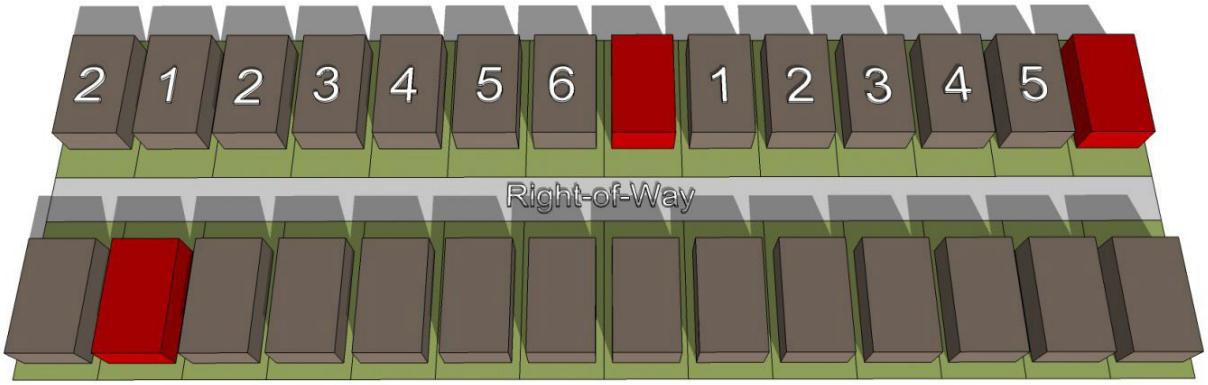
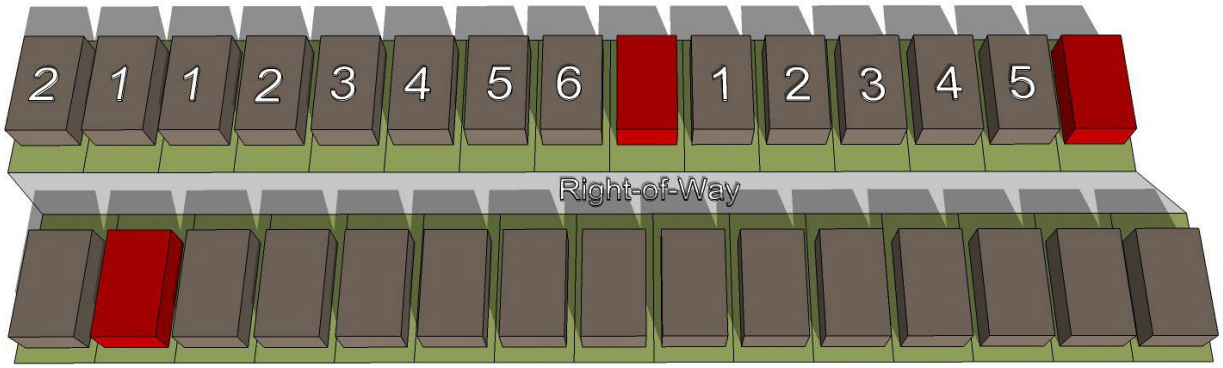


FIGURE 8. PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



(6) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(d) *Corner Lots*. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot center spacing that beings at the rear property line corner and terminates ten (10) feet behind the front yard building setback line (*see Figure 9*). A maximum of six (6) foot wrought iron fence shall be constructed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of ten (10) feet. The property owner shall be required to maintain both sides of the fence.

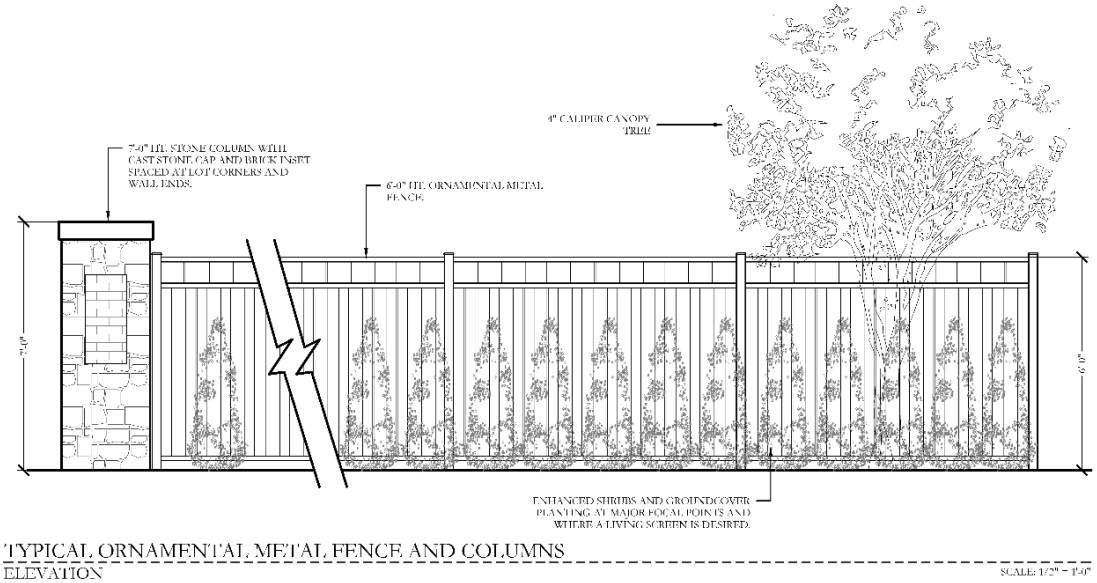


FIGURE 9. TYPICAL ORNAMENTAL METAL FENCE WITH COLUMNS

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across the City of Rockwall's easements.

(7) *Landscape and Hardscape Standards*.

(a) *Landscape*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). All trail locations shall generally be in accordance with *Exhibit 'D'* of this ordinance.

(1) *Landscape Buffer and Sidewalks (John King Boulevard)*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard (*outside of and*

beyond any required right-of-way dedication), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to John King Boulevard shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

FIGURE 10. TYPICAL CROSS SECTION OF LANDSCAPE BUFFER FOR JOHN KING BOULEVARD

(2) *Landscape Buffer and Sidewalks (S. Goliad Street [SH-205])*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard and S. Goliad Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 80-foot landscape buffer.

(3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 50-foot landscape buffer shall be provided along FM-549 for the residential property (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 50-foot landscape buffer. All residential lots backing to FM-549 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines.

(4) *Landscape Buffer and Sidewalks (Perimeter Minor Collectors)*. A minimum of a 30-foot landscape buffer shall be provided along all *Perimeter Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

(5) *Landscape Buffer and Sidewalks (Minor Collectors)*. A minimum of a ten (10) foot landscape buffer shall be provided along all *Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A

meandering five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(6) *Landscape Buffer and Sidewalks (Lofland Circle)*. A minimum of a 50-foot landscape buffer shall be provided along Lofland Circle across from the existing residential lots in the Oaks of Buffalo Way subdivision after which point the landscape buffer may be reduced to ten (10) feet. The segment of landscape buffer that is required to be 50-feet wide shall incorporate a minimum of a 48-inch berm and a five (5) foot meandering sidewalk along the entire landscape buffer. The entire landscape buffer along Lofland Circle shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan* --, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers.

(7) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch continuous *built-up* berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(8) *Landscape Screening in the Western Triangle South of Stable Glen Drive (Adjacent to the Somerset Park Subdivision)*. In order to create a solid living screen adjacent to the homes in the Somerset Park Subdivision that will back to the proposed open space on the west side of SH-205 (*i.e. south of Stable Glen Drive*) a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan* --, a minimum of four (4) caliper inches in size, will be planted on ten (10) foot centers along the entire adjacency.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *Open Space/Public Park*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 108.066-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

(13) *Amenity Center*. Amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance and generally in accordance with the images depicted in *Exhibit 'E'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the two (2) amenity centers shall be approved with the *PD Site Plan*.

(14) *Trails*. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'D'* of this ordinance, and shall provide connectivity to the proposed parks.

(15) *Trail Rest Stop*. A trail rest stop shall be constructed at the location as depicted in *Exhibit 'D'* of this ordinance and shall include a rest bench, shade structure, water fountain, and bike repair station.

(16) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*; however, they should generally conform with *Figures 11, 12* & *13*.

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FIGURE 11. MAIN ENTRY SIGNAGE

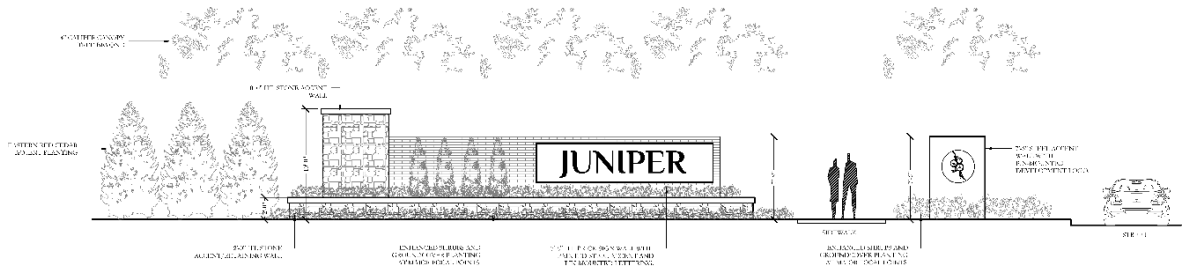


FIGURE 12. SECONDARY ENTRY SIGNAGE

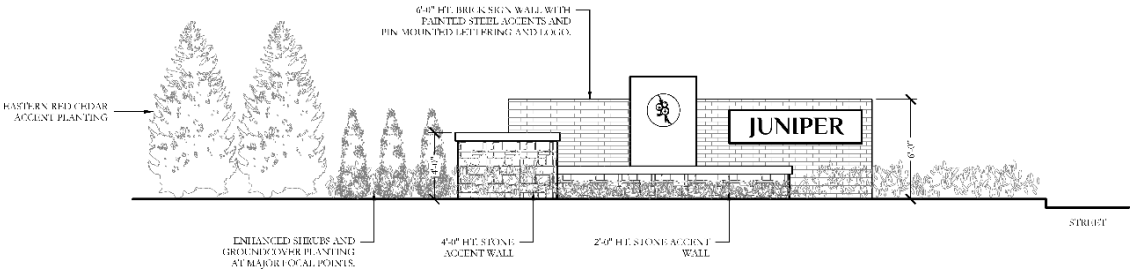
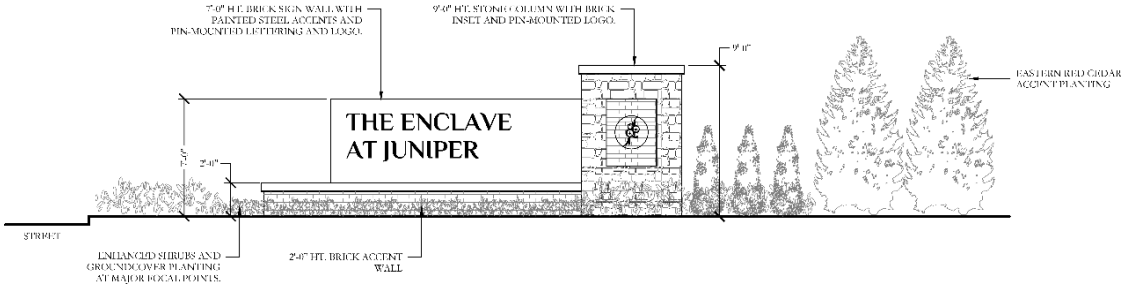


FIGURE 13. ENCLAVE ENTRY SIGNAGE



(17) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(18) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE [illegible]

NOTE: *THE APPLICATION IS NO CITY UNTIL THE PLANNING DIRE SIGNED BELOW.*

PTED BY THE CITY ENGINEER HAVE

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	FM205, TX		
SUBDIVISION	W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 123; J.R. Johnson Survey, Ab. No. 128	LOT	BLOCK
GENERAL LOCATION	At Intersection of Goliad & S. John King Blvd.		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agricultural	CURRENT USE	Agricultural
PROPOSED ZONING	Planned Development District	PROPOSED USE	Single Family, Commercial
ACREAGE	536.42	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	William Lofland	☑ APPLICANT	Michael Joyce Properties
CONTACT PERSON		CONTACT PERSON	Ryan Joyce
ADDRESS	105 E. Kaufman Street	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Lofland [*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 $ 826.30 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* July, 2024. *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."*

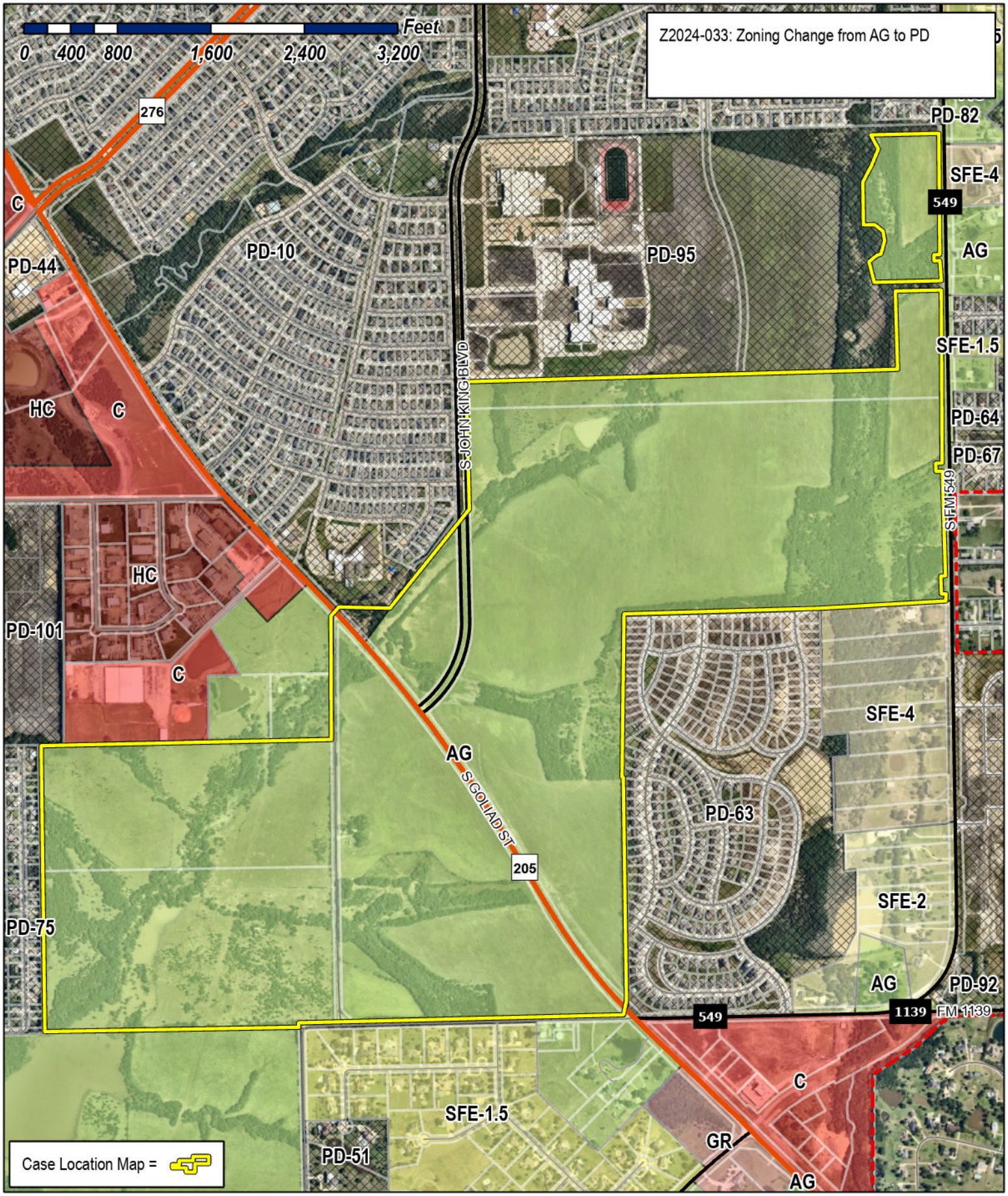
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* July, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 4-16-25

CARLY LEWIS
Notary Public, State of Texas
Comm. Expires 04-16-2025
Notary ID 133044766



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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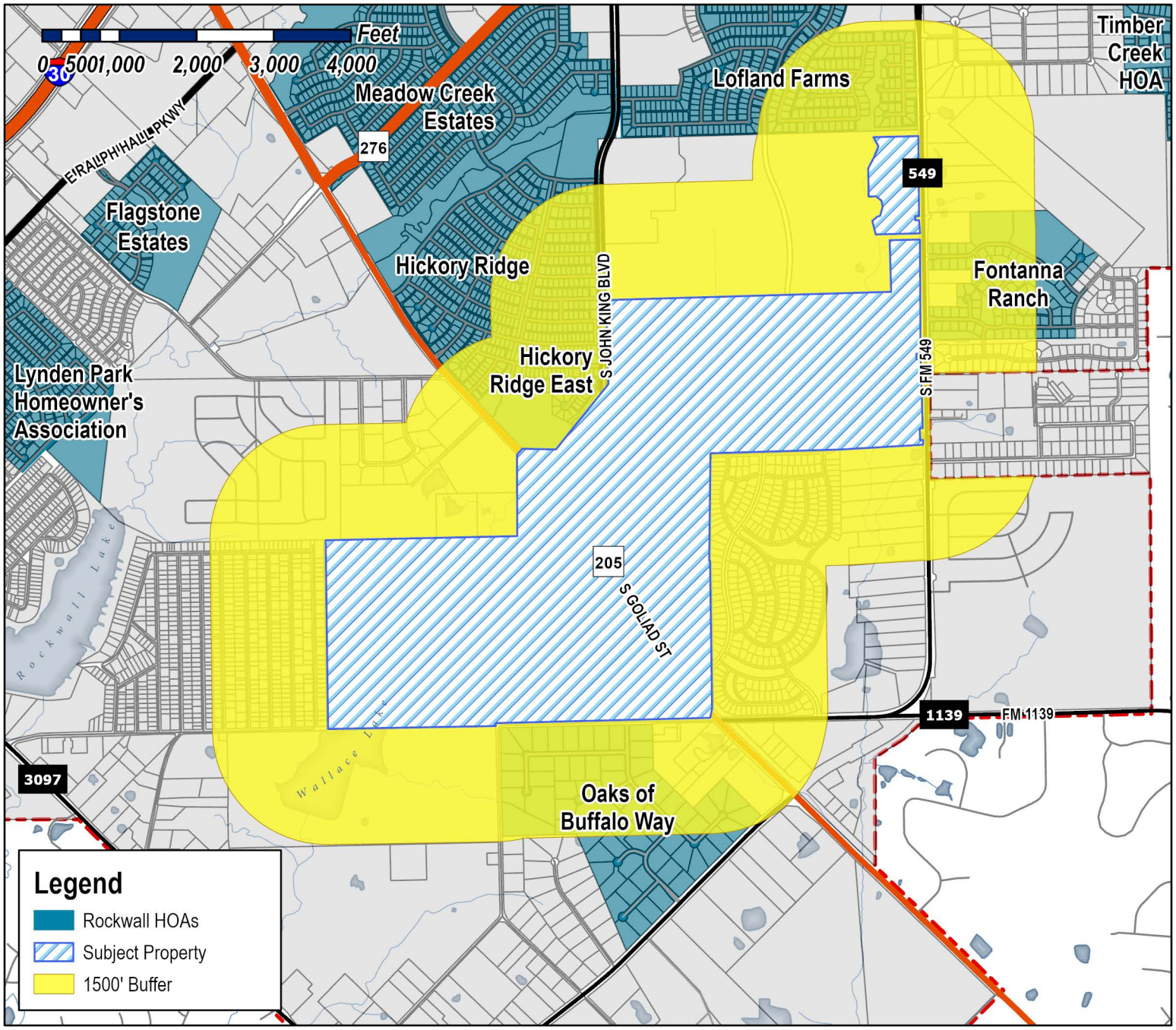
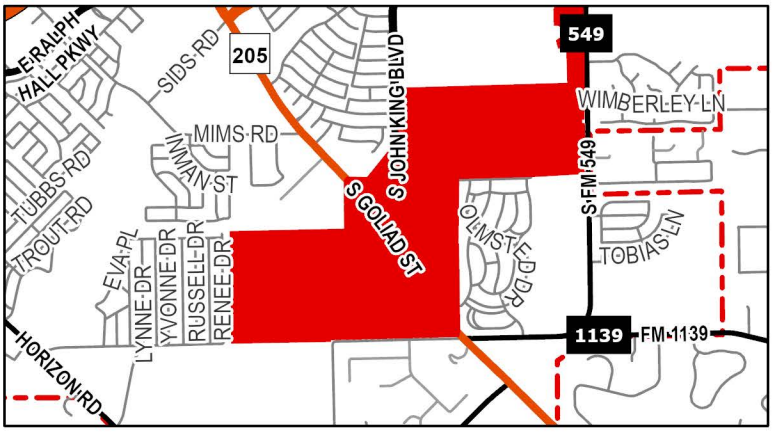


Case Number: Z2024-033
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 205



Date Saved: 7/18/2024
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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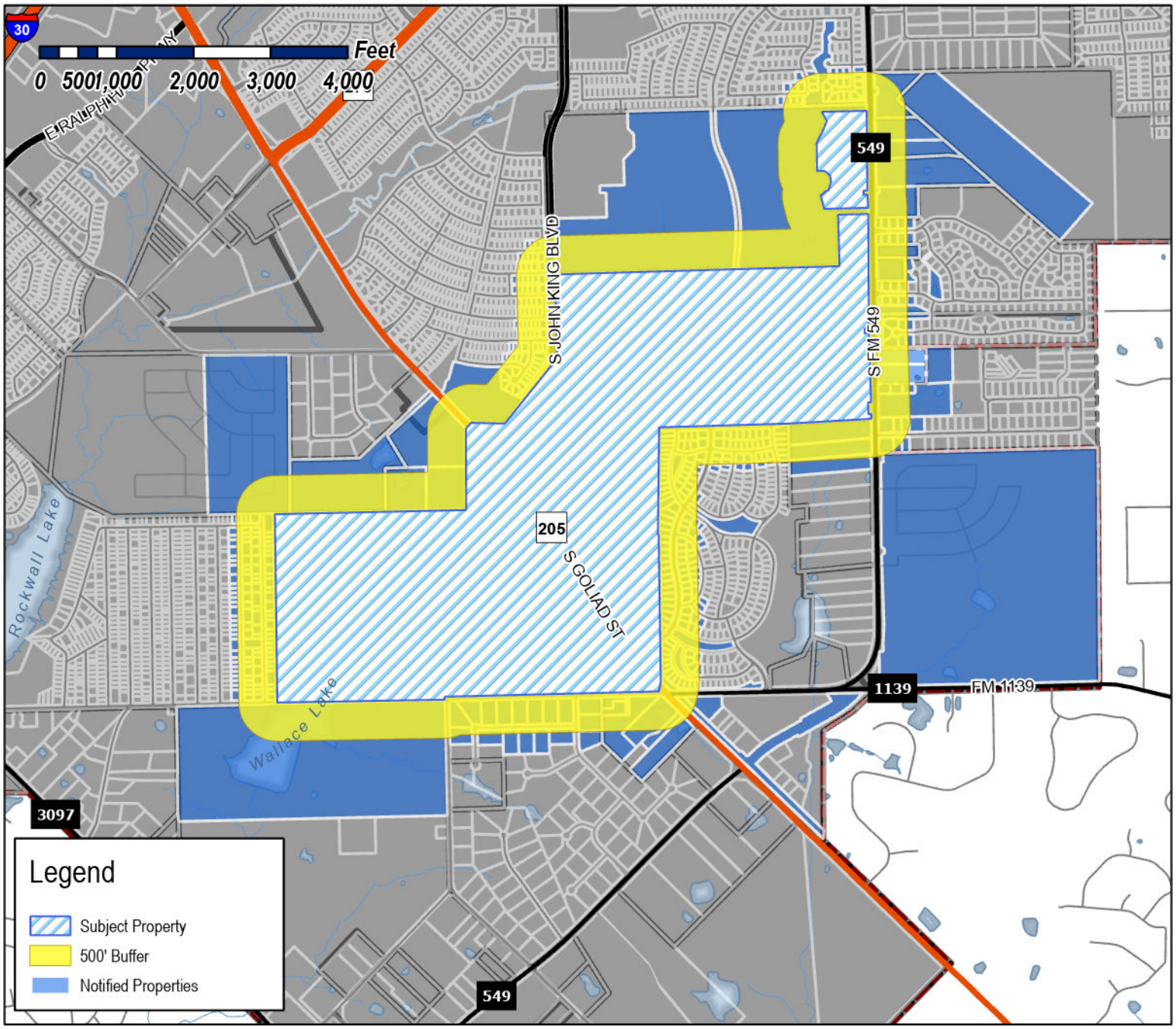

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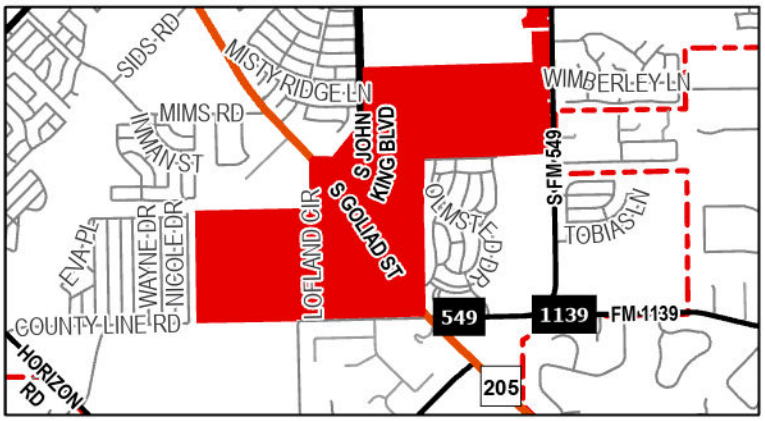


Date Saved: 7/18/2024
For Questions on this Case Call: (972) 771-7745

ROCKWALL 205 INVESTORS LLC (1075652)
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

ROBINSON JEREMY A
10012 TISBURY DR
FRISCO, TX 75035

JDS & BHK PROPERTY MANAGEMENT FIRM LP
105 CLIPPER COURT
ROCKWALL, TX 75032

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

SHEPHERD PLACE HOMES INC
10527 CHURCH RD # 201
DALLAS, TX 75238

DEAN ANN W
106 STANDING OAK DR
GEORGETOWN, TX 78633

FLORES ALEJANDRO
1070 N BEN PAYNE RD
ROCKWALL, TX 75087

PANTZAY MARVIN A FLORES AND
SULEIMA Y MONTERROSO
111 NICOLE DRIVE
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

RESIDENT
115 RENEE DR
ROCKWALL, TX 75032

RESIDENT
116 NICOLE
ROCKWALL, TX 75032

RESIDENT
118 RENEE DR
ROCKWALL, TX 75032

HP TEXAS I LLC
120 SOUTH REIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

OLIVARES JAIME B & MARTINA G
1209 QUAIL DR
GARLAND, TX 75040

ODOM TERRI S
122 JAMS LN
ROCKWALL, TX 75032

WING-PAL LLC
1227 WOODLAWN AVE
DALLAS, TX 75208

WING-PAL LLC
1227 WOODLAWN AVE
DALLAS, TX 75208

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

THE STATE OF TEXAS, BY AND THROUGH THE
TEXAS TRANSPORTATION COMMISSION
125 E 11TH STREET
AUSTIN, TX 78701

VASQUEZ FRANSISCO
125 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
127 RENEE DR
ROCKWALL, TX 75032

RESIDENT
130 RENEE DR
ROCKWALL, TX 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

VALDEZ JOSE G
1311 PRATO AVE
MCLENDON CHISHOLM, TX 75032

RESIDENT
137 NICOLE DR
ROCKWALL, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

RESIDENT
139 RENEE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

RESIDENT
149 NICOLE DR
ROCKWALL, TX 75032

NGO HA THAI
1508 GRETCHEN DR
CEDAR PARK, TX 78613

NGO HA THAI
1508 GRETCHEN DR
CEDAR PARK, TX 78613

RESIDENT
152 NICOLE DR
ROCKWALL, TX 75032

KIRK NORMAN & CHRISTI
156 JAMS LN
ROCKWALL, TX 75032

SFR JV-2 2023-1 BORROWER LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

RESIDENT
159 NICOLE DR
ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

PENA ISAAC
16300 CR 250
TERRELL, TX 75160

RESIDENT
164 NICOLE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

IBARRA GABRIELA AND
EDUARDO OSORNIO
171 CRAWFORD LN
ROYSE CITY, TX 75189

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

SRP SUB LLC
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD STE 230
DALLAS, TX 75252

CONTRERAS JOSE LUIS AND
JUANA DIAZ
1750 E FM 550
ROCKWALL, TX 75032

RESIDENT
176 NICOLE DR
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

ANDRADE MARTIN &
MARIO VALENZUELA
179 WILLOW RIDGE CIR
ROCKWALL, TX 75032

RESIDENT
1791 FM549
ROCKWALL, TX 75032

WILLIAMS MELISSA L
180 JAMS LANE
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

MEDRANO CESAR AND ANDREA MARTINEZ
181 RENEE DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

BARKER JOHNNY
184 WILLOW RIDGE CIRCLE
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

RESIDENT
191 RENEE DR
ROCKWALL, TX 75032

PEARSON GREGORY AND VICKI
1920 BROKEN LANCE LANE
ROCKWALL, TX 75032

SCHUETTE JASON & BARBARA
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER
193 ELVIS PRESLEY LN
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

BADER MARKUS AND KIMBERLY
1940 BROKEN LANCE LN
ROCKWALL, TX 75032

RESIDENT
195 NICOLE DR
ROCKWALL, TX 75032

PODLESKI GREGG T & MARIANNE
1950 BROKEN LANCE LN
ROCKWALL, TX 75032

INGRAM JAMES KENDELL
1957 S FM 549
ROCKWALL, TX 75032

RESIDENT
196 NICOLE DR
ROCKWALL, TX 75032

WILKINSON RICHARD S
1970 BROKEN LANCE LANE
ROCKWALL, TX 75032

RESIDENT
1990 BROKEN LANCE LN
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

MOORE JAMES S AND KATRINA D
2005 BROKEN LANCE LANE
ROCKWALL, TX 75032

RUIZ SONIA
2009 WORCESTER LN
GARLAND, TX 75040

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

DELK GREGORY S AND SANDRA G
2020 BROKEN LANCE LN
ROCKWALL, TX 75032

HOOVER WILLIAM A AND TAMMY
2025 BROKEN LANCE LANE
ROCKWALL, TX 75032

CURTIS PAMELA
2040 BROKEN LANCE LN
ROCKWALL, TX 75032

BAKER ALEXANDER AND
ARTEMIS LI
2045 BROKEN LANCE LN
ROCKWALL, TX 75032

TIPPETT TERRANCE & EMILY
2060 BROKEN LANCE LANE
ROCKWALL, TX 75032

RESIDENT
2065 BROKEN LANCE LN
ROCKWALL, TX 75032

RESIDENT
207 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
208 NICOLE DR
ROCKWALL, TX 75032

DRENTH HOWARD D AND TERESSA
2080 BROKEN LANE
ROCKWALL, TX 75032

IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LN
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RESIDENT
2120 NEW HOLLAND DR
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

ZMOLIK JUSTIN LAWRENCE
2139 SOUTH FM 549
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

DUNK DAWNETTA M VAN
2140 NEW HOLLAND DR
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

RESIDENT
221 RENEE DR
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
222 NICOLE DR
ROCKWALL, TX 75032

RANDALL ROBERT S JR & MARY LYNN
2287 S FM 549
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2301 S JOHN KING BLVD
ROCKWALL, TX 75032

KANAK INVESTMENTS LLC
2321 FIELDCREST DR
ROCKWALL, TX 75032

RESIDENT
233 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2380 FM549
ROCKWALL, TX 75032

RESIDENT
2390 S FM549
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

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

DIGGS DAVID WILEY
2401 LOUDON ST WEST
ROCKWALL, TX 75032

WILLIAMS DAVIS CRAIG AND JENNIFER IRENE
2405 LOUDON ST WEST
ROCKWALL, TX 75032

SWAIN STEPHEN & CAROL J
2406 LOUDON ST E
ROCKWALL, TX 75032

GIL ANNA AND JULIAN
2409 LOUDON STREET WEST
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

NAMIE NOMIE M III AND GINA MARIE
2413 LOUDON ST WEST
ROCKWALL, TX 75032

BOLDEN QUINTEN TIBERIUS AND
ALEXANDER NICHOLAS KUJAK
2417 LOUDON ST WEST
ROCKWALL, TX 75032

ACKERMAN DANYELL AND ALAN
2418 LOUDON STREET EAST
ROCKWALL, TX 75032

MARTINEZ ALEXANDRA ISABEL PRIETO AND
ANGEL JAVIER SANCHEZ ROJAS
2419 LOUDON ST WEST
ROCKWALL, TX 75032

HUGHES BRYAN
2423 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2424 FM549
ROCKWALL, TX 75032

RESIDENT
245 RENEE DR
ROCKWALL, TX 75032

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
250 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
250 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2500 LOUDON ST W
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

DE LOS SANTOS CARLOS AND MARGOT
2501 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2502 LINDBERG ST
ROCKWALL, TX 75032

FURLONG FAMILY TRUST
2502 LONG COMMON NORTH
ROCKWALL, TX 75032

RESIDENT
2503 MERCERS COLONY AVE
ROCKWALL, TX 75032

JOHNSTON RODNEY DURRAL JR AND KIMBERLY
D
2504 LOUDON ST EAST
ROCKWALL, TX 75032

SIGNO FAMILY LIVING TRUST
GENARO A SIGNO AND JULITA R SIGNO-
TRUSTEES
2505 LOUDON STREET WEST
ROCKWALL, TX 75032

RESIDENT
2506 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2507 MERCERS COLONY AVE
ROCKWALL, TX 75032

GATEWOOD PAULA AND WADE
2509 LOUDON ST W
ROCKWALL, TX 75032

RESIDENT
2510 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2513 MERCERS COLONY AVE
ROCKWALL, TX 75032

JOSHI MAYURESH S AND
BINITA SINHA
2513 LOUDON ST WEST
ROCKWALL, TX 75032

ROSS SCOTT TRAVIS AND MEGAN
2517 LOUDON ST WEST
ROCKWALL, TX 75032

TAYLOR SHELLY A
2518 LONG COMMON NORTH
ROCKWALL, TX 75032

GARZA SIMONE M & HEATH
2518 LOUDON ST E
ROCKWALL, TX 75032

DENSON PATRICIA ANN
2521 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2600 LONG COMMON S
ROCKWALL, TX 75032

BOCK FAMILY TRUST OF 2003
JOSEPH C AND SHIZUKO BOCK-TRUSTEES
2601 LONG COMMON SOUTH
ROCKWALL, TX 75032

RODRIGUEZ EVANGELINA PARRA & KRYSTAL
MARIE RODRIGUEZ
2601 PATRICIA LN
GARLAND, TX 75041

RESIDENT
2605 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2608 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2609 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2612 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2613 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2616 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2617 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2617 MERCERS COLONY AVE
ROCKWALL, TX 75032

DEBRA JEAN CRUZ TRUST
DEBRA JEAN CRUZ - TRUSTEE
262 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2620 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2621 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2623 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2624 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2625 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2628 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2629 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2631 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2632 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2635 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2636 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2639 LINDBERG ST
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

RESIDENT
274 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
2741 MASSEY LN
ROCKWALL, TX 75032

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

RESIDENT
2751 MASSEY LN
ROCKWALL, TX 75032

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

SULLIVAN BRANDI KATHERINE
2770 MASSEY LN
ROCKWALL, TX 75032

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

RESIDENT
283 NICOLE DR
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

SNYDER STACY & CHARLES
2840 DEUTZ CT
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

JIMENEZ RICARDO
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
2850 DEUTZ CT
ROCKWALL, TX 75032

RESIDENT
2851 HAYMAKER DR
ROCKWALL, TX 75032

SERCY WILLIAM CHARLES AND
NORMAN WAYNE SERCY AND MARSHA MARIE SERCY
2851 DEUTZ CT
ROCKWALL, TX 75032

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

RESIDENT
2861 DEUTZ CT
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

FOWLER KATELIN
2871 DEUTZ COURT
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

RIVERA DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

RESIDENT
291 RENEE DR
ROCKWALL, TX 75032

LAYZA & LUNA REAL ESTATE LLC
2922 S GOLIAD ST
ROCKWALL, TX 75032

RESIDENT
2922 S HWY205
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

FRANKLIN J BACHMAN TRUST
CYNTHIA KAY BACHMAN TRUSTEE
3001 SAN MARCOS DR
ROCKWALL, TX 75032

CRENSHAW JANET AND GERALD S
3005 SAN MARCOS DR
ROCKWALL, TX 75032

SCHOEN DAVID L AND MARY F
3006 SAN MARCOS DRIVE
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

HERNANDEZ ARMANDO AND DARLA DEANETTE
3009 SAN MARCOS DRIVE
ROCKWALL, TX 75032

WARNELL DONALD L AND MARIA D
3009 WIMBERLEY LN
ROCKWALL, TX 75032

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

JONES KRISTINE KAYE AND
JOSE ENRIQUE FRESQUEZ
3010 SAN MARCOS DRIVE
ROCKWALL, TX 75032

BATSON NICHOLAS AND JESSIE
3010 WIMBERLEY LANE
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

DAWA DAWA AND
TENZIN LHAMO
3011 WIMBERLEY LANE
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

SHOMETTE WILLIAM TODD AND KERRI PARSONS
3012 WIMBERLEY LN
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

COWARD ERICA AND RICHARD
3013 SAN MARCOS DRIVE
ROCKWALL, TX 75032

THOMPSON WILLIAM AND KATHY
3013 WIMBERLEY LN
ROCKWALL, TX 75087

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

RILEY CHRISTINE
3014 SAN MARCOS DRIVE
ROCKWALL, TX 75032

ZAZAKIS LAURA J AND JOHN
3014 WIMBERLEY LANE
ROCKWALL, TX 75032

TURNER CALEB MAURICE
3015 FONTANNA BLVD
ROCKWALL, TX 75032

PARKER LYNN TERRY
3015 WIMBERLEY LN
ROCKWALL, TX 75032

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

RESIDENT
302 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3025 LIMESTONE HILL LN
ROCKWALL, TX 75032

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN
ACOSTA MEJIA
303 RENEE DR
ROCKWALL, TX 75032

CULBERTSON JACK NEAL
3046 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3047 FALLBROOK DR
ROCKWALL, TX 75032

MAH JEFFERY
305 BLANCO CIR
SOUTHLAKE, TX 76092

RESIDENT
3054 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3054 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3055 DEER RIDGE DR
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

NICKERSON TERENCE & DOROTHIA
3061 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3062 DUSTY RIDGE DR
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

CRESPIN DEBRA
3063 DEER RIDGE DR.
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK DR
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

BURNS A STACEY
3070 DEER RUDGE DR
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3071 FALLBROOK DR
ROCKWALL, TX 75032

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

STEWARD RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3078 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3078 LIMESTONE HILL LN
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3079 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3079 FALLBROOK DR
ROCKWALL, TX 75032

WESSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS
3081 COOLWOOD LANE
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY
3083 MISTY RIDGE LN
ROCKWALL, TX 75032

TOWNSEND NINA
3084 MISTY RIDGE LN
ROCKWALL, TX 75032

CEVALLOS JASON & MARY
3086 LIMESTONE HILL LN
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3089 COOLWOOD LN
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

JARMAN EMMA
3091 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
3092 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3092 MISTY RIDGE LN
ROCKWALL, TX 75032

DENNIS AMY L
3094 LIMESTONE HILL LN
ROCKWALL, TX 75032

RESIDENT
3097 COOLWOOD LN
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE
3099 MISTY RIDGE LN
ROCKWALL, TX 75032

SLATTER SARAH KIMBERLY
3100 COOLWOOD LN
ROCKWALL, TX 75032

REGGIA DANIELLE R
3100 MISTY RIDGE LN
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH
3102 LIMESTONE HILL LN
ROCKWALL, TX 75032

GARNER AMY
3105 MISTY RIDGE LN
ROCKWALL, TX 75032

OCHOA RENE
3107 COOLWOOD LANE
ROCKWALL, TX 75032

RESIDENT
3108 MISTY RIDGE LN
ROCKWALL, TX 75032

HAYES KRISTOPHER
3108 COOLWOOD LN
ROCKWALL, TX 75032

RUSHING MASON & JACLYN A
3111 MISTY RIDGE LANE
ROCKWALL, TX 75032

RESIDENT
3112 LIMESTONE HILL LN
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

RESIDENT
3116 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3116 MISTY RIDGE LN
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL
3117 MISTY RIDGE LANE
ROCKWALL, TX 75032

FOX PATRICK AND MEGAN
3119 COOLWOOD LANE
ROCKWALL, TX 75032

RESIDENT
312 NICOLE DR
ROCKWALL, TX 75032

ESPARZA MARCO A
312 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3124 MISTY RIDGE LN
ROCKWALL, TX 75032

VARGAS JOSE A
3124 COOLWOOD LN
ROCKWALL, TX 75032

KILPATRICK KERRY LYNN & JENNY LYNN
3125 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
3129 COOLWOOD LN
ROCKWALL, TX 75032

ROJAS AMITAY HUERTA AND SORANGEL PEREZ PARADA
3132 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3137 COOLWOOD LN
ROCKWALL, TX 75032

STRANG DANIEL EDWARD AND SUSANNE LEIGH
3158 LUCHENBACK TRL
ROCKWALL, TX 75032

SAGNIBENE JOE AND LISA
3162 LUCKENBACH TRAIL
ROCKWALL, TX 75032

RESIDENT
319 RENEE DR
ROCKWALL, TX 75032

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

BRAGA GUILHERME CREDIDIO & YASMINI RAMOS IZIDORO
327 NICOLE DRIVE
ROCKWALL, TX 75032

JIMENEZ RICARDO
330 RENEE DR
ROCKWALL, TX 75032

EAGLE MHS CONTRACTING INC
3336 MORNING LIGHT DRIVE
DALLAS, TX 75228

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
337 RENEE DR
ROCKWALL, TX 75032

SWAIT TIFFANY
3402 POST OAK DR
ROCKWALL, TX 75032

MENDOZA MIGUEL
3410 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3418 POST OAK DR
ROCKWALL, TX 75032

WOODWARD CHERIE J
3426 POST OAK DR
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A
3434 POST OAK DRIVE
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ
344 COUNTY LINE RD
ROCKWALL, TX 75032

ANDERSON ERICKA RENEE
3442 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3450 POST OAK DR
ROCKWALL, TX 75032

BEAVERS SHIRLEY
3460 POST OAK DR
ROCKWALL, TX 75032

OROZCO ARMANDO
3465 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3468 POST OAK DR
ROCKWALL, TX 75032

COVINGTON TEVIN TYLER
3469 POST OAK DRIVE
ROCKWALL, TX 75032

MILLAN TRESSO & LEODEGARIA
3472 POST OAK DR
ROCKWALL, TX 75032

LEWIS REX STEPHEN
3473 POST OAK DR
ROCKWALL, TX 75032

TERRELL JUSTIN C & DESIREE N
3476 POST OAK DRIVE
ROCKWALL, TX 75032

TSIC ASSOCIATES HOLDINGS TRUST
350 MEADOW GATE RD
MEADOW VISTA, CA 95722

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

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

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
353 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
358 RENEE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3601 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3602 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3606 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3607 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
363 RENEE DR
ROCKWALL, TX 75032

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 1201

RESIDENT
3702 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3702 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3703 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3703 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3705 HERRICK ST
ROCKWALL, TX 75032

RESIDENT
3705 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3706 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3706 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3707 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3707 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3709 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3710 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3710 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3710 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3711 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3711 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3713 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3714 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3714 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3715 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3717 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3718 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3718 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3719 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
372 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3721 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3722 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3722 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3723 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3725 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3725 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3726 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3727 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3729 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
373 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3731 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3735 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3739 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3743 OLMSTEAD DR
ROCKWALL, TX 75032

MCLOUD JOY ANN
375 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3801 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3805 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3808 LOFLAND CIR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

RESIDENT
3809 OLMSTEAD DR
ROCKWALL, TX 75032

ILKENHANS JAMES CURTIS
3813 OLMSTED DRIVE
ROCKWALL, TX 75032

RESIDENT
382 NICOLE
ROCKWALL, TX 75032

RESIDENT
383 RENEE DR
ROCKWALL, TX 75032

CASTILLO JOSE &
LUZ DELGAEDO
383 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
3831 HERRICK ST
ROCKWALL, TX 75032

RESIDENT
386 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3875 SELBORNE DR
ROCKWALL, TX 75032

ROLDAN EMILY ELIZABETH AND IVAN
3901 STABLEGLEN DR
ROCKWALL, TX 75032

OSMUN DAVID CHARLES AND MARISHA
3902 STABLEGLEN DR
ROCKWALL, TX 75032

TORRES MARCUS ANTHONY AND AMANDA E
3905 STABLEGLEN AVE
ROCKWALL, TX 75032

CONFIDENTIAL OWNER
3906 STABLEGLEN DR
ROCKWALL, TX 75032

MOORE STEPHANIE RAAN AND RODNEY WAYNE
3909 STABLEGLEN DRIVE
ROCKWALL, TX 75032

GILMORE CARA D
3910 STABLEGLEN DR
ROCKWALL, TX 75032

GALLOWAY BRENT JR & JACQUELINE
3913 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MICHAEL BOBIE AND SUSAN L BOBIE LIVING TRUST
MICHAEL BOBIE AND SUSAN L BOBIE- TRUSTEES
3917 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
395 RENEE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS
395 NICOLE DR
ROCKWALL, TX 75087

SANCHEZ ARNULFO & ORALIA
398 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND MARGARITA CASTILLO
400 RENEE RD
ROCKWALL, TX 75032

ARMSTRONG HOYT AND MIMI TU ANH
4001 STABLEGLEN DR
ROCKWALL, TX 75032

BECOMING ONE MINISTRY & COUNSELING CENTER
4002 STABLEGLEN DRIVE
ROCKWALL, TX 75032

ARCHIBALD KAREN AND MATTHEW
4003 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HUNTER BRIAN JEFFREY AND JENNIFER LYNN
4006 STABLEGLEN DR
ROCKWALL, TX 75032

SEUMANUTAFA JOHN AND CHRISTINE
4009 STABLEGLEN DRIVE
ROCKWALL, TX 75032

BETTEVY RYAN A & KIMBERLY
4010 QUINCY STREET
ROCKWALL, TX 75032

TOPALOVIC NIKOLA AND KAYLEE NAN
4010 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DUKE ROCHELLE
4013 OLMSTED DRIVE
ROCKWALL, TX 75032

HALL HUNTER AND KELSEY
4013 STABLEGLEN DRIVE
ROCKWALL, TX 75032

JANDREW DUSTY R AND JUSTIN C
4014 QUINCY STREET
ROCKWALL, TX 75032

BURNS TONYA KAY AND AUBREY LEE
4014 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
4015 QUINCY ST
ROCKWALL, TX 75032

LONG PAIGE MICHELE AND RYAN KEATHLEY
4017 OLMSTED DRIVE
ROCKWALL, TX 75032

RAMSBOTTOM DAVID BRADLEY AND DAWN
4018 QUINCY STREET
ROCKWALL, TX 75032

WESLEY ERIC CHARLES & TERRI LASHON
4019 QUINCY STREET
ROCKWALL, TX 75032

GUARDIOLA SOCORRO AND JESSICA GUAZZONE
4023 QUINCY ST
ROCKWALL, TX 75032

TROST COOPER RANDALL & JENNIFER
4027 QUINCY ST
ROCKWALL, TX 75032

RESIDENT
408 NICOLE
ROCKWALL, TX 75032

UNDERWOOD MARK AND MICHELLE
4101 QUINCY STREET
ROCKWALL, TX 75032

HENSON DAVID ROSS AND DEBORAH PROWSE
4101 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
4102 STABLEGLEN DR
ROCKWALL, TX 75032

SIMS RUSSELL ROBERT AND CALLIE MICHELLE
4105 QUINCY STREET
ROCKWALL, TX 75032

COOK BROOKE AND MATTHEW
4105 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PARSON JESSICA L AND CHRISTOPHER P
4106 STABLEGLEN DR
ROCKWALL, TX 75032

CAMP DARROL B AND TASHIA F
4109 STABLEGLEN DR
ROCKWALL, TX 75032

DIVITTORIO ZEB ROBERT AND KELSEY LYNN
4110 STABLEGLEN DR
ROCKWALL, TX 75032

ROSOFF AMY LYNN
4111 QUINCY STREET
ROCKWALL, TX 75032

HIGDON RICKIE LEE AND ASUNCION MARINA
4113 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
414 RENEE DR
ROCKWALL, TX 75032

IRWIN MATTHEW LEE AND MYLIN NICOLE
4202 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PATTERSON KENNETH EARL AND CYNTHIA A
4205 STABLEGLEN DR
ROCKWALL, TX 75032

SHEPHERD JEFFREY W AND PAMELA A
4206 STABLE GLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
4207 QUINCY ST
ROCKWALL, TX 75032

BURKHALTER JEFFREY MICHAEL AND LINDSEY ANN
4209 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
421 NICOLE DR
ROCKWALL, TX 75032

MELI JILL MARIE
4210 QUINCY ST
ROCKWALL, TX 75032

ROBINSON JOSEPH BROOKS
4210 STABLEGLEN DRIVE
ROCKWALL, TX 75032

OCONNELL PETER JAMES AND MICHELLE ANN
4214 QUINCY ST
ROCKWALL, TX 75032

BROWN KAREN D
4215 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

MARTINEZ RONALD W GOMEZ AND PAOLA I CASTILLO
424 NICOLE DR
ROCKWALL, TX 75032

LOPEZ SILVIA
430 RENEE DR
ROCKWALL, TX 75032

TRAVIS MARK SUMMIT AND KAITLYN MAE
4301 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HERNANDEZ RAUL RALPH
4302 STABLEGLEN DRIVE
ROCKWALL, TX 75032

VIDICAN FLORIN
4306 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PETERSEN JOEL AND LEIGHANN MARIE
4309 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
431 NICOLE DR
ROCKWALL, TX 75032

MURRAY BRADY & JENNIFER
4310 STABLE GLEN DRIVE
ROCKWALL, TX 75032

ROBERTS KYLE & KATELIN
4314 SELBORNE DR
ROCKWALL, TX 75032

MILLIGAN BYRON PEYTON AND MELANIE BAILEY
4317 STABLEGLEN DR
ROCKWALL, TX 75032

LIRA MARCELINO JOSE &
ROZENEIDE S SOUSA LINS
4318 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
4319 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
433 RENEE DR
ROCKWALL, TX 75032

RESIDENT
441 NICOLE DR
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
448 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
4509 SYLVAN PARK DR
ROCKWALL, TX 75032

XU ZICAI
4509 PORTRAIT LANE
PLANO, TX 75024

WHEELER JANIS & KEVIN M
451 RENEE DR
ROCKWALL, TX 75032

RESIDENT
452 EVANS RD
ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE
452 RENEE DR
ROCKWALL, TX 75032

RESIDENT
463 RENEE DR
ROCKWALL, TX 75032

RESIDENT
464 EVANS RD
ROCKWALL, TX 75032

RESIDENT
466 RENEE DR
ROCKWALL, TX 75032

RESIDENT
470 NICOLE
ROCKWALL, TX 75032

RESIDENT
471 NICOLE DR
ROCKWALL, TX 75032

YANEZ ALONSO TORRES
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

CURTIS CHRISTOPHER LEE AND
BERT G CURTIS & PAMELA S CURTIS
4735 BEAR CLAW LANE
ROCKWALL, TX 75032

SHAH MURTAZA M AND MARIA E
4755 BEAR CLAW LANE
ROCKWALL, TX 75032

HUMPHREY JAY AND KIMMIE
4768 S STATE HWY 205
ROCKWALL, TX 75032

RESIDENT
4800 LOFLAND CIR
ROCKWALL, TX 75032

HODGES TERESA ANN
481 ARACADIA WAY
ROCKWALL, TX 75087

RISTER JOHN & CHRISTINE
4815 BEAR CLAW LANE
ROCKWALL, TX 75032

RESIDENT
482 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
485 RENEE DR
ROCKWALL, TX 75032

RESIDENT
486 EVANS RD
ROCKWALL, TX 75032

JIMENEZ TOMAS
4930 CREEKRIDGE LN
GARLAND, TX 75043

RESIDENT
496 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
498 EVANS RD
ROCKWALL, TX 75032

RESIDENT
503 RENEE DR
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON
503 NICOLE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

RESIDENT
508 RENEE DR
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWLIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

DIAZ-ALMARAZ CARLOS OMAR
514 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
515 RENEE DR
ROCKWALL, TX 75032

RESIDENT
520 RENEE DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

ROSAS LAURA PATRICIA
523 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
526 NICOLE
ROCKWALL, TX 75032

RESIDENT
535 NICOLE DR
ROCKWALL, TX 75032

RUDDELL TODD L AND JOANNA K
544 MUSTANG COURT
LAVON, TX 75166

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

CERVANTES-OSORNIO HECTOR AND
ERIKA J MOLINA-OLVERA
548 NICOLE DRIVE
ROCKWALL, TX 75032

RESIDENT
557 RENEE DR
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS'
ASSOCIATION INC
6750 HILLCREST PLAZA DRIVE SUITE 326
DALLAS, TX 75230

GONZALES BALTAZAR & LUZ MARIA ZUNIGA
C/O LAKE POINTE CHURCH
701 I-30
ROCKWALL, TX 75087

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

MANKUS STEPHEN & SUSAN
7401 RODEO DR
DENTON, TX 76208

BRUCE LIVING TRUST
757 AVALON DR
HEATH, TX 75032

ROCKWALL HOUSING DEVELOPMENT CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

RODRIGUEZ BRIAN
8 BROOKWAY CT
MANSFIELD, TX 76063

COLUNGA MARIA CRISTINA
C/O BERNABE COLUNGA
807 N JOSEPHINE ST
ROYSE CITY, TX 75189

NGUYEN ANNA
812 BLUFFCREEK LN APT 208
ARLINGTON, TX 76006

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

USCMF SN TEXAS A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

JUNFA USA, LLC
910 MELISSA LN
GARLAND, TX 75040

TAN JUDY AND
LAM KHANG DUY
914 FALCON TRAIL
MURPHY, TX 75094

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

BEDDER MANAGEMENT AUSTIN LLC
9901 BRODIE LANE SUITE 160-172
AUSTIN, TX 78748

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

MCINTIRE JUANITA
M/R
, TX

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

RCH WATER SUPPLY CORPORATION
PO BOX 2034
ROCKWALL, TX 75087

CHINN DERRICK O
PO BOX 35011
LOS ANGELES, CA 90035

PROGRESS RESIDENTIAL BORROWER 4 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087

MICHAEL JOYCE
PROPERTIES

767 Justin Rd
Rockwall, TX 75087

July 18, 2024

Mr. Ryan Miller
Director of Planning and Zoning
City of Rockwall
385 S Goliad Street
Rockwall, TX 75087

RE: Zoning Application, Lofland Tract,

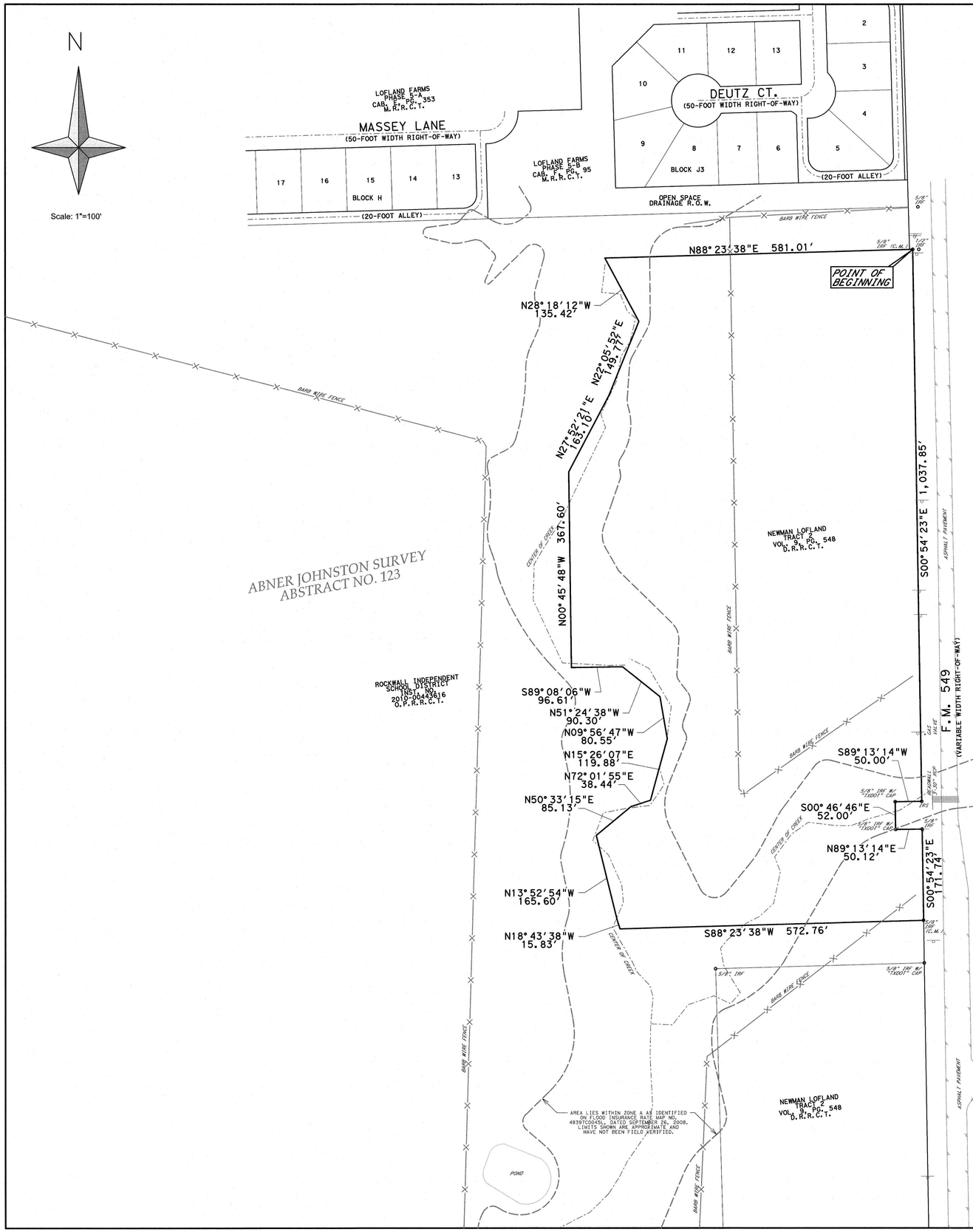
Dear Mr. Miller,

Michael Joyce Properties is submitting the attached Zoning Application, Concept Plan and Design Standards for consideration for a change in Zoning for the tracts as shown in the Concept Plan and Survey. We would like to request a change in Zoning from Agricultural District to a Planned Development District with the attached design standards.

We thank you for your consideration and look forward to working with the City of Rockwall, the Planning and Zoning Commission and the City Council on the approval of this request.

Sincerely,

Ryan Joyce
President, Michael Joyce Properties



BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 20200000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.C.T.), being in an interior south line of a called 173.00 acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No, 2010-00443616 O.P.R.R.C.T.;

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12 feet to a 5/8-inch iron rod found;

THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74 feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00 acre tract;

THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76 feet to a point in a creek;

THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00 acre tract and generally along said creek, a distance of 15.83 feet;

THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 165.60 feet;

THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13 feet;

THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44 feet;

THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88 feet;

THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55 feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30 feet;

THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61 feet;

THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60 feet;

THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10 feet;

THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77 feet;

THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42 feet;

THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01 feet to the POINT OF BEGINNING and containing 16.8895 acres of land.

Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:

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	GUY ANCHOR
E	OVERHEAD ELECTRIC
	FENCELINE
(C.M.)	CONTROLLING MONUMENT
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IPF	IRON PIPE FOUND
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SSMH	SANITARY SEWER MANHOLE
CMP	CORREGATED METAL PIPE
FH	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	WATER VALVE
	WATER METER
	SIGN
	TELEPHONE PEDESTAL
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TRANS.	TRANSFORMER
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS REGISTERED PATRICK J. BALDASARO 5504 PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY
OF A
16.8895 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303

200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

MARCH 26, 2024

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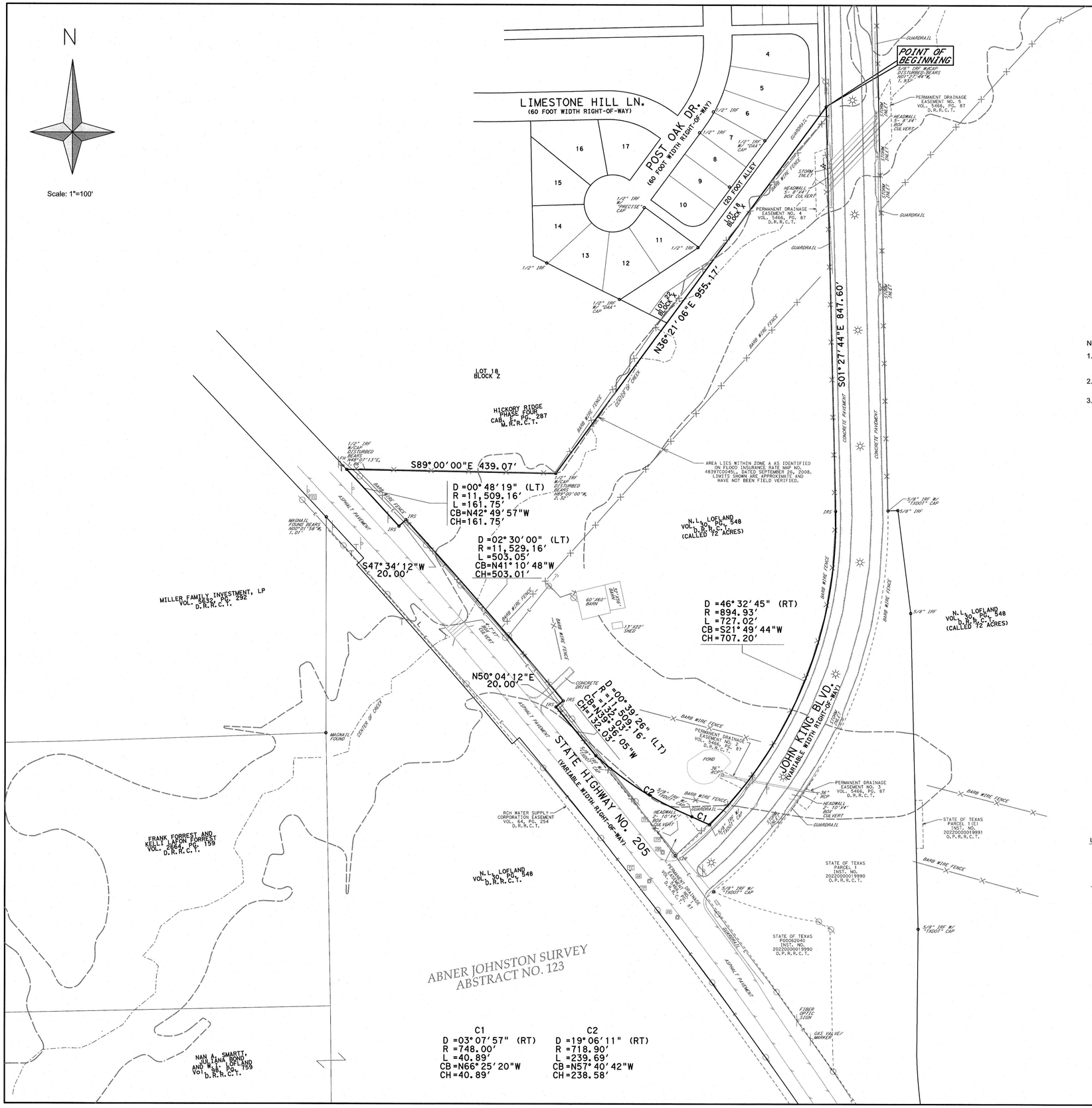

Notes:

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BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93 feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 894.93 feet and a central angle of 46 degrees 32 minutes 45 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 727.02 (Chord Bearing South 21 degrees 49 minutes 44 seconds West - 707.20 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being the point of curvature of a non-tangent curve to the right, having a radius of 748.00 feet and a central angle of 03 degree 07 minutes 57 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance 40.89 feet (Chord Bearing North 66 degrees 25 minutes 20 seconds West - 40.89 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right having a radius of 718.90 feet and a central angle of 19 degrees 06 minutes 11 seconds;

THENCE continuing with the northeast line of SH 205 and with said curve to the right, an arc distance of 239.69 feet (Chord Bearing North 57 degrees 40 minutes 42 seconds West - 238.58 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having a radius of 11,509.16 feet and a central angle of 00 degrees 39 minutes 26 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 132.03 feet (Chord Bearing North 39 degrees 36 minutes 05 seconds West - 132.03 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05 feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West - 503.01 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

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THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75 feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West - 161.75 feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86 feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07 feet to the southernmost southeast corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 89 degrees 00 minutes 00 seconds West, a distance of 2.32 feet;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17 feet to the POINT OF BEGINNING and containing 15.344 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

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STATE OF TEXAS REGISTERED PATRICK J. BALDASARO 5504 PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY
OF A
15.344 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPLS NO. 10194303

200 W. BELMONT, SUITE D
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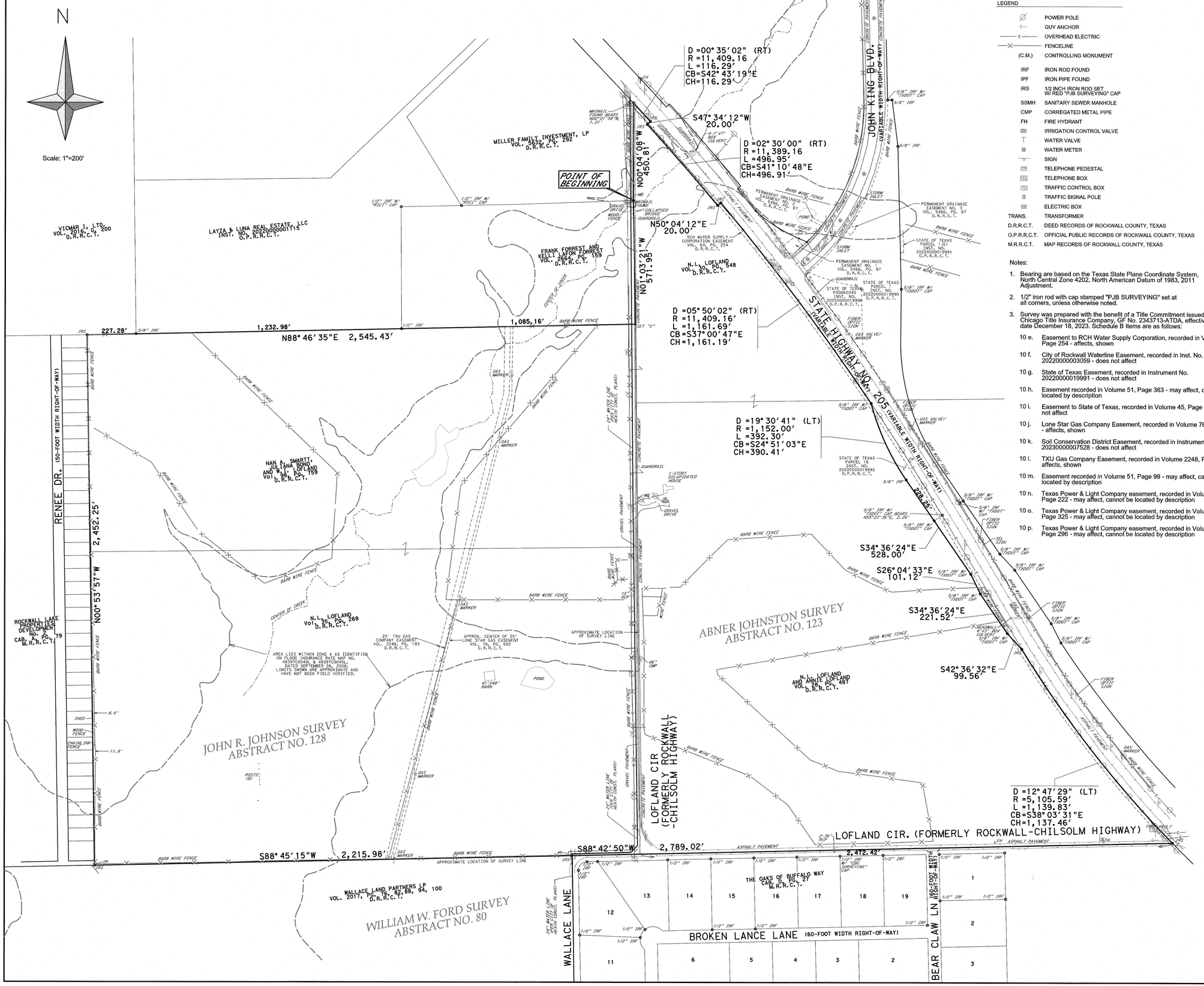

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10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description

10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.L. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tagent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.91 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tagent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.19 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 392.30 feet (Chord Bearing South 24 degrees 51 minutes 03 seconds East 390.41 feet to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tagent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC. recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Layza & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Layza & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an "X" set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY
OF A
242.2768 ACRE TRACT
OUT OF THE
JOHN. R. JOHNSON SURVEY, ABST. NO. 128
AND THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-9669

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.)., part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set on a non-tangent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.91 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.19 feet) to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 392.30 feet (Chord Bearing South 24 degrees 51 minutes 03 seconds East - 390.41 feet to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

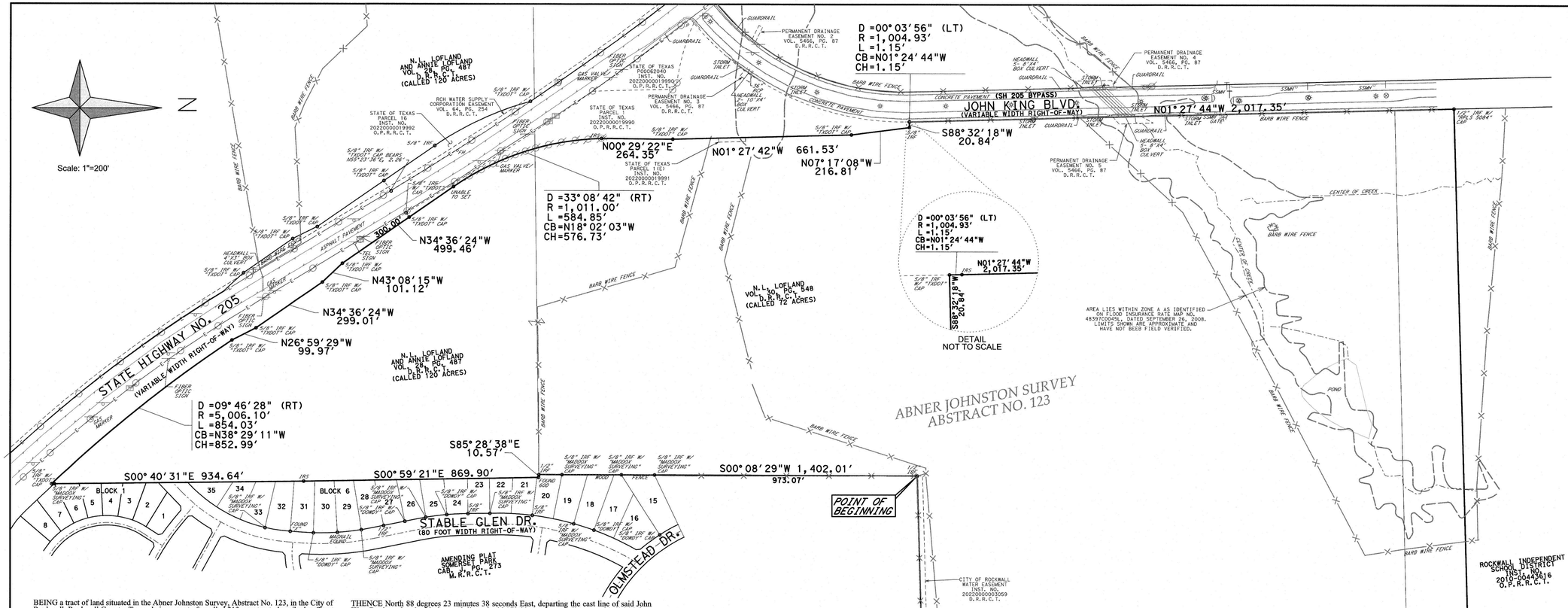
THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC, recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Lazya & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Lazya & Luna tract and the southwest corner

of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an “X” set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.

Scale: 1"=200'



LEGEND

⌀	POWER POLE
←	GUY ANCHOR
E	OVERHEAD ELECTRIC
	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
SSMH	SANITARY SEWER MANHOLE
CMP	CORREGATED METAL PIPE
FH	FIRE HYDRANT
WMH	WATER MANHOLE
⊤	WATER VALVE
⊗	WATER METER
	SIGN
TP	TELEPHONE PEDESTAL
✲	LIGHT POLE
RCP	REINFORCED CONCRETE PIPE
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:
   - 10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect, shown
   - 10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000003059 - affects, shown
   - 10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - affects, shown
   - 10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
   - 10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
   - 10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect
   - 10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect
   - 10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
   - 10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
   - 10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
   - 10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
   - 10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of a called 139.308 acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308 acre tract, at a distance of 973.07 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01 feet to a 1/2-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57 feet to a 60D nail found;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10 feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03 feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER"cap found, continuing a total distance of 499.46 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the right having a radius of 1,011.00 feet and a central angle of 33 degrees 08 minutes 42 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the right, an arc distance of 584.85 feet (Chord Bearing North 18 degrees 02 minutes 03 seconds West 576.73 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 00 degrees 29 minutes 22 seconds East, continuing with the northeast line of said SH 205, a distance of 264.35 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 01 degree 27 minutes 42 seconds West, continuing with the northeast line of said SH 205, a distance of 661.53 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 32 minutes 18 seconds West, continuing with the northeast line of said SH 205, a distance of 20.84 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93 feet and a central angle of 00 degrees 03 minutes 56 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 1.15 feet (Chord Bearing North 01 degree 24 minutes 44 seconds West 1.15 feet), to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35 feet to a 1/2-inch iron rod with "RPLS 5084" cap found in the south line of a called 173.00 acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00 acre tract, a distance of 3,696.05 feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54 feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00 acre tract, a distance of 669.62 feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00 acre tract, a distance of 393.66 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00 feet to a 1/2-inch iron rod with cap stamped "DCA INC" found;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71 feet to a 1/2-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308 acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY
OF A
261.9194 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 120 acre tract described in a deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487 D.R.R.C.T., and part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of a called 139.308 acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308 acre tract, at a distance of 973.07 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01 feet to a 1/2-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57 feet to a 60D nail found;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10 feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03 feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER"cap found, continuing a total distance of 499.46 feet (unable to set) to the point of curvature of a curve to the right having a radius of 1,011.00 feet and a central angle of 33 degrees 08 minutes 42 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the right, an arc distance of 584.85 feet (Chord Bearing North 18 degrees 02 minutes 03 seconds West 576.73 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE North 00 degrees 29 minutes 22 seconds East, continuing with the northeast line of said SH 205, a distance of 264.35 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 01 degree 27 minutes 42 seconds West, continuing with the northeast line of said SH 205, a distance of 661.53 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 32 minutes 18 seconds West, continuing with the northeast line of said SH 205, a distance of 20.84 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found in the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93 feet and a central angle of 00 degrees 03 minutes 56 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 1.15 feet (Chord Bearing North 01 degree 24 minutes 44 seconds West 1.15 feet), to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the point of tangency;

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35 feet to a 1/2-inch iron rod with “RPLS 5084” cap found in the south line of a called 173.00 acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00 acre tract, a distance of 3,696.05 feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54 feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00 acre tract, a distance of 669.62 feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00 acre tract, a distance of 393.66 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING" set;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING" set;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING" set;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16 feet to a 1/2-inch iron rod with cap stamped “CBG SURVEYING" found;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00 feet to a 1/2-inch iron rod with cap stamped “DCA INC" found;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71 feet to a 1/2-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308 acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.

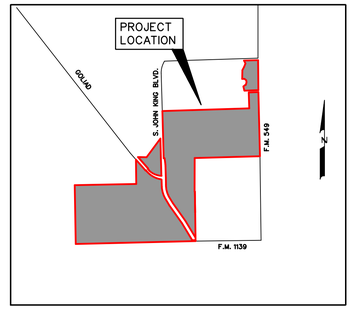
N

0 200 400 800
SCALE: 1" = 400'

LEGEND

TYPICAL LOT SIZES

- 52' X 125' - 65 LOTS
- 62' X 125' - 308 LOTS
- 72' X 125' - 377 LOTS
- 82' X 125' - 125 LOTS
- 100' X 150' - 46 LOTS
- ½ACRE LOT - 15 LOTS
- 1 ACRE - 24 LOTS
- OPEN SPACE - 136.80 Ac.
- AMENITY CENTER - 4.81 Ac.
- CITY PARK - 37.7 Ac.
- COMMERCIAL - 41.0 Ac.



LOCATION MAP
N.T.S.

TOTAL ACRES	536.42
GROSS COMMERCIAL ACRES	41.0
TOTAL RESIDENTIAL LOTS	960
RESIDENTIAL DENSITY*	1.789
GROSS RESIDENTIAL DENSITY**	1.938
TOTAL FLOOD PLAIN ACRES	87.09
TOTAL OPEN SPACE ACRES	136.80

NOTE:
* CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES)
** CALCULATED AT (TOT RES LOTS)/
(TOTAL ACRES-GROSS COMMERCIAL ACRES)

CONCEPT PLAN
OF

JUNIPER

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

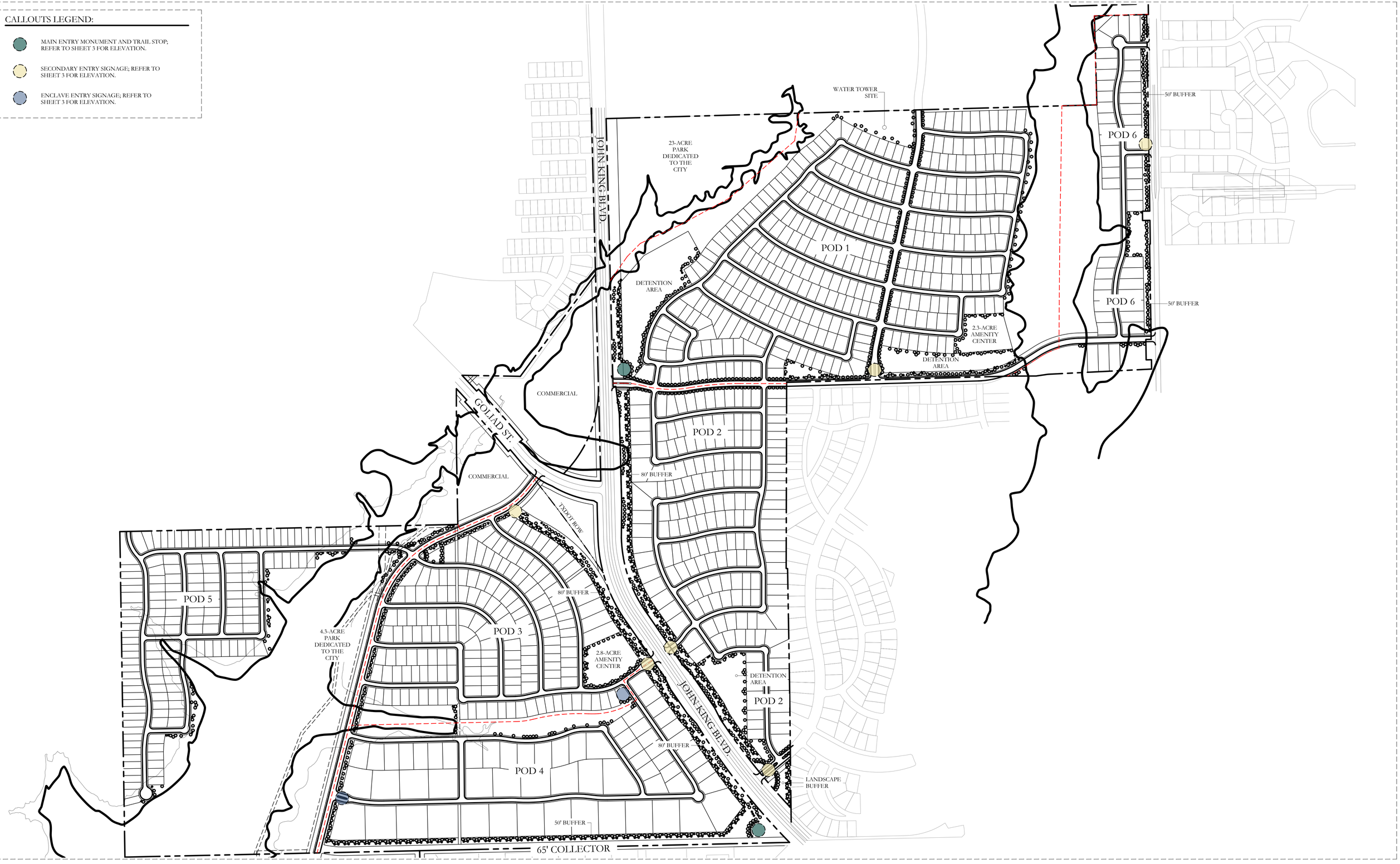
JULY 2024 SCALE 1" = 400'

CASE NO. XXXX

OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

CALLOUTS LEGEND:

- MAIN ENTRY MONUMENT AND TRAIL STOP; REFER TO SHEET 3 FOR ELEVATION.
- SECONDARY ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.



JUNIPER / OVERALL LAYOUT PLAN

City of Rockwall, Rockwall County, Texas

NORTH

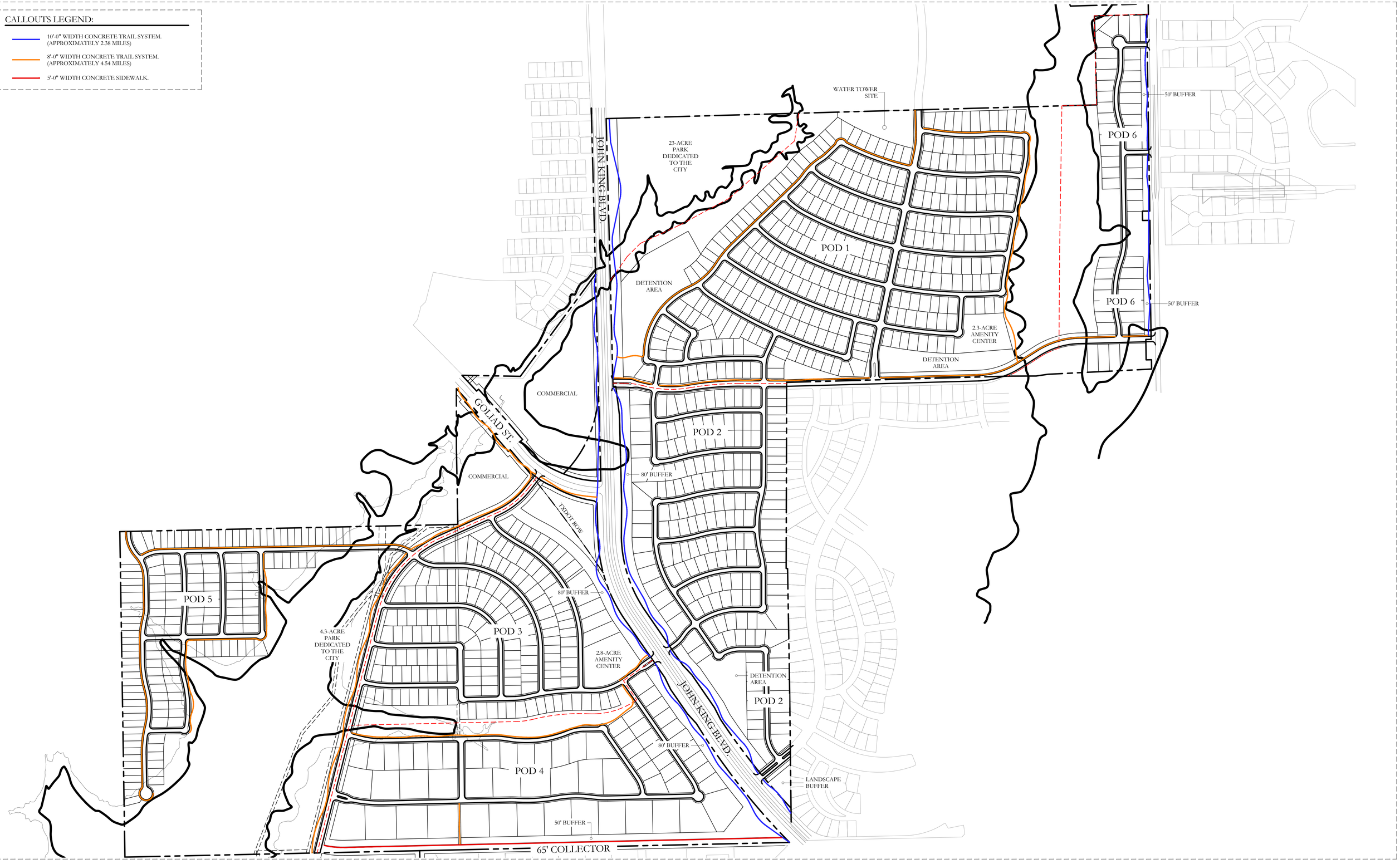
SCALE: 1" = 300'-0"

Owner Submittal 7-17-2024

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CALLOUTS LEGEND:

- 10'-0" WIDTH CONCRETE TRAIL SYSTEM. (APPROXIMATELY 2.38 MILES)
- 8'-0" WIDTH CONCRETE TRAIL SYSTEM. (APPROXIMATELY 4.54 MILES)
- 5'-0" WIDTH CONCRETE SIDEWALK.



JUNIPER / OVERALL SIDEWALK AND TRAIL PLAN

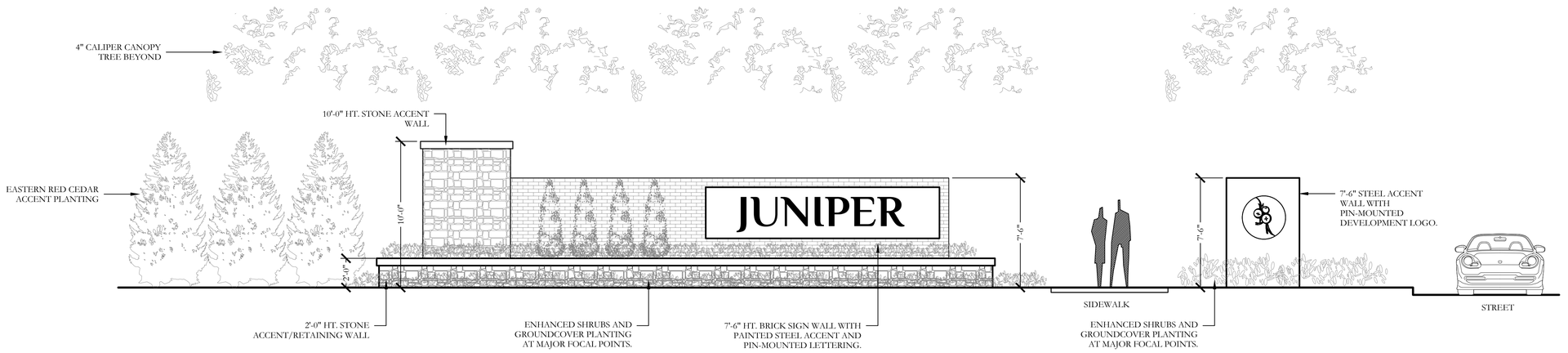
City of Rockwall, Rockwall County, Texas

NORTH

SCALE: 1" = 300'-0"

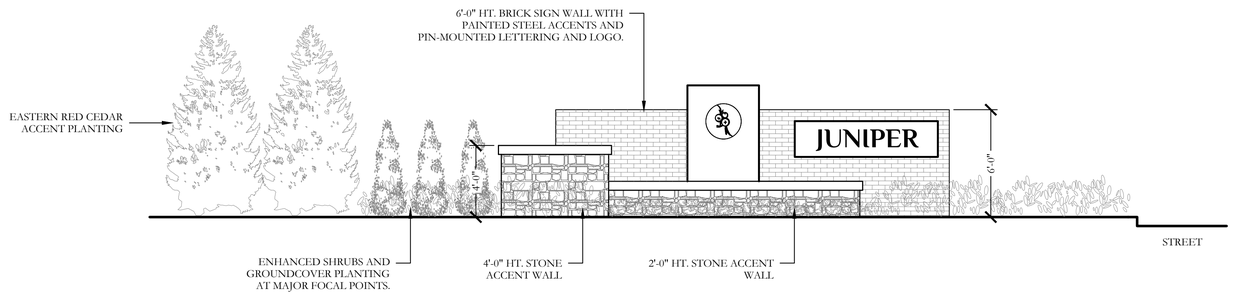
Owner Submittal 7-17-2024

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



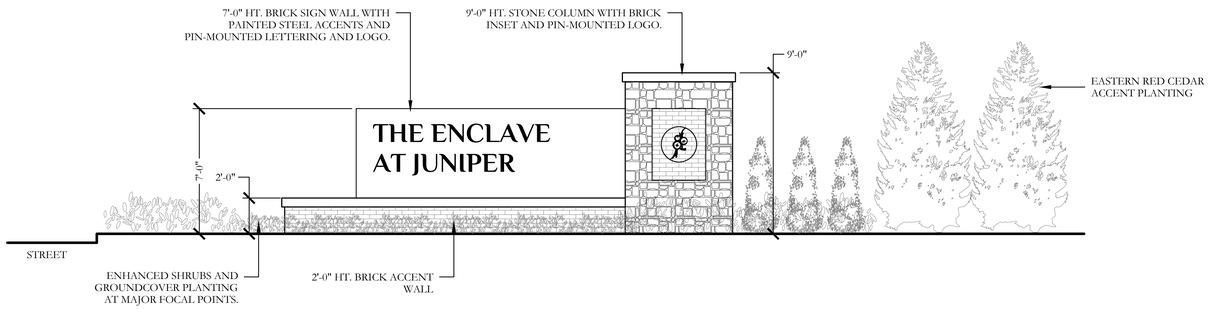
MAIN ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



SECONDARY ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



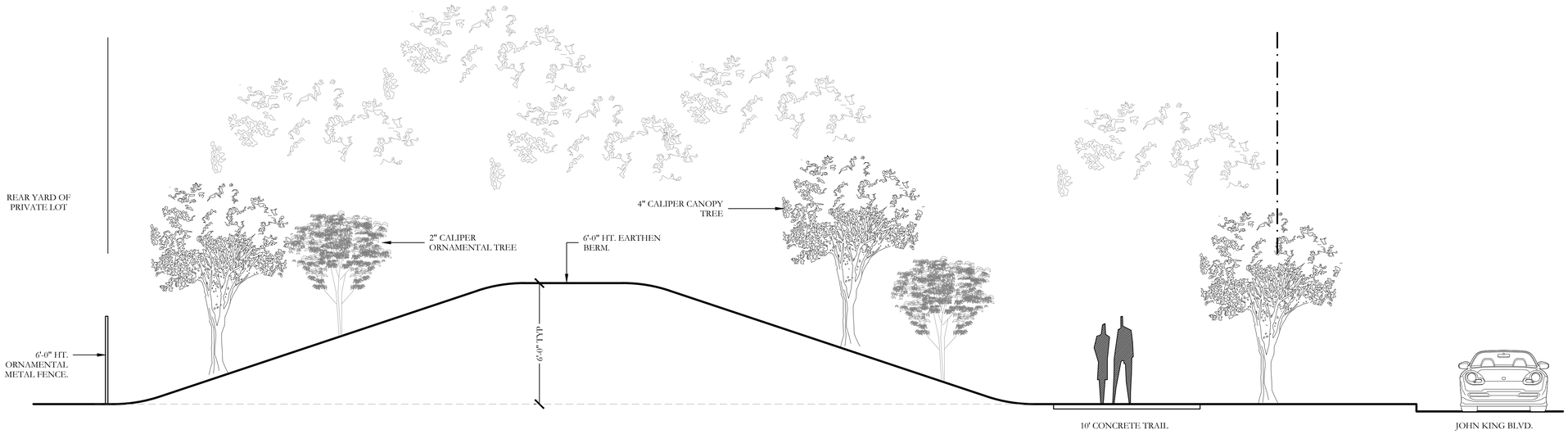
ENCLAVE ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"

JUNIPER / ENTRY MONUMENT ELEVATIONS

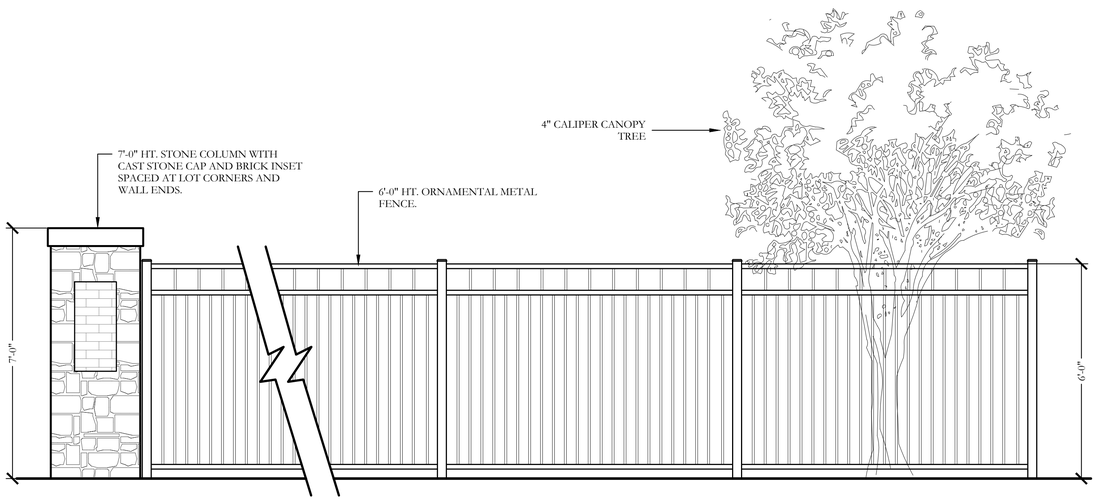
City of Rockwall, Rockwall County, Texas

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



TYPICAL CROSS SECTION OF JOHN KING BLVD.
ELEVATION

SCALE: 1/4" = 1'-0"



TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION

SCALE: 1/2" = 1'-0"

JUNIPER / TYPICAL SCREENING DETAILS

City of Rockwall, Rockwall County, Texas

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

JUNIPER / AMENITY CENTER INSPIRATION PAGE

City of Rockwall, Rockwall County, Texas

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Lot Type	Min Lot Size	Min Lot Size	Dwelling Units	% Dwel Un	actual sq ftg
1 acre	185 x 200	43560	24	2.50%	37000
1/2 acre		21780	15	1.56%	
100'	100x150	12000	46	4.79%	15000
82'	82x125	9600	125	13.02%	10250
72'	72x125	8640	377	39.27%	9000
62'	62x125	7440	308	32.08%	7750
52'	52x125		65	6.77%	6500
			960	100.00%	

Total Acres	536.42		
Gross Commercial	41		
Total Res Lots	960		
Residential Density	1.789	1.790	= #res lots/total acres
Gross Res Density		1.938	= #res lots/(total acres-gross commercial)
Total Flood Plain Acres	87.09		
Total Open Space Acres	136.8		

Exhibit 'F':
Density and Development Standards

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- CONVENT, MONASTERY, OR TEMPLE
- COMMERCIAL PARKING GARAGE
- RESIDENCE HOTEL
- MOTEL
- CEMETERY/MAUSOLEUM
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPITAL
- MORTUARY OR FUNERAL CHAPEL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- TRADE SCHOOL
- MINOR AUTO REPAIR GARAGE
- SELF SERVICE CAR WASH
- SERVICE STATION
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- ANTENNA DISH
- COMMERCIAL FREESTANDING ANTENNA
- HELIPAD
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY

(2) *Residential Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Exhibit 'F':

Density and Development Standards

TABLE 1: LOT COMPOSITION

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	185' x 200'	43,560 SF	24	2.50%
B	100' x 200'	21,780 SF	15	1.56%
C	100' x 150'	12,000 SF	46	4.79%
D	82' x 125'	9,600 SF	125	13.02%
E	72' x 125'	8,640 SF	377	39.27%
F	62' x 125'	7,440 SF	308	32.08%
G	52' x 125'	6,000	65	6.77
		Maximum Permitted Units:	*960*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.938* dwelling units per gross acre of land; however, in no case should the proposed development exceed *960* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C	D	E	F	G
Minimum Lot Width [1]	185'	100'	100'	80'	72'	62'	52'
Minimum Lot Depth	200'	200'	110'	110'	110'	110'	110'
Minimum Lot Area (SF)	43,560	21,780	12,000	9,600	8,640	7,440	6000
Minimum Front Yard Setback [2], [5] & [6]	30'	30'	20'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	15'	10'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	15'	15'	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	30'	30'	10'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,200	3,200	3,200	2,800	2,500	2,200	2,000
Minimum Garage Spaces	3	3	3	3	2	2	2

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front or rear lot width reduced by 20% as measured at the front or rear property line provided that the lot width will be met at the *Front Yard* and *Rear Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de- sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance,

the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the General Retail (GR)

District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a General Retail (GR) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of a 50-foot landscape buffer utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(4) *Building Standards for Residential*. All residential development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD

FIGURE 2: EXAMPLES OF BOARD AND BATTEN

Exhibit 'F':
Density and Development Standards

FIGURE 3: EXAMPLES OF HORIZONTAL LAP

(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design standards and orientation requirements:

(1) *Type 'A', 'B' & 'C' Lots*. The *Type 'A, 'B' & 'C' Lots* (*i.e. the yellow, orange and purple lots depicted in Exhibit 'C'*) shall be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

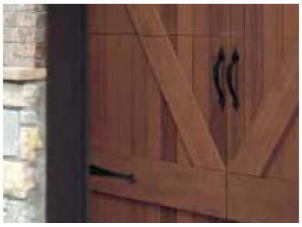
(2) *Type 'D' & 'E' Lots*. A total of 22.54% or 188 of the *Type 'D' & 'E' Lots* (*i.e. blue and green colored lots depicted in Exhibit 'C'*) may have garage configurations that are oriented in a *Front Entry* garage configuration (*i.e. where the garage door faces the street*); however the front façade of the garage shall be setback a minimum of five (5) feet behind the front façade of the primary structure and the font yard building setback shall increased to 25-feet. The remaining 77.46% or 646 of the *Type 'D' & 'E' Lots* shall be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, the following architectural elements must be incorporated into all garage configurations: [*1*] divided garage bay doors (*i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent*), [*2*] carriage style hardware and lighting, [*3*] decorative wood doors or wood overlays on insulated metal doors, and [*4*] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 4*.

FIGURE 4. EXAMPLES OF ENHANCED WOOD GARAGE DOOR

FIGURE 5: EXAMPLES OF UPGRADED FINISHES

DIVIDED BAYS



CARRIAGE HARDWARE

CEDAR CLADDING

ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES

(5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 7 & 8 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	185' x 200'	(1), (2), (3), (4), (5)
B	100' x 110'	(1), (2), (3), (4), (5)
C	80' x 110'	(1), (2), (3), (4), (5)
D	72' x 110'	(1), (2), (3), (4), (5)
E	62' x 110'	(1), (2), (3), (4), (5)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following three (3) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade
(5) Garage Orientation

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

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FIGURE 7. PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.

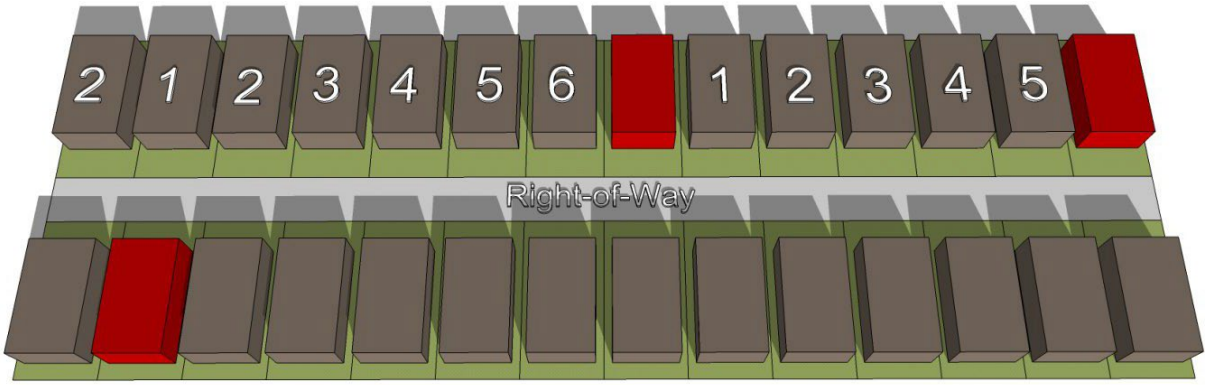
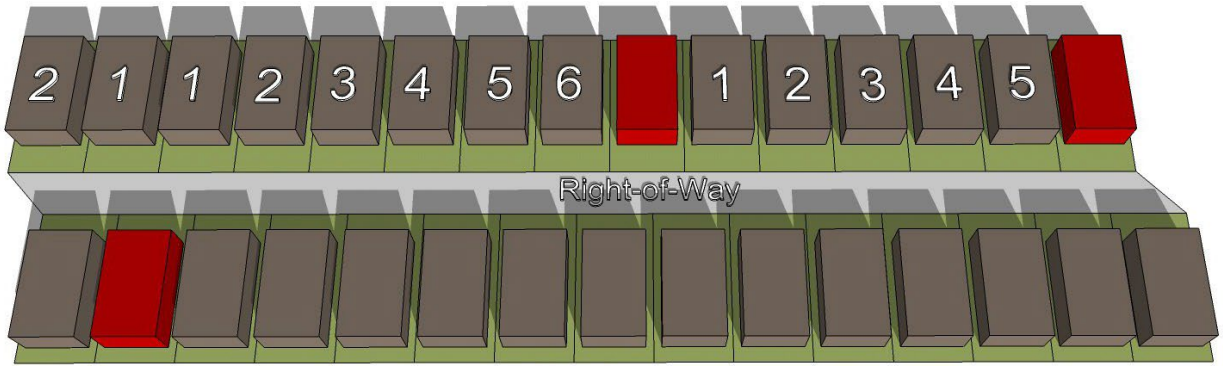


FIGURE 8. PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



(6) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(d) *Corner Lots*. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot center spacing that beings at the rear property line corner and terminates ten (10) feet behind the front yard building setback line (*see Figure 9*). A maximum of six (6) foot wrought iron fence shall be constructed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of ten (10) feet. The property owner shall be required to maintain both sides of the fence.

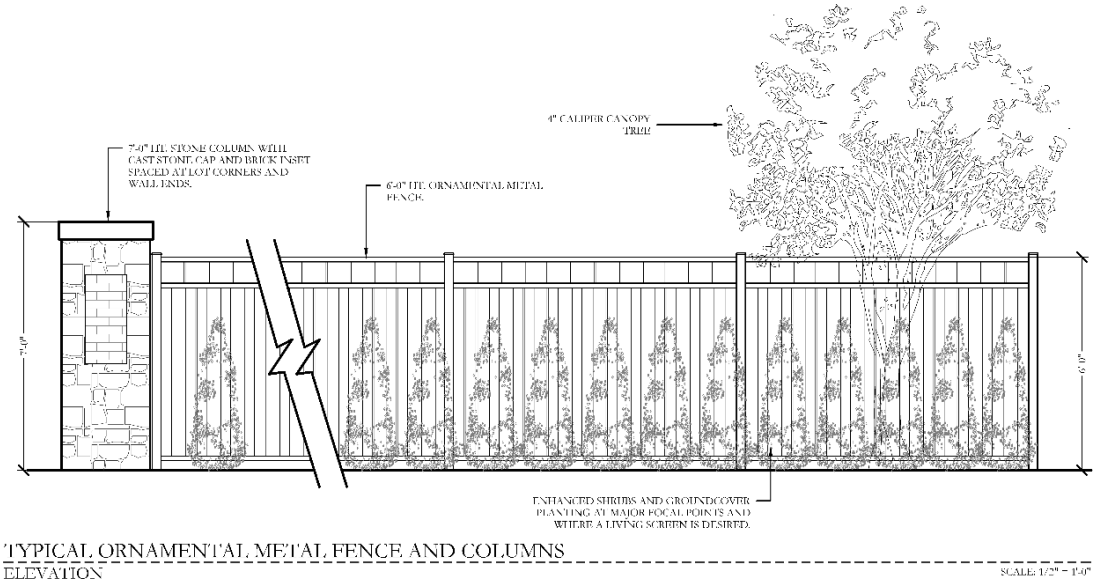


FIGURE 9. TYPICAL ORNAMENTAL METAL FENCE WITH COLUMNS

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across the City of Rockwall's easements.

(7) *Landscape and Hardscape Standards*.

(a) *Landscape*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). All trail locations shall generally be in accordance with *Exhibit 'D'* of this ordinance.

(1) *Landscape Buffer and Sidewalks (John King Boulevard)*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard (*outside of and*

beyond any required right-of-way dedication), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to John King Boulevard shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

FIGURE 10. TYPICAL CROSS SECTION OF LANDSCAPE BUFFER FOR JOHN KING BOULEVARD

(2) *Landscape Buffer and Sidewalks (S. Goliad Street [SH-205])*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard and S. Goliad Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 80-foot landscape buffer.

(3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 50-foot landscape buffer shall be provided along FM-549 for the residential property (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 50-foot landscape buffer. All residential lots backing to FM-549 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines.

(4) *Landscape Buffer and Sidewalks (Perimeter Minor Collectors)*. A minimum of a 30-foot landscape buffer shall be provided along all *Perimeter Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

(5) *Landscape Buffer and Sidewalks (Minor Collectors)*. A minimum of a ten (10) foot landscape buffer shall be provided along all *Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A

meandering five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(6) *Landscape Buffer and Sidewalks (Lofland Circle)*. A minimum of a 50-foot landscape buffer shall be provided along Lofland Circle across from the existing residential lots in the Oaks of Buffalo Way subdivision after which point the landscape buffer may be reduced to ten (10) feet. The segment of landscape buffer that is required to be 50-feet wide shall incorporate a minimum of a 48-inch berm and a five (5) foot meandering sidewalk along the entire landscape buffer. The entire landscape buffer along Lofland Circle shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan* --, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers.

(7) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch continuous *built-up* berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(8) *Landscape Screening in the Western Triangle South of Stable Glen Drive (Adjacent to the Somerset Park Subdivision)*. In order to create a solid living screen adjacent to the homes in the Somerset Park Subdivision that will back to the proposed open space on the west side of SH-205 (*i.e. south of Stable Glen Drive*) a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan* --, a minimum of four (4) caliper inches in size, will be planted on ten (10) foot centers along the entire adjacency.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *Open Space/Public Park*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 108.066-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

(13) *Amenity Center*. Amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance and generally in accordance with the images depicted in *Exhibit 'E'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the two (2) amenity centers shall be approved with the *PD Site Plan*.

(14) *Trails*. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'D'* of this ordinance, and shall provide connectivity to the proposed parks.

(15) *Trail Rest Stop*. A trail rest stop shall be constructed at the location as depicted in *Exhibit 'D'* of this ordinance and shall include a rest bench, shade structure, water fountain, and bike repair station.

(16) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*; however, they should generally conform with *Figures 11, 12* & *13*.

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FIGURE 11. MAIN ENTRY SIGNAGE

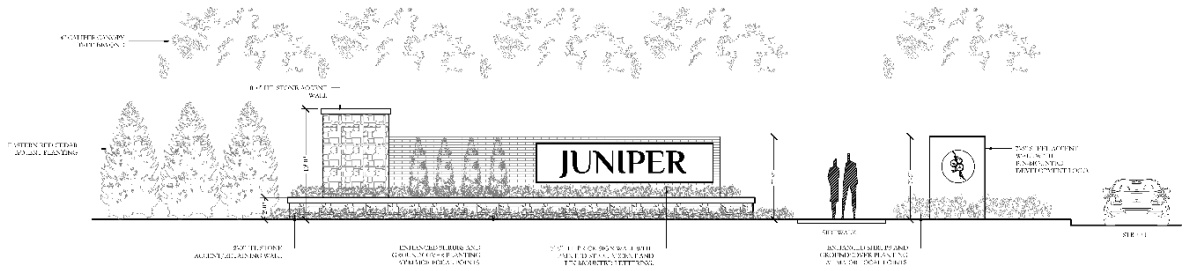


FIGURE 12. SECONDARY ENTRY SIGNAGE

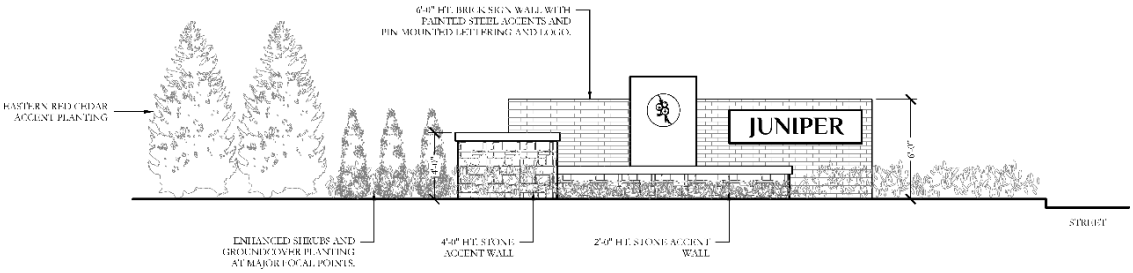
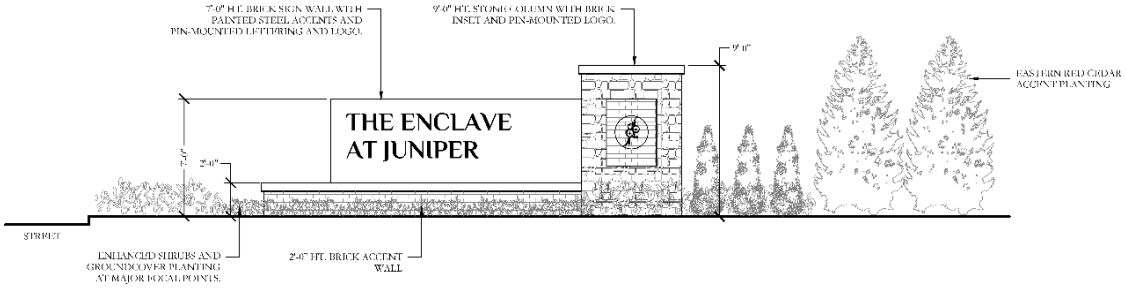


FIGURE 13. ENCLAVE ENTRY SIGNAGE



(17) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(18) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 7/25/2024

PROJECT NUMBER: Z2024-033
PROJECT NAME: Zoning Change from AG to PD
SITE ADDRESS/LOCATIONS: FM 205

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	07/25/2024	Approved w/ Comments

07/25/2024: Z2024-032; Zoning Change (AG to PD) for the Lofland Tract
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, and generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.

M.3 For reference, include the case number (Z2024-032) in the lower right-hand corner of all pages on future submittals.

I.4 Unified Development Code (UDC). Based on the submitted draft ordinance the proposed Planned Development District does not conform to the following requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's Standards of Design and Construction Manual:

(1) Alleyways. The Engineering Department's Standards of Design and Construction Manual stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete…" The code does grant the City Council the ability to "… waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the Standards of Design and Construction Manual]

(2) Garage Configuration. Section 04, Residential Parking, of Article 06, Parking and Loading, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a J-Swing [or traditional swing] garage where the garage door is perpendicular to the street."

Staff Response: The proposed garage configurations do NOT conform to the Engineering Department's Standards of Design and Construction Manual and the Unified Development Code (UDC). This will require the discretionary approval of the City Council pending a recommendation from the Planning and Zoning Commission.

(3) Open Space. According to Subsection 02.02, Minimum Standards for Residential Planned Development Districts, of Article 10, Planned Development Regulations, of the Unified Development Code (UDC), “In a residential Planned Development (PD) Districts, all lots less than 12,000 SF shall be located within 800-feet of a neighborhood-oriented park or open space (i.e. public or private). All open space areas shall be landscaped and serve as a visual amenity and/or gathering place for socializing with neighbors.”

Staff Response: Please provide an exhibit showing conformance to this requirement of the Unified Development Code (UDC).

I.5 Future Land Use Map. According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the South Central Residential District and the Southwest Residential District, and according to the Future Land Use Map contained within this document the subject property is designated for Low Density Residential and Commercial/Retail land uses. The proposed zoning request does GENERALLY conform to these designations; HOWEVER, there are areas on the concept plan that show revisions will need to be made to the Future Land Use Plan. This aspect of this request will be discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.

I.6 South Central Residential District. The following are the pertinent District Strategies of the South Central Residential District and how the proposed concept plan conforms to these strategies:

(1) Suburban Residential. This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.

Staff Response: The submitted PD Standards include language that could incorporate Traditional Neighborhood Design (TND) principles; however, the ordinance does not require this. This is an important aspect of the District Strategies and was implemented in the adjacent development (i.e. the Somerset Park Subdivision). In addition, the proposed 52’ x 62’ x 110’ and 72’ x 110’ lots -- which are the predominate lot types at 78.12% of all lots -- are not considered to be a mix of “larger to mid-sized lots”. Based on this the proposed concept plan is not in conformance with this District Strategy.

(2) Commercial Land Uses. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [SH-205] and SH-276 and S. Goliad Street [SH-205] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.

Staff Response: The concept plan provided by the applicant does show changes to how the Commercial/Retail areas are laid out in the Future Land Use Map; however, the changes appear to be nominal in nature.

(3) John King Boulevard Trail Plan. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in Appendix ‘A’ of this Comprehensive Plan.

Staff Response: The District Strategies Map for the South Central Residential District shows that a Rest Stop/Trailblazer Pylon element is designated for the southeast corner of the future intersection of Mercers Colony Avenue and John King Boulevard. The Layout Plan show that two (2) Trail Stops/Rest Stops will be provided; however, neither of these Trail Heads/Rest Stops show a covered structure in conformance to the exhibits shown in the OURHometown Vision 2040 Comprehensive Plan. These Trail Stops/Rest Stops can be integrated in to the signage elements for the neighborhood (e.g. similar to Breezy Hill, Saddle Star, or Rockwall Downes). Another opportunity for a Trail Head not associated with the John King Boulevard Plan exists at the northwest corner of the intersection of the proposed subdivision and S. FM-549 across from the Fontanna Ranch Subdivision entrance (see the Planning Markups for the Layout Plan).

I.7 Southwest Residential District. The following are the pertinent District Strategies of the Southwest Residential District and how the proposed concept plan conforms to these strategies:

(1) Suburban Residential. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

Staff Response: In this case, the Oaks of Buffalo Way Subdivision is composed of larger lots that are a minimum of 1½-acres in size. The proposed transition provided by the applicant shows a smaller one (1) acre lot product lining a street that runs parallel to the northern boundary of the Oaks of Buffalo Way Subdivision. This is followed by a 100' x 200' lot product and several 100' x 150' lots. Staff has recommended that the 100' x 150' lots be changed to either the one (1) acre lot product or the 100' x 200' lot product; however, the City Council will need to make the determination if this is a sufficient transition from the larger lots to the 62' x 125' and 72' x 125' lots north of the proposed transition.

I.8 Master Thoroughfare Plan. The proposed plan does appear to conform to the Master Thoroughfare Plan (MTP) contained in the OURHometown Vision 2040 Comprehensive Plan.

I.9 Residential Design Guidelines. The OURHometown Vision 2040 Comprehensive Plan stipulates various goals and design guidelines for residential developments. The following aspects of the applicant's proposal either do not conform to or could better conform to the stated goals of the City's Comprehensive Plan, and could be revised -- per staff's recommendations below -- to bring the project closer to conformance with these goals:

(1) CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2). Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

Staff's Response: The lots in the Oaks of Buffalo Way Subdivision are approximately 1½-acres in size. The proposed one (1) acre lots are smaller than the existing lots in the Oaks of Buffalo Way Subdivision. The determination if this is a compatible size as the existing lots will be a discretionary aspect of this case.

(2) CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2). Existing development patterns and surrounding conditions (e.g. lot size, architectural style, public improvements, etc.) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

Staff's Response: The proposed concept plan appears to generally conform to the existing development patterns north of John King Boulevard and adjacent to the Lake Rockwall Estates Subdivision; however, the following changes should be incorporated to better conform to the existing development patterns: [1] larger estate lots could be incorporated adjacent to the Oaks of Buffalo Way Subdivision and [2] better requirements for Traditional Neighborhood Design (TND) housing product should be incorporated north of John King Boulevard to match the style of the homes established in the Somerset Park Subdivision.

(3) CH. 1; Section 2.02; Goal #2 | Policy #4 (Page 1-2). At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development.

Staff's Response: The development should use similar architectural styles (i.e. Traditional Neighborhood Design principles, gingerbread or farmhouse architectural styles/material mixes, etc.) as the adjacent Somerset Park Subdivision to create a consistent development theme throughout the area north of John King Boulevard.

(4) CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3). To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

Staff's Response: Homes adjacent to open spaces should face onto the open space -- instead of being oriented so that the side or rear yard faces the open space --, and be accessible by a single-loaded street. Currently, the plan could do a better job of facing homes onto open spaces as opposed to siding the homes towards these open spaces.

(5) CH. 8; Section 2.03; Goal #1 | Policy #5 (Page 8-3). Design neighborhoods utilizing the Housing Tree Model … A method of laying out single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision.

Staff's Response: The larger 100' x 150' lots should be located adjacent to John King Boulevard, SH-205, and FM-549.

(6) CH. 8; Section 2.03; Goal #3 | Policy #3 (Page 8-4). In cases where flat front entry garages (i.e. even with the front façade of the primary structure) are requested as part of a development no greater than 20.00% should be incorporated into the development. In addition, flat front entry garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be

generally discouraged.

Staff's Response: In this case, the applicant has built in a five (5) foot recess for front entry garages; however, this does not conform to the requirements of the Engineering Standards of Design and Construction, Unified Development Code (UDC) or Comprehensive Plan. While the applicant has limited the number of forward-facing garages to 17.81% it may only be appropriate to incorporate this type of product in the areas north of John King Boulevard, as this is similar as to what was permitted in the Somerset Park Subdivision. To lessen the impact of this request, staff has included language in the PD ordinance that would incorporate a 25-foot front yard building line for all forward-facing garages. This is consistent with the Comprehensive Plan.

I.10 PD Ordinance. The ordinance submitted by the applicant is similar to what staff prepared with the previous zoning case; however, staff did make the following changes to the proposed PD Standards in the draft PD Ordinance:

(1) Staff added a General Note in Table 2: Dimensional Requirements that addressed keystone lots. This was necessary to address fence placement and was requested by the Plans Examiner.
(2) Staff corrected the garage section to reflect the updated lot product, lot count, and garage orientations.
(3) Staff left Figure 9. Typical Ornamental Metal Fence with Columns from the previous zoning ordinance because it showed the shrubs adjacent to the fence which were removed from the proposed zoning ordinance.

M.11 Based on the submitted plans, please make the following corrections or provide the requested information by August 6, 2024:

(1) Concept Plan. Please see attached markups and make corrections in accordance with staff's comments.
(2) Concept Plan. Please add an open space table to the plan that shows the required breakdown of the open space and required open space percentage (i.e. 20.00% or 107.284 -acres).
(3) Concept Plan. Please indicate the Lot Types in the legend.
(4) Lay Out Plan. Please see staff's recommendations on the attached markup.
(5) Trail Plan. The Planning and Zoning Director and Parks Director reviewed the Trail Plan to ensure looped connectivity for all trails. Based on this review, please correct the Trail Plan in accordance with the attached markups. In addition, please show the location of all five (5) foot sidewalks.
(6) Screening Details. Please see the attached markups and make corrections in accordance with staff's comments. Staff also used the previous Typical Ornamental Metal Fence and Columns exhibit as the one (1) in the ordinance. Please consider adding the shrubs back to this detail.
(7) Entry Monument Elevations. The plan indicates the use of a Trail Head/Rest Stop; however, no exhibit showing a Trail Head/Rest Stop was provided. Please review the examples from the John King Boulevard Corridor Plan and provide a Trail Head/Rest Stop. Alternatively, this could be designed to be incorporated into the Main Entry Signage, but at a minimum should show the things incorporated into the ordinance, and be a covered rest area. In addition, please review staff's markups and make the necessary changes.

M.12 In addition to the above required changes, staff is recommending the following:

(1) Additional Trail Heads/Rest Stop along FM-549.
(2) Additional Secondary Entry Signage as depicted on the Layout Plan.
(3) Shrubs or ornamental grasses (e.g. pampas grass) be incorporated on the top of the berm along John King Boulevard.
(4) The Type 'C' Lots along SH-205, north of the Oaks of Buffalo Way Subdivision, be changed to a Type 'A' or Type 'B' Lot.
(5) The proposed Tree Buffer adjacent to the Somerset Park Subdivision be removed from the plan. There is no way to ensure that this is maintained in perpetuity once the homeowner assumes ownership of the property.

M.13 Please review the attached draft ordinance prior to the July 30, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by August 6, 2024. Please carefully read through this document as staff has incorporated changes from what was originally submitted.
I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on August 6, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the August 13, 2024 Planning and Zoning Commission Public Hearing Meeting.
I.15 The projected City Council meeting dates for this case will be August 19, 2024 (1st Reading) and September 3, 2024 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	07/24/2024	Approved w/ Comments

07/24/2024: 1. Revised site plan, engineering plan, and replat required for Peachtree subdivision to connect to proposed subdivision.
2. Suggest calling out as proposed alignment by TxDOT.
3. Minimum 5' from roadway and sidewalk pavement as well.

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Additional comments may be provided at time of Site Plan.
- Utility easements may not cross through residential properties. Must be in a HOA maintained lot.
- Gas Line/Easement crosses site - Letter of Permission to cross/build over.
- Need approval from NRCS/SCS for any construction in their easement

Streets/Paving:
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- City (and TXDOT) driveway spacing requirements must be met. Driveway/street spacing requirements must be met along John King Blvd, future and ex. SH 205, and all streets/driveways.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required running from Mercers Colony Avenue to the proposed P6D at John King Blvd. On-street parking lanes and a minimum 5' sidewalk will be required on both sides of the roadway.
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- Must construct all roadways on the current Master Thoroughfare Plan
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
- Any medians must be curbed, and streets draining away from medians.
- Future John King Extension (south of SH 205) is a 65' ROW with a 45' b-b street section

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- Must install min. 8" and 12" sewer mains per City master plans. Dedicate easements.
- Must install 12" water mains per City master plans. Dedicate easements.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have 8" sewer line minimum through the property.
- An Infrastructural Study will be required. Review fees apply.

- Infrastructure called out to be required by study must be installed.
- City is in the design of extending sanitary sewer from south property line to the corner of John King and Goliad.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Depending on infrastructure study, certain number of lots may be built without elevated water storage tank being built and functioning.
- Property is divided by two separate water pressure plains. May not interconnect plains.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Sewer Pro-rata will be assessed per acre which must be paid prior to construction.
- Provide corridor for City of Heath 24-inch water transmission line that run north-south along Lofland Circle. No fencing, structures, trees, etc over line and easement. Will need to get with City of Heath on required separation distances and easement size they require.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.

Drainage/Floodplain/Lakes:
- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention must be above the 100yr floodplain elevation where adjacent.
- Detention will be out of floodplain.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- No vertical walls are allowed in detention easements.
- Must show and meet erosion hazard setback for all creeks/streams.
- Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
- Flood plain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot)
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Lot to Lot drainage is not allowed.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/24/2024	Approved w/ Comments

07/24/2024: Note: POD 5 as indicated on JUNIPER / OVERALL LAYOUT PLAN would require all homes to be equipped with home fire sprinkler systems.

IFC D107.1 One- or two-family dwelling residential developments.
Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1.Where there are more than 30 dwelling units accessed from a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/22/2024	Approved

No Comments

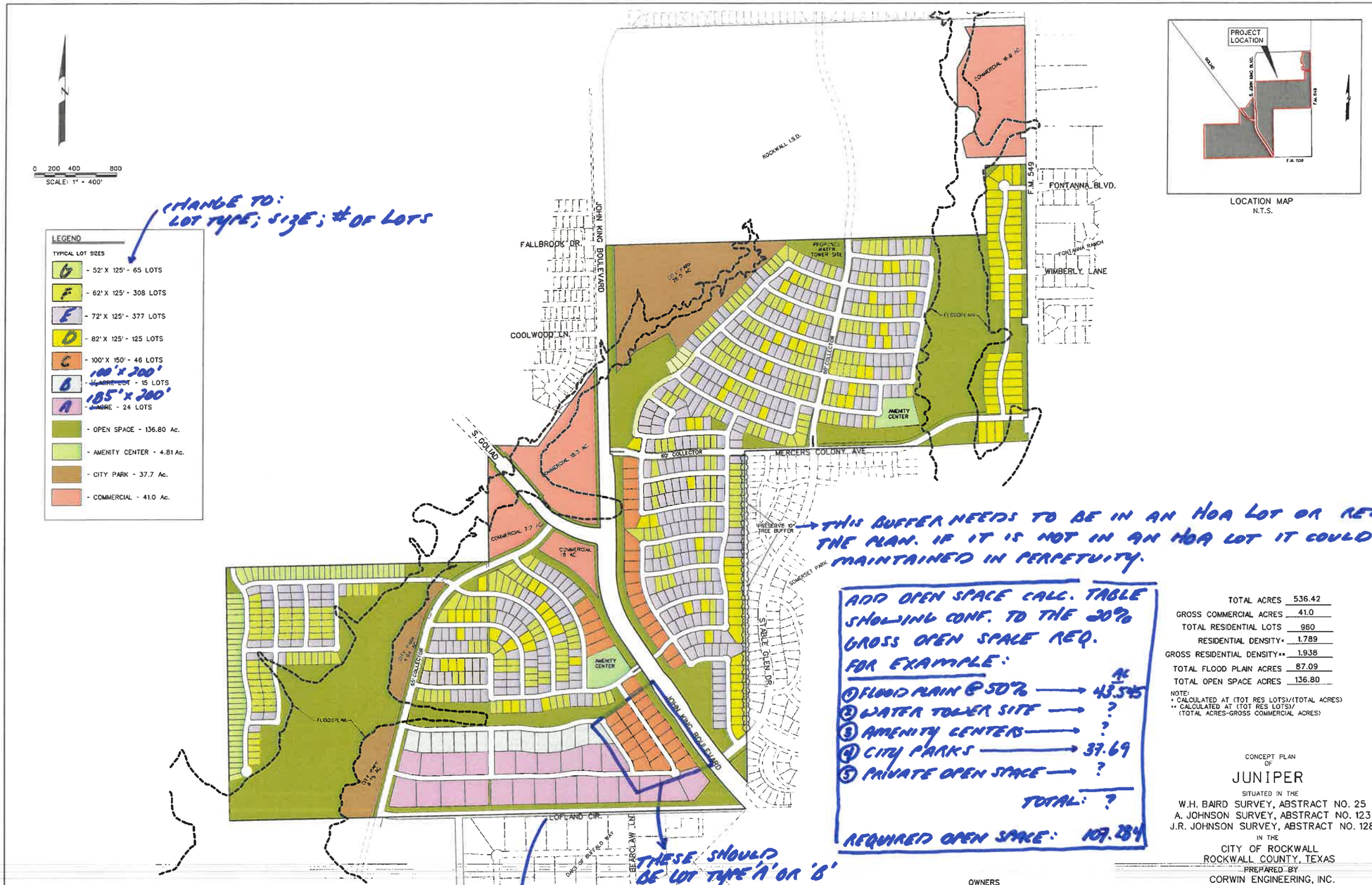
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/23/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/22/2024	Approved w/ Comments

07/22/2024: 1. Trail plan looks very good and matches our Trail Master Plan

2. Renderings look good please provide landscape plan



CHANGE TO: LOT TYPE; SIZE; # OF LOTS

THIS BUFFER NEEDS TO BE IN AN HOA LOT OR REMOVED FROM THE PLAN. IF IT IS NOT IN AN HOA LOT IT COULD NOT BE MAINTAINED IN PERPETUITY.

ADD OPEN SPACE CALC. TABLE SHOWING CONF. TO THE 20% GROSS OPEN SPACE REQ.
FOR EXAMPLE:
1. FLOOD PLAIN @ 50% → 43.545
2. WATER TOWER SITE → ?
3. AMENITY CENTERS → ?
4. CITY PARKS → 37.69
5. PRIVATE OPEN SPACE → ?
TOTAL: ?
REQUIRED OPEN SPACE: 109.284

TOTAL ACRES	536.42
GROSS COMMERCIAL ACRES	41.0
TOTAL RESIDENTIAL LOTS	960
RESIDENTIAL DENSITY*	1.789
GROSS RESIDENTIAL DENSITY**	1.938
TOTAL FLOOD PLAIN ACRES	87.09
TOTAL OPEN SPACE ACRES	136.80

NOTE:
* CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES)
** CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES-GROSS COMMERCIAL ACRES)

CONCEPT PLAN
OF
JUNIPER
SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND, WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND, GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-398-1200

JULY 2024 SCALE 1" = 400'

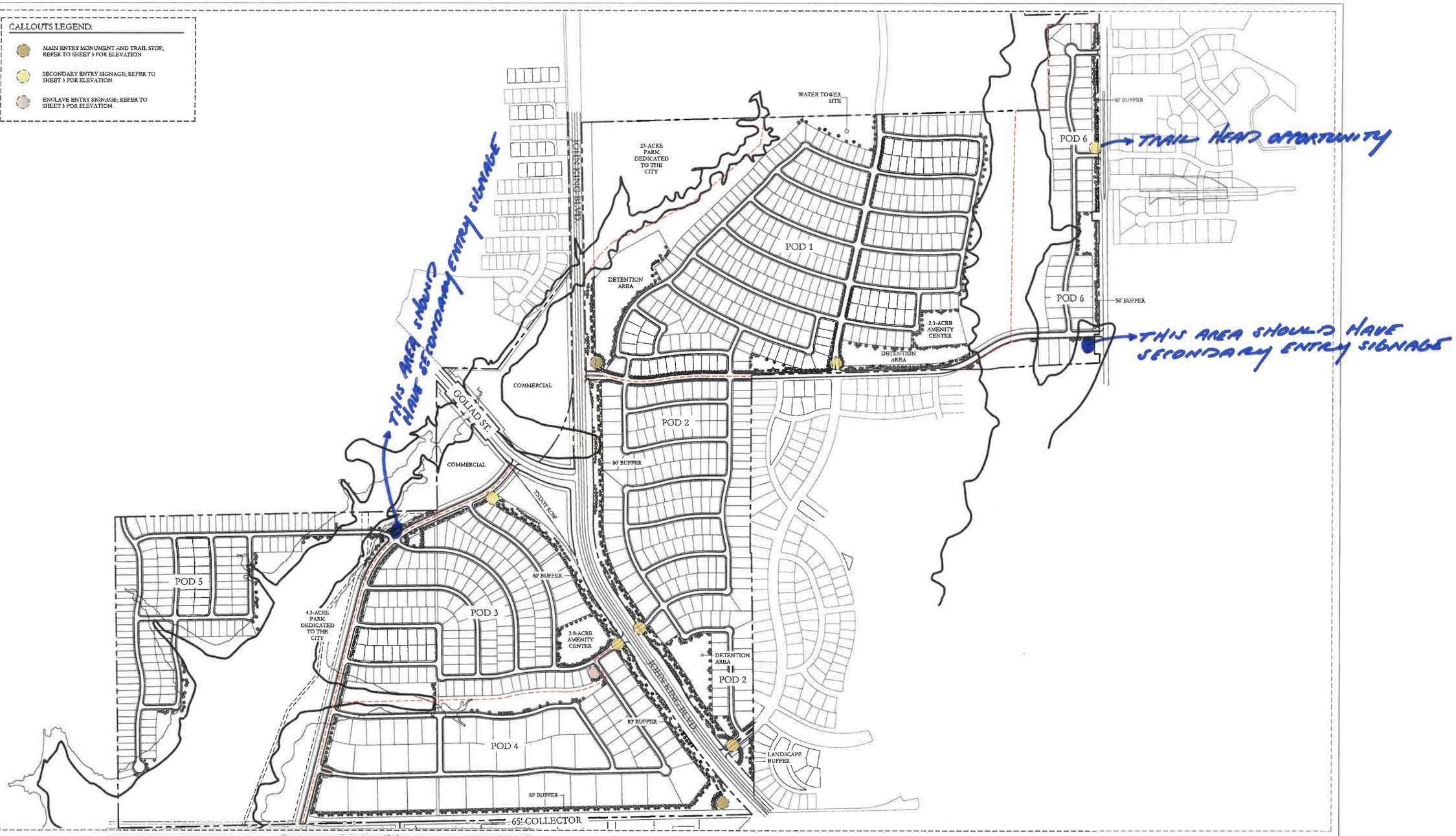
CASE NO. XXXX

THESE SHOULD BE LOT TYPE 'A' OR 'B'

LOFLAND CIRCLE WILL NEED TO BE BUILT TO A MINOR COLLECTOR STANDARD. THIS IS OUTSIDE OF THE REQUIRED LANDSCAPE BUFFER.

CALLOUTS LEGEND:

- MAIN ENTRY MONUMENT AND TRAIL STOP; REFER TO SHEET 3 FOR ELEVATION.
- SECONDARY ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.



NORTH

SCALE: 1" = 300'-0"

JUNIPER / OVERALL LAYOUT PLAN

City of Rockwall, Rockwall County, Texas

SHEET 1 OF 5
Cromer Submittal 7-17-2024

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CALLOUTS LEGEND:

- 10'-0" WIDTH CONCRETE TRAIL SYSTEM. (APPROXIMATELY 2.38 MILES)
- 8'-0" WIDTH CONCRETE TRAIL SYSTEM. (APPROXIMATELY 4.54 MILES)
- 5'-0" WIDTH CONCRETE SIDEWALK

* INDICATE THE LOCATION OF ALL TRAIL HEADS.

IF THIS IS INCLUDED ON THE TRAIL PLAN PLEASE INCLUDE ALL 5' SIDEWALKS.

ADD 8' TRAIL

TRAIL HEAD OPPORTUNITY

10' TRAIL NEEDS TO EXTEND TO PROPERTY LINE

ADD 8' TRAIL

ADD 8' TRAIL

ADD 8' TRAIL

ADD 8' TRAIL

WATER TOWER SITE

23-ACRE PARK DEDICATED TO THE CITY

JOHN KING BLVD.

POD 1

DETENTION AREA

2.3-ACRE AMENITY CENTER

DETENTION AREA

POD 6

50' BUFFER

POD 6

50' BUFFER

COMMERCIAL

GOLIAD ST.

COMMERCIAL

POD 2

87' BUFFER

TXDOT ROW

80' BUFFER

POD 5

4.3-ACRE PARK DEDICATED TO THE CITY

POD 3

2.8-ACRE AMENITY CENTER

DETENTION

POD 2

JOHN KING BLVD.

80' BUFFER

POD 4

LANDSCAPE BUFFER

50' BUFFER

65' COLLECTOR

NORTH

SCALE: 1" = 300'-0"

JUNIPER / OVERALL SIDEWALK AND TRAIL PLAN

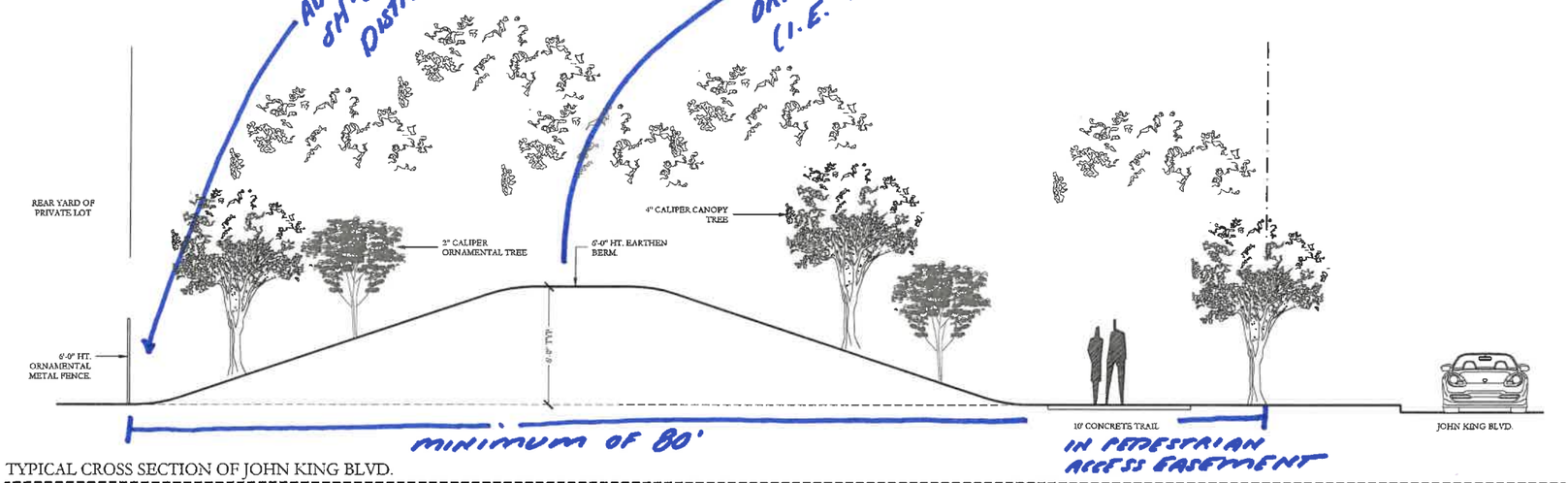
City of Rockwall, Rockwall County, Texas

SHEET 2 OF 5
Owner Submittal 7-17-2024

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

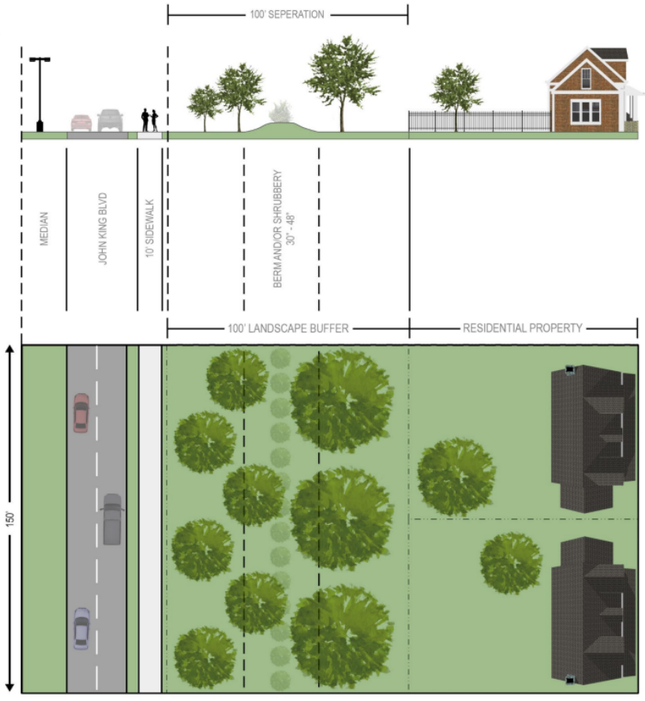
ADD SHRUBS IN ACC. W/ SH-205 BY-PASS (SH-205BYP) DISTRICT

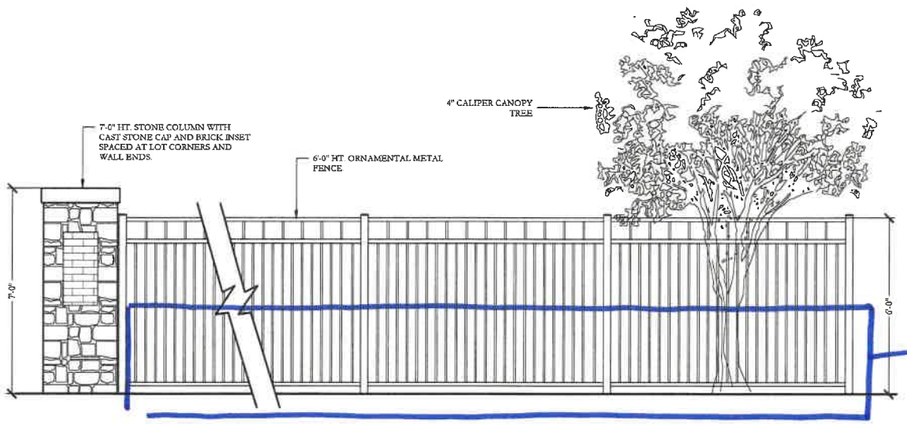
CONSIDER ADDING SHRUBS OR ORNAMENTAL GRASS (I.E. PAMPAS GRASS)



TYPICAL CROSS SECTION OF JOHN KING BLVD.
ELEVATION
SCALE: 1/4" = 1'-0"

EXCERPT FROM SH-205 BY OV DISTRICT SHOWING SHRUBS:





IN THE LAST ZONING CASE THERE WERE SHRUBS SHOWN ON THIS EXHIBIT.

TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION
SCALE: 1/2" = 1'-0"

JUNIPER / TYPICAL SCREENING DETAILS

City of Rockwall, Rockwall County, Texas

SHEET 4 OF 5
Owner Submittal 7-17-2024

JOHNSON VOLK CONSULTING
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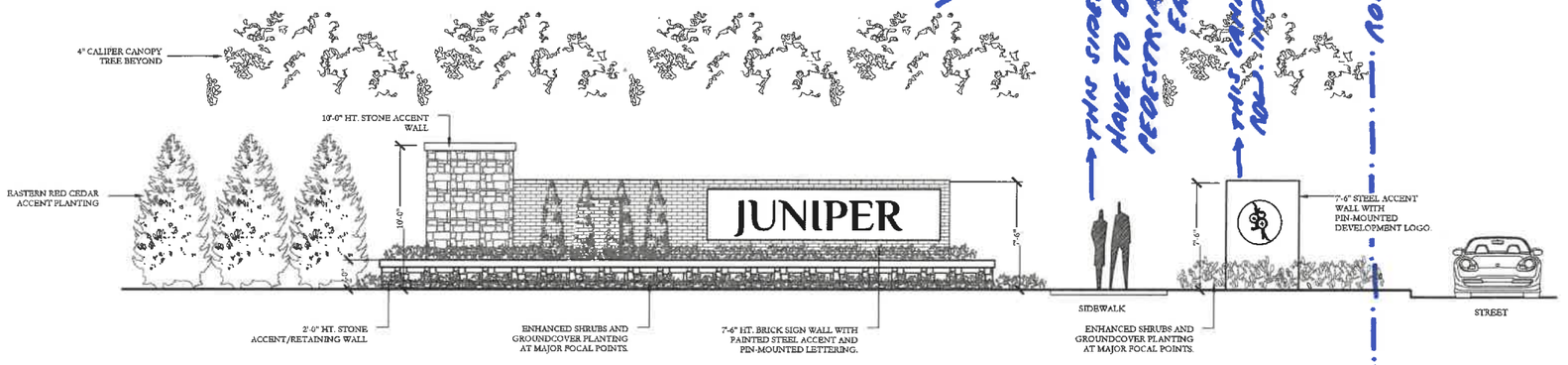
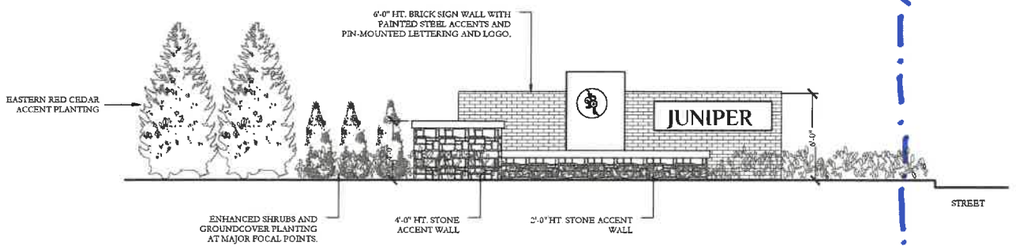
*WHERE IS THE COVERED TRAIL HEAD?
(SEE ATTACHMENT FROM COMPREHENSIVE PLAN)



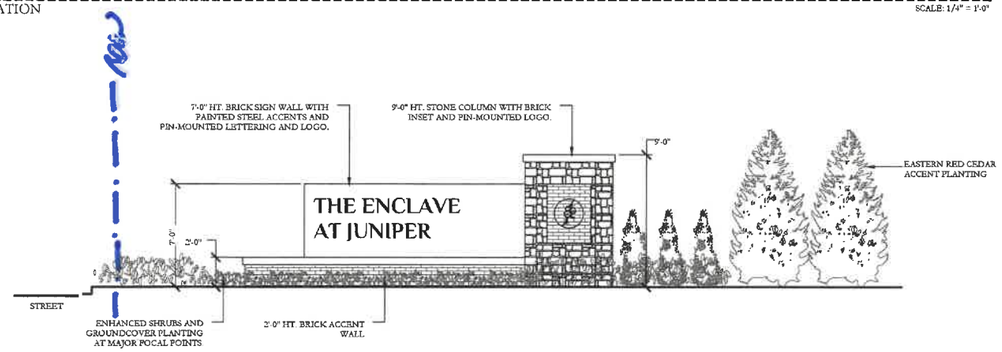
*MAIN ENTRY SIGNAGE / TRAIL HEAD OR TRAIL REST STOP
ELEVATION

SCALE: 1/4" = 1'-0"



SECONDARY ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



ENCLAVE ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"

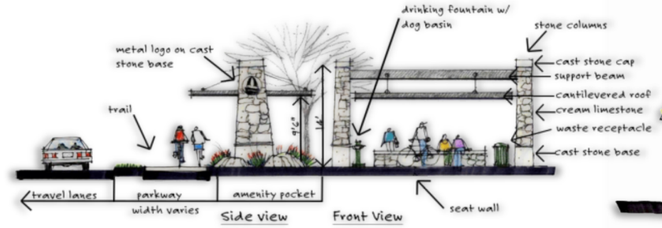
THIS SIDEWALK WILL HAVE TO BE IN A PEDESTRIAN ACCESS EASEMENT.

THIS CANNOT BE ON ROW. MUST BE ON PRIVATE PROPERTY.

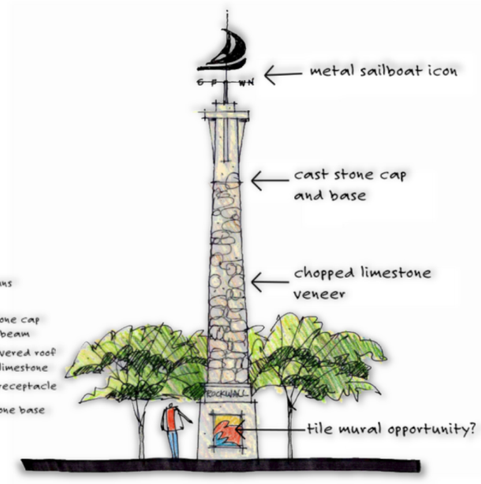
ROW

ROW

EXCEPT FROM THE COMPREHENSIVE PLAN SHOWING A TRAIL REST STOP OR TRAIL HEAD



Trail Rest Area Concept 3/16" = 1'

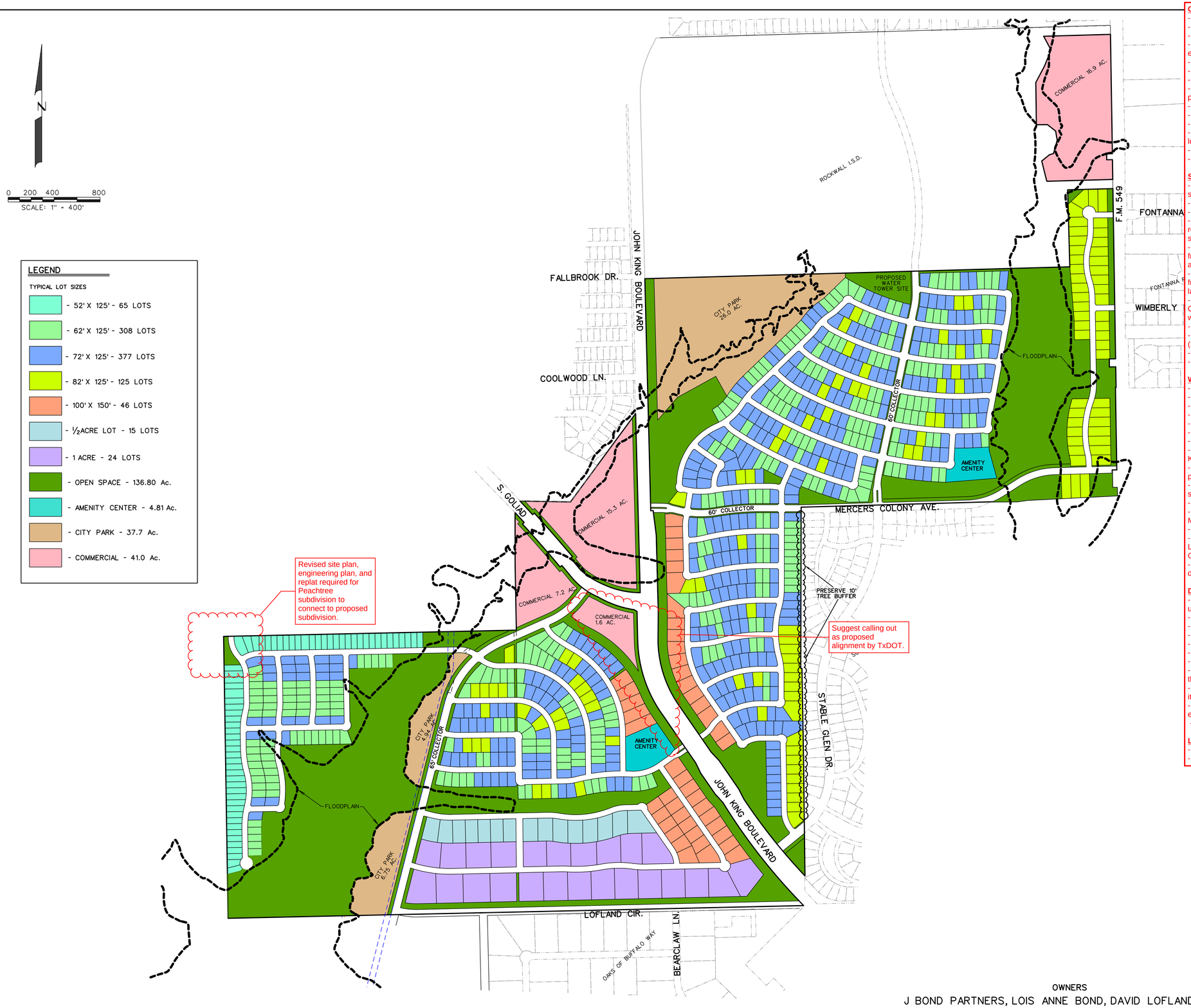


Trailblazer Concept Major Gateways

JUNIPER / ENTRY MONUMENT ELEVATIONS

City of Rockwall, Rockwall County, Texas

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



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- Detention will be out of floodplain.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- No vertical walls are allowed in detention easements.
- Must show and meet erosion hazard setback for all creeks/streams.
- Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
- Flood plain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot)
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Lot to Lot drainage is not allowed.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

NOTE:
* CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES)
** CALCULATED AT (TOT RES LOTS)/ (TOTAL ACRES-GROSS COMMERCIAL ACRES)

CONCEPT PLAN
OF

JUNIPER

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JULY 2024 SCALE 1" = 400'

CASE NO. XXXX

OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

meandering five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(6) *Landscape Buffer and Sidewalks (Lofland Circle)*. A minimum of a 50-foot landscape buffer shall be provided along Lofland Circle across from the existing residential lots in the Oaks of Buffalo Way subdivision after which point the landscape buffer may be reduced to ten (10) feet. The segment of landscape buffer that is required to be 50-feet wide shall incorporate a minimum of a 48-inch berm and a five (5) foot meandering sidewalk along the entire landscape buffer. The entire landscape buffer along Lofland Circle shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan* --, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers.

(7) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch continuous *built-up* berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(8) *Landscape Screening in the Western Triangle South of Stable Glen Drive (Adjacent to the Somerset Park Subdivision)*. In order to create a solid living screen adjacent to the homes in the Somerset Park Subdivision that will back to the proposed open space on the west side of SH-205 (*i.e. rive*) a solid living screen utilizing evergreen trees -- *eith r Leland Cypress unless otherwise approved by the Plan sion at the time of PD Site Plan* --, a minimum of four (4) c e planted on ten (10) foot centers along the entire adjace

minimum 5' from roadway and sidewalk pavement as well

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE [illegible]

NOTE: *THE APPLICATION IS NO CITY UNTIL THE PLANNING DIRE SIGNED BELOW.*

PTED BY THE CITY ENGINEER HAVE

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	FM205, TX		
SUBDIVISION	W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 123; J.R. Johnson Survey, Ab. No. 128	LOT	BLOCK
GENERAL LOCATION	At Intersection of Goliad & S. John King Blvd.		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agricultural	CURRENT USE	Agricultural
PROPOSED ZONING	Planned Development District	PROPOSED USE	Single Family, Commercial
ACREAGE	536.42	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	William Lofland	☑ APPLICANT	Michael Joyce Properties
CONTACT PERSON		CONTACT PERSON	Ryan Joyce
ADDRESS	105 E. Kaufman Street	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Lofland [*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 $ 826.30 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* July, 2024. *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."*

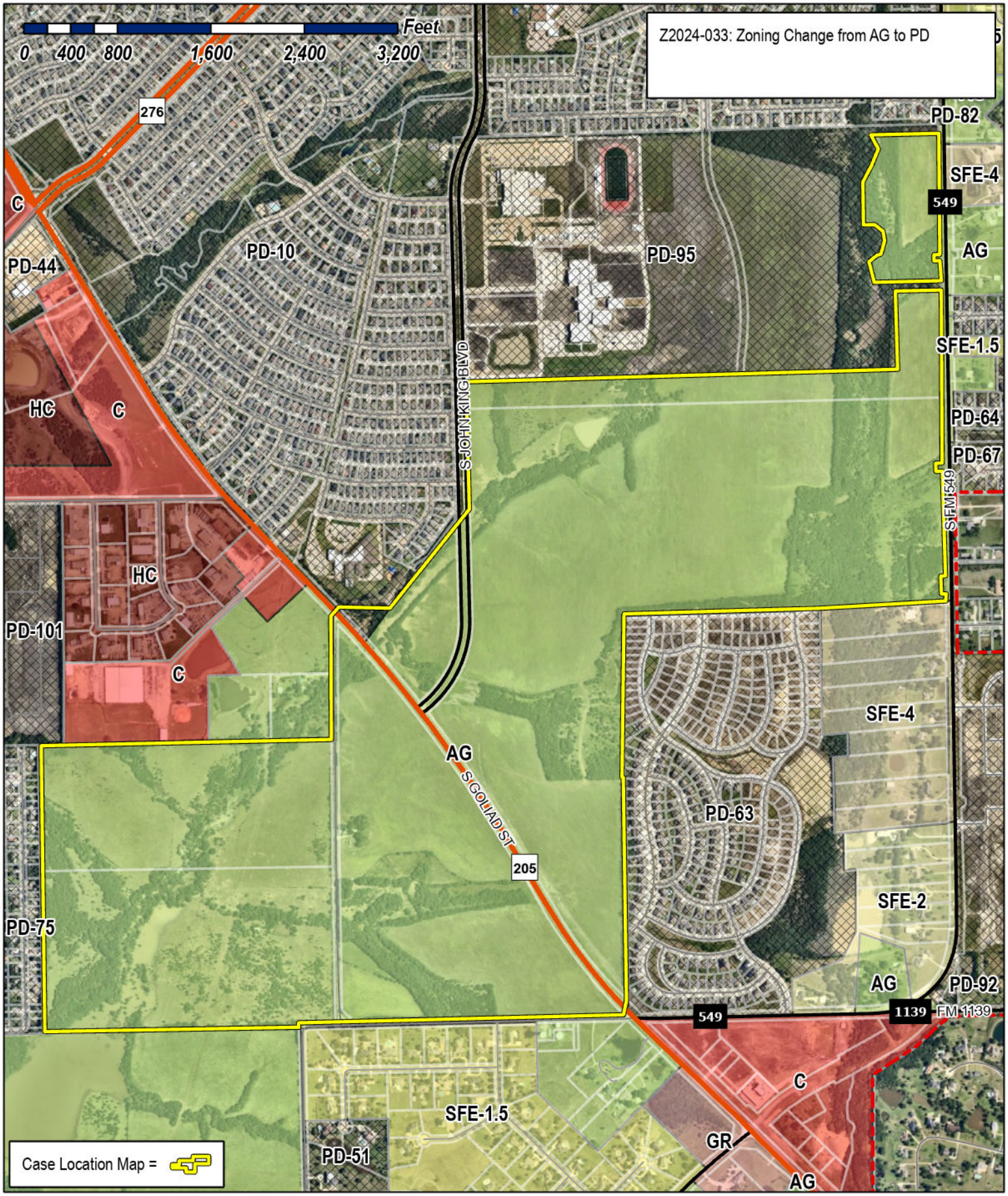
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* July, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 4-16-25

CARLY LEWIS
Notary Public, State of Texas
Comm. Expires 04-16-2025
Notary ID 133044766



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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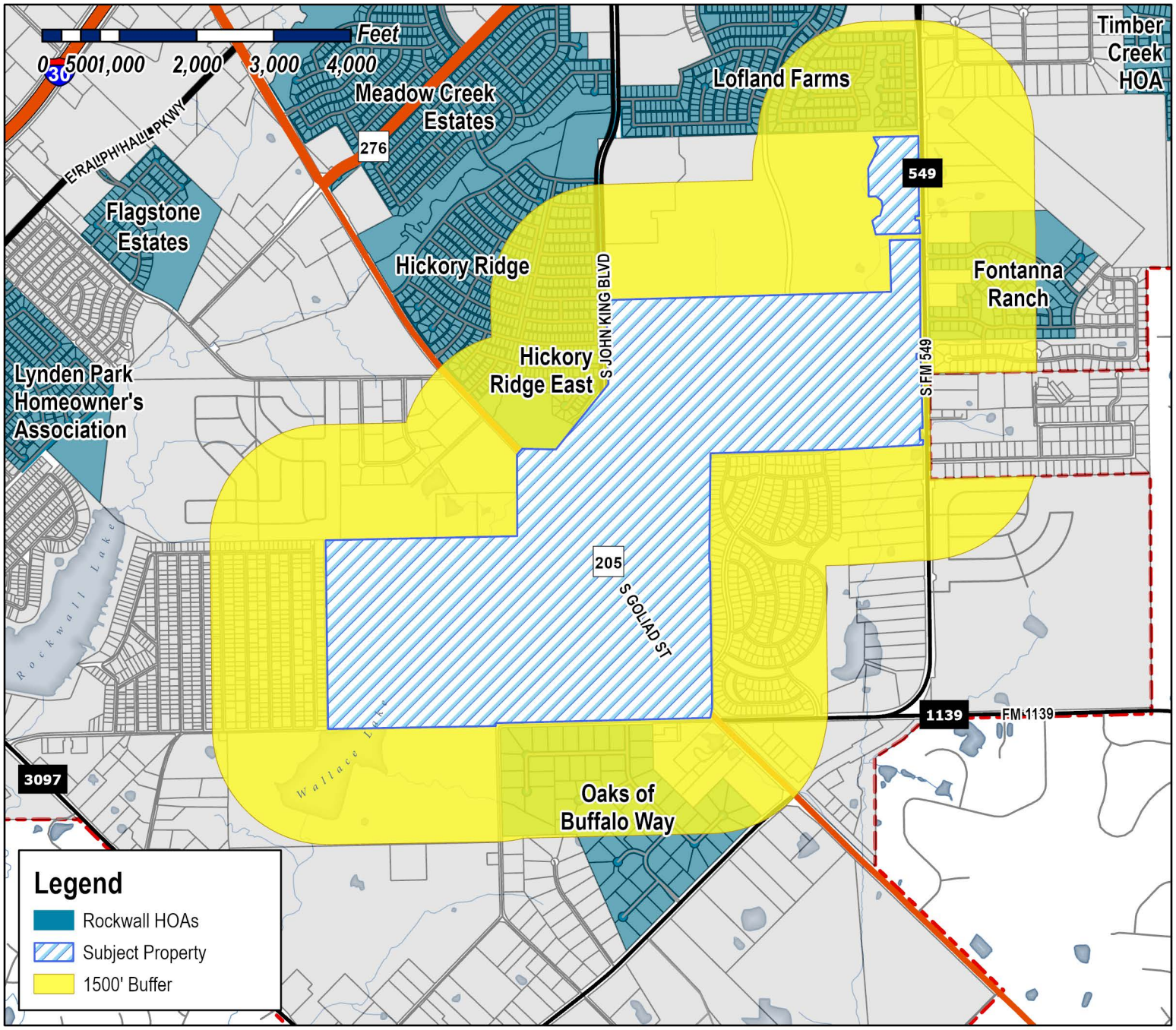
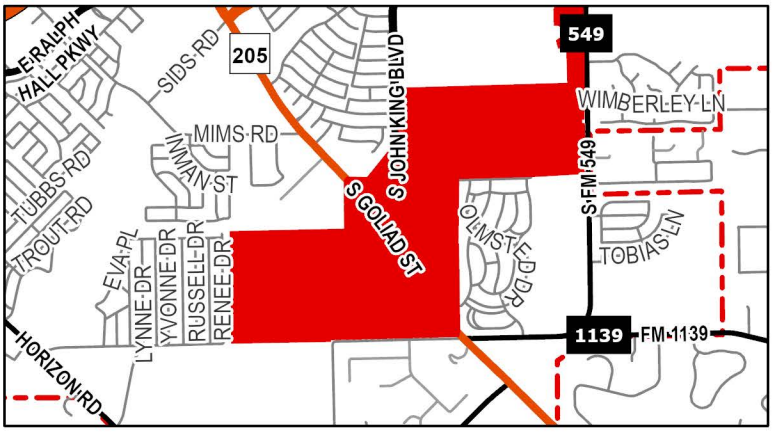


Case Number: Z2024-033
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 205



Date Saved: 7/18/2024
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Guevara, Angelica
Sent: Wednesday, July 24, 2024 3:06 PM
Cc: Miller, Ryan; Lee, Henry; Zavala, Melanie; Ross, Bethany
Subject: Neighborhood Notification Email [Z2024-033]
Attachments: Public Notice (P&Z).pdf; HOA Map (07.19.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, July 26, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, August 13, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 19, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2024-033: Zoning Change from Agricultural (AG) District to a Planned Development District
Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

Thank you,

Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

City of Rockwall

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

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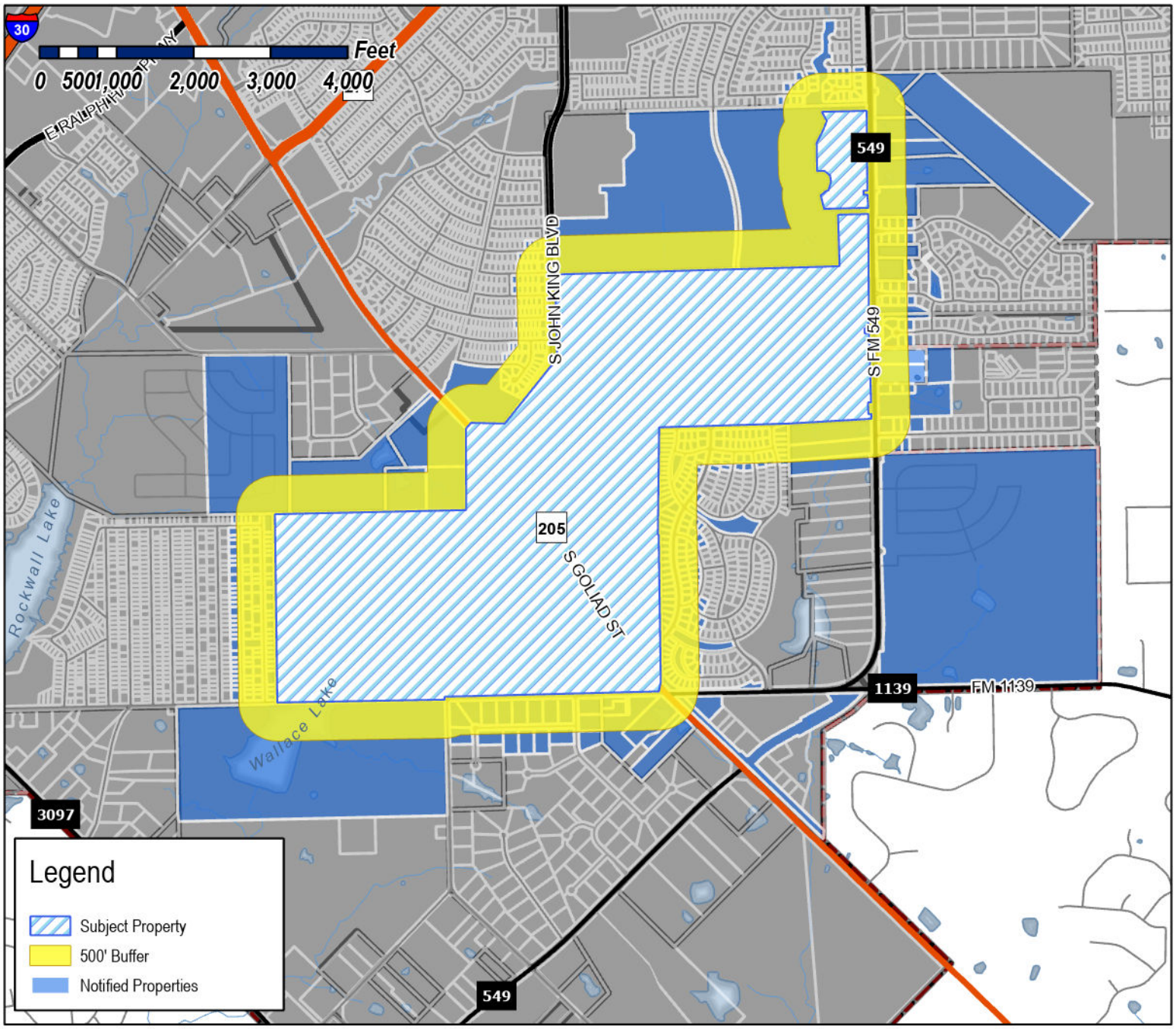

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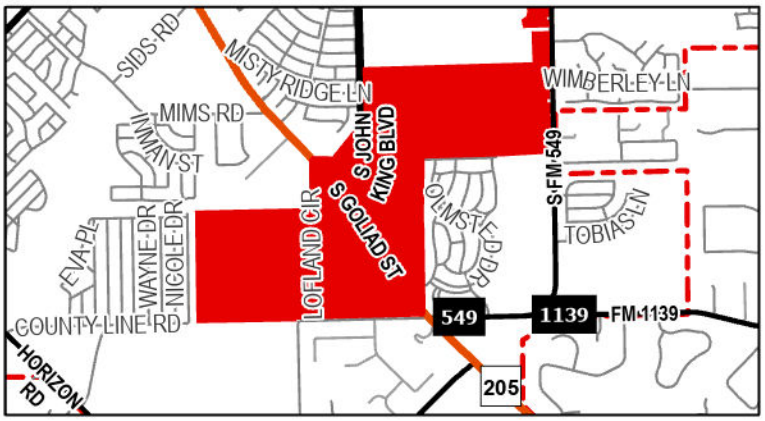

Date Saved: 7/18/2024
For Questions on this Case Call: (972) 771-7745

ROCKWALL 205 INVESTORS LLC (1075652)
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

ROBINSON JEREMY A
10012 TISBURY DR
FRISCO, TX 75035

JDS & BHK PROPERTY MANAGEMENT FIRM LP
105 CLIPPER COURT
ROCKWALL, TX 75032

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

SHEPHERD PLACE HOMES INC
10527 CHURCH RD # 201
DALLAS, TX 75238

DEAN ANN W
106 STANDING OAK DR
GEORGETOWN, TX 78633

FLORES ALEJANDRO
1070 N BEN PAYNE RD
ROCKWALL, TX 75087

PANTZAY MARVIN A FLORES AND
SULEIMA Y MONTERROSO
111 NICOLE DRIVE
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

RESIDENT
115 RENEE DR
ROCKWALL, TX 75032

RESIDENT
116 NICOLE
ROCKWALL, TX 75032

RESIDENT
118 RENEE DR
ROCKWALL, TX 75032

HP TEXAS I LLC
120 SOUTH REIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

OLIVARES JAIME B & MARTINA G
1209 QUAIL DR
GARLAND, TX 75040

ODOM TERRI S
122 JAMS LN
ROCKWALL, TX 75032

WING-PAL LLC
1227 WOODLAWN AVE
DALLAS, TX 75208

WING-PAL LLC
1227 WOODLAWN AVE
DALLAS, TX 75208

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

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1244 COUNTY ROAD 2278
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

THE STATE OF TEXAS, BY AND THROUGH THE
TEXAS TRANSPORTATION COMMISSION
125 E 11TH STREET
AUSTIN, TX 78701

VASQUEZ FRANSISCO
125 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
127 RENEE DR
ROCKWALL, TX 75032

RESIDENT
130 RENEE DR
ROCKWALL, TX 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

VALDEZ JOSE G
1311 PRATO AVE
MCLENDON CHISHOLM, TX 75032

RESIDENT
137 NICOLE DR
ROCKWALL, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

RESIDENT
139 RENEE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

RESIDENT
149 NICOLE DR
ROCKWALL, TX 75032

NGO HA THAI
1508 GRETCHEN DR
CEDAR PARK, TX 78613

NGO HA THAI
1508 GRETCHEN DR
CEDAR PARK, TX 78613

RESIDENT
152 NICOLE DR
ROCKWALL, TX 75032

KIRK NORMAN & CHRISTI
156 JAMS LN
ROCKWALL, TX 75032

SFR JV-2 2023-1 BORROWER LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

RESIDENT
159 NICOLE DR
ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

PENA ISAAC
16300 CR 250
TERRELL, TX 75160

RESIDENT
164 NICOLE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

IBARRA GABRIELA AND
EDUARDO OSORNIO
171 CRAWFORD LN
ROYSE CITY, TX 75189

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

SRP SUB LLC
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD STE 230
DALLAS, TX 75252

CONTRERAS JOSE LUIS AND
JUANA DIAZ
1750 E FM 550
ROCKWALL, TX 75032

RESIDENT
176 NICOLE DR
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

ANDRADE MARTIN &
MARIO VALENZUELA
179 WILLOW RIDGE CIR
ROCKWALL, TX 75032

RESIDENT
1791 FM549
ROCKWALL, TX 75032

WILLIAMS MELISSA L
180 JAMS LANE
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

MEDRANO CESAR AND ANDREA MARTINEZ
181 RENEE DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

BARKER JOHNNY
184 WILLOW RIDGE CIRCLE
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

RESIDENT
191 RENEE DR
ROCKWALL, TX 75032

PEARSON GREGORY AND VICKI
1920 BROKEN LANCE LANE
ROCKWALL, TX 75032

SCHUETTE JASON & BARBARA
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER
193 ELVIS PRESLEY LN
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

BADER MARKUS AND KIMBERLY
1940 BROKEN LANCE LN
ROCKWALL, TX 75032

RESIDENT
195 NICOLE DR
ROCKWALL, TX 75032

PODLESKI GREGG T & MARIANNE
1950 BROKEN LANCE LN
ROCKWALL, TX 75032

INGRAM JAMES KENDELL
1957 S FM 549
ROCKWALL, TX 75032

RESIDENT
196 NICOLE DR
ROCKWALL, TX 75032

WILKINSON RICHARD S
1970 BROKEN LANCE LANE
ROCKWALL, TX 75032

RESIDENT
1990 BROKEN LANCE LN
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

MOORE JAMES S AND KATRINA D
2005 BROKEN LANCE LANE
ROCKWALL, TX 75032

RUIZ SONIA
2009 WORCESTER LN
GARLAND, TX 75040

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

DELK GREGORY S AND SANDRA G
2020 BROKEN LANCE LN
ROCKWALL, TX 75032

HOOVER WILLIAM A AND TAMMY
2025 BROKEN LANCE LANE
ROCKWALL, TX 75032

CURTIS PAMELA
2040 BROKEN LANCE LN
ROCKWALL, TX 75032

BAKER ALEXANDER AND
ARTEMIS LI
2045 BROKEN LANCE LN
ROCKWALL, TX 75032

TIPPETT TERRANCE & EMILY
2060 BROKEN LANCE LANE
ROCKWALL, TX 75032

RESIDENT
2065 BROKEN LANCE LN
ROCKWALL, TX 75032

RESIDENT
207 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
208 NICOLE DR
ROCKWALL, TX 75032

DRENTH HOWARD D AND TERESSA
2080 BROKEN LANE
ROCKWALL, TX 75032

IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LN
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RESIDENT
2120 NEW HOLLAND DR
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

ZMOLIK JUSTIN LAWRENCE
2139 SOUTH FM 549
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

DUNK DAWNETTA M VAN
2140 NEW HOLLAND DR
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

RESIDENT
221 RENEE DR
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
222 NICOLE DR
ROCKWALL, TX 75032

RANDALL ROBERT S JR & MARY LYNN
2287 S FM 549
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2301 S JOHN KING BLVD
ROCKWALL, TX 75032

KANAK INVESTMENTS LLC
2321 FIELDCREST DR
ROCKWALL, TX 75032

RESIDENT
233 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2380 FM549
ROCKWALL, TX 75032

RESIDENT
2390 S FM549
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

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

DIGGS DAVID WILEY
2401 LOUDON ST WEST
ROCKWALL, TX 75032

WILLIAMS DAVIS CRAIG AND JENNIFER IRENE
2405 LOUDON ST WEST
ROCKWALL, TX 75032

SWAIN STEPHEN & CAROL J
2406 LOUDON ST E
ROCKWALL, TX 75032

GIL ANNA AND JULIAN
2409 LOUDON STREET WEST
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

NAMIE NOMIE M III AND GINA MARIE
2413 LOUDON ST WEST
ROCKWALL, TX 75032

BOLDEN QUINTEN TIBERIUS AND
ALEXANDER NICHOLAS KUJAK
2417 LOUDON ST WEST
ROCKWALL, TX 75032

ACKERMAN DANYELL AND ALAN
2418 LOUDON STREET EAST
ROCKWALL, TX 75032

MARTINEZ ALEXANDRA ISABEL PRIETO AND
ANGEL JAVIER SANCHEZ ROJAS
2419 LOUDON ST WEST
ROCKWALL, TX 75032

HUGHES BRYAN
2423 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2424 FM549
ROCKWALL, TX 75032

RESIDENT
245 RENEE DR
ROCKWALL, TX 75032

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
250 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
250 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2500 LOUDON ST W
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

DE LOS SANTOS CARLOS AND MARGOT
2501 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2502 LINDBERG ST
ROCKWALL, TX 75032

FURLONG FAMILY TRUST
2502 LONG COMMON NORTH
ROCKWALL, TX 75032

RESIDENT
2503 MERCERS COLONY AVE
ROCKWALL, TX 75032

JOHNSTON RODNEY DURRAL JR AND KIMBERLY
D
2504 LOUDON ST EAST
ROCKWALL, TX 75032

SIGNO FAMILY LIVING TRUST
GENARO A SIGNO AND JULITA R SIGNO-
TRUSTEES
2505 LOUDON STREET WEST
ROCKWALL, TX 75032

RESIDENT
2506 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2507 MERCERS COLONY AVE
ROCKWALL, TX 75032

GATEWOOD PAULA AND WADE
2509 LOUDON ST W
ROCKWALL, TX 75032

RESIDENT
2510 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2513 MERCERS COLONY AVE
ROCKWALL, TX 75032

JOSHI MAYURESH S AND
BINITA SINHA
2513 LOUDON ST WEST
ROCKWALL, TX 75032

ROSS SCOTT TRAVIS AND MEGAN
2517 LOUDON ST WEST
ROCKWALL, TX 75032

TAYLOR SHELLY A
2518 LONG COMMON NORTH
ROCKWALL, TX 75032

GARZA SIMONE M & HEATH
2518 LOUDON ST E
ROCKWALL, TX 75032

DENSON PATRICIA ANN
2521 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2600 LONG COMMON S
ROCKWALL, TX 75032

BOCK FAMILY TRUST OF 2003
JOSEPH C AND SHIZUKO BOCK-TRUSTEES
2601 LONG COMMON SOUTH
ROCKWALL, TX 75032

RODRIGUEZ EVANGELINA PARRA & KRYSTAL
MARIE RODRIGUEZ
2601 PATRICIA LN
GARLAND, TX 75041

RESIDENT
2605 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2608 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2609 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2612 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2613 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2616 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2617 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2617 MERCERS COLONY AVE
ROCKWALL, TX 75032

DEBRA JEAN CRUZ TRUST
DEBRA JEAN CRUZ - TRUSTEE
262 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2620 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2621 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2623 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2624 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2625 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2628 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2629 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2631 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2632 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2635 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2636 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2639 LINDBERG ST
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

RESIDENT
274 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
2741 MASSEY LN
ROCKWALL, TX 75032

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

RESIDENT
2751 MASSEY LN
ROCKWALL, TX 75032

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

SULLIVAN BRANDI KATHERINE
2770 MASSEY LN
ROCKWALL, TX 75032

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

RESIDENT
283 NICOLE DR
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

SNYDER STACY & CHARLES
2840 DEUTZ CT
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

JIMENEZ RICARDO
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
2850 DEUTZ CT
ROCKWALL, TX 75032

RESIDENT
2851 HAYMAKER DR
ROCKWALL, TX 75032

SERCY WILLIAM CHARLES AND
NORMAN WAYNE SERCY AND MARSHA MARIE SERCY
2851 DEUTZ CT
ROCKWALL, TX 75032

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

RESIDENT
2861 DEUTZ CT
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

FOWLER KATELIN
2871 DEUTZ COURT
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

RIVERA DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

RESIDENT
291 RENEE DR
ROCKWALL, TX 75032

LAYZA & LUNA REAL ESTATE LLC
2922 S GOLIAD ST
ROCKWALL, TX 75032

RESIDENT
2922 S HWY205
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

FRANKLIN J BACHMAN TRUST
CYNTHIA KAY BACHMAN TRUSTEE
3001 SAN MARCOS DR
ROCKWALL, TX 75032

CRENSHAW JANET AND GERALD S
3005 SAN MARCOS DR
ROCKWALL, TX 75032

SCHOEN DAVID L AND MARY F
3006 SAN MARCOS DRIVE
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

HERNANDEZ ARMANDO AND DARLA DEANETTE
3009 SAN MARCOS DRIVE
ROCKWALL, TX 75032

WARNELL DONALD L AND MARIA D
3009 WIMBERLEY LN
ROCKWALL, TX 75032

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

JONES KRISTINE KAYE AND
JOSE ENRIQUE FRESQUEZ
3010 SAN MARCOS DRIVE
ROCKWALL, TX 75032

BATSON NICHOLAS AND JESSIE
3010 WIMBERLEY LANE
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

DAWA DAWA AND
TENZIN LHAMO
3011 WIMBERLEY LANE
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

SHOMETTE WILLIAM TODD AND KERRI PARSONS
3012 WIMBERLEY LN
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

COWARD ERICA AND RICHARD
3013 SAN MARCOS DRIVE
ROCKWALL, TX 75032

THOMPSON WILLIAM AND KATHY
3013 WIMBERLEY LN
ROCKWALL, TX 75087

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

RILEY CHRISTINE
3014 SAN MARCOS DRIVE
ROCKWALL, TX 75032

ZAZAKIS LAURA J AND JOHN
3014 WIMBERLEY LANE
ROCKWALL, TX 75032

TURNER CALEB MAURICE
3015 FONTANNA BLVD
ROCKWALL, TX 75032

PARKER LYNN TERRY
3015 WIMBERLEY LN
ROCKWALL, TX 75032

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

RESIDENT
302 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3025 LIMESTONE HILL LN
ROCKWALL, TX 75032

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN
ACOSTA MEJIA
303 RENEE DR
ROCKWALL, TX 75032

CULBERTSON JACK NEAL
3046 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3047 FALLBROOK DR
ROCKWALL, TX 75032

MAH JEFFERY
305 BLANCO CIR
SOUTHLAKE, TX 76092

RESIDENT
3054 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3054 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3055 DEER RIDGE DR
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

NICKERSON TERENCE & DOROTHIA
3061 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3062 DUSTY RIDGE DR
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

CRESPIN DEBRA
3063 DEER RIDGE DR.
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK DR
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

BURNS A STACEY
3070 DEER RUDGE DR
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3071 FALLBROOK DR
ROCKWALL, TX 75032

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

STEWARD RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3078 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3078 LIMESTONE HILL LN
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3079 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3079 FALLBROOK DR
ROCKWALL, TX 75032

WESSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS
3081 COOLWOOD LANE
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY
3083 MISTY RIDGE LN
ROCKWALL, TX 75032

TOWNSEND NINA
3084 MISTY RIDGE LN
ROCKWALL, TX 75032

CEVALLOS JASON & MARY
3086 LIMESTONE HILL LN
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3089 COOLWOOD LN
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

JARMAN EMMA
3091 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
3092 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3092 MISTY RIDGE LN
ROCKWALL, TX 75032

DENNIS AMY L
3094 LIMESTONE HILL LN
ROCKWALL, TX 75032

RESIDENT
3097 COOLWOOD LN
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE
3099 MISTY RIDGE LN
ROCKWALL, TX 75032

SLATTER SARAH KIMBERLY
3100 COOLWOOD LN
ROCKWALL, TX 75032

REGGIA DANIELLE R
3100 MISTY RIDGE LN
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH
3102 LIMESTONE HILL LN
ROCKWALL, TX 75032

GARNER AMY
3105 MISTY RIDGE LN
ROCKWALL, TX 75032

OCHOA RENE
3107 COOLWOOD LANE
ROCKWALL, TX 75032

RESIDENT
3108 MISTY RIDGE LN
ROCKWALL, TX 75032

HAYES KRISTOPHER
3108 COOLWOOD LN
ROCKWALL, TX 75032

RUSHING MASON & JACLYN A
3111 MISTY RIDGE LANE
ROCKWALL, TX 75032

RESIDENT
3112 LIMESTONE HILL LN
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

RESIDENT
3116 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3116 MISTY RIDGE LN
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL
3117 MISTY RIDGE LANE
ROCKWALL, TX 75032

FOX PATRICK AND MEGAN
3119 COOLWOOD LANE
ROCKWALL, TX 75032

RESIDENT
312 NICOLE DR
ROCKWALL, TX 75032

ESPARZA MARCO A
312 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3124 MISTY RIDGE LN
ROCKWALL, TX 75032

VARGAS JOSE A
3124 COOLWOOD LN
ROCKWALL, TX 75032

KILPATRICK KERRY LYNN & JENNY LYNN
3125 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
3129 COOLWOOD LN
ROCKWALL, TX 75032

ROJAS AMITAY HUERTA AND SORANGEL PEREZ PARADA
3132 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3137 COOLWOOD LN
ROCKWALL, TX 75032

STRANG DANIEL EDWARD AND SUSANNE LEIGH
3158 LUCHENBACK TRL
ROCKWALL, TX 75032

SAGNIBENE JOE AND LISA
3162 LUCKENBACH TRAIL
ROCKWALL, TX 75032

RESIDENT
319 RENEE DR
ROCKWALL, TX 75032

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

BRAGA GUILHERME CREDIDIO & YASMINI RAMOS IZIDORO
327 NICOLE DRIVE
ROCKWALL, TX 75032

JIMENEZ RICARDO
330 RENEE DR
ROCKWALL, TX 75032

EAGLE MHS CONTRACTING INC
3336 MORNING LIGHT DRIVE
DALLAS, TX 75228

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
337 RENEE DR
ROCKWALL, TX 75032

SWAIT TIFFANY
3402 POST OAK DR
ROCKWALL, TX 75032

MENDOZA MIGUEL
3410 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3418 POST OAK DR
ROCKWALL, TX 75032

WOODWARD CHERIE J
3426 POST OAK DR
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A
3434 POST OAK DRIVE
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ
344 COUNTY LINE RD
ROCKWALL, TX 75032

ANDERSON ERICKA RENEE
3442 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3450 POST OAK DR
ROCKWALL, TX 75032

BEAVERS SHIRLEY
3460 POST OAK DR
ROCKWALL, TX 75032

OROZCO ARMANDO
3465 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3468 POST OAK DR
ROCKWALL, TX 75032

COVINGTON TEVIN TYLER
3469 POST OAK DRIVE
ROCKWALL, TX 75032

MILLAN TRESSO & LEODEGARIA
3472 POST OAK DR
ROCKWALL, TX 75032

LEWIS REX STEPHEN
3473 POST OAK DR
ROCKWALL, TX 75032

TERRELL JUSTIN C & DESIREE N
3476 POST OAK DRIVE
ROCKWALL, TX 75032

TSIC ASSOCIATES HOLDINGS TRUST
350 MEADOW GATE RD
MEADOW VISTA, CA 95722

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

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

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
353 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
358 RENEE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3601 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3602 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3606 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3607 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
363 RENEE DR
ROCKWALL, TX 75032

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 1201

RESIDENT
3702 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3702 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3703 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3703 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3705 HERRICK ST
ROCKWALL, TX 75032

RESIDENT
3705 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3706 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3706 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3707 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3707 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3709 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3710 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3710 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3710 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3711 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3711 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3713 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3714 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3714 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3715 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3717 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3718 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3718 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3719 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
372 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3721 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3722 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3722 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3723 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3725 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3725 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3726 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3727 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3729 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
373 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3731 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3735 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3739 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3743 OLMSTEAD DR
ROCKWALL, TX 75032

MCLOUD JOY ANN
375 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3801 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3805 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3808 LOFLAND CIR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

RESIDENT
3809 OLMSTEAD DR
ROCKWALL, TX 75032

ILKENHANS JAMES CURTIS
3813 OLMSTED DRIVE
ROCKWALL, TX 75032

RESIDENT
382 NICOLE
ROCKWALL, TX 75032

RESIDENT
383 RENEE DR
ROCKWALL, TX 75032

CASTILLO JOSE &
LUZ DELGAEDO
383 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
3831 HERRICK ST
ROCKWALL, TX 75032

RESIDENT
386 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3875 SELBORNE DR
ROCKWALL, TX 75032

ROLDAN EMILY ELIZABETH AND IVAN
3901 STABLEGLEN DR
ROCKWALL, TX 75032

OSMUN DAVID CHARLES AND MARISHA
3902 STABLEGLEN DR
ROCKWALL, TX 75032

TORRES MARCUS ANTHONY AND AMANDA E
3905 STABLEGLEN AVE
ROCKWALL, TX 75032

CONFIDENTIAL OWNER
3906 STABLEGLEN DR
ROCKWALL, TX 75032

MOORE STEPHANIE RAAN AND RODNEY WAYNE
3909 STABLEGLEN DRIVE
ROCKWALL, TX 75032

GILMORE CARA D
3910 STABLEGLEN DR
ROCKWALL, TX 75032

GALLOWAY BRENT JR & JACQUELINE
3913 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MICHAEL BOBIE AND SUSAN L BOBIE LIVING TRUST
MICHAEL BOBIE AND SUSAN L BOBIE- TRUSTEES
3917 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
395 RENEE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS
395 NICOLE DR
ROCKWALL, TX 75087

SANCHEZ ARNULFO & ORALIA
398 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND MARGARITA CASTILLO
400 RENEE RD
ROCKWALL, TX 75032

ARMSTRONG HOYT AND MIMI TU ANH
4001 STABLEGLEN DR
ROCKWALL, TX 75032

BECOMING ONE MINISTRY & COUNSELING CENTER
4002 STABLEGLEN DRIVE
ROCKWALL, TX 75032

ARCHIBALD KAREN AND MATTHEW
4003 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HUNTER BRIAN JEFFREY AND JENNIFER LYNN
4006 STABLEGLEN DR
ROCKWALL, TX 75032

SEUMANUTAFA JOHN AND CHRISTINE
4009 STABLEGLEN DRIVE
ROCKWALL, TX 75032

BETTEVY RYAN A & KIMBERLY
4010 QUINCY STREET
ROCKWALL, TX 75032

TOPALOVIC NIKOLA AND KAYLEE NAN
4010 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DUKE ROCHELLE
4013 OLMSTED DRIVE
ROCKWALL, TX 75032

HALL HUNTER AND KELSEY
4013 STABLEGLEN DRIVE
ROCKWALL, TX 75032

JANDREW DUSTY R AND JUSTIN C
4014 QUINCY STREET
ROCKWALL, TX 75032

BURNS TONYA KAY AND AUBREY LEE
4014 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
4015 QUINCY ST
ROCKWALL, TX 75032

LONG PAIGE MICHELE AND RYAN KEATHLEY
4017 OLMSTED DRIVE
ROCKWALL, TX 75032

RAMSBOTTOM DAVID BRADLEY AND DAWN
4018 QUINCY STREET
ROCKWALL, TX 75032

WESLEY ERIC CHARLES & TERRI LASHON
4019 QUINCY STREET
ROCKWALL, TX 75032

GUARDIOLA SOCORRO AND JESSICA GUAZZONE
4023 QUINCY ST
ROCKWALL, TX 75032

TROST COOPER RANDALL & JENNIFER
4027 QUINCY ST
ROCKWALL, TX 75032

RESIDENT
408 NICOLE
ROCKWALL, TX 75032

UNDERWOOD MARK AND MICHELLE
4101 QUINCY STREET
ROCKWALL, TX 75032

HENSON DAVID ROSS AND DEBORAH PROWSE
4101 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
4102 STABLEGLEN DR
ROCKWALL, TX 75032

SIMS RUSSELL ROBERT AND CALLIE MICHELLE
4105 QUINCY STREET
ROCKWALL, TX 75032

COOK BROOKE AND MATTHEW
4105 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PARSON JESSICA L AND CHRISTOPHER P
4106 STABLEGLEN DR
ROCKWALL, TX 75032

CAMP DARROL B AND TASHIA F
4109 STABLEGLEN DR
ROCKWALL, TX 75032

DIVITTORIO ZEB ROBERT AND KELSEY LYNN
4110 STABLEGLEN DR
ROCKWALL, TX 75032

ROSOFF AMY LYNN
4111 QUINCY STREET
ROCKWALL, TX 75032

HIGDON RICKIE LEE AND ASUNCION MARINA
4113 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
414 RENEE DR
ROCKWALL, TX 75032

IRWIN MATTHEW LEE AND MYLIN NICOLE
4202 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PATTERSON KENNETH EARL AND CYNTHIA A
4205 STABLEGLEN DR
ROCKWALL, TX 75032

SHEPHERD JEFFREY W AND PAMELA A
4206 STABLE GLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
4207 QUINCY ST
ROCKWALL, TX 75032

BURKHALTER JEFFREY MICHAEL AND LINDSEY ANN
4209 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
421 NICOLE DR
ROCKWALL, TX 75032

MELI JILL MARIE
4210 QUINCY ST
ROCKWALL, TX 75032

ROBINSON JOSEPH BROOKS
4210 STABLEGLEN DRIVE
ROCKWALL, TX 75032

OCONNELL PETER JAMES AND MICHELLE ANN
4214 QUINCY ST
ROCKWALL, TX 75032

BROWN KAREN D
4215 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

MARTINEZ RONALD W GOMEZ AND PAOLA I CASTILLO
424 NICOLE DR
ROCKWALL, TX 75032

LOPEZ SILVIA
430 RENEE DR
ROCKWALL, TX 75032

TRAVIS MARK SUMMIT AND KAITLYN MAE
4301 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HERNANDEZ RAUL RALPH
4302 STABLEGLEN DRIVE
ROCKWALL, TX 75032

VIDICAN FLORIN
4306 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PETERSEN JOEL AND LEIGHANN MARIE
4309 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
431 NICOLE DR
ROCKWALL, TX 75032

MURRAY BRADY & JENNIFER
4310 STABLE GLEN DRIVE
ROCKWALL, TX 75032

ROBERTS KYLE & KATELIN
4314 SELBORNE DR
ROCKWALL, TX 75032

MILLIGAN BYRON PEYTON AND MELANIE BAILEY
4317 STABLEGLEN DR
ROCKWALL, TX 75032

LIRA MARCELINO JOSE &
ROZENEIDE S SOUSA LINS
4318 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
4319 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
433 RENEE DR
ROCKWALL, TX 75032

RESIDENT
441 NICOLE DR
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
448 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
4509 SYLVAN PARK DR
ROCKWALL, TX 75032

XU ZICAI
4509 PORTRAIT LANE
PLANO, TX 75024

WHEELER JANIS & KEVIN M
451 RENEE DR
ROCKWALL, TX 75032

RESIDENT
452 EVANS RD
ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE
452 RENEE DR
ROCKWALL, TX 75032

RESIDENT
463 RENEE DR
ROCKWALL, TX 75032

RESIDENT
464 EVANS RD
ROCKWALL, TX 75032

RESIDENT
466 RENEE DR
ROCKWALL, TX 75032

RESIDENT
470 NICOLE
ROCKWALL, TX 75032

RESIDENT
471 NICOLE DR
ROCKWALL, TX 75032

YANEZ ALONSO TORRES
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

CURTIS CHRISTOPHER LEE AND
BERT G CURTIS & PAMELA S CURTIS
4735 BEAR CLAW LANE
ROCKWALL, TX 75032

SHAH MURTAZA M AND MARIA E
4755 BEAR CLAW LANE
ROCKWALL, TX 75032

HUMPHREY JAY AND KIMMIE
4768 S STATE HWY 205
ROCKWALL, TX 75032

RESIDENT
4800 LOFLAND CIR
ROCKWALL, TX 75032

HODGES TERESA ANN
481 ARACADIA WAY
ROCKWALL, TX 75087

RISTER JOHN & CHRISTINE
4815 BEAR CLAW LANE
ROCKWALL, TX 75032

RESIDENT
482 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
485 RENEE DR
ROCKWALL, TX 75032

RESIDENT
486 EVANS RD
ROCKWALL, TX 75032

JIMENEZ TOMAS
4930 CREEKRIDGE LN
GARLAND, TX 75043

RESIDENT
496 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
498 EVANS RD
ROCKWALL, TX 75032

RESIDENT
503 RENEE DR
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON
503 NICOLE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

RESIDENT
508 RENEE DR
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWLIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

DIAZ-ALMARAZ CARLOS OMAR
514 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
515 RENEE DR
ROCKWALL, TX 75032

RESIDENT
520 RENEE DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

ROSAS LAURA PATRICIA
523 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
526 NICOLE
ROCKWALL, TX 75032

RESIDENT
535 NICOLE DR
ROCKWALL, TX 75032

RUDDELL TODD L AND JOANNA K
544 MUSTANG COURT
LAVON, TX 75166

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

CERVANTES-OSORNIO HECTOR AND
ERIKA J MOLINA-OLVERA
548 NICOLE DRIVE
ROCKWALL, TX 75032

RESIDENT
557 RENEE DR
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS'
ASSOCIATION INC
6750 HILLCREST PLAZA DRIVE SUITE 326
DALLAS, TX 75230

GONZALES BALTAZAR & LUZ MARIA ZUNIGA
C/O LAKE POINTE CHURCH
701 I-30
ROCKWALL, TX 75087

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

MANKUS STEPHEN & SUSAN
7401 RODEO DR
DENTON, TX 76208

BRUCE LIVING TRUST
757 AVALON DR
HEATH, TX 75032

ROCKWALL HOUSING DEVELOPMENT CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

RODRIGUEZ BRIAN
8 BROOKWAY CT
MANSFIELD, TX 76063

COLUNGA MARIA CRISTINA
C/O BERNABE COLUNGA
807 N JOSEPHINE ST
ROYSE CITY, TX 75189

NGUYEN ANNA
812 BLUFFCREEK LN APT 208
ARLINGTON, TX 76006

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

USCMF SN TEXAS A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

JUNFA USA, LLC
910 MELISSA LN
GARLAND, TX 75040

TAN JUDY AND
LAM KHANG DUY
914 FALCON TRAIL
MURPHY, TX 75094

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

BEDDER MANAGEMENT AUSTIN LLC
9901 BRODIE LANE SUITE 160-172
AUSTIN, TX 78748

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

MCINTIRE JUANITA
M/R
, TX

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

RCH WATER SUPPLY CORPORATION
PO BOX 2034
ROCKWALL, TX 75087

CHINN DERRICK O
PO BOX 35011
LOS ANGELES, CA 90035

PROGRESS RESIDENTIAL BORROWER 4 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District
Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 13, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 19, 2024 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, August 19, 2024 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

MICHAEL JOYCE
PROPERTIES

767 Justin Rd
Rockwall, TX 75087

July 18, 2024

Mr. Ryan Miller
Director of Planning and Zoning
City of Rockwall
385 S Goliad Street
Rockwall, TX 75087

RE: Zoning Application, Lofland Tract,

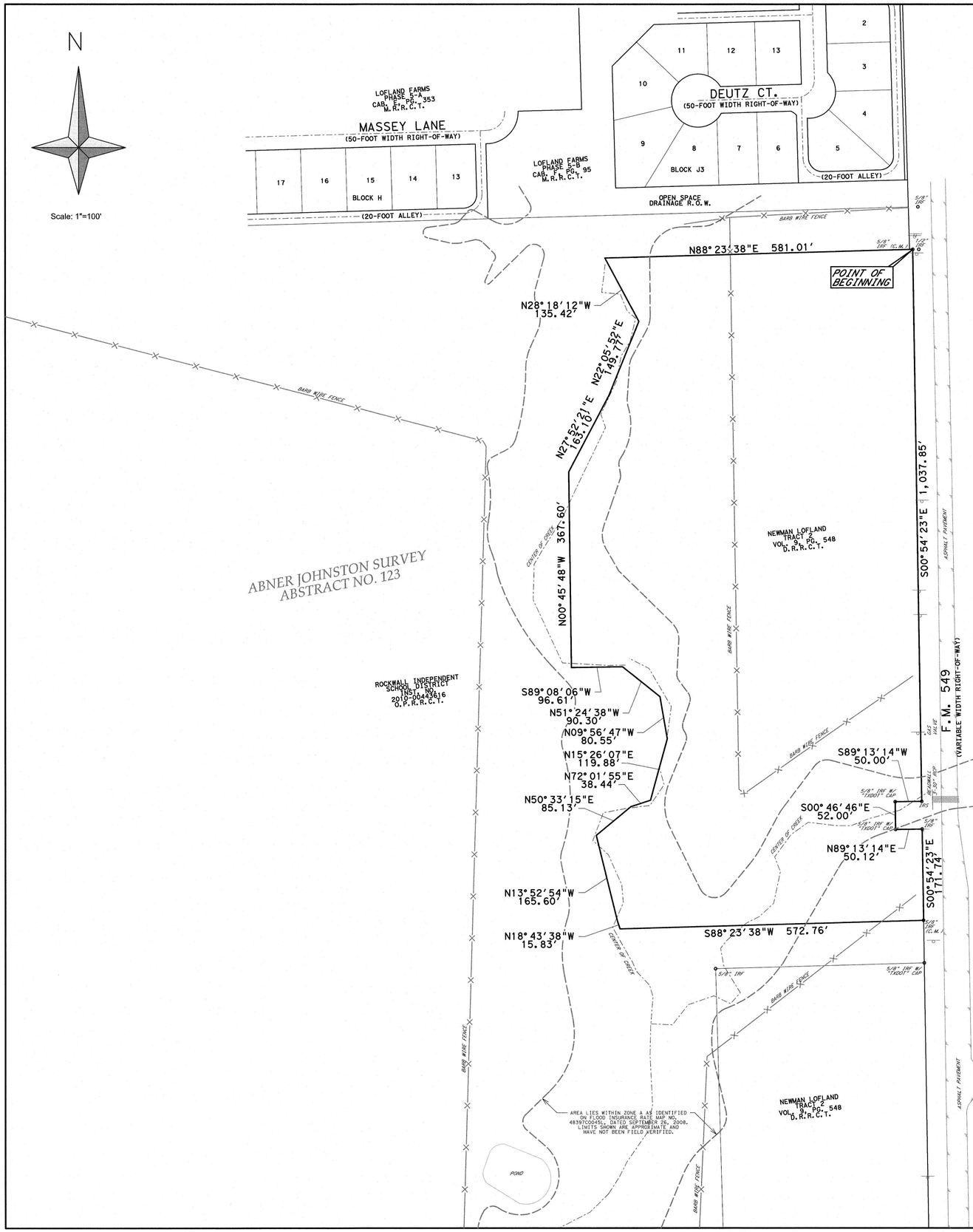
Dear Mr. Miller,

Michael Joyce Properties is submitting the attached Zoning Application, Concept Plan and Design Standards for consideration for a change in Zoning for the tracts as shown in the Concept Plan and Survey. We would like to request a change in Zoning from Agricultural District to a Planned Development District with the attached design standards.

We thank you for your consideration and look forward to working with the City of Rockwall, the Planning and Zoning Commission and the City Council on the approval of this request.

Sincerely,

Ryan Joyce
President, Michael Joyce Properties



BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 20200000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.C.T.), being in an interior south line of a called 173.00 acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No, 2010-00443616 O.P.R.R.C.T.;

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12 feet to a 5/8-inch iron rod found;

THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74 feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00 acre tract;

THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76 feet to a point in a creek;

THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00 acre tract and generally along said creek, a distance of 15.83 feet;

THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 165.60 feet;

THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13 feet;

THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44 feet;

THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88 feet;

THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55 feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30 feet;

THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61 feet;

THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60 feet;

THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10 feet;

THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77 feet;

THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42 feet;

THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01 feet to the POINT OF BEGINNING and containing 16.8895 acres of land.

Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:

10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect

10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000003059 - does not affect

10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect

10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description

10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect

10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect

10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect

10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect

10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description

10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description

10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description

10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

LEGEND

	POWER POLE
	GUY ANCHOR
E	OVERHEAD ELECTRIC
	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
SSMH	SANITARY SEWER MANHOLE
CMP	CORREGATED METAL PIPE
FH	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	WATER VALVE
	WATER METER
	SIGN
	TELEPHONE PEDESTAL
	TELEPHONE BOX
TRANS.	TRANSFORMER
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS REGISTERED PATRICK J. BALDASARO 5504 PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY
OF A
16.8895 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303

200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

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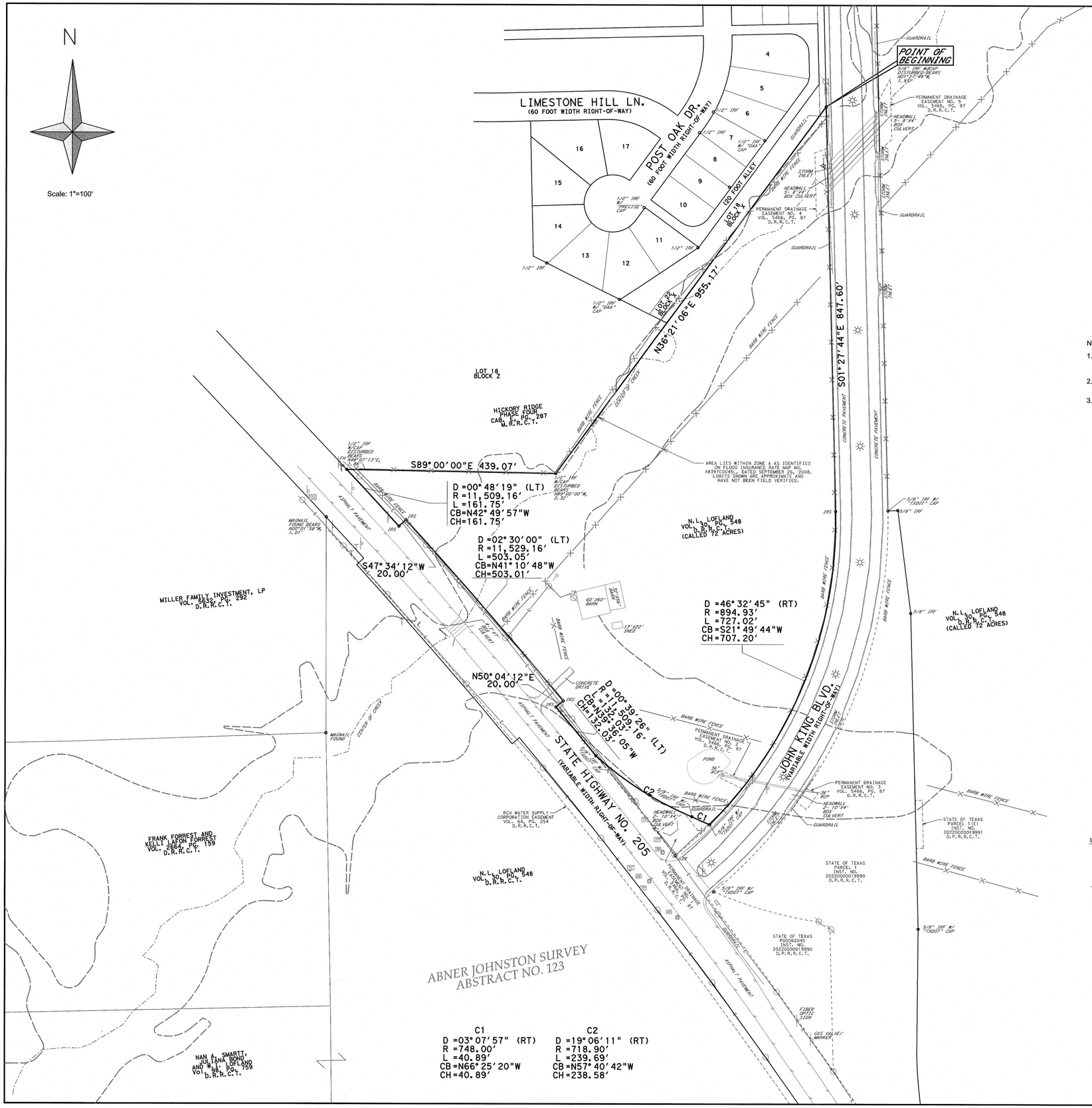

Notes:

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2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:

10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect

10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000003059 - does not affect

10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect

10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description

10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect

10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect

10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect

10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect

10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description

10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description

10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description

10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

LEGEND

	POWER POLE
	GUY ANCHOR
E	OVERHEAD ELECTRIC
X	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
RCP	REINFORCED CONCRETE PIPE
FH	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	WATER VALVE
	WATER METER
	SIGN
TP	TELEPHONE PEDESTAL
TB	TELEPHONE BOX
TRANS.	TRANSFORMER
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93 feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 894.93 feet and a central angle of 46 degrees 32 minutes 45 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 727.02 (Chord Bearing South 21 degrees 49 minutes 44 seconds West - 707.20 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being the point of curvature of a non-tangent curve to the right, having a radius of 748.00 feet and a central angle of 03 degree 07 minutes 57 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance 40.89 feet (Chord Bearing North 66 degrees 25 minutes 20 seconds West - 40.89 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right having a radius of 718.90 feet and a central angle of 19 degrees 06 minutes 11 seconds;

THENCE continuing with the northeast line of SH 205 and with said curve to the right, an arc distance of 239.69 feet (Chord Bearing North 57 degrees 40 minutes 42 seconds West - 238.58 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having a radius of 11,509.16 feet and a central angle of 00 degrees 39 minutes 26 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 132.03 feet (Chord Bearing North 39 degrees 36 minutes 05 seconds West - 132.03 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05 feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West - 503.01 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16 feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75 feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West - 161.75 feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86 feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07 feet to the southernmost southeast corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 89 degrees 00 minutes 00 seconds West, a distance of 2.32 feet;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17 feet to the POINT OF BEGINNING and containing 15.344 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS REGISTERED PATRICK J. BALDASARO 5504 PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY
OF A
15.344 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPLS NO. 10194303

200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93 feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the point of curvature of a curve to the right, having a radius of 894.93 feet and a central angle of 46 degrees 32 minutes 45 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 727.02 (Chord Bearing South 21 degrees 49 minutes 44 seconds West - 707.20 feet), to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being the point of curvature of a non-tangent curve to the right, having a radius of 748.00 feet and a central angle of 03 degree 07 minutes 57 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance 40.89 feet (Chord Bearing North 66 degrees 25 minutes 20 seconds West - 40.89 feet) to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found at the point of curvature of a non-tangent curve to the right having a radius of 718.90 feet and a central angle of 19 degrees 06 minutes 11 seconds;

THENCE continuing with the northeast line of SH 205 and with said curve to the right, an arc distance of 239.69 feet (Chord Bearing North 57 degrees 40 minutes 42 seconds West - 238.58 feet) to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found at the point of curvature of a curve to the left having a radius of 11,509.16 feet and a central angle of 00 degrees 39 minutes 26 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 132.03 feet (Chord Bearing North 39 degrees 36 minutes 05 seconds West - 132.03 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05 feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West - 503.01 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

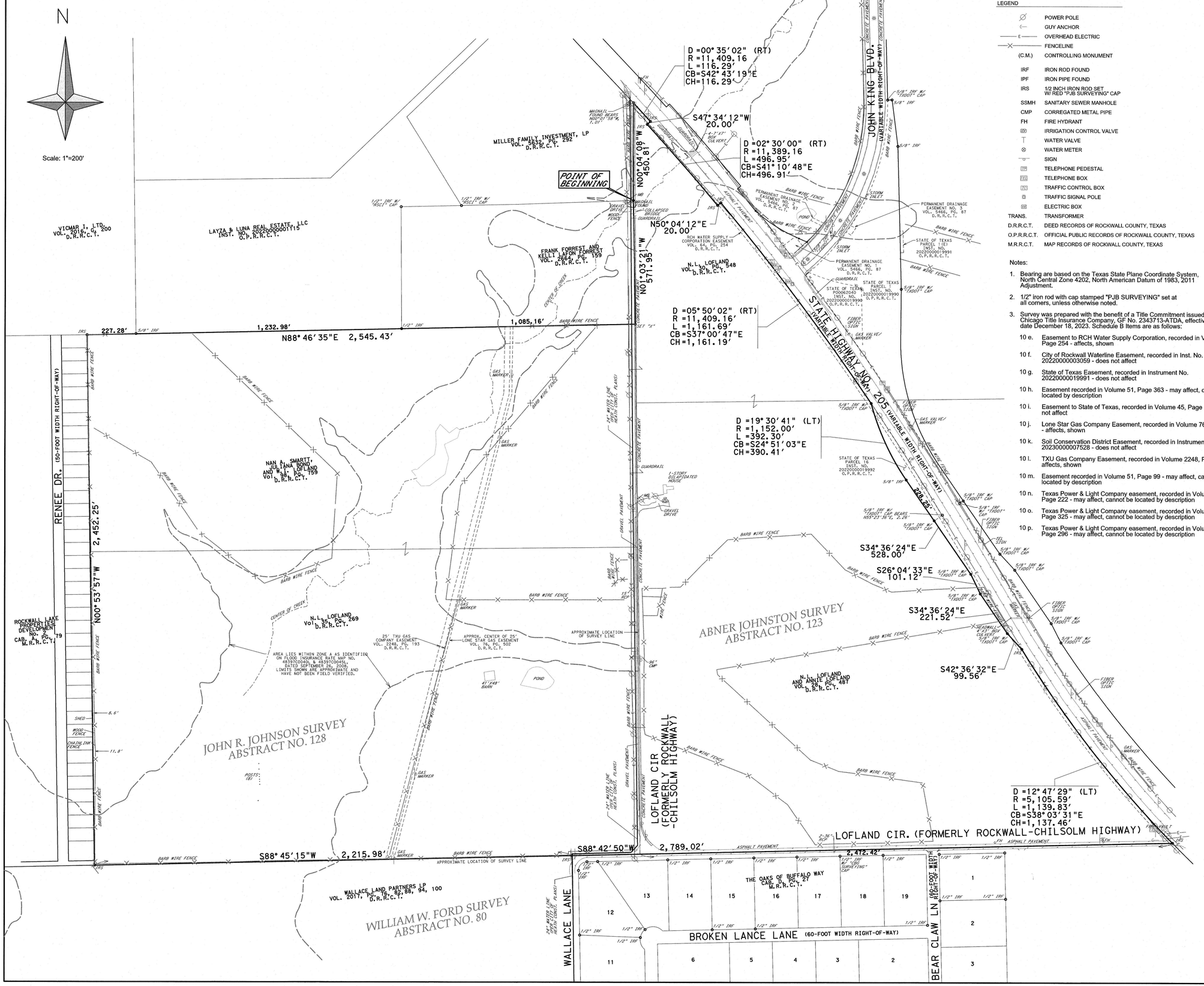
THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the point

of curvature of a non-tangent curve to the left, having a radius of 11,509.16 feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75 feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West - 161.75 feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86 feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07 feet to the southernmost southeast corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 89 degrees 00 minutes 00 seconds West, a distance of 2.32 feet;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17 feet to the POINT OF BEGINNING and containing 15.344 acres of land.



LEGEND

⌀	POWER POLE
←	GUY ANCHOR
E	OVERHEAD ELECTRIC
	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
SSMH	SANITARY SEWER MANHOLE
CMP	CORREGATED METAL PIPE
FH	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	WATER VALVE
	WATER METER
	SIGN
TEL	TELEPHONE PEDESTAL
	TELEPHONE BOX
TC	TRAFFIC CONTROL BOX
	TRAFFIC SIGNAL POLE
EB	ELECTRIC BOX
TRANS.	TRANSFORMER
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:

10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - affects, shown

10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000003059 - does not affect

10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect

10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description

10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect

10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - affects, shown

10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect

10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - affects, shown

10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description

10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description

10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description

10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.L. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tagent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.91 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tagent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.19 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 392.30 feet (Chord Bearing South 24 degrees 51 minutes 03 seconds East 390.41 feet to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tagent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC. recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Layza & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Layza & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an "X" set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY
OF A
242.2768 ACRE TRACT
OUT OF THE
JOHN. R. JOHNSON SURVEY, ABST. NO. 128
AND THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-9669

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.)., part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set on a non-tangent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.91 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.19 feet) to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 392.30 feet (Chord Bearing South 24 degrees 51 minutes 03 seconds East - 390.41 feet to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

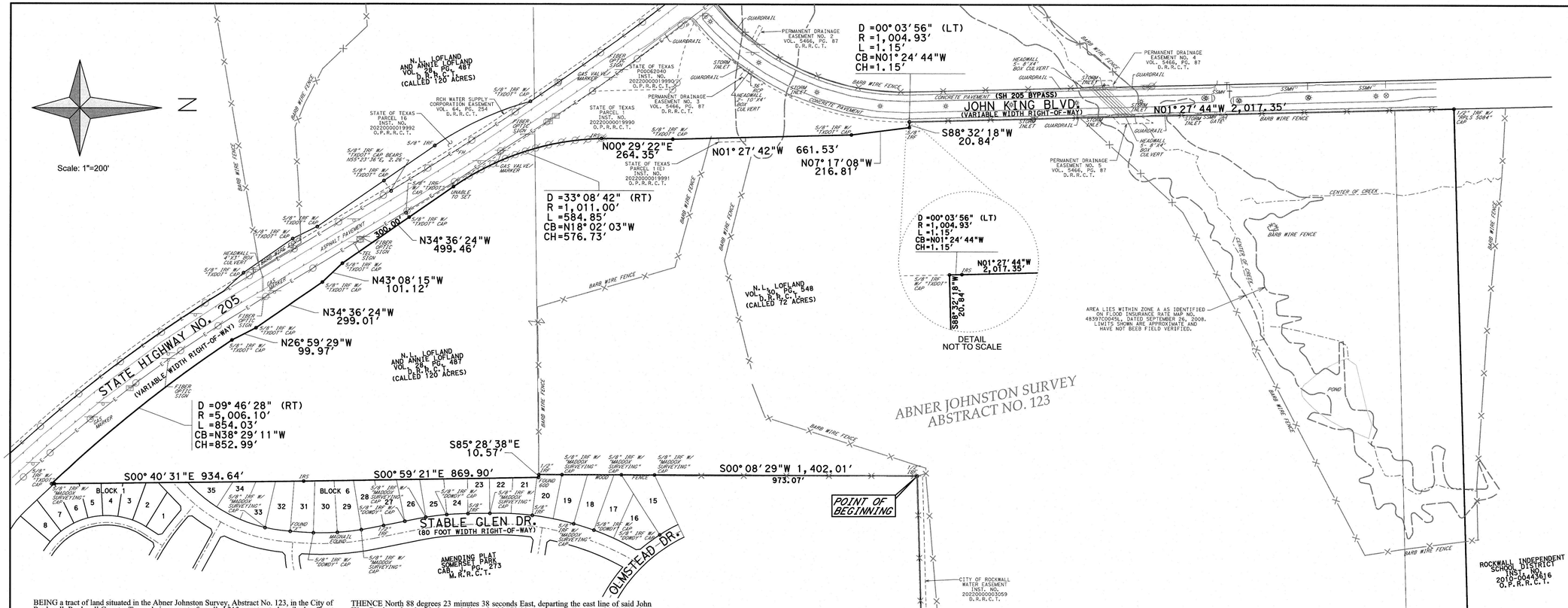
THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC, recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Lazya & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Lazya & Luna tract and the southwest corner

of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an “X” set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.

Scale: 1"=200'



LEGEND

⌀	POWER POLE
←	GUY ANCHOR
E	OVERHEAD ELECTRIC
	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
SSMH	SANITARY SEWER MANHOLE
CMP	CORREGATED METAL PIPE
FH	FIRE HYDRANT
WMH	WATER MANHOLE
⊤	WATER VALVE
⊗	WATER METER
	SIGN
TP	TELEPHONE PEDESTAL
✲	LIGHT POLE
RCP	REINFORCED CONCRETE PIPE
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:
   - 10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect, shown
   - 10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000003059 - affects, shown
   - 10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - affects, shown
   - 10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
   - 10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
   - 10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect
   - 10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect
   - 10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
   - 10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
   - 10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
   - 10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
   - 10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of a called 139.308 acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308 acre tract, at a distance of 973.07 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01 feet to a 1/2-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57 feet to a 60D nail found;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10 feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03 feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER"cap found, continuing a total distance of 499.46 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the right having a radius of 1,011.00 feet and a central angle of 33 degrees 08 minutes 42 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the right, an arc distance of 584.85 feet (Chord Bearing North 18 degrees 02 minutes 03 seconds West 576.73 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 00 degrees 29 minutes 22 seconds East, continuing with the northeast line of said SH 205, a distance of 264.35 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 01 degree 27 minutes 42 seconds West, continuing with the northeast line of said SH 205, a distance of 661.53 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 32 minutes 18 seconds West, continuing with the northeast line of said SH 205, a distance of 20.84 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93 feet and a central angle of 00 degrees 03 minutes 56 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 1.15 feet (Chord Bearing North 01 degree 24 minutes 44 seconds West 1.15 feet), to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35 feet to a 1/2-inch iron rod with "RPLS 5084" cap found in the south line of a called 173.00 acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00 acre tract, a distance of 3,696.05 feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54 feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00 acre tract, a distance of 669.62 feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00 acre tract, a distance of 393.66 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00 feet to a 1/2-inch iron rod with cap stamped "DCA INC" found;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71 feet to a 1/2-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308 acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY
OF A
261.9194 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 120 acre tract described in a deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487 D.R.R.C.T., and part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of a called 139.308 acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308 acre tract, at a distance of 973.07 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01 feet to a 1/2-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57 feet to a 60D nail found;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10 feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03 feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER"cap found, continuing a total distance of 499.46 feet (unable to set) to the point of curvature of a curve to the right having a radius of 1,011.00 feet and a central angle of 33 degrees 08 minutes 42 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the right, an arc distance of 584.85 feet (Chord Bearing North 18 degrees 02 minutes 03 seconds West 576.73 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE North 00 degrees 29 minutes 22 seconds East, continuing with the northeast line of said SH 205, a distance of 264.35 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 01 degree 27 minutes 42 seconds West, continuing with the northeast line of said SH 205, a distance of 661.53 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 32 minutes 18 seconds West, continuing with the northeast line of said SH 205, a distance of 20.84 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found in the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93 feet and a central angle of 00 degrees 03 minutes 56 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 1.15 feet (Chord Bearing North 01 degree 24 minutes 44 seconds West 1.15 feet), to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the point of tangency;

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35 feet to a 1/2-inch iron rod with “RPLS 5084” cap found in the south line of a called 173.00 acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00 acre tract, a distance of 3,696.05 feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54 feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00 acre tract, a distance of 669.62 feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00 acre tract, a distance of 393.66 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING" set;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING" set;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING" set;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16 feet to a 1/2-inch iron rod with cap stamped “CBG SURVEYING" found;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00 feet to a 1/2-inch iron rod with cap stamped “DCA INC" found;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71 feet to a 1/2-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308 acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.

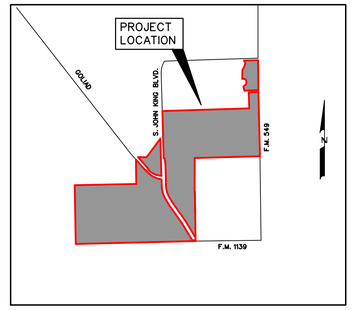
N

0 200 400 800
SCALE: 1" = 400'

LEGEND

TYPICAL LOT SIZES

- 52' X 125' - 65 LOTS
- 62' X 125' - 308 LOTS
- 72' X 125' - 377 LOTS
- 82' X 125' - 125 LOTS
- 100' X 150' - 46 LOTS
- ½ACRE LOT - 15 LOTS
- 1 ACRE - 24 LOTS
- OPEN SPACE - 136.80 Ac.
- AMENITY CENTER - 4.81 Ac.
- CITY PARK - 37.7 Ac.
- COMMERCIAL - 41.0 Ac.



LOCATION MAP
N.T.S.

TOTAL ACRES	536.42
GROSS COMMERCIAL ACRES	41.0
TOTAL RESIDENTIAL LOTS	960
RESIDENTIAL DENSITY*	1.789
GROSS RESIDENTIAL DENSITY**	1.938
TOTAL FLOOD PLAIN ACRES	87.09
TOTAL OPEN SPACE ACRES	136.80

NOTE:
* CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES)
** CALCULATED AT (TOT RES LOTS)/
(TOTAL ACRES-GROSS COMMERCIAL ACRES)

CONCEPT PLAN
OF

JUNIPER

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

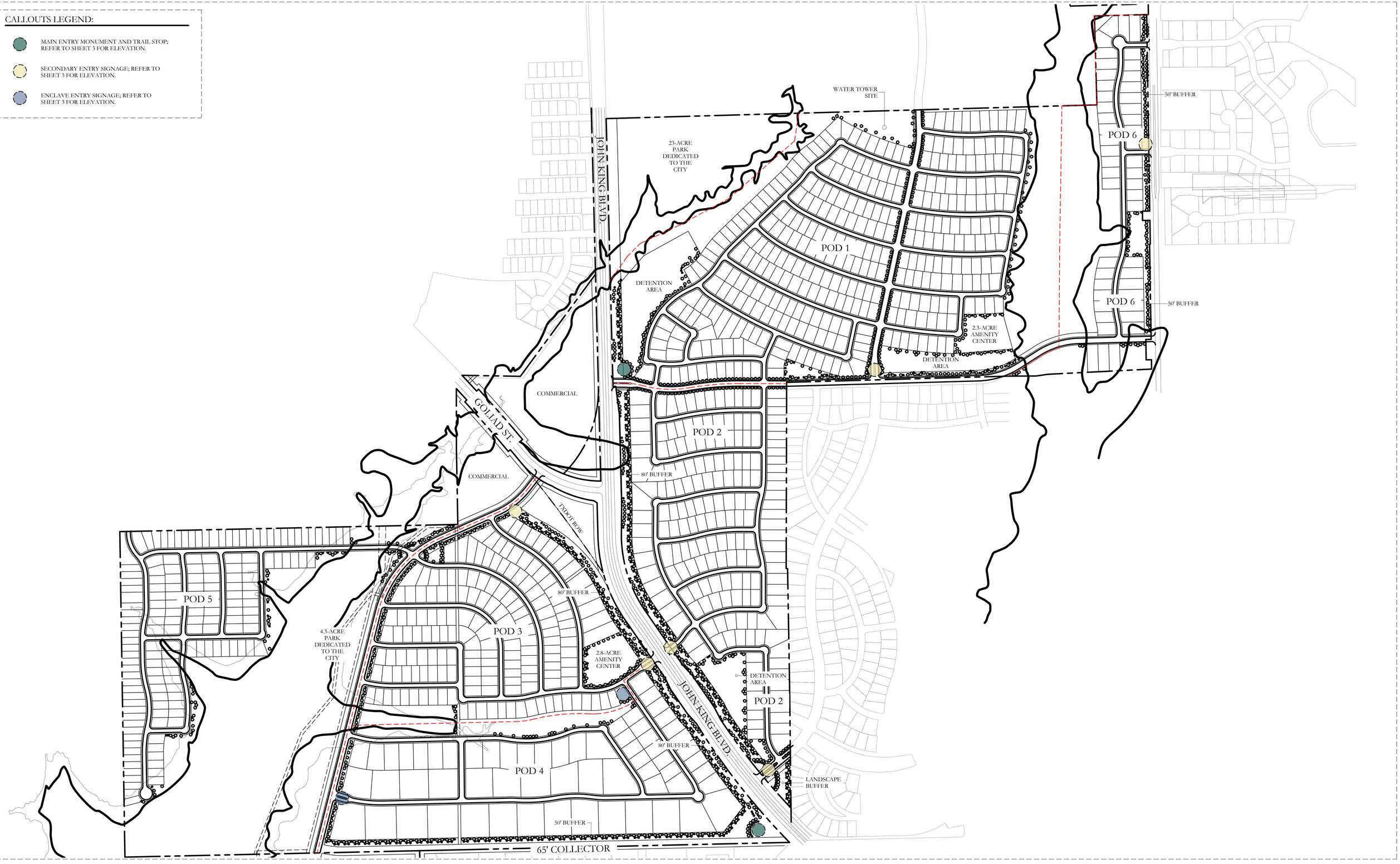
JULY 2024 SCALE 1" = 400'

CASE NO. XXXX

OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

CALLOUTS LEGEND:

- MAIN ENTRY MONUMENT AND TRAIL STOP; REFER TO SHEET 3 FOR ELEVATION.
- SECONDARY ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.



JUNIPER / OVERALL LAYOUT PLAN

City of Rockwall, Rockwall County, Texas

NORTH

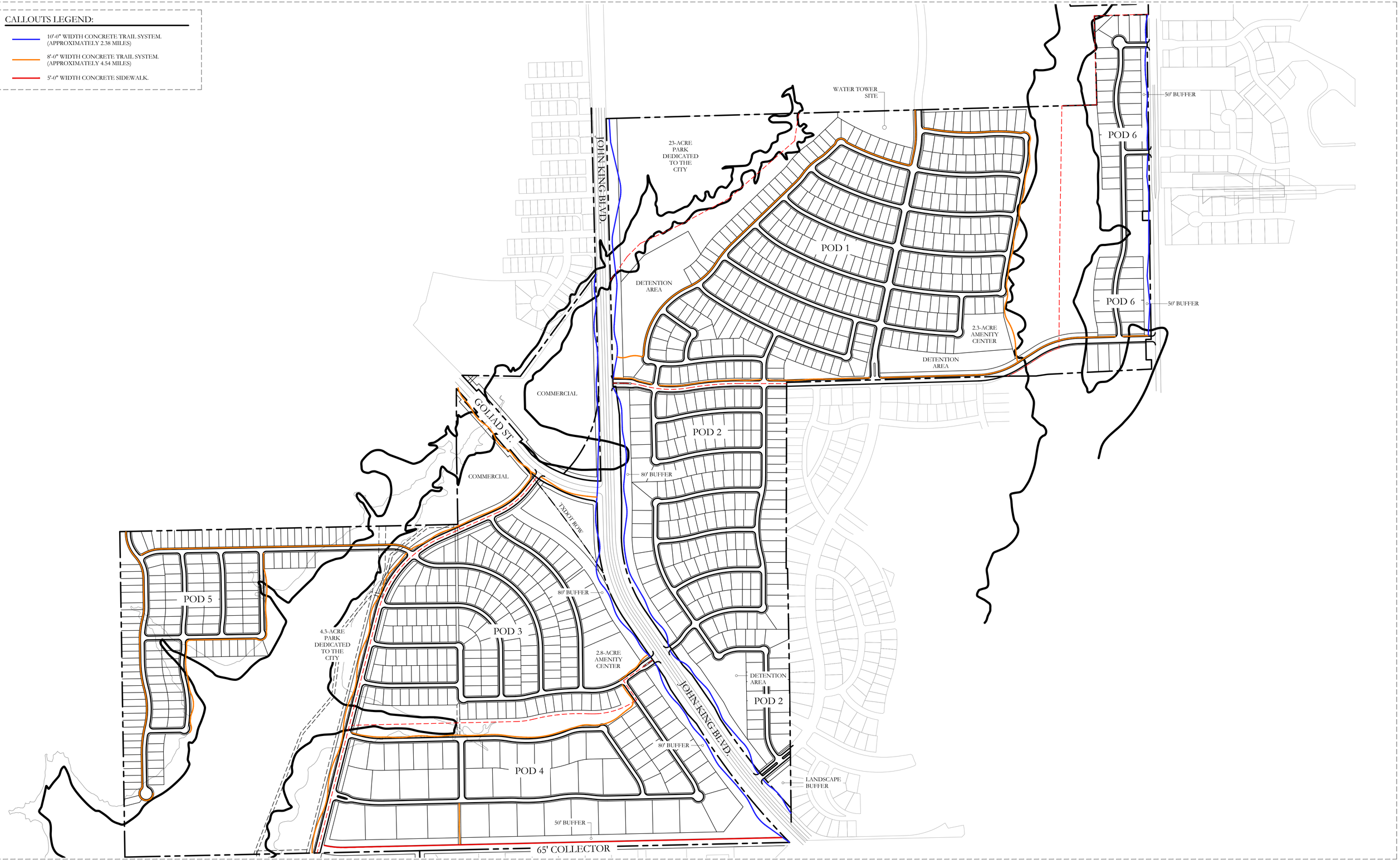
SCALE: 1" = 300'-0"

Owner Submittal 7-17-2024

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CALLOUTS LEGEND:

- 10'-0" WIDTH CONCRETE TRAIL SYSTEM. (APPROXIMATELY 2.38 MILES)
- 8'-0" WIDTH CONCRETE TRAIL SYSTEM. (APPROXIMATELY 4.54 MILES)
- 5'-0" WIDTH CONCRETE SIDEWALK.



JUNIPER / OVERALL SIDEWALK AND TRAIL PLAN

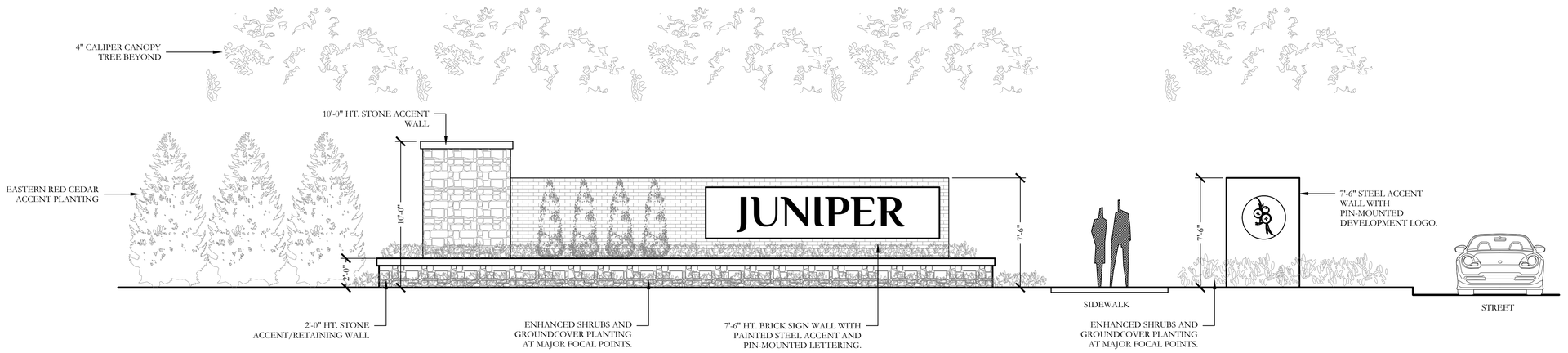
City of Rockwall, Rockwall County, Texas

NORTH

SCALE: 1" = 300'-0"

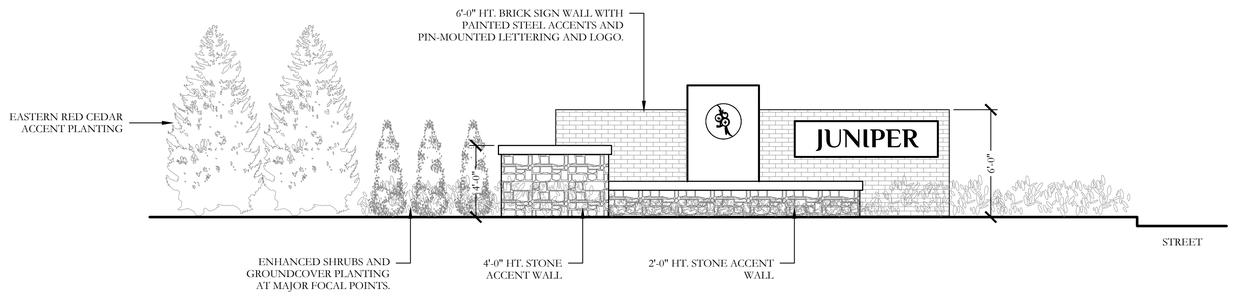
Owner Submittal 7-17-2024

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



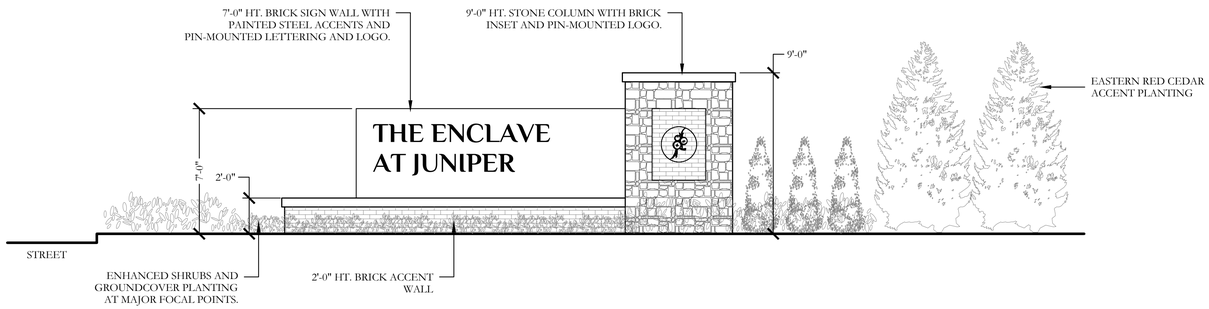
MAIN ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



SECONDARY ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



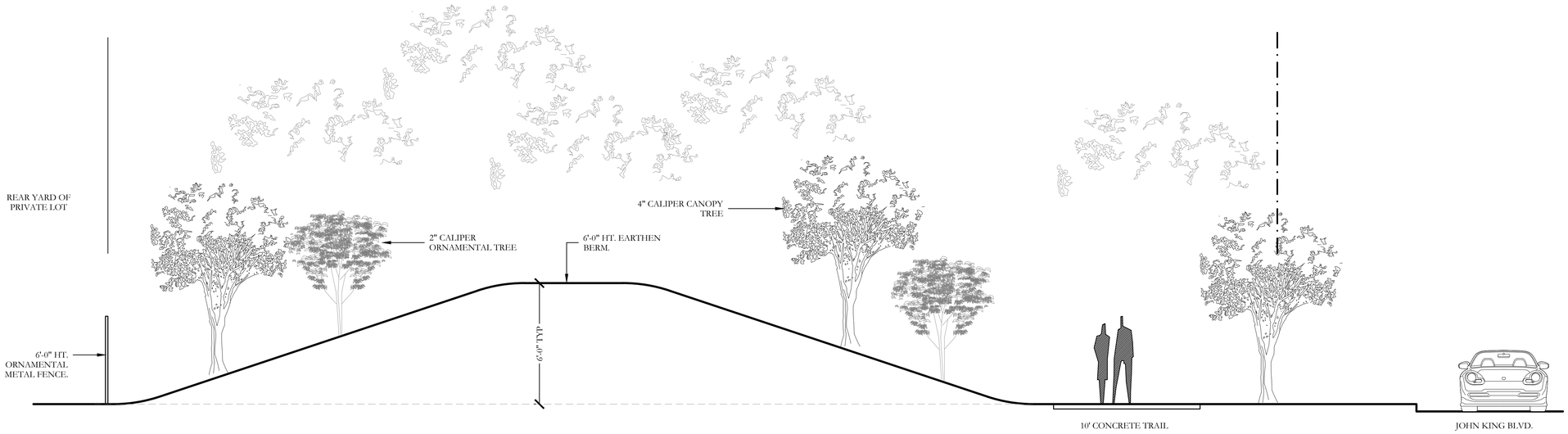
ENCLAVE ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"

JUNIPER / ENTRY MONUMENT ELEVATIONS

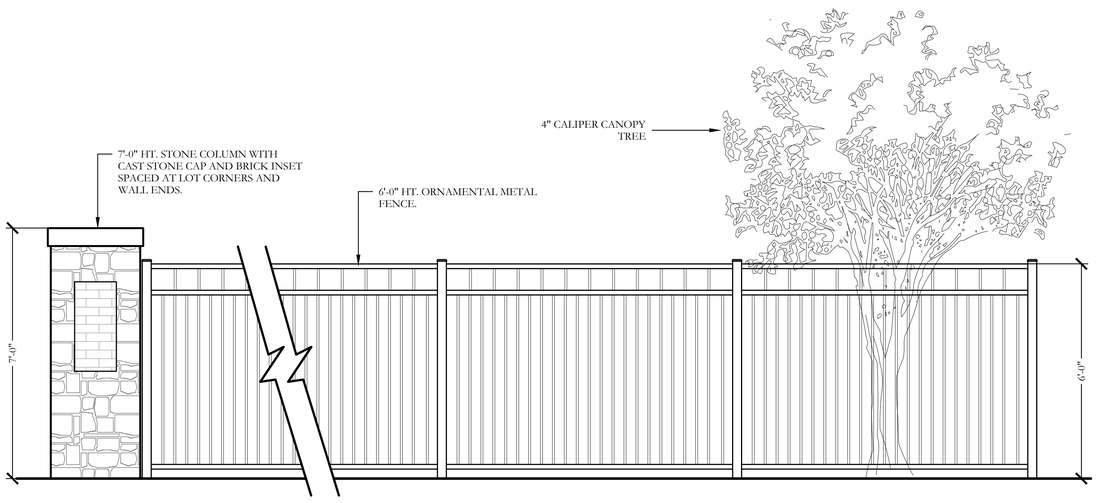
City of Rockwall, Rockwall County, Texas

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



TYPICAL CROSS SECTION OF JOHN KING BLVD.
ELEVATION

SCALE: 1/4" = 1'-0"



TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION

SCALE: 1/2" = 1'-0"

JUNIPER / TYPICAL SCREENING DETAILS

City of Rockwall, Rockwall County, Texas

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

JUNIPER / AMENITY CENTER INSPIRATION PAGE

City of Rockwall, Rockwall County, Texas

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Lot Type	Min Lot Size	Min Lot Size	Dwelling Units	% Dwel Un	actual sq ftg
1 acre	185 x 200	43560	24	2.50%	37000
1/2 acre		21780	15	1.56%	
100'	100x150	12000	46	4.79%	15000
82'	82x125	9600	125	13.02%	10250
72'	72x125	8640	377	39.27%	9000
62'	62x125	7440	308	32.08%	7750
52'	52x125		65	6.77%	6500
			960	100.00%	

Total Acres	536.42		
Gross Commercial	41		
Total Res Lots	960		
Residential Density	1.789	1.790	= #res lots/total acres
Gross Res Density		1.938	= #res lots/(total acres-gross commercial)
Total Flood Plain Acres	87.09		
Total Open Space Acres	136.8		

Exhibit 'F':
Density and Development Standards

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- CONVENT, MONASTERY, OR TEMPLE
- COMMERCIAL PARKING GARAGE
- RESIDENCE HOTEL
- MOTEL
- CEMETERY/MAUSOLEUM
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPITAL
- MORTUARY OR FUNERAL CHAPEL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- TRADE SCHOOL
- MINOR AUTO REPAIR GARAGE
- SELF SERVICE CAR WASH
- SERVICE STATION
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- ANTENNA DISH
- COMMERCIAL FREESTANDING ANTENNA
- HELIPAD
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY

(2) *Residential Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Exhibit 'F':

Density and Development Standards

TABLE 1: LOT COMPOSITION

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	185' x 200'	43,560 SF	24	2.50%
B	100' x 200'	21,780 SF	15	1.56%
C	100' x 150'	12,000 SF	46	4.79%
D	82' x 125'	9,600 SF	125	13.02%
E	72' x 125'	8,640 SF	377	39.27%
F	62' x 125'	7,440 SF	308	32.08%
G	52' x 125'	6,000	65	6.77
		Maximum Permitted Units:	*960*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.938* dwelling units per gross acre of land; however, in no case should the proposed development exceed *960* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C	D	E	F	G
Minimum Lot Width [1]	185'	100'	100'	80'	72'	62'	52'
Minimum Lot Depth	200'	200'	110'	110'	110'	110'	110'
Minimum Lot Area (SF)	43,560	21,780	12,000	9,600	8,640	7,440	6000
Minimum Front Yard Setback [2], [5] & [6]	30'	30'	20'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	15'	10'	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	15'	15'	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	30'	30'	10'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,200	3,200	3,200	2,800	2,500	2,200	2,000
Minimum Garage Spaces	3	3	3	3	2	2	2

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front or rear lot width reduced by 20% as measured at the front or rear property line provided that the lot width will be met at the *Front Yard* and *Rear Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de- sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance,

the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the General Retail (GR)

District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a General Retail (GR) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of a 50-foot landscape buffer utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(4) *Building Standards for Residential*. All residential development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD

FIGURE 2: EXAMPLES OF BOARD AND BATTEN

Exhibit 'F':
Density and Development Standards

FIGURE 3: EXAMPLES OF HORIZONTAL LAP

(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design standards and orientation requirements:

(1) *Type 'A', 'B' & 'C' Lots*. The *Type 'A, 'B' & 'C' Lots* (*i.e. the yellow, orange and purple lots depicted in Exhibit 'C'*) shall be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

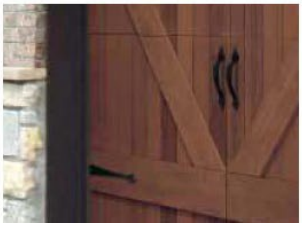
(2) *Type 'D' & 'E' Lots*. A total of 22.54% or 188 of the *Type 'D' & 'E' Lots* (*i.e. blue and green colored lots depicted in Exhibit 'C'*) may have garage configurations that are oriented in a *Front Entry* garage configuration (*i.e. where the garage door faces the street*); however the front façade of the garage shall be setback a minimum of five (5) feet behind the front façade of the primary structure and the font yard building setback shall increased to 25-feet. The remaining 77.46% or 646 of the *Type 'D' & 'E' Lots* shall be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, the following architectural elements must be incorporated into all garage configurations: [*1*] divided garage bay doors (*i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent*), [*2*] carriage style hardware and lighting, [*3*] decorative wood doors or wood overlays on insulated metal doors, and [*4*] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 4*.

FIGURE 4. EXAMPLES OF ENHANCED WOOD GARAGE DOOR

FIGURE 5: EXAMPLES OF UPGRADED FINISHES

DIVIDED BAYS



CARRIAGE HARDWARE

CEDAR CLADDING

ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES

(5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 7 & 8 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	185' x 200'	(1), (2), (3), (4), (5)
B	100' x 110'	(1), (2), (3), (4), (5)
C	80' x 110'	(1), (2), (3), (4), (5)
D	72' x 110'	(1), (2), (3), (4), (5)
E	62' x 110'	(1), (2), (3), (4), (5)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following three (3) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade
(5) Garage Orientation

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

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FIGURE 7. PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.

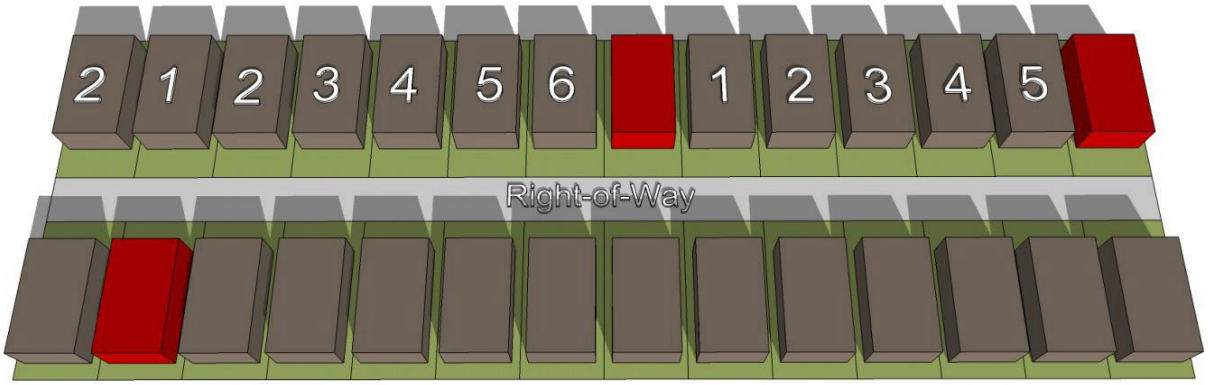
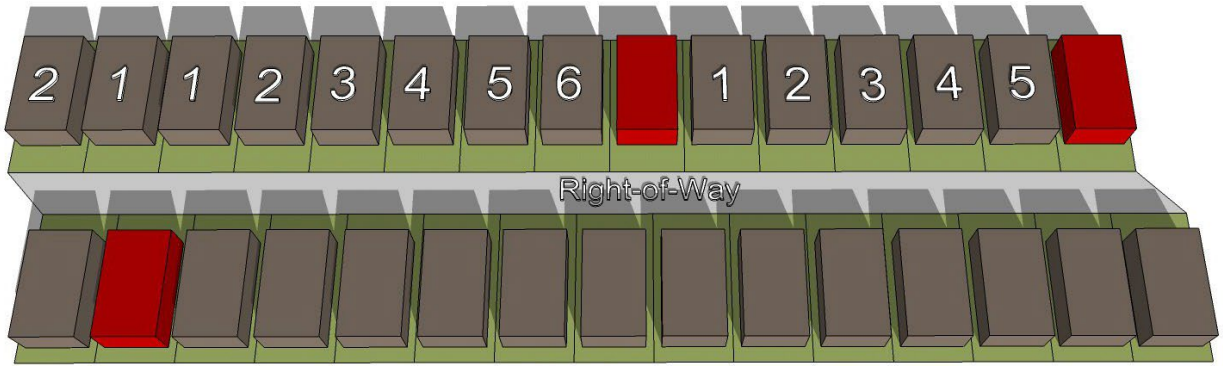


FIGURE 8. PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



(6) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(d) *Corner Lots*. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot center spacing that beings at the rear property line corner and terminates ten (10) feet behind the front yard building setback line (*see Figure 9*). A maximum of six (6) foot wrought iron fence shall be constructed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of ten (10) feet. The property owner shall be required to maintain both sides of the fence.

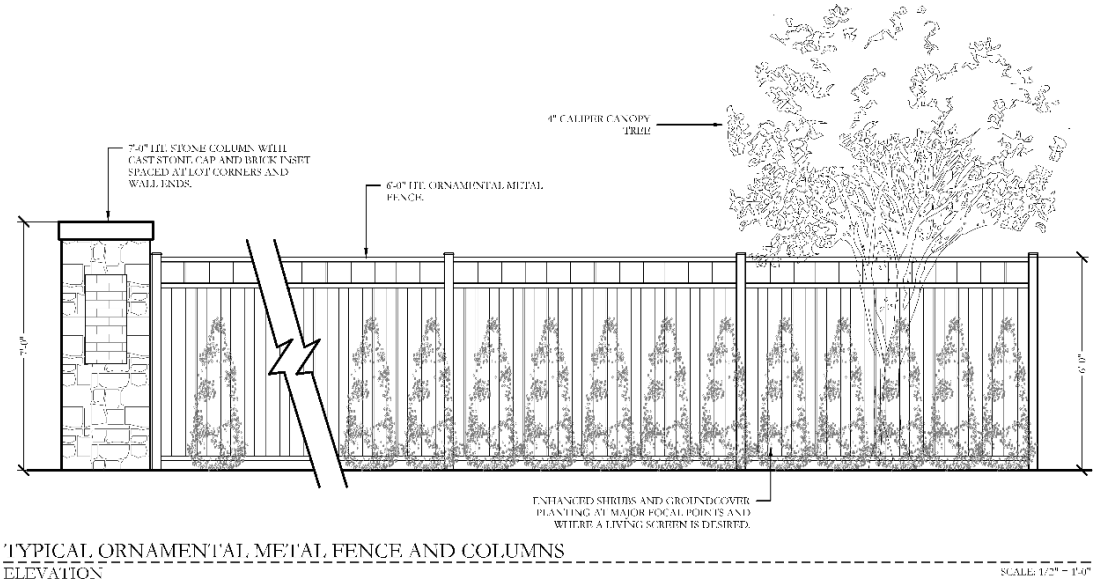


FIGURE 9. TYPICAL ORNAMENTAL METAL FENCE WITH COLUMNS

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across the City of Rockwall's easements.

(7) *Landscape and Hardscape Standards*.

(a) *Landscape*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). All trail locations shall generally be in accordance with *Exhibit 'D'* of this ordinance.

(1) *Landscape Buffer and Sidewalks (John King Boulevard)*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard (*outside of and*

beyond any required right-of-way dedication), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to John King Boulevard shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

FIGURE 10. TYPICAL CROSS SECTION OF LANDSCAPE BUFFER FOR JOHN KING BOULEVARD

(2) *Landscape Buffer and Sidewalks (S. Goliad Street [SH-205])*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard and S. Goliad Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 80-foot landscape buffer.

(3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 50-foot landscape buffer shall be provided along FM-549 for the residential property (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 50-foot landscape buffer. All residential lots backing to FM-549 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines.

(4) *Landscape Buffer and Sidewalks (Perimeter Minor Collectors)*. A minimum of a 30-foot landscape buffer shall be provided along all *Perimeter Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

(5) *Landscape Buffer and Sidewalks (Minor Collectors)*. A minimum of a ten (10) foot landscape buffer shall be provided along all *Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A

meandering five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(6) *Landscape Buffer and Sidewalks (Lofland Circle)*. A minimum of a 50-foot landscape buffer shall be provided along Lofland Circle across from the existing residential lots in the Oaks of Buffalo Way subdivision after which point the landscape buffer may be reduced to ten (10) feet. The segment of landscape buffer that is required to be 50-feet wide shall incorporate a minimum of a 48-inch berm and a five (5) foot meandering sidewalk along the entire landscape buffer. The entire landscape buffer along Lofland Circle shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan* --, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers.

(7) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch continuous *built-up* berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(8) *Landscape Screening in the Western Triangle South of Stable Glen Drive (Adjacent to the Somerset Park Subdivision)*. In order to create a solid living screen adjacent to the homes in the Somerset Park Subdivision that will back to the proposed open space on the west side of SH-205 (*i.e. south of Stable Glen Drive*) a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan* --, a minimum of four (4) caliper inches in size, will be planted on ten (10) foot centers along the entire adjacency.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *Open Space/Public Park*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 108.066-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

(13) *Amenity Center*. Amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance and generally in accordance with the images depicted in *Exhibit 'E'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the two (2) amenity centers shall be approved with the *PD Site Plan*.

(14) *Trails*. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'D'* of this ordinance, and shall provide connectivity to the proposed parks.

(15) *Trail Rest Stop*. A trail rest stop shall be constructed at the location as depicted in *Exhibit 'D'* of this ordinance and shall include a rest bench, shade structure, water fountain, and bike repair station.

(16) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*; however, they should generally conform with *Figures 11, 12* & *13*.

… CONTINUED ON NEXT PAGE

FIGURE 11. MAIN ENTRY SIGNAGE

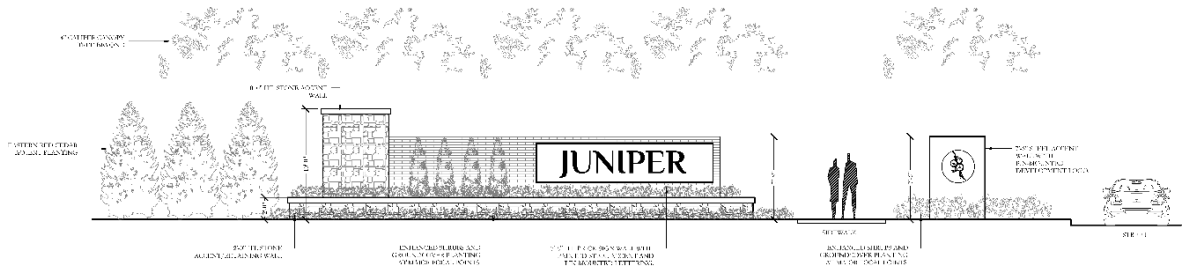


FIGURE 12. SECONDARY ENTRY SIGNAGE

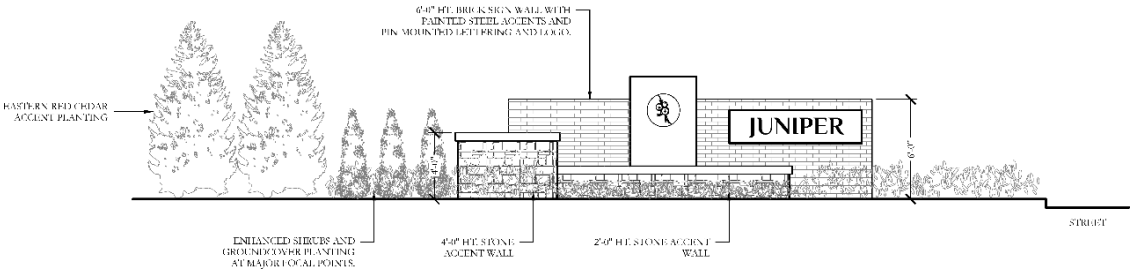
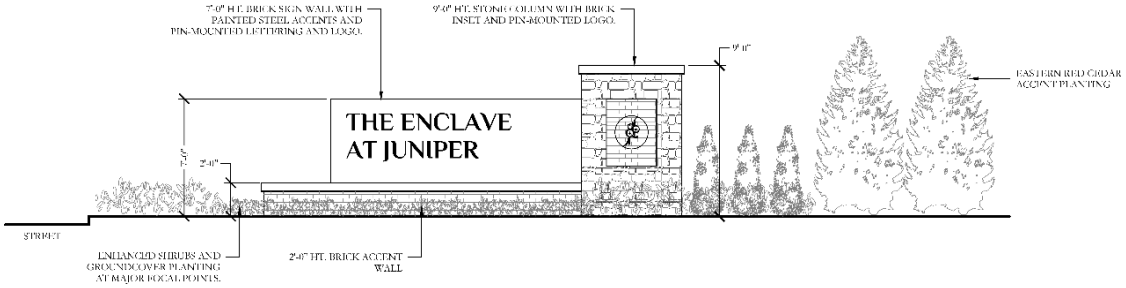


FIGURE 13. ENCLAVE ENTRY SIGNAGE



(17) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(18) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

16 SOUTH CENTRAL RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

POINTS OF REFERENCE

A. Meadow Creek Estates Subdivision
B. Hickory Ridge Subdivision
C. Lofland Farms Subdivision
D. RISD's Career Academy
E. Somerset Park Subdivision
F. Sterling Farms Subdivision
G. Fontanna Ranch Subdivision
H. Timber Creek Subdivision

LAND USE PALETTES

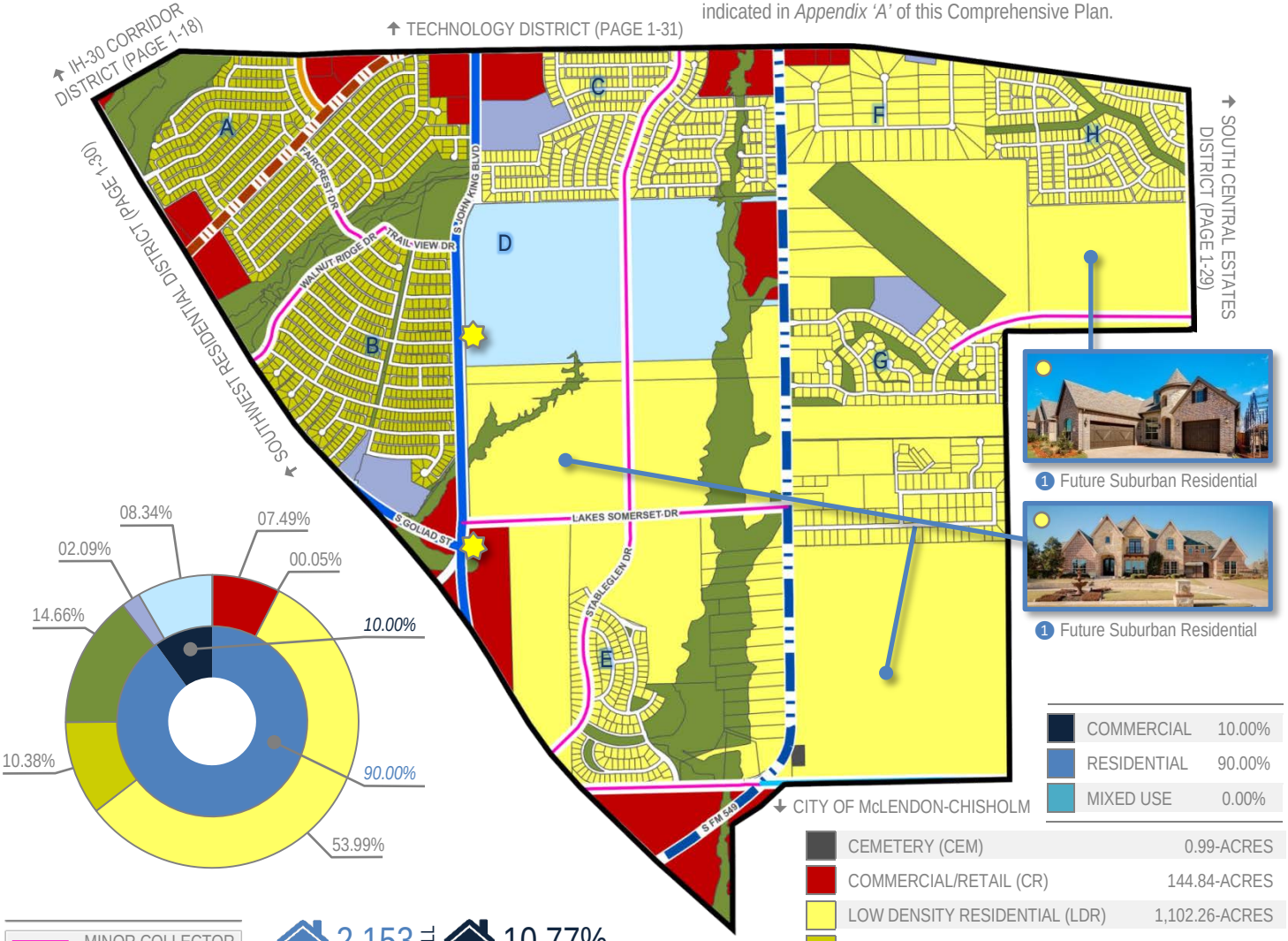
Current Land Use
Future Land Use

John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
2. *Commercial Land Uses*. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [*SH-205*] and SH-276 and S. Goliad Street [*SH-205*] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
3. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



COMMERCIAL	10.00%
RESIDENTIAL	90.00%
MIXED USE	0.00%

CEMETERY (CEM)	0.99-ACRES
COMMERCIAL/RETAIL (CR)	144.84-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,102.26-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	200.85-ACRES
PARKS AND OPEN SPACE (OS)	283.44-ACRES
PUBLIC (P)	40.36-ACRES
QUASI-PUBLIC (QP)	161.33-ACRES

MINOR COLLECTOR
M4D
M4U
TXDOT 4D
TXDOT 6D

	CURRENT	% OF ROCKWALL	BUILD OUT
	2,153	10.77%	3,757
	5	0.28%	
	6,911	11.61%	12,060

18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

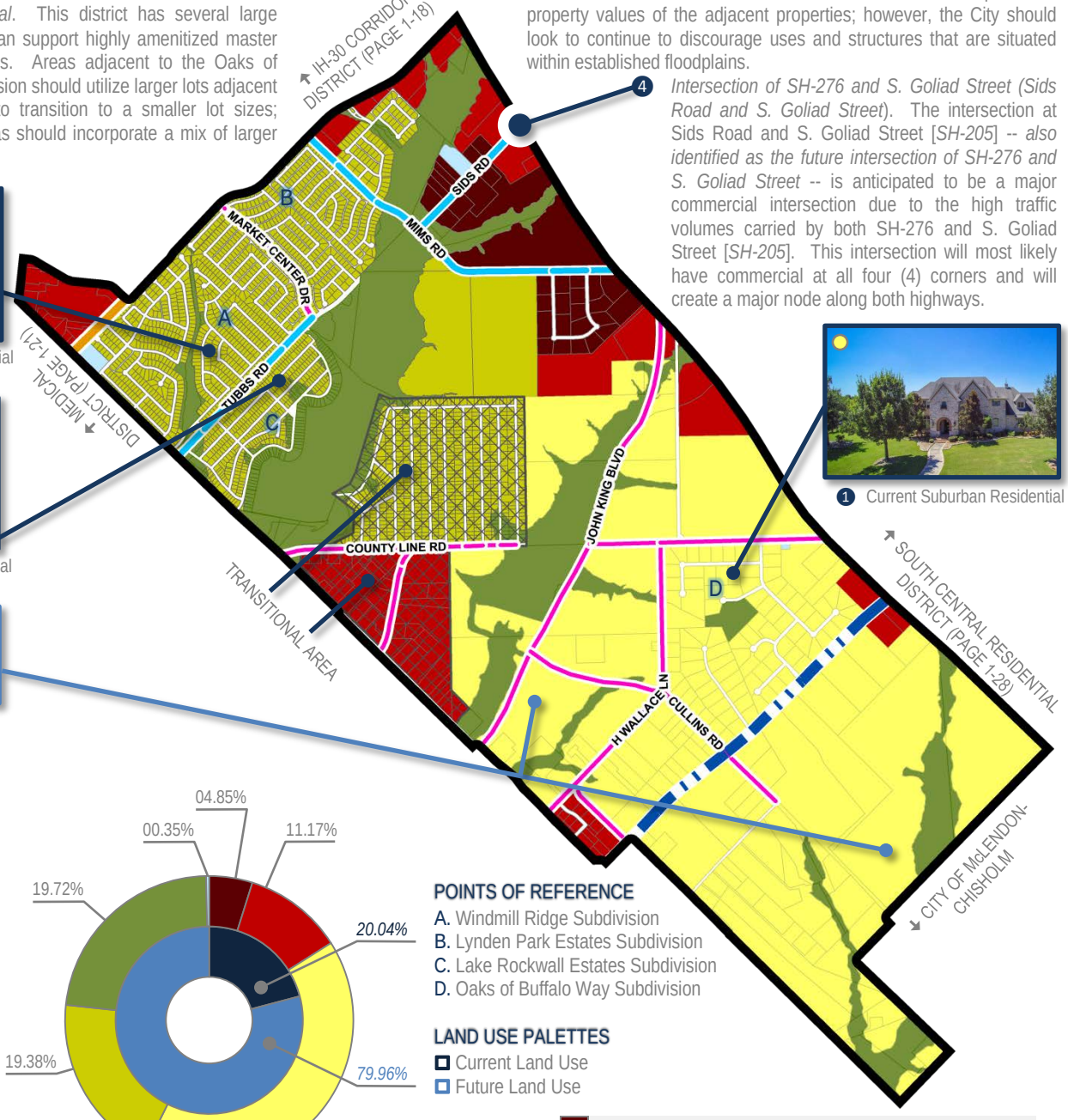
4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.

1 Current Suburban Residential

1 Current Suburban Residential

1 Future Suburban Residential

1 Current Suburban Residential



POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

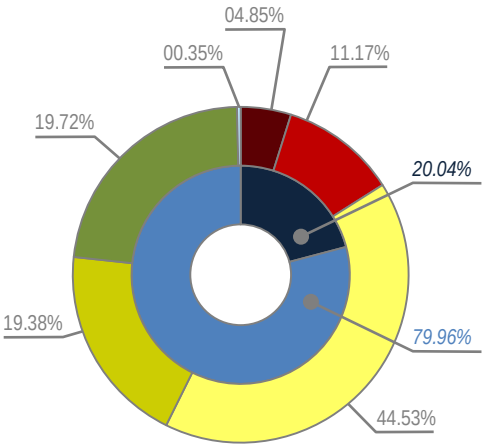
LAND USE PALETTES

Current Land Use
Future Land Use

BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

CURRENT
2,190
188
7,437



COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

MINOR COLLECTOR
M4D
M4U
TXDOT 4D

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

LAND USE TYPES

- Business Center
- Cemetery
- Commercial / Industrial
- Commercial / Retail
- Downtown
- High Density Residential
- Live / Work
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Parks and Open Space
- Public
- Quasi-Public
- Special Commercial Corridor
- Technology / Employment Center

MAP LEGEND

- County Boundary
- Planning Boundary (ETJ)

CURRENT PLAN

PROPOSED CHANGES

- **A** Change from Low Residential Density to Open Space
- **B** Change from Commercial to Low Residential Density
- **C** Change from Low Residential Density to Open Space

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, *BEING* A 544.89-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 3 & 3-1 OF THE A. JOHNSON SURVEY, ABSTRACT NO. 123; TRACTS 7 & 7-2 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25; AND TRACTS 3 & 4 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and General Retail (GR) District land uses, on a 544.89-acre tract of land identified Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 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 the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, 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

DRAFT 10.3.2024

amended zoning classification for the *Subject Property*;

SECTION 3. That development of the trails and trail heads for the *Subject Property* shall generally be in accordance with the *Trail and Trail Head Plan*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the amenities for the *Subject Property* shall generally be in accordance with the *Amenity Center Guidelines*, depicted in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That a *Master Parks and Open Space Plan* for the *Subject Property -- prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan depicted in Exhibit 'C' and Trail Layout Plan depicted in Exhibit 'D' of this ordinance* -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 7. That residential development on the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 7(b) through 7(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City

DRAFT ORDINANCE 01.30.2024

concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 8. That commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

SECTION 9. 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 10. 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 11. 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 12. 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 1ST DAY OF JULY, 2024.

_____

Trace Johannesen, *Mayor*

DRAFT ORDINANCE 07-01-2024

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 19, 2024*

2nd Reading: *September 3, 2024*

DRAFT ORDINANCE 07.30.2024

Exhibit 'A':
Legal Description

BOUNDARY 1

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213-acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found at the northwest corner of a called 139.308-acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308-acre tract, at a distance of 973.07-feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01-feet to a ½-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57-feet;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90-feet;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23-feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10-feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03-feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99-feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 55 degrees 23 minutes 36 seconds West, continuing with the northeast line of said SH 205, a distance of 19.60-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found on a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 06 degrees 20 minutes 55 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 1,275.25-feet (Chord Bearing North 34 degrees 13 minutes 17 seconds West - 1,274.59-feet), to the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93-feet and a central angle of 52 degrees 52 minutes 54 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 927.51-feet (Chord Bearing North 24 degrees 59 minutes 44 seconds East - 894.94-feet), to the point of tangency;

DRAFT 07.30.2024

Exhibit 'A':
Legal Description

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35-feet to a ½-inch iron rod with "RPLS 5084" cap found in the south line of a called 173.00-acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00-acre tract, a distance of 3,696.05-feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54-feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00-acre tract, a distance of 669.62-feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00-acre tract, a distance of 393.66-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16-feet;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97-feet;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00-feet;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16-feet;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00-feet;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71-feet to a ½-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308-acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308-acre tract, a

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distance of 1,672.69-feet to the *POINT OF BEGINNING* and containing 268.2965-acres of land.

BOUNDARY 2

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120-acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.)., part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60-acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05-acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598-acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72-acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72-acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81-feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01-feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16-feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29-feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East 116.29-feet);

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00-feet to a point on a non-tagent curve to the right, having a radius of 11,389.16-feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95-feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East 496.91-feet);

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00-feet to a point on a non-tangent curve to the right, having a radius of 11,409.16-feet and a central angle of 08 degrees 54 minutes 51 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,775.05-feet (Chord Bearing South 35 degrees 28 minutes 22 seconds East 1,773.26-feet) to a point from which a found 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap bears North 55 degrees 23 minutes 36 seconds East, a distance of 2.26-feet;

THENCE South 55 degrees 23 minutes 36 seconds West, continuing with the southwest line of said SH 205, a distance of 44.21-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 299.87-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56-feet to a point on a non-tangent curve to the left, having a radius of 5,105.59-feet

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and a central angle of 12 degrees 47 minutes 28 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.82-feet (Chord Bearing South 38 degrees 03 minutes 30 seconds East 1,137.45-feet) to the south line of said Lofland 72-acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72-acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42-feet passing the southwest corner of said Lofland 72-acre tract and the southeast corner of said Lofland 60-acre tract, continuing with the south line of said Lofland 60-acre tract and the north line of said Lofland Circle, a total distance of 2,789.02-feet to the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60-acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98-feet to the southwest corner of said Lofland 60-acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60-acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25-feet to the northwest corner of said Lofland 60-acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60-acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28-feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC, recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60-acre tract and the south line of said Lazya & Luna Real Estate, LLC tract, a distance of 1,232.98-feet to a ½-inch iron rod found at the southeast corner of Lazya & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60-acre tract and the south line of said Forrest tract, a total distance of 2,545.43-feet to the southeast corner of said Forrest tract, being in the west line of said Lofland 72-acre tract;

THENCE North 01 degree 05 minutes 11 seconds West, with the west line of said Lofland 72-acre tract and the east line of said Forrest tract, a distance of 571.91-feet to the *POINT OF BEGINNING* and containing 242.8992-acres of land.

BOUNDARY 3

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213-acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 20200000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.C.T.), being in an interior south line of a called 173.00-acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No, 2010-00443616 O.P.R.R.C.T.;

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85-feet;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a

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distance of 50.00-feet;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00-feet;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12-feet to a 5/8-inch iron rod found;

THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74-feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00-acre tract;

THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76-feet to a point in a creek;

THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00-acre tract and generally along said creek, a distance of 15.83-feet;

THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 165.60-feet;

THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13-feet;

THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44-feet;

THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88-feet;

THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55-feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30-feet;

THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61-feet;

THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60-feet;

THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10-feet;

THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77-feet;

THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42-feet;

THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01-feet to the *POINT OF BEGINNING* and containing 16.89-acres of land.

BOUNDARY 4

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

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Exhibit 'A':
Legal Description

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93-feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60-feet to the point of curvature of a curve to the right, having a radius of 894.93-feet and a central angle of 52 degrees 46 minutes 14 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 824.25 (Chord Bearing South 24 degrees 56 minutes 28 seconds West 795.42-feet), to the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 01 degree 59 minutes 12 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the left, an arc distance of 399.07-feet (Chord Bearing North 38 degrees 56 minutes 12 seconds West 399.05-feet);

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00-feet the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16-feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05-feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West 503.01-feet);

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00-feet to the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75-feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West 161.75-feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed ½-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86-feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07-feet to the southernmost southeast corner of said Hickory Ridge Phase Four;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17-feet to the *POINT OF BEGINNING* and containing 15.5866-acres of land.

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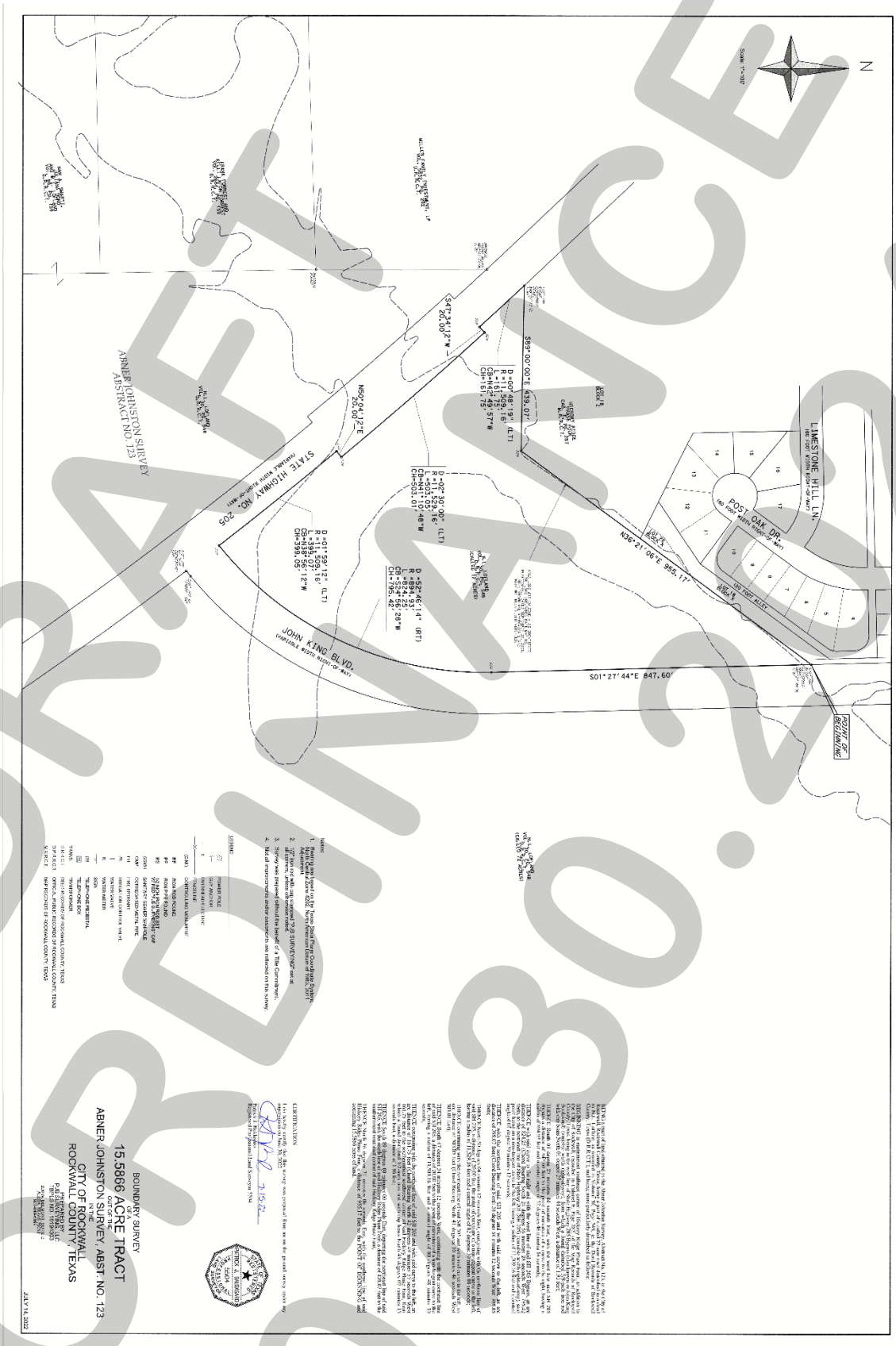
Exhibit 'B':
Survey



DRAFT NOT FOR REGULATORY APPROVAL 07.30.2024

Exhibit 'B':
Survey

Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North American Datum of 1983, 2011 Adjustment, North Central Zone 4202.
2. 1/2" iron rod with cap stamped "TLB SURVEYING" set at all corners unless otherwise noted.
3. Survey was prepared without the benefit of a Title Commitment.
4. Not all easements or setbacks applicable are reflected on the survey.

LEGEND

	POWER POLE
	GUY WIRE
	OVERHEAD ELECTRIC
	FENCE LINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
CMF	CONCRETE MONUMENT FOUND
CMS	CONCRETE MONUMENT SET
FH	FIRE HYDRANT
WV	IRRIGATION CONTROL VALVE
WM	WATER METER
GUY	GUY WIRE
TP	TELEPHONE RISER
TELE	TELEPHONE BOX
POB	POINT OF BEGINNING
D.R.R.C.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
R.P.R.R.C.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, and being all of a tract of land described as Tract 1 in deed to Estate of Jimmy Lynn Hall, recorded in Volume 4, Page 343, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod (controlling monument) found at the southwest corner of said Hall tract, same being the northwest corner of a tract of land described as Tract 2 in deed to Rockwall Independent School District, recorded in Volume 4, Page 343, Deed Records of Rockwall County, Texas, and being in the east line of a tract of land described as Tract 1 in deed to Rockwall Independent School District, recorded in Volume 4, Page 343, Deed Records of Rockwall County, Texas, and being in the approximate centerline of Abner Johnston Survey, Abstract No. 123;

THENCE North 00 degrees 45 minutes 48 seconds West, with the west line of said Hall tract, a distance of 367.60 feet;

THENCE North 00 degrees 54 minutes 23 seconds West, continuing with the west line of said Hall tract, a distance of 185.60 feet;

THENCE North 18 degrees 43 minutes 38 seconds West, continuing with the west line of said Hall tract, a distance of 151.89 feet;

THENCE North 50 degrees 33 minutes 15 seconds East, departing said west line, a distance of 85.15 feet;

THENCE North 89 degrees 08 minutes 08 seconds East, a distance of 90.31 feet;

THENCE North 51 degrees 24 minutes 38 seconds West, a distance of 96.30 feet;

THENCE North 09 degrees 55 minutes 47 seconds West, a distance of 80.55 feet;

THENCE North 11 degrees 26 minutes 07 seconds East, a distance of 58.45 feet;

THENCE North 71 degrees 08 minutes 38 seconds West, a distance of 84.45 feet;

THENCE South 89 degrees 13 minutes 04 seconds West, a distance of 50.12 feet;

THENCE South 00 degrees 46 minutes 56 seconds East, a distance of 52.00 feet;

THENCE North 89 degrees 13 minutes 04 seconds East, a distance of 50.12 feet;

THENCE North 21 degrees 52 minutes 12 seconds East, a distance of 165.18 feet;

THENCE North 22 degrees 05 minutes 58 seconds East, a distance of 148.17 feet;

THENCE North 28 degrees 18 minutes 54 seconds East, a distance of 53.12 feet;

THENCE North 88 degrees 23 minutes 38 seconds East, departing said west line and generally along said creek, a distance of 561.01 feet;

THENCE South 00 degrees 54 minutes 23 seconds East, departing said creek and generally along said creek, a distance of 1,037.85 feet;

THENCE South 73 degrees 01 minutes 22 seconds East, departing said creek and generally along said creek, a distance of 114.71 feet;

THENCE South 00 degrees 54 minutes 23 seconds East, departing said creek, a distance of 171.74 feet to a point in said creek;

THENCE South 89 degrees 13 minutes 04 seconds West, with said creek, a distance of 572.76 feet;

THENCE South 13 degrees 52 minutes 54 seconds West, with said creek, a distance of 185.60 feet;

THENCE South 18 degrees 43 minutes 38 seconds West, with said creek, a distance of 151.89 feet;

THENCE North 50 degrees 33 minutes 15 seconds West, departing said creek, a distance of 85.15 feet;

THENCE South 89 degrees 08 minutes 08 seconds West, continuing with said east line and generally along said creek, a distance of 90.31 feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 96.30 feet;

THENCE North 09 degrees 55 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55 feet;

THENCE North 11 degrees 26 minutes 07 seconds East, continuing with said east line and generally along said creek, a distance of 58.45 feet;

THENCE North 71 degrees 08 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 84.45 feet;

THENCE South 89 degrees 13 minutes 04 seconds West, continuing with said east line and generally along said creek, a distance of 50.12 feet;

THENCE North 00 degrees 46 minutes 56 seconds West, continuing with said east line, a distance of 52.00 feet;

THENCE North 89 degrees 13 minutes 04 seconds East, continuing with said east line and generally along said creek, a distance of 50.12 feet;

THENCE North 21 degrees 52 minutes 12 seconds East, continuing with said east line and generally along said creek, a distance of 165.18 feet;

THENCE North 22 degrees 05 minutes 58 seconds East, continuing with said east line and generally along said creek, a distance of 148.17 feet;

THENCE North 28 degrees 18 minutes 54 seconds East, continuing with said east line and generally along said creek, a distance of 53.12 feet;

THENCE North 88 degrees 23 minutes 38 seconds East, departing said east line and generally along said creek, a distance of 561.01 feet to the POINT OF BEGINNING and containing 16.89 acres of land.

CERTIFICATION

I do hereby certify that this survey was prepared from an on the ground survey made by me or under my supervision and that the corner monuments shown hereon were found or placed as indicated hereon; that the boundaries and area are correct; that there are no visible encroachments or protrusions except as shown; that the property has access to and from a dedicated roadway except as shown; that the size, location and type of buildings and improvements are as shown; that the dimensions of all buildings are exclusive of cantilevered eaves, unless otherwise noted; that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey; that this survey is not a land title survey; that this survey is not to be relied upon for the establishment of fence, building or other future construction lines; and that this survey is subject to any and all easements and/or restrictions that may affect the property.

Patrick J. Rhoades
Registered Professional Land Surveyor 5504

7-12-24

PATRICK J. RHOADES
5504
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

BOUNDARY SURVEY
OF A
16.8895 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
TRIPLE "S" SURVEYING
1700 W. WORTH STREET
SUITE 100
GRAPEVINE, TEXAS 76051

JULY 14, 2024

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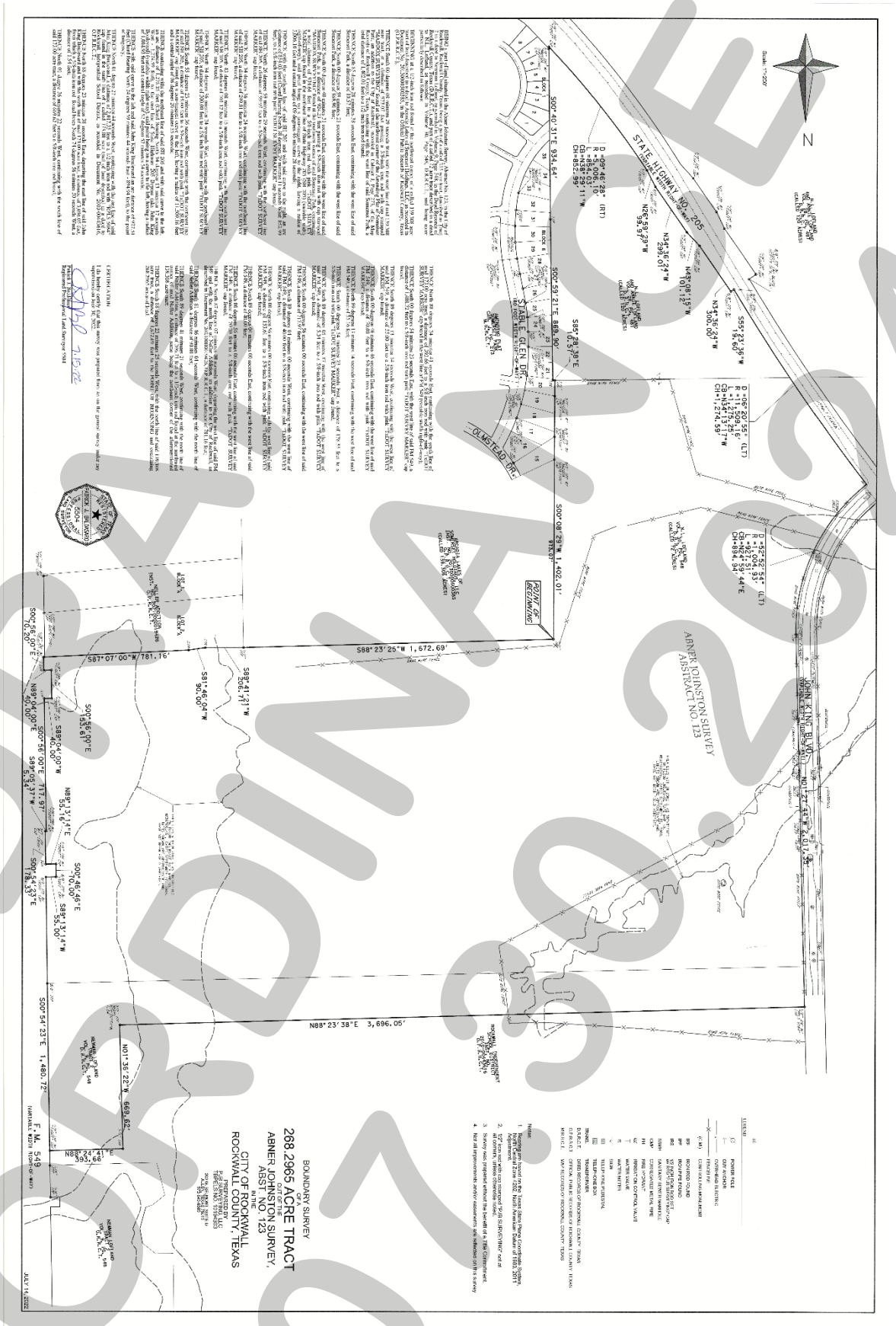
Exhibit 'B':
Survey

RENEE DR. (50-FOOT WIDTH RIGHT-OF-WAY)
N00°53'57"W 2,452.25'
S88°45'15"W 2,215.98'
N88°46'35"E 2,545.43'
JOHN R. JOHNSON SURVEY ABSTRACT NO. 128
WILLIAM W. FORD SURVEY ABSTRACT NO. 80
ABNER JOHNSTON SURVEY ABSTRACT NO. 123
WALLACE LANE
BROKEN LANE LANE (60' WIDTH RIGHT-OF-WAY)
BEAR CLAW LN (60' WIDTH RIGHT-OF-WAY)
LOFLAND CIR. (FORMERLY ROCKWALL-CHILSOLM HIGHWAY)
STATE HIGHWAY NO. 205 (VARIABLE WIDTH RIGHT-OF-WAY)
JOHN KING BLVD. (VARIABLE WIDTH RIGHT-OF-WAY)
N01°03'21"W 571.95'
N00°04'08"W 450.51'
S47°34'12"W 200.00'
N50°04'12"E 20.00'
S42°25'48"E 200.00'
S55°23'36"W 421.21'
S34°36'24"E 298.87'
S26°04'33"E 101.32'
S34°36'24"E 221.52'
S42°36'32"E 96.36'
S47°23'28"W 200.00'
S42°36'32"E 200.00'
S47°23'28"W 200.00'
S42°36'32"E 200.00'
S47°23'28"W 200.00'
S42°36'32"E 200.00

Exhibit 'B':
Survey



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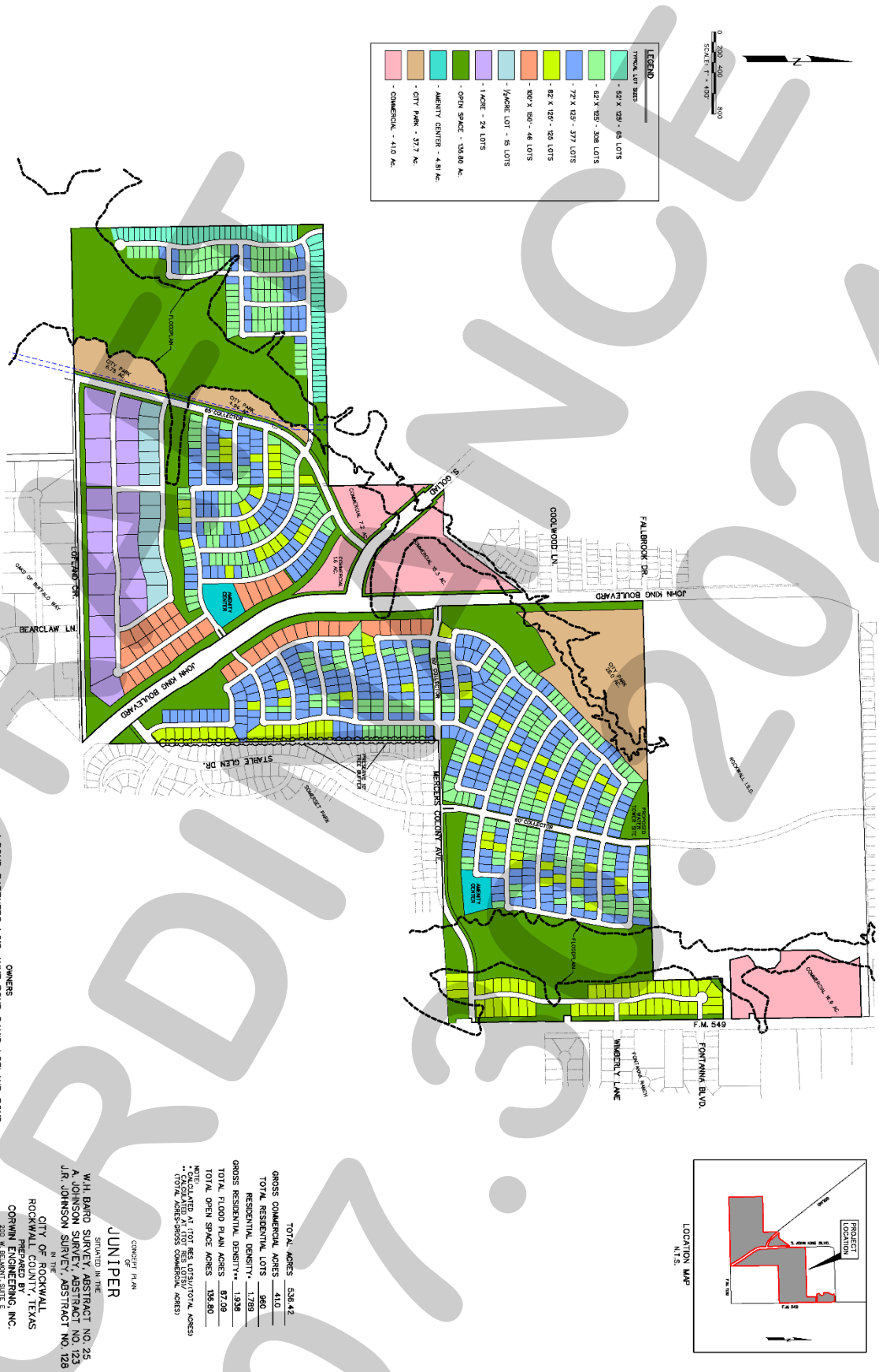
07-23-2024

Exhibit 'C':
Concept Plan



OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHEFFER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

GROSS COMMERCIAL ACRES	41.0
TOTAL RESIDENTIAL LOTS	960
GROSS RESIDENTIAL DENSITY*	1.789
TOTAL FLOOD PLAIN ACRES	1.938
TOTAL OPEN SPACE ACRES	97.09
	135.80

NOTE:
* CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES)
** CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES-GROSS COMMERCIAL ACRES)

CONCEPT PLAN OF
JUNIPER
SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
(972) 396-1200
JULY 2024 SCALE: 1" = 400'
CASE NO. XXXX

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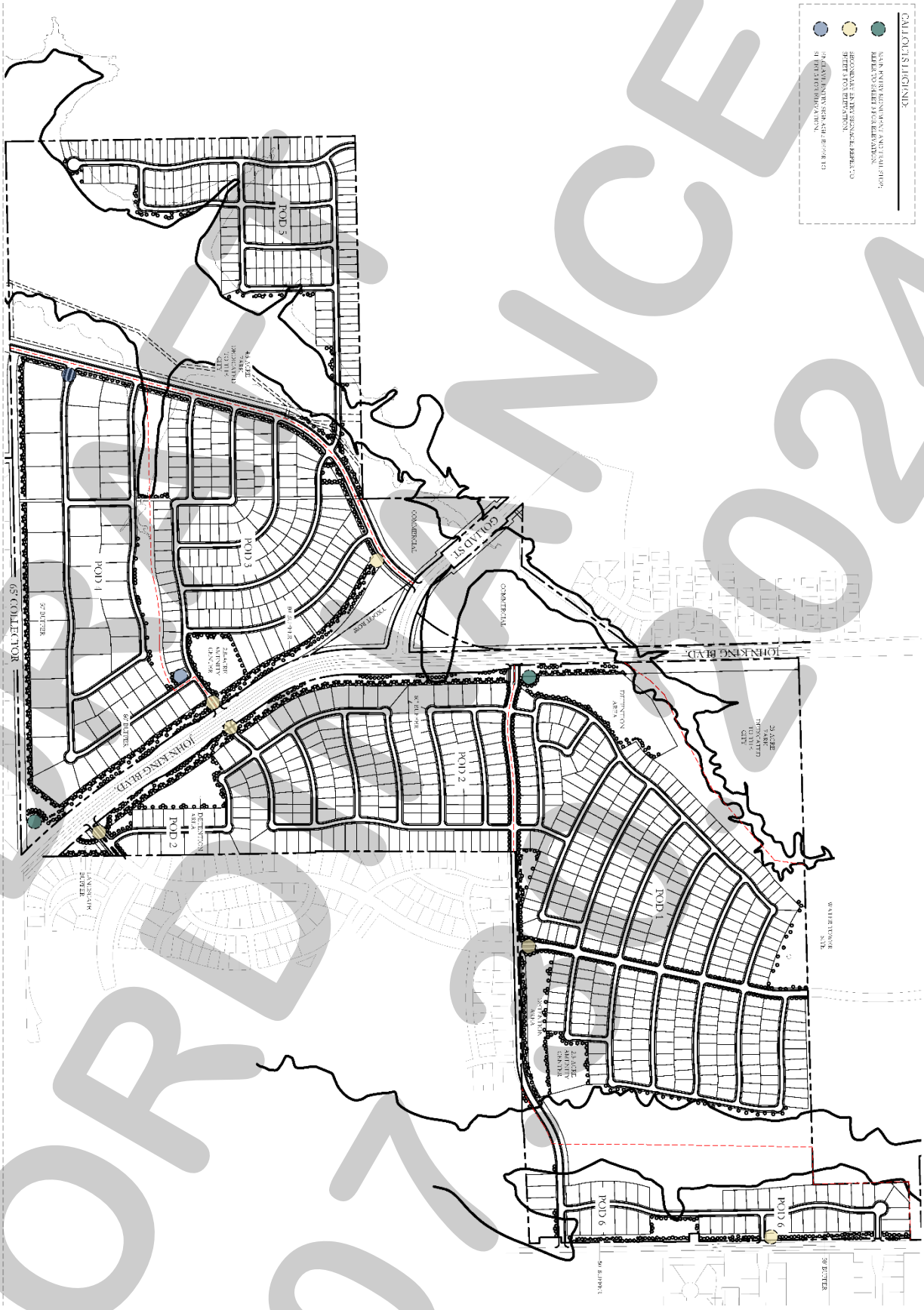
ORDINANCE
07.30.2024

Exhibit 'D':
Entry Signage and Trail Plan



DRAFT ORDINANCE 07-15-2024

Exhibit 'D':
Entry Signage and Trail Plan

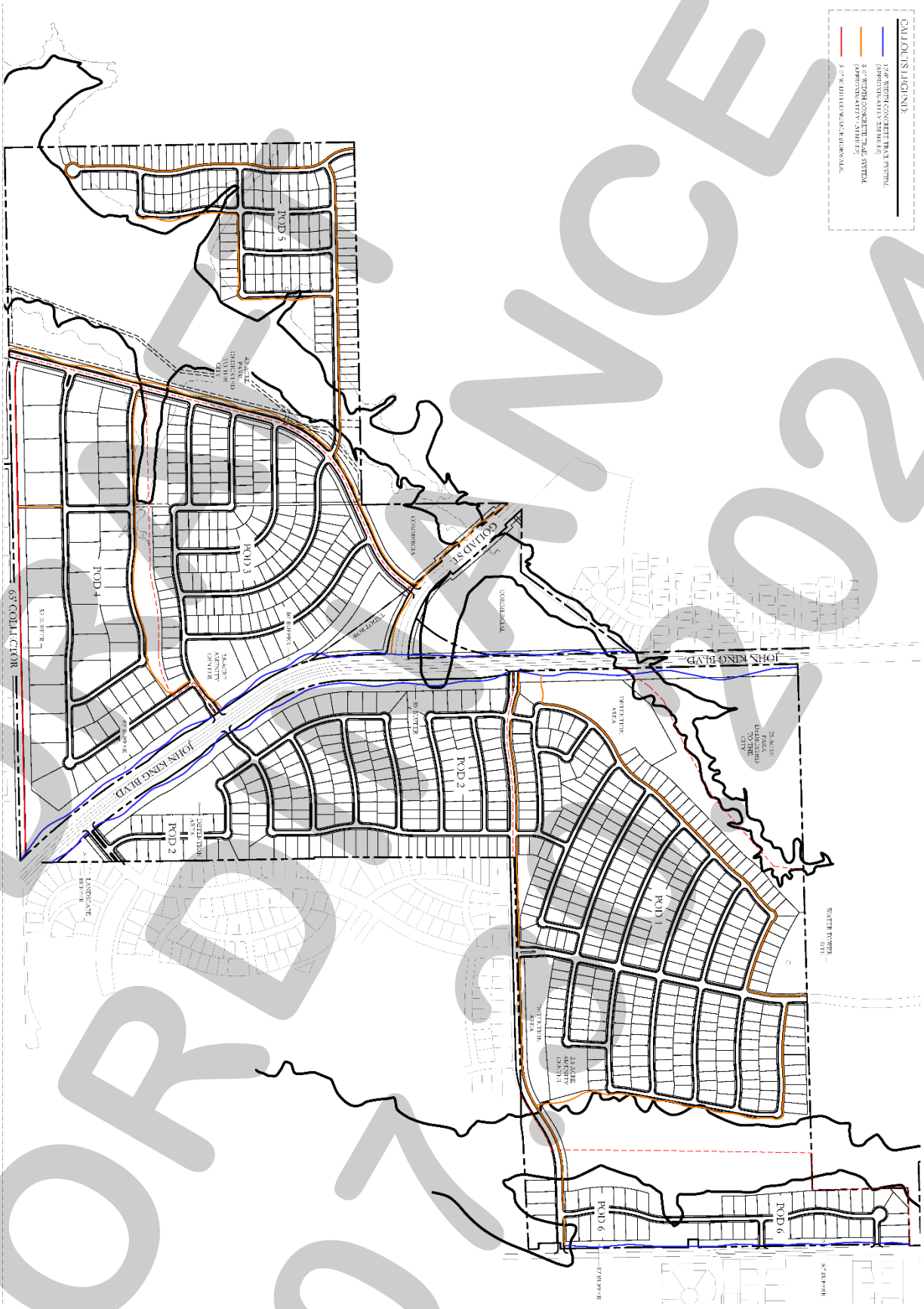


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Exhibit 'E':
Amenity Centers

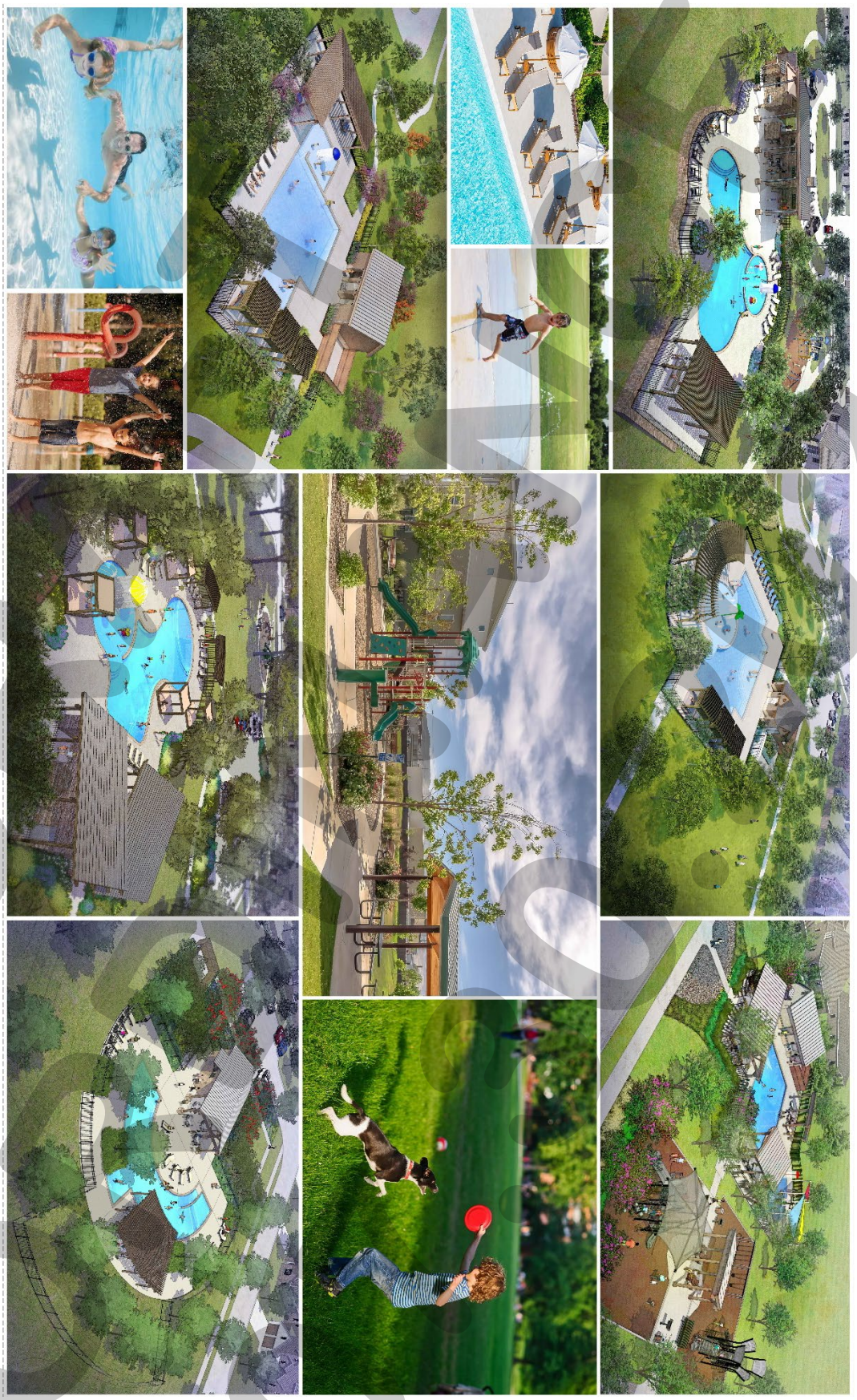

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Exhibit 'F':
Density and Development Standards

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- CONVENT, MONASTERY, OR TEMPLE
- COMMERCIAL PARKING GARAGE
- RESIDENCE HOTEL
- MOTEL
- CEMETERY/MAUSOLEUM
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPITAL
- MORTUARY OR FUNERAL CHAPEL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- TRADE SCHOOL
- MINOR AUTO REPAIR GARAGE
- SELF SERVICE CAR WASH
- SERVICE STATION
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- ANTENNA DISH
- COMMERCIAL FREESTANDING ANTENNA
- HELIPAD
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY

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(2) *Residential Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	185' x 200'	43,560 SF	24	02.50%
B	100' x 200'	21,780 SF	15	01.56%
C	100' x 150'	12,000 SF	46	04.79%
D	82' x 125'	9,600 SF	125	13.02%
E	72' x 125'	8,640 SF	377	39.27%
F	62' x 125'	7,440 SF	308	32.08%
G	52' x 125'	6,000 SF	65	06.77%
		Maximum Permitted Units:	*960*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.938* dwelling units per gross acre of land; however, in no case should the proposed development exceed *960* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C	D	E	F	G
Minimum Lot Width [1]	185'	100'	100'	82'	72'	62'	52'
Minimum Lot Depth	200'	200'	150'	125'	125'	125'	125'
Minimum Lot Area (SF)	43,560	21,780	12,000	9,600	8,640	7,440	6,000
Minimum Front Yard Setback [2], [5] & [6]	30'	30'	20'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	15'	10'	6'	6'	6'	6'
Minimum Length of Driveway Pavement [8]	20'	20'	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	30'	30'	10'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [7]	3,200	3,200	3,200	2,800	2,800	2,800	2,800
Maximum Lot Coverage	50%	65%	65%	65%	65%	65%	65%
Minimum Garage Parking Spaces	3	3	3	3	2	2	2

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% and the rear lot width reduced by ten (10) percent as measured at the front property line provided that the lot width will be met at the *Front Yard* and *Rear Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line. For corner lots, the front yard building setback shall be applied to all property lines that have frontage on a public street. Keystone lots (*i.e. corner lots that share a rear yard with the side yard of another property*) shall be required to have the fencing at or behind the front yard building setback.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for

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any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

[7]: Air-conditioned space.

[8]: No drive approach for a residential lot shall be situated to allow access on a collector or arterial roadway.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a General Retail (GR) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of a 50-foot landscape buffer utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(4) *Building Standards for Residential*. All residential development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardie Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD

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FIGURE 2: EXAMPLES OF BOARD AND BATTEN

FIGURE 3: EXAMPLES OF HORIZONTAL LAP

(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design standards and orientation requirements:

(1) *Type 'A', 'B' & 'C' Lots*. The *Type 'A, 'B', 'C', & 'D' Lots* (*i.e. the yellow, orange, light blue, and purple lots depicted in Exhibit 'C'*) shall be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

(2) *Type 'D' & 'E' Lots*. A total of 24.96% or 171 of the *Type 'E', 'F', & 'G' Lots* (*i.e. dark blue, aqua, and light green colored lots depicted in Exhibit 'C'*) may have garage configurations that are oriented in a *Front Entry* garage configuration (*i.e. where the garage door faces the street*); however the front façade of the garage shall be setback a minimum of five (5) feet behind the front façade of the primary structure and the font yard building setback shall increased to 25-feet. The remaining 75.04% or 514 of the *Type 'E', 'F', & 'G' Lots* shall be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is situated facing the*

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side property line and the driveway swings into the garage in a 'J' configuration. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, the following architectural elements must be incorporated into all garage configurations: [*1*] divided garage bay doors (*i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent*), [*2*] carriage style hardware and lighting, [*3*] decorative wood doors or wood overlays on insulated metal doors, and [*4*] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 4*.

FIGURE 4. EXAMPLES OF ENHANCED WOOD GARAGE DOOR

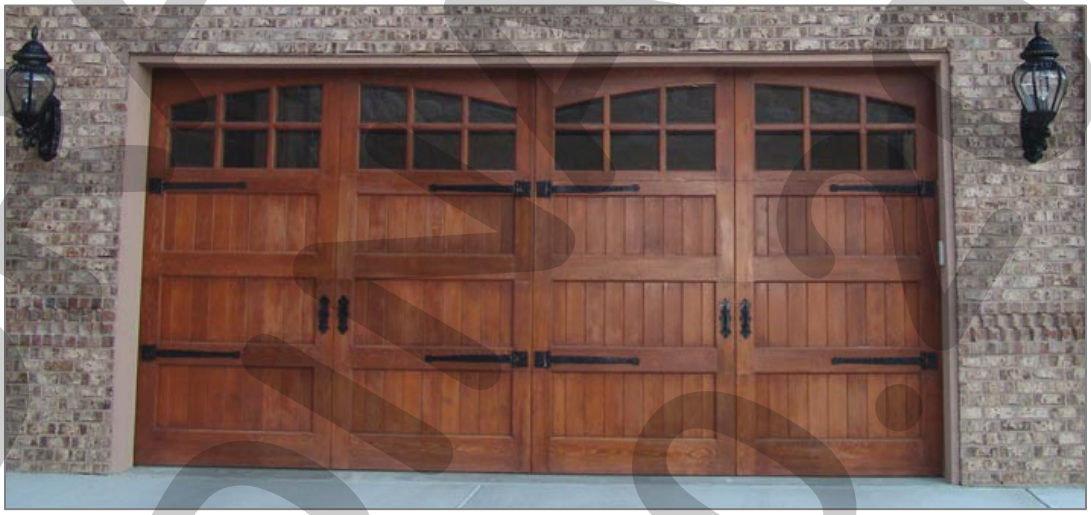
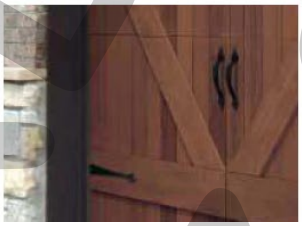
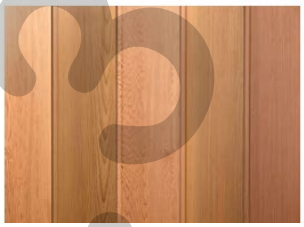


FIGURE 5: EXAMPLES OF UPGRADED FINISHES

DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING

ORNAMENTAL PAVING

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FIGURE 6: EXAMPLES OF UPGRADED GARAGES

(5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 7 & 8 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	185' x 200'	(1), (2), (3), (4), (5)
B	100' x 200'	(1), (2), (3), (4), (5)
C	100' x 150'	(1), (2), (3), (4), (5)
D	82' x 125'	(1), (2), (3), (4), (5)
E	72' x 125'	(1), (2), (3), (4), (5)
F	62' x 125'	(1), (2), (3), (4), (5)
G	52' x 110'	(1), (2), (3), (4), (5)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following three (3) items deviate:

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(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade
(5) Garage Orientation

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

FIGURE 7. PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.

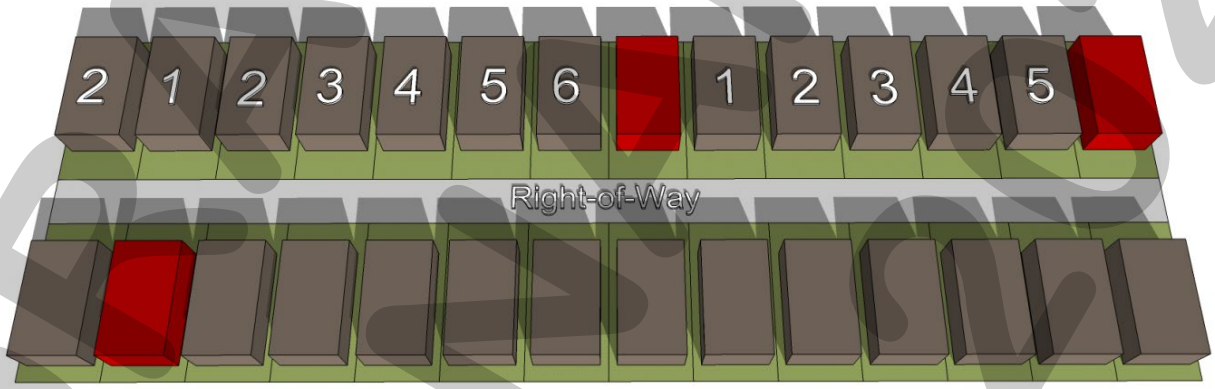
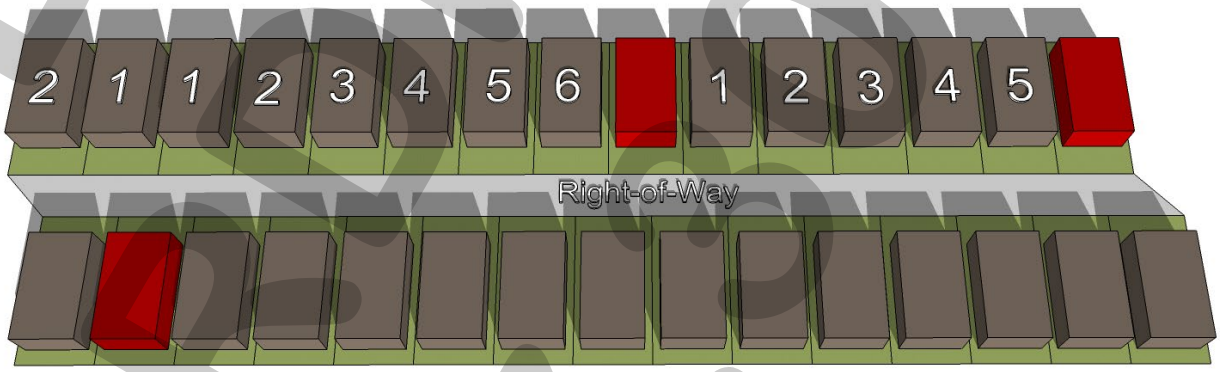


FIGURE 8. PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



(6) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

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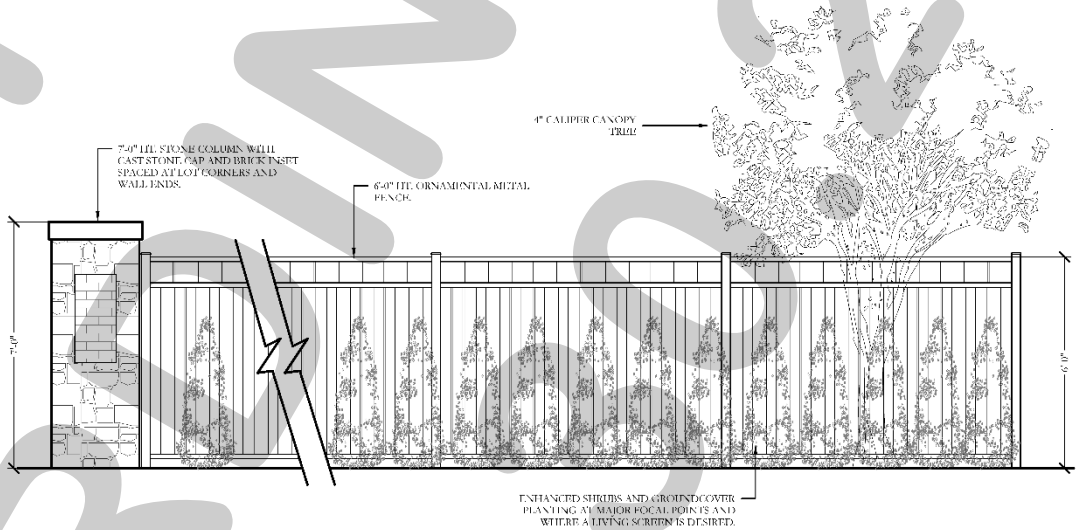
(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(d) *Corner Lots*. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot center spacing that being at the rear property line corner and terminates ten (10) feet behind the front yard building setback line (*see Figure 9*). A maximum of six (6) foot wrought iron fence shall be constructed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of ten (10) feet. The property owner shall be required to maintain both sides of the fence.

FIGURE 9. TYPICAL ORNAMENTAL METAL FENCE WITH COLUMNS



(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across the City of Rockwall's easements.

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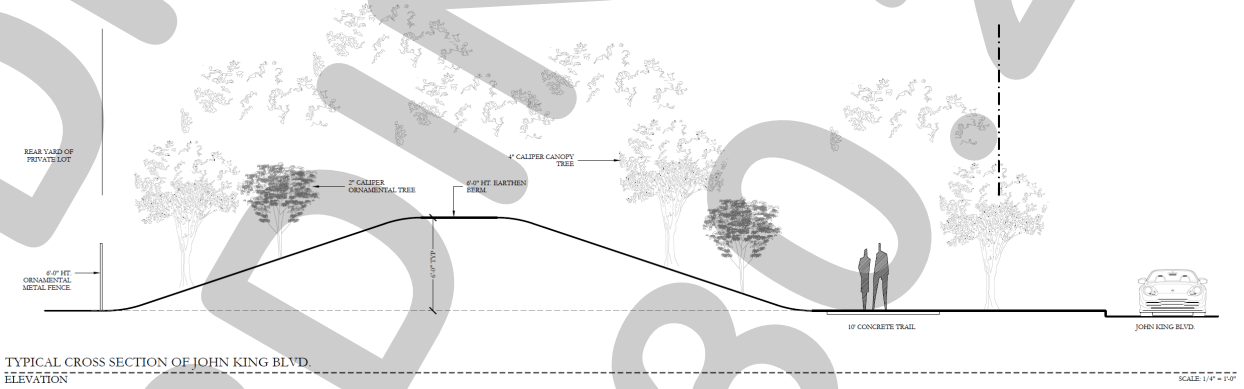
(7) *Landscape and Hardscape Standards*.

(a) *Landscape*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). All trail locations shall generally be in accordance with *Exhibit 'D'* of this ordinance.

(1) *Landscape Buffer and Sidewalks (John King Boulevard)*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to John King Boulevard shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

FIGURE 10. TYPICAL CROSS SECTION OF LANDSCAPE BUFFER FOR JOHN KING BOULEVARD



(2) *Landscape Buffer and Sidewalks (S. Goliad Street [SH-205])*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard and S. Goliad Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 80-foot landscape buffer.

(3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 50-foot landscape buffer shall be provided along FM-549 for the residential property (*outside of and beyond*

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any required right-of-way dedication), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 50-foot landscape buffer. All residential lots backing to FM-549 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines.

(4) *Landscape Buffer and Sidewalks (Perimeter Minor Collectors)*. A minimum of a 30-foot landscape buffer shall be provided along all *Perimeter Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

(5) *Landscape Buffer and Sidewalks (Minor Collectors)*. A minimum of a ten (10) foot landscape buffer shall be provided along all *Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A meandering five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(6) *Landscape Buffer and Sidewalks (Lofland Circle)*. A minimum of a 50-foot landscape buffer shall be provided along Lofland Circle across from the existing residential lots in the Oaks of Buffalo Way subdivision after which point the landscape buffer may be reduced to ten (10) feet. The segment of landscape buffer that is required to be 50-feet wide shall incorporate a minimum of a 48-inch berm and a five (5) foot meandering sidewalk along the entire landscape buffer. The entire landscape buffer along Lofland Circle shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan* --, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers.

(7) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch continuous *built-up* berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(8) *Landscape Screening in the Western Triangle South of Stable Glen Drive (Adjacent to the Somerset Park Subdivision)*. In order to create a solid living screen adjacent to the homes in the Somerset Park Subdivision that will back to the proposed open space on the west side of SH-205 (*i.e. south of Stable Glen Drive*) a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan* --, a minimum of four (4) caliper inches in size, will be planted on ten (10) foot centers along the entire adjacency.

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(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *Open Space/Public Park*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 108.066-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

(13) *Amenity Center*. Amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance and generally in accordance with the images depicted in *Exhibit 'E'* of this ordinance, and shall be maintained by the Homeowner's

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Association (HOA). The design and layout of the two (2) amenity centers shall be approved with the *PD Site Plan*.

(14) *Trails*. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'D'* of this ordinance, and shall provide connectivity to the proposed parks.

(15) *Trail Rest Stop*. A trail rest stop shall be constructed at the location as depicted in *Exhibit 'D'* of this ordinance and shall include a rest bench, shade structure, water fountain, and bike repair station.

(16) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*; however, they should generally conform with *Figures 11, 12* & *13*.

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FIGURE 11. MAIN ENTRY SIGNAGE

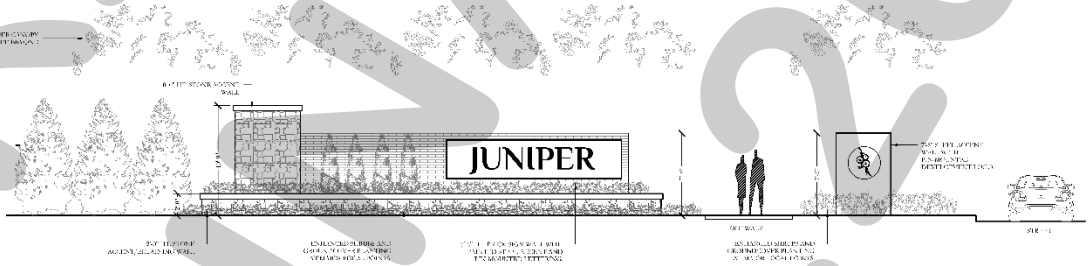

FIGURE 12. SECONDARY ENTRY SIGNAGE

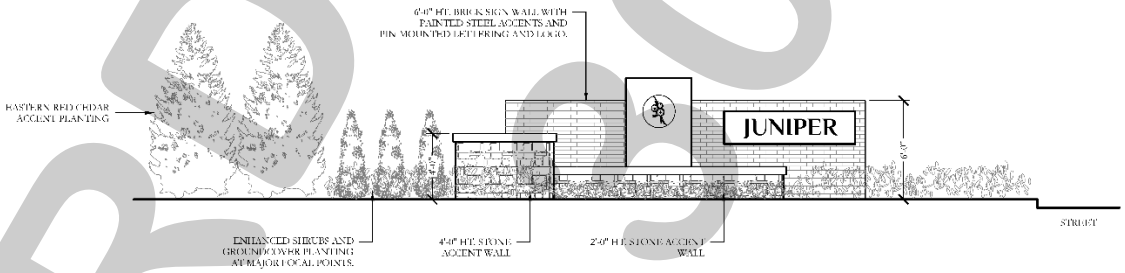

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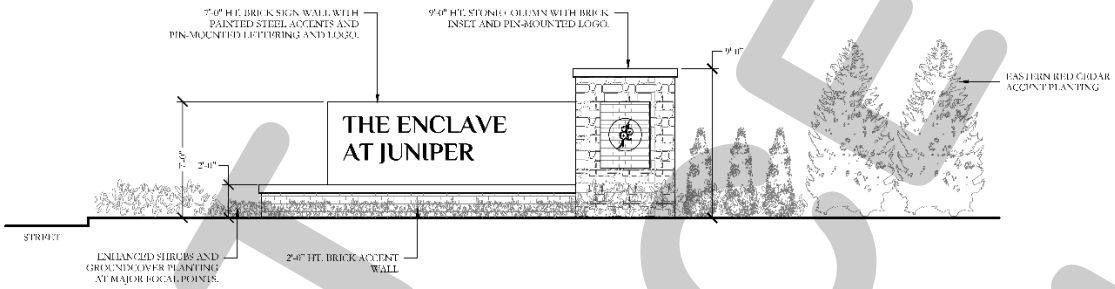
FIGURE 13. ENCLAVE ENTRY SIGNAGE



(17) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(18) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	August 13, 2024
APPLICANT:	Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER:	Z2024-033; *Zoning Change (AG to PD) for the Juniper Subdivision*

SUMMARY

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 536.42-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The portions of the subject property adjacent to the current alignment of S. Goliad Street [*SH-205*] were annexed into the City on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. The reminder of the subject property, north of S. Goliad Street [*SH-205*], was annexed into the City on June 15, 1998 by *Ordinance No. 98-20* [*Ordinance No. A1998-002*]. The portion of the subject property southeast of S. Goliad Street [*SH-205*] was annexed into the City on August 30, 1999 by *Ordinance No. 99-33* [*Ordinance No. A1999-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. There have been no changes to the zoning designation since annexation, and the property has remained vacant since annexation.

PURPOSE

On July 19, 2024, the applicant -- *Ryan Joyce of Michael Joyce Properties* -- submitted a development application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. Specifically, the applicant is proposing to entitle the subject property for 41.00-acres of limited General Retail (GR) District land uses, and a 960-lot single-family residential subdivision that will consist of seven (7) lot sizes (*i.e. [A] 24, 185' x 200' lots; [B] 15, 100' x 200' lots; [C] 46, 100' x 140' lots; [D] 125, 82' x 125' lots; [E] 377, 72' x 125' lots; [F] 308, 62' x 125' lots; and, [G] 65, 52' x 120' lots*).

ADJACENT LAND USES AND ACCESS

The subject property is generally located north and south of S. Goliad Street [*SH-205*]; with the northside being bounded by John King Boulevard, S. Goliad Street [*SH-205*], FM-549, and a property owned by the Rockwall Independ School District (RISD), and the southside being bounded by S. Goliad Street [*SH-205*], Lofland Circle, and the Lake Rockwall Estates Subdivision. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is an 80.00-acre parcel of land (*i.e. Lot 3, Block A, Rockwall CCA Addition*), which is occupied by a *Public Secondary School* (*i.e. Rockwall 9th Grade Center South*). North of this is a 27.4460-acre parcel of land (*i.e. Lot 1, Block A, Rockwall CCA Addition*), which is occupied by a *Public Secondary School* (*i.e. the Rockwall College and Career Academy*). Also, north of the subject property is a 145.554-acre tract of land (*i.e. Tract 7-1 of the W. H. Baird Survey, Abstract No. 25*), which is vacant. All of these properties are owned by

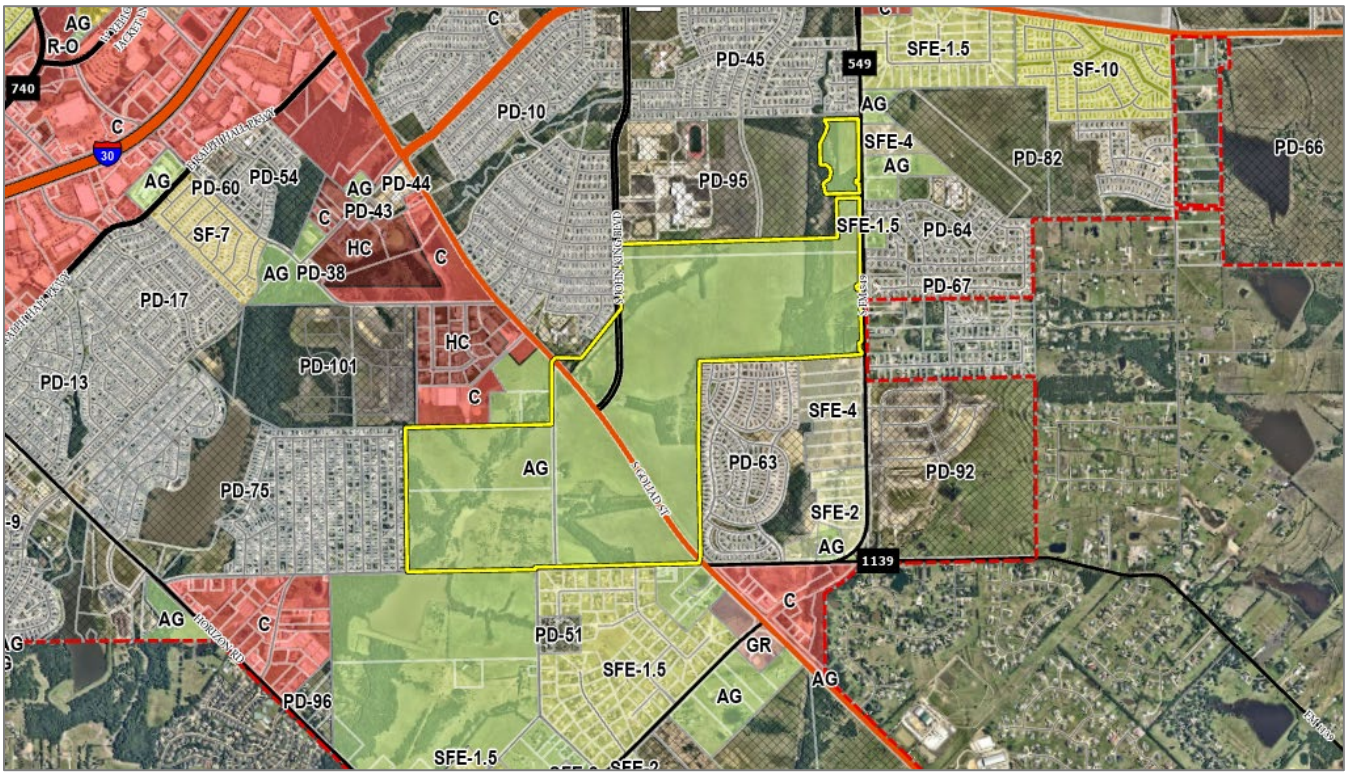
the Rockwall Independent School District, and are zoned Planned Development District 95 (PD-95) for limited Neighborhood Services (NS) District land uses. Beyond these tracts of land is the Lofland Farms Subdivision, which consists of 401 single-family residential lots on 130.52-acres of land. This subdivision is zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is the following: [*1*] the Somerset Park Subdivision, which consists of 309 single-family residential lots on 139.31-acres that are zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses; [*2*] the Lofland Lake Estates Subdivision, which consists of 15 single-family residential lots on 66.10-acres that are zoned Agricultural (AG), Single-Family Estate 2.0 (SFE-2.0), and Single-Family Estates 4.0 (SFE-4.0) Districts; and, [*3*] Lofland Circle, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of Lofland Circle is the Oaks of Buffalo Way Subdivision, which consists of 65 single-family residential lots on 117.63-acres. This subdivision is zoned Single-Family Estate 1.5 (SFE-1.5) District.

East: Directly east of the subject property are the following subdivisions: [*1*] the Somerset Park Subdivision, which consists of 309 single-family residential lots on 139.31-acres that are zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses; [*2*] the Lofland Lake Estates Subdivision, which consists of 15 single-family residential lots on 66.10-acres that are zoned Agricultural (AG), Single-Family Estate 2.0 (SFE-2.0), and Single-Family Estates 4.0 (SFE-4.0) Districts; and, [*3*] the Oaks of Buffalo Way Subdivision, which consists of 65 single-family residential lots on 117.63-acres that are zoned Single-Family Estate 1.5 (SFE-1.5) District. Also, east of the subject property is FM-549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT], four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are the following subdivisions: [*1*] the Hickory Ridge Subdivision, which consists of 544 single-family residential lots on 191.83-acres that are zoned Planned Development District 10 (PD-10) for Single-Family 6 (SF-6), Single-Family 7 (SF-7) and Single-Family 8.4 (SF-8.4) District land uses; and, [*2*] the Lake Rockwall Estates East Subdivision, which consists of 638 single-family residential lots on 156.99-acres that are zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 536.42-acre subject property will incorporate *commercial* and *residential* land uses. This includes ~41.00-acres of land dedicated to limited General Retail (GR) District land uses and ~495.42-acres of land consisting of 960 residential lots, two (2) public parks, private open space, two (2) amenities centers, and a proposed water tower site. The proposed 960 single-family residential lots will consist of seven (7) lot types: [*1*] 24 *Type 'A'* lots that are a minimum of 185' x 200' or a minimum of 43,560 SF, [*2*] 15 *Type 'B'* lots that are a minimum of 100' x 200' or a minimum of 21,780 SF, [*3*] 46 *Type 'C'* lots that are a minimum of 100' x 140' or a minimum of 12,000 SF, [*4*] 125 *Type 'D'* lots that are a minimum of 82' x 125' or a minimum of 9,600 SF, [*5*] 377 *Type 'E'* lots that are a minimum of 72' x 125' or a minimum of 8,640 SF, [*6*] 308 *Type 'F'* lots that are a minimum of 62' x 125' or a minimum of 7,440 SF, and [*7*] 65 *Type 'D'* lots that are a minimum of 52' x 120' or a minimum of 6,000 SF. This translates to a gross density of *1.79* dwelling units per gross acre for the total development (*i.e. 1.94 dwelling units per acre less the ~41.00-acre tract of land designated for limited General Retail [GR] District land uses*). The minimum dwelling unit size (*i.e. air-condition space*) will range from 2,000 SF to 3,200 SF. With regard to the proposed housing product, staff has incorporated the upgraded anti-monotony standards and masonry requirements into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 100.00% masonry; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80.00% cementitious fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (*also referred to as Gingerbread -- similar to what is allowed in the Somerset Park Subdivision*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	185' x 200'	43,560 SF	24	02.50%
B	100' x 200'	21,780 SF	15	01.56%
C	100' x 140'	12,000 SF	46	04.79%
D	82' x 125'	9,600 SF	125	13.02%
E	72' x 125'	8,640 SF	377	39.27%
F	62' x 125'	7,440 SF	308	32.08%
G	52' x 120'	6,000 SF	65	06.77%
			960	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

LOT TYPE (SEE CONCEPT PLAN) ►	A	B	C	D	E	F	G
MINIMUM LOT WIDTH [1]	185'	100'	100'	82'	72'	62'	52'
MINIMUM LOT DEPTH	200'	200'	140'	125'	125'	125'	120'
MINIMUM LOT AREA (SF)	43,560	21,780	12,000	9,600	8,640	7,440	6,000
MINIMUM FRONT YARD SETBACK [2], [5] & [6]	30'	30'	20'	20'	20'	20'	20'
MINIMUM SIDE YARD SETBACK	15'	15'	10'	6'	6'	6'	6'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT [8]	20'	20'	20'	20'	20'	20'	20'
MAXIMUM HEIGHT [3]	35'	35'	35'	35'	35'	35'	35'
MINIMUM REAR YARD SETBACK [4]	30'	30'	10'	10'	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) [7]	3,200	3,200	3,200	2,800	2,400	2,400	2,000
MAXIMUM LOT COVERAGE	50%	65%	65%	65%	65%	65%	65%
MINIMUM GARAGE PARKING SPACES	3	3	3	3	2	2	2

GENERAL NOTES:

[1]: LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY HAVE THE FRONT LOT WIDTH REDUCED BY 20% AND THE REAR LOT WIDTH REDUCED BY TEN (10) PERCENT AS MEASURED AT THE FRONT OR REAR PROPERTY LINE PROVIDED THAT THE LOT WIDTH WILL BE MET AT THE *FRONT YARD* AND *REAR YARD BUILDING SETBACK*. ADDITIONALLY, THE LOT DEPTH ON LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY UP TO TEN (10) PERCENT, BUT SHALL MEET THE MINIMUM LOT SIZE FOR EACH LOT TYPE REFERENCED IN *TABLE 1*.

[2]: THE LOCATION OF THE *FRONT YARD BUILDING SETBACK* AS MEASURED FROM THE FRONT PROPERTY LINE. FOR CORNER LOTS, THE FRONT YARD BUILDING SETBACK SHALL BE APPLIED TO ALL PROPERTY LINES THAT HAVE FRONTAGE ON A PUBLIC STREET. KEYSTONE LOTS (*I.E. CORNER LOTS THAT SHARE A REAR YARD WITH THE SIDE YARD OF ANOTHER PROPERTY*) SHALL BE REQUIRED TO HAVE THE FENCING AT OR BEHIND THE FRONT YARD BUILDING SETBACK.

[3]: THE *MAXIMUM HEIGHT* SHALL BE MEASURED TO THE EAVE OR TOP PLATE (*WHICHEVER IS GREATER*) OF THE SINGLE-FAMILY HOME.
[4]: THE LOCATION OF THE *REAR YARD BUILDING SETBACK* AS MEASURED FROM THE REAR PROPERTY LINE.
[5]: SUNROOMS, PORCHES, STOOPS, BAY WINDOWS, BALCONIES, MASONRY CLAD CHIMNEYS, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE *FRONT YARD BUILDING SETBACK* BY UP TO TEN (10) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON *SIDE YARD SETBACKS*. A SUNROOM IS AN ENCLOSED ROOM NO MORE THAN 15-FEET IN WIDTH THAT HAS GLASS ON AT LEAST 50% OF EACH OF THE ENCROACHING FACES.
[6]: *J-SWING* OR *TRADITIONAL SWING GARAGES* ARE PERMITTED TO ENCROACH INTO THE FRONT YARD BUILDING SETBACK A MAXIMUM OF FIVE (5) FEET.
[7]: AIR-CONDITIONED SPACE.
[8]: NO DRIVE APPROACH FOR A RESIDENTIAL LOT SHALL BE SITUATED TO ALLOW ACCESS ON A COLLECTOR OR ARTERIAL ROADWAY.

The proposed concept plan shows that the development will consist of 65.78-acres of private open space, 5.14-acres of amenity centers (*which includes two [2] amenity centers*), a 2.39-acre site for a future City water tower, and the proposed two (2) public parks consisting of 37.69-acres. This -- *with the 79.85-acres of floodplain* -- represents a total of 150.93-acres of open space, which translates to 28.14% (*i.e. [79.85-acres of floodplain/2] + 65.78 + 5.14 + 2.39 + 37.69 = 150.93-acres/536.42-acres gross = 28.1356%*) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (*or 107.28-acres*) by 8.14% (*or ~43.64-acres*). In addition, the proposed development will incorporate a minimum of an 80-foot landscape buffer with a ten (10) foot meandering trail for all residential adjacency to John King Boulevard, SH-205, and FM-549. The concept plan also depicts the provision of an eight (8) foot trail system that will be provided throughout the development to connect the future residential lots with the private open spaces, public parks, and non-residential developments. Staff should also note that the applicant has consented to incorporating a 50-foot landscape buffer, with a berm, and solid living screen consisting of evergreen trees along Lofland Circle (*i.e. adjacent to the Oaks of Buffalo Way Subdivision*). All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

With regard to the proposed ~41.00-acres designated for limited General Retail (GR) District land uses, staff has identified all of the land uses within the General Retail (GR) District that would be inconsistent with residential adjacency and specifically prohibited these land uses in the Planned Development District ordinance. Staff has also incorporated language in the Planned Development District ordinance that requires a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees, and [3] a row of canopy trees on 20-foot centers*) to be situated between the *commercial* and *residential* land uses. Along SH-205, FM-549, and John King Boulevard a landscape buffer meeting the *General Overlay District Standards* has been required.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

(1) *Roadways*. All residential streets are required to be constructed to an R2 (*i.e. residential, two [2] lane, undivided roadway*) standard, which is a 29-foot *back-to-back* concrete street center within a 50-foot right-of-way with a five (5) foot concrete sidewalk on either side of the street. All residential streets are required to be curb and gutter. With regard to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct the following:

(a) *Mercers Colony Avenue*. Mercers Colony Avenue is identified as a *Minor Collector*, which is a 41-foot *back-to-back* concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalks on either side of the street.

(b) *Stableglen Drive*. Stableglen Drive is identified as a *Minor Collector*, which is a 41-foot *back-to-back* concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway.

(c) *Lofland Circle*. Lofland Circle is identified as a *Minor Collector*, which is a 41-foot *back-to-back* concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway. In this case, the applicant will be required to construct a minimum of a 24-foot portion of this roadway.

(d) *Unnamed Roadway Extending from SH-205 to the Future Extension of Lofland Circle (AKA the John King Extension)*. This unnamed roadway is identified as a M4U (*i.e. major collector, four [4] lane, divided roadway*), which is a 45-foot *back-to-back* concrete street center within a 65-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway.

All of these streets are required to be curb and gutter, and any medians are required to be curbed with the streets draining away from the medians. In addition to these roadways, the applicant will be required to perform a Traffic Impact Analysis (TIA) that is prepared in accordance with the requirements of the Engineering Department's *Design and Construction Manual*.

(2) *Water*. The applicant shall submit for an *Infrastructure Study* to the City's water/wastewater consultant. At a minimum, the applicant will be required to loop an eight (8) inch water line on-site to the property lines, install a minimum 12-inch water line, and dedicate any necessary easements in accordance with the City's Master Water Plan and approved *Infrastructure Study*. Staff should note that the applicant has indicated on the concept plan the dedication of a ~2.39-acre *Water Tower Site*, which would be utilized as a future water tower site for the *780 Pressure Zone*. A corridor for the City of Heath's 24-inch water transmission line will also need to be provided and protected running north-south along the present-day alignment of Lofland Circle.

(3) *Wastewater*. The applicant shall submit for an *Infrastructure Study* to the City's water/wastewater consultant. At a minimum, the applicant will need to install a minimum of an eight (8) inch and 12-inch sewer mains in accordance with the City's Wastewater Plan and the approved *Infrastructure Study*. In addition, a minimum eight (8) inch sewer line will need to extend through the site to the property lines. Any sewer pro-rata agreements will be assessed per acre, and shall be paid prior to construction.

(4) *Drainage*. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study, and be situated *outside* the floodplain. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds on the subject property. Any changes to the existing floodplain will require approval from the Natural Resource Conservation Service (NRCS). All residential lots shall be exclusive of the erosion hazard setback and the floodplain.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

(1) *Alleyways*. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete…" The code does grant the City Council the ability to "… waive the residential alley requirement, if it is in the best interest of the City." [*Page 14; Section 2.11 of the Standards of Design and Construction Manual*]

(2) *Garage Configuration*. Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing* [*or traditional swing*] garage where the garage door is perpendicular to the street."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 82.19% *J-Swing* or *Traditional Swing* garages (*or a total of 789 Lots*) and 17.81% *Flat Front Entry* garages (*or a total of 299 Lots*). As a compensatory measure the applicant is proposing to: [*1*] set the garages back from the front façade a minimum of five (5) feet, and [*2*] provide additional architectural elements into all garage configurations in the form of decorative wood doors or wood overlays on insulated metal doors with carriage style hardware. In addition, the applicant has consented to increasing the front yard building setback on all *Flat Front Entry* garages from 20-feet to 25-feet.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *South Central Residential District* and the *Southwest Residential District* and is primarily designated for *Low Density Residential* land uses. The plan defines *Low Density Residential* land uses as "… residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses …" In addition, the Comprehensive Plan defines increased amenity as, "… developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In addition, according to Subsection 01.04, *Calculation of Density*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he calculation of allowable density for residential developments shall be based on the *gross* site area including right-of-way, floodplain, open space and public/private parks that will be dedicated to the City or preserved and maintained by some other mechanism." In this case the applicant is proposing a total gross density of *1.79* dwelling units per acre [*i.e. 960/536.42 = 1.7896 or 1.79*] (*or a gross residential density of 1.94 dwelling units per gross acre less the ~41.00-acre tracts of land designated for limited General Retail [GR] District land uses*). Based on this, the applicant's request is in conformance with the required density for the *Low Density Residential* land use. Even though the gross density meets the requirements of the Comprehensive Plan, staff should point out that the applicant is proposing to provide two (2) amenities centers on 5.14-acres of land, dedicate two (2) public parks on 37.69-acres of land, dedicate a site for a future public water tower on 2.39-acres of land, provide 65.78-acres of private open space, and is providing an excess of 43.64-acres of opens space beyond the 107.28-acres of required open space. In addition, the applicant is proposing to construct ten (10) foot trails along John King Boulevard and FM-549, and eight (8) foot trails internal to the site. This coupled with the ~41.00-acres of land -- *28.65-acres of which is developable* -- dedicated to *Commercial/Retail* land uses, the applicant's request does appear to meet the criteria for increased amenity and a mix of land uses.

TABLE 3: DENSITY CALCULATIONS FOR NET AND GROSS

ACREAGE CALCULATIONS	
DEVELOPABLE RESIDENTIAL ACREAGE	*427.92*
RESIDENTIAL FLOODPLAIN ACREAG	*67.50*
DEVELOPABLE COMMERCIAL ACREAGE	*28.65*
COMMERCIAL FLOODPLAIN ACREAGE	*12.35*
GROSS ACREAGE	*536.42*
TOTAL RESIDENTIAL LOTS	*960*
DENSITY CALCULATIONS	
GROSS DENSITY	*1.79*
GROSS RESIDENTIAL DENSITY	*1.94*
NET DENSITY (1)	*2.24*

NOTES:
1: RESIDENTIAL DENSITY LESS FLOODPLAIN IN THE RESIDENTALLY ZONED AREA

As previously stated, the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan designates the majority of the subject property for *Low Density Residential* land uses; however, there are areas adjacent to the intersection of John King Boulevard and S. Goliad Street [*SH-205*] that are designated for *Commercial/Retail* land uses. Currently, the concept plan only shows ~41.00-acres of land in this area that will be designated for limited General Retail (GR) District land uses. This represents a reduction of ~37.40-acres in the area designated for *Commercial/Retail* land uses. This reduction will require the City Council to change the Future Land Use Plan from the *Commercial/Retail* land use designation to a *Low Density Residential* land use designation. The proposed change in the Future Land Use Plan is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Looking at the pertinent *District Strategies* for the *South Central Residential District* (*i.e. the portion of the proposed development northeast of S. Goliad Street [SH-205]*) and how the proposed concept plan conforms to these strategies, staff identified the following:

(1) *Suburban Residential*. This *District* has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern *Districts*. These developments should include a mix of larger to mid-sized lots.

Staff Response: The submitted PD Standards include language that allows for the incorporation of Traditional Neighborhood Design (TND) principles; however, the ordinance does not require these standards and leaves it open to

completely exclude this product type. This is an important aspect of the *District Strategies* and was implemented in the adjacent development (*i.e. the Somerset Park Subdivision*). In addition, the proposed 62' x 125' and 72' x 125' lots (*i.e. Lot Types 'E' & 'F'*) -- *which are the predominate lot types at 71.35% of all lots* -- are *not* considered to be a mix of *larger to mid-sized lots*. Based on this the proposed concept plan does *not* appear to conform with this *District Strategy*.

(2) *Commercial Land Uses*. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [*SH-205*] and SH-276 and S. Goliad Street [*SH-205*] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.

Staff Response: The concept plan provided by the applicant does show changes to how the *Commercial/Retail* areas are laid out in the Future Land Use Map; however, the changes appear to be nominal in nature, and the applicant's request *does* appear to conform with this *District Strategy*.

(3) *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.

Staff Response: The *District Strategies Map* for the *South Central Residential District* shows that a *Rest Stop/Trailblazer Pylon* element is designated for the southeast corner of the future intersection of Mercers Colony Avenue and John King Boulevard. The *Layout Plan* provided by the applicant shows that two (2) *Trail Stops/Rest Stops* will be provided (*i.e. one [1] at the northeast corner of the intersection of John King Boulevard and Mercers Colony Avenue, and one [1] at the northwest corner of Lofland Circle and S. Goliad Street [SH-205]*), and has provided an exhibit showing that a covered trail head with picnic table and seat wall will be provided for both locations. This appears to be in conformance with this *District Strategy*.

Looking at the pertinent *District Strategies* for the *Southwest Residential District* (*i.e. the portion of the proposed development southwest of S. Goliad Street [SH-205]*) and how the proposed concept plan conforms to these strategies, staff identified the following:

(1) *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

FIGURE 1. AREA ADJACENT TO OAKS OF BUFFALO WAY
RED CIRCLE ARE THE TYPE 'C' LOTS THAT SHOULD BE CHANGED TO TYPES 'A' OR 'B'

Staff Response: In this case, the Oaks of Buffalo Way Subdivision is composed of larger lots that are a minimum of 1½-acres in size or larger. The proposed transition provided by the applicant shows a smaller one (1) acre lot product (*i.e. Lot Type 'A'*) lining a street that runs parallel to Lofland Circle and the northern boundary of the Oaks of Buffalo Way Subdivision. This is followed by a 100' x 200' lot product (*i.e. Lot Type 'B'*) and several 100' x 150' lots (*i.e. Lot Type 'C'*). Staff has recommended that the 100' x 150' lots be changed to either the one (1) acre lot product (*i.e. Lot Type 'A'*) or the 100' x 200' lot product (*i.e. Lot Type 'B'*) [*see Figure 1*]. This would also reduce the number of homes backing up to S. Goliad Street [*SH-205*], which is a major roadway. With this being said, the Planning and Zoning Commission and City Council will need to make the determination if this is a sufficient transition from the larger lots to the 62' x 125' lots, 72' x 125' lots, and 82' x 125' lots (*i.e. Lot Types 'E', 'F', & 'G'*) north of the proposed transition.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of these policies and goals (*e.g. minimum of six [6] foot side yard setbacks on all lot types, 25-foot setback for front entry garages, etc.*); however, staff has identified the following non-conformities on the original concept plan and provided the following recommendations to the applicant:

(1) *CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2)*. Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

Staff Response: The lots in the Oaks of Buffalo Way Subdivision are approximately 1.50-acres in size or larger. The proposed one (1) acre estate style lot product (*i.e. Lot Type 'A'*) is smaller than the existing lots in the Oaks of Buffalo Way Subdivision; however, this area is separated from the Oaks of Buffalo Way by Lofland Circle. In addition, the applicant has included requirements in the Planned Development District that would require a 50-foot landscape buffer be installed on the northern side of Lofland Circle that incorporates a 48-inch berm with a five (5) foot meandering sidewalk and a solid living screen consisting of evergreen trees. The incorporation of this separation from the existing residential subdivision appears to conform to this goal; however, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Staff's Recommendation to the Applicant: Provide a larger more comparable lots product adjacent to the Oaks of Buffalo Way Subdivision.

(2) *CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2)*. Existing development patterns and surrounding conditions (*e.g. lot size, architectural style, public improvements, etc.*) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

Staff Response: The proposed concept plan appears to generally conform to the existing development patterns north of S. Goliad Street [*SH-205*] (*i.e. adjacent to the Somerset Park and Fontana Ranch Subdivisions*) and adjacent to the Lake Rockwall Estates Subdivision; however, Stable Glen Drive is a divided collector street through the Somerset Park Subdivision and the applicant's concept plan shows this street transitioning to an undivided collector. This could be changed to create a more conforming development. In addition, better requirements for Traditional Neighborhood Design (TND) housing product should be incorporated north of S. Goliad Street [*SH-205*] to match the style of the homes established in the Somerset Park Subdivision. Based on this there are aspects of the applicant's proposal that conform to this goal; however, it cannot be considered to be completely conforming because the transition between the Somerset Park Subdivision and the proposed subdivision will be apparent considering the street design and the architectural styles.

Staff's Recommendation to the Applicant: Stable Glen Drive should be a divided collector through the subdivision and conform to the existing pattern established by the Somerset Park Subdivision. In addition, requirements stipulating that Traditional Neighborhood Design (TND) housing product be incorporated north of S. Goliad Street [*SH-205*] would better conform with the existing Somerset Park Subdivision.

(3) *CH. 1; Section 2.02; Goal #2 | Policy #4 (Page 1-2)*. At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development.

Staff's Response: It is difficult for staff to verify if the applicant's request conforms to this goal. The standards contained in the Planned Development District do appear to require a product type that this equal to or higher than the existing product types in the Somerset Park, Fontanna Ranch, and Lake Rockwall Estates Subdivisions; however, the proposed dwelling unit sizes are *not* comparable to the sizes of the existing homes in the Oaks of Buffalo Way Subdivision. Based on this, conformance to this goal is a discretionary decision for the Planning and Zoning Commission and City Council.

Staff's Recommendation to the Applicant: Increase the housing sizes to a minimum of 2,800 SF across all product types.

(4) *CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3)*. To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, and should not back or side to the park and/or open space. If

homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

Staff Response: In this case, the applicant's design incorporates homes that both side and back to the proposed public parks and open space. There are some areas where the applicant has included lots that are on single-loaded on a street and in which the future home would front towards the proposed open space areas; however, this is *not* the norm throughout the development. Based on this, the proposed concept plan does *not* appear to conform to this goal.

Staff's Recommendation to the Applicant: A majority of the lots in the proposed development should front to open space as opposed to side or back to open space.

(5) *CH. 08 | Sec. 02.02 | Goal 01; Policy 4*: Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in development that propose clusters of smaller lots.

Staff Response: Homogenous pods of lots should be avoided except where called for by the Comprehensive Plan (*e.g. smaller lots fronting on to parks and larger lots being arranged towards the outside of the development*). The applicant has provided changes to mix lot types throughout various phases. There does remain a homogenous pod of the *Type 'A', 'B' & 'C' Lots* adjacent to the Oaks of Buffalo Way Subdivision; however, the applicant has stated that this is to provide a transition of lots from the subdivision into the proposed development. It should also be point out that the lots north of John King Boulevard tend to only consist of the *Type 'D, 'E' & 'F' Lots*, which are primarily the smaller lot types.

Staff's Recommendation to the Applicant: Change the concept plan to better mix more the of the *Lot Types* throughout all phases of the proposed development. This is particularly important north of S. Goliad Street, which currently excludes *Lot Types 'A' & 'B'*.

(6) *CH. 8; Section 2.03; Goal #1 | Policy #5 (Page 8-3)*. Design neighborhoods utilizing the *Housing Tree Model* … A method of laying out single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision.

Staff Response: The concept plan should be rearranged so that larger lots (*i.e. Type 'B' or Type 'C' lots*) are adjacent to John King Boulevard, SH-205 (*S. Goliad Street*) and FM-549. This will reduce the number of lots backing to these roadways and bring the plan better into conformance with the *Housing Tree Model*. Staff should note, that the applicant has changed the majority of the lots adjacent to John King Boulevard, SH-205, and FM-549 in accordance with staff's suggestions.

Staff's Recommendation to the Applicant: Provide more larger *Lot Types 'B' & 'C'* along S. Goliad Street, north of the Oaks of Buffalo Way Subdivision.

(7) *CH. 08 | Sec. 02.03 | Goal 03; Policy 3*: In cases where *Flat Front Entry* garages (*i.e. even with the front façade of the primary structure*) are requested as part of a development no greater than 20.00% should be incorporated into the development. In addition, *Flat Front Entry* garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

Staff Response: If *a Flat Front Entry* garage configuration is proposed it should be limited to 20.00% and incorporate a 25-foot front yard building setback. The applicant has chosen to request 17.81% *Flat Front Entry* garages and 82.19% J-Swing or Traditional Swing garages, and has consented to upgraded garage door requirements. In addition, all *Flat Front Entry* garages will be setback from the front façade five (5) feet, and the applicant has incorporated a requirement stipulating that all properties with a Flat Front Entry garage will require a 25-foot front yard building setback.

Staff's Recommendation to the Applicant: The applicant's plan has been changed to be in conformance. Based on this, staff has no additional recommendations concerning this aspect of the request.

Taking into account the applicant's concept plan and other submitted exhibits, the proposed density, and the development standards, the request does appear to generally conform with the majority of the goals and policies of the OURHometown Vision 2040 Comprehensive Plan and the development standards of the Unified Development Code (UDC); however, the changes to the Future Land Use Map, the non-conformities to the OURHometown Vision 2040 Comprehensive Plan (*listed above*), the non-conformities to the requirements of the Unified Development Code (UDC), and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On July 24, 2024, staff mailed 551 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hickory Ridge, Hickory Ridge East, Lofland Farms, Fontanna Ranch, and the Oaks of Buffalo Way Homeowner's Associations (HOAs), which are the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received 65 responses from 61 property owners inside the City limits. These responses were as follows:

(1) Three (3) property owner notifications from three (3) property owners within the 500-foot notification buffer in favor of the applicant's request.
(2) Two (2) emails from two (2) property owners within the 500-foot notification buffer in opposition to the applicant's request.
(3) Three (3) property owner notifications from three (3) property owners within the 500-foot notification buffer in opposition to the applicant's request.
(4) 14 responses from the City's online *Zoning and Specific Use Permit Input Form* from 13 property owners inside the 500-foot notification buffer in opposition to the applicant's request.
(5) 43 responses from the City's online *Zoning and Specific Use Input Form* from 40 property owners outside of the 500-foot notification buffer in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.

(2) By approving this *Zoning Change*, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of ~37.40-acre tracts of land from a *Commercial/Retail* designation to a *Low Density Residential* designation.

(3) A *PD Development Plan* for the ~41.00-acre tracts of *Commercial* land will be required prior to site plan. This *PD Development Plan* will be required to delineate the required pedestrian connectivity between the *Residential* and *Commercial* land uses.

(4) Any construction resulting from the approval of this *Zoning Change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE [illegible]

NOTE: *THE APPLICATION IS NO CITY UNTIL THE PLANNING DIRE SIGNED BELOW.*

PTED BY THE CITY ENGINEER HAVE

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	FM205, TX		
SUBDIVISION	W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 123; J.R. Johnson Survey, Ab. No. 128	LOT	BLOCK
GENERAL LOCATION	At Intersection of Goliad & S. John King Blvd.		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agricultural	CURRENT USE	Agricultural
PROPOSED ZONING	Planned Development District	PROPOSED USE	Single Family, Commercial
ACREAGE	536.42	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	William Lofland	☑ APPLICANT	Michael Joyce Properties
CONTACT PERSON		CONTACT PERSON	Ryan Joyce
ADDRESS	105 E. Kaufman Street	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Lofland [*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 $ 826.30 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* July, 2024. *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."*

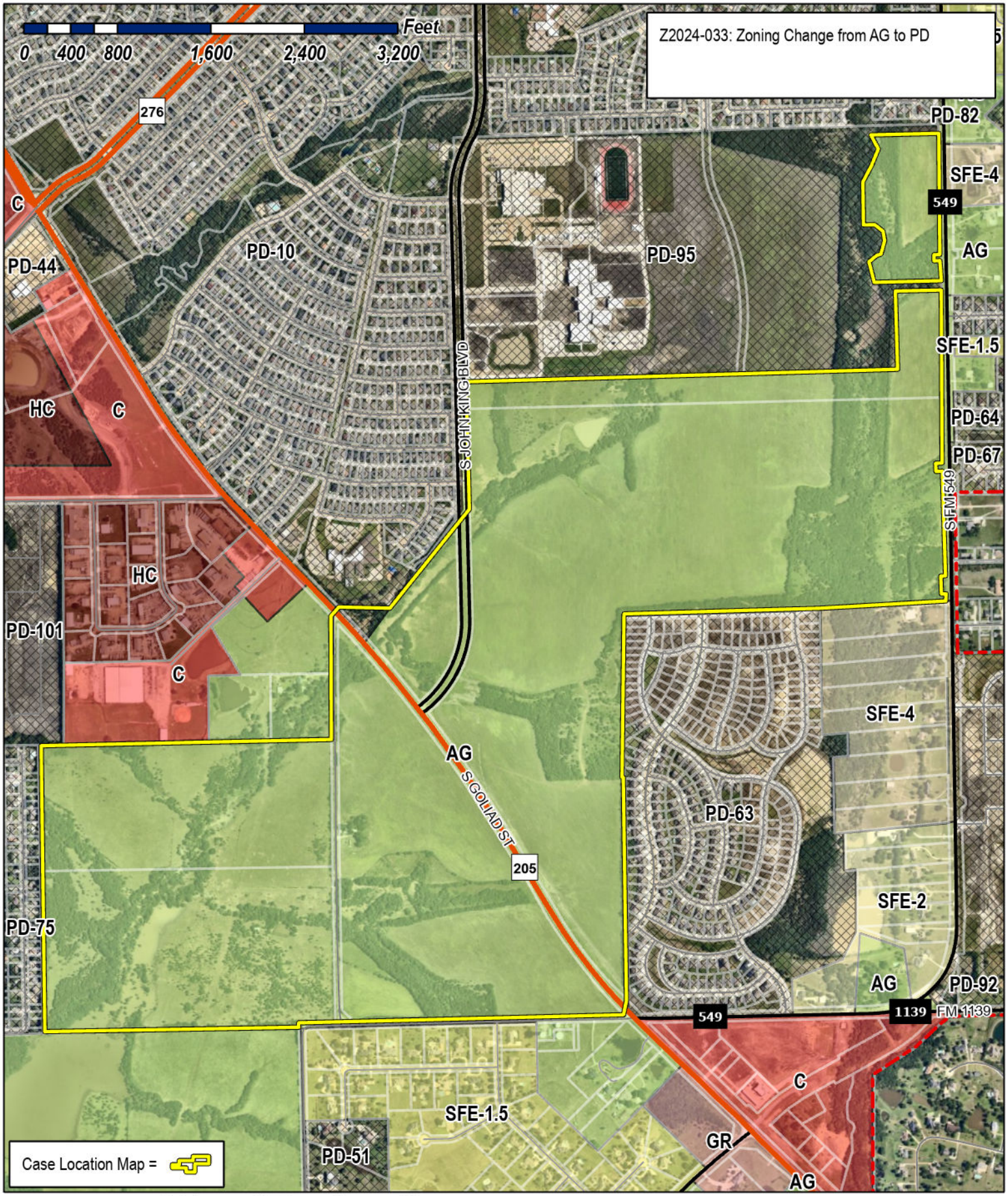
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* July, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 4-16-25

CARLY LEWIS
Notary Public, State of Texas
Comm. Expires 04-16-2025
Notary ID 133044766



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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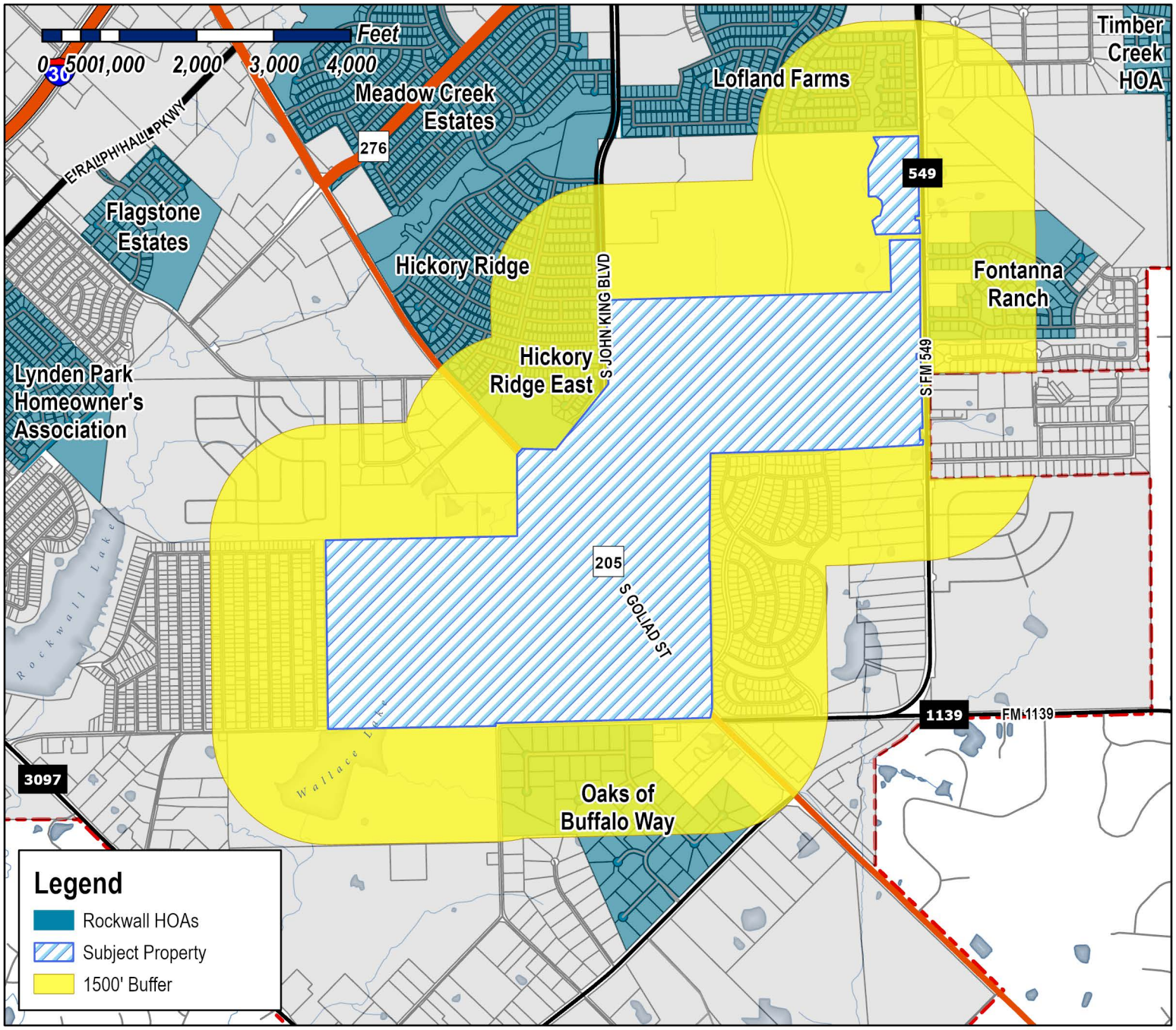
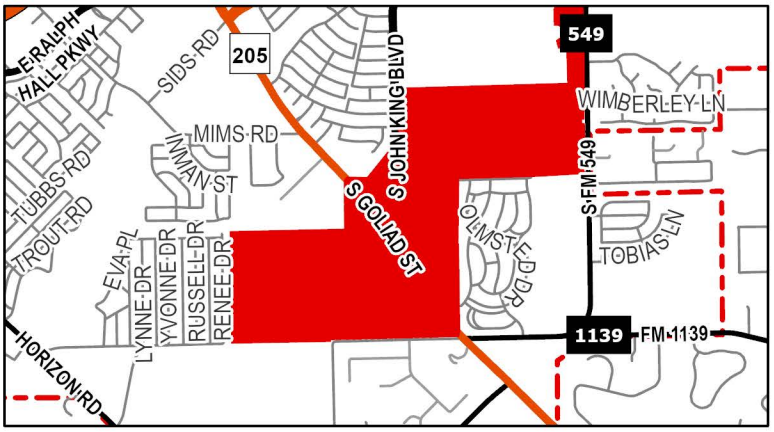


Case Number: Z2024-033
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 205



Date Saved: 7/18/2024
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Guevara, Angelica
Sent: Wednesday, July 24, 2024 3:06 PM
Cc: Miller, Ryan; Lee, Henry; Zavala, Melanie; Ross, Bethany
Subject: Neighborhood Notification Email [Z2024-033]
Attachments: Public Notice (P&Z).pdf; HOA Map (07.19.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, July 26, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, August 13, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 19, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2024-033: Zoning Change from Agricultural (AG) District to a Planned Development District
Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

Thank you,

Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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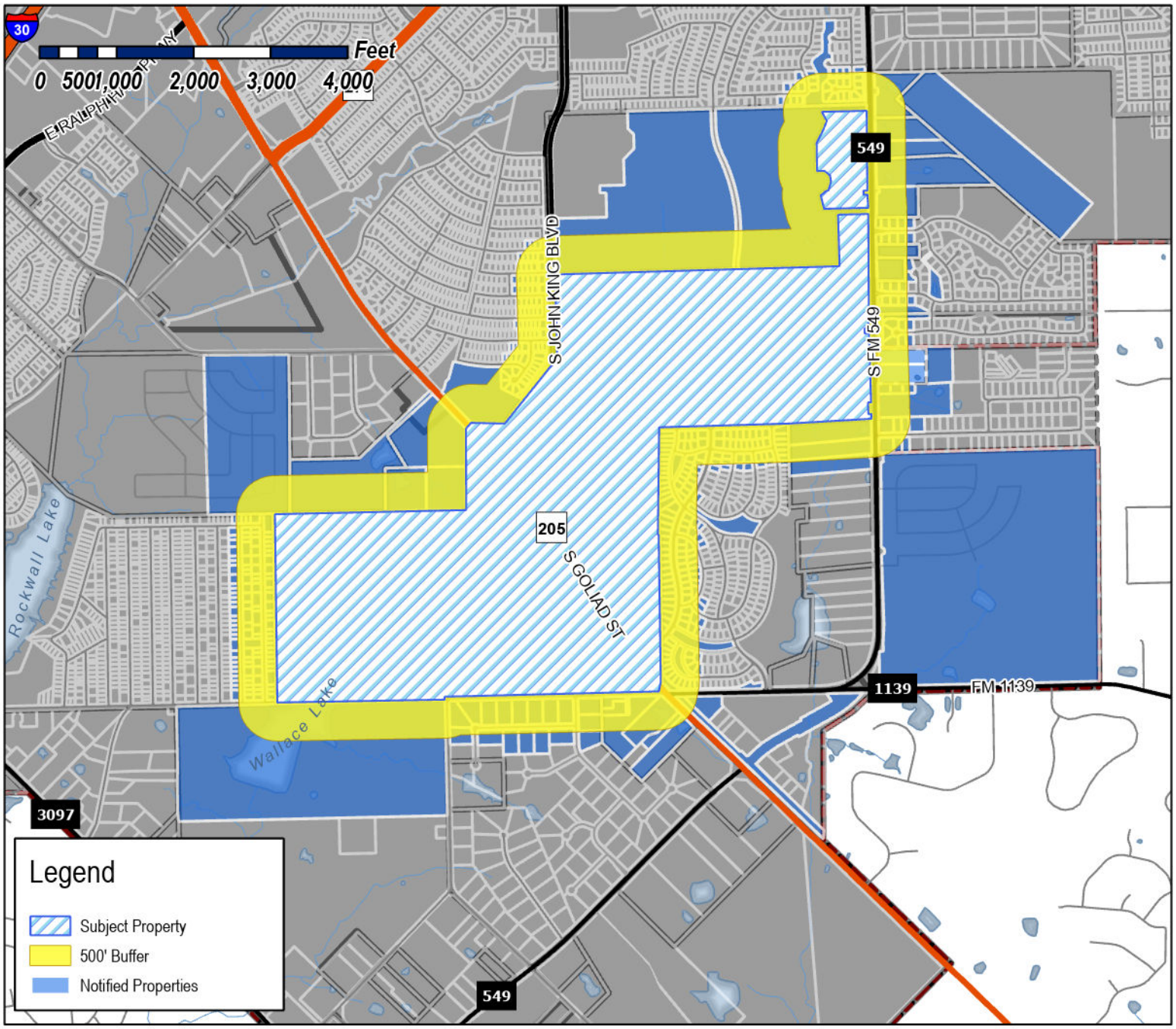
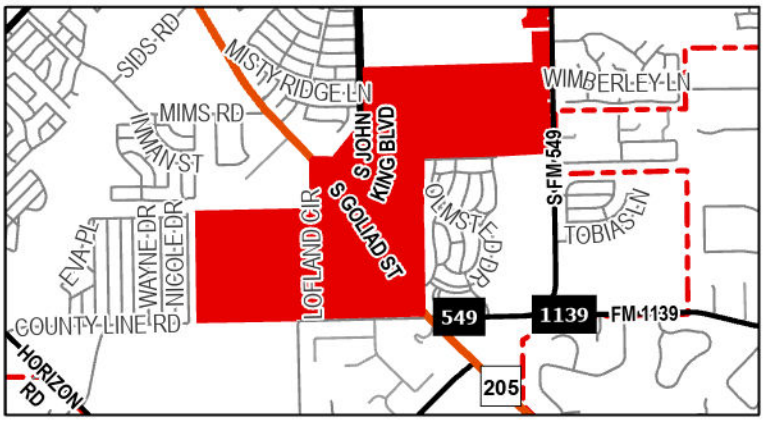


Case Number: Z2024-033
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 205



Date Saved: 7/18/2024
For Questions on this Case Call: (972) 771-7745

ROCKWALL 205 INVESTORS LLC (1075652)
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

ROBINSON JEREMY A
10012 TISBURY DR
FRISCO, TX 75035

JDS & BHK PROPERTY MANAGEMENT FIRM LP
105 CLIPPER COURT
ROCKWALL, TX 75032

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

SHEPHERD PLACE HOMES INC
10527 CHURCH RD # 201
DALLAS, TX 75238

DEAN ANN W
106 STANDING OAK DR
GEORGETOWN, TX 78633

FLORES ALEJANDRO
1070 N BEN PAYNE RD
ROCKWALL, TX 75087

PANTZAY MARVIN A FLORES AND
SULEIMA Y MONTERROSO
111 NICOLE DRIVE
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

RESIDENT
115 RENEE DR
ROCKWALL, TX 75032

RESIDENT
116 NICOLE
ROCKWALL, TX 75032

RESIDENT
118 RENEE DR
ROCKWALL, TX 75032

HP TEXAS I LLC
120 SOUTH REIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

OLIVARES JAIME B & MARTINA G
1209 QUAIL DR
GARLAND, TX 75040

ODOM TERRI S
122 JAMS LN
ROCKWALL, TX 75032

WING-PAL LLC
1227 WOODLAWN AVE
DALLAS, TX 75208

WING-PAL LLC
1227 WOODLAWN AVE
DALLAS, TX 75208

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

THE STATE OF TEXAS, BY AND THROUGH THE
TEXAS TRANSPORTATION COMMISSION
125 E 11TH STREET
AUSTIN, TX 78701

VASQUEZ FRANSISCO
125 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
127 RENEE DR
ROCKWALL, TX 75032

RESIDENT
130 RENEE DR
ROCKWALL, TX 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

VALDEZ JOSE G
1311 PRATO AVE
MCLENDON CHISHOLM, TX 75032

RESIDENT
137 NICOLE DR
ROCKWALL, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

RESIDENT
139 RENEE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

RESIDENT
149 NICOLE DR
ROCKWALL, TX 75032

NGO HA THAI
1508 GRETCHEN DR
CEDAR PARK, TX 78613

NGO HA THAI
1508 GRETCHEN DR
CEDAR PARK, TX 78613

RESIDENT
152 NICOLE DR
ROCKWALL, TX 75032

KIRK NORMAN & CHRISTI
156 JAMS LN
ROCKWALL, TX 75032

SFR JV-2 2023-1 BORROWER LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

RESIDENT
159 NICOLE DR
ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

PENA ISAAC
16300 CR 250
TERRELL, TX 75160

RESIDENT
164 NICOLE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

IBARRA GABRIELA AND
EDUARDO OSORNIO
171 CRAWFORD LN
ROYSE CITY, TX 75189

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

SRP SUB LLC
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD STE 230
DALLAS, TX 75252

CONTRERAS JOSE LUIS AND
JUANA DIAZ
1750 E FM 550
ROCKWALL, TX 75032

RESIDENT
176 NICOLE DR
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

ANDRADE MARTIN &
MARIO VALENZUELA
179 WILLOW RIDGE CIR
ROCKWALL, TX 75032

RESIDENT
1791 FM549
ROCKWALL, TX 75032

WILLIAMS MELISSA L
180 JAMS LANE
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

MEDRANO CESAR AND ANDREA MARTINEZ
181 RENEE DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

BARKER JOHNNY
184 WILLOW RIDGE CIRCLE
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

RESIDENT
191 RENEE DR
ROCKWALL, TX 75032

PEARSON GREGORY AND VICKI
1920 BROKEN LANCE LANE
ROCKWALL, TX 75032

SCHUETTE JASON & BARBARA
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER
193 ELVIS PRESLEY LN
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

BADER MARKUS AND KIMBERLY
1940 BROKEN LANCE LN
ROCKWALL, TX 75032

RESIDENT
195 NICOLE DR
ROCKWALL, TX 75032

PODLESKI GREGG T & MARIANNE
1950 BROKEN LANCE LN
ROCKWALL, TX 75032

INGRAM JAMES KENDELL
1957 S FM 549
ROCKWALL, TX 75032

RESIDENT
196 NICOLE DR
ROCKWALL, TX 75032

WILKINSON RICHARD S
1970 BROKEN LANCE LANE
ROCKWALL, TX 75032

RESIDENT
1990 BROKEN LANCE LN
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

MOORE JAMES S AND KATRINA D
2005 BROKEN LANCE LANE
ROCKWALL, TX 75032

RUIZ SONIA
2009 WORCESTER LN
GARLAND, TX 75040

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

DELK GREGORY S AND SANDRA G
2020 BROKEN LANCE LN
ROCKWALL, TX 75032

HOOVER WILLIAM A AND TAMMY
2025 BROKEN LANCE LANE
ROCKWALL, TX 75032

CURTIS PAMELA
2040 BROKEN LANCE LN
ROCKWALL, TX 75032

BAKER ALEXANDER AND
ARTEMIS LI
2045 BROKEN LANCE LN
ROCKWALL, TX 75032

TIPPETT TERRANCE & EMILY
2060 BROKEN LANCE LANE
ROCKWALL, TX 75032

RESIDENT
2065 BROKEN LANCE LN
ROCKWALL, TX 75032

RESIDENT
207 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
208 NICOLE DR
ROCKWALL, TX 75032

DRENTH HOWARD D AND TERESSA
2080 BROKEN LANE
ROCKWALL, TX 75032

IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LN
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RESIDENT
2120 NEW HOLLAND DR
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

ZMOLIK JUSTIN LAWRENCE
2139 SOUTH FM 549
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

DUNK DAWNETTA M VAN
2140 NEW HOLLAND DR
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

RESIDENT
221 RENEE DR
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
222 NICOLE DR
ROCKWALL, TX 75032

RANDALL ROBERT S JR & MARY LYNN
2287 S FM 549
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2301 S JOHN KING BLVD
ROCKWALL, TX 75032

KANAK INVESTMENTS LLC
2321 FIELDCREST DR
ROCKWALL, TX 75032

RESIDENT
233 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2380 FM549
ROCKWALL, TX 75032

RESIDENT
2390 S FM549
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

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

DIGGS DAVID WILEY
2401 LOUDON ST WEST
ROCKWALL, TX 75032

WILLIAMS DAVIS CRAIG AND JENNIFER IRENE
2405 LOUDON ST WEST
ROCKWALL, TX 75032

SWAIN STEPHEN & CAROL J
2406 LOUDON ST E
ROCKWALL, TX 75032

GIL ANNA AND JULIAN
2409 LOUDON STREET WEST
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

NAMIE NOMIE M III AND GINA MARIE
2413 LOUDON ST WEST
ROCKWALL, TX 75032

BOLDEN QUINTEN TIBERIUS AND
ALEXANDER NICHOLAS KUJAK
2417 LOUDON ST WEST
ROCKWALL, TX 75032

ACKERMAN DANYELL AND ALAN
2418 LOUDON STREET EAST
ROCKWALL, TX 75032

MARTINEZ ALEXANDRA ISABEL PRIETO AND
ANGEL JAVIER SANCHEZ ROJAS
2419 LOUDON ST WEST
ROCKWALL, TX 75032

HUGHES BRYAN
2423 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2424 FM549
ROCKWALL, TX 75032

RESIDENT
245 RENEE DR
ROCKWALL, TX 75032

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
250 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
250 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2500 LOUDON ST W
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

DE LOS SANTOS CARLOS AND MARGOT
2501 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2502 LINDBERG ST
ROCKWALL, TX 75032

FURLONG FAMILY TRUST
2502 LONG COMMON NORTH
ROCKWALL, TX 75032

RESIDENT
2503 MERCERS COLONY AVE
ROCKWALL, TX 75032

JOHNSTON RODNEY DURRAL JR AND KIMBERLY
D
2504 LOUDON ST EAST
ROCKWALL, TX 75032

SIGNO FAMILY LIVING TRUST
GENARO A SIGNO AND JULITA R SIGNO-
TRUSTEES
2505 LOUDON STREET WEST
ROCKWALL, TX 75032

RESIDENT
2506 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2507 MERCERS COLONY AVE
ROCKWALL, TX 75032

GATEWOOD PAULA AND WADE
2509 LOUDON ST W
ROCKWALL, TX 75032

RESIDENT
2510 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2513 MERCERS COLONY AVE
ROCKWALL, TX 75032

JOSHI MAYURESH S AND
BINITA SINHA
2513 LOUDON ST WEST
ROCKWALL, TX 75032

ROSS SCOTT TRAVIS AND MEGAN
2517 LOUDON ST WEST
ROCKWALL, TX 75032

TAYLOR SHELLY A
2518 LONG COMMON NORTH
ROCKWALL, TX 75032

GARZA SIMONE M & HEATH
2518 LOUDON ST E
ROCKWALL, TX 75032

DENSON PATRICIA ANN
2521 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2600 LONG COMMON S
ROCKWALL, TX 75032

BOCK FAMILY TRUST OF 2003
JOSEPH C AND SHIZUKO BOCK-TRUSTEES
2601 LONG COMMON SOUTH
ROCKWALL, TX 75032

RODRIGUEZ EVANGELINA PARRA & KRYSTAL
MARIE RODRIGUEZ
2601 PATRICIA LN
GARLAND, TX 75041

RESIDENT
2605 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2608 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2609 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2612 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2613 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2616 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2617 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2617 MERCERS COLONY AVE
ROCKWALL, TX 75032

DEBRA JEAN CRUZ TRUST
DEBRA JEAN CRUZ - TRUSTEE
262 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2620 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2621 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2623 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2624 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2625 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2628 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2629 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2631 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2632 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2635 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2636 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2639 LINDBERG ST
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

RESIDENT
274 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
2741 MASSEY LN
ROCKWALL, TX 75032

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

RESIDENT
2751 MASSEY LN
ROCKWALL, TX 75032

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

SULLIVAN BRANDI KATHERINE
2770 MASSEY LN
ROCKWALL, TX 75032

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

RESIDENT
283 NICOLE DR
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

SNYDER STACY & CHARLES
2840 DEUTZ CT
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

JIMENEZ RICARDO
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
2850 DEUTZ CT
ROCKWALL, TX 75032

RESIDENT
2851 HAYMAKER DR
ROCKWALL, TX 75032

SERCY WILLIAM CHARLES AND
NORMAN WAYNE SERCY AND MARSHA MARIE SERCY
2851 DEUTZ CT
ROCKWALL, TX 75032

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

RESIDENT
2861 DEUTZ CT
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

FOWLER KATELIN
2871 DEUTZ COURT
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

RIVERA DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

RESIDENT
291 RENEE DR
ROCKWALL, TX 75032

LAYZA & LUNA REAL ESTATE LLC
2922 S GOLIAD ST
ROCKWALL, TX 75032

RESIDENT
2922 S HWY205
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

FRANKLIN J BACHMAN TRUST
CYNTHIA KAY BACHMAN TRUSTEE
3001 SAN MARCOS DR
ROCKWALL, TX 75032

CRENSHAW JANET AND GERALD S
3005 SAN MARCOS DR
ROCKWALL, TX 75032

SCHOEN DAVID L AND MARY F
3006 SAN MARCOS DRIVE
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

HERNANDEZ ARMANDO AND DARLA DEANETTE
3009 SAN MARCOS DRIVE
ROCKWALL, TX 75032

WARNELL DONALD L AND MARIA D
3009 WIMBERLEY LN
ROCKWALL, TX 75032

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

JONES KRISTINE KAYE AND
JOSE ENRIQUE FRESQUEZ
3010 SAN MARCOS DRIVE
ROCKWALL, TX 75032

BATSON NICHOLAS AND JESSIE
3010 WIMBERLEY LANE
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

DAWA DAWA AND
TENZIN LHAMO
3011 WIMBERLEY LANE
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

SHOMETTE WILLIAM TODD AND KERRI PARSONS
3012 WIMBERLEY LN
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

COWARD ERICA AND RICHARD
3013 SAN MARCOS DRIVE
ROCKWALL, TX 75032

THOMPSON WILLIAM AND KATHY
3013 WIMBERLEY LN
ROCKWALL, TX 75087

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

RILEY CHRISTINE
3014 SAN MARCOS DRIVE
ROCKWALL, TX 75032

ZAZAKIS LAURA J AND JOHN
3014 WIMBERLEY LANE
ROCKWALL, TX 75032

TURNER CALEB MAURICE
3015 FONTANNA BLVD
ROCKWALL, TX 75032

PARKER LYNN TERRY
3015 WIMBERLEY LN
ROCKWALL, TX 75032

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

RESIDENT
302 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3025 LIMESTONE HILL LN
ROCKWALL, TX 75032

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN
ACOSTA MEJIA
303 RENEE DR
ROCKWALL, TX 75032

CULBERTSON JACK NEAL
3046 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3047 FALLBROOK DR
ROCKWALL, TX 75032

MAH JEFFERY
305 BLANCO CIR
SOUTHLAKE, TX 76092

RESIDENT
3054 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3054 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3055 DEER RIDGE DR
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

NICKERSON TERENCE & DOROTHIA
3061 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3062 DUSTY RIDGE DR
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

CRESPIN DEBRA
3063 DEER RIDGE DR.
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK DR
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

BURNS A STACEY
3070 DEER RUDGE DR
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3071 FALLBROOK DR
ROCKWALL, TX 75032

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

STEWARD RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3078 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3078 LIMESTONE HILL LN
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3079 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3079 FALLBROOK DR
ROCKWALL, TX 75032

WESSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS
3081 COOLWOOD LANE
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY
3083 MISTY RIDGE LN
ROCKWALL, TX 75032

TOWNSEND NINA
3084 MISTY RIDGE LN
ROCKWALL, TX 75032

CEVALLOS JASON & MARY
3086 LIMESTONE HILL LN
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3089 COOLWOOD LN
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

JARMAN EMMA
3091 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
3092 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3092 MISTY RIDGE LN
ROCKWALL, TX 75032

DENNIS AMY L
3094 LIMESTONE HILL LN
ROCKWALL, TX 75032

RESIDENT
3097 COOLWOOD LN
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE
3099 MISTY RIDGE LN
ROCKWALL, TX 75032

SLATTER SARAH KIMBERLY
3100 COOLWOOD LN
ROCKWALL, TX 75032

REGGIA DANIELLE R
3100 MISTY RIDGE LN
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH
3102 LIMESTONE HILL LN
ROCKWALL, TX 75032

GARNER AMY
3105 MISTY RIDGE LN
ROCKWALL, TX 75032

OCHOA RENE
3107 COOLWOOD LANE
ROCKWALL, TX 75032

RESIDENT
3108 MISTY RIDGE LN
ROCKWALL, TX 75032

HAYES KRISTOPHER
3108 COOLWOOD LN
ROCKWALL, TX 75032

RUSHING MASON & JACLYN A
3111 MISTY RIDGE LANE
ROCKWALL, TX 75032

RESIDENT
3112 LIMESTONE HILL LN
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

RESIDENT
3116 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3116 MISTY RIDGE LN
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL
3117 MISTY RIDGE LANE
ROCKWALL, TX 75032

FOX PATRICK AND MEGAN
3119 COOLWOOD LANE
ROCKWALL, TX 75032

RESIDENT
312 NICOLE DR
ROCKWALL, TX 75032

ESPARZA MARCO A
312 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3124 MISTY RIDGE LN
ROCKWALL, TX 75032

VARGAS JOSE A
3124 COOLWOOD LN
ROCKWALL, TX 75032

KILPATRICK KERRY LYNN & JENNY LYNN
3125 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
3129 COOLWOOD LN
ROCKWALL, TX 75032

ROJAS AMITAY HUERTA AND SORANGEL PEREZ PARADA
3132 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3137 COOLWOOD LN
ROCKWALL, TX 75032

STRANG DANIEL EDWARD AND SUSANNE LEIGH
3158 LUCHENBACK TRL
ROCKWALL, TX 75032

SAGNIBENE JOE AND LISA
3162 LUCKENBACH TRAIL
ROCKWALL, TX 75032

RESIDENT
319 RENEE DR
ROCKWALL, TX 75032

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

BRAGA GUILHERME CREDIDIO & YASMINI RAMOS IZIDORO
327 NICOLE DRIVE
ROCKWALL, TX 75032

JIMENEZ RICARDO
330 RENEE DR
ROCKWALL, TX 75032

EAGLE MHS CONTRACTING INC
3336 MORNING LIGHT DRIVE
DALLAS, TX 75228

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
337 RENEE DR
ROCKWALL, TX 75032

SWAIT TIFFANY
3402 POST OAK DR
ROCKWALL, TX 75032

MENDOZA MIGUEL
3410 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3418 POST OAK DR
ROCKWALL, TX 75032

WOODWARD CHERIE J
3426 POST OAK DR
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A
3434 POST OAK DRIVE
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ
344 COUNTY LINE RD
ROCKWALL, TX 75032

ANDERSON ERICKA RENEE
3442 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3450 POST OAK DR
ROCKWALL, TX 75032

BEAVERS SHIRLEY
3460 POST OAK DR
ROCKWALL, TX 75032

OROZCO ARMANDO
3465 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3468 POST OAK DR
ROCKWALL, TX 75032

COVINGTON TEVIN TYLER
3469 POST OAK DRIVE
ROCKWALL, TX 75032

MILLAN TRESSO & LEODEGARIA
3472 POST OAK DR
ROCKWALL, TX 75032

LEWIS REX STEPHEN
3473 POST OAK DR
ROCKWALL, TX 75032

TERRELL JUSTIN C & DESIREE N
3476 POST OAK DRIVE
ROCKWALL, TX 75032

TSIC ASSOCIATES HOLDINGS TRUST
350 MEADOW GATE RD
MEADOW VISTA, CA 95722

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

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

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
353 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
358 RENEE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3601 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3602 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3606 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3607 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
363 RENEE DR
ROCKWALL, TX 75032

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 1201

RESIDENT
3702 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3702 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3703 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3703 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3705 HERRICK ST
ROCKWALL, TX 75032

RESIDENT
3705 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3706 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3706 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3707 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3707 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3709 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3710 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3710 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3710 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3711 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3711 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3713 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3714 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3714 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3715 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3717 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3718 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3718 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3719 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
372 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3721 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3722 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3722 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3723 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3725 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3725 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3726 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3727 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3729 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
373 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3731 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3735 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3739 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3743 OLMSTEAD DR
ROCKWALL, TX 75032

MCLOUD JOY ANN
375 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3801 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3805 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3808 LOFLAND CIR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

RESIDENT
3809 OLMSTEAD DR
ROCKWALL, TX 75032

ILKENHANS JAMES CURTIS
3813 OLMSTED DRIVE
ROCKWALL, TX 75032

RESIDENT
382 NICOLE
ROCKWALL, TX 75032

RESIDENT
383 RENEE DR
ROCKWALL, TX 75032

CASTILLO JOSE &
LUZ DELGAEDO
383 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
3831 HERRICK ST
ROCKWALL, TX 75032

RESIDENT
386 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3875 SELBORNE DR
ROCKWALL, TX 75032

ROLDAN EMILY ELIZABETH AND IVAN
3901 STABLEGLEN DR
ROCKWALL, TX 75032

OSMUN DAVID CHARLES AND MARISHA
3902 STABLEGLEN DR
ROCKWALL, TX 75032

TORRES MARCUS ANTHONY AND AMANDA E
3905 STABLEGLEN AVE
ROCKWALL, TX 75032

CONFIDENTIAL OWNER
3906 STABLEGLEN DR
ROCKWALL, TX 75032

MOORE STEPHANIE RAAN AND RODNEY WAYNE
3909 STABLEGLEN DRIVE
ROCKWALL, TX 75032

GILMORE CARA D
3910 STABLEGLEN DR
ROCKWALL, TX 75032

GALLOWAY BRENT JR & JACQUELINE
3913 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MICHAEL BOBIE AND SUSAN L BOBIE LIVING TRUST
MICHAEL BOBIE AND SUSAN L BOBIE- TRUSTEES
3917 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
395 RENEE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS
395 NICOLE DR
ROCKWALL, TX 75087

SANCHEZ ARNULFO & ORALIA
398 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND MARGARITA CASTILLO
400 RENEE RD
ROCKWALL, TX 75032

ARMSTRONG HOYT AND MIMI TU ANH
4001 STABLEGLEN DR
ROCKWALL, TX 75032

BECOMING ONE MINISTRY & COUNSELING CENTER
4002 STABLEGLEN DRIVE
ROCKWALL, TX 75032

ARCHIBALD KAREN AND MATTHEW
4003 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HUNTER BRIAN JEFFREY AND JENNIFER LYNN
4006 STABLEGLEN DR
ROCKWALL, TX 75032

SEUMANUTAFA JOHN AND CHRISTINE
4009 STABLEGLEN DRIVE
ROCKWALL, TX 75032

BETTEVY RYAN A & KIMBERLY
4010 QUINCY STREET
ROCKWALL, TX 75032

TOPALOVIC NIKOLA AND KAYLEE NAN
4010 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DUKE ROCHELLE
4013 OLMSTED DRIVE
ROCKWALL, TX 75032

HALL HUNTER AND KELSEY
4013 STABLEGLEN DRIVE
ROCKWALL, TX 75032

JANDREW DUSTY R AND JUSTIN C
4014 QUINCY STREET
ROCKWALL, TX 75032

BURNS TONYA KAY AND AUBREY LEE
4014 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
4015 QUINCY ST
ROCKWALL, TX 75032

LONG PAIGE MICHELE AND RYAN KEATHLEY
4017 OLMSTED DRIVE
ROCKWALL, TX 75032

RAMSBOTTOM DAVID BRADLEY AND DAWN
4018 QUINCY STREET
ROCKWALL, TX 75032

WESLEY ERIC CHARLES & TERRI LASHON
4019 QUINCY STREET
ROCKWALL, TX 75032

GUARDIOLA SOCORRO AND JESSICA GUAZZONE
4023 QUINCY ST
ROCKWALL, TX 75032

TROST COOPER RANDALL & JENNIFER
4027 QUINCY ST
ROCKWALL, TX 75032

RESIDENT
408 NICOLE
ROCKWALL, TX 75032

UNDERWOOD MARK AND MICHELLE
4101 QUINCY STREET
ROCKWALL, TX 75032

HENSON DAVID ROSS AND DEBORAH PROWSE
4101 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
4102 STABLEGLEN DR
ROCKWALL, TX 75032

SIMS RUSSELL ROBERT AND CALLIE MICHELLE
4105 QUINCY STREET
ROCKWALL, TX 75032

COOK BROOKE AND MATTHEW
4105 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PARSON JESSICA L AND CHRISTOPHER P
4106 STABLEGLEN DR
ROCKWALL, TX 75032

CAMP DARROL B AND TASHIA F
4109 STABLEGLEN DR
ROCKWALL, TX 75032

DIVITTORIO ZEB ROBERT AND KELSEY LYNN
4110 STABLEGLEN DR
ROCKWALL, TX 75032

ROSOFF AMY LYNN
4111 QUINCY STREET
ROCKWALL, TX 75032

HIGDON RICKIE LEE AND ASUNCION MARINA
4113 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
414 RENEE DR
ROCKWALL, TX 75032

IRWIN MATTHEW LEE AND MYLIN NICOLE
4202 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PATTERSON KENNETH EARL AND CYNTHIA A
4205 STABLEGLEN DR
ROCKWALL, TX 75032

SHEPHERD JEFFREY W AND PAMELA A
4206 STABLE GLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
4207 QUINCY ST
ROCKWALL, TX 75032

BURKHALTER JEFFREY MICHAEL AND LINDSEY ANN
4209 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
421 NICOLE DR
ROCKWALL, TX 75032

MELI JILL MARIE
4210 QUINCY ST
ROCKWALL, TX 75032

ROBINSON JOSEPH BROOKS
4210 STABLEGLEN DRIVE
ROCKWALL, TX 75032

OCONNELL PETER JAMES AND MICHELLE ANN
4214 QUINCY ST
ROCKWALL, TX 75032

BROWN KAREN D
4215 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

MARTINEZ RONALD W GOMEZ AND PAOLA I CASTILLO
424 NICOLE DR
ROCKWALL, TX 75032

LOPEZ SILVIA
430 RENEE DR
ROCKWALL, TX 75032

TRAVIS MARK SUMMIT AND KAITLYN MAE
4301 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HERNANDEZ RAUL RALPH
4302 STABLEGLEN DRIVE
ROCKWALL, TX 75032

VIDICAN FLORIN
4306 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PETERSEN JOEL AND LEIGHANN MARIE
4309 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
431 NICOLE DR
ROCKWALL, TX 75032

MURRAY BRADY & JENNIFER
4310 STABLE GLEN DRIVE
ROCKWALL, TX 75032

ROBERTS KYLE & KATELIN
4314 SELBORNE DR
ROCKWALL, TX 75032

MILLIGAN BYRON PEYTON AND MELANIE BAILEY
4317 STABLEGLEN DR
ROCKWALL, TX 75032

LIRA MARCELINO JOSE &
ROZENEIDE S SOUSA LINS
4318 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
4319 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
433 RENEE DR
ROCKWALL, TX 75032

RESIDENT
441 NICOLE DR
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
448 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
4509 SYLVAN PARK DR
ROCKWALL, TX 75032

XU ZICAI
4509 PORTRAIT LANE
PLANO, TX 75024

WHEELER JANIS & KEVIN M
451 RENEE DR
ROCKWALL, TX 75032

RESIDENT
452 EVANS RD
ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE
452 RENEE DR
ROCKWALL, TX 75032

RESIDENT
463 RENEE DR
ROCKWALL, TX 75032

RESIDENT
464 EVANS RD
ROCKWALL, TX 75032

RESIDENT
466 RENEE DR
ROCKWALL, TX 75032

RESIDENT
470 NICOLE
ROCKWALL, TX 75032

RESIDENT
471 NICOLE DR
ROCKWALL, TX 75032

YANEZ ALONSO TORRES
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

CURTIS CHRISTOPHER LEE AND
BERT G CURTIS & PAMELA S CURTIS
4735 BEAR CLAW LANE
ROCKWALL, TX 75032

SHAH MURTAZA M AND MARIA E
4755 BEAR CLAW LANE
ROCKWALL, TX 75032

HUMPHREY JAY AND KIMMIE
4768 S STATE HWY 205
ROCKWALL, TX 75032

RESIDENT
4800 LOFLAND CIR
ROCKWALL, TX 75032

HODGES TERESA ANN
481 ARACADIA WAY
ROCKWALL, TX 75087

RISTER JOHN & CHRISTINE
4815 BEAR CLAW LANE
ROCKWALL, TX 75032

RESIDENT
482 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
485 RENEE DR
ROCKWALL, TX 75032

RESIDENT
486 EVANS RD
ROCKWALL, TX 75032

JIMENEZ TOMAS
4930 CREEKRIDGE LN
GARLAND, TX 75043

RESIDENT
496 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
498 EVANS RD
ROCKWALL, TX 75032

RESIDENT
503 RENEE DR
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON
503 NICOLE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

RESIDENT
508 RENEE DR
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWLIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

DIAZ-ALMARAZ CARLOS OMAR
514 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
515 RENEE DR
ROCKWALL, TX 75032

RESIDENT
520 RENEE DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

ROSAS LAURA PATRICIA
523 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
526 NICOLE
ROCKWALL, TX 75032

RESIDENT
535 NICOLE DR
ROCKWALL, TX 75032

RUDDELL TODD L AND JOANNA K
544 MUSTANG COURT
LAVON, TX 75166

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

CERVANTES-OSORNIO HECTOR AND
ERIKA J MOLINA-OLVERA
548 NICOLE DRIVE
ROCKWALL, TX 75032

RESIDENT
557 RENEE DR
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS'
ASSOCIATION INC
6750 HILLCREST PLAZA DRIVE SUITE 326
DALLAS, TX 75230

GONZALES BALTAZAR & LUZ MARIA ZUNIGA
C/O LAKE POINTE CHURCH
701 I-30
ROCKWALL, TX 75087

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

MANKUS STEPHEN & SUSAN
7401 RODEO DR
DENTON, TX 76208

BRUCE LIVING TRUST
757 AVALON DR
HEATH, TX 75032

ROCKWALL HOUSING DEVELOPMENT CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

RODRIGUEZ BRIAN
8 BROOKWAY CT
MANSFIELD, TX 76063

COLUNGA MARIA CRISTINA
C/O BERNABE COLUNGA
807 N JOSEPHINE ST
ROYSE CITY, TX 75189

NGUYEN ANNA
812 BLUFFCREEK LN APT 208
ARLINGTON, TX 76006

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

USCMF SN TEXAS A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

JUNFA USA, LLC
910 MELISSA LN
GARLAND, TX 75040

TAN JUDY AND
LAM KHANG DUY
914 FALCON TRAIL
MURPHY, TX 75094

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

BEDDER MANAGEMENT AUSTIN LLC
9901 BRODIE LANE SUITE 160-172
AUSTIN, TX 78748

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

MCINTIRE JUANITA
M/R
, TX

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

RCH WATER SUPPLY CORPORATION
PO BOX 2034
ROCKWALL, TX 75087

CHINN DERRICK O
PO BOX 35011
LOS ANGELES, CA 90035

PROGRESS RESIDENTIAL BORROWER 4 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District
Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 13, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 19, 2024 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, August 19, 2024 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

PUBLIC NOTICE

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

RECEIVED
JUL 29 2024

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

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

Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District
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Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, August 19, 2024 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

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

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

Opens up sewer to other areas.

Name: SHEPHERD PLACE HOMES, INC.
DBA ROBBIE HALE HOMES
972-475-1100

Address: 10527 CHURCH RD #201
DALLAS, TX 75238-2224

7/29/2024

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

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

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

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

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

Name: Jose Luis Contreras

Address: 330 Renee Rockwall TX 75032

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

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

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

Because it's a planned Development District

Name: Shirley Beavers

Address: 3460 Post Oak Dr.

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

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This zoning request application has the exact same wording as application Z2024-027, word for word. No plans have been announced to further expand 205 or 549 where the proposed zoning change is. Again, I do not want to wait 15+ minutes just to get home. There is only 1 entrance to our neighborhood on 549. I already have to drive from 205 to 276 or John King Blvd to 549 just to avoid all the traffic on 205. You cannot have this planned development district, a new neighborhood on the other side of 549 near where it intersects with 1139, and then another developmental area next to the new 7-11 on 205. This is 3 up and coming areas without any plans to improve the existing infrastructure. We cannot keep building new things without building new infrastructure to support the residents that use the roads AND new residents that will be using the roads.

Respondent Information

Please provide your information.

First Name *

Alexander

Last Name *

Kujak

Address *

2417 Loudon St W, Rockwall, TX 75032

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: .....

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This project is way way way way too much for this area. It simply cannot handle it. Period.

Respondent Information

Please provide your information.

First Name *

Chris

Last Name *

Curtis

Address *

4735 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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☐ I am in favor of the request for the reasons listed below.

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

Traffic on 205/Goliad is already terrible at and adding over 300 proposed homes plus retail businesses will add to congestion and traffic. The addition of over 300 residential properties will also place a significant strain on the already taxed water supply

Name: Christine Seumanutafa

Address: 4009 Stableglen Dr. Rockwall Tx 75032

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

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Z2023-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The school district cannot keep up. Shannon elementary in Fontanna ranch is about to take on a lot of kids from The Homestead home development. With a lot more people coming into our neighborhood it's becoming a safety issue with kids playing outside and people driving fast through Fontanna Ranch during the school year. The Main Street going to the elementary school has turns that causes blind spots and kids walk and wait there on the corner for the bus. 549 is a two lane road that is already needing to be widened.

Respondent Information

Please provide your information.

First Name *

Erica

Last Name *

Coward

Address *

3013 San Marcos dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

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- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: _____

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

TOO CONGESTED ROAD/TRAFFIC ISSUES, WATER ACCESS ISSUES, WILL REDUCE GROUND COVERAGE AREA CURRENTLY AVAILABLE FOR WATER ABSORBTION FOR RAIN WHICH WILL INCREASE FLOODING

Name: GREG PEARSON

Address: 1920 Broken Lance Lane, 75032

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

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Way too dense a development and will bring traffic and noise to an already existing problem.

Respondent Information

Please provide your information.

First Name *

Gregory

Last Name *

Delk

Address *

2020 Broken Lance Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

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

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

To much traffic - Roads Need to be expanded first!
It is already to conjested

Name: Hoyt Armstrong

Address: 4001 Stablegien DR Rockwall TX 75032

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

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X2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We have no infrastructure in place to support this development. Highway 205 is already overly congested. A high density development like the one proposed will devalue the surrounding properties. I can't imagine having a neighborhood like Travis Ranch in Rockwall.

Respondent Information

Please provide your information.

First Name *

Jay

Last Name *

Humphrey

Address *

4768 South State Hwy 205

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much traffic and congestion and road noise already. Need the infrastructure to support additional development before it starts. Speed limit on 549 needs to be reduced. There is already another large development underway on 549.

Respondent Information

Please provide your information.

First Name *

Laura

Last Name *

Zazakis

Address *

3014 Wimberley Ln

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) Other: _____

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From: M Bader
To: Planning
Subject: OPPOSED - Case No. Z2024-033 Zoning Change
Date: Saturday, July 27, 2024 2:56:33 PM

Mr Ryan Miller,

I am OPPOSED to the proposed change of zoning as currently indicated for Case No. Z2024-033 as the volume of proposed structures would significantly impact multiple Rockwall Utilities especially water, which is becoming more restricted monthly evident by the issues in our surrounding communities, sewage, roadway infrastructure, traffic volume, access to schools causing overcrowding and EMS services including Law Enforcement. We moved to Rockwall because it is a conservative family oriented community and has a rural touch; packing and stacking in homes does not benefit or reflect our city's plans for conservation, aesthetics and the future.

Feel free to contact me with any questions or concerns. Thank you.

Markus Bader
Oak of Buffalo Way HOA Vice President
1940 Broken Lance Ln
Rockwall, TX 75032

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Zoning & Specific Use Permit Input Form

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Z2024-033

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This development will create traffic congestion on 205 and lofland circle, we need to make these roads wider to accommodate for traffic and create low density homes here.

Respondent Information

Please provide your information.

First Name *

murtaza

Last Name *

Shah

Address *

4755 bear claw ln

City *

Rockwall

State *

tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The proposed development is overly burdensome on the school, utilities, and road system which cannot handle the current population. There are sections of the plan that put both residential and business lots/acreage in the flood plain which essentially make them useless for development Further, large unit neighborhoods as proposed, generally see a decline in value, maintenance, and appeal as homes shift from individual ownership to corporate/rental properties. This usually leads to lower home values and increased crime as has been experienced in several neighborhoods in Forney within the first ten years of their development.
Finally, the plan provides little for corporate and small business development which in the long term will be key for Rockwall's appeal as a premier place to live. Limiting the number of homes to a third of which has been proposed will be profitable for the developer and prosperous for Rockwall.

Respondent Information

Please provide your information.

First Name *

Nomie

Last Name *

Namie

Address *

2413 Loudon St W

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other: _____

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Councilman Tim McCallum

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From: Pam Pounds
To: Planning
Cc: Paul Pounds
Subject: Z2024-033-Zoning change response
Date: Monday, July 29, 2024 6:30:43 PM

Hello Mr. Miller,
This is a response to Z2024-033-Zoning change notification we received for a second time (previous was from June and we also responded to that). As a resident who is in the buffer zone, our response has NOT changed. We still disagree with changing this zone to PD.

We oppose this change for multiple reasons. We do not agree in adding Retail on 549 close to the neighborhoods which will bring noise and light pollutants along with additional traffic. There is already an increase in traffic due to the multiple neighborhoods being added. The noise and light pollution will decrease our livelihood and enjoyment of being in our homes.

We oppose the change to PD and adding more single family/residential homes due to increase of traffic in the area. This will be increased due to Klutz farm conversion. The lot sizes are too small and so many homes are being added. We are opposed to loss of more trees, and neighborhoods with small lots/crowding. (IF they are added they should be the same size as Fontanna Ranch to help keep more green, less concrete, less crowding). We oppose more concrete being added with retail and neighborhoods as planned in the proposed change.

Thank you,
Pam and Paul Pounds
3010 Fontanna Blvd, Rockwall, 75032

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Pam

Last Name *

Curtis

Address *

2040 Broken Lance Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Richard

Last Name *

Henson

Address *

2424 FM 549

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This housing addition creates major issues with Lofland Circle. It may also have a negative impact over my property value. It in my opinion needs road work to handle the added traffic, and the tracts need to be larger and not so densely populated.

Respondent Information

Please provide your information.

First Name *

Richard

Last Name *

Wilkinson

Address *

1970 Broken Lance Ln

City *

Rockwall

State *

TX

Zip Code *

75033

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Way too dense a development and will bring traffic and noise to an already existing problem.

Respondent Information

Please provide your information.

First Name *

Sandra

Last Name *

Delk

Address *

2020 Broken Lance Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033 (Lofland Tract)

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Based on density and numerous other factors, I am fully opposed to this proposal as it sits.

Respondent Information

Please provide your information.

First Name *

Terrance

Last Name *

Tippett

Address *

2060 Broken Lance Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We oppose the current plan as Rockwall deserves lower density and higher value candidates.

Respondent Information

Please provide your information.

First Name *

Vicki

Last Name *

Pearson

Address *

1920 Broken Lance Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic, property values, infrastructure, the list goes on and on….

Respondent Information

Please provide your information.

First Name *

Amanda

Last Name *

Hurst

Address *

2045 Silver Hawk Court

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This high density project is gonna overwhelm our already overwhelming traffic and schools. This area is not prepared for this number of houses.

Respondent Information

Please provide your information.

First Name *

Andre

Last Name *

Della Monica

Address *

4965 Bear Claw Ln

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Andrea

Last Name *

Lacquement

Address *

5200 Standing Oak Lm

City *

Rockwall

State *

TEXAS

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other:

Oaks of buffalo way actively fighting this ridiculous development. Roads and schools don't support it. Proposed roads and units per acre are inappropriate and will cause hellacious traffic and overcrowding. I can't believe the city is even considering this. Shameful.

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

the density of this development is very high at over 2.1 units an acre when you calculate it without commercial and floodplain with small sized lots. Due to the proportionality of the neighborhood the developer will only need to develop half of the Lofland roadway. This will leave Lofland in a perpetual state of disrepair and will increase the congestion along that roadway from the new residents. We should move the collector BACK inside the neighborhood.
This neighborhood provides a dangerous precedent for neighboring tracts of land that would use this high density as a potential example. This will only exacerbate and create more density in an area that is all very low-density homes. The proposed plan does not create an appropriate buffer between larger estate homes and small lot tract homes.
Some of the biggest concerns are the already congested roadways.

Respondent Information

Please provide your information.

First Name *

Angela

Last Name *

Mason

Address *

2020 Winding oak ct

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

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- ( ) I saw a zoning sign on the property.
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- ( ) My neighbors told me about the request.
- ( ) Other: .....

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Zoning & Specific Use Permit Input Form

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The City/County does not have the infrastructure to handle what has already been built and approved. We do not have the roads and traffic is already a disaster. Our beautiful City is no longer enjoyable to live in. You (City Council) have a responsibility to its residents. No more until we have the infrastructure in place.

Respondent Information

Please provide your information.

First Name *

Angie

Last Name *

Howell

Address *

406 Shoreview Dr

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Text

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much traffic as is. Can barely access the highway or neighborhood stores. Increased housing would make this even more of a disaster!

Respondent Information

Please provide your information.

First Name *

Anthony

Last Name *

Luciano

Address *

225 freedom ct

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Already to many people in Rockwall Traffic is awful.

Respondent Information

Please provide your information.

First Name *

April

Last Name *

Scott

Address *

1542 madison dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Text from counselman

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am in opposition to this development due to the very high density that is shown on the development plan. I just went through a replat and a rezone 1.5 miles down the road and was told by a Rockwall Planner, in Planning and Zoning, that I couldn't do SFE-16 to build closer to a family members property line because the entire area is zones for low density and " Based on past experiences, our current City Council will not deviate from the Future Land Use map…". My property is on E Cullins where there aren't any developments or others properties that would have been affected. This development will affect multiple existing Rockwall residents property and value. The commercial areas shown on the development map seem to be out of place as well. This needs to be strongly reconsidered.

Respondent Information

Please provide your information.

First Name *

Austen

Last Name *

Brewer

Address *

790 e Cullins

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

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- (•) My neighbors told me about the request.
- ( ) Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Overcrowding in the county, infrastructure and utilities have not kept up with the growth

Respondent Information

Please provide your information.

First Name *

Brenda

Last Name *

Skyles

Address *

130 berkley drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Text

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Zoning & Specific Use Permit Input Form

Case Number *

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too high density of homes for the area...severe traffic congestion on top of the already overloaded infrastructure...

Respondent Information

Please provide your information.

First Name *

Brian

Last Name *

Harvey

Address *

2600 Lakefront Trl, Rockwall, TX 75032, USA

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ◉ My neighbors told me about the request.
- ○ Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much development going on in Rockwall and not enough adequate infrastructure in place such as roads that can accomodate traffic, water and electricity adquate to service community

Respondent Information

Please provide your information.

First Name *

Catherine

Last Name *

Hovey

Address *

110 Clipper Ct

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

22024-033 (Lofland Tract)

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We do not have the infrastructure to support this many homes. Traffic is bad as it is. The size of the lots is also a very big concern as we currently live in an estate lot neighborhood. We don't have the roads or the schools to support this project.

Respondent Information

Please provide your information.

First Name *

Chris

Last Name *

Lacquement

Address *

5200 Standing Oak Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The communities on the west side of 205 are low density communities on 1.5+ tracts. The proposed tract on the west side largely contains high density homes, which negatively impacts home values and does not fit within the overall desire of the community. Our community does not want the same high density development that has continually been approved down John King. I recently jumped through hoops with you all to re-zone and re-plat my own property and the feedback I received from the council was that the community is 1.5 acre lots or more and that is what should remain in that area. I would hope that the council's position hasn't changed on that within the last year just to appease a developer. Know that myself and my neighbors will not vote for any member that approves high density development on the west side of 205.

Respondent Information

Please provide your information.

First Name *

Dakota

Last Name *

Brewer

Address *

626 Cullins Rd

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: .....

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Insufficient infrastructure. High density housing is not in the City of Rockwall Thoroughfare Plan for this area. I strongly oppose.

Respondent Information

Please provide your information.

First Name *

Dan and Karen

Last Name *

Brecheen

Address *

1880 Broken Lance Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Proposed plans are too dense. Too many small lots (under 80). There is not currently infrastructure in place to support this many homes.

Respondent Information

Please provide your information.

First Name *

Dan

Last Name *

Conley

Address *

4042 Blythe St

City *

Rockwall

State *

TEXAS

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The road infrastructure is inadequate for the current density of the area, let alone adding 960 homes (2k additional vehicles). During rush hour, it has taken 13 minutes to go from Mims Rd to Lofland Cir (1 mile). If there are more than 4 cars on Lofland Cir trying to get on 205, it takes 6 minutes. This congestion rivals Santa Monica Blvd in Los Angeles. The builder has stated they have not done a traffic impact study. The addition of 960 homes, prior to the proper expansion of 205 and Lofland Cir (based on competent, independent traffic impact studies), would be catastrophic to the current residents of the surrounding area. I am not an anti-development person but it needs to be done responsibly. I understand the desire for the increased tax revenue associated with the development. However, to approve it prior to the necessary infrastructure improvements would be a complete failure to the citizens you serve. The impact studies are absolutely necessary. This development should be postponed until the infrastructure is improved and its density should be commensurate to those improvements.

Respondent Information

Please provide your information.

First Name *

David

Last Name *

Guevara

Address *

1905 BROKEN LANCE LN

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: .....

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Zoning & Specific Use Permit Input Form

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

All we need is another 1000 homes in Rockwall. That's another 2000 to 4000 people and 2000 to 3000 more vehicles on our roads. Do ya'll ever drive around in Rockwall. Traffic is horrible already. This will just add to the problem. Water is also a huge issue. Our supply is stretched already. Just ask Heath about the water supply. Our local government needs to better service the population we have now, not add to the problem.

Respondent Information

Please provide your information.

First Name *

Earl

Last Name *

Hebert

Address *

111 Freedom Court

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Email from city councilman Tim McCallum

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We definitely do not have the infrastructure for this many homes!

Respondent Information

Please provide your information.

First Name *

Heather

Last Name *

Sargent

Address *

3905 Poplar Point Drive

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The density is outrageously high.
The commercial section along FM549 will be severely constricted.
The traffic in this area will be even more ridiculous than it is now.
This type of neighborhood sets a bad example for future neighborhoods.

Respondent Information

Please provide your information.

First Name *

Jack

Last Name *

Green

Address *

2180 Arrowhead Ct.

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Decline

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

You are ruining Rockwall with the massive amounts of homes you're building, all just to line your pockets. Rockwall doesn't have the infrastructure necessary to handle a thousand new homes in this area. Traffic is already outrageous, we have water shortages, etc. Just another money grab by developers who know people will spend more in Rockwall. Do a better job, local Rockwall government.

Respondent Information

Please provide your information.

First Name *

James

Last Name *

Brownlee

Address *

3073 Coolwood Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Received text

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z22024-033024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This is just another ploy by the RINO, Chamber of Chamber of Commerce loving bitches In this county to enrich themselves at the expense of the people of the city.

Respondent Information

Please provide your information.

First Name *

Jerry

Last Name *

Bryant

Address *

366 Wayne Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: City Councilman text.

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I oppose the current development plan because it diverges from past plans. The city has established a precedent for fostering collaboration between developers and neighboring communities concerning density, consistency, similar build quality, and lot size, akin to the Oaks of Buffalo Way. Previous developers successfully worked with the Oaks of Buffalo Way to address the concerns of adjacent neighborhoods.

Respondent Information

Please provide your information.

First Name *

Joe

Last Name *

Ward

Address *

4920 Bear Claw Ln

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Totally unacceptable on every level. Anything proposed around the Oaks of Buffalo Way, should be of equal, or greater value, than the Oaks of Buffalo Way.

Respondent Information

Please provide your information.

First Name *

Kathleen

Last Name *

Fleming

Address *

2165 Arrowhead Court

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The congestion in this area is already high, we do not have the infrastructure to support this addition. This will also negatively impact property values. Our property taxes are already ridiculously high, this would only increase them more with the strain it would put on the cities resources.

Respondent Information

Please provide your information.

First Name *

Krista

Last Name *

Bell

Address *

3104 Bourbon Street Circle

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The city of Rockwall & Rockwall county should freeze building permits for new homes until we get traffic, roads & water supporting the current population

Respondent Information

Please provide your information.

First Name *

Kristen

Last Name *

Stebbins

Address *

111 defender court

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I live in Rockwall

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: City council

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Case Number *

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Surrounding traffic and infrastructure is already insufficient. I drive to Dallas everyday from work and the most traffic filled part of my drive is from my house to the bridge. Two (2) new large developments already underway within 0.25 miles of this proposed area.

Respondent Information

Please provide your information.

First Name *

Kyle

Last Name *

Roberts

Address *

4314 Selborne Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Matt

Last Name *

Scott

Address *

4925 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I read about the request on the City's website.
- ◉ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ○ Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too dense compared to existing homes.

Respondent Information

Please provide your information.

First Name *

Mike

Last Name *

Rapier

Address *

5165 Bear Claw Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too high density to be supported by roadways

Respondent Information

Please provide your information.

First Name *

Ray

Last Name *

Schwertner

Address *

756 Windsong Lane

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Text from Tim Mc Callum

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Rockwall does not have the infrastructure needed to sustain such a substantial increase in population, especially when combined with the myriad of other developments already approved throughout the county. The traffic congestion, roadway maintainace and construction, and school overflow (even with the new middle schools, 9th grade center, and expansion at Cain), is already impacting the quality of life in Rockwall County. These zone changes and housing developments that continue to be approved without consideration for the total good of those already living and serving within the community are at best irresponsible, at worst negligent. The focus needs to be on increasing infrastructure- such a widening 205, 276, and 549, i.e., before we approve even more housing and cram more people onto the crowded roadways and into the bursting school system. I STRONGLY oppose this zone change as a resident of Fontanna Ranch, which will be impacted by the new zoning.

Respondent Information

Please provide your information.

First Name *

Reagan

Last Name *

Morrow

Address *

3017 Wimberley Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Density must be reduced. The lots are too small. Should have 50-75 1 1/2 acre lots.

Respondent Information

Please provide your information.

First Name *

ROBERT

Last Name *

LYON

Address *

1900 BROKEN LANCE LANE

City *

ROCKWALL

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

John King and 205 are the main roads thru Rockwall. The intersection of 205 and 66 cannot take any additional traffic as a detour for I-30. Are we going to destroy the downtown historical buildings to accommodate the conservative estimate of 3000 more cars each day? Our schools don't have enough funding as it is let alone find more space for new residents.

Respondent Information

Please provide your information.

First Name *

Rosemary

Last Name *

Savage

Address *

1810 Preakness Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

No infrastructure to support increased traffic

Respondent Information

Please provide your information.

First Name *

Roxanne

Last Name *

Enright

Address *

111 Maywood Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- (•) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

22024-033 (Lofland Tract)

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The density is ridiculous! The Loftland roadway is equally ridiculous. This development is going to significantly impact Oaks of Buffalo Way negatively

Respondent Information

Please provide your information.

First Name *

Sandra

Last Name *

Shimkus

Address *

5315 Standing Oak Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I live in the adjacent Oaks of Buffalo Way neighborhood and I am against the proposed Lofland Development. I do not want high-density neighborhoods around our neighborhood, along with the traffic, congestion, and the noise and light pollution that it would bring.

Respondent Information

Please provide your information.

First Name *

Scott

Last Name *

Benners

Address *

4940 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This is entirely too high density for the area. There is so much more to say, but I will save it for the meeting.

Respondent Information

Please provide your information.

First Name *

Sheena

Last Name *

Taylor

Address *

905 H Wallace Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

There are way too many planned homes crammed into this small area that is adjacent to a historical unplowed section of Texas land with a designated marker. Our roads, schools, water utilities and other infrastructure (as well as creeks and drainage) are already strained so this many additional homes will only further exasperate the problem.

Respondent Information

Please provide your information.

First Name *

Steve

Last Name *

Rummel

Address *

2230 Arrowhead Ct.

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: our community will vote against anyone who supports high density development

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033 (Lofland Tract)

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The density of this development is entirely too high. I participated in community meetings with the developer to share our concerns and based on the "updated" plans submitted, the developer does not care about this community or our concerns.

Respondent Information

Please provide your information.

First Name *

Susan

Last Name *

Langdon

Address *

5050 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- (•) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Excessive traffic

Respondent Information

Please provide your information.

First Name *

Tammy

Last Name *

Scarnati

Address *

156 Haven Ridge Drive

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Received a text

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-003

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This area of 205 is already overwhelmed with traffic, daily. The addition of homes, as well as the new freshman center, will only create more gridlock.

Respondent Information

Please provide your information.

First Name *

Tiffany

Last Name *

Nieto

Address *

1453 Foxwood Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The density of this neighborhood is too dense. The roads surrounding this neighborhood can't handle the current traffic, so definitely can't handle this many more cars on the roads.
Also, the schools surrounding this neighborhood will be very overcrowded. I am also concerened about how this neighborhood sets a dangerous precedent for neighboring tracts of land that would use this high density to get their land to also be high density.

Respondent Information

Please provide your information.

First Name *

Trish

Last Name *

Heinrich

Address *

4945 Bear Claw Lane

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Tristan

Last Name *

Sargent

Address *

3905 Poplar Point Drive

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

These homes will increase congestion in the area and lower home values in Rockwall.

Respondent Information

Please provide your information.

First Name *

William

Last Name *

Bell

Address *

3104 Bourbon Street Circle

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- (•) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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MICHAEL JOYCE
PROPERTIES

767 Justin Rd
Rockwall, TX 75087

July 18, 2024

Mr. Ryan Miller
Director of Planning and Zoning
City of Rockwall
385 S Goliad Street
Rockwall, TX 75087

RE: Zoning Application, Lofland Tract,

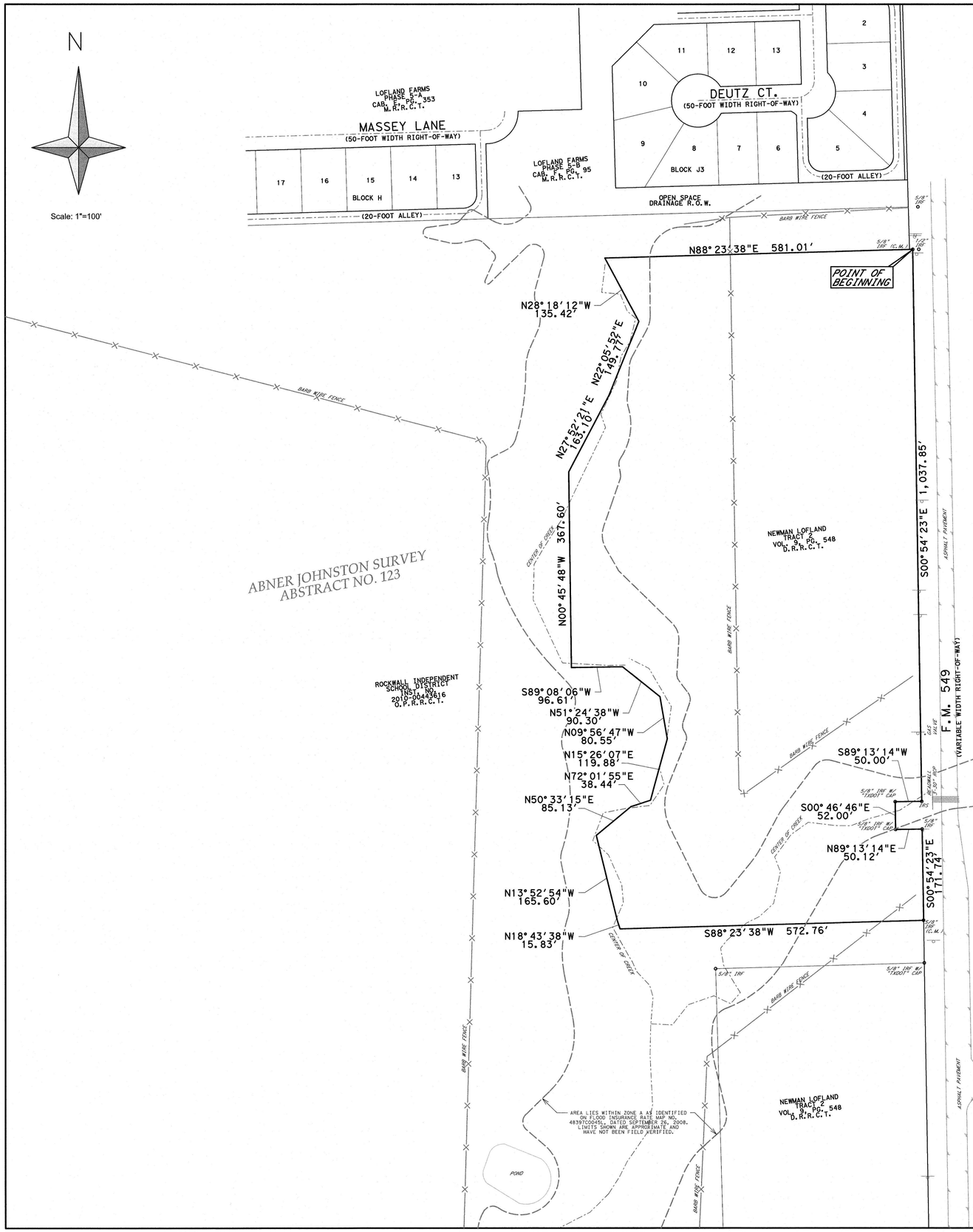
Dear Mr. Miller,

Michael Joyce Properties is submitting the attached Zoning Application, Concept Plan and Design Standards for consideration for a change in Zoning for the tracts as shown in the Concept Plan and Survey. We would like to request a change in Zoning from Agricultural District to a Planned Development District with the attached design standards.

We thank you for your consideration and look forward to working with the City of Rockwall, the Planning and Zoning Commission and the City Council on the approval of this request.

Sincerely,

Ryan Joyce
President, Michael Joyce Properties



BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 20200000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.C.T.), being in an interior south line of a called 173.00 acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No, 2010-00443616 O.P.R.R.C.T.;

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12 feet to a 5/8-inch iron rod found;

THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74 feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00 acre tract;

THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76 feet to a point in a creek;

THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00 acre tract and generally along said creek, a distance of 15.83 feet;

THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 165.60 feet;

THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13 feet;

THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44 feet;

THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88 feet;

THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55 feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30 feet;

THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61 feet;

THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60 feet;

THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10 feet;

THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77 feet;

THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42 feet;

THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01 feet to the POINT OF BEGINNING and containing 16.8895 acres of land.

Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:

10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect

10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000003059 - does not affect

10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect

10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description

10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect

10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect

10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect

10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect

10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description

10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description

10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description

10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

LEGEND

	POWER POLE
	GUY ANCHOR
E	OVERHEAD ELECTRIC
	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
SSMH	SANITARY SEWER MANHOLE
CMP	CORREGATED METAL PIPE
FH	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	WATER VALVE
	WATER METER
	SIGN
	TELEPHONE PEDESTAL
	TELEPHONE BOX
TRANS.	TRANSFORMER
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS REGISTERED PATRICK J. BALDASARO 5504 PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY
OF A
16.8895 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303

200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

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THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped “TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT” found;

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THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00 acre tract and generally along said creek, a distance of 15.83 feet;

THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 165.60 feet;

THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13 feet;

THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44 feet;

THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88 feet;

THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55 feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30 feet;

THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61 feet;

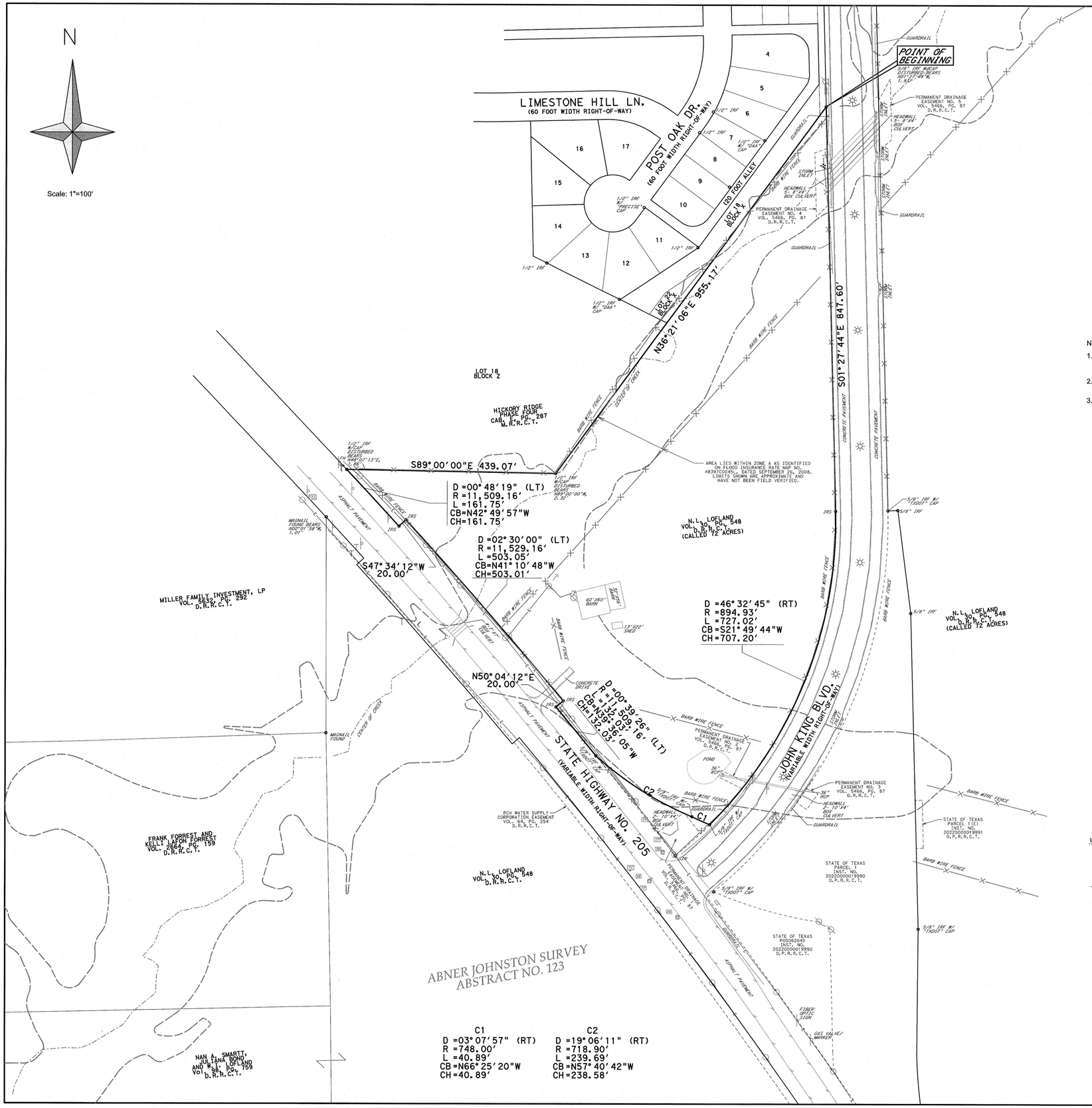
THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60 feet;

THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10 feet;

THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77 feet;

THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42 feet;

THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01 feet to the POINT OF BEGINNING and containing 16.8895 acres of land.



Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:

10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect

10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000003059 - does not affect

10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect

10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description

10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect

10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect

10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect

10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect

10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description

10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description

10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description

10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

LEGEND

	POWER POLE
	GUY ANCHOR
E	OVERHEAD ELECTRIC
X	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
RCP	REINFORCED CONCRETE PIPE
FH	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	WATER VALVE
	WATER METER
	SIGN
TP	TELEPHONE PEDESTAL
TB	TELEPHONE BOX
TRANS.	TRANSFORMER
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93 feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 894.93 feet and a central angle of 46 degrees 32 minutes 45 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 727.02 (Chord Bearing South 21 degrees 49 minutes 44 seconds West - 707.20 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being the point of curvature of a non-tangent curve to the right, having a radius of 748.00 feet and a central angle of 03 degree 07 minutes 57 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance 40.89 feet (Chord Bearing North 66 degrees 25 minutes 20 seconds West - 40.89 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right having a radius of 718.90 feet and a central angle of 19 degrees 06 minutes 11 seconds;

THENCE continuing with the northeast line of SH 205 and with said curve to the right, an arc distance of 239.69 feet (Chord Bearing North 57 degrees 40 minutes 42 seconds West - 238.58 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having a radius of 11,509.16 feet and a central angle of 00 degrees 39 minutes 26 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 132.03 feet (Chord Bearing North 39 degrees 36 minutes 05 seconds West - 132.03 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05 feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West - 503.01 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16 feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75 feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West - 161.75 feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86 feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07 feet to the southernmost southeast corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 89 degrees 00 minutes 00 seconds West, a distance of 2.32 feet;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17 feet to the POINT OF BEGINNING and containing 15.344 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS REGISTERED PATRICK J. BALDASARO 5504 PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY
OF A
15.344 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPLS NO. 10194303

200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93 feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the point of curvature of a curve to the right, having a radius of 894.93 feet and a central angle of 46 degrees 32 minutes 45 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 727.02 (Chord Bearing South 21 degrees 49 minutes 44 seconds West - 707.20 feet), to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being the point of curvature of a non-tangent curve to the right, having a radius of 748.00 feet and a central angle of 03 degree 07 minutes 57 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance 40.89 feet (Chord Bearing North 66 degrees 25 minutes 20 seconds West - 40.89 feet) to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found at the point of curvature of a non-tangent curve to the right having a radius of 718.90 feet and a central angle of 19 degrees 06 minutes 11 seconds;

THENCE continuing with the northeast line of SH 205 and with said curve to the right, an arc distance of 239.69 feet (Chord Bearing North 57 degrees 40 minutes 42 seconds West - 238.58 feet) to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found at the point of curvature of a curve to the left having a radius of 11,509.16 feet and a central angle of 00 degrees 39 minutes 26 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 132.03 feet (Chord Bearing North 39 degrees 36 minutes 05 seconds West - 132.03 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

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THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the point

of curvature of a non-tangent curve to the left, having a radius of 11,509.16 feet and a central angle of 00 degrees 48 minutes 19 seconds;

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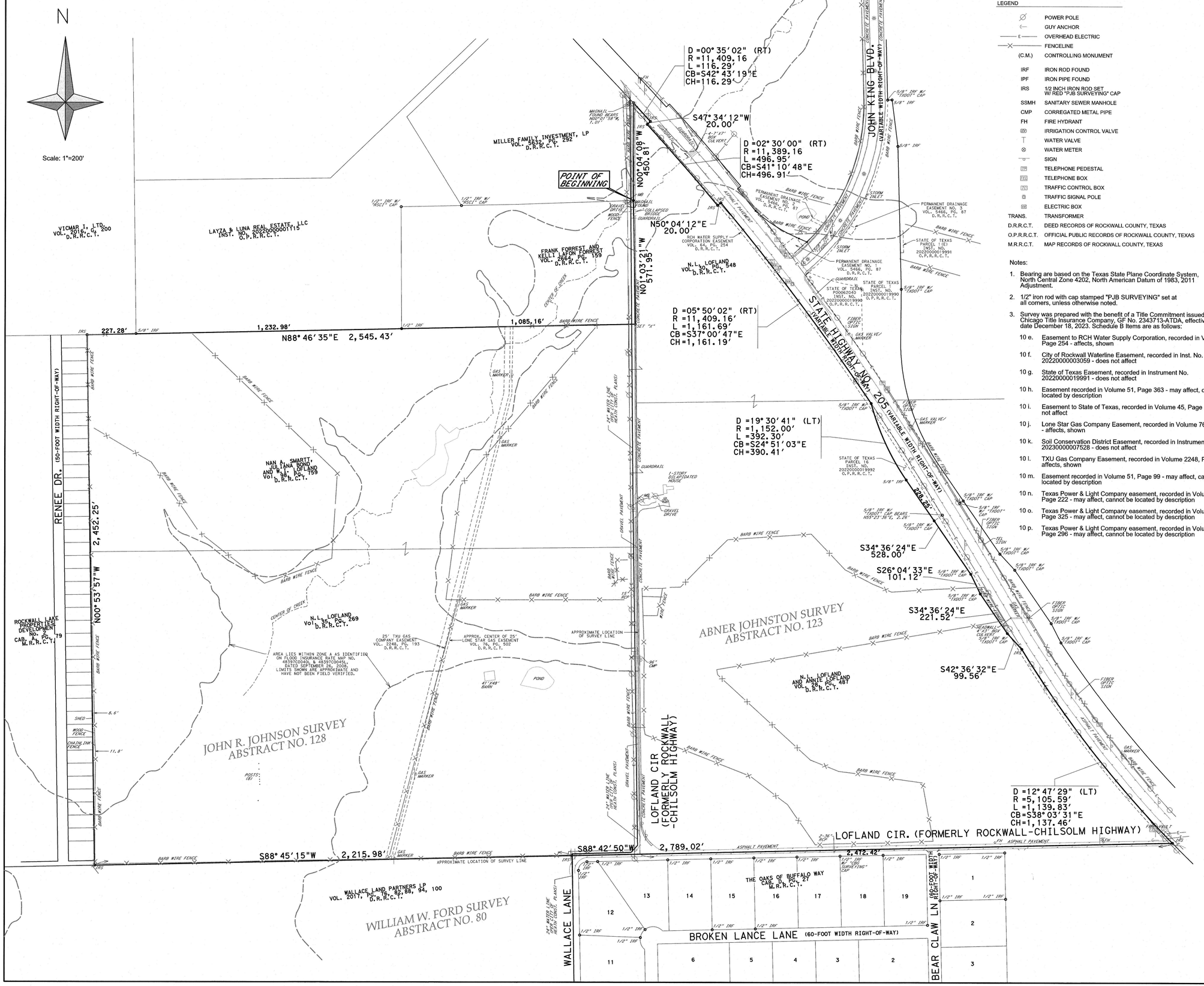
THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07 feet to the southernmost southeast corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 89 degrees 00 minutes 00 seconds West, a distance of 2.32 feet;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17 feet to the POINT OF BEGINNING and containing 15.344 acres of land.



LEGEND

⌀	POWER POLE
←	GUY ANCHOR
E	OVERHEAD ELECTRIC
	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
SSMH	SANITARY SEWER MANHOLE
CMP	CORREGATED METAL PIPE
FH	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	WATER VALVE
	WATER METER
	SIGN
TEL	TELEPHONE PEDESTAL
	TELEPHONE BOX
TC	TRAFFIC CONTROL BOX
	TRAFFIC SIGNAL POLE
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D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:

10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - affects, shown

10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000003059 - does not affect

10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect

10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description

10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect

10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - affects, shown

10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect

10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - affects, shown

10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description

10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description

10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description

10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.L. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tagent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.91 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tagent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.19 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 392.30 feet (Chord Bearing South 24 degrees 51 minutes 03 seconds East 390.41 feet to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tagent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC. recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Layza & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Layza & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an "X" set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY
OF A
242.2768 ACRE TRACT
OUT OF THE
JOHN. R. JOHNSON SURVEY, ABST. NO. 128
AND THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-9669

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.)., part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set on a non-tangent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.91 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.19 feet) to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 392.30 feet (Chord Bearing South 24 degrees 51 minutes 03 seconds East - 390.41 feet to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

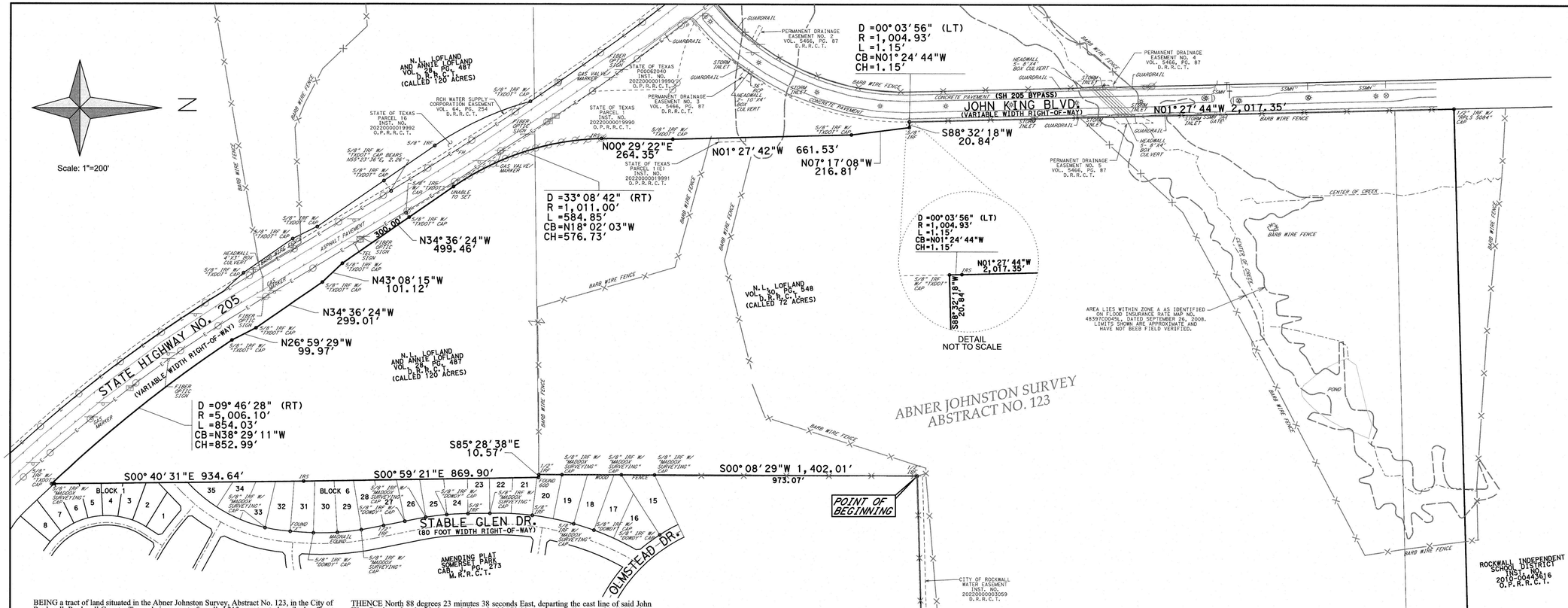
THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC, recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Lazya & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Lazya & Luna tract and the southwest corner

of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an “X” set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.

Scale: 1"=200'



LEGEND

⌀	POWER POLE
←	GUY ANCHOR
E	OVERHEAD ELECTRIC
	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
SSMH	SANITARY SEWER MANHOLE
CMP	CORREGATED METAL PIPE
FH	FIRE HYDRANT
WMH	WATER MANHOLE
⊤	WATER VALVE
⊗	WATER METER
	SIGN
TP	TELEPHONE PEDESTAL
✲	LIGHT POLE
RCP	REINFORCED CONCRETE PIPE
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:
   - 10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect, shown
   - 10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000003059 - affects, shown
   - 10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - affects, shown
   - 10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
   - 10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
   - 10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect
   - 10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect
   - 10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
   - 10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
   - 10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
   - 10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
   - 10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of a called 139.308 acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308 acre tract, at a distance of 973.07 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01 feet to a 1/2-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57 feet to a 60D nail found;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10 feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03 feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER"cap found, continuing a total distance of 499.46 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the right having a radius of 1,011.00 feet and a central angle of 33 degrees 08 minutes 42 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the right, an arc distance of 584.85 feet (Chord Bearing North 18 degrees 02 minutes 03 seconds West 576.73 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 00 degrees 29 minutes 22 seconds East, continuing with the northeast line of said SH 205, a distance of 264.35 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 01 degree 27 minutes 42 seconds West, continuing with the northeast line of said SH 205, a distance of 661.53 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 32 minutes 18 seconds West, continuing with the northeast line of said SH 205, a distance of 20.84 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93 feet and a central angle of 00 degrees 03 minutes 56 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 1.15 feet (Chord Bearing North 01 degree 24 minutes 44 seconds West 1.15 feet), to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35 feet to a 1/2-inch iron rod with "RPLS 5084" cap found in the south line of a called 173.00 acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00 acre tract, a distance of 3,696.05 feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54 feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00 acre tract, a distance of 669.62 feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00 acre tract, a distance of 393.66 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00 feet to a 1/2-inch iron rod with cap stamped "DCA INC" found;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71 feet to a 1/2-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308 acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY
OF A
261.9194 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 120 acre tract described in a deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487 D.R.R.C.T., and part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of a called 139.308 acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308 acre tract, at a distance of 973.07 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01 feet to a 1/2-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57 feet to a 60D nail found;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10 feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03 feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER"cap found, continuing a total distance of 499.46 feet (unable to set) to the point of curvature of a curve to the right having a radius of 1,011.00 feet and a central angle of 33 degrees 08 minutes 42 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the right, an arc distance of 584.85 feet (Chord Bearing North 18 degrees 02 minutes 03 seconds West 576.73 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE North 00 degrees 29 minutes 22 seconds East, continuing with the northeast line of said SH 205, a distance of 264.35 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 01 degree 27 minutes 42 seconds West, continuing with the northeast line of said SH 205, a distance of 661.53 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 32 minutes 18 seconds West, continuing with the northeast line of said SH 205, a distance of 20.84 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found in the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93 feet and a central angle of 00 degrees 03 minutes 56 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 1.15 feet (Chord Bearing North 01 degree 24 minutes 44 seconds West 1.15 feet), to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the point of tangency;

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35 feet to a 1/2-inch iron rod with “RPLS 5084” cap found in the south line of a called 173.00 acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00 acre tract, a distance of 3,696.05 feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54 feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00 acre tract, a distance of 669.62 feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00 acre tract, a distance of 393.66 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING" set;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING" set;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING" set;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16 feet to a 1/2-inch iron rod with cap stamped “CBG SURVEYING" found;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00 feet to a 1/2-inch iron rod with cap stamped “DCA INC" found;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71 feet to a 1/2-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308 acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.

N

0 200 400 800
SCALE: 1" = 400'

LEGEND

TYPICAL LOT SIZES

- TYPE 'A' - 185' X 200' - 24 LOTS
- TYPE 'B' - 100' X 200' - 15 LOTS
- TYPE 'C' - 100' X 150' - 46 LOTS
- TYPE 'D' - 82' X 125' - 125 LOTS
- TYPE 'E' - 72' X 125' - 377 LOTS
- TYPE 'F' - 62' X 125' - 308 LOTS
- TYPE 'G' - 52' X 125' - 65 LOTS
- OPEN SPACE - 136.80 Ac.
- AMENITY CENTER - 4.81 Ac.
- CITY PARK - 37.7 Ac.
- COMMERCIAL - 41.0 Ac.

CONCEPT PLAN ACREAGE
GROSS ACRES - 536.42
COMMERCIAL ACREAGE - 28.65
COMMERCIAL FLOODPLAIN - 12.35
RESIDENTIAL ACREAGE - 427.92
RESIDENTIAL FLOODPLAIN - 67.50

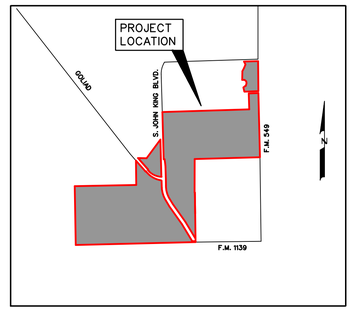
DENSITY CALCULATIONS
TOTAL RESIDENTIAL LOTS - 960
DENSITY ON GROSS - 1.79
GROSS RESIDENTIAL DENSITY - 1.94

TOTAL FLOODPLAIN ACRES - 79.85

OPEN SPACE REQUIRED - 107.28

OPEN SPACE CALCULATION
CITY PARKS - 37.69
CITY WATER TOWER - 2.39
FLOODPLAIN @ 50% - 39.93
PRIVATE OPEN SPACE - 65.78
AMENITIES CENTERS - 5.14
TOTAL OPEN SPACE - 150.93

EXCESS OPEN SPACE - 43.64



LOCATION MAP
N.T.S.

TOTAL ACRES	536.42
GROSS COMMERCIAL ACRES	41.0
TOTAL RESIDENTIAL LOTS	960
RESIDENTIAL DENSITY*	1.789
GROSS RESIDENTIAL DENSITY**	1.938
TOTAL FLOOD PLAIN ACRES	87.09
TOTAL OPEN SPACE ACRES	136.80

NOTE:
* CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES)
** CALCULATED AT (TOT RES LOTS)/ (TOTAL ACRES-GROSS COMMERCIAL ACRES)

CONCEPT PLAN
OF

JUNIPER

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

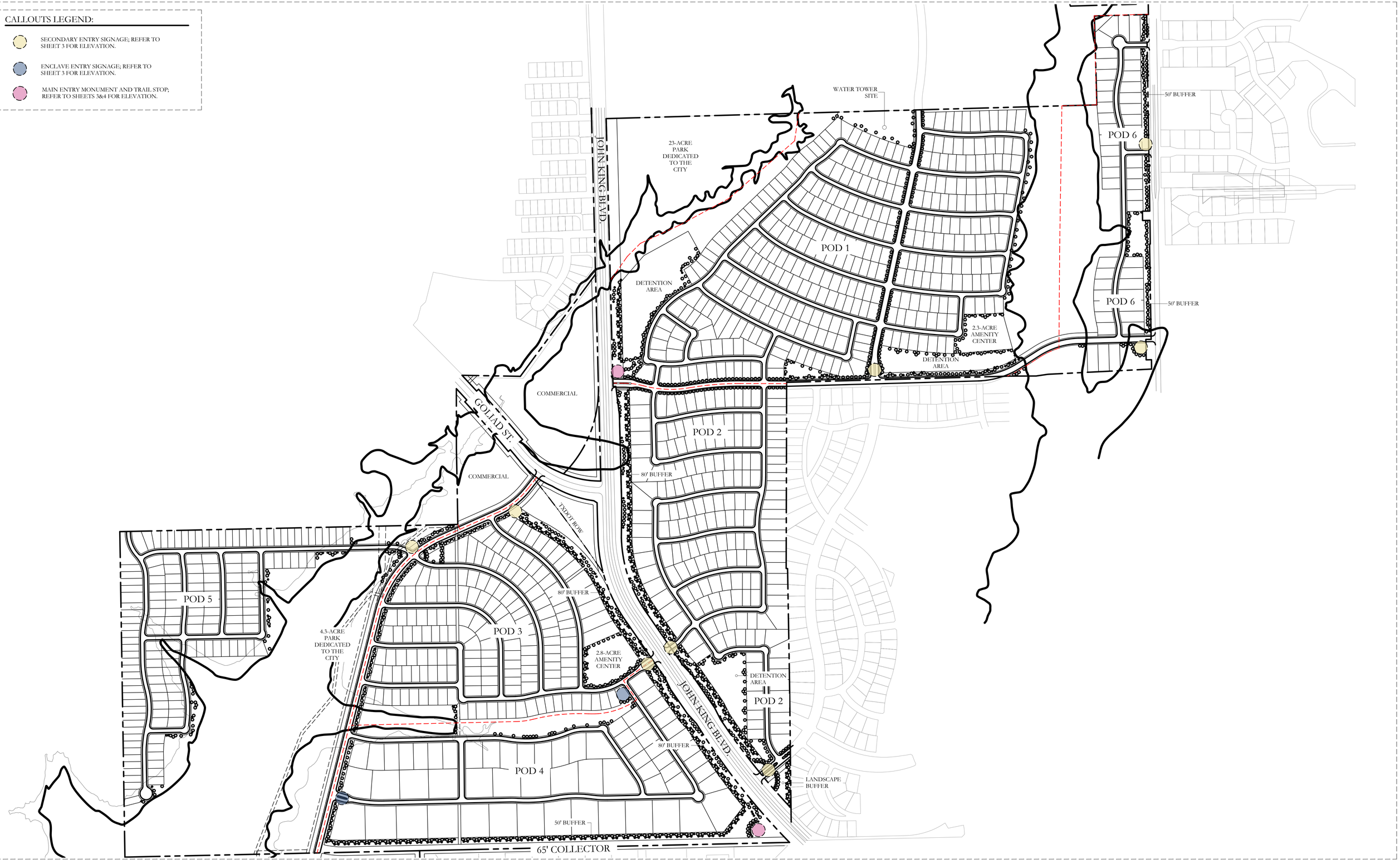
AUGUST 2024 SCALE 1" = 400'

OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

CASE NO. XXXX

CALLOUTS LEGEND:

- SECONDARY ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- MAIN ENTRY MONUMENT AND TRAIL STOP; REFER TO SHEETS 3&4 FOR ELEVATION.



NORTH

SCALE: 1" = 300'-0"

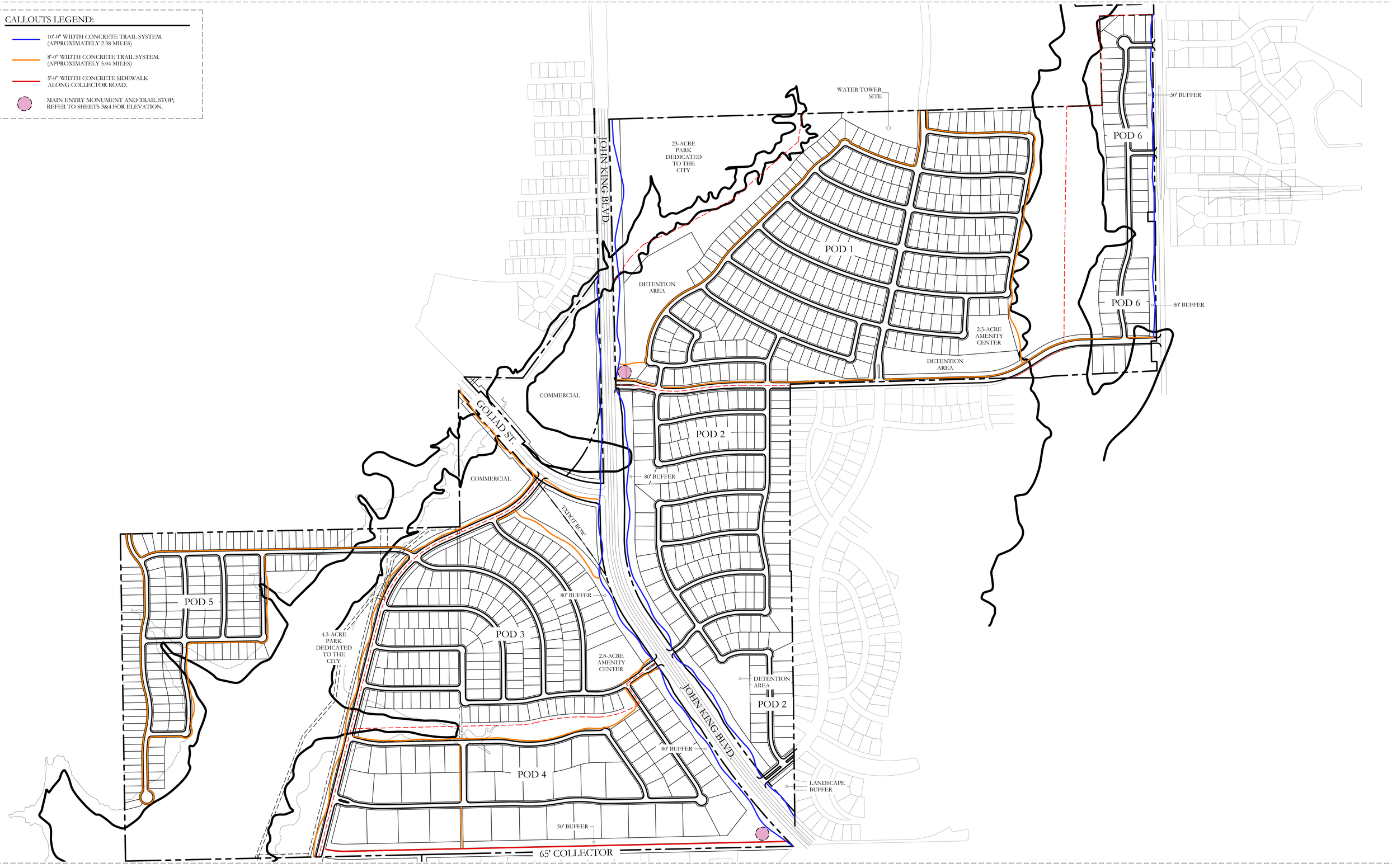
JUNIPER / OVERALL LAYOUT PLAN

City of Rockwall, Rockwall County, Texas

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CALLOUTS LEGEND:

- 10'-0" WIDTH CONCRETE TRAIL SYSTEM. (APPROXIMATELY 2.38 MILES)
- 8'-0" WIDTH CONCRETE TRAIL SYSTEM. (APPROXIMATELY 5.04 MILES)
- 5'-0" WIDTH CONCRETE SIDEWALK ALONG COLLECTOR ROAD.
- MAIN ENTRY MONUMENT AND TRAIL STOP; REFER TO SHEETS 3&4 FOR ELEVATION.



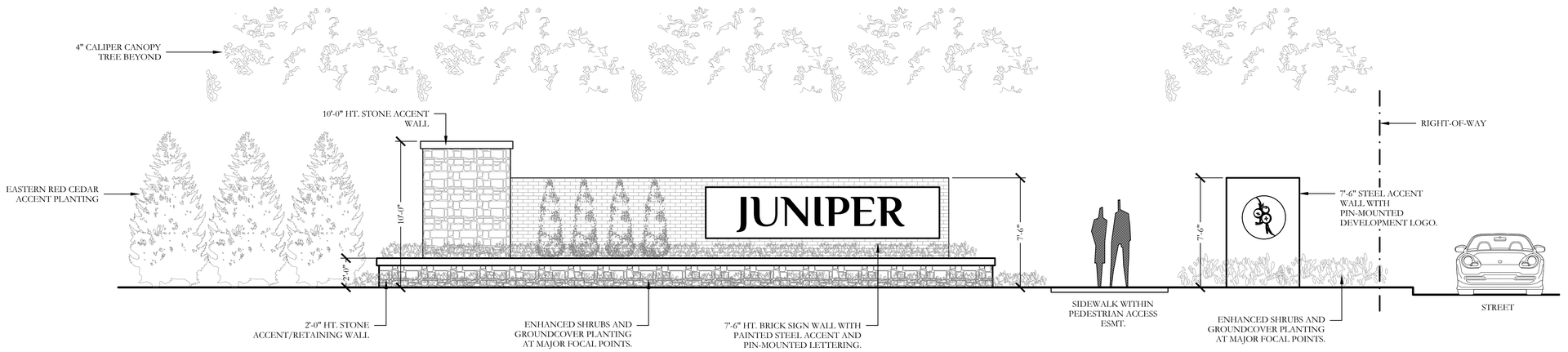
JUNIPER / OVERALL SIDEWALK AND TRAIL PLAN

City of Rockwall, Rockwall County, Texas

NORTH

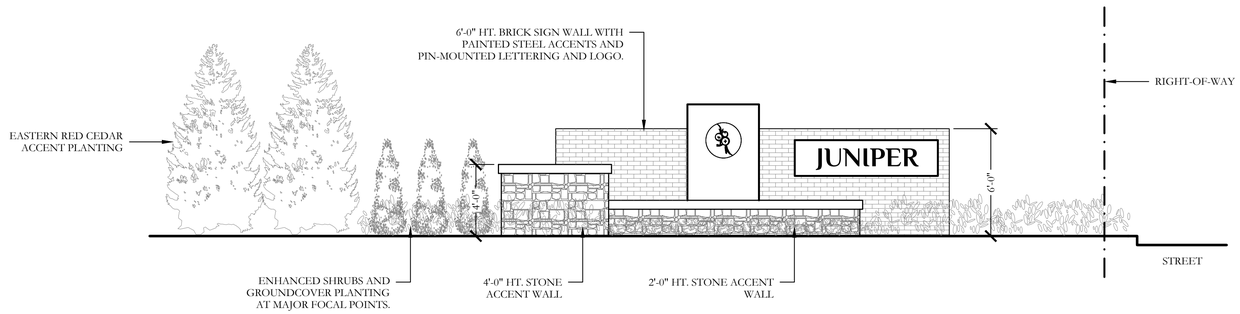
SCALE: 1" = 300'-0"

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



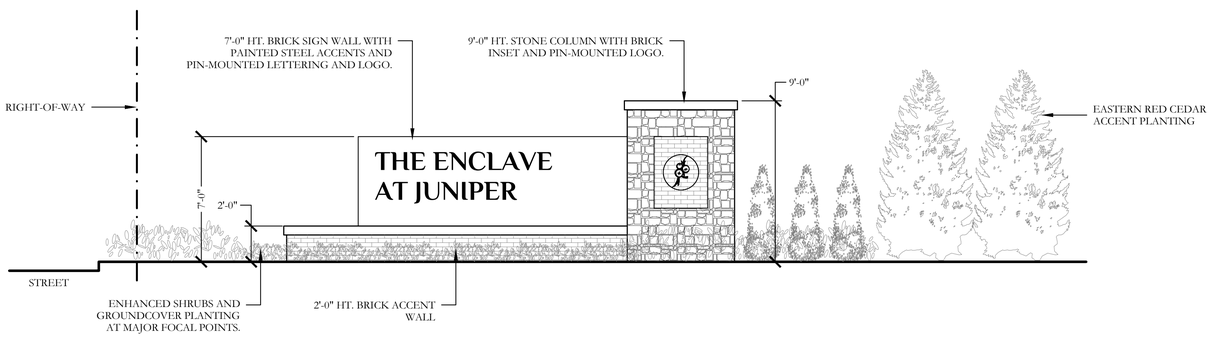
MAIN ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



SECONDARY ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



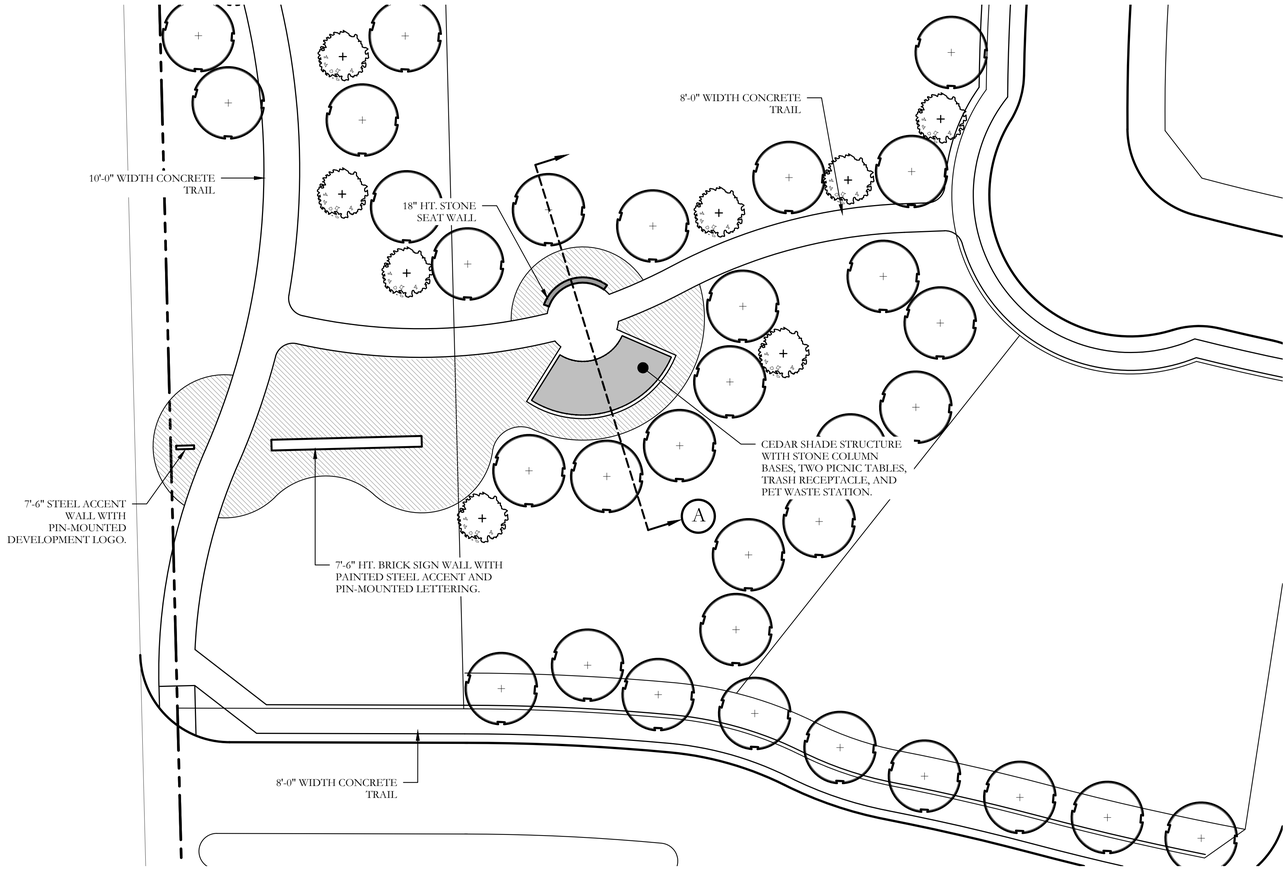
ENCLAVE ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"

JUNIPER / ENTRY MONUMENT ELEVATIONS

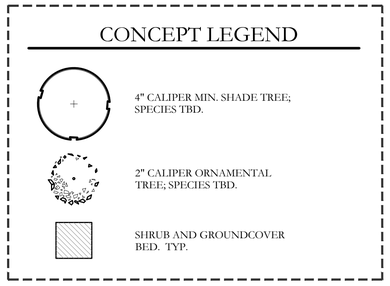
City of Rockwall, Rockwall County, Texas

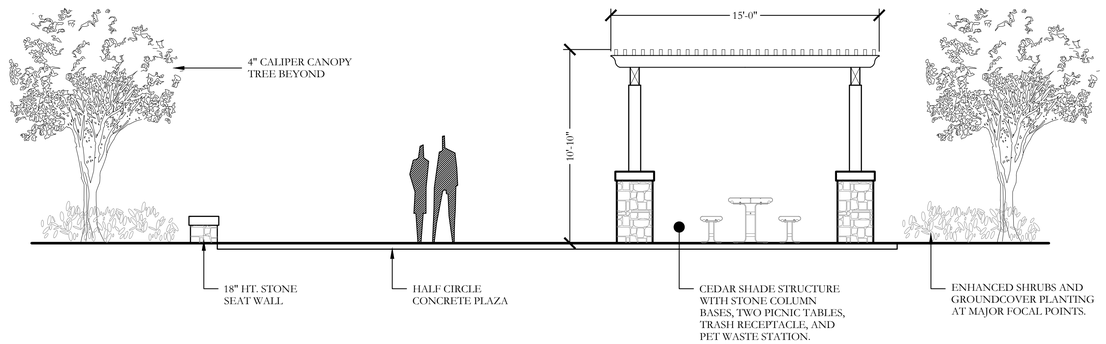
JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



MAIN ENTRY SIGNAGE/TRAIL STOP
PLAN

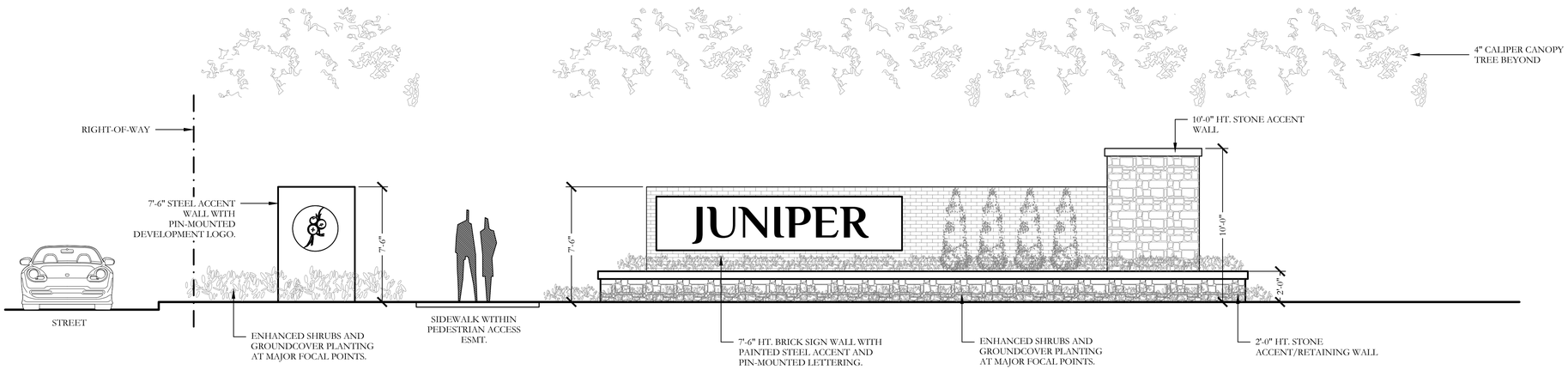
SCALE: 1" = 20'-0"





MAIN ENTRY SIGNAGE/TRAIL STOP - SECTION A (TYPICAL NORTH AND SOUTH TRAIL STOP)
SECTION/ELEVATION

SCALE: 1/4" = 1'-0"



MAIN ENTRY SIGNAGE/TRAIL STOP
ELEVATION

SCALE: 1/4" = 1'-0"

JUNIPER / ENTRY MONUMENT/TRAIL STOP ELEVATIONS

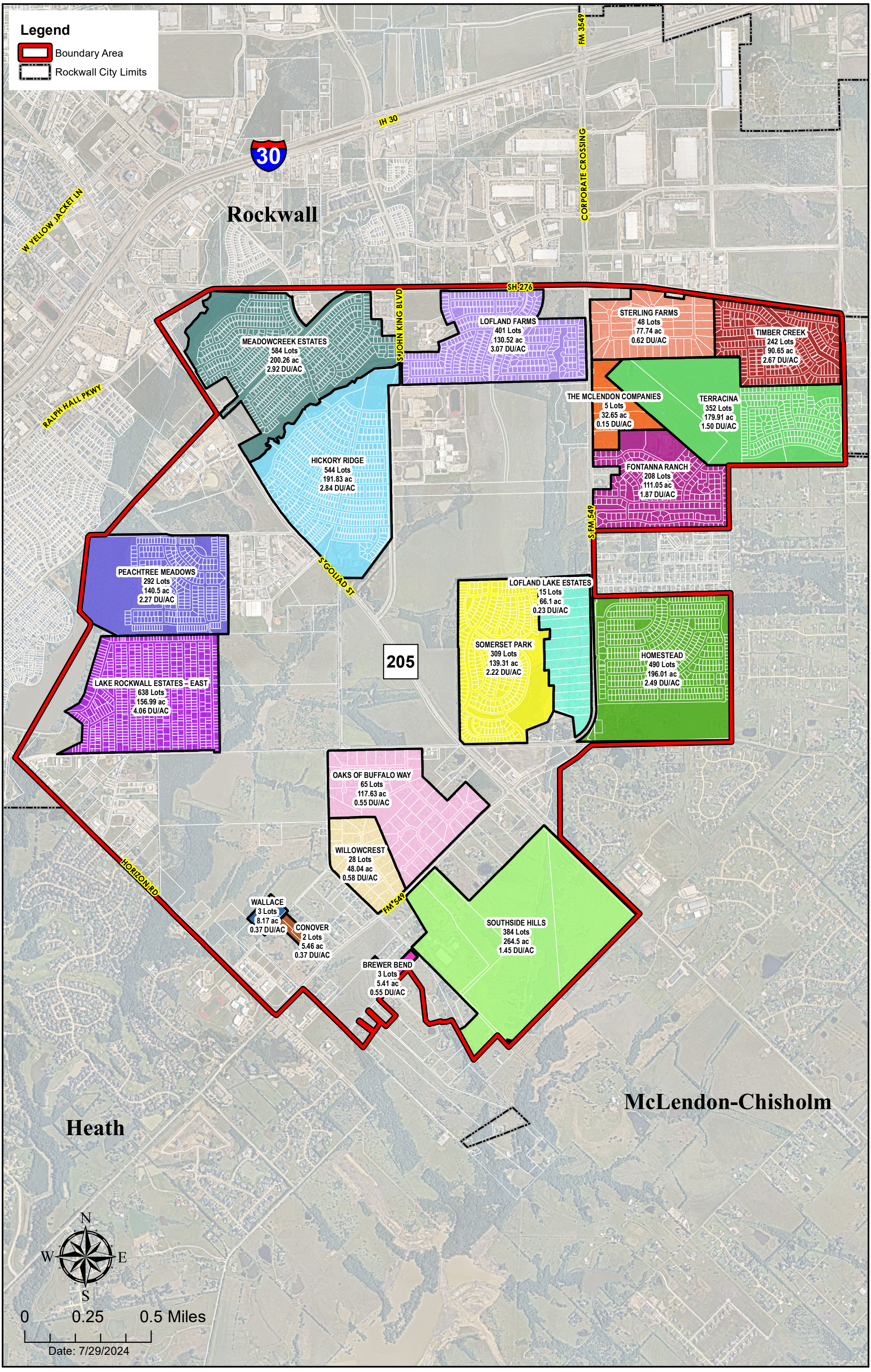
City of Rockwall, Rockwall County, Texas

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

JUNIPER / AMENITY CENTER INSPIRATION PAGE

City of Rockwall, Rockwall County, Texas

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100


Legend
Boundary Area
Rockwall City Limits
IH 30
30
FM 3549
CORPORATE CROSSING
Rockwall
W YELLOW JACKET LN
SH 276
S JOHN KING BLVD
MEADOWCREEK ESTATES
584 Lots
200.26 ac
2.92 DU/AC
LOFLAND FARMS
401 Lots
130.52 ac
3.07 DU/AC
STERLING FARMS
48 Lots
77.74 ac
0.62 DU/AC
TIMBER CREEK
242 Lots
90.65 ac
2.67 DU/AC
THE MCLENDON COMPANIES
5 Lots
32.65 ac
0.15 DU/AC
TERRACINA
352 Lots
179.91 ac
1.50 DU/AC
RALPH HALL PKWY
HICKORY RIDGE
544 Lots
191.83 ac
2.84 DU/AC
FONTANNA RANCH
208 Lots
111.05 ac
1.87 DU/AC
S FM 549
S GOLIAD ST
PEACHTREE MEADOWS
292 Lots
140.5 ac
2.27 DU/AC
LOFLAND LAKE ESTATES
15 Lots
66.1 ac
0.23 DU/AC
SOMERSET PARK
309 Lots
139.31 ac
2.22 DU/AC
HOMESTEAD
490 Lots
196.01 ac
2.49 DU/AC
LAKE ROCKWALL ESTATES – EAST
638 Lots
156.99 ac
4.06 DU/AC
205
OAKS OF BUFFALO WAY
65 Lots
117.63 ac
0.55 DU/AC
WILLOWCREST
28 Lots
48.04 ac
0.58 DU/AC
HORIZON RD
FM 549
WALLACE
3 Lots
8.17 ac
0.37 DU/AC
CONOVER
2 Lots
5.46 ac
0.37 DU/AC
SOUTHSIDE HILLS
384 Lots
264.5 ac
1.45 DU/AC
BREWER BEND
3 Lots
5.41 ac
0.55 DU/AC
Heath
McLendon-Chisholm
N
W
E
S
0
0.25
0.5 Miles
Date: 7/29/2024

16 SOUTH CENTRAL RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

POINTS OF REFERENCE

A. Meadow Creek Estates Subdivision
B. Hickory Ridge Subdivision
C. Lofland Farms Subdivision
D. RISD's Career Academy
E. Somerset Park Subdivision
F. Sterling Farms Subdivision
G. Fontanna Ranch Subdivision
H. Timber Creek Subdivision

LAND USE PALETTES

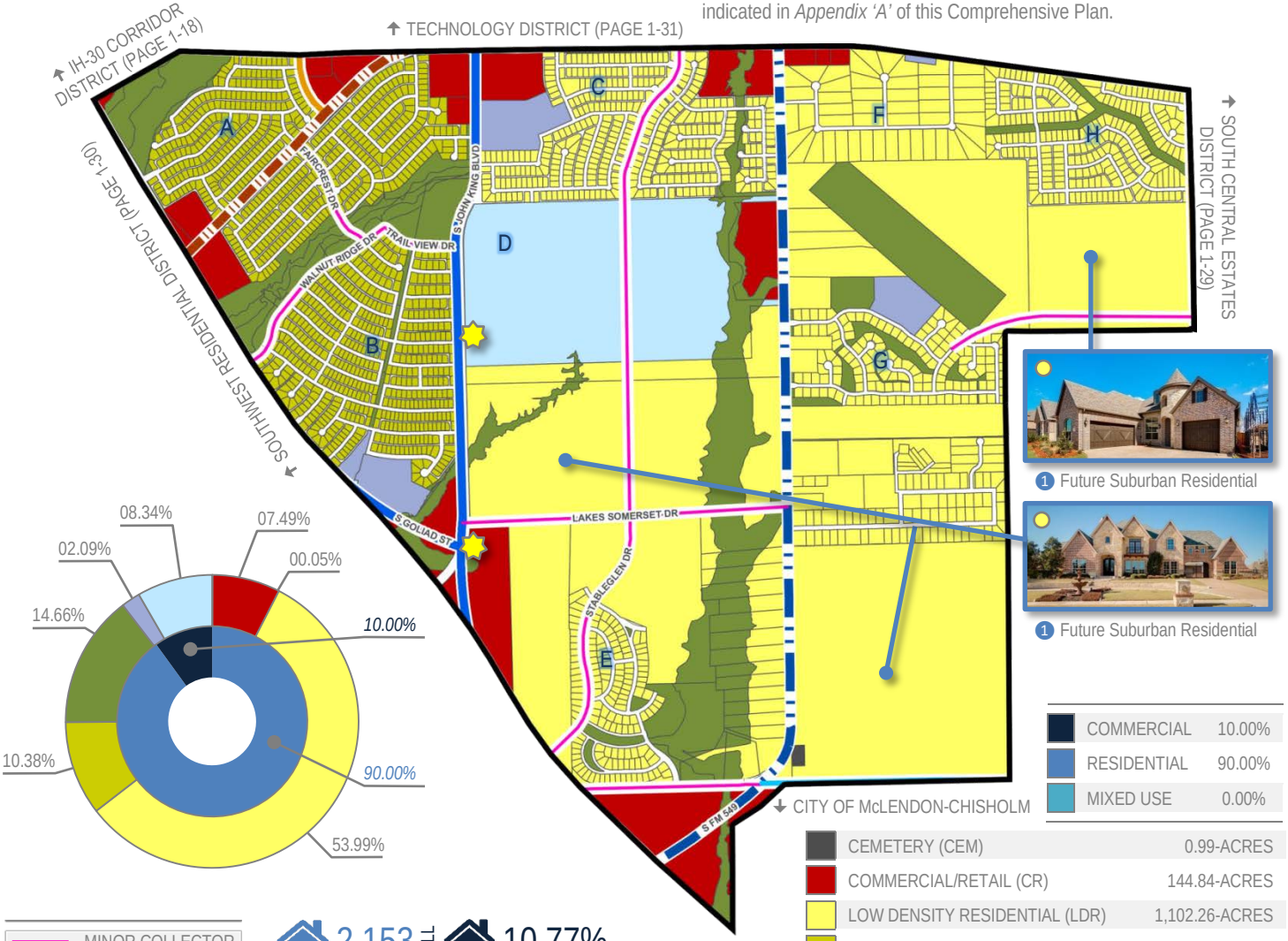
Current Land Use
Future Land Use

John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
2. *Commercial Land Uses*. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [*SH-205*] and SH-276 and S. Goliad Street [*SH-205*] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
3. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



COMMERCIAL	10.00%
RESIDENTIAL	90.00%
MIXED USE	0.00%

CEMETERY (CEM)	0.99-ACRES
COMMERCIAL/RETAIL (CR)	144.84-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,102.26-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	200.85-ACRES
PARKS AND OPEN SPACE (OS)	283.44-ACRES
PUBLIC (P)	40.36-ACRES
QUASI-PUBLIC (QP)	161.33-ACRES

MINOR COLLECTOR
M4D
M4U
TXDOT 4D
TXDOT 6D

	CURRENT	% OF ROCKWALL	BUILD OUT
	2,153	10.77%	3,757
	5	0.28%	
	6,911	11.61%	12,060

18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

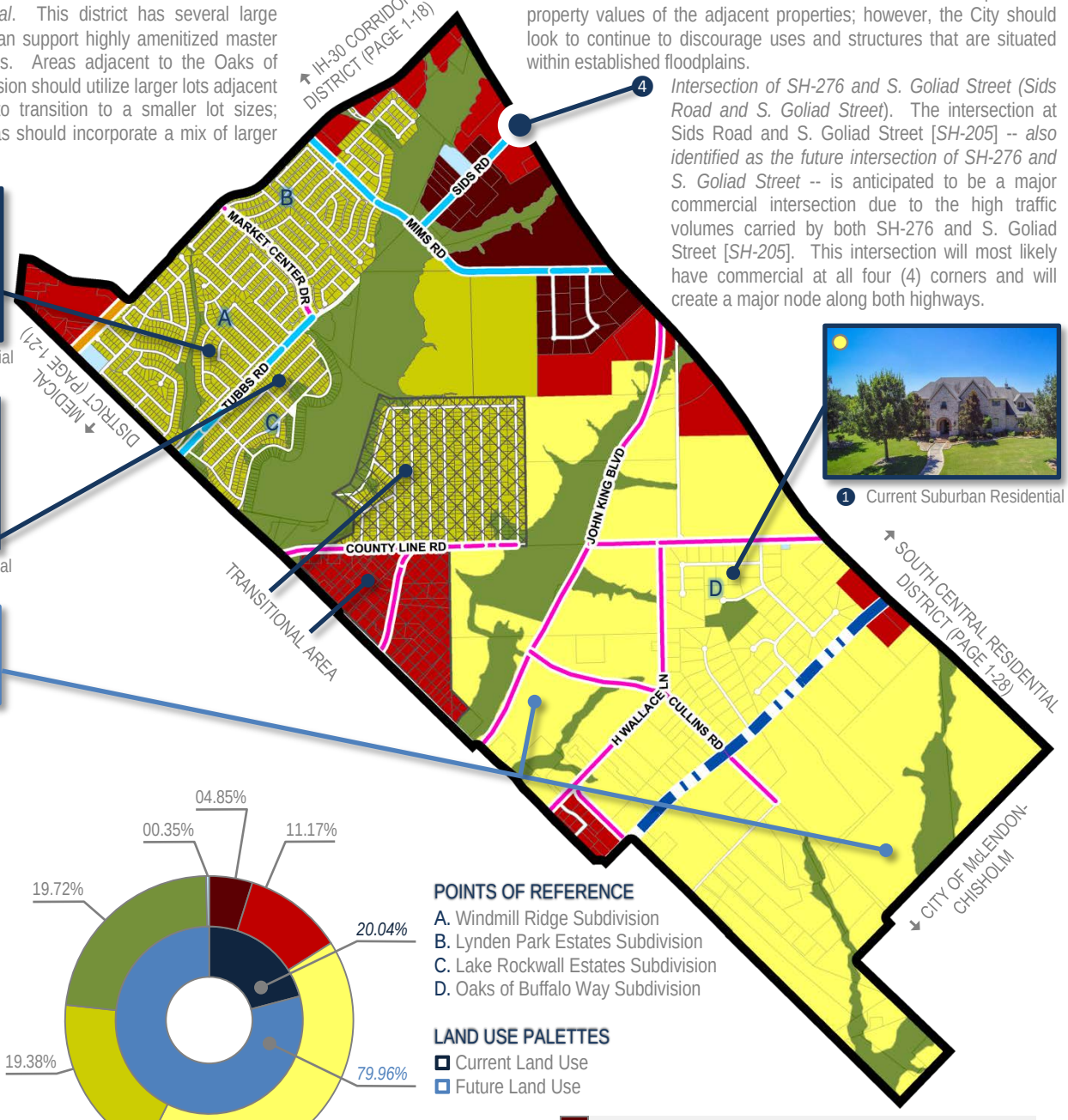
4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.

1 Current Suburban Residential

1 Current Suburban Residential

1 Future Suburban Residential

1 Current Suburban Residential



POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

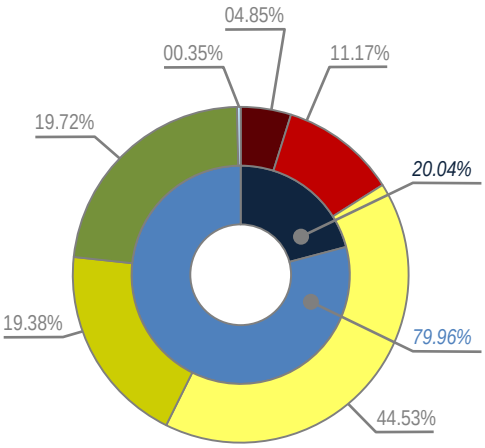
LAND USE PALETTES

Current Land Use
Future Land Use

BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

CURRENT
2,190
188
7,437



COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

MINOR COLLECTOR
M4D
M4U
TXDOT 4D

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

LAND USE TYPES

- Business Center
- Cemetery
- Commercial / Industrial
- Commercial / Retail
- Downtown
- High Density Residential
- Live / Work
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Parks and Open Space
- Public
- Quasi-Public
- Special Commercial Corridor
- Technology / Employment Center

MAP LEGEND

- County Boundary
- Planning Boundary (ETJ)

CURRENT PLAN

PROPOSED CHANGES

- **A** Change from Low Residential Density to Open Space
- **B** Change from Commercial to Low Residential Density
- **C** Change from Low Residential Density to Open Space

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, *BEING* A 536.42-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 3 & 3-1 OF THE A. JOHNSON SURVEY, ABSTRACT NO. 123; TRACTS 7 & 7-2 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25; AND TRACTS 3 & 4 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and General Retail (GR) District land uses, on a 536.42-acre tract of land identified Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 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 the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, 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*;

DRAFT 08.13.2024

SECTION 3. That development of the trails and trail heads for the *Subject Property* shall generally be in accordance with the *Trail and Trail Head Plan*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the amenities for the *Subject Property* shall generally be in accordance with the *Amenity Center Guidelines*, depicted in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That a *Master Parks and Open Space Plan* for the *Subject Property -- prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan depicted in Exhibit 'C' and Trail Layout Plan depicted in Exhibit 'D' of this ordinance* -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 7. That residential development on the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 7(b) through 7(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

DRAFT ORDINANCE 08.13.2024

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 8. That commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

SECTION 9. 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 10. 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 11. 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 12. 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 1ST DAY OF JULY, 2024.

_____

Trace Johannesen, *Mayor*

DRAFT ORDINANCE 08.28.2024

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 19, 2024*

2nd Reading: *September 3, 2024*

DRAFT ORDINANCE 08.13.2024

Exhibit 'A':
Legal Description

BOUNDARY 1

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213-acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found at the northwest corner of a called 139.308-acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308-acre tract, at a distance of 973.07-feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01-feet to a ½-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57-feet;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90-feet;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23-feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10-feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03-feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99-feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 55 degrees 23 minutes 36 seconds West, continuing with the northeast line of said SH 205, a distance of 19.60-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found on a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 06 degrees 20 minutes 55 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 1,275.25-feet (Chord Bearing North 34 degrees 13 minutes 17 seconds West - 1,274.59-feet), to the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93-feet and a central angle of 52 degrees 52 minutes 54 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 927.51-feet (Chord Bearing North 24 degrees 59 minutes 44 seconds East - 894.94-feet), to the point of tangency;

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THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35-feet to a ½-inch iron rod with "RPLS 5084" cap found in the south line of a called 173.00-acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00-acre tract, a distance of 3,696.05-feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54-feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00-acre tract, a distance of 669.62-feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00-acre tract, a distance of 393.66-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16-feet;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97-feet;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00-feet;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16-feet;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00-feet;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71-feet to a ½-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308-acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308-acre tract, a

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distance of 1,672.69-feet to the *POINT OF BEGINNING* and containing 268.2965-acres of land.

BOUNDARY 2

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120-acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.)., part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60-acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05-acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598-acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72-acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72-acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81-feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01-feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16-feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29-feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East 116.29-feet);

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00-feet to a point on a non-tagent curve to the right, having a radius of 11,389.16-feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95-feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East 496.91-feet);

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00-feet to a point on a non-tangent curve to the right, having a radius of 11,409.16-feet and a central angle of 08 degrees 54 minutes 51 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,775.05-feet (Chord Bearing South 35 degrees 28 minutes 22 seconds East 1,773.26-feet) to a point from which a found 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap bears North 55 degrees 23 minutes 36 seconds East, a distance of 2.26-feet;

THENCE South 55 degrees 23 minutes 36 seconds West, continuing with the southwest line of said SH 205, a distance of 44.21-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 299.87-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56-feet to a point on a non-tangent curve to the left, having a radius of 5,105.59-feet

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and a central angle of 12 degrees 47 minutes 28 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.82-feet (Chord Bearing South 38 degrees 03 minutes 30 seconds East 1,137.45-feet) to the south line of said Lofland 72-acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72-acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42-feet passing the southwest corner of said Lofland 72-acre tract and the southeast corner of said Lofland 60-acre tract, continuing with the south line of said Lofland 60-acre tract and the north line of said Lofland Circle, a total distance of 2,789.02-feet to the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60-acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98-feet to the southwest corner of said Lofland 60-acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60-acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25-feet to the northwest corner of said Lofland 60-acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60-acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28-feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC, recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60-acre tract and the south line of said Lazya & Luna Real Estate, LLC tract, a distance of 1,232.98-feet to a ½-inch iron rod found at the southeast corner of Lazya & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60-acre tract and the south line of said Forrest tract, a total distance of 2,545.43-feet to the southeast corner of said Forrest tract, being in the west line of said Lofland 72-acre tract;

THENCE North 01 degree 05 minutes 11 seconds West, with the west line of said Lofland 72-acre tract and the east line of said Forrest tract, a distance of 571.91-feet to the *POINT OF BEGINNING* and containing 242.8992-acres of land.

BOUNDARY 3

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213-acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 20200000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.C.T.), being in an interior south line of a called 173.00-acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No, 2010-00443616 O.P.R.R.C.T.;

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85-feet;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a

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distance of 50.00-feet;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00-feet;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12-feet to a 5/8-inch iron rod found;

THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74-feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00-acre tract;

THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76-feet to a point in a creek;

THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00-acre tract and generally along said creek, a distance of 15.83-feet;

THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 165.60-feet;

THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13-feet;

THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44-feet;

THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88-feet;

THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55-feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30-feet;

THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61-feet;

THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60-feet;

THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10-feet;

THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77-feet;

THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42-feet;

THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01-feet to the *POINT OF BEGINNING* and containing 16.89-acres of land.

<u>BOUNDARY 4</u>

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

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Exhibit 'A':
Legal Description

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93-feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60-feet to the point of curvature of a curve to the right, having a radius of 894.93-feet and a central angle of 52 degrees 46 minutes 14 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 824.25 (Chord Bearing South 24 degrees 56 minutes 28 seconds West 795.42-feet), to the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 01 degree 59 minutes 12 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the left, an arc distance of 399.07-feet (Chord Bearing North 38 degrees 56 minutes 12 seconds West 399.05-feet);

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00-feet the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16-feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05-feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West 503.01-feet);

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00-feet to the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75-feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West 161.75-feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed ½-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86-feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07-feet to the southernmost southeast corner of said Hickory Ridge Phase Four;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17-feet to the *POINT OF BEGINNING* and containing 15.5866-acres of land.

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Exhibit 'B':
Survey

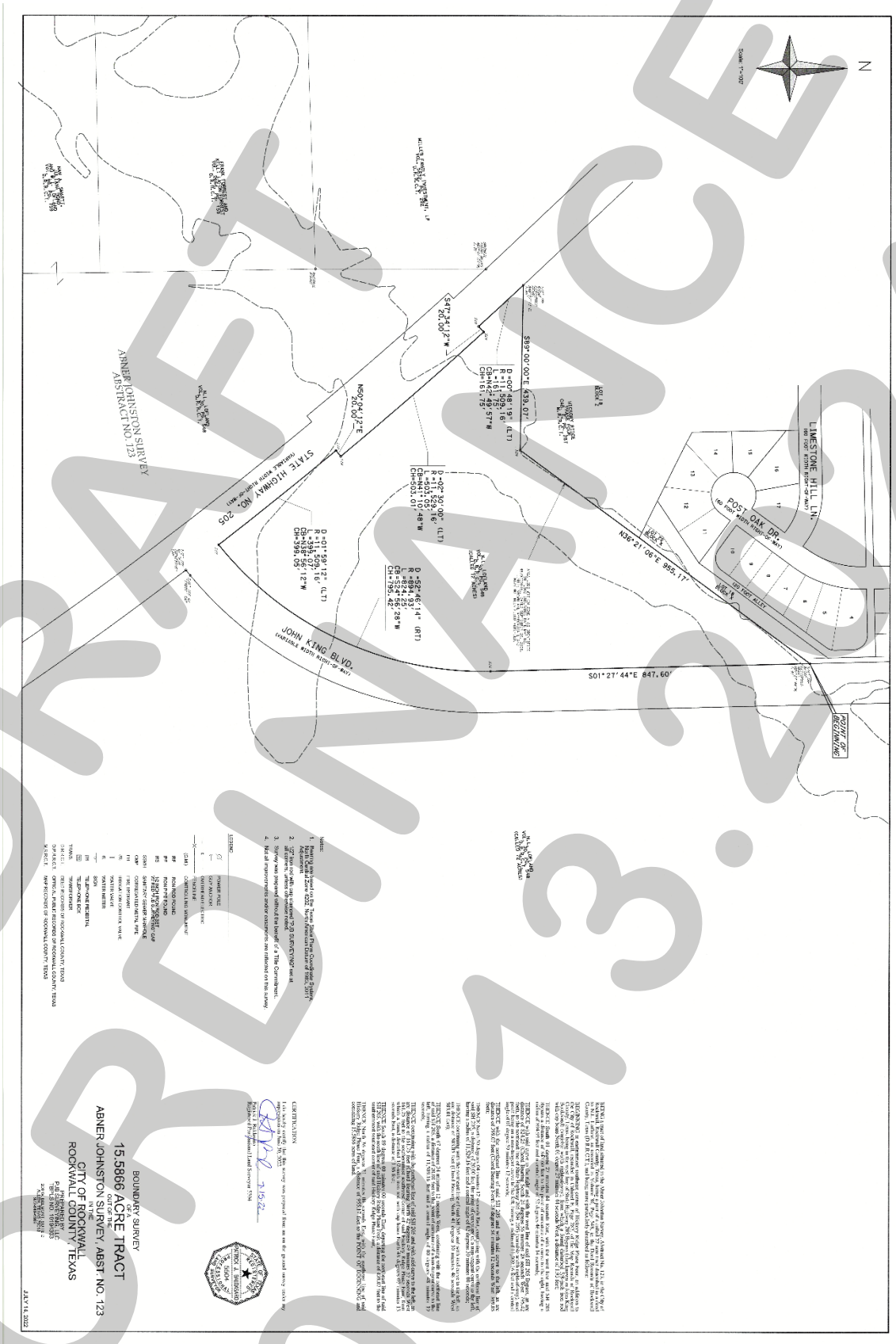

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Exhibit 'B':
Survey

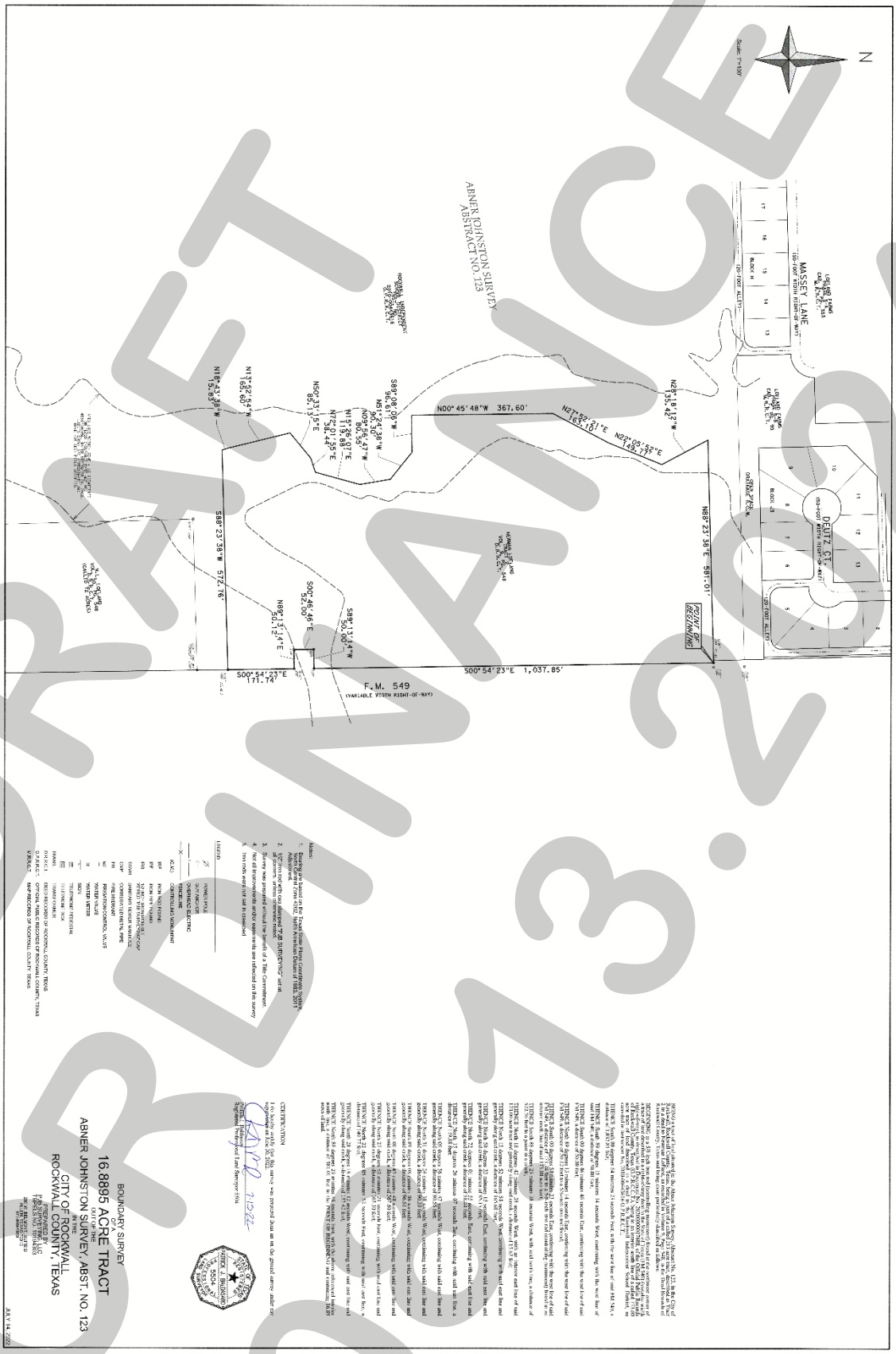

N
Scale: 1"=100'
MASSEY LANE
(50-FOOT WIDTH RIGHT-OF-WAY)
DEUTZ CT.
(50-FOOT WIDTH RIGHT-OF-WAY)
BLOCK H
BLOCK J
(20-FOOT ALLEY)
ABNER JOHNSTON SURVEY
ABSTRACT NO. 123
POINT OF BEGINNING
F.M. 549
(VARIABLE WIDTH RIGHT-OF-WAY)
N00° 45' 48"W 367.60'
S00°54'23"E 1,037.85'
N88° 23' 38"E 561.01'
S88° 23' 38"W 572.76'
S00°54'23"E 171.74'
N13°52'54"W 165.60'
N18°43'39"W 151.89'
N50°33'15"E 85.15'
S89°08'08"W 90.31'
N51°24'38"W 96.30'
N09°55'47"W 80.55'
N11°26'07"E 84.45'
N77°18'58"E 84.45'
S89°13'04"W 50.12'
S00°46'46"E 52.00'
N89°13'14"E 50.12'
N22°05'58"E 148.17'
N22°52'01"E 165.18'
N28°18'42"W 53.12'
Notes:
1. Bearing are based on the Texas State Plane Coordinate System, North American Datum of 1983, 2011 Adjustment, Zone 4202, North American Datum of 1983, 2011
2. 1/2" iron rod with cap stamped "TxSR SURVEYING" set at all corners unless otherwise noted.
3. Survey was prepared without the benefit of a Title Commitment.
4. Not all easements or setback requirements are reflected on the survey
5. Iron rods were not set in creekbed
LEGEND
POWER POLE
GUY ANCHOR
OVERHEAD ELECTRIC
FENCE LINE
CONTROLLING MONUMENT
IRON ROD FOUND
IRON ROD SET
NAIL
CONCRETE MONUMENT FOUND
CONCRETE MONUMENT SET
FIRE HYDRANT
IRRIGATION CONTROL VALVE
WATER VALVE
WATER METER
SIGN
TELEPHONE RISER
MAILBOX
RECORD INFORMATION (ROCKWALL COUNTY, TEXAS)
OPRRCAD OFFICIAL PUBLIC RECORDER OF ROCKWALL COUNTY, TEXAS
MAP RECORDS OF ROCKWALL COUNTY, TEXAS
BEGINNING at a 5/8 inch iron rod (controlling monument) found at the southwest corner of a corner clip at the intersection of the south line of Deutz Court (a 50-foot right-of-way) with the west line of Massey Lane (a 50-foot right-of-way), same being the northeast corner of Block J of Deutz Addition, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet A, Slide 76, Plat Records of Rockwall County, Texas, same being the northeast corner of the herein described tract;
THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said Block J and the east line of said tract, a distance of 1,037.85 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of a tract of land described as Tract 1 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas, same being the southeast corner of said tract;
THENCE South 88 degrees 54 minutes 23 seconds West, with the north line of said Rockwall Independent School District tract, a distance of 171.74 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northwest corner of said Rockwall Independent School District tract, same being the northeast corner of a tract of land described as Tract 2 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE South 88 degrees 23 minutes 38 seconds West, continuing with the north line of said Rockwall Independent School District tract, a distance of 572.76 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northwest corner of said Rockwall Independent School District tract, same being the northeast corner of a tract of land described as Tract 1 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE South 88 degrees 23 minutes 38 seconds West, with the north line of said Rockwall Independent School District tract, a distance of 561.01 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northwest corner of said Rockwall Independent School District tract, same being the northeast corner of a tract of land described as Tract 2 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE South 88 degrees 13 minutes 14 seconds West, with the north line of said Rockwall Independent School District tract, a distance of 50.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northwest corner of said Rockwall Independent School District tract, same being the northeast corner of a tract of land described as Tract 3 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE South 00 degrees 46 minutes 46 seconds East, with the west line of said Rockwall Independent School District tract, a distance of 52.00 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the southwest corner of said Rockwall Independent School District tract, same being the northeast corner of a tract of land described as Tract 1 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE South 89 degrees 13 minutes 04 seconds West, with the north line of said Rockwall Independent School District tract, a distance of 50.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northwest corner of said Rockwall Independent School District tract, same being the northeast corner of a tract of land described as Tract 2 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE South 89 degrees 08 minutes 08 seconds West, with the north line of said Rockwall Independent School District tract, a distance of 90.31 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northwest corner of said Rockwall Independent School District tract, same being the northeast corner of a tract of land described as Tract 3 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 51 degrees 24 minutes 38 seconds West, with the north line of said Rockwall Independent School District tract, a distance of 96.30 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northwest corner of said Rockwall Independent School District tract, same being the northeast corner of a tract of land described as Tract 4 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 09 degrees 55 minutes 47 seconds West, with the north line of said Rockwall Independent School District tract, a distance of 80.55 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northwest corner of said Rockwall Independent School District tract, same being the northeast corner of a tract of land described as Tract 5 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 11 degrees 26 minutes 07 seconds East, with the east line of said Rockwall Independent School District tract, a distance of 84.45 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 6 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 77 degrees 18 minutes 58 seconds East, with the south line of said Rockwall Independent School District tract, a distance of 84.45 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the southeast corner of said Rockwall Independent School District tract, same being the southwest corner of a tract of land described as Tract 7 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 50 degrees 33 minutes 15 seconds East, with the south line of said Rockwall Independent School District tract, a distance of 85.15 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the southeast corner of said Rockwall Independent School District tract, same being the southwest corner of a tract of land described as Tract 8 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 18 degrees 43 minutes 39 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 151.89 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 9 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 13 degrees 52 minutes 54 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.60 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 10 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 45 minutes 48 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 367.60 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 11 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 22 degrees 52 minutes 01 seconds East, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 12 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 22 degrees 05 minutes 58 seconds East, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 13 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 28 degrees 18 minutes 42 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 14 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 15 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 16 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 17 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 18 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 19 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 20 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 21 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 22 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 23 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 24 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 25 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 26 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 27 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 28 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 29 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 30 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 31 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 32 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 33 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 34 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 35 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 36 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 37 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 38 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 39 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 40 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 41 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 42 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 43 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 44 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 45 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 46 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 47 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 48 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 49 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 50 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 51 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 52 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 53 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 54 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 55 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 56 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 57 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 58 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 59 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 60 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 61 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 62 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 63 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 64 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 65 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 66 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 67 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 68 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 69 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 70 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 71 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 72 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 148.17 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 73 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 53.12 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract 74 in Deed to Rockwall Independent School District, as recorded in Instrument No. 20070000019686, of the Official Public Records of Rockwall County, Texas;
THENCE North 00 degrees 54 minutes 23 seconds West, with the east line of said Rockwall Independent School District tract, a distance of 165.18 feet to a 1/2 inch iron rod with cap stamped "TxSR SURVEYING" set at the northeast corner of said Rockwall Independent School District tract, same being the southeast corner of a tract of land described as Tract

Exhibit 'B':
Survey

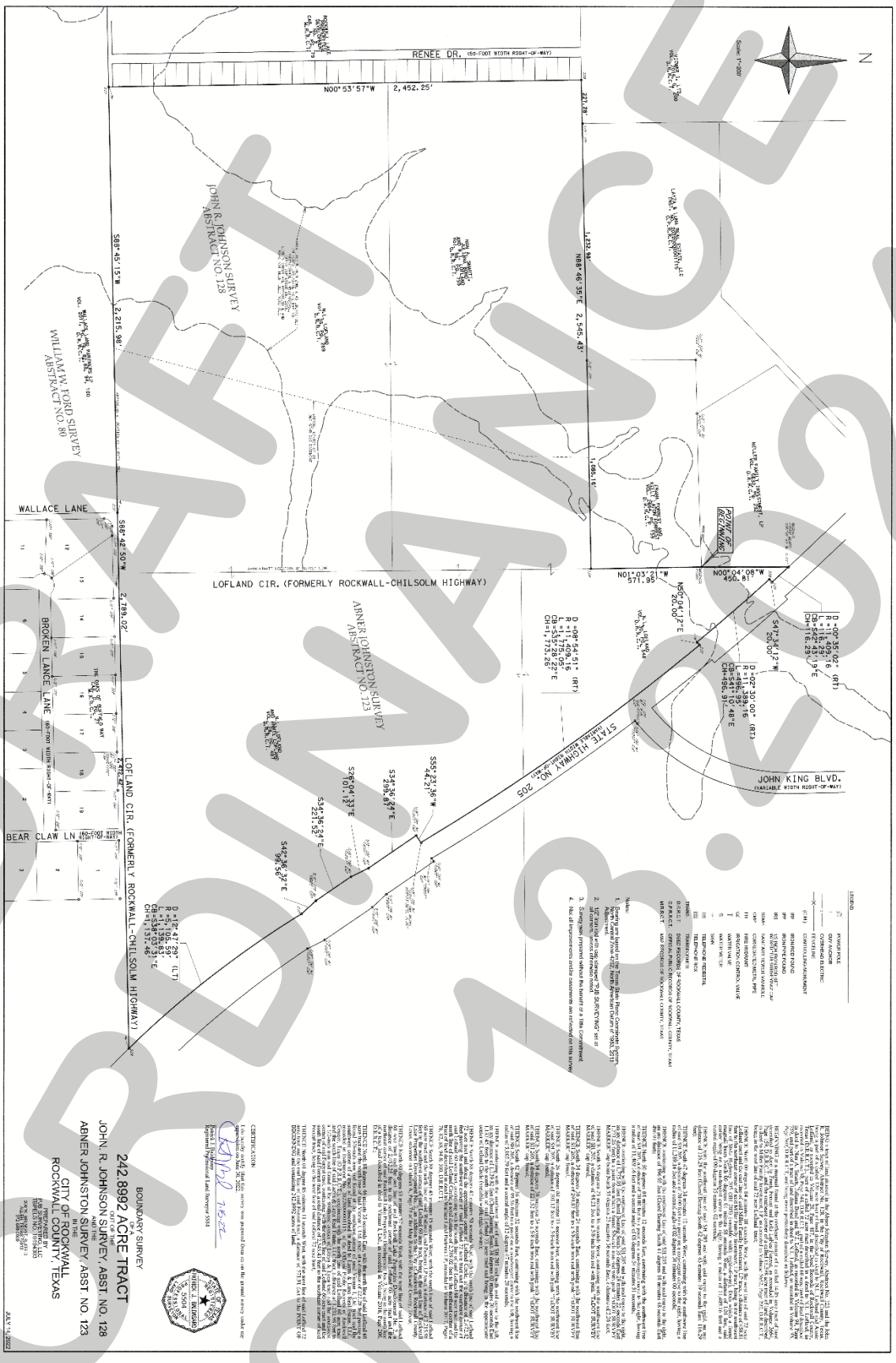

RENEE DR. (50-FOOT WIDTH RIGHT-OF-WAY)
N00°53'57"W 2,452.25'
S88°45'15"W 2,215.98'
N88°46'35"E 2,545.43'
WALLACE LANE
S88°42'50"W 2,789.02'
BROKEN LANCE LANE (60-FOOT WIDTH RIGHT-OF-WAY)
BEAR CLAW LN. (60-FOOT WIDTH RIGHT-OF-WAY)
LOFLAND CIR. (FORMERLY ROCKWALL-CHILSOLM HIGHWAY)
JOHN R. JOHNSON SURVEY ABSTRACT NO. 128
WILLIAM W. FORD SURVEY ABSTRACT NO. 80
ABNER JOHNSTON SURVEY ABSTRACT NO. 123
STATE HIGHWAY NO. 205
JOHN KING BLVD.
VARIABLE WIDTH RIGHT-OF-WAY
N01°03'21"W 571.95'
N00°04'08"W 450.51'
S47°34'12"W 200.00'
N50°04'12"E 20.00'
D=00°35'02" (RT)
R=1,639.16'
L=16.29'
CB=S42°45'19"E
CH=16.29'
D=02°30'00" (RT)
R=11,399.16'
L=496.91'
CB=S46°19'48"E
CH=496.87'
D=08°54'51" (RT)
R=11,409.16'
L=1,775.05'
CB=S51°25'07"E
CH=1,773.26'
D=12°45'29" (LT)
R=1,139.83'
L=253.73'
CB=S34°37'46"E
CH=253.21'
S55°23'36"W 42.21'
S34°36'24"E 298.87'
S26°04'33"E 101.32'
S34°36'24"E 221.52'
S42°36'32"E 96.36'
N
Scale 1" = 200'
LEGEND
POINT FOUND
IRON ROD FOUND
OVERHEAD ELECTRIC
FENCELINE
CONTROLLING MONUMENT
(CM)
IRF IRON ROD FOUND
IRS IRON ROD SET
CIRS CORNER IS CAT WITH IRS
FH FIRE HYDRANT
IV IRRIGATION CONTROL VALVE
GM GAS METER
MH MANHOLE
SIGN
TP TELEPHONE PEDESTAL
TRANSFORMER
D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T. MAP RECORDS OF ROCKWALL COUNTY, TEXAS
Notes:
1. Bearings based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 (2011) Adjustment.
2. This survey was prepared "WITHOUT THE BENEFIT OF A TITLE SEARCH" and all corners were set or found on the ground as shown hereon.
3. Survey was prepared without the benefit of a Title Commitment.
4. Not all improvements and/or easements are noticed for this survey.
BEGINNING at a mag nail found at the northeast corner of a called 0.439 acre tract of land described as Tract 1 in deed to Lofland Cemetery Association, recorded in Volume 1, Page 181, Deed Records of Rockwall County, Texas (D.R.R.C.T.), and the northwest corner of a called 0.26 acre tract of land described as Tract 2 in deed to Lofland Cemetery Association, recorded in Volume 1, Page 181, D.R.R.C.T.;
THENCE South 00 degrees 04 minutes 08 seconds West, with the west line of said 0.26 acre tract, a distance of 450.51 feet to a 1/2-inch iron rod found for corner at the southwest corner of said 0.26 acre tract, being in the northeast right-of-way line of State Highway No. 205 (John King Boulevard) (variable width right-of-way);
THENCE North 47 degrees 34 minutes 12 seconds West, with said northeast right-of-way line, a distance of 200.00 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the right;
THENCE Northwesterly, with said curve to the right, with said northeast right-of-way line, an arc distance of 496.91 feet, through a central angle of 02 degrees 30 minutes 00 seconds, having a radius of 11,399.16 feet, a chord bearing of North 46 degrees 19 minutes 48 seconds West, and a chord distance of 496.87 feet to a 1/2-inch iron rod found for corner at the end of said curve;
THENCE North 45 degrees 04 minutes 12 seconds West, continuing with said northeast right-of-way line, a distance of 571.95 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the right;
THENCE Northwesterly, continuing with said northeast right-of-way line, with said curve to the right, an arc distance of 1,775.26 feet, through a central angle of 08 degrees 54 minutes 51 seconds, having a radius of 11,409.16 feet, a chord bearing of North 41 degrees 36 minutes 47 seconds West, and a chord distance of 1,773.26 feet to a 1/2-inch iron rod found for corner at the end of said curve;
THENCE North 37 degrees 09 minutes 21 seconds West, continuing with said northeast right-of-way line, a distance of 1,985.16 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the left;
THENCE Northwesterly, continuing with said northeast right-of-way line, with said curve to the left, an arc distance of 16.29 feet, through a central angle of 00 degrees 35 minutes 02 seconds, having a radius of 1,596.16 feet, a chord bearing of North 36 degrees 51 minutes 50 seconds West, and a chord distance of 16.29 feet to a 1/2-inch iron rod found for corner at the end of said curve;
THENCE North 36 degrees 34 minutes 19 seconds West, continuing with said northeast right-of-way line, a distance of 1,433.98 feet to a 1/2-inch iron rod found for corner at the southwest corner of a called 0.439 acre tract of land described as Tract 1 in deed to Lofland Cemetery Association, recorded in Volume 1, Page 181, D.R.R.C.T.;
THENCE North 88 degrees 46 minutes 35 seconds East, departing said northeast right-of-way line, with the south line of said 0.439 acre tract, a distance of 2,545.43 feet to a 1/2-inch iron rod found for corner at the southeast corner of said 0.439 acre tract, being in the west line of a called 0.26 acre tract of land described as Tract 2 in deed to Lofland Cemetery Association, recorded in Volume 1, Page 181, D.R.R.C.T.;
THENCE North 00 degrees 53 minutes 57 seconds East, with the west line of said 0.26 acre tract, a distance of 2,452.25 feet to a mag nail found for corner at the northwest corner of said 0.26 acre tract, being in the south line of a called 0.26 acre tract of land described as Tract 3 in deed to Lofland Cemetery Association, recorded in Volume 1, Page 181, D.R.R.C.T.;
THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said 0.26 acre tract, a distance of 2,215.98 feet to a 1/2-inch iron rod found for corner at the southwest corner of said 0.26 acre tract, being in the east line of a called 0.26 acre tract of land described as Tract 4 in deed to Lofland Cemetery Association, recorded in Volume 1, Page 181, D.R.R.C.T.;
THENCE North 01 degrees 45 minutes 11 seconds West, with the east line of said 0.26 acre tract, a distance of 2,452.25 feet to a mag nail found for corner at the northeast corner of said 0.26 acre tract, being in the south line of a called 0.26 acre tract of land described as Tract 5 in deed to Lofland Cemetery Association, recorded in Volume 1, Page 181, D.R.R.C.T.;
THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said 0.26 acre tract, a distance of 2,789.02 feet to a mag nail found for corner at the southwest corner of said 0.26 acre tract, being in the east line of a called 0.26 acre tract of land described as Tract 6 in deed to Lofland Cemetery Association, recorded in Volume 1, Page 181, D.R.R.C.T.;
THENCE North 01 degrees 45 minutes 11 seconds West, with the east line of said 0.26 acre tract, a distance of 2,452.25 feet to a mag nail found for corner at the northeast corner of said 0.26 acre tract, being in the south line of a called 0.26 acre tract of land described as Tract 7 in deed to Lofland Cemetery Association, recorded in Volume 1, Page 181, D.R.R.C.T.;
THENCE North 88 degrees 46 minutes 35 seconds East, with the south line of said 0.26 acre tract, a distance of 2,545.43 feet to a mag nail found for corner at the southeast corner of said 0.26 acre tract, being in the west line of a called 0.26 acre tract of land described as Tract 8 in deed to Lofland Cemetery Association, recorded in Volume 1, Page 181, D.R.R.C.T.;
THENCE North 00 degrees 53 minutes 57 seconds East, with the west line of said 0.26 acre tract, a distance of 2,452.25 feet to a mag nail found for corner at the northeast corner of said 0.26 acre tract, being in the south line of a called 0.26 acre tract of land described as Tract 9 in deed to Lofland Cemetery Association, recorded in Volume 1, Page 181, D.R.R.C.T.;
THENCE North 88 degrees 46 minutes 35 seconds East, with the south line of said 0.26 acre tract, a distance of 1,433.98 feet to a 1/2-inch iron rod found for corner at the southeast corner of said 0.26 acre tract, being in the west line of a called 0.26 acre tract of land described as Tract 10 in deed to Lofland Cemetery Association, recorded in Volume 1, Page 181, D.R.R.C.T.;
THENCE South 36 degrees 34 minutes 19 seconds East, with the west line of said 0.26 acre tract, a distance of 1,433.98 feet to a 1/2-inch iron rod found for corner at the southwest corner of said 0.26 acre tract, being in the northeast right-of-way line of State Highway No. 205 (John King Boulevard) (variable width right-of-way);
THENCE South 37 degrees 09 minutes 21 seconds East, with said northeast right-of-way line, a distance of 1,985.16 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the right;
THENCE Southeasterly, continuing with said northeast right-of-way line, with said curve to the right, an arc distance of 1,775.26 feet, through a central angle of 08 degrees 54 minutes 51 seconds, having a radius of 11,409.16 feet, a chord bearing of South 41 degrees 36 minutes 47 seconds East, and a chord distance of 1,773.26 feet to a 1/2-inch iron rod found for corner at the end of said curve;
THENCE South 45 degrees 04 minutes 12 seconds East, continuing with said northeast right-of-way line, a distance of 20.00 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the left;
THENCE Southeasterly, continuing with said northeast right-of-way line, with said curve to the left, an arc distance of 496.91 feet, through a central angle of 02 degrees 30 minutes 00 seconds, having a radius of 11,399.16 feet, a chord bearing of South 46 degrees 19 minutes 48 seconds East, and a chord distance of 496.87 feet to a 1/2-inch iron rod found for corner at the end of said curve;
THENCE South 47 degrees 34 minutes 12 seconds East, continuing with said northeast right-of-way line, a distance of 200.00 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the right;
THENCE Southeasterly, continuing with said northeast right-of-way line, with said curve to the right, an arc distance of 16.29 feet, through a central angle of 00 degrees 35 minutes 02 seconds, having a radius of 1,596.16 feet, a chord bearing of South 42 degrees 45 minutes 19 seconds East, and a chord distance of 16.29 feet to a 1/2-inch iron rod found for corner at the end of said curve;
THENCE South 42 degrees 27 minutes 48 seconds East, continuing with said northeast right-of-way line, a distance of 96.36 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the left;
THENCE Southeasterly, continuing with said northeast right-of-way line, with said curve to the left, an arc distance of 253.73 feet, through a central angle of 12 degrees 45 minutes 29 seconds, having a radius of 1,139.83 feet, a chord bearing of South 34 degrees 37 minutes 46 seconds East, and a chord distance of 253.21 feet to a 1/2-inch iron rod found for corner at the end of said curve;
THENCE South 26 degrees 04 minutes 33 seconds East, continuing with said northeast right-of-way line, a distance of 101.32 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the right;
THENCE Southeasterly, continuing with said northeast right-of-way line, with said curve to the right, an arc distance of 298.87 feet, through a central angle of 34 degrees 36 minutes 24 seconds, having a radius of 495.00 feet, a chord bearing of South 08 degrees 41 minutes 39 seconds East, and a chord distance of 294.36 feet to a 1/2-inch iron rod found for corner at the end of said curve;
THENCE South 08 degrees 36 minutes 33 seconds West, continuing with said northeast right-of-way line, a distance of 221.52 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the left;
THENCE Southeasterly, continuing with said northeast right-of-way line, with said curve to the left, an arc distance of 42.21 feet, through a central angle of 02 degrees 25 minutes 36 seconds, having a radius of 995.00 feet, a chord bearing of South 09 degrees 49 minutes 21 seconds East, and a chord distance of 42.21 feet to a 1/2-inch iron rod found for corner at the end of said curve;
THENCE South 55 degrees 23 minutes 36 seconds West, continuing with said northeast right-of-way line, a distance of 42.21 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the left;
THENCE Southwesterly, continuing with said northeast right-of-way line, with said curve to the left, an arc distance of 253.73 feet, through a central angle of 12 degrees 45 minutes 29 seconds, having a radius of 1,139.83 feet, a chord bearing of South 34 degrees 37 minutes 46 seconds East, and a chord distance of 253.21 feet to a 1/2-inch iron rod found for corner at the end of said curve;
THENCE South 42 degrees 27 minutes 48 seconds East, continuing with said northeast right-of-way line, a distance of 96.36 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the right;
THENCE Southeasterly, continuing with said northeast right-of-way line, with said curve to the right, an arc distance of 16.29 feet, through a central angle of 00 degrees 35 minutes 02 seconds, having a radius of 1,596.16 feet, a chord bearing of South 42 degrees 45 minutes 19 seconds East, and a chord distance of 16.29 feet to a 1/2-inch iron rod found for corner at the end of said curve;
THENCE South 47 degrees 34 minutes 12 seconds East, continuing with said northeast right-of-way line, a distance of 200.00 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the right;
THENCE Southeasterly, continuing with said northeast right-of-way line, with said curve to the right, an arc distance of 496.91 feet, through a central angle of 02 degrees 30 minutes 00 seconds, having a radius of 11,399.16 feet, a chord bearing of South 46 degrees 19 minutes 48 seconds East, and a chord distance of 496.87 feet to a 1/2-inch iron rod found for corner at the end of said curve;
THENCE South 45 degrees 04 minutes 12 seconds East, continuing with said northeast right-of-way line, a distance of 20.00 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the right;
THENCE Southeasterly, continuing with said northeast right-of-way line, with said curve to the right, an arc distance of 1,775.26 feet, through a central angle of 08 degrees 54 minutes 51 seconds, having a radius of 11,409.16 feet, a chord bearing of South 41 degrees 36 minutes 47 seconds East, and a chord distance of 1,773.26 feet to a 1/2-inch iron rod found for corner at the end of said curve;
THENCE South 37 degrees 09 minutes 21 seconds East, continuing with said northeast right-of-way line, a distance of 1,985.16 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the left;
THENCE Southeasterly, continuing with said northeast right-of-way line, with said curve to the left, an arc distance of 16.29 feet, through a central angle of 00 degrees 35 minutes 02 seconds, having a radius of 1,596.16 feet, a chord bearing of South 36 degrees 51 minutes 50 seconds East, and a chord distance of 16.29 feet to a 1/2-inch iron rod found for corner at the end of said curve;
THENCE South 36 degrees 34 minutes 19 seconds East, continuing with said northeast right-of-way line, a distance of 1,433.98 feet to a 1/2-inch iron rod found for corner at the southwest corner of said 0.26 acre tract of land described as Tract 1 in deed to Lofland Cemetery Association, recorded in Volume 1, Page 181, D.R.R.C.T., being in the northeast right-of-way line of State Highway No. 205 (John King Boulevard) (variable width right-of-way);
THENCE North 88 degrees 46 minutes 35 seconds East, departing said northeast right-of-way line, with the south line of said 0.26 acre tract, a distance of 2,545.43 feet to a 1/2-inch iron rod found for corner at the southeast corner of said 0.26 acre tract, being in the west line of a called 0.26 acre tract of land described as Tract 2 in deed to Lofland Cemetery Association, recorded in Volume 1, Page 181, D.R.R.C.T.;
THENCE North 00 degrees 53 minutes 57 seconds East, with the west line of said 0.26 acre tract, a distance of 2,452.25 feet to a mag nail found for corner at the northeast corner of said 0.26 acre tract, being in the south line of a called 0.26 acre tract of land described as Tract 3 in deed to Lofland Cemetery Association, recorded in Volume 1, Page 181, D.R.R.C.T.;
THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said 0.26 acre tract, a distance of 2,215.98 feet to a mag nail

Exhibit 'B':
Survey

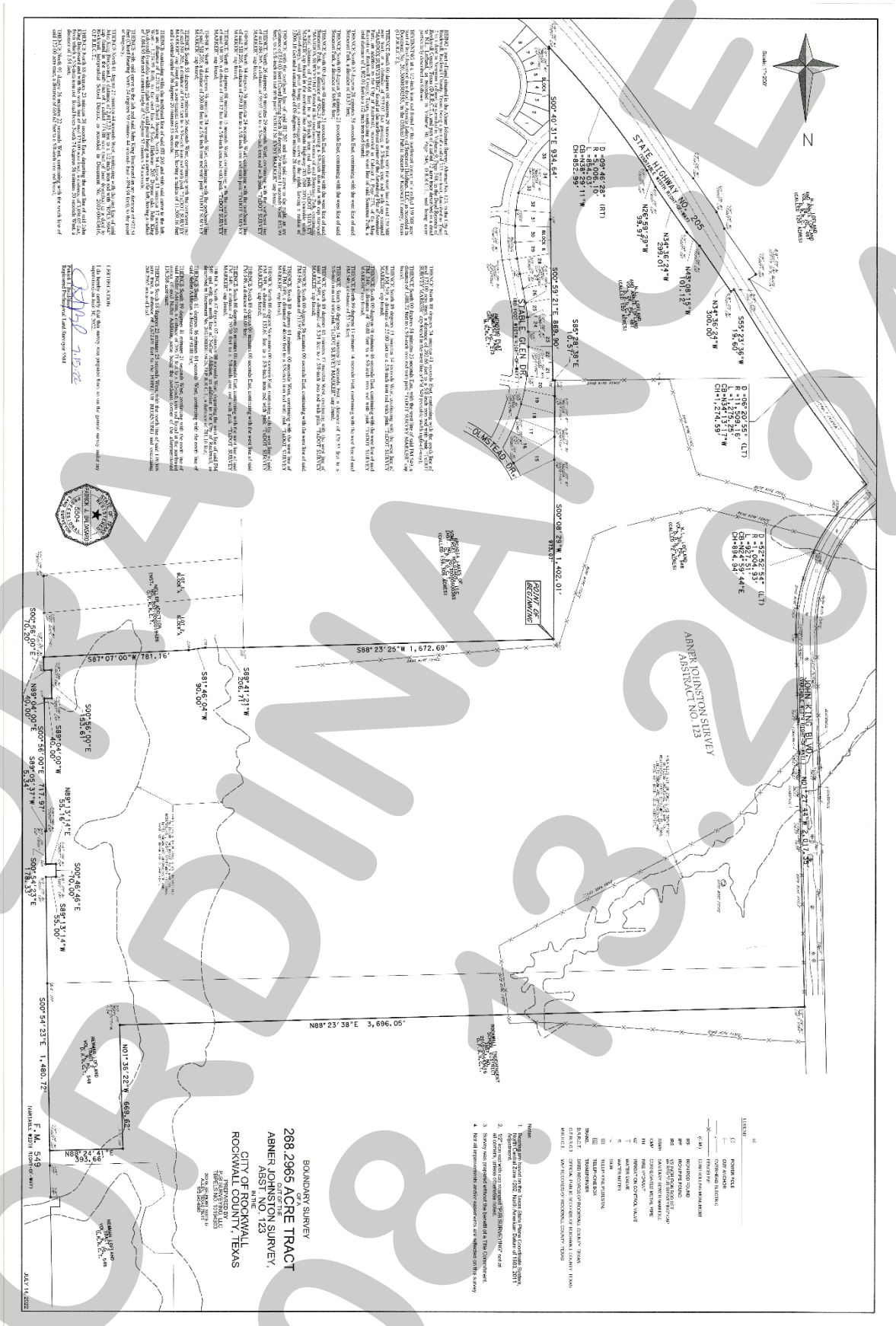


Exhibit 'C':
Concept Plan

TOTAL ACRES	538.42
GROSS COMMERCIAL ACRES	41.0
TOTAL RESIDENTIAL LOTS	960
RESIDENTIAL DENSITY*	1.789
GROSS RESIDENTIAL DENSITY**	1.938
TOTAL FLOOD PLAIN ACRES	87.09
TOTAL OPEN SPACE ACRES	136.80

NOTES:
* CALCULATED AT (TOT. RES. LOTS)/(TOTAL ACRES)
** CALCULATED AT (TOT. RES. LOTS)/(TOTAL ACRES-FLOOD PLAIN ACRES-GROSS COMMERCIAL ACRES)

CONCEPT PLAN
OF
JUNIPER
SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 N. JACKSON STREET
ALLEN, TEXAS 75013
972-396-1200

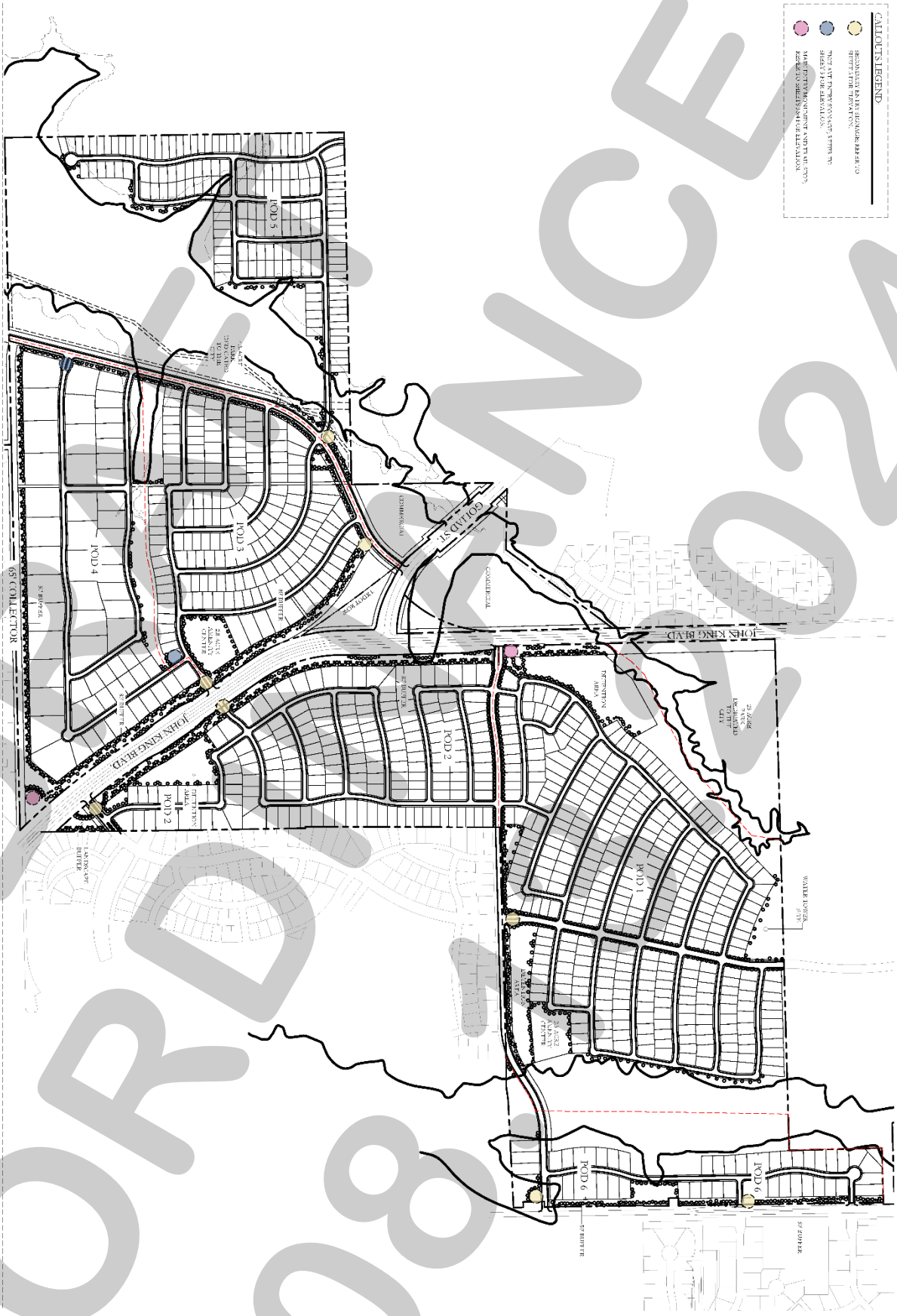
AUGUST 2024 SCALE 1" = 400'

CASE NO. XXXX

OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
(LOFLAND FAMILY TRUSTS)
DALLAS, TEXAS 75225

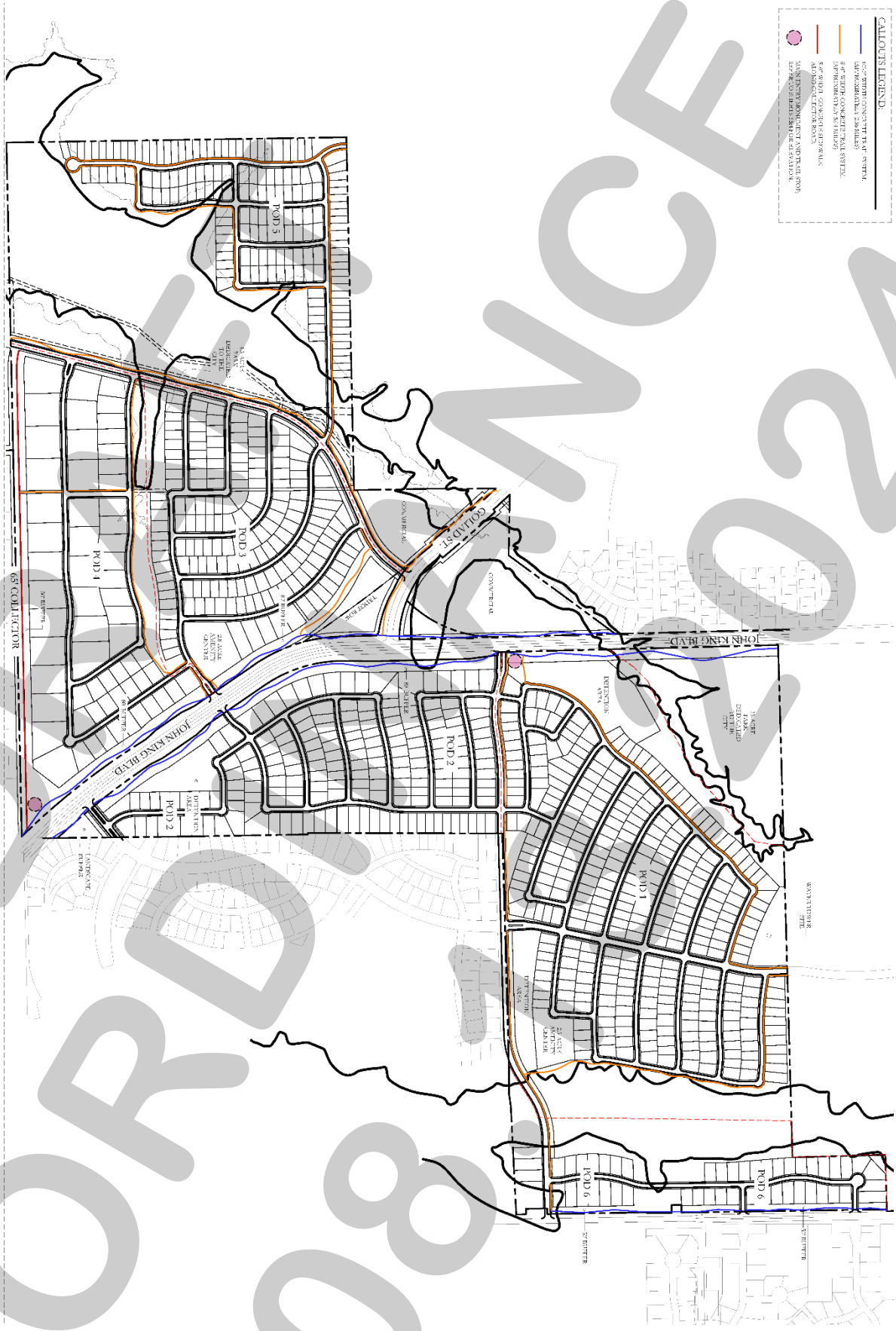
DRAFT
08.XX.2024

Exhibit 'D':
Entry Signage and Trail Plan



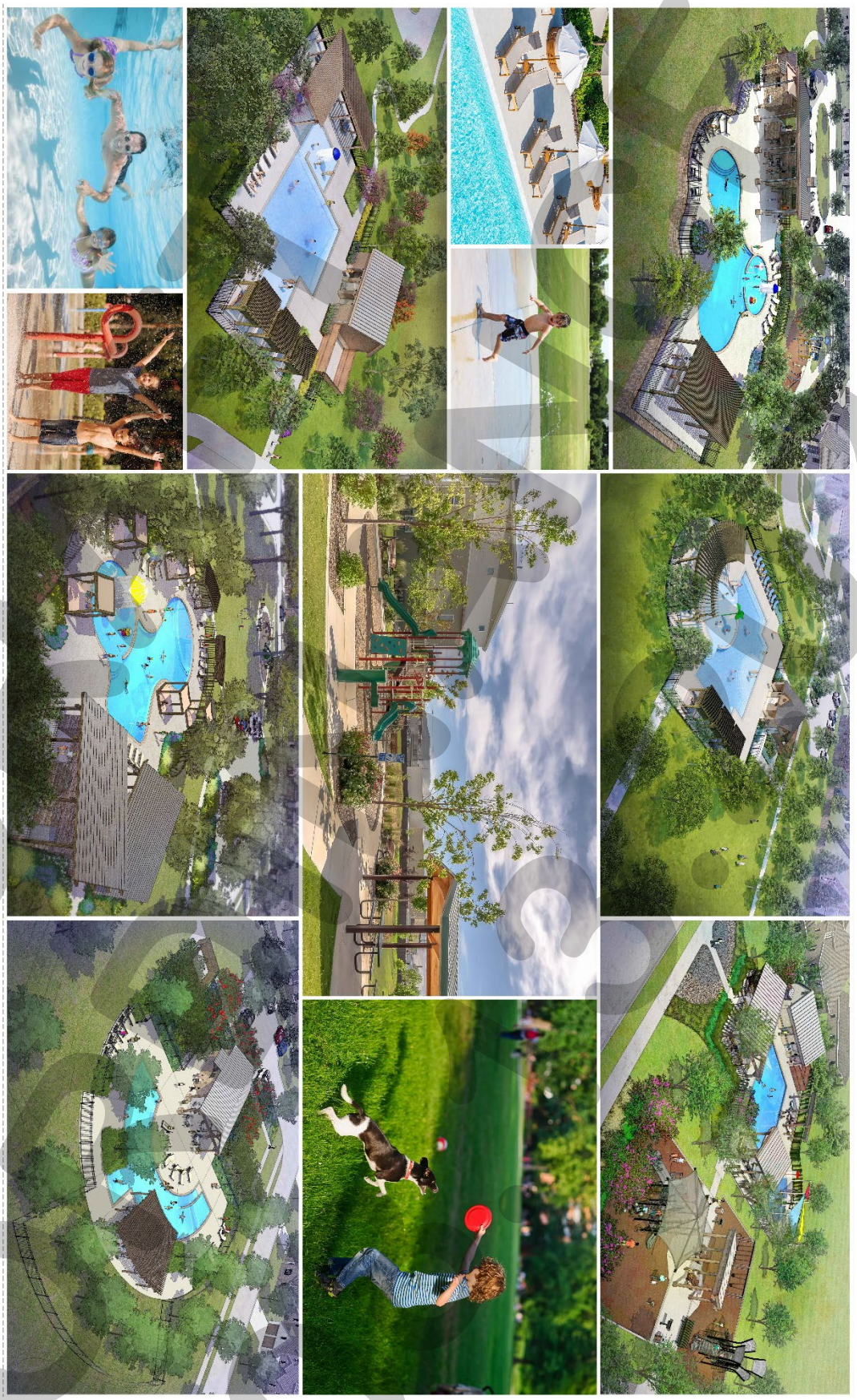
DRAFT ORDINANCE 08-19-2024

Exhibit 'D':
Entry Signage and Trail Plan



DRAFT ORDINANCE 08-2024

Exhibit 'E':
Amenity Centers



DRAFT 08.13.2024

Exhibit 'F':
Density and Development Standards

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- CONVENT, MONASTERY, OR TEMPLE
- COMMERCIAL PARKING GARAGE
- RESIDENCE HOTEL
- MOTEL
- CEMETERY/MAUSOLEUM
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPITAL
- MORTUARY OR FUNERAL CHAPEL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- TRADE SCHOOL
- MINOR AUTO REPAIR GARAGE
- SELF SERVICE CAR WASH
- SERVICE STATION
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- ANTENNA DISH
- COMMERCIAL FREESTANDING ANTENNA
- HELIPAD
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY

DRAFT
08.13.2024

(2) *Residential Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	185' x 200'	43,560 SF	24	02.50%
B	100' x 200'	21,780 SF	15	01.56%
C	100' x 140'	12,000 SF	46	04.79%
D	82' x 125'	9,600 SF	125	13.02%
E	72' x 125'	8,640 SF	377	39.27%
F	62' x 125'	7,440 SF	308	32.08%
G	52' x 120'	6,000 SF	65	06.77%
		Maximum Permitted Units:	*960*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.76* dwelling units per gross acre of land; however, in no case should the proposed development exceed *960* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C	D	E	F	G
Minimum Lot Width [1]	185'	100'	100'	82'	72'	62'	52'
Minimum Lot Depth	200'	200'	140'	125'	125'	125'	120'
Minimum Lot Area (SF)	43,560	21,780	12,000	9,600	8,640	7,440	6,000
Minimum Front Yard Setback [2], [5] & [6]	30'	30'	20'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	15'	10'	6'	6'	6'	6'
Minimum Length of Driveway Pavement [8]	20'	20'	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	30'	30'	10'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [7]	3,200	3,200	3,200	2,800	2,400	2,400	2,000
Maximum Lot Coverage	50%	65%	65%	65%	65%	65%	65%
Minimum Garage Parking Spaces	3	3	3	3	2	2	2

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% and the rear lot width reduced by ten (10) percent as measured at the front or rear property line provided that the lot width will be met at the *Front Yard* and *Rear Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line. For corner lots, the front yard building setback shall be applied to all property lines that have frontage on a public street. Keystone lots (*i.e. corner lots that share a rear yard with the side yard of another property*) shall be required to have the fencing at or behind the front yard building setback.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for

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any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

[7]: Air-conditioned space.

[8]: No drive approach for a residential lot shall be situated to allow access on a collector or arterial roadway.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a General Retail (GR) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of a 50-foot landscape buffer utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(4) *Building Standards for Residential*. All residential development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardie Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80.00% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitous fiberboard in excess of 80.00% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD

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FIGURE 2: EXAMPLES OF BOARD AND BATTEN

FIGURE 3: EXAMPLES OF HORIZONTAL LAP

(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design standards and orientation requirements:

(1) *Type 'A', 'B', 'C' & 'D' Lots*. The *Type 'A, 'B', 'C', & 'D' Lots* (*i.e. the yellow, orange, light blue, and purple lots depicted in Exhibit 'C'*) shall be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

(2) *Type 'E', 'F' & 'G' Lots*. A total of 24.96% or 171 of the *Type 'E', 'F', & 'G' Lots* (*i.e. dark blue, aqua, and light green colored lots depicted in Exhibit 'C'*) may have garage configurations that are oriented in a *Front Entry* garage configuration (*i.e. where the garage door faces the street*); however the front façade of the garage shall be setback a minimum of five (5) feet behind the front façade of the primary structure and the font yard building setback shall increased to 25-feet. The remaining 75.04% or 514 of the *Type 'E', 'F', & 'G' Lots* shall be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage*

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is situated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, the following architectural elements must be incorporated into all garage configurations: [*1*] carriage style hardware and lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, and [*3*] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 4*.

FIGURE 4. EXAMPLES OF ENHANCED WOOD GARAGE DOOR

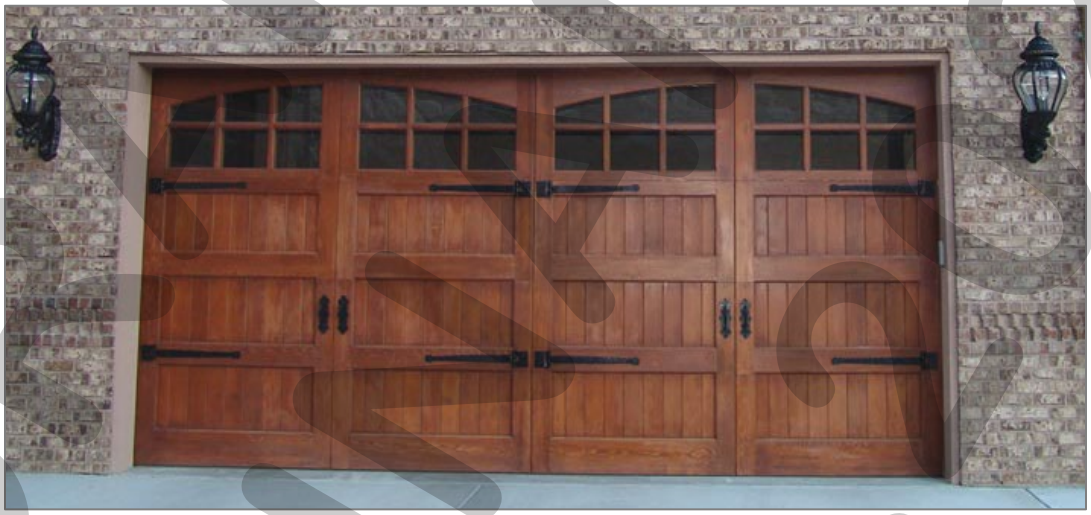
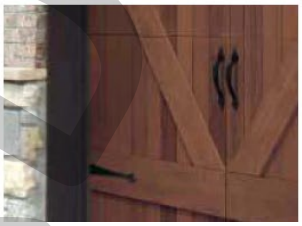


FIGURE 5: EXAMPLES OF UPGRADED FINISHES

DIVIDED BAYS



CARRIAGE HARDWARE

CEDAR CLADDING

ORNAMENTAL PAVING

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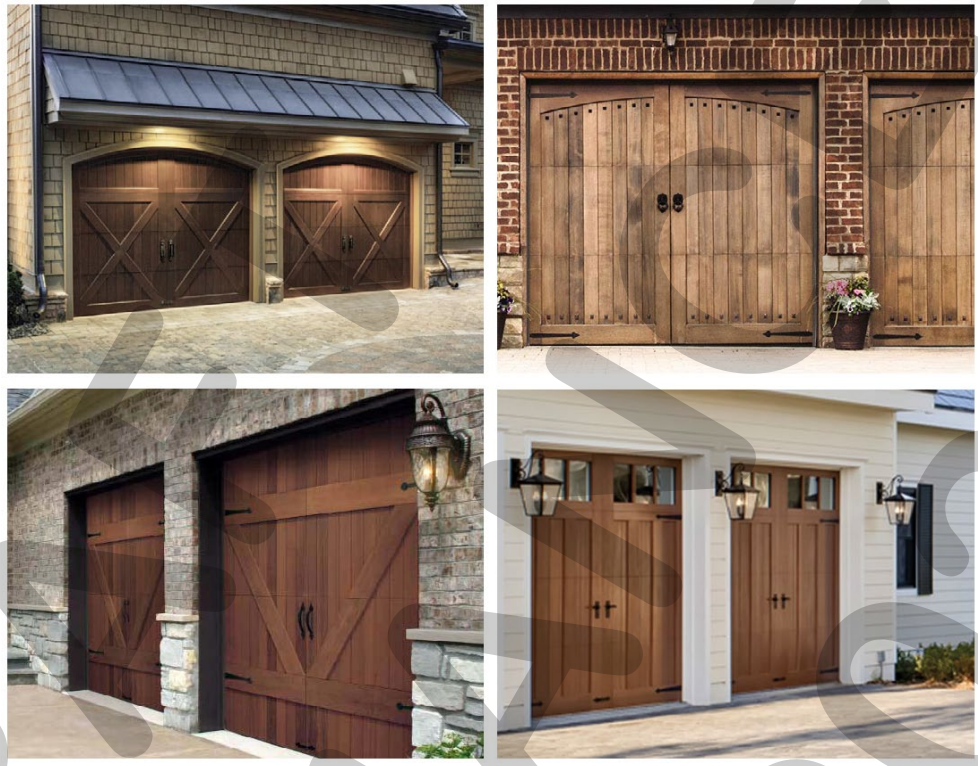
FIGURE 6: EXAMPLES OF UPGRADED GARAGES



(5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 7 & 8 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	185' x 200'	(1), (2), (3), (4), (5)
B	100' x 200'	(1), (2), (3), (4), (5)
C	100' x 140'	(1), (2), (3), (4), (5)
D	82' x 125'	(1), (2), (3), (4), (5)
E	72' x 125'	(1), (2), (3), (4), (5)
F	62' x 125'	(1), (2), (3), (4), (5)
G	52' x 120'	(1), (2), (3), (4), (5)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following three (3) items deviate:

(1) Number of Stories

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(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade
(5) Garage Orientation

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

FIGURE 7. PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.

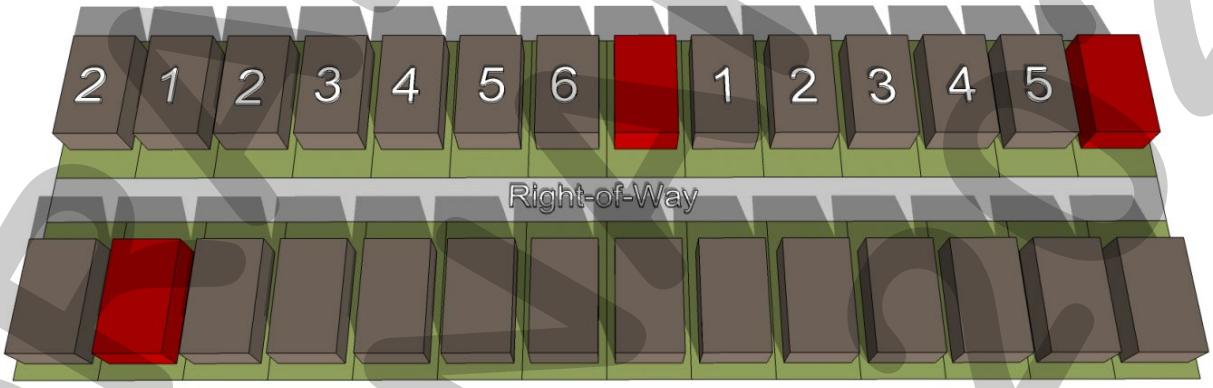
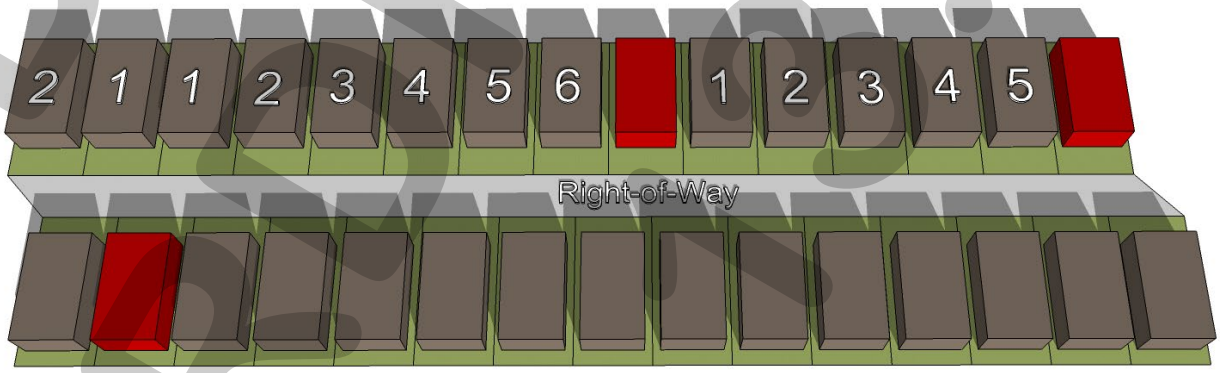


FIGURE 8. PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



(6) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

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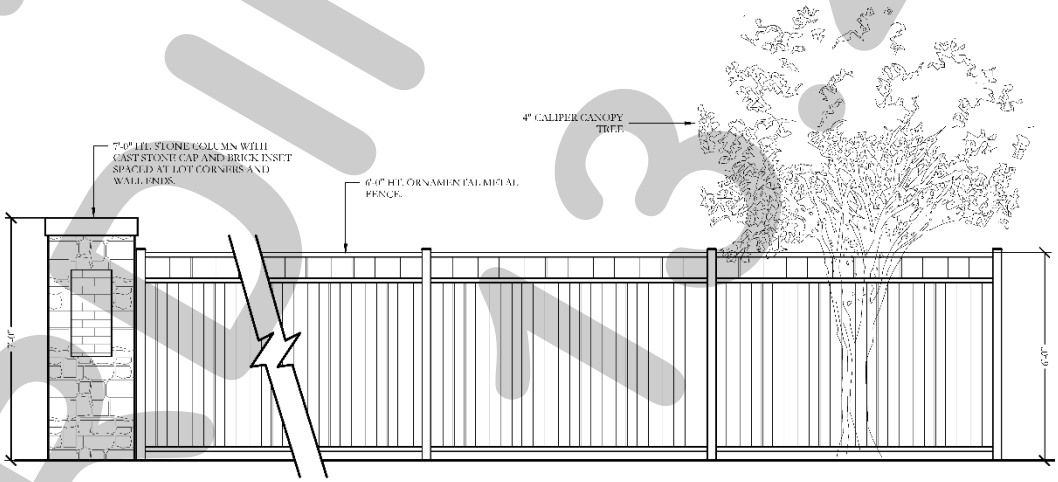
(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle*), abutting open spaces, greenbelts and parks, and all *Type 'A', 'B' & 'C'* lots shall be required to install a wrought iron or tubular steel fences; however, lots backing to the proposed water tower site -- *as depicted in the Concept Plan in Exhibit 'C'* -- shall be *board-on-board* panel fences in accordance with the requirements of Subsection 6(b) above. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(d) *Corner Lots*. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot center spacing that being at the rear property line corner and terminates ten (10) feet behind the front yard building setback line (*see Figure 9*). A maximum of six (6) foot *board-on-board* fence shall be constructed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of ten (10) feet. The property owner shall be required to maintain both sides of the fence.

FIGURE 9. TYPICAL ORNAMENTAL METAL FENCE WITH COLUMNS



(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across the City of Rockwall's easements.

(7) *Landscape and Hardscape Standards*.

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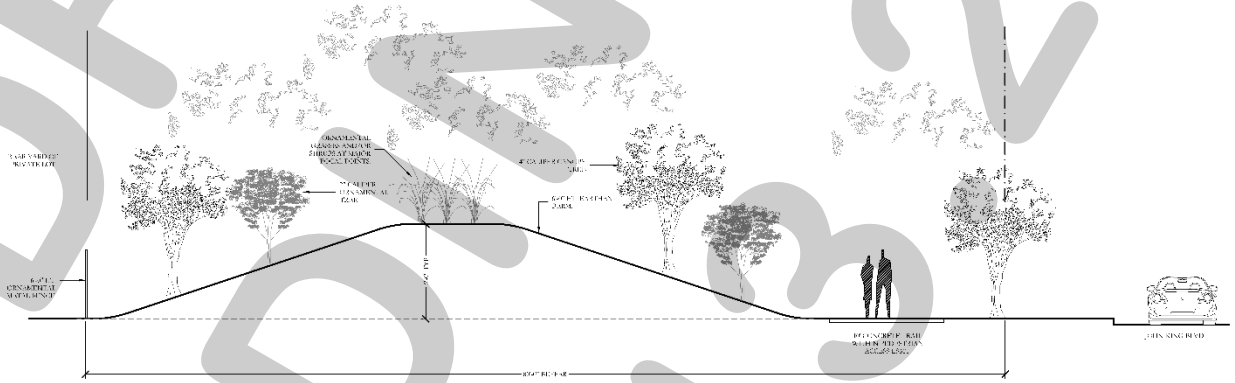
(a) *Landscape*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). All trail locations shall generally be in accordance with *Exhibit 'D'* of this ordinance.

(1) *Landscape Buffer and Sidewalks (John King Boulevard)*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to John King Boulevard shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

FIGURE 10. TYPICAL CROSS SECTION OF LANDSCAPE BUFFER FOR JOHN KING BOULEVARD



(2) *Landscape Buffer and Sidewalks (S. Goliad Street [SH-205])*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard and S. Goliad Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 80-foot landscape buffer.

(3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 50-foot landscape buffer shall be provided along FM-549 for the residential property (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an

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undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 50-foot landscape buffer. All residential lots backing to FM-549 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines.

(4) *Landscape Buffer and Sidewalks (Perimeter Minor Collectors)*. A minimum of a 30-foot landscape buffer shall be provided along all *Perimeter Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

(5) *Landscape Buffer and Sidewalks (Minor Collectors)*. A minimum of a ten (10) foot landscape buffer shall be provided along all *Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A meandering five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(6) *Landscape Buffer and Sidewalks (Lofland Circle)*. A minimum of a 50-foot landscape buffer shall be provided along Lofland Circle across from the existing residential lots in the Oaks of Buffalo Way subdivision after which point the landscape buffer may be reduced to ten (10) feet. The segment of landscape buffer that is required to be 50-feet wide shall incorporate a minimum of a 48-inch berm and a five (5) foot meandering sidewalk along the entire landscape buffer. The entire landscape buffer along Lofland Circle shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan* --, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers.

(7) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch continuous *built-up* berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(8) *Landscape Screening in the Western Triangle South of Stable Glen Drive (Adjacent to the Somerset Park Subdivision)*. In order to create a solid living screen adjacent to the homes in the Somerset Park Subdivision that will back to the proposed open space on the west side of SH-205 (*i.e. south of Stable Glen Drive*) a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan* --, a minimum of four (4) caliper inches in size, will be planted on ten (10) foot centers along the entire adjacency.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet

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vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *Open Space/Public Park*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 108.066-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

(13) *Amenity Center*. Amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance and generally in accordance with the images depicted in *Exhibit 'E'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the two (2) amenity centers shall be approved with the *PD Site Plan*.

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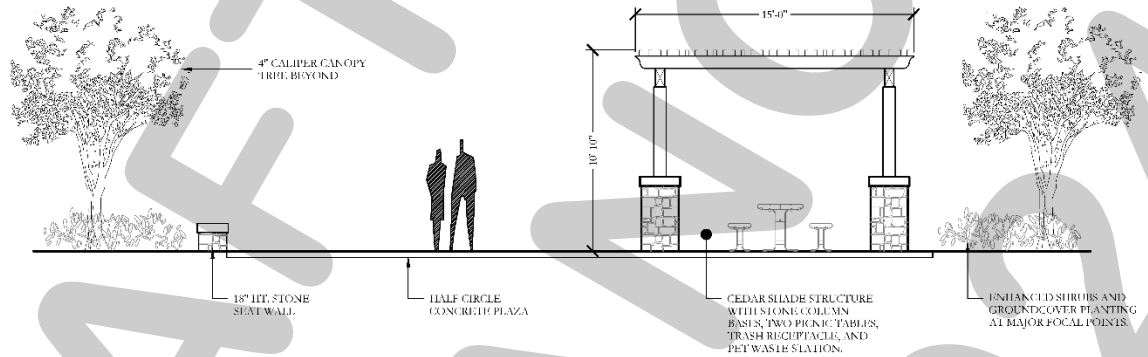
(14) *Trails*. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'D'* of this ordinance, and shall provide connectivity to the proposed parks.

(15) *Trail Rest Stop*. A trail rest stop shall be constructed at the location as depicted in *Exhibit 'D'* of this ordinance and shall include a rest bench, shade structure, and bike repair station.

FIGURE 10. TRAIL REST STOP



(16) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*; however, they should generally conform with *Figures 11, 12* & *13*.

FIGURE 11. MAIN ENTRY SIGNAGE

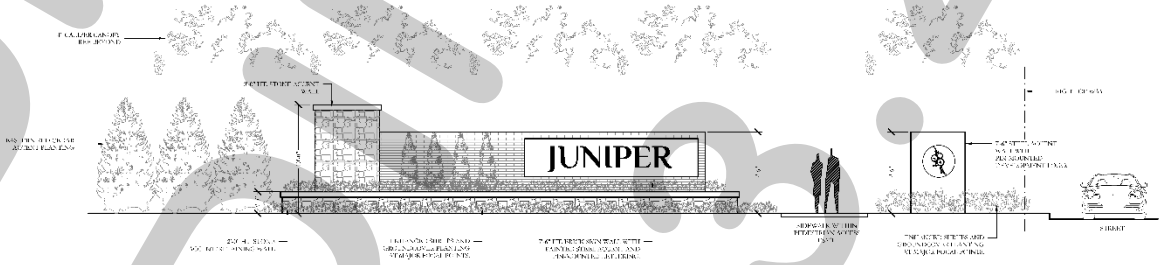


FIGURE 12. SECONDARY ENTRY SIGNAGE

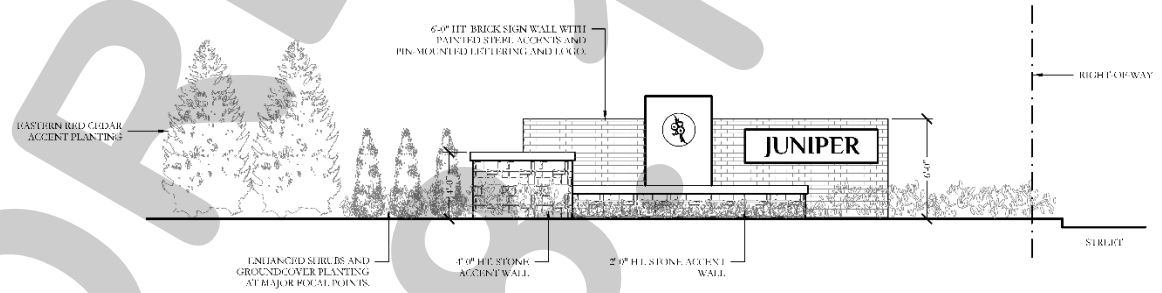


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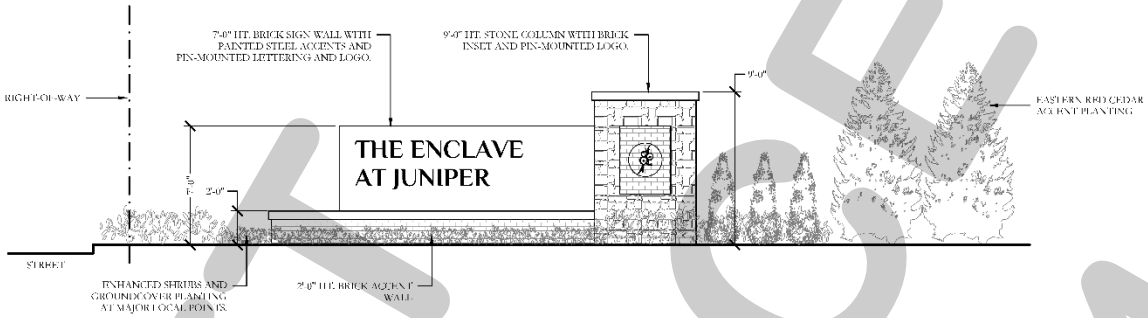
FIGURE 13. ENCLAVE ENTRY SIGNAGE



(17) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(18) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	August 19, 2024
APPLICANT:	Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER:	Z2024-033; *Zoning Change (AG to PD) for the Juniper Subdivision*

SUMMARY

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 536.42-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The portions of the subject property adjacent to the current alignment of S. Goliad Street [*SH-205*] were annexed into the City on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. The reminder of the subject property, north of S. Goliad Street [*SH-205*], was annexed into the City on June 15, 1998 by *Ordinance No. 98-20* [*Ordinance No. A1998-002*]. The portion of the subject property southeast of S. Goliad Street [*SH-205*] was annexed into the City on August 30, 1999 by *Ordinance No. 99-33* [*Ordinance No. A1999-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. There have been no changes to the zoning designation since annexation, and the property has remained vacant since annexation.

PURPOSE

On July 19, 2024, the applicant -- *Ryan Joyce of Michael Joyce Properties* -- submitted a development application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. Specifically, the applicant is proposing to entitle the subject property for 41.00-acres of limited General Retail (GR) District land uses, and a 960-lot single-family residential subdivision that will consist of seven (7) lot sizes (*i.e. [A] 24, 185' x 200' lots; [B] 15, 100' x 200' lots; [C] 46, 100' x 140' lots; [D] 125, 82' x 125' lots; [E] 377, 72' x 125' lots; [F] 308, 62' x 125' lots; and, [G] 65, 52' x 120' lots*).

ADJACENT LAND USES AND ACCESS

The subject property is generally located north and south of S. Goliad Street [*SH-205*]; with the northside being bounded by John King Boulevard, S. Goliad Street [*SH-205*], FM-549, and a property owned by the Rockwall Independ School District (RISD), and the southside being bounded by S. Goliad Street [*SH-205*], Lofland Circle, and the Lake Rockwall Estates Subdivision. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is an 80.00-acre parcel of land (*i.e. Lot 3, Block A, Rockwall CCA Addition*), which is occupied by a *Public Secondary School* (*i.e. Rockwall 9th Grade Center South*). North of this is a 27.4460-acre parcel of land (*i.e. Lot 1, Block A, Rockwall CCA Addition*), which is occupied by a *Public Secondary School* (*i.e. the Rockwall College and Career Academy*). Also, north of the subject property is a 145.554-acre tract of land (*i.e. Tract 7-1 of the W. H. Baird Survey, Abstract No. 25*), which is vacant. All of these properties are owned by the Rockwall Independent School District, and are zoned Planned Development District 95 (PD-95) for limited

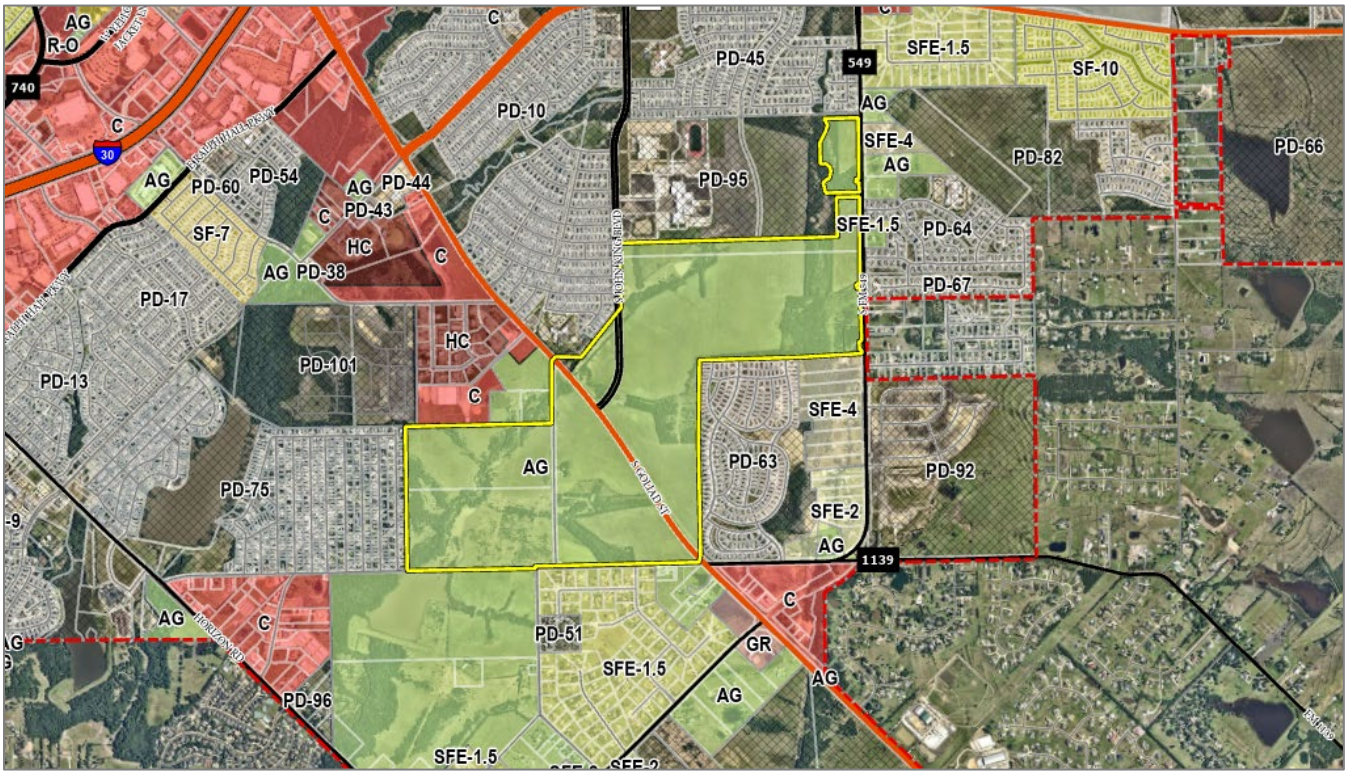
Neighborhood Services (NS) District land uses. Beyond these tracts of land is the Lofland Farms Subdivision, which consists of 401 single-family residential lots on 130.52-acres of land. This subdivision is zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is the following: [*1*] the Somerset Park Subdivision, which consists of 309 single-family residential lots on 139.31-acres that are zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses; [*2*] the Lofland Lake Estates Subdivision, which consists of 15 single-family residential lots on 66.10-acres that are zoned Agricultural (AG), Single-Family Estate 2.0 (SFE-2.0), and Single-Family Estates 4.0 (SFE-4.0) Districts; and, [*3*] Lofland Circle, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of Lofland Circle is the Oaks of Buffalo Way Subdivision, which consists of 65 single-family residential lots on 117.63-acres. This subdivision is zoned Single-Family Estate 1.5 (SFE-1.5) District.

East: Directly east of the subject property are the following subdivisions: [*1*] the Somerset Park Subdivision, which consists of 309 single-family residential lots on 139.31-acres that are zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses; [*2*] the Lofland Lake Estates Subdivision, which consists of 15 single-family residential lots on 66.10-acres that are zoned Agricultural (AG), Single-Family Estate 2.0 (SFE-2.0), and Single-Family Estates 4.0 (SFE-4.0) Districts; and, [*3*] the Oaks of Buffalo Way Subdivision, which consists of 65 single-family residential lots on 117.63-acres that are zoned Single-Family Estate 1.5 (SFE-1.5) District. Also, east of the subject property is FM-549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT], four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are the following subdivisions: [*1*] the Hickory Ridge Subdivision, which consists of 544 single-family residential lots on 191.83-acres that are zoned Planned Development District 10 (PD-10) for Single-Family 6 (SF-6), Single-Family 7 (SF-7) and Single-Family 8.4 (SF-8.4) District land uses; and, [*2*] the Lake Rockwall Estates East Subdivision, which consists of 638 single-family residential lots on 156.99-acres that are zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 536.42-acre subject property will incorporate *commercial* and *residential* land uses. This includes ~41.00-acres of land dedicated to limited General Retail (GR) District land uses and ~495.42-acres of land consisting of 960 residential lots, two (2) public parks, private open space, two (2) amenities centers, and a proposed water tower site. The proposed 960 single-family residential lots will consist of seven (7) lot types: [*1*] 24 *Type 'A'* lots that are a minimum of 185' x 200' or a minimum of 43,560 SF, [*2*] 15 *Type 'B'* lots that are a minimum of 100' x 200' or a minimum of 21,780 SF, [*3*] 46 *Type 'C'* lots that are a minimum of 100' x 140' or a minimum of 12,000 SF, [*4*] 125 *Type 'D'* lots that are a minimum of 82' x 125' or a minimum of 9,600 SF, [*5*] 377 *Type 'E'* lots that are a minimum of 72' x 125' or a minimum of 8,640 SF, [*6*] 308 *Type 'F'* lots that are a minimum of 62' x 125' or a minimum of 7,440 SF, and [*7*] 65 *Type 'D'* lots that are a minimum of 52' x 120' or a minimum of 6,000 SF. This translates to a gross density of *1.79* dwelling units per gross acre for the total development (*i.e. 1.94 dwelling units per acre less the ~41.00-acre tract of land designated for limited General Retail [GR] District land uses*). The minimum dwelling unit size (*i.e. air-condition space*) will range from 2,000 SF to 3,200 SF. With regard to the proposed housing product, staff has incorporated the upgraded anti-monotony standards and masonry requirements into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 100.00% masonry; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80.00% cementitious fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (*also referred to as Gingerbread -- similar to what is allowed in the Somerset Park Subdivision*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	185' x 200'	43,560 SF	24	02.50%
B	100' x 200'	21,780 SF	15	01.56%
C	100' x 140'	12,000 SF	46	04.79%
D	82' x 125'	9,600 SF	125	13.02%
E	72' x 125'	8,640 SF	377	39.27%
F	62' x 125'	7,440 SF	308	32.08%
G	52' x 120'	6,000 SF	65	06.77%
			960	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

LOT TYPE (SEE CONCEPT PLAN) ►	A	B	C	D	E	F	G
MINIMUM LOT WIDTH [1]	185'	100'	100'	82'	72'	62'	52'
MINIMUM LOT DEPTH	200'	200'	140'	125'	125'	125'	120'
MINIMUM LOT AREA (SF)	43,560	21,780	12,000	9,600	8,640	7,440	6,000
MINIMUM FRONT YARD SETBACK [2], [5] & [6]	30'	30'	20'	20'	20'	20'	20'
MINIMUM SIDE YARD SETBACK	15'	15'	10'	6'	6'	6'	6'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT [8]	20'	20'	20'	20'	20'	20'	20'
MAXIMUM HEIGHT [3]	35'	35'	35'	35'	35'	35'	35'
MINIMUM REAR YARD SETBACK [4]	30'	30'	10'	10'	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) [7]	3,200	3,200	3,200	2,800	2,400	2,400	2,000
MAXIMUM LOT COVERAGE	50%	65%	65%	65%	65%	65%	65%
MINIMUM GARAGE PARKING SPACES	3	3	3	3	2	2	2

GENERAL NOTES:

[1]: LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY HAVE THE FRONT LOT WIDTH REDUCED BY 20% AND THE REAR LOT WIDTH REDUCED BY TEN (10) PERCENT AS MEASURED AT THE FRONT OR REAR PROPERTY LINE PROVIDED THAT THE LOT WIDTH WILL BE MET AT THE *FRONT YARD* AND *REAR YARD BUILDING SETBACK*. ADDITIONALLY, THE LOT DEPTH ON LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY UP TO TEN (10) PERCENT, BUT SHALL MEET THE MINIMUM LOT SIZE FOR EACH LOT TYPE REFERENCED IN *TABLE 1*.

[2]: THE LOCATION OF THE *FRONT YARD BUILDING SETBACK* AS MEASURED FROM THE FRONT PROPERTY LINE. FOR CORNER LOTS, THE FRONT YARD BUILDING SETBACK SHALL BE APPLIED TO ALL PROPERTY LINES THAT HAVE FRONTAGE ON A PUBLIC STREET. KEYSTONE LOTS (*I.E. CORNER LOTS THAT SHARE A REAR YARD WITH THE SIDE YARD OF ANOTHER PROPERTY*) SHALL BE REQUIRED TO HAVE THE FENCING AT OR BEHIND THE FRONT YARD BUILDING SETBACK.

[3]: THE *MAXIMUM HEIGHT* SHALL BE MEASURED TO THE EAVE OR TOP PLATE (*WHICHEVER IS GREATER*) OF THE SINGLE-FAMILY HOME.
[4]: THE LOCATION OF THE *REAR YARD BUILDING SETBACK* AS MEASURED FROM THE REAR PROPERTY LINE.
[5]: SUNROOMS, PORCHES, STOOPS, BAY WINDOWS, BALCONIES, MASONRY CLAD CHIMNEYS, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE *FRONT YARD BUILDING SETBACK* BY UP TO TEN (10) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON *SIDE YARD SETBACKS*. A SUNROOM IS AN ENCLOSED ROOM NO MORE THAN 15-FEET IN WIDTH THAT HAS GLASS ON AT LEAST 50% OF EACH OF THE ENCROACHING FACES.
[6]: *J-SWING* OR *TRADITIONAL SWING GARAGES* ARE PERMITTED TO ENCROACH INTO THE FRONT YARD BUILDING SETBACK A MAXIMUM OF FIVE (5) FEET.
[7]: AIR-CONDITIONED SPACE.
[8]: NO DRIVE APPROACH FOR A RESIDENTIAL LOT SHALL BE SITUATED TO ALLOW ACCESS ON A COLLECTOR OR ARTERIAL ROADWAY.

The proposed concept plan shows that the development will consist of 65.78-acres of private open space, 5.14-acres of amenity centers (*which includes two [2] amenity centers*), a 2.39-acre site for a future City water tower, and the proposed two (2) public parks consisting of 37.69-acres. This -- *with the 79.85-acres of floodplain* -- represents a total of 150.93-acres of open space, which translates to 28.14% (*i.e. [79.85-acres of floodplain/2] + 65.78 + 5.14 + 2.39 + 37.69 = 150.93-acres/536.42-acres gross = 28.1356%*) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (*or 107.28-acres*) by 8.14% (*or ~43.64-acres*). In addition, the proposed development will incorporate a minimum of an 80-foot landscape buffer with a ten (10) foot meandering trail for all residential adjacency to John King Boulevard, SH-205, and FM-549. The concept plan also depicts the provision of an eight (8) foot trail system that will be provided throughout the development to connect the future residential lots with the private open spaces, public parks, and non-residential developments. Staff should also note that the applicant has consented to incorporating a 50-foot landscape buffer, with a berm, and solid living screen consisting of evergreen trees along Lofland Circle (*i.e. adjacent to the Oaks of Buffalo Way Subdivision*). All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

With regard to the proposed ~41.00-acres designated for limited General Retail (GR) District land uses, staff has identified all of the land uses within the General Retail (GR) District that would be inconsistent with residential adjacency and specifically prohibited these land uses in the Planned Development District ordinance. Staff has also incorporated language in the Planned Development District ordinance that requires a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees, and [3] a row of canopy trees on 20-foot centers*) to be situated between the *commercial* and *residential* land uses. Along SH-205, FM-549, and John King Boulevard a landscape buffer meeting the *General Overlay District Standards* has been required.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

(1) *Roadways*. All residential streets are required to be constructed to an R2 (*i.e. residential, two [2] lane, undivided roadway*) standard, which is a 29-foot *back-to-back* concrete street center within a 50-foot right-of-way with a five (5) foot concrete sidewalk on either side of the street. All residential streets are required to be curb and gutter. With regard to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct the following:

(a) *Mercers Colony Avenue*. Mercers Colony Avenue is identified as a *Minor Collector*, which is a 41-foot *back-to-back* concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalks on either side of the street.

(b) *Stableglen Drive*. Stableglen Drive is identified as a *Minor Collector*, which is a 41-foot *back-to-back* concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway.

(c) *Lofland Circle*. Lofland Circle is identified as a *Minor Collector*, which is a 41-foot *back-to-back* concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway. In this case, the applicant will be required to construct a minimum of a 24-foot portion of this roadway.

(d) *Unnamed Roadway Extending from SH-205 to the Future Extension of Lofland Circle (AKA the John King Extension)*. This unnamed roadway is identified as a M4U (*i.e. major collector, four [4] lane, divided roadway*), which is a 45-foot *back-to-back* concrete street center within a 65-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway.

All of these streets are required to be curb and gutter, and any medians are required to be curbed with the streets draining away from the medians. In addition to these roadways, the applicant will be required to perform a Traffic Impact Analysis (TIA) that is prepared in accordance with the requirements of the Engineering Department's *Design and Construction Manual*.

(2) *Water*. The applicant shall submit for an *Infrastructure Study* to the City's water/wastewater consultant. At a minimum, the applicant will be required to loop an eight (8) inch water line on-site to the property lines, install a minimum 12-inch water line, and dedicate any necessary easements in accordance with the City's Master Water Plan and approved *Infrastructure Study*. Staff should note that the applicant has indicated on the concept plan the dedication of a ~2.39-acre *Water Tower Site*, which would be utilized as a future water tower site for the *780 Pressure Zone*. A corridor for the City of Heath's 24-inch water transmission line will also need to be provided and protected running north-south along the present-day alignment of Lofland Circle.

(3) *Wastewater*. The applicant shall submit for an *Infrastructure Study* to the City's water/wastewater consultant. At a minimum, the applicant will need to install a minimum of an eight (8) inch and 12-inch sewer mains in accordance with the City's Wastewater Plan and the approved *Infrastructure Study*. In addition, a minimum eight (8) inch sewer line will need to extend through the site to the property lines. Any sewer pro-rata agreements will be assessed per acre, and shall be paid prior to construction.

(4) *Drainage*. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study, and be situated *outside* the floodplain. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds on the subject property. Any changes to the existing floodplain will require approval from the Natural Resource Conservation Service (NRCS). All residential lots shall be exclusive of the erosion hazard setback and the floodplain.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

(1) *Alleyways*. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete…" The code does grant the City Council the ability to "… waive the residential alley requirement, if it is in the best interest of the City." [*Page 14; Section 2.11 of the Standards of Design and Construction Manual*]

(2) *Garage Configuration*. Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing* [*or traditional swing*] garage where the garage door is perpendicular to the street."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 82.19% *J-Swing* or *Traditional Swing* garages (*or a total of 789 Lots*) and 17.81% *Flat Front Entry* garages (*or a total of 299 Lots*). As a compensatory measure the applicant is proposing to: [*1*] set the garages back from the front façade a minimum of five (5) feet, and [*2*] provide additional architectural elements into all garage configurations in the form of decorative wood doors or wood overlays on insulated metal doors with carriage style hardware. In addition, the applicant has consented to increasing the front yard building setback on all *Flat Front Entry* garages from 20-feet to 25-feet.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *South Central Residential District* and the *Southwest Residential District* and is primarily designated for *Low Density Residential* land uses. The plan defines *Low Density Residential* land uses as "… residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses …" In addition, the Comprehensive Plan defines increased amenity as, "… developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In addition, according to Subsection 01.04, *Calculation of Density*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he calculation of allowable density for residential developments shall be based on the *gross* site area including right-of-way, floodplain, open space and public/private parks that will be dedicated to the City or preserved and maintained by some other mechanism." In this case the applicant is proposing a total gross density of *1.79* dwelling units per acre [*i.e. 960/536.42 = 1.7896 or 1.79*] (*or a gross residential density of 1.94 dwelling units per gross acre less the ~41.00-acre tracts of land designated for limited General Retail [GR] District land uses*). Based on this, the applicant's request is in conformance with the required density for the *Low Density Residential* land use. Even though the gross density meets the requirements of the Comprehensive Plan, staff should point out that the applicant is proposing to provide two (2) amenities centers on 5.14-acres of land, dedicate two (2) public parks on 37.69-acres of land, dedicate a site for a future public water tower on 2.39-acres of land, provide 65.78-acres of private open space, and is providing an excess of 43.64-acres of opens space beyond the 107.28-acres of required open space. In addition, the applicant is proposing to construct ten (10) foot trails along John King Boulevard and FM-549, and eight (8) foot trails internal to the site. This coupled with the ~41.00-acres of land -- *28.65-acres of which is developable* -- dedicated to *Commercial/Retail* land uses, the applicant's request does appear to meet the criteria for increased amenity and a mix of land uses.

TABLE 3: DENSITY CALCULATIONS FOR NET AND GROSS

ACREAGE CALCULATIONS	
DEVELOPABLE RESIDENTIAL ACREAGE	*427.92*
RESIDENTIAL FLOODPLAIN ACREAG	*67.50*
DEVELOPABLE COMMERCIAL ACREAGE	*28.65*
COMMERCIAL FLOODPLAIN ACREAGE	*12.35*
GROSS ACREAGE	*536.42*
TOTAL RESIDENTIAL LOTS	*960*
DENSITY CALCULATIONS	
GROSS DENSITY	*1.79*
GROSS RESIDENTIAL DENSITY	*1.94*
NET DENSITY (1)	*2.24*

NOTES:
1: RESIDENTIAL DENSITY LESS FLOODPLAIN IN THE RESIDENTALLY ZONED AREA

As previously stated, the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan designates the majority of the subject property for *Low Density Residential* land uses; however, there are areas adjacent to the intersection of John King Boulevard and S. Goliad Street [*SH-205*] that are designated for *Commercial/Retail* land uses. Currently, the concept plan only shows ~41.00-acres of land in this area that will be designated for limited General Retail (GR) District land uses. This represents a reduction of ~37.40-acres in the area designated for *Commercial/Retail* land uses. This reduction will require the City Council to change the Future Land Use Plan from the *Commercial/Retail* land use designation to a *Low Density Residential* land use designation. The proposed change in the Future Land Use Plan is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Looking at the pertinent *District Strategies* for the *South Central Residential District* (*i.e. the portion of the proposed development northeast of S. Goliad Street [SH-205]*) and how the proposed concept plan conforms to these strategies, staff identified the following:

(1) *Suburban Residential*. This *District* has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern *Districts*. These developments should include a mix of larger to mid-sized lots.

Staff Response: The submitted PD Standards include language that allows for the incorporation of Traditional Neighborhood Design (TND) principles; however, the ordinance does not require these standards and leaves it open to

completely exclude this product type. This is an important aspect of the *District Strategies* and was implemented in the adjacent development (*i.e. the Somerset Park Subdivision*). In addition, the proposed 62' x 125' and 72' x 125' lots (*i.e. Lot Types 'E' & 'F'*) -- *which are the predominate lot types at 71.35% of all lots* -- are *not* considered to be a mix of *larger to mid-sized lots*. Based on this the proposed concept plan does *not* appear to conform with this *District Strategy*.

(2) *Commercial Land Uses*. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [*SH-205*] and SH-276 and S. Goliad Street [*SH-205*] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.

Staff Response: The concept plan provided by the applicant does show changes to how the *Commercial/Retail* areas are laid out in the Future Land Use Map; however, the changes appear to be nominal in nature, and the applicant's request *does* appear to conform with this *District Strategy*.

(3) *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.

Staff Response: The *District Strategies Map* for the *South Central Residential District* shows that a *Rest Stop/Trailblazer Pylon* element is designated for the southeast corner of the future intersection of Mercers Colony Avenue and John King Boulevard. The *Layout Plan* provided by the applicant shows that two (2) *Trail Stops/Rest Stops* will be provided (*i.e. one [1] at the northeast corner of the intersection of John King Boulevard and Mercers Colony Avenue, and one [1] at the northwest corner of Lofland Circle and S. Goliad Street [SH-205]*), and has provided an exhibit showing that a covered trail head with picnic table and seat wall will be provided for both locations. This appears to be in conformance with this *District Strategy*.

Looking at the pertinent *District Strategies* for the *Southwest Residential District* (*i.e. the portion of the proposed development southwest of S. Goliad Street [SH-205]*) and how the proposed concept plan conforms to these strategies, staff identified the following:

(1) *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

FIGURE 1. AREA ADJACENT TO OAKS OF BUFFALO WAY
RED CIRCLE ARE THE TYPE 'C' LOTS THAT SHOULD BE CHANGED TO TYPES 'A' OR 'B'

Staff Response: In this case, the Oaks of Buffalo Way Subdivision is composed of larger lots that are a minimum of 1½-acres in size or larger. The proposed transition provided by the applicant shows a smaller one (1) acre lot product (*i.e. Lot Type 'A'*) lining a street that runs parallel to Lofland Circle and the northern boundary of the Oaks of Buffalo Way Subdivision. This is followed by a 100' x 200' lot product (*i.e. Lot Type 'B'*) and several 100' x 150' lots (*i.e. Lot Type 'C'*). Staff has recommended that the 100' x 150' lots be changed to either the one (1) acre lot product (*i.e. Lot Type 'A'*) or the 100' x 200' lot product (*i.e. Lot Type 'B'*) [*see Figure 1*]. This would also reduce the number of homes backing up to S. Goliad Street [*SH-205*], which is a major roadway. With this being said, the Planning and Zoning Commission and City Council will need to make the determination if this is a sufficient transition from the larger lots to the 62' x 125' lots, 72' x 125' lots, and 82' x 125' lots (*i.e. Lot Types 'E', 'F', & 'G'*) north of the proposed transition.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of these policies and goals (*e.g. minimum of six [6] foot side yard setbacks on all lot types, 25-foot setback for front entry garages, etc.*); however, staff has identified the following non-conformities on the original concept plan and provided the following recommendations to the applicant:

RED: CHANGES PROPOSED AT THE AUGUST 13, 2024 PLANNING AND ZONING COMMISSION MEETING

(1) *CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2)*. Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

Staff Response: The lots in the Oaks of Buffalo Way Subdivision are approximately 1.50-acres in size or larger. The proposed one (1) acre estate style lot product (*i.e. Lot Type 'A'*) is smaller than the existing lots in the Oaks of Buffalo Way Subdivision; however, this area is separated from the Oaks of Buffalo Way by Lofland Circle. In addition, the applicant has included requirements in the Planned Development District that would require a 50-foot landscape buffer be installed on the northern side of Lofland Circle that incorporates a 48-inch berm with a five (5) foot meandering sidewalk and a solid living screen consisting of evergreen trees. The incorporation of this separation from the existing residential subdivision appears to conform to this goal; however, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Staff's Recommendation to the Applicant: Provide a larger more comparable lots product adjacent to the Oaks of Buffalo Way Subdivision.

(2) *CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2)*. Existing development patterns and surrounding conditions (*e.g. lot size, architectural style, public improvements, etc.*) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

Staff Response: The proposed concept plan appears to generally conform to the existing development patterns north of S. Goliad Street [*SH-205*] (*i.e. adjacent to the Somerset Park and Fontana Ranch Subdivisions*) and adjacent to the Lake Rockwall Estates Subdivision; however, Stable Glen Drive is a divided collector street through the Somerset Park Subdivision and the applicant's concept plan shows this street transitioning to an undivided collector. This could be changed to create a more conforming development. In addition, better requirements for Traditional Neighborhood Design (TND) housing product should be incorporated north of S. Goliad Street [*SH-205*] to match the style of the homes established in the Somerset Park Subdivision. Based on this there are aspects of the applicant's proposal that conform to this goal; however, it cannot be considered to be completely conforming because the transition between the Somerset Park Subdivision and the proposed subdivision will be apparent considering the street design and the architectural styles.

Staff's Recommendation to the Applicant: Stable Glen Drive should be a divided collector through the subdivision and conform to the existing pattern established by the Somerset Park Subdivision. In addition, requirements stipulating that Traditional Neighborhood Design (TND) housing product be incorporated north of S. Goliad Street [*SH-205*] would better conform with the existing Somerset Park Subdivision.

Applicant's Response at the Planning and Zoning Commission Meeting on August 13, 2024: At the August 13, 2024 Planning and Zoning Commission meeting, the applicant proposed making Stable Glen Drive a divided roadway to partially conform to staff's recommendations. Staff has included this as a condition of approval for this case.

(3) *CH. 1; Section 2.02; Goal #2 | Policy #4 (Page 1-2)*. At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development.

Staff's Response: It is difficult for staff to verify if the applicant's request conforms to this goal. The standards contained in the Planned Development District do appear to require a product type that this equal to or higher than the existing product types in the Somerset Park, Fontanna Ranch, and Lake Rockwall Estates Subdivisions; however, the proposed dwelling unit sizes are *not* comparable to the sizes of the existing homes in the Oaks of Buffalo Way Subdivision. Based on this, conformance to this goal is a discretionary decision for the Planning and Zoning Commission and City Council.

Staff's Recommendation to the Applicant: Increase the dwelling unit sizes to a minimum of 2,800 SF across all product types.

Applicant's Response at the Planning and Zoning Commission Meeting on August 13, 2024: At the August 13, 2024 Planning and Zoning Commission meeting, the applicant proposed increasing the minimum dwelling unit size on the *Lot Type 'E' Lots* (*i.e. the 72' x 125' lots*) from 2,400 SF to 2,750 SF; however, the applicant did not propose increasing the dwelling unit size on *Lot Types 'F' & 'G'*. Staff has updated the draft ordinance to reflect the applicant's proposed change. This change does not fully address staff recommendation to the applicant.

(4) *CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3)*. To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

Staff Response: In this case, the applicant's design incorporates homes that both side and back to the proposed public parks and open space. There are some areas where the applicant has included lots that are on single-loaded on a street and in which the future home would front towards the proposed open space areas; however, this is *not* the norm throughout the development. Based on this, the proposed concept plan does *not* appear to conform to this goal.

Staff's Recommendation to the Applicant: A majority of the lots in the proposed development should front to open space as opposed to side or back to open space.

(5) *CH. 08 | Sec. 02.02 | Goal 01; Policy 4*: Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in development that propose clusters of smaller lots.

Staff Response: Homogenous pods of lots should be avoided except where called for by the Comprehensive Plan (*e.g. smaller lots fronting on to parks and larger lots being arranged towards the outside of the development*). The applicant has provided changes to mix lot types throughout various phases. There does remain a homogenous pod of the *Type 'A', 'B' & 'C' Lots* adjacent to the Oaks of Buffalo Way Subdivision; however, the applicant has stated that this is to provide a transition of lots from the subdivision into the proposed development. It should also be point out that the lots north of John King Boulevard tend to only consist of the *Type 'D, 'E' & 'F' Lots*, which are primarily the smaller lot types.

Staff's Recommendation to the Applicant: Change the concept plan to better mix more the of the *Lot Types* throughout all phases of the proposed development. This is particularly important north of S. Goliad Street, which currently excludes *Lot Types 'A' & 'B'*.

(6) *CH. 8; Section 2.03; Goal #1 | Policy #5 (Page 8-3)*. Design neighborhoods utilizing the *Housing Tree Model* … A method of laying out single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision.

Staff Response: The concept plan should be rearranged so that larger lots (*i.e. Type 'B' or Type 'C' lots*) are adjacent to John King Boulevard, SH-205 (*S. Goliad Street*) and FM-549. This will reduce the number of lots backing to these roadways and bring the plan better into conformance with the *Housing Tree Model*. Staff should note, that the applicant has changed the majority of the lots adjacent to John King Boulevard, SH-205, and FM-549 in accordance with staff's suggestions.

Staff's Recommendation to the Applicant: Provide more larger *Lot Types 'B' & 'C'* along S. Goliad Street, north of the Oaks of Buffalo Way Subdivision.

(7) *CH. 08 | Sec. 02.03 | Goal 03; Policy 3*: In cases where *Flat Front Entry* garages (*i.e. even with the front façade of the primary structure*) are requested as part of a development no greater than 20.00% should be incorporated into the development. In addition, *Flat Front Entry* garages should have a minimum of a 25-foot front yard building setback to

allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

Staff Response: If *a Flat Front Entry* garage configuration is proposed it should be limited to 20.00% and incorporate a 25-foot front yard building setback. The applicant has chosen to request 17.81% *Flat Front Entry* garages and 82.19% J-Swing or Traditional Swing garages, and has consented to upgraded garage door requirements. In addition, all *Flat Front Entry* garages will be setback from the front façade five (5) feet, and the applicant has incorporated a requirement stipulating that all properties with a Flat Front Entry garage will require a 25-foot front yard building setback.

Staff's Recommendation to the Applicant: The applicant's plan has been changed to be in conformance. Based on this, staff has no additional recommendations concerning this aspect of the request.

Taking into account the applicant's concept plan and other submitted exhibits, the proposed density, and the development standards, the request does appear to generally conform with the majority of the goals and policies of the OURHometown Vision 2040 Comprehensive Plan and the development standards of the Unified Development Code (UDC); however, the changes to the Future Land Use Map, the non-conformities to the OURHometown Vision 2040 Comprehensive Plan (*listed above*), the non-conformities to the requirements of the Unified Development Code (UDC), and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On July 24, 2024, staff mailed 551 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hickory Ridge, Hickory Ridge East, Lofland Farms, Fontanna Ranch, and the Oaks of Buffalo Way Homeowner's Associations (HOAs), which are the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received 257 responses from property owners inside the City limits. These responses were as follows:

(1) Three (3) responses from property owners within the 500-foot notification buffer in favor of the applicant's request.
(2) 31 responses from property owners within the 500-foot notification buffer opposed to the applicant's request.
(3) One (1) response from a property owner outside the 500-foot notification buffer in favor of the applicant's request.
(4) 222 responses from property owners within the 500-foot notification buffer opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.

(2) By approving this *Zoning Change*, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of ~37.40-acre tracts of land from a *Commercial/Retail* designation to a *Low Density Residential* designation.

(3) Stable Glen Drive shall be a divided roadway that matches the existing divided roadway section established with the Somerset Park Subdivision.

(4) A *PD Development Plan* for the ~41.00-acre tracts of *Commercial* land will be required prior to site plan. This *PD Development Plan* will be required to delineate the required pedestrian connectivity between the *Residential* and *Commercial* land uses.

(5) Any construction resulting from the approval of this *Zoning Change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On August 13, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Zoning Change* by a vote of 3-2, with Commissioners Hagaman and Hustings dissenting and Commissioners Conway and Thompson absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE [illegible]

NOTE: *THE APPLICATION IS NO CITY UNTIL THE PLANNING DIRE SIGNED BELOW.*

PTED BY THE CITY ENGINEER HAVE

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	FM205, TX		
SUBDIVISION	W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 123; J.R. Johnson Survey, Ab. No. 128	LOT	BLOCK
GENERAL LOCATION	At Intersection of Goliad & S. John King Blvd.		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agricultural	CURRENT USE	Agricultural
PROPOSED ZONING	Planned Development District	PROPOSED USE	Single Family, Commercial
ACREAGE	536.42	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	William Lofland	☑ APPLICANT	Michael Joyce Properties
CONTACT PERSON		CONTACT PERSON	Ryan Joyce
ADDRESS	105 E. Kaufman Street	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Lofland [*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 $ 826.30 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* July, 2024. *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."*

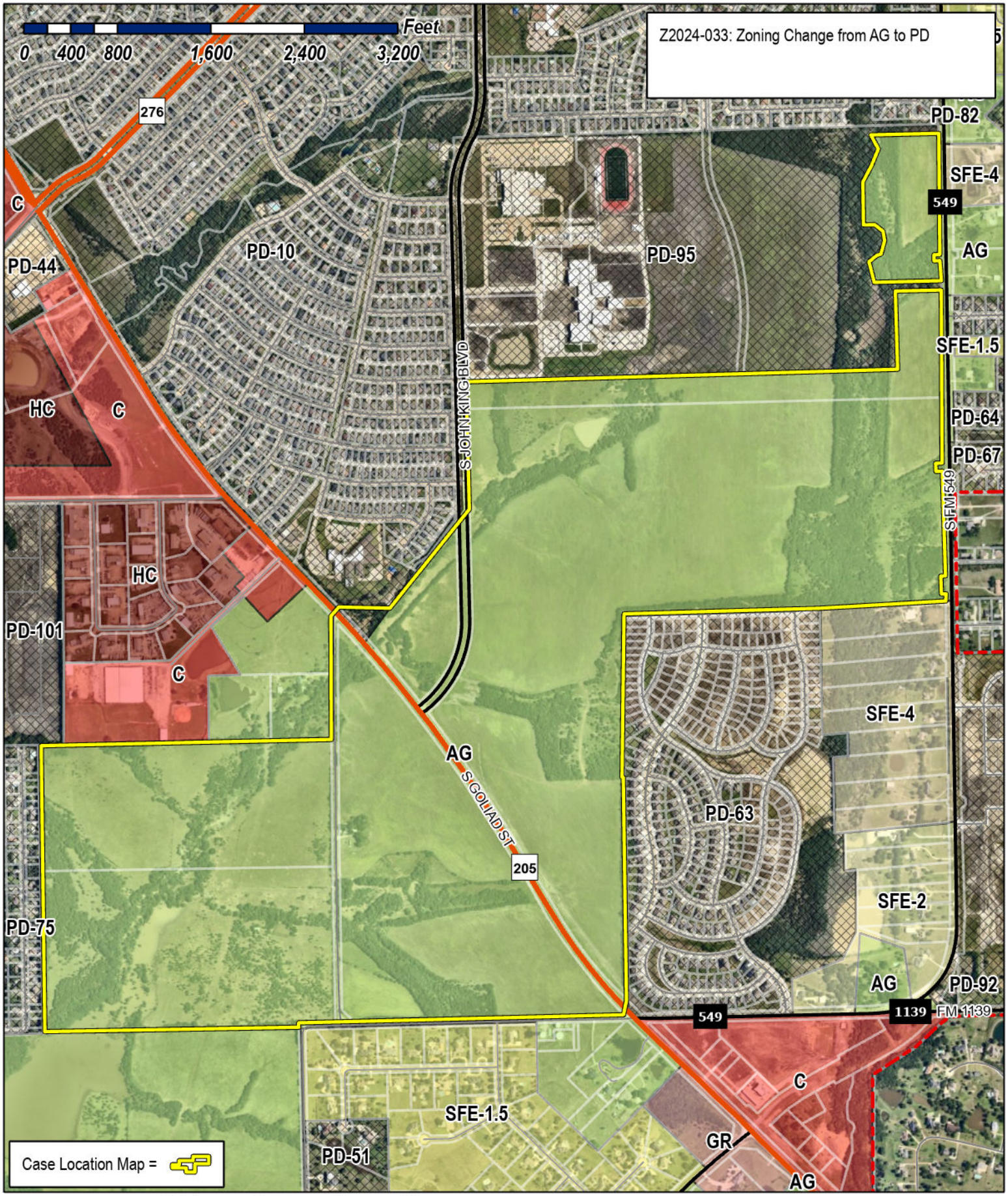
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* July, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 4-16-25

CARLY LEWIS
Notary Public, State of Texas
Comm. Expires 04-16-2025
Notary ID 133044766



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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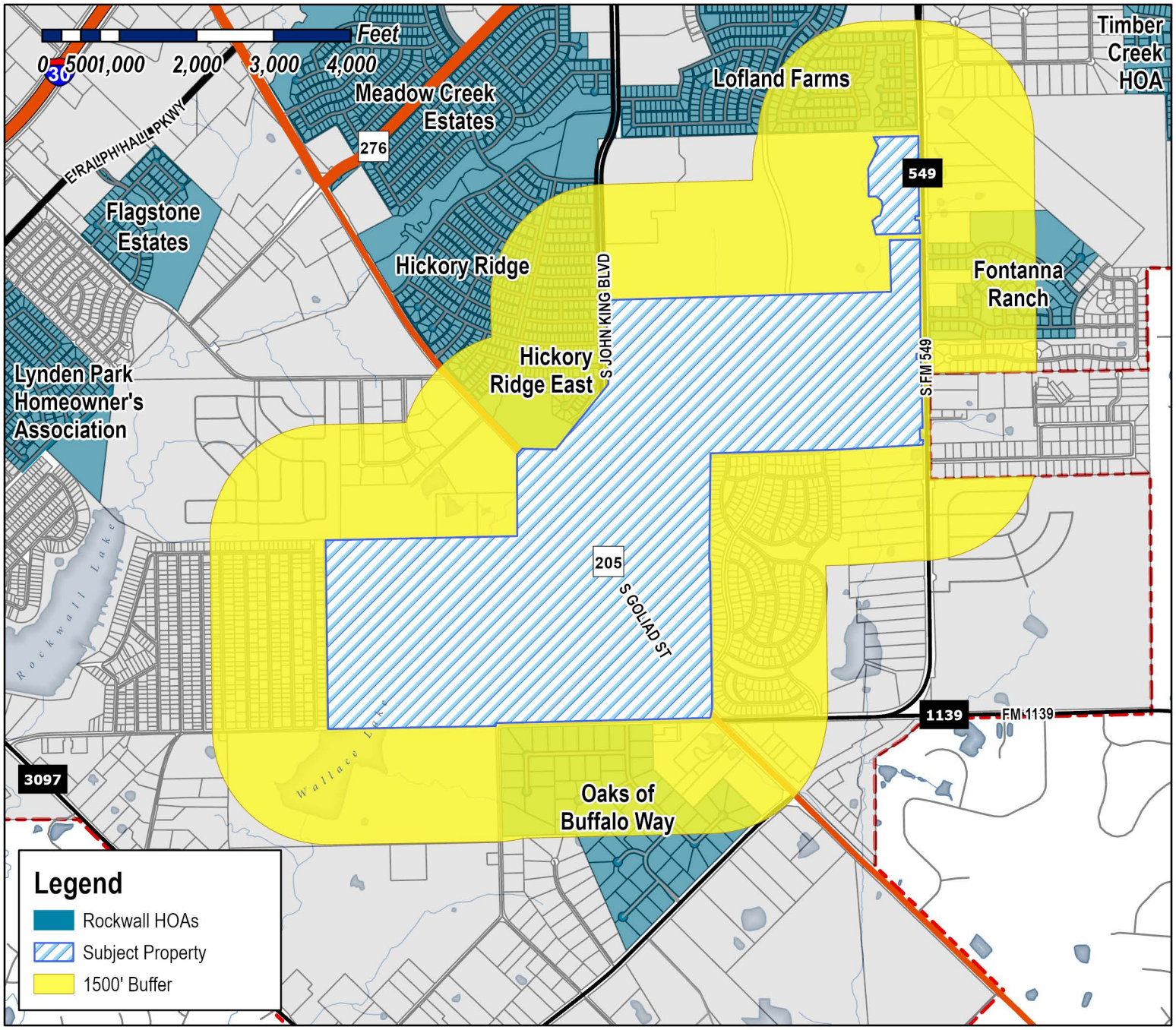
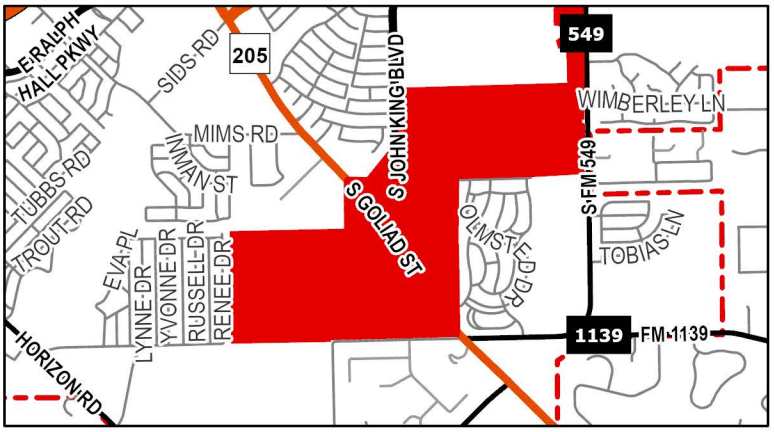


Case Number: Z2024-033
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 205



Date Saved: 7/18/2024
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Guevara, Angelica
Sent: Wednesday, July 24, 2024 3:06 PM
Cc: Miller, Ryan; Lee, Henry; Zavala, Melanie; Ross, Bethany
Subject: Neighborhood Notification Email [Z2024-033]
Attachments: Public Notice (P&Z).pdf; HOA Map (07.19.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, July 26, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, August 13, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 19, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2024-033: Zoning Change from Agricultural (AG) District to a Planned Development District
Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

Thank you,

Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

City of Rockwall

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

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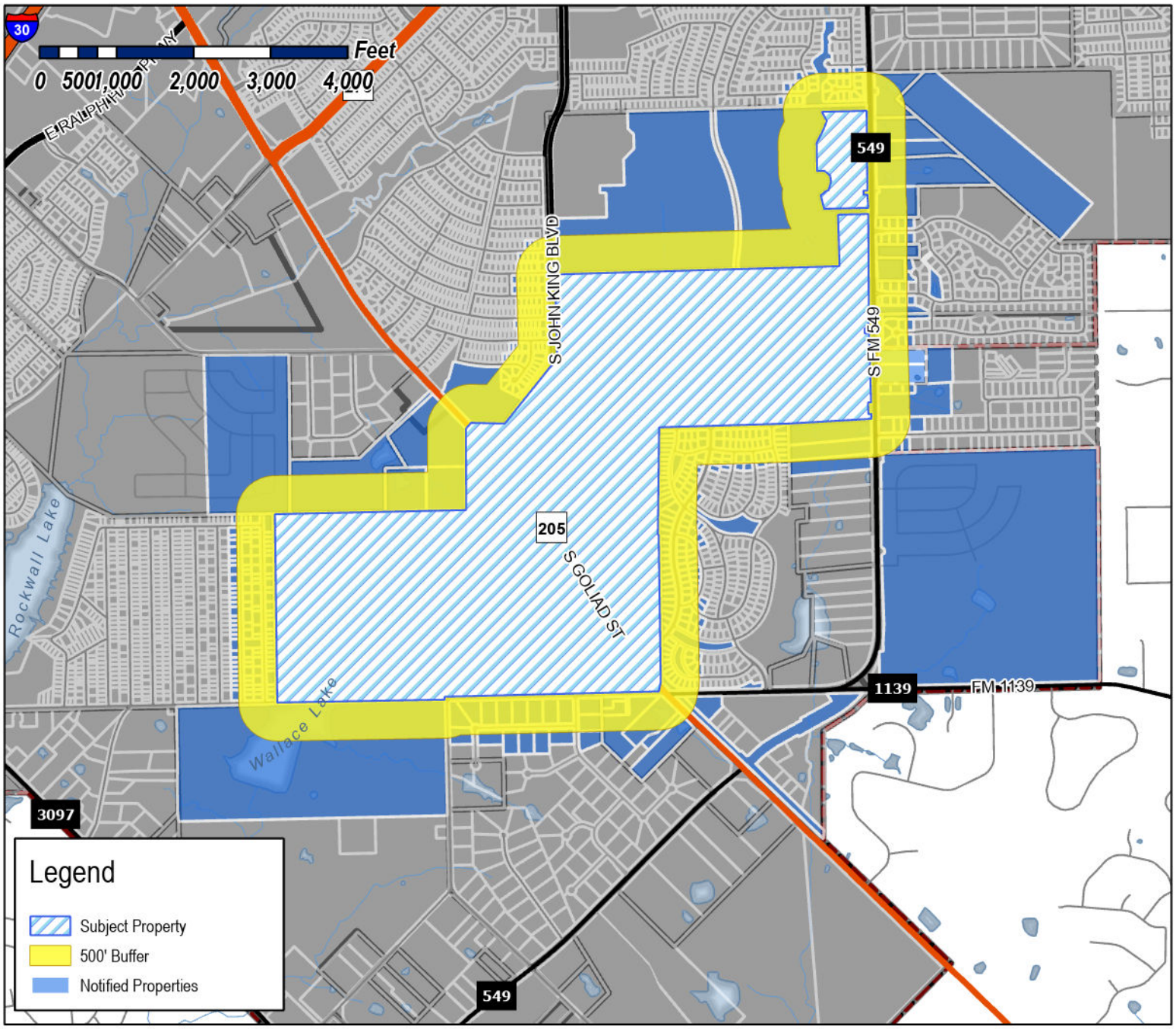
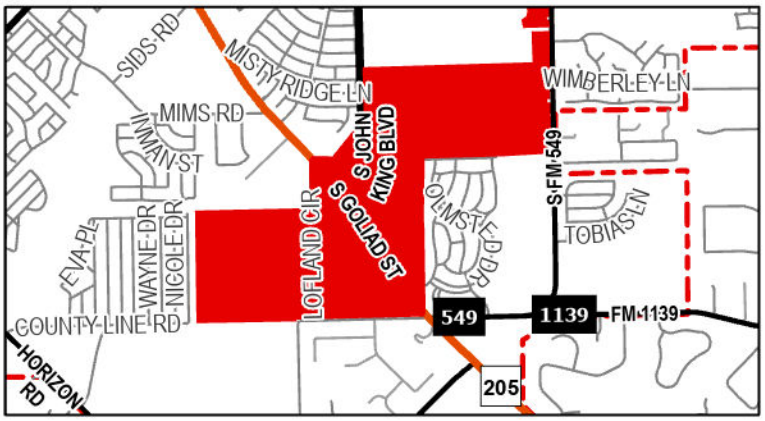


Case Number: Z2024-033
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 205



Date Saved: 7/18/2024
For Questions on this Case Call: (972) 771-7745

ROCKWALL 205 INVESTORS LLC (1075652)
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

ROBINSON JEREMY A
10012 TISBURY DR
FRISCO, TX 75035

JDS & BHK PROPERTY MANAGEMENT FIRM LP
105 CLIPPER COURT
ROCKWALL, TX 75032

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

SHEPHERD PLACE HOMES INC
10527 CHURCH RD # 201
DALLAS, TX 75238

DEAN ANN W
106 STANDING OAK DR
GEORGETOWN, TX 78633

FLORES ALEJANDRO
1070 N BEN PAYNE RD
ROCKWALL, TX 75087

PANTZAY MARVIN A FLORES AND
SULEIMA Y MONTERROSO
111 NICOLE DRIVE
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

RESIDENT
115 RENEE DR
ROCKWALL, TX 75032

RESIDENT
116 NICOLE
ROCKWALL, TX 75032

RESIDENT
118 RENEE DR
ROCKWALL, TX 75032

HP TEXAS I LLC
120 SOUTH REIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

OLIVARES JAIME B & MARTINA G
1209 QUAIL DR
GARLAND, TX 75040

ODOM TERRI S
122 JAMS LN
ROCKWALL, TX 75032

WING-PAL LLC
1227 WOODLAWN AVE
DALLAS, TX 75208

WING-PAL LLC
1227 WOODLAWN AVE
DALLAS, TX 75208

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

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1244 COUNTY ROAD 2278
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

THE STATE OF TEXAS, BY AND THROUGH THE
TEXAS TRANSPORTATION COMMISSION
125 E 11TH STREET
AUSTIN, TX 78701

VASQUEZ FRANSISCO
125 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
127 RENEE DR
ROCKWALL, TX 75032

RESIDENT
130 RENEE DR
ROCKWALL, TX 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

VALDEZ JOSE G
1311 PRATO AVE
MCLENDON CHISHOLM, TX 75032

RESIDENT
137 NICOLE DR
ROCKWALL, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

RESIDENT
139 RENEE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

RESIDENT
149 NICOLE DR
ROCKWALL, TX 75032

NGO HA THAI
1508 GRETCHEN DR
CEDAR PARK, TX 78613

NGO HA THAI
1508 GRETCHEN DR
CEDAR PARK, TX 78613

RESIDENT
152 NICOLE DR
ROCKWALL, TX 75032

KIRK NORMAN & CHRISTI
156 JAMS LN
ROCKWALL, TX 75032

SFR JV-2 2023-1 BORROWER LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

RESIDENT
159 NICOLE DR
ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

PENA ISAAC
16300 CR 250
TERRELL, TX 75160

RESIDENT
164 NICOLE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

IBARRA GABRIELA AND
EDUARDO OSORNIO
171 CRAWFORD LN
ROYSE CITY, TX 75189

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

SRP SUB LLC
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD STE 230
DALLAS, TX 75252

CONTRERAS JOSE LUIS AND
JUANA DIAZ
1750 E FM 550
ROCKWALL, TX 75032

RESIDENT
176 NICOLE DR
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

ANDRADE MARTIN &
MARIO VALENZUELA
179 WILLOW RIDGE CIR
ROCKWALL, TX 75032

RESIDENT
1791 FM549
ROCKWALL, TX 75032

WILLIAMS MELISSA L
180 JAMS LANE
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

MEDRANO CESAR AND ANDREA MARTINEZ
181 RENEE DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

BARKER JOHNNY
184 WILLOW RIDGE CIRCLE
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

RESIDENT
191 RENEE DR
ROCKWALL, TX 75032

PEARSON GREGORY AND VICKI
1920 BROKEN LANCE LANE
ROCKWALL, TX 75032

SCHUETTE JASON & BARBARA
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER
193 ELVIS PRESLEY LN
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

BADER MARKUS AND KIMBERLY
1940 BROKEN LANCE LN
ROCKWALL, TX 75032

RESIDENT
195 NICOLE DR
ROCKWALL, TX 75032

PODLESKI GREGG T & MARIANNE
1950 BROKEN LANCE LN
ROCKWALL, TX 75032

INGRAM JAMES KENDELL
1957 S FM 549
ROCKWALL, TX 75032

RESIDENT
196 NICOLE DR
ROCKWALL, TX 75032

WILKINSON RICHARD S
1970 BROKEN LANCE LANE
ROCKWALL, TX 75032

RESIDENT
1990 BROKEN LANCE LN
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

MOORE JAMES S AND KATRINA D
2005 BROKEN LANCE LANE
ROCKWALL, TX 75032

RUIZ SONIA
2009 WORCESTER LN
GARLAND, TX 75040

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

DELK GREGORY S AND SANDRA G
2020 BROKEN LANCE LN
ROCKWALL, TX 75032

HOOVER WILLIAM A AND TAMMY
2025 BROKEN LANCE LANE
ROCKWALL, TX 75032

CURTIS PAMELA
2040 BROKEN LANCE LN
ROCKWALL, TX 75032

BAKER ALEXANDER AND
ARTEMIS LI
2045 BROKEN LANCE LN
ROCKWALL, TX 75032

TIPPETT TERRANCE & EMILY
2060 BROKEN LANCE LANE
ROCKWALL, TX 75032

RESIDENT
2065 BROKEN LANCE LN
ROCKWALL, TX 75032

RESIDENT
207 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
208 NICOLE DR
ROCKWALL, TX 75032

DRENTH HOWARD D AND TERESSA
2080 BROKEN LANE
ROCKWALL, TX 75032

IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LN
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RESIDENT
2120 NEW HOLLAND DR
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

ZMOLIK JUSTIN LAWRENCE
2139 SOUTH FM 549
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

DUNK DAWNETTA M VAN
2140 NEW HOLLAND DR
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

RESIDENT
221 RENEE DR
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
222 NICOLE DR
ROCKWALL, TX 75032

RANDALL ROBERT S JR & MARY LYNN
2287 S FM 549
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2301 S JOHN KING BLVD
ROCKWALL, TX 75032

KANAK INVESTMENTS LLC
2321 FIELDCREST DR
ROCKWALL, TX 75032

RESIDENT
233 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2380 FM549
ROCKWALL, TX 75032

RESIDENT
2390 S FM549
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

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

DIGGS DAVID WILEY
2401 LOUDON ST WEST
ROCKWALL, TX 75032

WILLIAMS DAVIS CRAIG AND JENNIFER IRENE
2405 LOUDON ST WEST
ROCKWALL, TX 75032

SWAIN STEPHEN & CAROL J
2406 LOUDON ST E
ROCKWALL, TX 75032

GIL ANNA AND JULIAN
2409 LOUDON STREET WEST
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

NAMIE NOMIE M III AND GINA MARIE
2413 LOUDON ST WEST
ROCKWALL, TX 75032

BOLDEN QUINTEN TIBERIUS AND
ALEXANDER NICHOLAS KUJAK
2417 LOUDON ST WEST
ROCKWALL, TX 75032

ACKERMAN DANYELL AND ALAN
2418 LOUDON STREET EAST
ROCKWALL, TX 75032

MARTINEZ ALEXANDRA ISABEL PRIETO AND
ANGEL JAVIER SANCHEZ ROJAS
2419 LOUDON ST WEST
ROCKWALL, TX 75032

HUGHES BRYAN
2423 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2424 FM549
ROCKWALL, TX 75032

RESIDENT
245 RENEE DR
ROCKWALL, TX 75032

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
250 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
250 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2500 LOUDON ST W
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

DE LOS SANTOS CARLOS AND MARGOT
2501 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2502 LINDBERG ST
ROCKWALL, TX 75032

FURLONG FAMILY TRUST
2502 LONG COMMON NORTH
ROCKWALL, TX 75032

RESIDENT
2503 MERCERS COLONY AVE
ROCKWALL, TX 75032

JOHNSTON RODNEY DURRAL JR AND KIMBERLY
D
2504 LOUDON ST EAST
ROCKWALL, TX 75032

SIGNO FAMILY LIVING TRUST
GENARO A SIGNO AND JULITA R SIGNO-
TRUSTEES
2505 LOUDON STREET WEST
ROCKWALL, TX 75032

RESIDENT
2506 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2507 MERCERS COLONY AVE
ROCKWALL, TX 75032

GATEWOOD PAULA AND WADE
2509 LOUDON ST W
ROCKWALL, TX 75032

RESIDENT
2510 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2513 MERCERS COLONY AVE
ROCKWALL, TX 75032

JOSHI MAYURESH S AND
BINITA SINHA
2513 LOUDON ST WEST
ROCKWALL, TX 75032

ROSS SCOTT TRAVIS AND MEGAN
2517 LOUDON ST WEST
ROCKWALL, TX 75032

TAYLOR SHELLY A
2518 LONG COMMON NORTH
ROCKWALL, TX 75032

GARZA SIMONE M & HEATH
2518 LOUDON ST E
ROCKWALL, TX 75032

DENSON PATRICIA ANN
2521 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2600 LONG COMMON S
ROCKWALL, TX 75032

BOCK FAMILY TRUST OF 2003
JOSEPH C AND SHIZUKO BOCK-TRUSTEES
2601 LONG COMMON SOUTH
ROCKWALL, TX 75032

RODRIGUEZ EVANGELINA PARRA & KRYSTAL
MARIE RODRIGUEZ
2601 PATRICIA LN
GARLAND, TX 75041

RESIDENT
2605 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2608 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2609 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2612 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2613 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2616 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2617 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2617 MERCERS COLONY AVE
ROCKWALL, TX 75032

DEBRA JEAN CRUZ TRUST
DEBRA JEAN CRUZ - TRUSTEE
262 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2620 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2621 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2623 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2624 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2625 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2628 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2629 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2631 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2632 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2635 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2636 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2639 LINDBERG ST
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

RESIDENT
274 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
2741 MASSEY LN
ROCKWALL, TX 75032

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

RESIDENT
2751 MASSEY LN
ROCKWALL, TX 75032

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

SULLIVAN BRANDI KATHERINE
2770 MASSEY LN
ROCKWALL, TX 75032

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

RESIDENT
283 NICOLE DR
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

SNYDER STACY & CHARLES
2840 DEUTZ CT
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

JIMENEZ RICARDO
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
2850 DEUTZ CT
ROCKWALL, TX 75032

RESIDENT
2851 HAYMAKER DR
ROCKWALL, TX 75032

SERCY WILLIAM CHARLES AND
NORMAN WAYNE SERCY AND MARSHA MARIE SERCY
2851 DEUTZ CT
ROCKWALL, TX 75032

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

RESIDENT
2861 DEUTZ CT
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

FOWLER KATELIN
2871 DEUTZ COURT
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

RIVERA DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

RESIDENT
291 RENEE DR
ROCKWALL, TX 75032

LAYZA & LUNA REAL ESTATE LLC
2922 S GOLIAD ST
ROCKWALL, TX 75032

RESIDENT
2922 S HWY205
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

FRANKLIN J BACHMAN TRUST
CYNTHIA KAY BACHMAN TRUSTEE
3001 SAN MARCOS DR
ROCKWALL, TX 75032

CRENSHAW JANET AND GERALD S
3005 SAN MARCOS DR
ROCKWALL, TX 75032

SCHOEN DAVID L AND MARY F
3006 SAN MARCOS DRIVE
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

HERNANDEZ ARMANDO AND DARLA DEANETTE
3009 SAN MARCOS DRIVE
ROCKWALL, TX 75032

WARNELL DONALD L AND MARIA D
3009 WIMBERLEY LN
ROCKWALL, TX 75032

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

JONES KRISTINE KAYE AND
JOSE ENRIQUE FRESQUEZ
3010 SAN MARCOS DRIVE
ROCKWALL, TX 75032

BATSON NICHOLAS AND JESSIE
3010 WIMBERLEY LANE
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

DAWA DAWA AND
TENZIN LHAMO
3011 WIMBERLEY LANE
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

SHOMETTE WILLIAM TODD AND KERRI PARSONS
3012 WIMBERLEY LN
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

COWARD ERICA AND RICHARD
3013 SAN MARCOS DRIVE
ROCKWALL, TX 75032

THOMPSON WILLIAM AND KATHY
3013 WIMBERLEY LN
ROCKWALL, TX 75087

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

RILEY CHRISTINE
3014 SAN MARCOS DRIVE
ROCKWALL, TX 75032

ZAZAKIS LAURA J AND JOHN
3014 WIMBERLEY LANE
ROCKWALL, TX 75032

TURNER CALEB MAURICE
3015 FONTANNA BLVD
ROCKWALL, TX 75032

PARKER LYNN TERRY
3015 WIMBERLEY LN
ROCKWALL, TX 75032

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

RESIDENT
302 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3025 LIMESTONE HILL LN
ROCKWALL, TX 75032

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN
ACOSTA MEJIA
303 RENEE DR
ROCKWALL, TX 75032

CULBERTSON JACK NEAL
3046 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3047 FALLBROOK DR
ROCKWALL, TX 75032

MAH JEFFERY
305 BLANCO CIR
SOUTHLAKE, TX 76092

RESIDENT
3054 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3054 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3055 DEER RIDGE DR
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

NICKERSON TERENCE & DOROTHIA
3061 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3062 DUSTY RIDGE DR
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

CRESPIN DEBRA
3063 DEER RIDGE DR.
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK DR
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

BURNS A STACEY
3070 DEER RUDGE DR
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3071 FALLBROOK DR
ROCKWALL, TX 75032

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

STEWARD RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3078 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3078 LIMESTONE HILL LN
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3079 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3079 FALLBROOK DR
ROCKWALL, TX 75032

WESSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS
3081 COOLWOOD LANE
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY
3083 MISTY RIDGE LN
ROCKWALL, TX 75032

TOWNSEND NINA
3084 MISTY RIDGE LN
ROCKWALL, TX 75032

CEVALLOS JASON & MARY
3086 LIMESTONE HILL LN
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3089 COOLWOOD LN
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

JARMAN EMMA
3091 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
3092 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3092 MISTY RIDGE LN
ROCKWALL, TX 75032

DENNIS AMY L
3094 LIMESTONE HILL LN
ROCKWALL, TX 75032

RESIDENT
3097 COOLWOOD LN
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE
3099 MISTY RIDGE LN
ROCKWALL, TX 75032

SLATTER SARAH KIMBERLY
3100 COOLWOOD LN
ROCKWALL, TX 75032

REGGIA DANIELLE R
3100 MISTY RIDGE LN
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH
3102 LIMESTONE HILL LN
ROCKWALL, TX 75032

GARNER AMY
3105 MISTY RIDGE LN
ROCKWALL, TX 75032

OCHOA RENE
3107 COOLWOOD LANE
ROCKWALL, TX 75032

RESIDENT
3108 MISTY RIDGE LN
ROCKWALL, TX 75032

HAYES KRISTOPHER
3108 COOLWOOD LN
ROCKWALL, TX 75032

RUSHING MASON & JACLYN A
3111 MISTY RIDGE LANE
ROCKWALL, TX 75032

RESIDENT
3112 LIMESTONE HILL LN
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

RESIDENT
3116 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3116 MISTY RIDGE LN
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL
3117 MISTY RIDGE LANE
ROCKWALL, TX 75032

FOX PATRICK AND MEGAN
3119 COOLWOOD LANE
ROCKWALL, TX 75032

RESIDENT
312 NICOLE DR
ROCKWALL, TX 75032

ESPARZA MARCO A
312 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3124 MISTY RIDGE LN
ROCKWALL, TX 75032

VARGAS JOSE A
3124 COOLWOOD LN
ROCKWALL, TX 75032

KILPATRICK KERRY LYNN & JENNY LYNN
3125 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
3129 COOLWOOD LN
ROCKWALL, TX 75032

ROJAS AMITAY HUERTA AND SORANGEL PEREZ PARADA
3132 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3137 COOLWOOD LN
ROCKWALL, TX 75032

STRANG DANIEL EDWARD AND SUSANNE LEIGH
3158 LUCHENBACK TRL
ROCKWALL, TX 75032

SAGNIBENE JOE AND LISA
3162 LUCKENBACH TRAIL
ROCKWALL, TX 75032

RESIDENT
319 RENEE DR
ROCKWALL, TX 75032

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

BRAGA GUILHERME CREDIDIO & YASMINI RAMOS IZIDORO
327 NICOLE DRIVE
ROCKWALL, TX 75032

JIMENEZ RICARDO
330 RENEE DR
ROCKWALL, TX 75032

EAGLE MHS CONTRACTING INC
3336 MORNING LIGHT DRIVE
DALLAS, TX 75228

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
337 RENEE DR
ROCKWALL, TX 75032

SWAIT TIFFANY
3402 POST OAK DR
ROCKWALL, TX 75032

MENDOZA MIGUEL
3410 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3418 POST OAK DR
ROCKWALL, TX 75032

WOODWARD CHERIE J
3426 POST OAK DR
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A
3434 POST OAK DRIVE
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ
344 COUNTY LINE RD
ROCKWALL, TX 75032

ANDERSON ERICKA RENEE
3442 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3450 POST OAK DR
ROCKWALL, TX 75032

BEAVERS SHIRLEY
3460 POST OAK DR
ROCKWALL, TX 75032

OROZCO ARMANDO
3465 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3468 POST OAK DR
ROCKWALL, TX 75032

COVINGTON TEVIN TYLER
3469 POST OAK DRIVE
ROCKWALL, TX 75032

MILLAN TRESSO & LEODEGARIA
3472 POST OAK DR
ROCKWALL, TX 75032

LEWIS REX STEPHEN
3473 POST OAK DR
ROCKWALL, TX 75032

TERRELL JUSTIN C & DESIREE N
3476 POST OAK DRIVE
ROCKWALL, TX 75032

TSIC ASSOCIATES HOLDINGS TRUST
350 MEADOW GATE RD
MEADOW VISTA, CA 95722

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

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

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
353 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
358 RENEE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3601 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3602 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3606 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3607 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
363 RENEE DR
ROCKWALL, TX 75032

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 1201

RESIDENT
3702 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3702 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3703 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3703 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3705 HERRICK ST
ROCKWALL, TX 75032

RESIDENT
3705 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3706 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3706 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3707 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3707 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3709 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3710 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3710 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3710 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3711 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3711 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3713 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3714 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3714 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3715 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3717 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3718 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3718 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3719 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
372 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3721 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3722 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3722 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3723 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3725 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3725 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3726 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3727 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3729 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
373 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3731 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3735 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3739 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3743 OLMSTEAD DR
ROCKWALL, TX 75032

MCLOUD JOY ANN
375 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3801 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3805 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3808 LOFLAND CIR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

RESIDENT
3809 OLMSTEAD DR
ROCKWALL, TX 75032

ILKENHANS JAMES CURTIS
3813 OLMSTED DRIVE
ROCKWALL, TX 75032

RESIDENT
382 NICOLE
ROCKWALL, TX 75032

RESIDENT
383 RENEE DR
ROCKWALL, TX 75032

CASTILLO JOSE &
LUZ DELGAEDO
383 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
3831 HERRICK ST
ROCKWALL, TX 75032

RESIDENT
386 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3875 SELBORNE DR
ROCKWALL, TX 75032

ROLDAN EMILY ELIZABETH AND IVAN
3901 STABLEGLEN DR
ROCKWALL, TX 75032

OSMUN DAVID CHARLES AND MARISHA
3902 STABLEGLEN DR
ROCKWALL, TX 75032

TORRES MARCUS ANTHONY AND AMANDA E
3905 STABLEGLEN AVE
ROCKWALL, TX 75032

CONFIDENTIAL OWNER
3906 STABLEGLEN DR
ROCKWALL, TX 75032

MOORE STEPHANIE RAAN AND RODNEY WAYNE
3909 STABLEGLEN DRIVE
ROCKWALL, TX 75032

GILMORE CARA D
3910 STABLEGLEN DR
ROCKWALL, TX 75032

GALLOWAY BRENT JR & JACQUELINE
3913 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MICHAEL BOBIE AND SUSAN L BOBIE LIVING TRUST
MICHAEL BOBIE AND SUSAN L BOBIE- TRUSTEES
3917 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
395 RENEE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS
395 NICOLE DR
ROCKWALL, TX 75087

SANCHEZ ARNULFO & ORALIA
398 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND MARGARITA CASTILLO
400 RENEE RD
ROCKWALL, TX 75032

ARMSTRONG HOYT AND MIMI TU ANH
4001 STABLEGLEN DR
ROCKWALL, TX 75032

BECOMING ONE MINISTRY & COUNSELING CENTER
4002 STABLEGLEN DRIVE
ROCKWALL, TX 75032

ARCHIBALD KAREN AND MATTHEW
4003 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HUNTER BRIAN JEFFREY AND JENNIFER LYNN
4006 STABLEGLEN DR
ROCKWALL, TX 75032

SEUMANUTAFA JOHN AND CHRISTINE
4009 STABLEGLEN DRIVE
ROCKWALL, TX 75032

BETTEVY RYAN A & KIMBERLY
4010 QUINCY STREET
ROCKWALL, TX 75032

TOPALOVIC NIKOLA AND KAYLEE NAN
4010 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DUKE ROCHELLE
4013 OLMSTED DRIVE
ROCKWALL, TX 75032

HALL HUNTER AND KELSEY
4013 STABLEGLEN DRIVE
ROCKWALL, TX 75032

JANDREW DUSTY R AND JUSTIN C
4014 QUINCY STREET
ROCKWALL, TX 75032

BURNS TONYA KAY AND AUBREY LEE
4014 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
4015 QUINCY ST
ROCKWALL, TX 75032

LONG PAIGE MICHELE AND RYAN KEATHLEY
4017 OLMSTED DRIVE
ROCKWALL, TX 75032

RAMSBOTTOM DAVID BRADLEY AND DAWN
4018 QUINCY STREET
ROCKWALL, TX 75032

WESLEY ERIC CHARLES & TERRI LASHON
4019 QUINCY STREET
ROCKWALL, TX 75032

GUARDIOLA SOCORRO AND JESSICA GUAZZONE
4023 QUINCY ST
ROCKWALL, TX 75032

TROST COOPER RANDALL & JENNIFER
4027 QUINCY ST
ROCKWALL, TX 75032

RESIDENT
408 NICOLE
ROCKWALL, TX 75032

UNDERWOOD MARK AND MICHELLE
4101 QUINCY STREET
ROCKWALL, TX 75032

HENSON DAVID ROSS AND DEBORAH PROWSE
4101 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
4102 STABLEGLEN DR
ROCKWALL, TX 75032

SIMS RUSSELL ROBERT AND CALLIE MICHELLE
4105 QUINCY STREET
ROCKWALL, TX 75032

COOK BROOKE AND MATTHEW
4105 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PARSON JESSICA L AND CHRISTOPHER P
4106 STABLEGLEN DR
ROCKWALL, TX 75032

CAMP DARROL B AND TASHIA F
4109 STABLEGLEN DR
ROCKWALL, TX 75032

DIVITTORIO ZEB ROBERT AND KELSEY LYNN
4110 STABLEGLEN DR
ROCKWALL, TX 75032

ROSOFF AMY LYNN
4111 QUINCY STREET
ROCKWALL, TX 75032

HIGDON RICKIE LEE AND ASUNCION MARINA
4113 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
414 RENEE DR
ROCKWALL, TX 75032

IRWIN MATTHEW LEE AND MYLIN NICOLE
4202 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PATTERSON KENNETH EARL AND CYNTHIA A
4205 STABLEGLEN DR
ROCKWALL, TX 75032

SHEPHERD JEFFREY W AND PAMELA A
4206 STABLE GLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
4207 QUINCY ST
ROCKWALL, TX 75032

BURKHALTER JEFFREY MICHAEL AND LINDSEY ANN
4209 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
421 NICOLE DR
ROCKWALL, TX 75032

MELI JILL MARIE
4210 QUINCY ST
ROCKWALL, TX 75032

ROBINSON JOSEPH BROOKS
4210 STABLEGLEN DRIVE
ROCKWALL, TX 75032

OCONNELL PETER JAMES AND MICHELLE ANN
4214 QUINCY ST
ROCKWALL, TX 75032

BROWN KAREN D
4215 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

MARTINEZ RONALD W GOMEZ AND PAOLA I CASTILLO
424 NICOLE DR
ROCKWALL, TX 75032

LOPEZ SILVIA
430 RENEE DR
ROCKWALL, TX 75032

TRAVIS MARK SUMMIT AND KAITLYN MAE
4301 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HERNANDEZ RAUL RALPH
4302 STABLEGLEN DRIVE
ROCKWALL, TX 75032

VIDICAN FLORIN
4306 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PETERSEN JOEL AND LEIGHANN MARIE
4309 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
431 NICOLE DR
ROCKWALL, TX 75032

MURRAY BRADY & JENNIFER
4310 STABLE GLEN DRIVE
ROCKWALL, TX 75032

ROBERTS KYLE & KATELIN
4314 SELBORNE DR
ROCKWALL, TX 75032

MILLIGAN BYRON PEYTON AND MELANIE BAILEY
4317 STABLEGLEN DR
ROCKWALL, TX 75032

LIRA MARCELINO JOSE &
ROZENEIDE S SOUSA LINS
4318 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
4319 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
433 RENEE DR
ROCKWALL, TX 75032

RESIDENT
441 NICOLE DR
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
448 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
4509 SYLVAN PARK DR
ROCKWALL, TX 75032

XU ZICAI
4509 PORTRAIT LANE
PLANO, TX 75024

WHEELER JANIS & KEVIN M
451 RENEE DR
ROCKWALL, TX 75032

RESIDENT
452 EVANS RD
ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE
452 RENEE DR
ROCKWALL, TX 75032

RESIDENT
463 RENEE DR
ROCKWALL, TX 75032

RESIDENT
464 EVANS RD
ROCKWALL, TX 75032

RESIDENT
466 RENEE DR
ROCKWALL, TX 75032

RESIDENT
470 NICOLE
ROCKWALL, TX 75032

RESIDENT
471 NICOLE DR
ROCKWALL, TX 75032

YANEZ ALONSO TORRES
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

CURTIS CHRISTOPHER LEE AND
BERT G CURTIS & PAMELA S CURTIS
4735 BEAR CLAW LANE
ROCKWALL, TX 75032

SHAH MURTAZA M AND MARIA E
4755 BEAR CLAW LANE
ROCKWALL, TX 75032

HUMPHREY JAY AND KIMMIE
4768 S STATE HWY 205
ROCKWALL, TX 75032

RESIDENT
4800 LOFLAND CIR
ROCKWALL, TX 75032

HODGES TERESA ANN
481 ARACADIA WAY
ROCKWALL, TX 75087

RISTER JOHN & CHRISTINE
4815 BEAR CLAW LANE
ROCKWALL, TX 75032

RESIDENT
482 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
485 RENEE DR
ROCKWALL, TX 75032

RESIDENT
486 EVANS RD
ROCKWALL, TX 75032

JIMENEZ TOMAS
4930 CREEKRIDGE LN
GARLAND, TX 75043

RESIDENT
496 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
498 EVANS RD
ROCKWALL, TX 75032

RESIDENT
503 RENEE DR
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON
503 NICOLE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

RESIDENT
508 RENEE DR
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWLIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

DIAZ-ALMARAZ CARLOS OMAR
514 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
515 RENEE DR
ROCKWALL, TX 75032

RESIDENT
520 RENEE DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

ROSAS LAURA PATRICIA
523 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
526 NICOLE
ROCKWALL, TX 75032

RESIDENT
535 NICOLE DR
ROCKWALL, TX 75032

RUDDELL TODD L AND JOANNA K
544 MUSTANG COURT
LAVON, TX 75166

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

CERVANTES-OSORNIO HECTOR AND
ERIKA J MOLINA-OLVERA
548 NICOLE DRIVE
ROCKWALL, TX 75032

RESIDENT
557 RENEE DR
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS'
ASSOCIATION INC
6750 HILLCREST PLAZA DRIVE SUITE 326
DALLAS, TX 75230

GONZALES BALTAZAR & LUZ MARIA ZUNIGA
C/O LAKE POINTE CHURCH
701 I-30
ROCKWALL, TX 75087

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

MANKUS STEPHEN & SUSAN
7401 RODEO DR
DENTON, TX 76208

BRUCE LIVING TRUST
757 AVALON DR
HEATH, TX 75032

ROCKWALL HOUSING DEVELOPMENT CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

RODRIGUEZ BRIAN
8 BROOKWAY CT
MANSFIELD, TX 76063

COLUNGA MARIA CRISTINA
C/O BERNABE COLUNGA
807 N JOSEPHINE ST
ROYSE CITY, TX 75189

NGUYEN ANNA
812 BLUFFCREEK LN APT 208
ARLINGTON, TX 76006

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

USCMF SN TEXAS A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

JUNFA USA, LLC
910 MELISSA LN
GARLAND, TX 75040

TAN JUDY AND
LAM KHANG DUY
914 FALCON TRAIL
MURPHY, TX 75094

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

BEDDER MANAGEMENT AUSTIN LLC
9901 BRODIE LANE SUITE 160-172
AUSTIN, TX 78748

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

MCINTIRE JUANITA
M/R
, TX

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

RCH WATER SUPPLY CORPORATION
PO BOX 2034
ROCKWALL, TX 75087

CHINN DERRICK O
PO BOX 35011
LOS ANGELES, CA 90035

PROGRESS RESIDENTIAL BORROWER 4 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District
Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 13, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 19, 2024 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, August 19, 2024 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

PUBLIC NOTICE

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

RECEIVED
JUL 29 2024

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

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

Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District
Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

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

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

Your comments must be received by *Monday, August 19, 2024 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

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

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

Opens up sewer to other areas.

Name: SHEPHERD PLACE HOMES, INC.
DBA ROBBIE HALE HOMES
972-475-1100

Address: 10527 CHURCH RD #201
DALLAS, TX 75238-2224

7/29/2024

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

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

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

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

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

Name: Jose Luis Contreras

Address: 330 Renee Rockwall TX 75032

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

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

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

Because it's a planned Development District

Name: Shirley Beavers

Address: 3460 Post Oak Dr.

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

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This zoning request application has the exact same wording as application Z2024-027, word for word. No plans have been announced to further expand 205 or 549 where the proposed zoning change is. Again, I do not want to wait 15+ minutes just to get home. There is only 1 entrance to our neighborhood on 549. I already have to drive from 205 to 276 or John King Blvd to 549 just to avoid all the traffic on 205. You cannot have this planned development district, a new neighborhood on the other side of 549 near where it intersects with 1139, and then another developmental area next to the new 7-11 on 205. This is 3 up and coming areas without any plans to improve the existing infrastructure. We cannot keep building new things without building new infrastructure to support the residents that use the roads AND new residents that will be using the roads.

Respondent Information

Please provide your information.

First Name *

Alexander

Last Name *

Kujak

Address *

2417 Loudon St W, Rockwall, TX 75032

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: .....

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic. Lacking infrastructure. We can’t keep building at the this rate. Quality of life is going down.

Respondent Information

Please provide your information.

First Name *

Amanda

Last Name *

Torres

Address *

3905 stable glen Dr Rockwall Texas 75032

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This project is way way way way too much for this area. It simply cannot handle it. Period.

Respondent Information

Please provide your information.

First Name *

Chris

Last Name *

Curtis

Address *

4735 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) Other: _____

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TO: RYAN MILLER, ROCKWALL PLANNING AND ZONING DEPARTMENT

FROM: Christine and John Rister

PROPERTY OWNED: 4815 Bear Claw Ln, Rockwall, Texas 75032

DATE: August 12, 2024

RE: Highland Ranch – Case No. Z2024-033 – Requested Zoning Change from AG to PD

We are **OPPOSED** to this zoning change for the following reasons:

1. The proposed density of the proposed development seeks to add hundreds of new homes in the area that is bound by FM549 and SH205. This property is locked in between an unimproved road and state highways for which Rockwall has no control. The amount of traffic already in this area is out of control. Traffic during peak times already backs up from 205/549 to Mims and beyond on days and as far as can be seen on the southern portion of 549. While the roads are planned to be widened, the planned improvements will barely be sufficient for the current usage. And this does not account for the feeder roads, such as 549, John King and Lofland Circle. This would increase the horrific traffic that already exists into and out of the area which notably is at a capacity that far exceeds the amount for which the roads were constructed. Indeed, the addition of the homes located north of FM549 and east of SH205 has already rendered the roads impassible at certain times of day. Often SH205 is backed up for well over a mile trying to navigate the FM549 and SH205 intersection. In fact, at times, the traffic on FM549 in either direction is often backed up so much that it makes it impossible to get out of our neighborhood (Oaks of Buffalo Way) and often takes 15-20 minutes to get through the FM549 and SH205 intersection. The addition of 1000s of more cars is not sustainable in the current configuration.

2. The schools in the area are maxed out. The middle school (Cain) that would service the students is already well beyond capacity with all classes ranging from 600-700 students per grade. The high school that would serve the area is similarly over capacity. The current freshman class alone is over 770 students. I am sure the elementary schools have similar issues. Though there is a bond that was passed, there is no current relief for the overcrowding of our classrooms. Adding hundreds of new households will only exasperate the problem.

3. There is already a sufficient number of small lot homes in the area (see SH205/FM549 DR Horton Development). Similar to the issues that arose when prior properties in the area (i.e the Wallace Property) sought to change zoning, the planned subdivision is not consistent with the surrounding area homes and frankly is not needed and cannot be accommodated until the infrastructure is first changed.

4. Every year for the last several years there have been water shortages. My understanding is that water allotments are not being increased. So where exactly is the water going to be for all of these houses?

5. The proposed development violates the spirt of the density requirements. Larges swaths of the property are not capable of being developed. Yet, the property owner/developer seeks to circumvent the density requirements by including that undevelopable property into the calculation in order to cram more houses in a smaller area instead of conforming to the density requirements for the developable areas of the land. This should not be permitted

While I understand that development is inevitable, cramming hundreds new homes and the accompanying traffic and persons into an already over-crowded area without the proper infrastructure to get those persons in and out of the new development, without the proper resources to provide to those homes based on current allotments, and without the proper room in schools to educate those persons is contrary to the best interest of Rockwall.

Christine and John Rister

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

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

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

Traffic on 205/Goliad is already terrible at and adding over 300 proposed homes plus retail businesses will add to congestion and traffic. The addition of over 300 residential properties will also place a significant strain on the already taxed water supply

Name: Christine Seumanutafa

Address: 4009 Stableglen Dr. Rockwall Tx 75032

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

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Dusty

Last Name *

Jandrew

Address *

4014 Quincy St

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

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Z2023-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The school district cannot keep up. Shannon elementary in Fontanna ranch is about to take on a lot of kids from The Homestead home development. With a lot more people coming into our neighborhood it's becoming a safety issue with kids playing outside and people driving fast through Fontanna Ranch during the school year. The Main Street going to the elementary school has turns that causes blind spots and kids walk and wait there on the corner for the bus. 549 is a two lane road that is already needing to be widened.

Respondent Information

Please provide your information.

First Name *

Erica

Last Name *

Coward

Address *

3013 San Marcos dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ○ Other: _____

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Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

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

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

TOO CONGESTED ROAD/TRAFFIC ISSUES, WATER ACCESS ISSUES, WILL REDUCE GROUND COVERAGE AREA CURRENTLY AVAILABLE FOR WATER ABSORBTION FOR RAIN WHICH WILL INCREASE FLOODING

Name: GREG PEARSON

Address: 1920 Broken Lance Lane, 75032

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

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Schools and roads not ready for development.City Counsel needs to listen to constituents all are against this proposal.I understand needing income for taxes but it’s not best for city.How sad!

Respondent Information

Please provide your information.

First Name *

Gregg

Last Name *

Podleski

Address *

1950 broken lance lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Way too dense a development and will bring traffic and noise to an already existing problem.

Respondent Information

Please provide your information.

First Name *

Gregory

Last Name *

Delk

Address *

2020 Broken Lance Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Not enough infrastructure to support the amount of homes

Respondent Information

Please provide your information.

First Name *

Heath

Last Name *

Garza

Address *

2518 Loudon Street E

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

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PLEASE RETURN THE BELOW FORM

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

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

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

To much traffic - Roads Need to be expanded first!
It is already to conjested

Name: Hoyt Armstrong

Address: 4001 Stablegien DR Rockwall TX 75032

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

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Case Number *

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much traffic in this area. I like the farmland out here.

Respondent Information

Please provide your information.

First Name *

Jaclyn

Last Name *

Mason

Address *

3111 Misty Ridge Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Not appropriate to the surrounding area. Will adversely impact existing developments. Current and reasonably anticipated infrastructure will not be sufficient to sustain the planned development associated with the zoning change requested.

Respondent Information

Please provide your information.

First Name *

Jason

Last Name *

Schuette

Address *

1925 Broken Lance Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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X2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We have no infrastructure in place to support this development. Highway 205 is already overly congested. A high density development like the one proposed will devalue the surrounding properties. I can't imagine having a neighborhood like Travis Ranch in Rockwall.

Respondent Information

Please provide your information.

First Name *

Jay

Last Name *

Humphrey

Address *

4768 South State Hwy 205

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Enough is enough. We can't handle all the subdivisions that have been approved

Respondent Information

Please provide your information.

First Name *

Jill

Last Name *

Whitesides

Address *

3011 Fontanna Blvd

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I want new neighborhood to fit in with the existing neighborhoods and I'm not sure the infrastructure especially the roads can currently handle that many more people and cars.

Respondent Information

Please provide your information.

First Name *

Joey

Last Name *

Wallish

Address *

2065 Broken Lance Ln

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much traffic and congestion and road noise already. Need the infrastructure to support additional development before it starts. Speed limit on 549 needs to be reduced. There is already another large development underway on 549.

Respondent Information

Please provide your information.

First Name *

Laura

Last Name *

Zazakis

Address *

3014 Wimberley Ln

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The current plan is craming too many homes in to that land space. This is just simply too many added homes on top of the already congested area.

Respondent Information

Please provide your information.

First Name *

Lisa

Last Name *

Chappell

Address *

2065 Broken Lance Ln

City *

Rockwall

State *

TX

Zip Code *

76032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

No more housing developments in Rockwall

Respondent Information

Please provide your information.

First Name *

Lisa

Last Name *

Loesch

Address *

3012 Fontana Blvd

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Infrastructure is inadequate (roadways)

Respondent Information

Please provide your information.

First Name *

Marisha

Last Name *

Osmun

Address *

3902 Stableglen Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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From: M Bader
To: Planning
Subject: OPPOSED - Case No. Z2024-033 Zoning Change
Date: Saturday, July 27, 2024 2:56:33 PM

Mr Ryan Miller,

I am OPPOSED to the proposed change of zoning as currently indicated for Case No. Z2024-033 as the volume of proposed structures would significantly impact multiple Rockwall Utilities especially water, which is becoming more restricted monthly evident by the issues in our surrounding communities, sewage, roadway infrastructure, traffic volume, access to schools causing overcrowding and EMS services including Law Enforcement. We moved to Rockwall because it is a conservative family oriented community and has a rural touch; packing and stacking in homes does not benefit or reflect our city's plans for conservation, aesthetics and the future.

Feel free to contact me with any questions or concerns. Thank you.

Markus Bader
Oak of Buffalo Way HOA Vice President
1940 Broken Lance Ln
Rockwall, TX 75032

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Zoning & Specific Use Permit Input Form

Case Number *

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This development will create traffic congestion on 205 and lofland circle, we need to make these roads wider to accommodate for traffic and create low density homes here.

Respondent Information

Please provide your information.

First Name *

murtaza

Last Name *

Shah

Address *

4755 bear claw ln

City *

Rockwall

State *

tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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PLEASE RETURN THE BELOW FORM

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

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

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

Name: Michael & Renee Wasden

Address: 2861 Hay Makers Dr.

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

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The proposed development is overly burdensome on the school, utilities, and road system which cannot handle the current population. There are sections of the plan that put both residential and business lots/acreage in the flood plain which essentially make them useless for development Further, large unit neighborhoods as proposed, generally see a decline in value, maintenance, and appeal as homes shift from individual ownership to corporate/rental properties. This usually leads to lower home values and increased crime as has been experienced in several neighborhoods in Forney within the first ten years of their development.
Finally, the plan provides little for corporate and small business development which in the long term will be key for Rockwall's appeal as a premier place to live. Limiting the number of homes to a third of which has been proposed will be profitable for the developer and prosperous for Rockwall.

Respondent Information

Please provide your information.

First Name *

Nomie

Last Name *

Namie

Address *

2413 Loudon St W

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Councilman Tim McCallum

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From: Pam Pounds
To: Planning
Cc: Paul Pounds
Subject: Z2024-033-Zoning change response
Date: Monday, July 29, 2024 6:30:43 PM

Hello Mr. Miller,
This is a response to Z2024-033-Zoning change notification we received for a second time (previous was from June and we also responded to that). As a resident who is in the buffer zone, our response has NOT changed. We still disagree with changing this zone to PD.

We oppose this change for multiple reasons. We do not agree in adding Retail on 549 close to the neighborhoods which will bring noise and light pollutants along with additional traffic. There is already an increase in traffic due to the multiple neighborhoods being added. The noise and light pollution will decrease our livelihood and enjoyment of being in our homes.

We oppose the change to PD and adding more single family/residential homes due to increase of traffic in the area. This will be increased due to Klutz farm conversion. The lot sizes are too small and so many homes are being added. We are opposed to loss of more trees, and neighborhoods with small lots/crowding. (IF they are added they should be the same size as Fontanna Ranch to help keep more green, less concrete, less crowding). We oppose more concrete being added with retail and neighborhoods as planned in the proposed change.

Thank you,
Pam and Paul Pounds
3010 Fontanna Blvd, Rockwall, 75032

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Zoning & Specific Use Permit Input Form

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Pam

Last Name *

Curtis

Address *

2040 Broken Lance Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- (•) My neighbors told me about the request.
- ( ) Other: _____

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PLEASE RETURN THE BELOW FORM

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

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

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

Too many small houses too close
Lots too small

Name: Ann Shepherd

Address: 4206 Stobblegrass Dr

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

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Zoning & Specific Use Permit Input Form

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Richard

Last Name *

Henson

Address *

2424 FM 549

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Case Number *

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This housing addition creates major issues with Lofland Circle. It may also have a negative impact over my property value. It in my opinion needs road work to handle the added traffic, and the tracts need to be larger and not so densely populated.

Respondent Information

Please provide your information.

First Name *

Richard

Last Name *

Wilkinson

Address *

1970 Broken Lance Ln

City *

Rockwall

State *

TX

Zip Code *

75033

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Case Number *

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Way too dense a development and will bring traffic and noise to an already existing problem.

Respondent Information

Please provide your information.

First Name *

Sandra

Last Name *

Delk

Address *

2020 Broken Lance Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ◉ My neighbors told me about the request.
- ○ Other: .....

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Not enough infrastructure to support the amount of homes

Respondent Information

Please provide your information.

First Name *

Simone

Last Name *

Garza

Address *

2518 Loudon Street

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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- ( ) Other: _____

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Z2024-033 (Lofland Tract)

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Based on density and numerous other factors, I am fully opposed to this proposal as it sits.

Respondent Information

Please provide your information.

First Name *

Terrance

Last Name *

Tippett

Address *

2060 Broken Lance Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Utility and traffic infrastructure are not in place. I'm against so many homes in this area of land. I understand that progress will be made and the land will be developed at some point but populating this small area with the density you're suggesting will negatively affect my property value and those of my neighbors.

Respondent Information

Please provide your information.

First Name *

Teressa

Last Name *

Drenth

Address *

2080 Broken Lance Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We oppose the current plan as Rockwall deserves lower density and higher value candidates.

Respondent Information

Please provide your information.

First Name *

Vicki

Last Name *

Pearson

Address *

1920 Broken Lance Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The infrascture does not support that many homes here. I live at 205 and 549 and the traffic is so congested it is hard to get to and from our homes much of the day. Emergency services cannot respond appropriately either.

Respondent Information

Please provide your information.

First Name *

Wade

Last Name *

Gatewood

Address *

2509 Loudon st w

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

Please place a check mark on the appropriate line below: *

- [x] I am in favor of the request.
- [ ] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am excited to hear about lots of new development happening along John King. I believe more homes (along with HEB, Hospital, etc) on our side of Rockwall will make it a more desirable place to live, therefore increasing my property value! My only concern is HWY205 keeping up with traffic.

Respondent Information

Please provide your information.

First Name *

Erin

Last Name *

Roberts

Address *

2990 Dusty Ridge Dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I read about the request in the Rockwall Herald Banner.
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- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Not enough road updates to support additional growth in area.

Respondent Information

Please provide your information.

First Name *

Amanda

Last Name *

Dove

Address *

2854 Tangleglen Dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Case Number *

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic, property values, infrastructure, the list goes on and on….

Respondent Information

Please provide your information.

First Name *

Amanda

Last Name *

Hurst

Address *

2045 Silver Hawk Court

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Amanda

Last Name *

Mutschler

Address *

2018 pontchartrain dr

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I live in rockwall and the development needs to slow down until the roads catch up in that area

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
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- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Crippling traffic, overcrowding.

Respondent Information

Please provide your information.

First Name *

Amanda

Last Name *

Strech

Address *

3226 Burnet Cir

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Nextdoor app

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Ammar

Last Name *

Alkaissi

Address *

1471 Englewood Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This high density project is gonna overwhelm our already overwhelming traffic and schools. This area is not prepared for this number of houses.

Respondent Information

Please provide your information.

First Name *

Andre

Last Name *

Della Monica

Address *

4965 Bear Claw Ln

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Andrea

Last Name *

Lacquement

Address *

5200 Standing Oak Lm

City *

Rockwall

State *

TEXAS

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other:

Oaks of buffalo way actively fighting this ridiculous development. Roads and schools don't support it. Proposed roads and units per acre are inappropriate and will cause hellacious traffic and overcrowding. I can't believe the city is even considering this. Shameful.

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Housing is outpacing infrastructure. This development makes our roads more congested and less safe.

Respondent Information

Please provide your information.

First Name *

Andrew

Last Name *

Stinson

Address *

420 Willowcrest

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

With a 2 lane highway this would be a NIGHTMARE. I live close to here and this would likely cause me to move.

Respondent Information

Please provide your information.

First Name *

Andrew

Last Name *

Strech

Address *

3226 Burnet Cir

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I saw a zoning sign on the property.
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- ( ) My neighbors told me about the request.
- (•) Other: Nextdoor app

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Angela

Last Name *

Hahn

Address *

1344 Napa Drive

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

the density of this development is very high at over 2.1 units an acre when you calculate it without commercial and floodplain with small sized lots. Due to the proportionality of the neighborhood the developer will only need to develop half of the Lofland roadway. This will leave Lofland in a perpetual state of disrepair and will increase the congestion along that roadway from the new residents. We should move the collector BACK inside the neighborhood.
This neighborhood provides a dangerous precedent for neighboring tracts of land that would use this high density as a potential example. This will only exacerbate and create more density in an area that is all very low-density homes. The proposed plan does not create an appropriate buffer between larger estate homes and small lot tract homes.
Some of the biggest concerns are the already congested roadways.

Respondent Information

Please provide your information.

First Name *

Angela

Last Name *

Mason

Address *

2020 Winding oak ct

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

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- ( ) My neighbors told me about the request.
- ( ) Other: .....

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Case Number *

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Oppose

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Over crowding. Traffic and road concerns

Respondent Information

Please provide your information.

First Name *

Angelia

Last Name *

Bates

Address *

2859 Clear Creek Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The City/County does not have the infrastructure to handle what has already been built and approved. We do not have the roads and traffic is already a disaster. Our beautiful City is no longer enjoyable to live in. You (City Council) have a responsibility to its residents. No more until we have the infrastructure in place.

Respondent Information

Please provide your information.

First Name *

Angie

Last Name *

Howell

Address *

406 Shoreview Dr

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Text

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Case Number *

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much traffic as is. Can barely access the highway or neighborhood stores. Increased housing would make this even more of a disaster!

Respondent Information

Please provide your information.

First Name *

Anthony

Last Name *

Luciano

Address *

225 freedom ct

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-0433

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too many homes not enough infrastructure

Respondent Information

Please provide your information.

First Name *

Antonio

Last Name *

Huerta

Address *

2040 silver hawk ct

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Already to many people in Rockwall Traffic is awful.

Respondent Information

Please provide your information.

First Name *

April

Last Name *

Scott

Address *

1542 madison dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Text from counselman

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Proposed density does not fit the context of the surrounding area. Currently 549 does not appear to support a large increase in traffic.

Respondent Information

Please provide your information.

First Name *

Aron

Last Name *

Lee

Address *

402 Willowcrewt

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am in opposition to this development due to the very high density that is shown on the development plan. I just went through a replat and a rezone 1.5 miles down the road and was told by a Rockwall Planner, in Planning and Zoning, that I couldn't do SFE-16 to build closer to a family members property line because the entire area is zones for low density and " Based on past experiences, our current City Council will not deviate from the Future Land Use map…". My property is on E Cullins where there aren't any developments or others properties that would have been affected. This development will affect multiple existing Rockwall residents property and value. The commercial areas shown on the development map seem to be out of place as well. This needs to be strongly reconsidered.

Respondent Information

Please provide your information.

First Name *

Austen

Last Name *

Brewer

Address *

790 e Cullins

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

bjpbrown@yahoo.com

Respondent Information

Please provide your information.

First Name *

Barbara

Last Name *

Brown

Address *

112 Weston CT

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Email and sign on Hotizon

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Rockwall is overpopulated and our infrastructure can not handle the influx of new housing.

Respondent Information

Please provide your information.

First Name *

Bobbi Jo

Last Name *

Crocker

Address *

1530 Trowbridge Circle

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: I heard about it on Facebook.

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much traffic.

Respondent Information

Please provide your information.

First Name *

Brandyn

Last Name *

Dowers

Address *

2841 Tangleglen Dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Overcrowding in the county, infrastructure and utilities have not kept up with the growth

Respondent Information

Please provide your information.

First Name *

Brenda

Last Name *

Skyles

Address *

130 berkley drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Text

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Brendon

Last Name *

Harcourt

Address *

4 Kimberly Ln

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Density too high. Developer not listening to citizens.

Respondent Information

Please provide your information.

First Name *

Bret

Last Name *

Wilson

Address *

535 Cullins Road

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Case # Z2024-033

Please place a check mark on the appropriate line below: *

- [x] I am in favor of the request.
- [ ] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Brian

Last Name *

Locke

Address *

2918 Wild Oak Ln

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Facebook feed

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too high density of homes for the area...severe traffic congestion on top of the already overloaded infrastructure...

Respondent Information

Please provide your information.

First Name *

Brian

Last Name *

Harvey

Address *

2600 Lakefront Trl, Rockwall, TX 75032, USA

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Case #: Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

C

Last Name *

Bywater

Address *

1023 Mountain Lake Drive

City *

ROCKWALL

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Streets only 1 lane still , congestion as is already

Respondent Information

Please provide your information.

First Name *

C

Last Name *

Rod

Address *

2918 Misty

City *

Rockwall

State *

Tx

Zip Code *

75033

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

High-density housing does not have a place here in an area of homes such as those in Willowcrest Estates and Oaks of Buffalo Way, which are low-density neighborhoods. Traffic, schools, roadways, and neighbors do not welcome such high density housing.

Respondent Information

Please provide your information.

First Name *

Carlie Hendrickson-Lee

Last Name *

Hendrickson-Lee

Address *

402 Willowcrest

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Longterm utility and traffic concerns. Congestion is high and resources are extremely limited.

Respondent Information

Please provide your information.

First Name *

Carmen

Last Name *

Woitas

Address *

631 Arcadia Way

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z204-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

There are already too many cars in that area and the roads back up so far from the lights at traffic times especially. NOT sure where the WATER is going to come from either

Respondent Information

Please provide your information.

First Name *

Carol

Last Name *

Inman

Address *

2021 Trail Glen Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: On FB

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

There is not enough roads and WATER to allow for this many homes!

Respondent Information

Please provide your information.

First Name *

Carol

Last Name *

Inman

Address *

5806 Constellation Circle

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: My daughter lives right by that and I can hardly get to her house most of the time due to traffic!

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Saw it online

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The traffic is horrible already and there are water issues all summer just for starters

Respondent Information

Please provide your information.

First Name *

Carol

Last Name *

Whipple

Address *

546 Presidio Dr

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Traffic is at a standstill most days makes it impossible to go that way

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

the infrastructure cannot handle what we've already got why on earth would you want to add 1000 houses!?

Respondent Information

Please provide your information.

First Name *

Caroline

Last Name *

Albright

Address *

206 Kenway St

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Facebook post

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

too high density

Respondent Information

Please provide your information.

First Name *

Carrie

Last Name *

Bannister

Address *

304 Russwood St

City *

ROCKWALL

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much development going on in Rockwall and not enough adequate infrastructure in place such as roads that can accomodate traffic, water and electricity adquate to service community

Respondent Information

Please provide your information.

First Name *

Catherine

Last Name *

Hovey

Address *

110 Clipper Ct

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

22024-033 (Lofland Tract)

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We do not have the infrastructure to support this many homes. Traffic is bad as it is. The size of the lots is also a very big concern as we currently live in an estate lot neighborhood. We don't have the roads or the schools to support this project.

Respondent Information

Please provide your information.

First Name *

Chris

Last Name *

Lacquement

Address *

5200 Standing Oak Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Dear City Council/Planning Commission,

I am writing on behalf of concerned residents in our community regarding the recent zoning proposal that would allow for the construction of a thousand new homes. While we understand the need for development, we are deeply unhappy with the proposed density, as it does not account for the current limitations of our infrastructure, particularly our roads.

As it stands, we already face significant traffic delays, with wait times of 10 to 15 minutes during peak hours just to travel from Lofland to 205 and vice versa. Introducing such a large number of new homes will only exacerbate this issue, causing severe stress for our community. The city roads are simply not designed to handle the increased traffic that this development would bring.

Before any redevelopment occurs, we strongly urge that a comprehensive traffic stress test be conducted. It is crucial that the necessary road improvements be completed by the city first. Additionally, the proposed development should be scaled back to include fewer homes, ensuring that our community can sustain proper traffic flow and maintain our quality of life.

Thank you for considering our concerns. We hope the city will take the necessary steps to protect our community's wellbeing.

Sincerely,
Christina Guevara
Concerned homeowner in The Oaks of Buffalo Way

Respondent Information

Please provide your information.

First Name *

Christina

Last Name *

Guevara

Address *

1905 Broken Lance Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our neighborhood cannot handle any more traffic on 549. 1000 homes will mean we won't be able to get from Cullins to 549.

Respondent Information

Please provide your information.

First Name *

Cindy

Last Name *

Fullington

Address *

217 Cullins Dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: The Rockwallian on Facebook

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Cindy

Last Name *

Gilbertson

Address *

521 Limmerhill Dr.

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Claire

Last Name *

Brewer

Address *

626 Cullins Rd

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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- ( ) I saw a zoning sign on the property.
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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Infrastructure can't handle more housing.
We moved out here to be rural, if we wanted to live near a lot of people, we'd live in Garland or Dallas

Respondent Information

Please provide your information.

First Name *

Clark

Last Name *

B

Address *

1400 Corrara

City *

Rockwall

State *

Texas

Zip Code *

76032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Social Media

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am opposed to the density of this plan. I live in the area and joined a community meeting with the developer. We made several requests, but most importantly included a request 3/4-1 acre lots adjacent the Oaks at Buffalo Way which is at 1.5 acres. They clearly ignored the input from the most impacted citizens.

Respondent Information

Please provide your information.

First Name *

Cody

Last Name *

Barrick

Address *

5459 S FM 549

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) Other: _____

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic and water are the two biggest concerns

Respondent Information

Please provide your information.

First Name *

Colleen

Last Name *

Harrison

Address *

1010 Lazy Brooke Dr

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Concerned Rockwall citizen

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- [ ] I saw a zoning sign on the property.
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- [ ] My neighbors told me about the request.
- [ ] Other: _____

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic in and around this south part of town is outrageous every single day regardless of the time of day.

Respondent Information

Please provide your information.

First Name *

Connie

Last Name *

Munoz

Address *

643 Primrose Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We don't have the infrastructure to support 1000 more houses here

Respondent Information

Please provide your information.

First Name *

Courtney

Last Name *

Warren

Address *

1931 S. Lakeshore Dr

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The communities on the west side of 205 are low density communities on 1.5+ tracts. The proposed tract on the west side largely contains high density homes, which negatively impacts home values and does not fit within the overall desire of the community. Our community does not want the same high density development that has continually been approved down John King. I recently jumped through hoops with you all to re-zone and re-plat my own property and the feedback I received from the council was that the community is 1.5 acre lots or more and that is what should remain in that area. I would hope that the council's position hasn't changed on that within the last year just to appease a developer. Know that myself and my neighbors will not vote for any member that approves high density development on the west side of 205.

Respondent Information

Please provide your information.

First Name *

Dakota

Last Name *

Brewer

Address *

626 Cullins Rd

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Insufficient infrastructure. High density housing is not in the City of Rockwall Thoroughfare Plan for this area. I strongly oppose.

Respondent Information

Please provide your information.

First Name *

Dan and Karen

Last Name *

Brecheen

Address *

1880 Broken Lance Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Z2024-033

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Proposed plans are too dense. Too many small lots (under 80). There is not currently infrastructure in place to support this many homes.

Respondent Information

Please provide your information.

First Name *

Dan

Last Name *

Conley

Address *

4042 Blythe St

City *

Rockwall

State *

TEXAS

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic

Respondent Information

Please provide your information.

First Name *

Daniel

Last Name *

Colonna

Address *

4711 Parkwood Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

D'Ann

Last Name *

Mateer

Address *

405 Park Place Blvd.

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Drive that route often

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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Z2024-033

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Daryl

Last Name *

Hope

Address *

530 Cullins Road

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

David

Last Name *

Blough

Address *

674 York Dr

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The road infrastructure is inadequate for the current density of the area, let alone adding 960 homes (2k additional vehicles). During rush hour, it has taken 13 minutes to go from Mims Rd to Lofland Cir (1 mile). If there are more than 4 cars on Lofland Cir trying to get on 205, it takes 6 minutes. This congestion rivals Santa Monica Blvd in Los Angeles. The builder has stated they have not done a traffic impact study. The addition of 960 homes, prior to the proper expansion of 205 and Lofland Cir (based on competent, independent traffic impact studies), would be catastrophic to the current residents of the surrounding area. I am not an anti-development person but it needs to be done responsibly. I understand the desire for the increased tax revenue associated with the development. However, to approve it prior to the necessary infrastructure improvements would be a complete failure to the citizens you serve. The impact studies are absolutely necessary. This development should be postponed until the infrastructure is improved and its density should be commensurate to those improvements.

Respondent Information

Please provide your information.

First Name *

David

Last Name *

Guevara

Address *

1905 BROKEN LANCE LN

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other: .....

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- ( ) Other: .....

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our infrastructure can NOT support another 1000 home community. Rockwall County is bursting at the seams… traffic everywhere is already horrible. Please do not approve and halt any new communities of mass homes/small lots! Our sweet “little town” has already been overbuilt… let’s not due it anymore!!

Respondent Information

Please provide your information.

First Name *

Debbie

Last Name *

Wilhelm

Address *

1401 White Sand Dr

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I live right by this area. Traffic is already a NIGHTMARE! The roads can't handle the additional vehicles let alone the construction delays!! This is not a good idea at all.

Respondent Information

Please provide your information.

First Name *

Debra

Last Name *

Axum

Address *

2849 Wild Oak Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Dallas

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic and infrastructure are overstressed. I am 100% AGAINST.

Respondent Information

Please provide your information.

First Name *

Denise

Last Name *

Johnson

Address *

1657 Wildrose Drive

City *

Rockwall

State *

TX

Zip Code *

75032-7391

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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PUBLIC NOTICE

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

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

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

Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District
Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 13, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 19, 2024 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, August 19, 2024 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

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

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

The City has already allowed the Somerset Addition behind our home to [redacted] dump water into Lofland Lake behind our home. All the building around us is dumping more water onto our property & the Soil Conservation Lake behind our house. Due to this [redacted] the majority of our property & all structures on our property our now considered to be in the flood plain.

Name:

Address: Dwaine & Annette Powers 2716 FM 549 Rockwall, TX 75032

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

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

E

Last Name *

Sepanik

Address *

918 Sunnyvale dr

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

All we need is another 1000 homes in Rockwall. That's another 2000 to 4000 people and 2000 to 3000 more vehicles on our roads. Do ya'll ever drive around in Rockwall. Traffic is horrible already. This will just add to the problem. Water is also a huge issue. Our supply is stretched already. Just ask Heath about the water supply. Our local government needs to better service the population we have now, not add to the problem.

Respondent Information

Please provide your information.

First Name *

Earl

Last Name *

Hebert

Address *

111 Freedom Court

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Email from city councilman Tim McCallum

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We do not have anywhere near the necessary infrastructure to support a community this size, primarily on the surrounding roadways, even with 205's future expansion. This is just an untenable idea which would make traveling even down the street to school a nightmare for our community. This part of Rockwall was NOT planned to include this level of population density and it absolutely shouldn't be considered now.

Respondent Information

Please provide your information.

First Name *

Elissa

Last Name *

Arnold

Address *

5170 Bear Claw Ln.

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our infrastructure cannot support more homes and people.

Respondent Information

Please provide your information.

First Name *

Ellie

Last Name *

Mulliken

Address *

2305 Lake Forest Drive

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I travel 205 daily.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Social media

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The density of this development is very high at over 2.1 units an acre when you calculate it without commercial and floodplain. The developer will say that's not how they calculate it, but the reality is, when you look at density of homes in the pods, they are very high and small lots.

The infrastructure to our schools is already crammed with people speeding in the mornings and afternoons and, this development with its current layout, will only make it worse.

The lots should mirror the rest of the neighboring areas with large lots and custom homes. This ensures the value of our homes are maintained and the roads are properly maintained.

Please prioritize the people in this community over this developer's profits.

Respondent Information

Please provide your information.

First Name *

Emily

Last Name *

Stinson

Address *

420 Willowcrest

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Case #: Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The last thing we need is MORE homes and people populating an already overwhelmed city.

Respondent Information

Please provide your information.

First Name *

Emma

Last Name *

Kennedy

Address *

619 E Boydstun Ave

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2023-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The school district cannot keep up. Shannon elementary in Fontanna ranch is about to take on a lot of kids from The Homestead home development. With a lot more people coming into our neighborhood it's becoming a safety issue with kids playing outside and people driving fast through Fontanna Ranch during the school year. The Main Street going to the elementary school has turns that causes blind spots and kids walk and wait there on the corner for the bus. 549 is a two lane road that is already needing to be widened.

Respondent Information

Please provide your information.

First Name *

Erica

Last Name *

Coward

Address *

3013 San Marcos dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: _____

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Zoning & Specific Use Permit Input Form

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Over crowded and not enough infrastructure to support more homes

Respondent Information

Please provide your information.

First Name *

Erika

Last Name *

Livingston

Address *

2235 Arrowhead Ct

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- [ ] I saw a zoning sign on the property.
- [ ] I read about the request in the Rockwall Herald Banner.
- [ ] My neighbors told me about the request.
- [ ] Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The traffic jams there are already terrible. The infrastructure isn't there.

Respondent Information

Please provide your information.

First Name *

Evelyn

Last Name *

Krusz

Address *

2715 Cedar CT

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I drive through that area very regularly. Every person I know who lives in that area does not want this development. Rockwall has gotten too big too fast.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

PUT IN INFRASTRUCTURE 1ST THEN BUILD ANOTHER 1000 HOMES.

Respondent Information

Please provide your information.

First Name *

FELISA

Last Name *

SHORT

Address *

2471 WAGONWHEEL DR

City *

ROCKWALL

State *

TX

Zip Code *

75041

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The development has to stop. We don't have the infrastructure nor should we try to constantly fill every empty piece of land with buildings of some kind.

Respondent Information

Please provide your information.

First Name *

Fran

Last Name *

Webb

Address *

507 East Rusk

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I am a concerned citizen of this overcrowded county

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Social media

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I don't 960 small houses that will be rentals and then section 8 in 3 to 5 years next to me.

Respondent Information

Please provide your information.

First Name *

Frank

Last Name *

Forrest

Address *

3808 Lofland cir

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The proposed density of this development doesn't conform with nearby adjacent neighborhoods. We would prefer to see more half acre, three-quarter acre, and acre lots, as the development moves south from Goliad and John King towards Lofland Circle. The developer needs high density to make the economics of their project pencil - they have shared excuses such as - high interest rates, high costs of concrete and other materials, reduced borrowing ability, .etc - but these are not our problems, nor is it the City of Rockwall's problem. We need responsible development that doesn't overburden our infrastructure and roadways. The City of Rockwall providing its taxpayers return on tax dollars invested in this community should be the priority. Cramming tiny lots onto a beautiful parcel of land, so that the developers investors can receive a good rate of return, isn't the answer. We know this land will be developed, and we are not opposed to it, but we respectfully ask that you send this Case back to the drawing board, until the developer can bring forward a better product that this community deserves.

Respondent Information

Please provide your information.

First Name *

Garrett

Last Name *

Peters

Address *

4960 Bear Claw Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The number of homes in the development is too many for the existing infrastructure. The nearest neighborhoods are large greater than 1acre lots. Smaller lots and smaller homes will not be comparable with the neighborhood.
Further, there will be a life/safety issue. The amount of traffic to be generated will overwhelm the roads in the immediate area. Currently overflow traffic on 549 cut through on Cullins Rd. Also, the speed of traffic passing on Cullins is too fast creating a life/safety risk. School bus pick up and drop off could be affected by the increased amount of traffic and speed. Until the road system is first improved this development should be denied.

Respondent Information

Please provide your information.

First Name *

Gary

Last Name *

Fullington

Address *

217 Cullins Rd

City *

Rockwall

State *

Texas

Zip Code *

75033

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As a concerned resident, I am writing to express my strong opposition to the proposed development of 1,000 homes in our community. While I understand the need for growth, this project presents significant issues that will negatively impact our area.

1. Traffic and Road Infrastructure:
Our current roads are not equipped to handle the significant increase in traffic that will accompany this development. The influx of vehicles will lead to congestion, increased travel times, and a higher likelihood of accidents. Without substantial upgrades to our infrastructure, our roads will become unsafe and inefficient for all residents.

2. Impact on Home Values:
The introduction of a large-scale development can lead to a decrease in home values for older neighborhoods, such as my own - Hickory Ridge, surrounding the new construction. These established communities may see a drop in property values due to the influx of new homes, disrupting the stability and character of our existing neighborhoods.

3. School Overcrowding:
Our local schools are already operating at or above capacity. Adding 1,000 new homes means potentially hundreds of additional students, which will further strain our educational resources. This will lead to overcrowded classrooms, a reduction in the quality of education, and an increased burden on our teachers and staff.

4. Agricultural Sustainability:
The proposed development threatens the agricultural sustainability of our region. This area has a history of farming and open spaces that support local agriculture. Paving over this land for new homes will lead to the loss of valuable farmland, reducing our community's ability to sustain local food production and harming the environment.

5. Loss of Open Space:
One of the defining features of our community is the open space that surrounds us. This development will take over much of the remaining "free space," leading to the loss of natural habitats, recreational areas, and the scenic beauty that makes our area unique. The preservation of open space is crucial for maintaining the quality of life for current and future generations.

Respondent Information

Please provide your information.

First Name *

Geneve

Last Name *

Du Plessis

Address *

2922 Lost Creek Ct,

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Ginger Gale

Last Name *

Anderson

Address *

4112 Blythe Street

City *

Rockwall

State *

Texas

Zip Code *

75033

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I do not want this or any development like it. In 1997 we were promised that any houses and land around us would be equal to or bigger than what we all have, 1.5 acres. We have been here in Willowcrest estates since 1999 and so tired of these developers being allowed to create and present these cramped designs. Still 1 lane easy way on 205. How can this or any other be considered until after the road and water issue is resolved. Please vote no and represent us homeowners.

Respondent Information

Please provide your information.

First Name *

Glenda

Last Name *

Hume

Address *

319 Cullins Rd

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The road infrastructure is already not enough for the families already living here.

Respondent Information

Please provide your information.

First Name *

Gloria

Last Name *

Mendiola

Address *

2862 bent ridge dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Case # Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic is already terrible and schools are too crowded.

Respondent Information

Please provide your information.

First Name *

Heather

Last Name *

Dowers

Address *

2841 Tangleglen De

City *

Rickwall

State *

Tx

Zip Code *

75932

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our infrastructure cannot support that many new homes

Respondent Information

Please provide your information.

First Name *

Heather

Last Name *

Heiney

Address *

825 Abington way

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We definitely do not have the infrastructure for this many homes!

Respondent Information

Please provide your information.

First Name *

Heather

Last Name *

Sargent

Address *

3905 Poplar Point Drive

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Hwy 205 is already too congested

Respondent Information

Please provide your information.

First Name *

Holli

Last Name *

Orozco

Address *

2972 Misty Ridge Lane

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Infrastructure does not support that kind of growth, traffic issues worsening, city/county services can't support, school district over-burdened, water, electric stress on system. Reduces "quality" of life for others… density factor reduces happiness. Quality should mean more for Rockwallians than "Quantity".

Respondent Information

Please provide your information.

First Name *

Holly

Last Name *

Britt

Address *

4772 Secret Cv

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: All the above

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- (•) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The density is outrageously high.
The commercial section along FM549 will be severely constricted.
The traffic in this area will be even more ridiculous than it is now.
This type of neighborhood sets a bad example for future neighborhoods.

Respondent Information

Please provide your information.

First Name *

Jack

Last Name *

Green

Address *

2180 Arrowhead Ct.

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We do not have the infrastructure to support over 900 homes here. Each home averages on the low end 2 cars per dwelling. That's 1800 cars on a 2 lane road during peak time. Over run schools, electricity and water. The city isn't ready for this growth. On another note i would like to see properties at 1 acre minimum of this will become a subdivision. This is a disaster for our city in the long run. One thing Mesquite of all places did right is building roads to support whatever was the plan they decided. However they approved track style homes and absolutely destroyed the city.

Respondent Information

Please provide your information.

First Name *

Jack

Last Name *

Livingston

Address *

2235 arrowhead ct

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The density of the tracts is too great for a location next to exiting low-density housing. As a reference, review the crime activity and conflicts involving police in the Clements Drive and other developments in Forney, which are also primary high-density housing. If the lots than 82 feet are eliminated from the plan and there is a requirement to update Lofland road to handle the anticipated additional traffic, I would no longer object to the development.

Respondent Information

Please provide your information.

First Name *

James

Last Name *

Baugher

Address *

362 Willowcrest

City *

Rockwall

State *

texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- (•) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Decline

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

You are ruining Rockwall with the massive amounts of homes you're building, all just to line your pockets. Rockwall doesn't have the infrastructure necessary to handle a thousand new homes in this area. Traffic is already outrageous, we have water shortages, etc. Just another money grab by developers who know people will spend more in Rockwall. Do a better job, local Rockwall government.

Respondent Information

Please provide your information.

First Name *

James

Last Name *

Brownlee

Address *

3073 Coolwood Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Received text

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

James

Last Name *

Langdon

Address *

5050 Bear Claw lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Infrastructure cannot support this. Until 205 is widened the residents who currently live along this stretch already have significant difficulty with transportation.

Respondent Information

Please provide your information.

First Name *

Jan

Last Name *

Morchower

Address *

144 Westwood

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I have family who lives nearby

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Rockwall city council member

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

It is too high density for this area to support with traffic/roads. The small Lofland Road is already in disrepair and cannot support addition traffic. Cars already go way too fast on this roadway to avoid 549 which backs up because it can't handle more cars. With the water issues in the neighboring communities, how can an additional 1000 homes be supported? Rockwall needs to slow down approving new growth to ensure we have "smart" growth that supports the goals of our community and has the necessary infrastructure to support it, and NOT approve developer's plans for squeezing as many structures as they can on the land they purchased with no regard for the impacts to the strain that places on roads, traffic, water supplies and other infrastructure.

Respondent Information

Please provide your information.

First Name *

Janet

Last Name *

Rummel

Address *

2230 Arrowhead Court

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our city is too crowded already. There is not enough green space. The traffic is too heavy the roads need repair and there isn't enough water to support this density.

Respondent Information

Please provide your information.

First Name *

Janie

Last Name *

Prterson

Address *

819 Jackson

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The infrastructure is not in place for this many new homes.

Respondent Information

Please provide your information.

First Name *

Jeff

Last Name *

Melnick

Address *

2705 Rolling Meadows Drive

City *

Rockwall

State *

Texas

Zip Code *

75087-6893

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our roads have not been widened and there is not good traffic flow now, much less with adding construction vehicles and over 1000 people who would live in the new homes.
There has already been a school added in this area and traffic has already gotten worse because of that. Many times a day, not just rush-hour. It takes 20 minutes to go just a few miles. I cannot imagine it taking 30+ minutes for kids and school staff to get to their schools that are less than 5 miles away. Sitting in traffic is stressful, a waste of time and energy for everyone.

Respondent Information

Please provide your information.

First Name *

Jennifer

Last Name *

Attardi

Address *

1519 Timber Ridge Drive

City *

Rockwall

State *

Texas

Zip Code *

75033

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I attend church nearby

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Received texts

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We do not have the infrastructure to support another 1,000 homes. We also do not have the water situation resolved for the people who already live here.

Respondent Information

Please provide your information.

First Name *

Jennifer

Last Name *

LaPlante

Address *

1288 Livorno Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Jennifer Murray

Respondent Information

Please provide your information.

First Name *

Jennifer

Last Name *

Murray

Address *

4310 Stableglen dr

City *

Rockwall

State *

TEXAS

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Jennifer

Last Name *

Najmabadi

Address *

1412 ridge rd

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Jenny

Last Name *

DuPont

Address *

1187 Skylar Drive

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z22024-033024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This is just another ploy by the RINO, Chamber of Chamber of Commerce loving bitches In this county to enrich themselves at the expense of the people of the city.

Respondent Information

Please provide your information.

First Name *

Jerry

Last Name *

Bryant

Address *

366 Wayne Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: City Councilman text.

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The traffic is already bad enough in this area! If this goes through, my family will be looking for another city to move to!

Respondent Information

Please provide your information.

First Name *

Jerry

Last Name *

Busby

Address *

3210 Guadalupe Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I oppose the current development plan because it diverges from past plans. The city has established a precedent for fostering collaboration between developers and neighboring communities concerning density, consistency, similar build quality, and lot size, akin to the Oaks of Buffalo Way. Previous developers successfully worked with the Oaks of Buffalo Way to address the concerns of adjacent neighborhoods.

Respondent Information

Please provide your information.

First Name *

Joe

Last Name *

Ward

Address *

4920 Bear Claw Ln

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033 (Lofland Tract)

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am totally opposed to the request. Density of this development is very high at over 2.1 units an acre. Can we stop the growth in Rockwall? It is getting ridiculous and is causing major problems with traffic, safety, and school capacity. Start thinking about the older folks who live in this area. We want peace and quiet in our later years in life--that's why we moved here from Washington DC in the first place.

Respondent Information

Please provide your information.

First Name *

John

Last Name *

Koziol

Address *

281 Willowcrest

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic Congestion

Respondent Information

Please provide your information.

First Name *

Jose C

Last Name *

Olvera

Address *

1460 Meandering Way

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Resident

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

There is no infrastructure already to this area. Traffic to get our kids to school is more than 20-30 minutes. Bus schedules are late. There are water restrictions consistently. To get to work or get to the hosptial takes longer than it should. Our schools are overpopulated.

Respondent Information

Please provide your information.

First Name *

Josh

Last Name *

Acree

Address *

7115 hunt ln

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The roads and utilities in this area are in disarray due to current growth. These areas need improvement and expansion FIRST to meet future project for growth.

Respondent Information

Please provide your information.

First Name *

Josh

Last Name *

Rodriguez

Address *

2421 Teagle Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Rockwall is too crowed as it is. The schools, roads, every place!

Respondent Information

Please provide your information.

First Name *

Joyce

Last Name *

Fry

Address *

903 Hopkins Drive

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I travel that area often.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- [ ] I received a property owner notification in the mail.
- [x] I read about the request on the City's website.
- [ ] I saw a zoning sign on the property.
- [ ] I read about the request in the Rockwall Herald Banner.
- [ ] My neighbors told me about the request.
- [ ] Other: _____

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Zoning & Specific Use Permit Input Form

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Rockwall infrastructure is no prpared for this many additional homes

Respondent Information

Please provide your information.

First Name *

Julie

Last Name *

Hunter

Address *

455 Sausalito Dr

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Nextdoor

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too many houses

Respondent Information

Please provide your information.

First Name *

Julie

Last Name *

Waldo

Address *

2610 Chelsea Court

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic on 204. Horrible. Taking 230-49 min to get to square

Respondent Information

Please provide your information.

First Name *

Kathy

Last Name *

Krikorian

Address *

1345 shores circ

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Travel on 205

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Facebook

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic nightmares because road infrastructure is inadequate, school funding and planning completely inadequate to support influx of children, water and utilities aren't able to keep up with Rockwall growth.

Respondent Information

Please provide your information.

First Name *

Karen

Last Name *

Cosby

Address *

1002 Lombard Dr

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I have the common sense to see that the number of developments we are building is straining our city to the brink. Wisdom needs to be used in our development.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Social media

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Rockwall has done an insufficient job on managing infrastructure and growth. Too much growth, not enough infrastructure.

Respondent Information

Please provide your information.

First Name *

Karen

Last Name *

Smith

Address *

895 Shores Blvd

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Case #: Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much traffic not enough infrastructure

Respondent Information

Please provide your information.

First Name *

Karen

Last Name *

Smith

Address *

439 Castle Pines Drive

City *

Heath

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

#Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Katherine

Last Name *

Neff

Address *

2740 Massey Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Totally unacceptable on every level. Anything proposed around the Oaks of Buffalo Way, should be of equal, or greater value, than the Oaks of Buffalo Way.

Respondent Information

Please provide your information.

First Name *

Kathleen

Last Name *

Fleming

Address *

2165 Arrowhead Court

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- (•) I saw a zoning sign on the property.
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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much building causing a lot of traffic not needed. Running animals out of their homes causing them to travel to areas like running into the roads and into others yards. Not safe situations for animals or humans.

Respondent Information

Please provide your information.

First Name *

Kathy

Last Name *

Myrianthopoulos

Address *

490 Green Cir

City *

Royse City

State *

Texas

Zip Code *

75189

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Nextdoor

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Zoning & Specific Use Permit Input Form

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic is already a nightmare and we already have water issues. How can Rockwall handle even more influx of people without the infrastructure as well as the nightmare of more construction vehicles.

Respondent Information

Please provide your information.

First Name *

Katianna

Last Name *

Busby

Address *

1537 Westfield Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Councilman

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too many people/housing developments already; this area (heat, water supply, lack of trees due to continued development, road infrastructure) does NOT NEED MORE HOUSES!

Respondent Information

Please provide your information.

First Name *

Katie

Last Name *

Springer

Address *

1006 N Fannin St

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) My neighbors told me about the request.
- (•) Other: NextDoor

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Kelli

Last Name *

Forrest

Address *

3808 Lofland Circle

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

No infrastructure such as water and roads fix existing issue before adding more

Respondent Information

Please provide your information.

First Name *

Kelly

Last Name *

Nix

Address *

2050 Garrison

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Facebook

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Kimberlie

Last Name *

Lopez

Address *

2832 Lost Creek Ct

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Kit

Last Name *

Collins

Address *

2130 Twin Creek Ln

City *

Rockwall

State *

Texas

Zip Code *

75097

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The congestion in this area is already high, we do not have the infrastructure to support this addition. This will also negatively impact property values. Our property taxes are already ridiculously high, this would only increase them more with the strain it would put on the cities resources.

Respondent Information

Please provide your information.

First Name *

Krista

Last Name *

Bell

Address *

3104 Bourbon Street Circle

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- (•) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The city of Rockwall & Rockwall county should freeze building permits for new homes until we get traffic, roads & water supporting the current population

Respondent Information

Please provide your information.

First Name *

Kristen

Last Name *

Stebbins

Address *

111 defender court

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I live in Rockwall

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: City council

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our infrastructure can not handle this -schools, water, sewage, and including on and off lanes to I-30 this is an insane number of houses! Traffic is terrible already! Our neighbors in Heath are already having to conserve water .

Respondent Information

Please provide your information.

First Name *

Kristi

Last Name *

Mase

Address *

1160 Skylar Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Stop building with no infrastructure to support

Respondent Information

Please provide your information.

First Name *

Kristi

Last Name *

Wolov

Address *

4710 Pin Oaks

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Community support responsible development

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

ZZ2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Thank you for your consideration on the points below. I was at the meeting August 13th and spoke but have additional items to add of great importance.

1) Inspections and build quality - We don't have enough inspectors to keep up with the current new developments, how can we add more until this is resolved? I recently remodeled my home built in 2013 by Windsor and my contractor found several code violations that were not only inconvenient but dangerous. Inaccessible junction box under my kitchen sink I didn't know was there until I had an electrical issue and had to find it, support beams incorrectly placed, plumbing not installed to code, toilets too close to the wall, the gas line for the stove incorrectly installed making the stove stick out because it cannot be placed against the wall and the gas line cannot be moved. GFI's incorrectly connected, no insulation above the doors, you could put your hand completely thru the frame, and one of the biggest issues was my master closet ceiling completely caved in and flooded from a nail that went into a pipe when they installed the seasonal rack in my closet and as the house settled the nail moved until it caused a massive but quick water leak, continuous nail pops ....these are just a few. I called Windsor about the electrical and plumbing issues but they won't respond. In my experience builders don't care once you're in the house they're done. These homes are put together too quickly and unfortunately a lot are poor quality with the subs having no choice but to cut corners. Not all homes inspected properly or at all. This should be top on the list to ensure the security and safety of our residents.

2) Pollution - We are now having air quality issues in Rockwall. Has there been an air quality study? Each house has at least 2 cars, so in addition to traffic we are increasing our air pollution dramatically.

3) Homeowners insurance - As the home prices increase the cost of replacement increases. The insurance carriers consider the entire area and state when calculating risk and premiums. My proposed insurance increase with USAA was 35% bringing it to $5,000 for 2024 for a 3Ksf house, it started at $1,300 in 2013. Insurance companies are pulling out of Texas making us not dissimilar from Florida.

4) The price of homes cost of living- With more homes we need more service industry workers, more teachers, more businesses including the medical industry. The builder said his starter homes are between $635K - $800K at today's prices. The reality is closer to $750K to $1M once you add in any extras unless you're willing to take builder grade for everything, like carpet in the bathroom. These are California prices, which is where I'm from.

What teacher can afford an $800K starter home? Our teachers can't afford to live in the city they teach now. Plus, all the other businesses required to support the community that cannot afford to live in the community they support. This includes our city workers who keep Rockwall running, all the support staff for medical offices, hospitals urgent care, dentist offices, food service and grocery store employees etc...you get the point.

5) Traffic - This is a huge issue we are all aware of. It was mentioned the traffic on 30 is a result of people driving thru Rockwall from Royce City and Fate. I would like to know how many of those people are coming to Rockwall to work but can't afford to live here.

To say it's a TXDOT issue because they're reactive is not an acceptable answer. There are numerous other streets and areas that are not TXDOT such as John King which needs major work for dips, potholes and

traffic lights.

Also, as the traffic gets worse, the cost of living in Rockwall becomes unattainable for so many, we will be asking the people we depend on to help run our city and provide our services to drive an hour to come to work.

6) Police, emergency responders, fire department and security for our schools - As a parent, having my son go to a trailer for class without any protection, totally exposed was a daily stress and worry. We're adding thousands of people and hundreds of kids to an already stretched system with the current developments in progress. How will Rockwall support the aforementioned and who will pay for it?

7) Water - Water was said not to be an issue, maybe not now but if you continue to add at the rate we're adding it will be. I don't believe it's only 2 - 3% growth. Possibly averaged over the last 40 years but not the last 5 or even 10.

Rockwall is being exploited because it's a wonderful place to live and at the same time we're eliminating of all the things that makes people want to live here and replacing them with developments and traffic. All the horses and cows that I love are gone and replaced with homes, farms are disappearing being replace by developments we don't currently have the infrastructure to support and the residents who love it here are being forced out.

I grew up in California and moved here in 2008 to get away from these very issues. Please vote no until we can take care of our current residents and solve for some of these issues.

Thank you,

Respondent Information

Please provide your information.

First Name *

Kristin

Last Name *

Ash

Address *

599 Deverson Drive

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Kristy

Last Name *

smith

Address *

2932 Lago Vista Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Facebook

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Z2024-033

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too crowded and traffic in the area

Respondent Information

Please provide your information.

First Name *

Krystle

Last Name *

Armstrong

Address *

312 S. Lakeshore Dr

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- (•) My neighbors told me about the request.
- ( ) Other: _____

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Surrounding traffic and infrastructure is already insufficient. I drive to Dallas everyday from work and the most traffic filled part of my drive is from my house to the bridge. Two (2) new large developments already underway within 0.25 miles of this proposed area.

Respondent Information

Please provide your information.

First Name *

Kyle

Last Name *

Roberts

Address *

4314 Selborne Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much traffic and congestion and road noise already. Need the infrastructure to support additional development before it starts. Speed limit on 549 needs to be reduced. There is already another large development underway on 549.

Respondent Information

Please provide your information.

First Name *

Laura

Last Name *

Zazakis

Address *

3014 Wimberley Ln

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Infrastructure (primarily roads) in this area cannot support further construction. Unless the city will be requiring the developer to expand the road, build a school and provide a parcel of land for city parks and rec use (specifically a soccer/football or baseball field) the town simply cannot support additional housing. Water is a problem, roads are overcrowded, brand new schools are overflowing and there aren't even teachers to hire for additional classes if there was room. Simply put land needs to be used to support the existing population not add to it.

Respondent Information

Please provide your information.

First Name *

Leslie

Last Name *

Bailey

Address *

724 Fairfax Lane

City *

Rockwall

State *

TX

Zip Code *

76087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: .....

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We do not want high density residential developments in Rockwall!

Respondent Information

Please provide your information.

First Name *

Leslie

Last Name *

Hope

Address *

530 Cullins Rd

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Neighbors & I saw the request

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Leslie

Last Name *

Pecena

Address *

313 Summit Ridge Dr.

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Case No. Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The proposed development doesn't fit with others in the immediate area--most notably The Oaks of Buffalo Way.

Respondent Information

Please provide your information.

First Name *

Leslie

Last Name *

Wilson

Address *

535 Cullins Road

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Leslie

Last Name *

Zavala

Address *

1460 Meandering Way

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Rockwall resident

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Massive increase of traffic, air and noise pollution due to 1000 new homes as well as all the businesses that will go up around this massive subdivision.
The negative effect on the existing residents who live in this area AWAY from crowded living.
The loss of natural habitat for many animal species.

Respondent Information

Please provide your information.

First Name *

Lina

Last Name *

Altamar

Address *

1120 Vail Court

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I have friends who also live near by.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: My friends who live by the proposed location told me about it.

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too many single family homes in small area which creates more traffic with roads unable to handle the amount coming through. Environmentally- reducing trees and natural habitat for animals

Respondent Information

Please provide your information.

First Name *

Lisa

Last Name *

Sagnibene

Address *

3162 Luchenbach Trail

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We are at capacity. We can't seem to finish a single road before tearing up more. We are spending exorbitant amounts of money on the latest and greatest everything. The citizens of Rockwall live here BECAUSE it was was a small town.

Respondent Information

Please provide your information.

First Name *

Lisa

Last Name *

Windahl

Address *

1355 White Water Ln

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: See above

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Discussions with other local citizens

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Mario

Last Name *

Orozco

Address *

2972 misty ridge lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our infrastructure does not support the increase in traffics and housing. Drive that way to school and Drs offices. Way too much traffic for the size of the road. It is too narrow

Respondent Information

Please provide your information.

First Name *

Mark

Last Name *

Bandurski

Address *

2250 Fieldcrest Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Drive that way to school and Drs office

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- [x] I read about the request on the City's website.
- [ ] I saw a zoning sign on the property.
- [ ] I read about the request in the Rockwall Herald Banner.
- [ ] My neighbors told me about the request.
- [ ] Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Infrastructure cannot support additional housing. Lower density plan should be required

Respondent Information

Please provide your information.

First Name *

Mark

Last Name *

Perryman

Address *

4310 Selborne Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Insufficient infrastructure to handle current traffic and water demands are already a concern. To add 1000+ more houses without first resolving these concerns would be very irresponsible.

Respondent Information

Please provide your information.

First Name *

Marla

Last Name *

Webb-Webb-Peterson

Address *

1417 Red Wolf Dr

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Facebook

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The amount of vehicle traffic that this will cause, is not sustainable with the current infrastructure. It will increase the population beyond what the environment can sustain. The water requirements alone is already an issue with restrictions all around the county.

Respondent Information

Please provide your information.

First Name *

Martin

Last Name *

du Plessis

Address *

2922 Lost Creek ct

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

z2024-023

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Mary

Last Name *

DeMuth

Address *

2150 Heather Glen drive

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Traffic isdues

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Friend told me

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Inadequate infrastructure to support the development! Increase in traffic and congestion. No regard for green spaces in RW county!! 👎🏽

Respondent Information

Please provide your information.

First Name *

Mary

Last Name *

Stacey

Address *

318 Highland Dr

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I drive by the area all the time.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Matt

Last Name *

Scott

Address *

4925 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ◉ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ○ Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We have enough people here.

Respondent Information

Please provide your information.

First Name *

Matt

Last Name *

Weigand

Address *

1780 lake Forest Dr

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This is too high density and the infrastructure there cannot support an additional 3000+ people.

Respondent Information

Please provide your information.

First Name *

Melba

Last Name *

Jeffus

Address *

2606 Cypress Dr

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I am a concerned citizen of Rockwall

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much traffic already on 205. It will make it worse for all the school buses that are coming from High School to Gene Burton Academy & for the new Ninth Grade Center.

Respondent Information

Please provide your information.

First Name *

Melinda

Last Name *

Bell

Address *

2819 Trailview Dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: On Nextdoor

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too many homes on a road that's not big enough as it is.

Respondent Information

Please provide your information.

First Name *

Melissa

Last Name *

Bloys

Address *

1981 Harvester Drive

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Need infrastructure and roads before more neighborhoods.

Respondent Information

Please provide your information.

First Name *

Melissa

Last Name *

Cooprider

Address *

3877 Juniper Hills Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic and lack of infrastructure is my first concern. The quality of the houses with that number, leans towards low income and lowering my resale value.

Respondent Information

Please provide your information.

First Name *

Melissa

Last Name *

Knight (Conner)

Address *

2470 Fieldcrest

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We have got to stop the madness! Too many people not enough water or roads!!!

Respondent Information

Please provide your information.

First Name *

Melody

Last Name *

Grim

Address *

2055 Heather Glen Dr

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: We are all tired of the over crowding of Rockwall county!!

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Melody

Last Name *

Holder

Address *

2060 Winding Oak Court

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our current infrastructure cannot support it

Respondent Information

Please provide your information.

First Name *

Michael

Last Name *

Hager

Address *

1534 Englewood Drive

City *

Rockwall

State *

Texas

Zip Code *

75”32

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Facebook

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The infrastructure is not setup for this many residents

Respondent Information

Please provide your information.

First Name *

Michael

Last Name *

Hammer

Address *

827 Canterbury Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Social Media

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Simply can't support any additional density of this type. Area simply can't handle it.

Respondent Information

Please provide your information.

First Name *

michael

Last Name *

pollock

Address *

1885 Broken Lance Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

MICHAEL

Last Name *

Sanders

Address *

602 Nakoma dr.

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too dense compared to existing homes.

Respondent Information

Please provide your information.

First Name *

Mike

Last Name *

Rapier

Address *

5165 Bear Claw Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Infrastructure

Respondent Information

Please provide your information.

First Name *

Miranda

Last Name *

Neal

Address *

2864 Deer Ridge Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We do NOT have enough infrastructure to handle all the cars on the roads

Respondent Information

Please provide your information.

First Name *

Monica

Last Name *

Huerta

Address *

2040 Silver Hawk Ct

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our city is already full and traffic is a major concern

Respondent Information

Please provide your information.

First Name *

Morgan

Last Name *

Pewick

Address *

1500 ridgetop ct

City *

rockwall

State *

tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This development will create traffic congestion on 205 and lofland circle, we need to make these roads wider to accommodate for traffic and create low density homes here.

Respondent Information

Please provide your information.

First Name *

murtaza

Last Name *

Shah

Address *

4755 bear claw ln

City *

Rockwall

State *

tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I saw a zoning sign on the property.
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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Until roadways (205 & 549) can be improved for current load, including 500 homes of Homestead on 549, it is irresponsible to change from agriculture to development.

Respondent Information

Please provide your information.

First Name *

Nancy

Last Name *

Gray

Address *

4109 Blythe

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Bad intersection and poor planning for utilities

Respondent Information

Please provide your information.

First Name *

Nancy

Last Name *

Moore

Address *

507 Ridgeview Drive

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z3024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Addition of these homes to this location prior to infrastructure improvement would cripple already terrible traffic flow in this area.

Respondent Information

Please provide your information.

First Name *

Niven

Last Name *

Baird

Address *

1186 Lucca Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic is too busy now and plenty of new housing already stayed will make it a nightmare, let's see how the housing subdivisions already slated impact traffic before we approve more. I am already scared I will need a light just to get out of my neighborhood

Respondent Information

Please provide your information.

First Name *

Pam

Last Name *

Coleman

Address *

3157 Diamond Way

City *

Rockwall

State *

Tx

Zip Code *

75043

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Pam

Last Name *

Curtis

Address *

2040 Broken Lance Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Roads can't support, light pollution and noise pollution. If done, need bigger lots and not cramming people into small lots. Need more trees and grass, not more concrete. Not just putting in park areas and then cramming in houses on small lots. Citizens don't want to turn into other dallas suburbs that are just house after house. Keep some uniqueness to Rockwall with the neighborhood developments.

Respondent Information

Please provide your information.

First Name *

Pamela

Last Name *

Pounds

Address *

3010 Fontanna Blvd

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We do not have enough roads to handle the traffic that we already have. These homes will make double the extra cars put on the roads. We are already sitting and waiting to get out of the neighborhoods for extended periods. Rockwall has no more room for growth on this side of town. The schools are at capacity. We can't handle anymore traffic on 205 and 549. Plus I noticed that we has been put in a high crime rate area, this will make it worse with these lower income homes coming in. People moved here years ago to get away from this and now here we are trying to put these small homes where at one time estate homes were to be built. Rockwall needs to go back to what it used to be. A place that was not overcrowded and you could raise your family here and not worry about crime.

Respondent Information

Please provide your information.

First Name *

Pamela

Last Name *

Ward

Address *

4920 Bear Claw Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

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- ( ) My neighbors told me about the request.
- ( ) Other: .....

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Patricia

Last Name *

Garza

Address *

2845 BentRidge Dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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- ( ) Other: _____

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Z2024-033.)

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Averting a public health and safety crisis due to the strained water resources.

Respondent Information

Please provide your information.

First Name *

Patrick

Last Name *

Byrne

Address *

6107 Volunteer Pl

City *

Rockwall

State *

TX

Zip Code *

75032-5729

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: We all share the same water resources.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024.033&

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This is not feeding for this area at all.

Respondent Information

Please provide your information.

First Name *

Patty

Last Name *

Walker

Address *

1448 Siena Ln

City *

Rockwall

State *

Tx

Zip Code *

75033

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic

Respondent Information

Please provide your information.

First Name *

Peter

Last Name *

Powers

Address *

1110 Whispering Glen

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Post on Rockwallian

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Case Number *

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Z2024-033

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic and water consumption

Respondent Information

Please provide your information.

First Name *

Phillip

Last Name *

Bee

Address *

517 Shadow Wood Lane

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) Other: _____

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Z2024-33

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Phillip

Last Name *

Clinard

Address *

10 kimberly lane

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Rockwall has done a poor job at adding more roads to help wolitu congestion. 205 is a mess every single day. We cannot do new construction until not only a plan but some of the road improvements are complete. Also this side of rockwall is being ignored. We don't have any city amenities on this side of 1-30. We need a park and pool. The pools we have already are too small for the growing city. The city also has opposed opportunities to bring in new restaurants and grocery stores. Until HEB is complete we once again, don't have enough to support the population growth. Also we have nothing to do. The movie theater is dirty and in terrible shape. Shenanigans has the same problem. Build up the community before you move more people here. Also the city is unexcusable in how slowly it provides permits for building. Do better with city planning. Stop building homes without a plan on community management.

Respondent Information

Please provide your information.

First Name *

Quinten

Last Name *

Bolden

Address *

2417 Loudon St West

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: .....

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033 (Lofkand Tract)

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

High Density housing in that area cannot be supported by existing traffic infrastructure.

Respondent Information

Please provide your information.

First Name *

Randall

Last Name *

Howard

Address *

1133 Sierra Pass

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: None of the above. Citizen of the city of Rockwall.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Lot density is to high which will negatively effect my property value. Development will significantly increase traffic congestion.

Respondent Information

Please provide your information.

First Name *

Randy

Last Name *

Heinrich

Address *

4945 Bear Claw Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too high density to be supported by roadways

Respondent Information

Please provide your information.

First Name *

Ray

Last Name *

Schwertner

Address *

756 Windsong Lane

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Text from Tim Mc Callum

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Case Number *

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Rockwall does not have the infrastructure needed to sustain such a substantial increase in population, especially when combined with the myriad of other developments already approved throughout the county. The traffic congestion, roadway maintainace and construction, and school overflow (even with the new middle schools, 9th grade center, and expansion at Cain), is already impacting the quality of life in Rockwall County. These zone changes and housing developments that continue to be approved without consideration for the total good of those already living and serving within the community are at best irresponsible, at worst negligent. The focus needs to be on increasing infrastructure- such a widening 205, 276, and 549, i.e., before we approve even more housing and cram more people onto the crowded roadways and into the bursting school system. I STRONGLY oppose this zone change as a resident of Fontanna Ranch, which will be impacted by the new zoning.

Respondent Information

Please provide your information.

First Name *

Reagan

Last Name *

Morrow

Address *

3017 Wimberley Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: .....

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Already to much traffic on 205, back up all through there now.

Respondent Information

Please provide your information.

First Name *

Rebecca

Last Name *

Branum

Address *

2401 Teagle Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Renee

Last Name *

Branning

Address *

4616 Steeple Chase Lane

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Need measured growth that is not out-pacing development which this is NOT doing

Respondent Information

Please provide your information.

First Name *

Richard

Last Name *

Coulombe

Address *

3875 Pinebluff Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Richard

Last Name *

Crossley

Address *

2175 Arrowhead Ct

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Rockwall infrastructure cannot support a 960-home development at 205 and 549. Insufficient roads, utilities, fire and police.

Respondent Information

Please provide your information.

First Name *

Richard

Last Name *

Marks

Address *

204 W Boydstun Ave

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I have to use the same roads these new residents will use

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: City Councilman Tim McCallum

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-001

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Richard

Last Name *

Neff

Address *

2740 Massey Ln

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-035

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Not enough water and too much traffic already in this area.

Respondent Information

Please provide your information.

First Name *

Robbi

Last Name *

King

Address *

1790 Wind Hill Rd

City *

Rockwall

State *

Texad

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I travel through that area to see family and a doctor and do business.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Density must be reduced. The lots are too small. Should have 50-75 1 1/2 acre lots.

Respondent Information

Please provide your information.

First Name *

ROBERT

Last Name *

LYON

Address *

1900 BROKEN LANCE LANE

City *

ROCKWALL

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Case Number *

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am against the density of the houses and the impact on our community.

Respondent Information

Please provide your information.

First Name *

Robin

Last Name *

Baley

Address *

5135 Bear Claw Ln

City *

Rockwall

State *

TEXAS

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Robin

Last Name *

Mullins

Address *

796 Deverson Drive

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Rodney

Last Name *

Moore

Address *

3909 Stableglen dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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- ( ) Other: _____

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Z2024-033

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The road and water infrastructure in that area cannot possibly handle the huge population increase

Respondent Information

Please provide your information.

First Name *

Roger

Last Name *

Williamson

Address *

3404 Lakeside Dr

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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- ( ) Other: _____

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

John King and 205 are the main roads thru Rockwall. The intersection of 205 and 66 cannot take any additional traffic as a detour for I-30. Are we going to destroy the downtown historical buildings to accommodate the conservative estimate of 3000 more cars each day? Our schools don't have enough funding as it is let alone find more space for new residents.

Respondent Information

Please provide your information.

First Name *

Rosemary

Last Name *

Savage

Address *

1810 Preakness Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

No infrastructure to support increased traffic

Respondent Information

Please provide your information.

First Name *

Roxanne

Last Name *

Enright

Address *

111 Maywood Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Ruth

Last Name *

Castleberry

Address *

1480 Brittany Way

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: A friend lives near there doesn't want the new neighborhood.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: A friend told me

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

samuel

Last Name *

holder

Address *

2060 winding oak

City *

rockwall

State *

texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

22024-033 (Lofland Tract)

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The density is ridiculous! The Loftland roadway is equally ridiculous. This development is going to significantly impact Oaks of Buffalo Way negatively

Respondent Information

Please provide your information.

First Name *

Sandra

Last Name *

Shimkus

Address *

5315 Standing Oak Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Case # Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Current infratructure does not support current residents. Will be detrimental to the community.

Respondent Information

Please provide your information.

First Name *

Sarah

Last Name *

Freed

Address *

704 Forest Trace

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Current infrastructure is not adequate for existing homes and businesses

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- [ ] I received a property owner notification in the mail.
- [x] I read about the request on the City's website.
- [ ] I saw a zoning sign on the property.
- [ ] I read about the request in the Rockwall Herald Banner.
- [ ] My neighbors told me about the request.
- [ ] Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too many new homes, not enough infrastructure

Respondent Information

Please provide your information.

First Name *

Sarah

Last Name *

Gates

Address *

904 s alamo rd

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-33

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Infrastructure will not support 1,000 homes.

Respondent Information

Please provide your information.

First Name *

Sarah

Last Name *

Lawson

Address *

2780 Fern Valley Lane

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I live in the adjacent Oaks of Buffalo Way neighborhood and I am against the proposed Lofland Development. I do not want high-density neighborhoods around our neighborhood, along with the traffic, congestion, and the noise and light pollution that it would bring.

Respondent Information

Please provide your information.

First Name *

Scott

Last Name *

Benners

Address *

4940 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Opposed due to lack of infrastructure to support a development of this size. Continued development adds additional strain to schools, water supply, etc.

Respondent Information

Please provide your information.

First Name *

Shawn

Last Name *

Bailey

Address *

724 Fairfax Lane

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Live in Rockwall

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- [ ] I received a property owner notification in the mail.
- [x] I read about the request on the City's website.
- [ ] I saw a zoning sign on the property.
- [ ] I read about the request in the Rockwall Herald Banner.
- [ ] My neighbors told me about the request.
- [ ] Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Shawna

Last Name *

McGuire

Address *

2853 bent ridge Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: A text

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This is entirely too high density for the area. There is so much more to say, but I will save it for the meeting.

Respondent Information

Please provide your information.

First Name *

Sheena

Last Name *

Taylor

Address *

905 H Wallace Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

TOO MANY CARS ALREADY! Traffic is horrendous!

Respondent Information

Please provide your information.

First Name *

Sherrie

Last Name *

Lee

Address *

363 Cullins Rd

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-33

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Not enough school space for the additional students and traffic

Respondent Information

Please provide your information.

First Name *

Simmone

Last Name *

Besser

Address *

2855 Wild Oak Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

There are way too many planned homes crammed into this small area that is adjacent to a historical unplowed section of Texas land with a designated marker. Our roads, schools, water utilities and other infrastructure (as well as creeks and drainage) are already strained so this many additional homes will only further exasperate the problem.

Respondent Information

Please provide your information.

First Name *

Steve

Last Name *

Rummel

Address *

2230 Arrowhead Ct.

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: our community will vote against anyone who supports high density development

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033 (Lofland Tract)

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The density of this development is entirely too high. I participated in community meetings with the developer to share our concerns and based on the "updated" plans submitted, the developer does not care about this community or our concerns.

Respondent Information

Please provide your information.

First Name *

Susan

Last Name *

Langdon

Address *

5050 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- (•) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Not enough infrastructure in place currently to support the development going on NOW and everything that has already been approved!! We are dealing with the property/strip center expansions WITHOUT the necessary planning of infrastructure before hand NOW on Ridge Rd south in thru Heath!

Respondent Information

Please provide your information.

First Name *

Susan

Last Name *

Rogina

Address *

128 Liberty Ln

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

School overcrowding, water restrictions, traffic congestion.

Respondent Information

Please provide your information.

First Name *

Susan

Last Name *

Scott

Address *

1910 Silver View Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Facebook

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Tami

Last Name *

Green

Address *

2180 Arrowhead Ct

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Excessive traffic

Respondent Information

Please provide your information.

First Name *

Tammy

Last Name *

Scarnati

Address *

156 Haven Ridge Drive

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Received a text

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We do not have the infrastructure in RW to handle this many new homes. Roads need to be brought up to speed with the population already here. Our schools are also bursting at the seams.

Respondent Information

Please provide your information.

First Name *

Tanya

Last Name *

Murphy

Address *

602 Stonebridge Drive

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Have to travel through this area often to see family.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Received information from councilman, Tim McCollum

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Rockwall City & County lack adequate infrastructure to support additional large tract home developments. The quality of life living in Rockwall continues to deteriorate due to overgrowth and overcrowding.

Respondent Information

Please provide your information.

First Name *

Teresa

Last Name *

Gilliland

Address *

527 Shoreview Drive

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I live and work in Rockwall.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- [ ] I received a property owner notification in the mail.
- [x] I read about the request on the City's website.
- [ ] I saw a zoning sign on the property.
- [ ] I read about the request in the Rockwall Herald Banner.
- [ ] My neighbors told me about the request.
- [ ] Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033 (Lofland Tract)

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Based on density and numerous other factors, I am fully opposed to this proposal as it sits.

Respondent Information

Please provide your information.

First Name *

Terrance

Last Name *

Tippett

Address *

2060 Broken Lance Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Oppose due to massive traffic and crowding already

Respondent Information

Please provide your information.

First Name *

Tiffany

Last Name *

Evans

Address *

217 Crestbrook Dr

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I drive that area on 205 for my job

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Concerned citizen

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-003

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This area of 205 is already overwhelmed with traffic, daily. The addition of homes, as well as the new freshman center, will only create more gridlock.

Respondent Information

Please provide your information.

First Name *

Tiffany

Last Name *

Nieto

Address *

1453 Foxwood Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Tony

Last Name *

Swank

Address *

308 iris dr

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- (•) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Roads are already over crowded and in rough shape. Lack of water.

Respondent Information

Please provide your information.

First Name *

Tonya

Last Name *

Johnson

Address *

1716 wildrose dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- [ ] I received a property owner notification in the mail.
- [x] I read about the request on the City's website.
- [ ] I saw a zoning sign on the property.
- [ ] I read about the request in the Rockwall Herald Banner.
- [ ] My neighbors told me about the request.
- [ ] Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Hwy 205 is already a traffic disaster, adding 1000 , " or more " vehicles is not an option. Anyone requesting at add more traffic to this area should be ashamed.

Respondent Information

Please provide your information.

First Name *

Trent

Last Name *

Hyde

Address *

218 W. Quail Run Rd.

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The density of this neighborhood is too dense. The roads surrounding this neighborhood can't handle the current traffic, so definitely can't handle this many more cars on the roads.
Also, the schools surrounding this neighborhood will be very overcrowded. I am also concerened about how this neighborhood sets a dangerous precedent for neighboring tracts of land that would use this high density to get their land to also be high density.

Respondent Information

Please provide your information.

First Name *

Trish

Last Name *

Heinrich

Address *

4945 Bear Claw Lane

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Tristan

Last Name *

Sargent

Address *

3905 Poplar Point Drive

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ◉ My neighbors told me about the request.
- ○ Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The development on these utilize total acreage to submit plans and not developable acreage. They are exploiting a loophole in the system that needs to be rectified and a precedent set to not allow that.

Respondent Information

Please provide your information.

First Name *

Tyson

Last Name *

Swinford

Address *

179 Cullins Rd

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Speci c Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Will cause overload of traffic, utilities and schools. Will add to overcrowding on roads, can't get out of our subdivision.

Respondent Information

Please provide your information.

First Name *

Wanda

Last Name *

Fry

Address *

2825 Deer Ridge Dr

City *

Rockwall

State *

Tx

Zip Code *

75933

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I received a property owner notification in the mail.
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- ○ I saw a zoning sign on the property.
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- ○ My neighbors told me about the request.
- ○ Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic is already terrible on 205 and 549. Poor traffic planning and poor water planning for this area already. Until these two issues are resolved, I oppose a new 1000 home development in this area.

Respondent Information

Please provide your information.

First Name *

Wesley

Last Name *

Cunningham

Address *

707 Alexander Ln

City *

ROCKWALL

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I saw a zoning sign on the property.
- ◉ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ○ Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

These homes will increase congestion in the area and lower home values in Rockwall.

Respondent Information

Please provide your information.

First Name *

William

Last Name *

Bell

Address *

3104 Bourbon Street Circle

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

William

Last Name *

Compton

Address *

2912 misty ridge

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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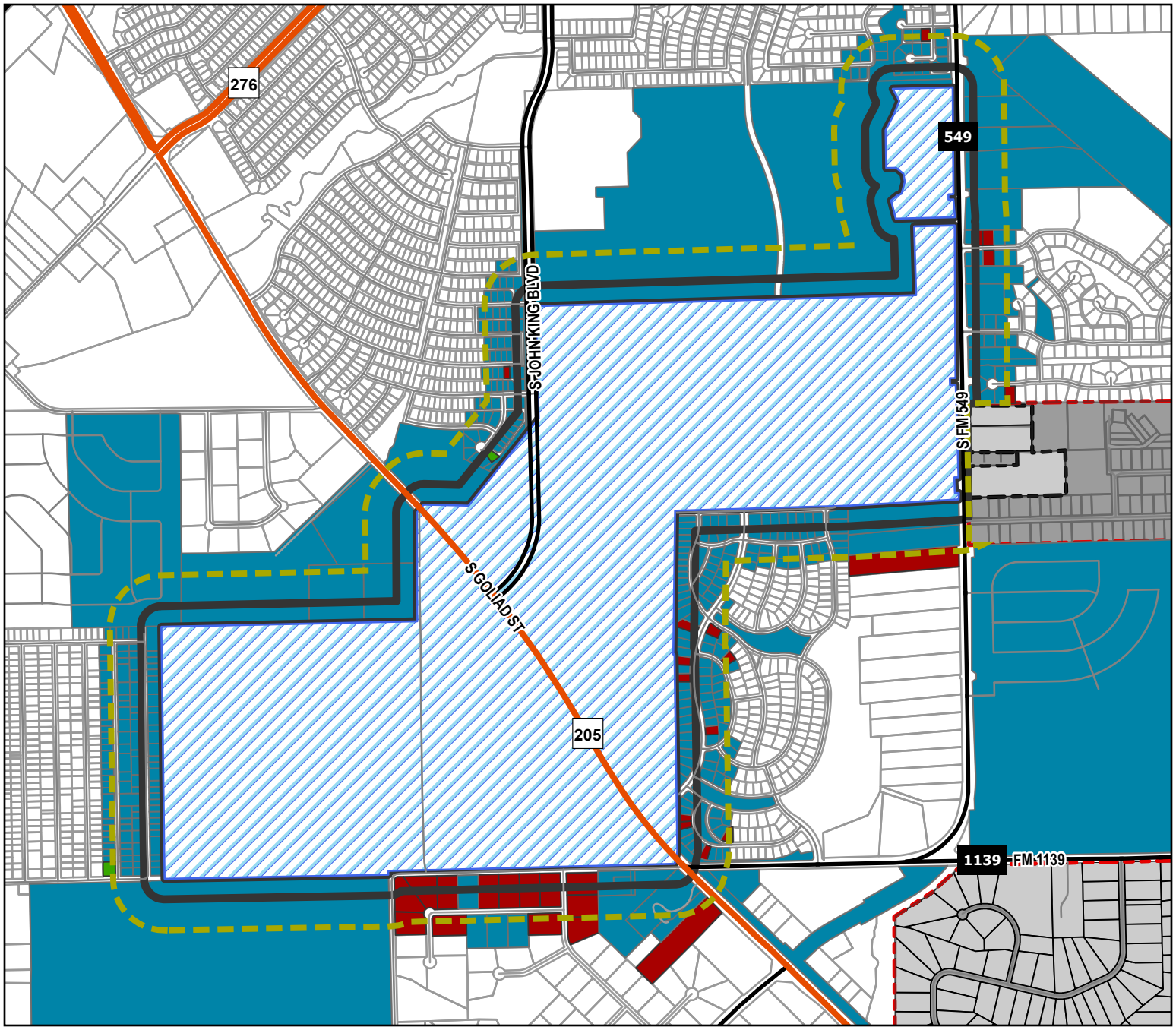
City of Rockwall

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

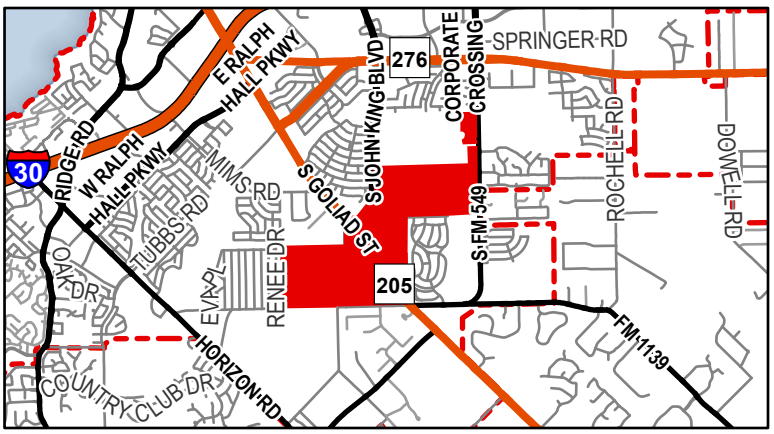
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Z2024-033 Zoning Change from AG to PD

- 500 Ft Buffer
- 200 Ft Buffer
- Subject Property
- NO RESPONSE (104.3 Acres) 74.1%
- AGAINST (6.85 Acres) 4.9%
- FOR (0.21 Acres) 0.14%
- ROW (29.41 Acres) 20.9%

*All Response calculations are based of properties located within the 200 Ft buffer area



Date Saved: 8/15/2024

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

MICHAEL JOYCE
PROPERTIES

767 Justin Rd
Rockwall, TX 75087

July 18, 2024

Mr. Ryan Miller
Director of Planning and Zoning
City of Rockwall
385 S Goliad Street
Rockwall, TX 75087

RE: Zoning Application, Lofland Tract,

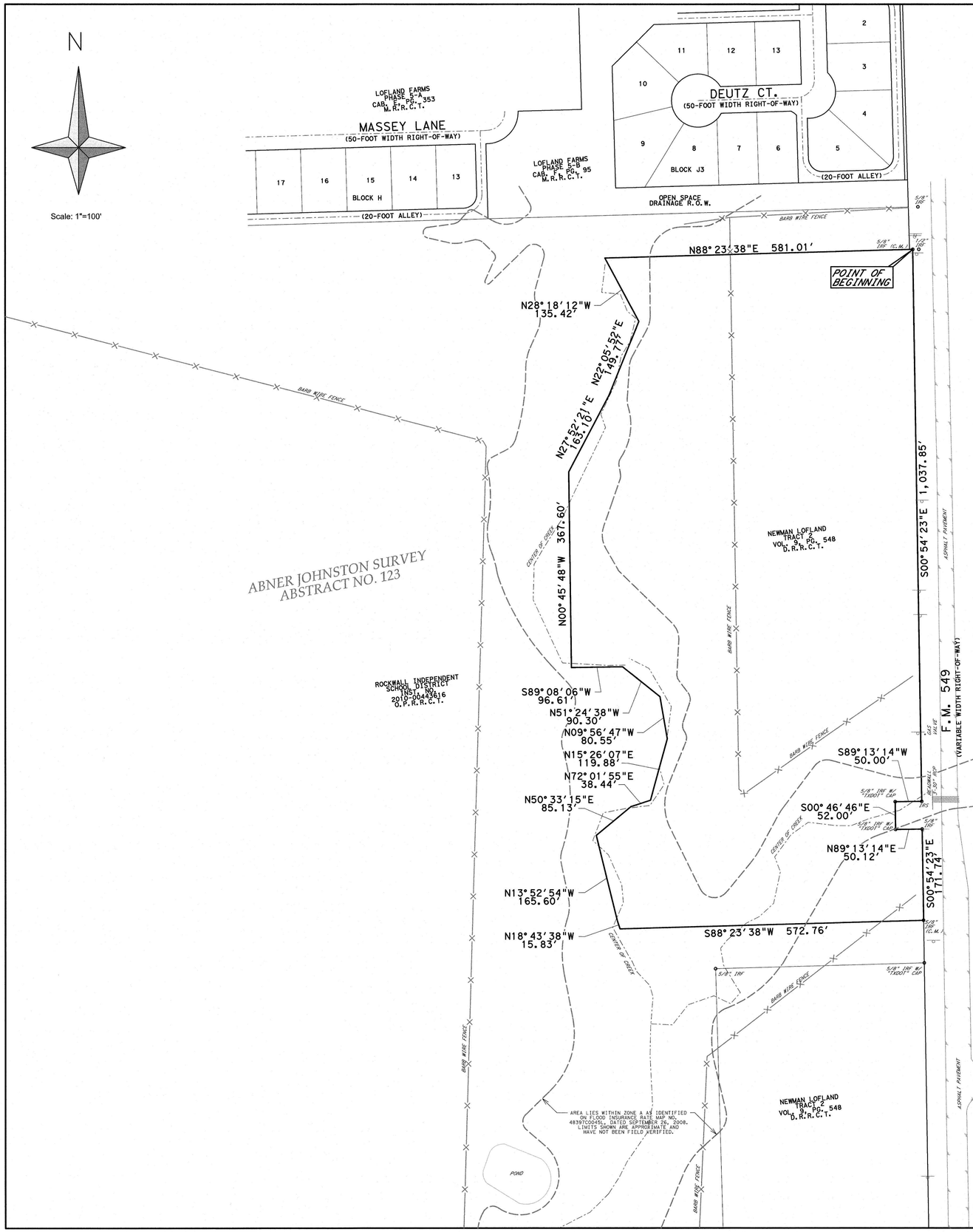
Dear Mr. Miller,

Michael Joyce Properties is submitting the attached Zoning Application, Concept Plan and Design Standards for consideration for a change in Zoning for the tracts as shown in the Concept Plan and Survey. We would like to request a change in Zoning from Agricultural District to a Planned Development District with the attached design standards.

We thank you for your consideration and look forward to working with the City of Rockwall, the Planning and Zoning Commission and the City Council on the approval of this request.

Sincerely,

Ryan Joyce
President, Michael Joyce Properties



BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 20200000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.C.T.), being in an interior south line of a called 173.00 acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No, 2010-00443616 O.P.R.R.C.T.;

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12 feet to a 5/8-inch iron rod found;

THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74 feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00 acre tract;

THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76 feet to a point in a creek;

THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00 acre tract and generally along said creek, a distance of 15.83 feet;

THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 165.60 feet;

THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13 feet;

THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44 feet;

THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88 feet;

THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55 feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30 feet;

THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61 feet;

THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60 feet;

THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10 feet;

THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77 feet;

THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42 feet;

THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01 feet to the POINT OF BEGINNING and containing 16.8895 acres of land.

Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:

10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect

10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000003059 - does not affect

10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect

10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description

10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect

10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect

10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect

10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect

10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description

10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description

10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description

10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

LEGEND

	POWER POLE
	GUY ANCHOR
E	OVERHEAD ELECTRIC
	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
SSMH	SANITARY SEWER MANHOLE
CMP	CORREGATED METAL PIPE
FH	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	WATER VALVE
	WATER METER
	SIGN
	TELEPHONE PEDESTAL
	TELEPHONE BOX
TRANS.	TRANSFORMER
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS REGISTERED PATRICK J. BALDASARO 5504 PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY
OF A
16.8895 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303

200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 20200000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.C.T.), being in an interior south line of a called 173.00 acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No, 2010-00443616 O.P.R.R.C.T.;

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped “TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT” found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped “TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT” found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12 feet to a 5/8-inch iron rod found;

THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74 feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00 acre tract;

THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76 feet to a point in a creek;

THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00 acre tract and generally along said creek, a distance of 15.83 feet;

THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 165.60 feet;

THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13 feet;

THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44 feet;

THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88 feet;

THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55 feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30 feet;

THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61 feet;

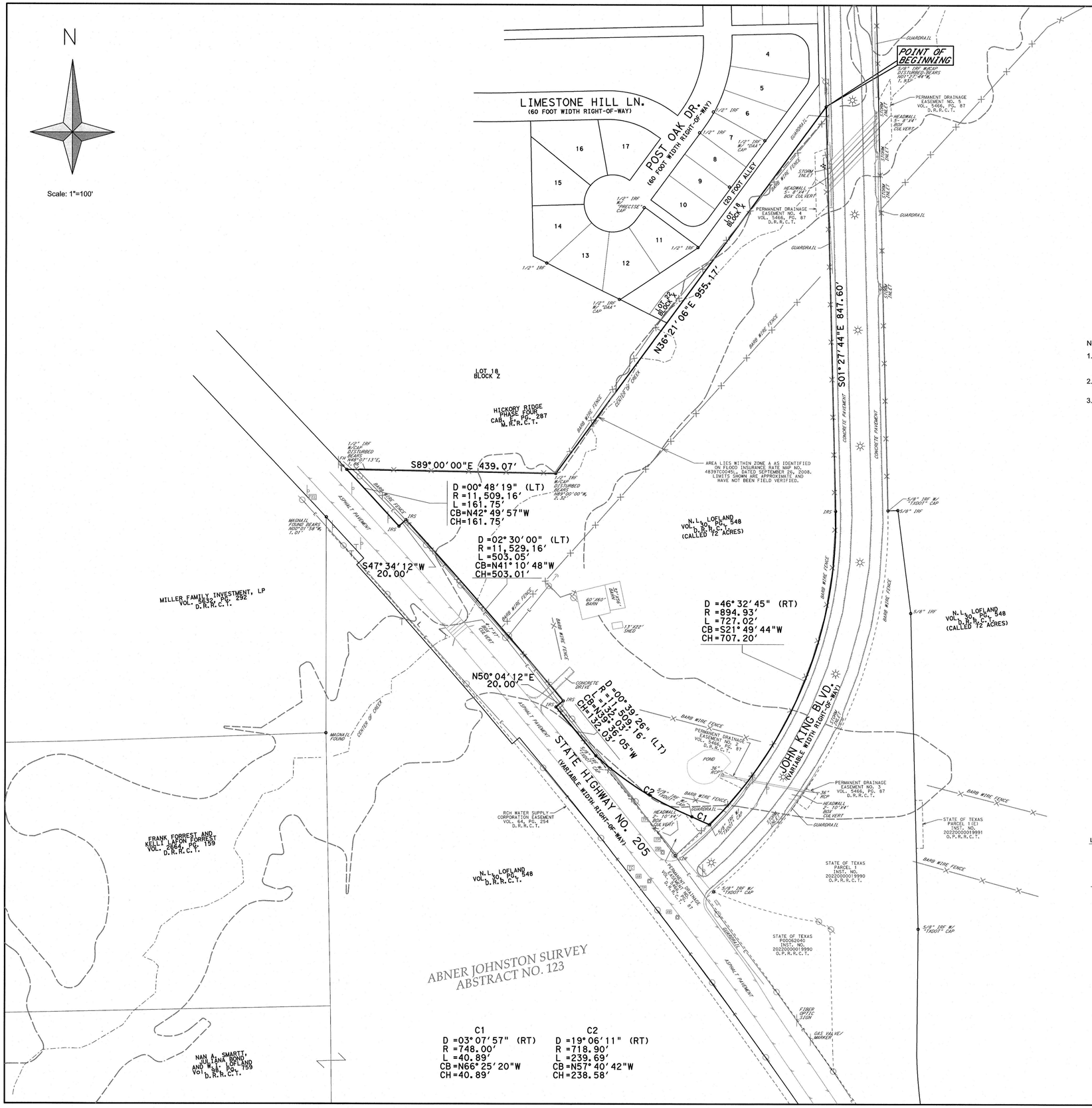
THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60 feet;

THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10 feet;

THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77 feet;

THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42 feet;

THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01 feet to the POINT OF BEGINNING and containing 16.8895 acres of land.



Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:

10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect

10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000003059 - does not affect

10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect

10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description

10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect

10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect

10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect

10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect

10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description

10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description

10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description

10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

LEGEND

	POWER POLE
	GUY ANCHOR
E	OVERHEAD ELECTRIC
X	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
RCP	REINFORCED CONCRETE PIPE
FH	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	WATER VALVE
	WATER METER
	SIGN
TP	TELEPHONE PEDESTAL
TB	TELEPHONE BOX
TRANS.	TRANSFORMER
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93 feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 894.93 feet and a central angle of 46 degrees 32 minutes 45 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 727.02 (Chord Bearing South 21 degrees 49 minutes 44 seconds West - 707.20 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being the point of curvature of a non-tangent curve to the right, having a radius of 748.00 feet and a central angle of 03 degree 07 minutes 57 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance 40.89 feet (Chord Bearing North 66 degrees 25 minutes 20 seconds West - 40.89 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right having a radius of 718.90 feet and a central angle of 19 degrees 06 minutes 11 seconds;

THENCE continuing with the northeast line of SH 205 and with said curve to the right, an arc distance of 239.69 feet (Chord Bearing North 57 degrees 40 minutes 42 seconds West - 238.58 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having a radius of 11,509.16 feet and a central angle of 00 degrees 39 minutes 26 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 132.03 feet (Chord Bearing North 39 degrees 36 minutes 05 seconds West - 132.03 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05 feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West - 503.01 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16 feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75 feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West - 161.75 feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86 feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07 feet to the southernmost southeast corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 89 degrees 00 minutes 00 seconds West, a distance of 2.32 feet;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17 feet to the POINT OF BEGINNING and containing 15.344 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS REGISTERED PATRICK J. BALDASARO 5504 PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY
OF A
15.344 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPLS NO. 10194303

200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93 feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the point of curvature of a curve to the right, having a radius of 894.93 feet and a central angle of 46 degrees 32 minutes 45 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 727.02 (Chord Bearing South 21 degrees 49 minutes 44 seconds West - 707.20 feet), to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being the point of curvature of a non-tangent curve to the right, having a radius of 748.00 feet and a central angle of 03 degree 07 minutes 57 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance 40.89 feet (Chord Bearing North 66 degrees 25 minutes 20 seconds West - 40.89 feet) to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found at the point of curvature of a non-tangent curve to the right having a radius of 718.90 feet and a central angle of 19 degrees 06 minutes 11 seconds;

THENCE continuing with the northeast line of SH 205 and with said curve to the right, an arc distance of 239.69 feet (Chord Bearing North 57 degrees 40 minutes 42 seconds West - 238.58 feet) to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found at the point of curvature of a curve to the left having a radius of 11,509.16 feet and a central angle of 00 degrees 39 minutes 26 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 132.03 feet (Chord Bearing North 39 degrees 36 minutes 05 seconds West - 132.03 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05 feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West - 503.01 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

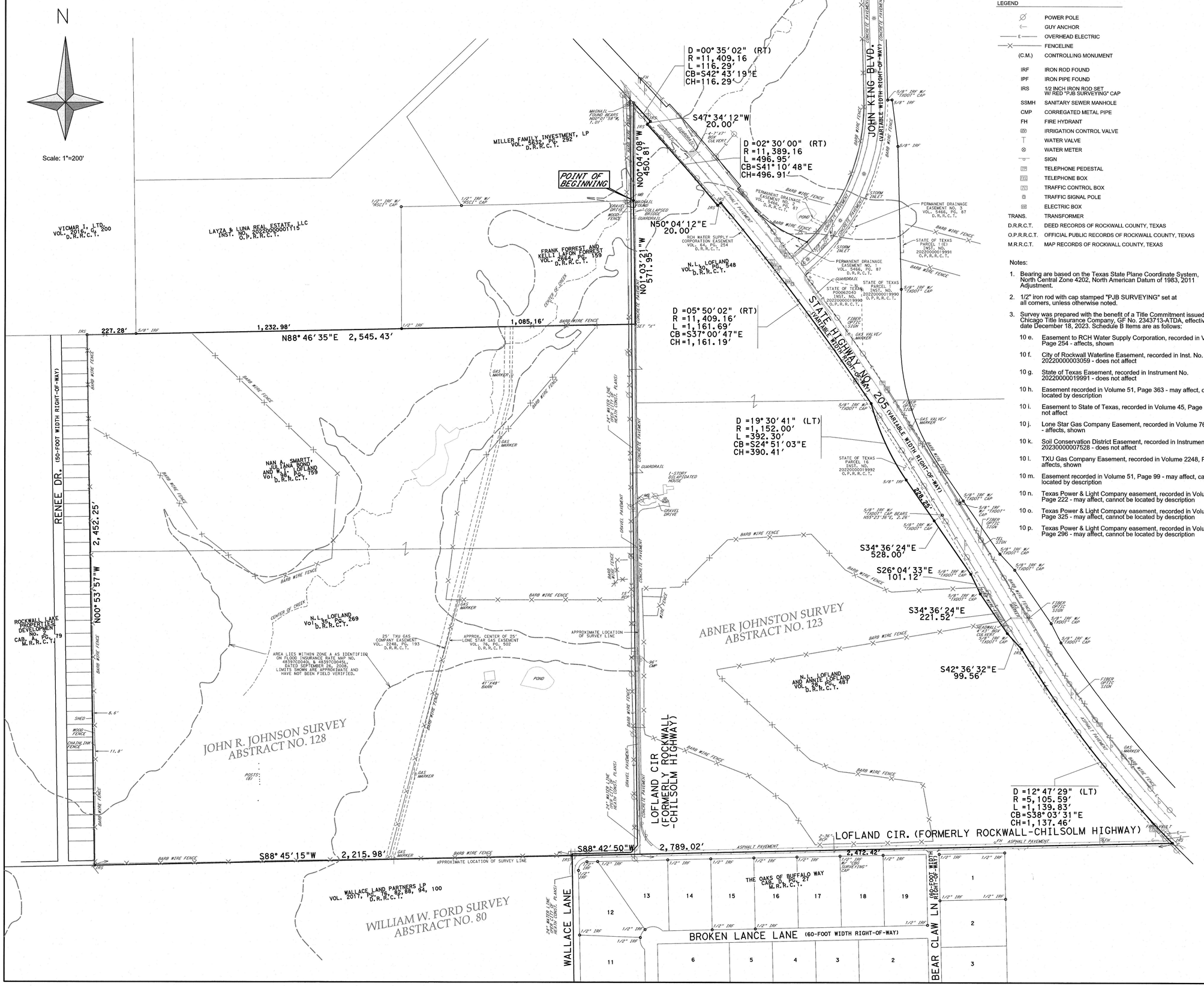
THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the point

of curvature of a non-tangent curve to the left, having a radius of 11,509.16 feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75 feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West - 161.75 feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86 feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07 feet to the southernmost southeast corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 89 degrees 00 minutes 00 seconds West, a distance of 2.32 feet;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17 feet to the POINT OF BEGINNING and containing 15.344 acres of land.



LEGEND

⌀	POWER POLE
←	GUY ANCHOR
E	OVERHEAD ELECTRIC
	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
SSMH	SANITARY SEWER MANHOLE
CMP	CORREGATED METAL PIPE
FH	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	WATER VALVE
	WATER METER
	SIGN
TEL	TELEPHONE PEDESTAL
	TELEPHONE BOX
TC	TRAFFIC CONTROL BOX
	TRAFFIC SIGNAL POLE
EB	ELECTRIC BOX
TRANS.	TRANSFORMER
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:

10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - affects, shown

10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000003059 - does not affect

10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect

10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description

10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect

10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - affects, shown

10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect

10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - affects, shown

10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description

10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description

10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description

10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.L. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tagent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.91 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tagent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.19 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 392.30 feet (Chord Bearing South 24 degrees 51 minutes 03 seconds East 390.41 feet to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tagent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC. recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Layza & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Layza & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an "X" set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY
OF A
242.2768 ACRE TRACT
OUT OF THE
JOHN. R. JOHNSON SURVEY, ABST. NO. 128
AND THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-9669

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.)., part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set on a non-tangent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.91 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.19 feet) to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 392.30 feet (Chord Bearing South 24 degrees 51 minutes 03 seconds East - 390.41 feet to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

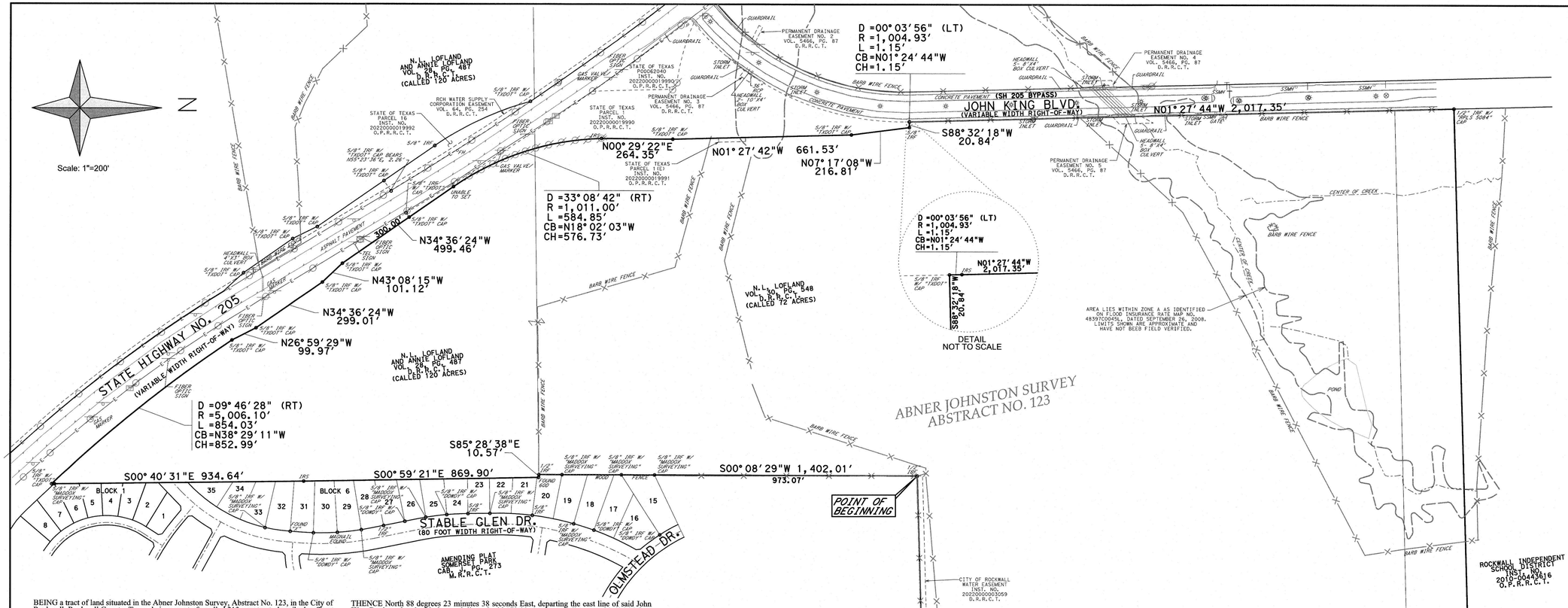
THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC, recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Lazya & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Lazya & Luna tract and the southwest corner

of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an “X” set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.

Scale: 1"=200'



LEGEND

⌀	POWER POLE
←	GUY ANCHOR
E	OVERHEAD ELECTRIC
	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
SSMH	SANITARY SEWER MANHOLE
CMP	CORREGATED METAL PIPE
FH	FIRE HYDRANT
WMH	WATER MANHOLE
⊤	WATER VALVE
⊗	WATER METER
	SIGN
TP	TELEPHONE PEDESTAL
✲	LIGHT POLE
RCP	REINFORCED CONCRETE PIPE
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:
   - 10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect, shown
   - 10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000003059 - affects, shown
   - 10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - affects, shown
   - 10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
   - 10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
   - 10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect
   - 10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect
   - 10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
   - 10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
   - 10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
   - 10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
   - 10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of a called 139.308 acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308 acre tract, at a distance of 973.07 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01 feet to a 1/2-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57 feet to a 60D nail found;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10 feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03 feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER"cap found, continuing a total distance of 499.46 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the right having a radius of 1,011.00 feet and a central angle of 33 degrees 08 minutes 42 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the right, an arc distance of 584.85 feet (Chord Bearing North 18 degrees 02 minutes 03 seconds West 576.73 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 00 degrees 29 minutes 22 seconds East, continuing with the northeast line of said SH 205, a distance of 264.35 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 01 degree 27 minutes 42 seconds West, continuing with the northeast line of said SH 205, a distance of 661.53 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 32 minutes 18 seconds West, continuing with the northeast line of said SH 205, a distance of 20.84 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93 feet and a central angle of 00 degrees 03 minutes 56 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 1.15 feet (Chord Bearing North 01 degree 24 minutes 44 seconds West 1.15 feet), to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35 feet to a 1/2-inch iron rod with "RPLS 5084" cap found in the south line of a called 173.00 acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00 acre tract, a distance of 3,696.05 feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54 feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00 acre tract, a distance of 669.62 feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00 acre tract, a distance of 393.66 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00 feet to a 1/2-inch iron rod with cap stamped "DCA INC" found;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71 feet to a 1/2-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308 acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY
OF A
261.9194 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 120 acre tract described in a deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487 D.R.R.C.T., and part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of a called 139.308 acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308 acre tract, at a distance of 973.07 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01 feet to a 1/2-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57 feet to a 60D nail found;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10 feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03 feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER"cap found, continuing a total distance of 499.46 feet (unable to set) to the point of curvature of a curve to the right having a radius of 1,011.00 feet and a central angle of 33 degrees 08 minutes 42 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the right, an arc distance of 584.85 feet (Chord Bearing North 18 degrees 02 minutes 03 seconds West 576.73 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE North 00 degrees 29 minutes 22 seconds East, continuing with the northeast line of said SH 205, a distance of 264.35 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 01 degree 27 minutes 42 seconds West, continuing with the northeast line of said SH 205, a distance of 661.53 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 32 minutes 18 seconds West, continuing with the northeast line of said SH 205, a distance of 20.84 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found in the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93 feet and a central angle of 00 degrees 03 minutes 56 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 1.15 feet (Chord Bearing North 01 degree 24 minutes 44 seconds West 1.15 feet), to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the point of tangency;

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35 feet to a 1/2-inch iron rod with “RPLS 5084” cap found in the south line of a called 173.00 acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00 acre tract, a distance of 3,696.05 feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54 feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00 acre tract, a distance of 669.62 feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00 acre tract, a distance of 393.66 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING" set;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING" set;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING" set;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16 feet to a 1/2-inch iron rod with cap stamped “CBG SURVEYING" found;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00 feet to a 1/2-inch iron rod with cap stamped “DCA INC" found;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71 feet to a 1/2-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308 acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.

N

0 200 400 800
SCALE: 1" = 400'

LEGEND

TYPICAL LOT SIZES

- TYPE 'A' - 185' X 200' - 24 LOTS
- TYPE 'B' - 100' X 200' - 15 LOTS
- TYPE 'C' - 100' X 150' - 46 LOTS
- TYPE 'D' - 82' X 125' - 125 LOTS
- TYPE 'E' - 72' X 125' - 377 LOTS
- TYPE 'F' - 62' X 125' - 308 LOTS
- TYPE 'G' - 52' X 125' - 65 LOTS
- OPEN SPACE - 136.80 Ac.
- AMENITY CENTER - 4.81 Ac.
- CITY PARK - 37.7 Ac.
- COMMERCIAL - 41.0 Ac.

CONCEPT PLAN ACREAGE
GROSS ACRES - 536.42
COMMERCIAL ACREAGE - 28.65
COMMERCIAL FLOODPLAIN - 12.35
RESIDENTIAL ACREAGE - 427.92
RESIDENTIAL FLOODPLAIN - 67.50

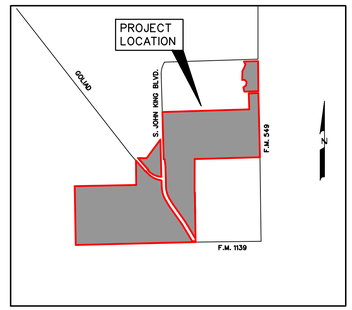
DENSITY CALCULATIONS
TOTAL RESIDENTIAL LOTS - 960
DENSITY ON GROSS - 1.79
GROSS RESIDENTIAL DENSITY - 1.94

TOTAL FLOODPLAIN ACRES - 79.85

OPEN SPACE REQUIRED - 107.28

OPEN SPACE CALCULATION
CITY PARKS - 37.69
CITY WATER TOWER - 2.39
FLOODPLAIN @ 50% - 39.93
PRIVATE OPEN SPACE - 65.78
AMENITIES CENTERS - 5.14
TOTAL OPEN SPACE - 150.93

EXCESS OPEN SPACE - 43.64



LOCATION MAP
N.T.S.

TOTAL ACRES	536.42
GROSS COMMERCIAL ACRES	41.0
TOTAL RESIDENTIAL LOTS	960
RESIDENTIAL DENSITY*	1.789
GROSS RESIDENTIAL DENSITY**	1.938
TOTAL FLOOD PLAIN ACRES	87.09
TOTAL OPEN SPACE ACRES	136.80

NOTE:
* CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES)
** CALCULATED AT (TOT RES LOTS)/ (TOTAL ACRES-GROSS COMMERCIAL ACRES)

CONCEPT PLAN
OF

JUNIPER

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

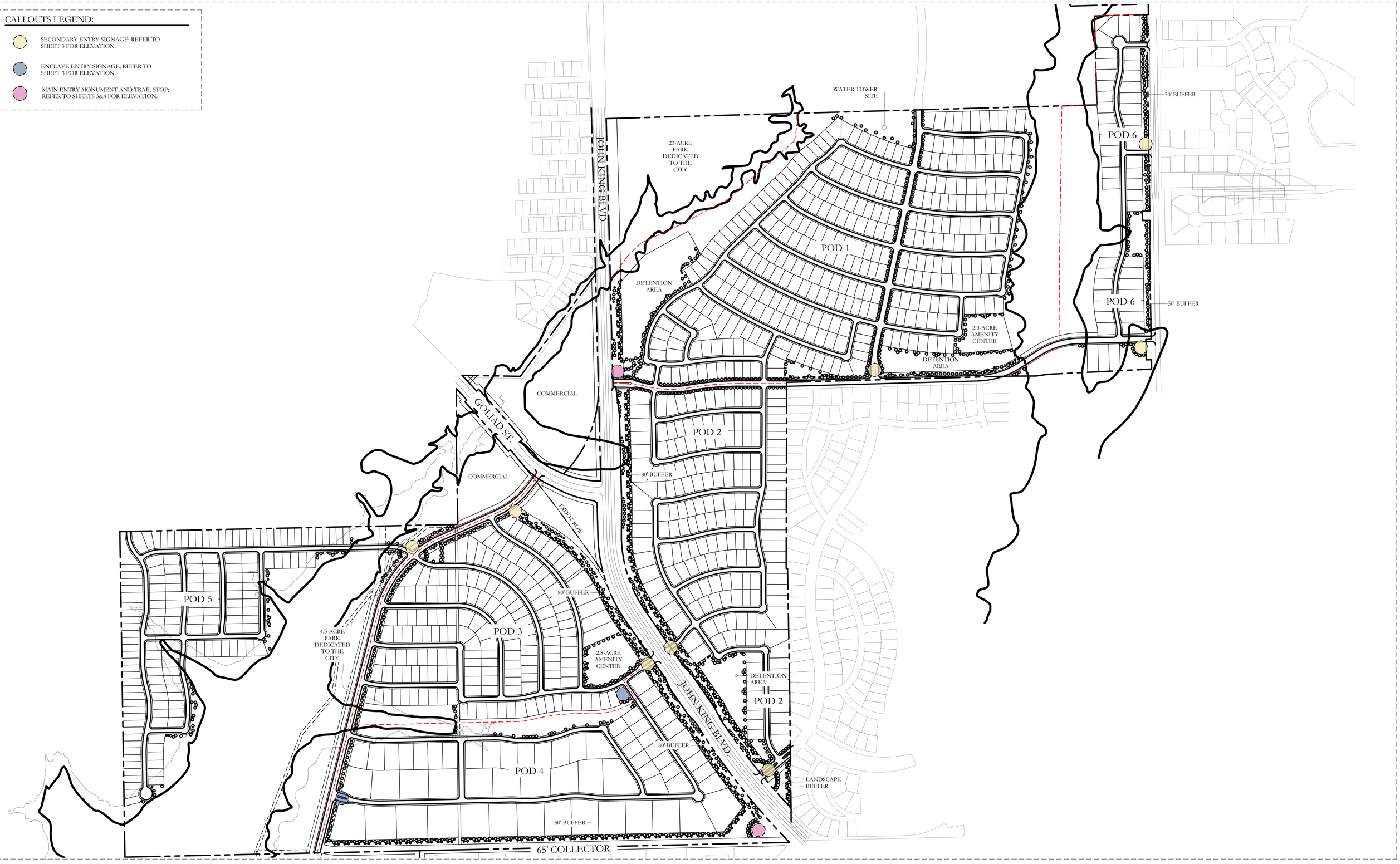
AUGUST 2024 SCALE 1" = 400'

OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

CASE NO. XXXX

CALLOUTS LEGEND:

- SECONDARY ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- MAIN ENTRY MONUMENT AND TRAIL STOP; REFER TO SHEETS 3&4 FOR ELEVATION.



NORTH

SCALE: 1" = 300'-0"

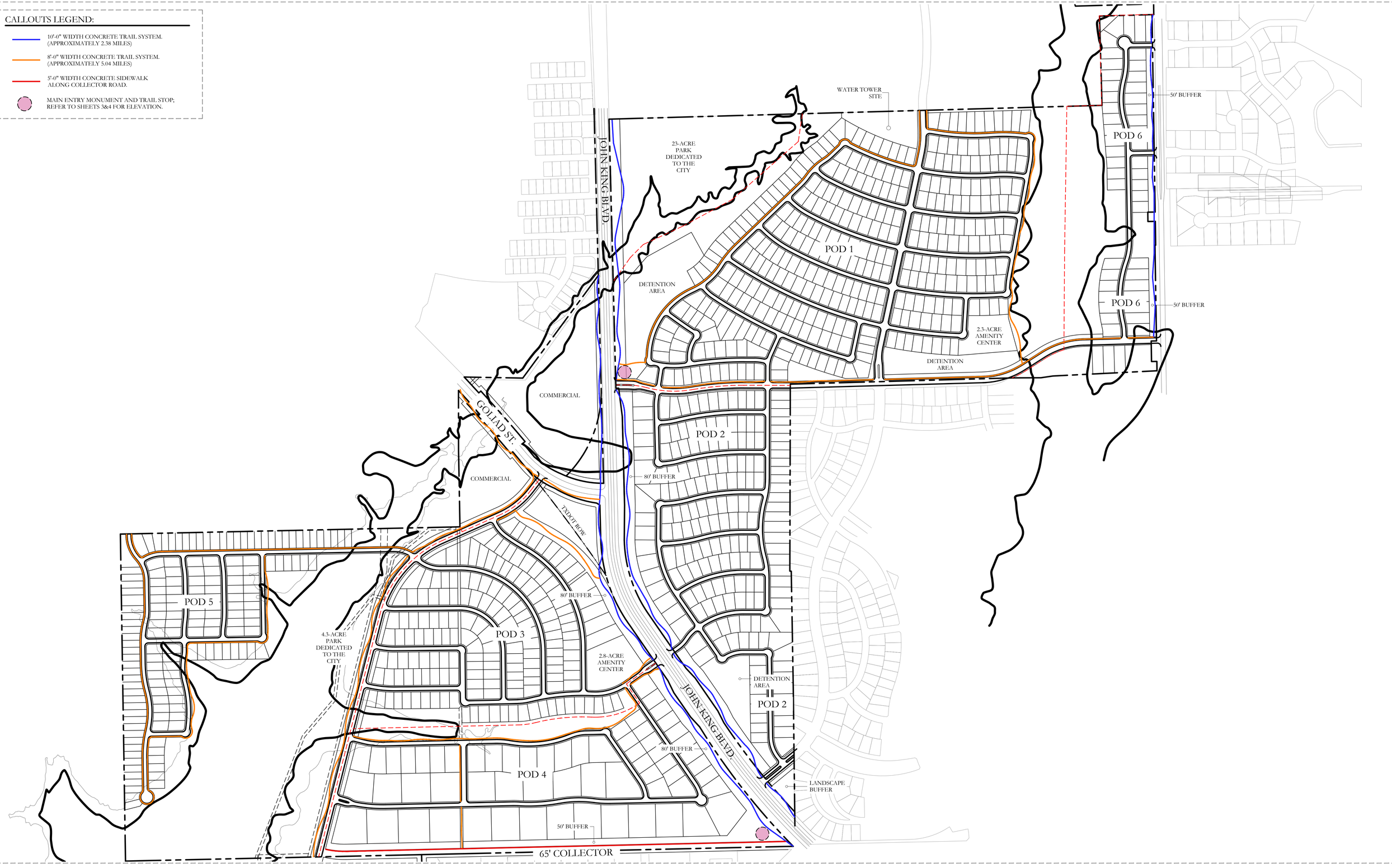
JUNIPER / OVERALL LAYOUT PLAN

City of Rockwall, Rockwall County, Texas

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CALLOUTS LEGEND:

- 10'-0" WIDTH CONCRETE TRAIL SYSTEM. (APPROXIMATELY 2.38 MILES)
- 8'-0" WIDTH CONCRETE TRAIL SYSTEM. (APPROXIMATELY 5.04 MILES)
- 5'-0" WIDTH CONCRETE SIDEWALK ALONG COLLECTOR ROAD.
- MAIN ENTRY MONUMENT AND TRAIL STOP; REFER TO SHEETS 3&4 FOR ELEVATION.



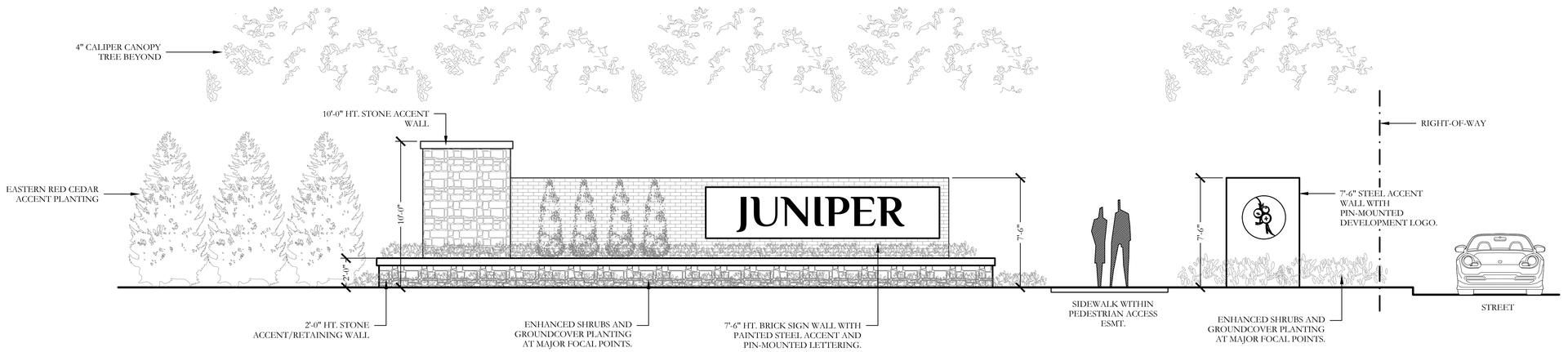
JUNIPER / OVERALL SIDEWALK AND TRAIL PLAN

City of Rockwall, Rockwall County, Texas

NORTH

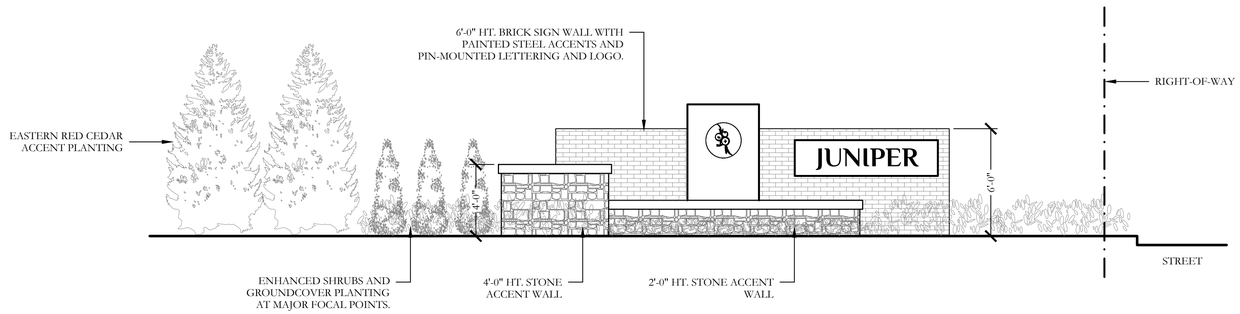
SCALE: 1" = 300'-0"

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



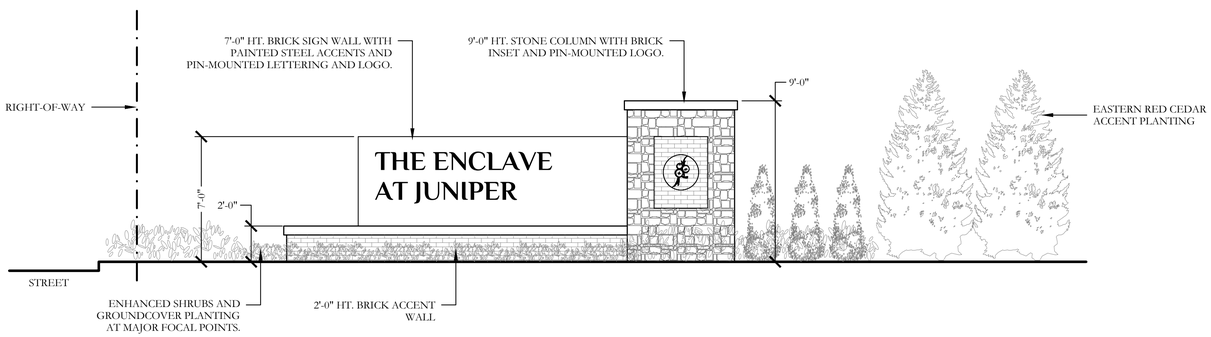
MAIN ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



SECONDARY ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



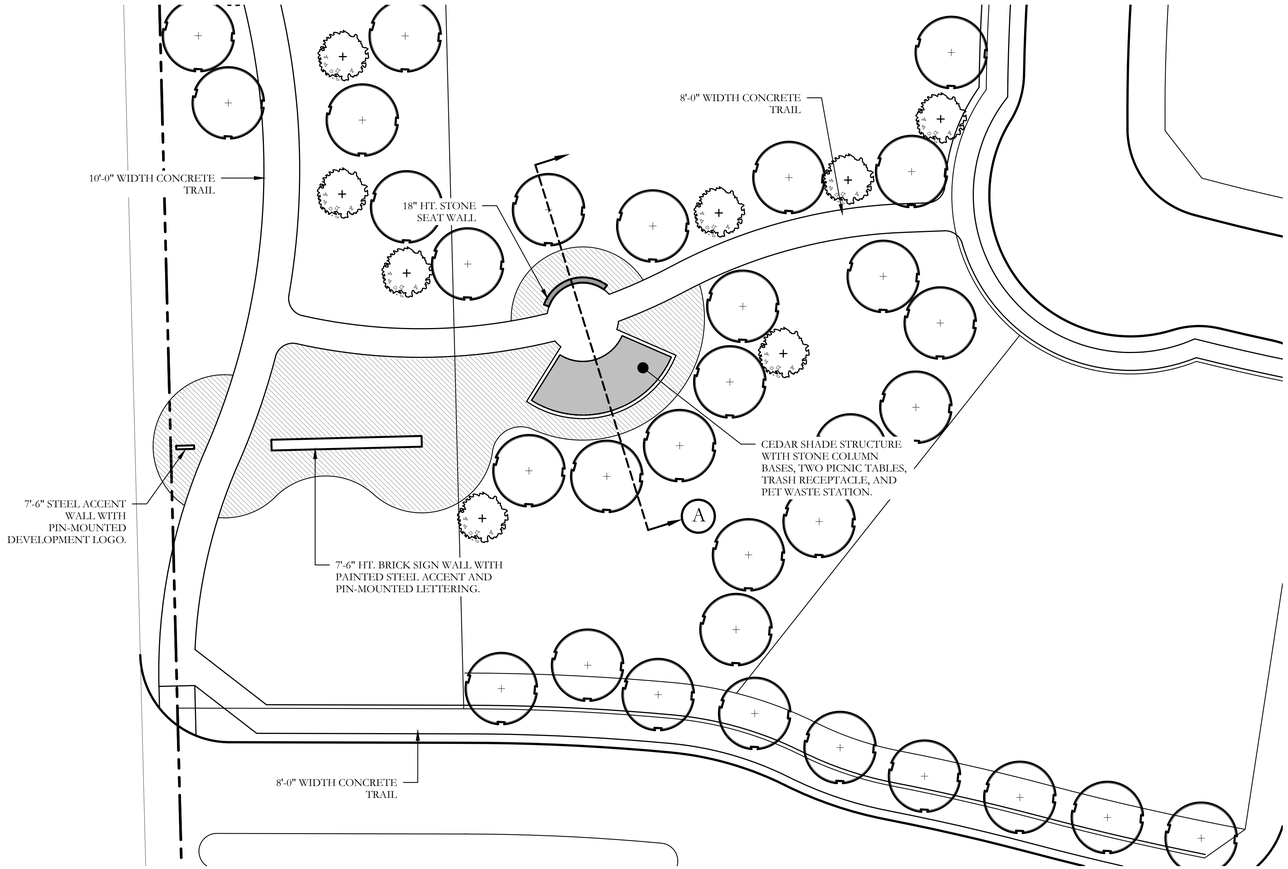
ENCLAVE ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"

JUNIPER / ENTRY MONUMENT ELEVATIONS

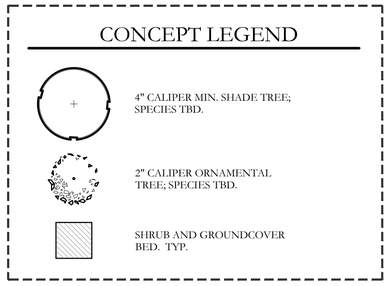
City of Rockwall, Rockwall County, Texas

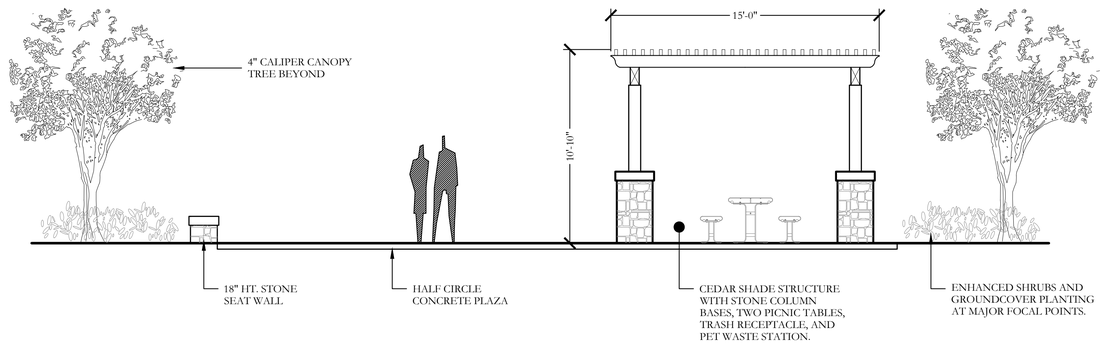
JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



MAIN ENTRY SIGNAGE/TRAIL STOP
PLAN

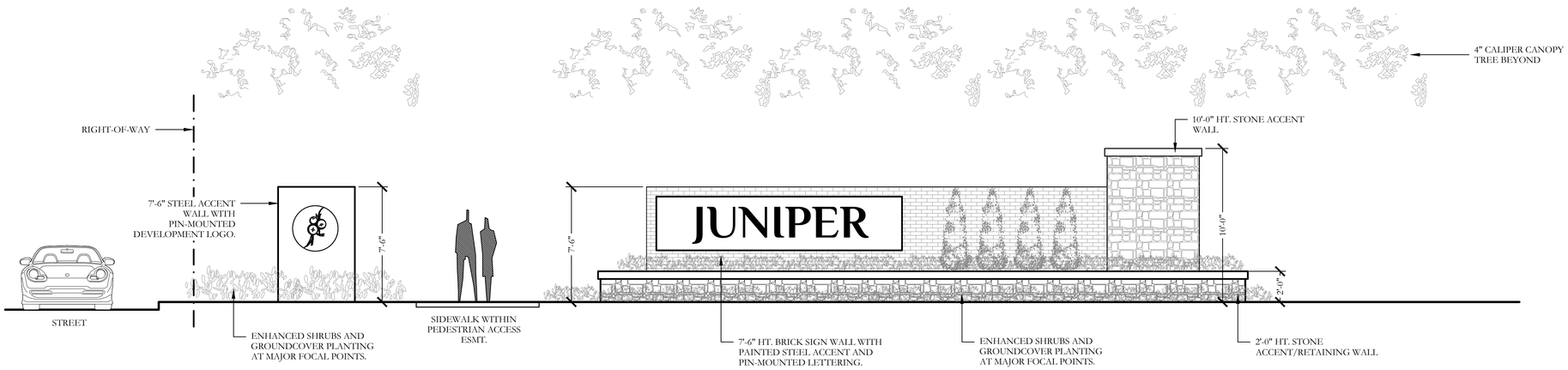
SCALE: 1" = 20'-0"





MAIN ENTRY SIGNAGE/TRAIL STOP - SECTION A (TYPICAL NORTH AND SOUTH TRAIL STOP)
SECTION/ELEVATION

SCALE: 1/4" = 1'-0"



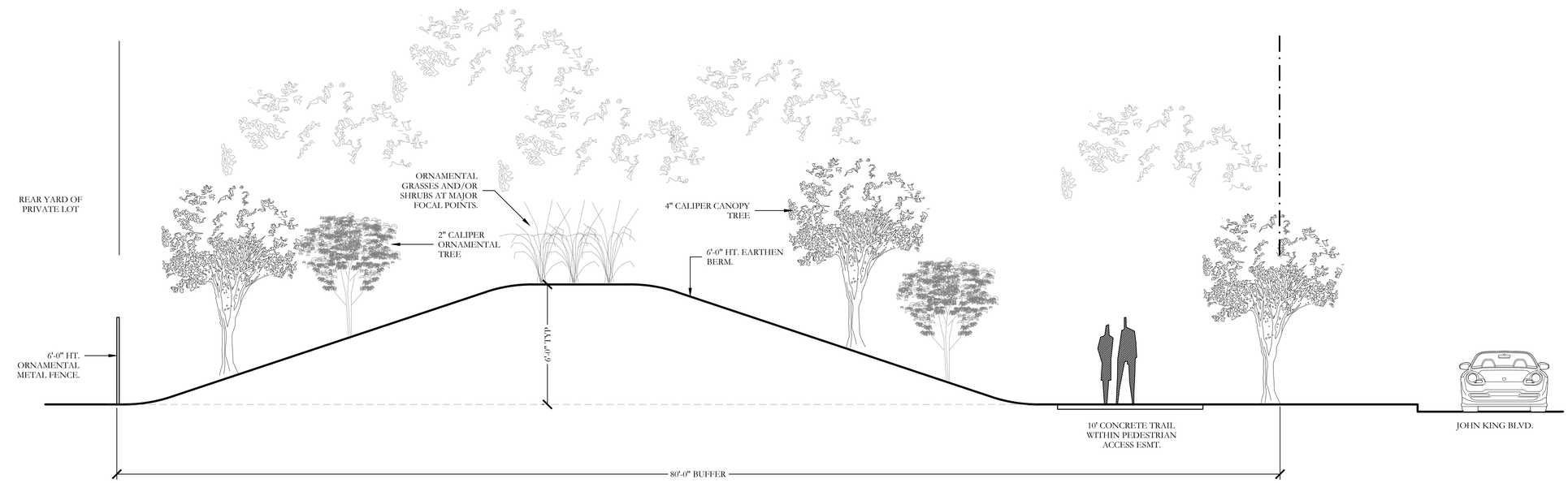
MAIN ENTRY SIGNAGE/TRAIL STOP
ELEVATION

SCALE: 1/4" = 1'-0"

JUNIPER / ENTRY MONUMENT/TRAIL STOP ELEVATIONS

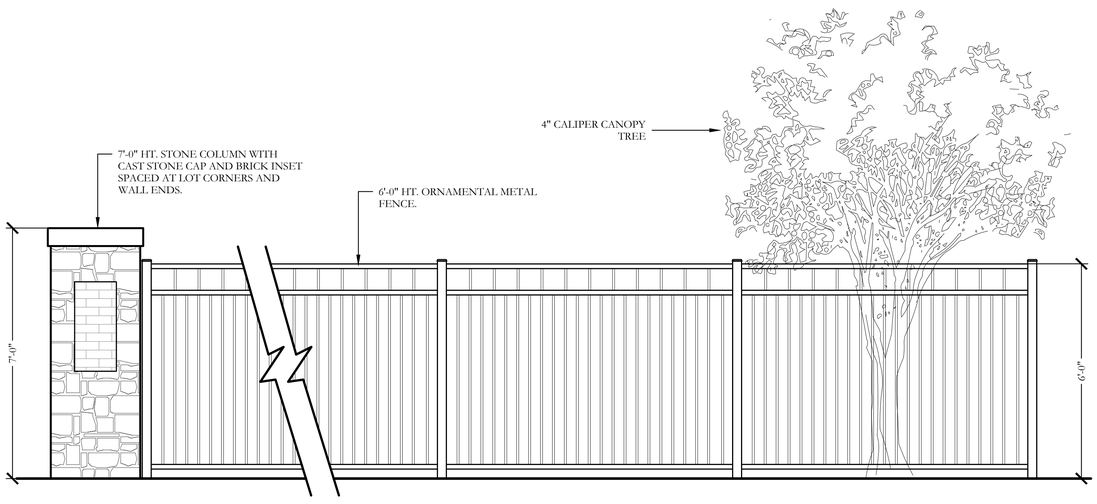
City of Rockwall, Rockwall County, Texas

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



TYPICAL CROSS SECTION OF JOHN KING BLVD.
ELEVATION

SCALE: 1/4" = 1'-0"



TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION

SCALE: 1/2" = 1'-0"

JUNIPER / TYPICAL SCREENING DETAILS

City of Rockwall, Rockwall County, Texas

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

JUNIPER / AMENITY CENTER INSPIRATION PAGE

City of Rockwall, Rockwall County, Texas

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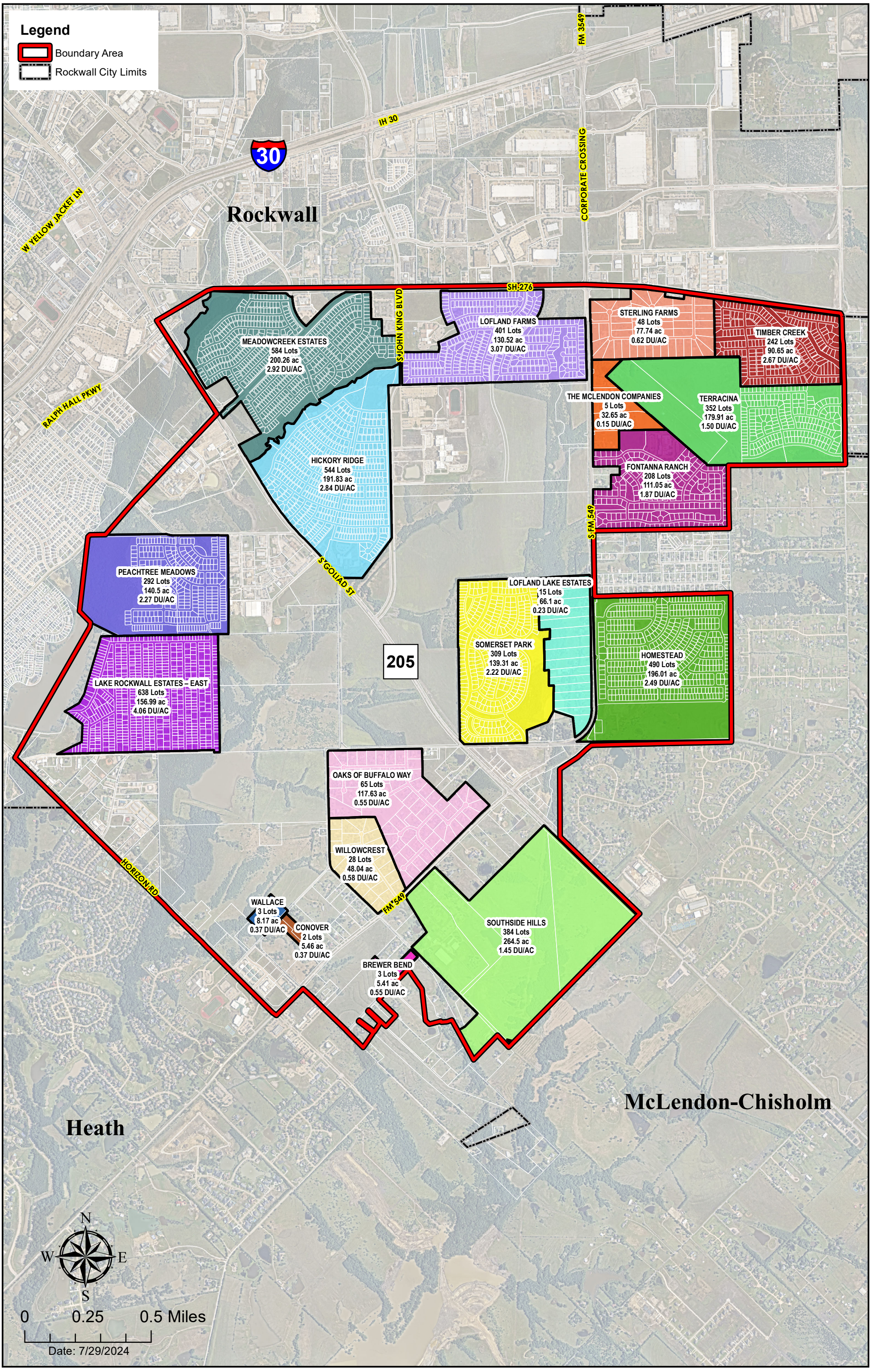
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100


Legend
Boundary Area
Rockwall City Limits
IH 30
30
FM 3549
CORPORATE CROSSING
Rockwall
W YELLOW JACKET LN
SH 276
S JOHN KING BLVD
MEADOWCREEK ESTATES
584 Lots
200.26 ac
2.92 DU/AC
LOFLAND FARMS
401 Lots
130.52 ac
3.07 DU/AC
STERLING FARMS
48 Lots
77.74 ac
0.62 DU/AC
TIMBER CREEK
242 Lots
90.65 ac
2.67 DU/AC
THE MCLENDON COMPANIES
5 Lots
32.65 ac
0.15 DU/AC
TERRACINA
352 Lots
179.91 ac
1.50 DU/AC
RALPH HALL PKWY
HICKORY RIDGE
544 Lots
191.83 ac
2.84 DU/AC
FONTANNA RANCH
208 Lots
111.05 ac
1.87 DU/AC
S FM 549
S GOLIAD ST
PEACHTREE MEADOWS
292 Lots
140.5 ac
2.27 DU/AC
LOFLAND LAKE ESTATES
15 Lots
66.1 ac
0.23 DU/AC
SOMERSET PARK
309 Lots
139.31 ac
2.22 DU/AC
HOMESTEAD
490 Lots
196.01 ac
2.49 DU/AC
LAKE ROCKWALL ESTATES – EAST
638 Lots
156.99 ac
4.06 DU/AC
205
OAKS OF BUFFALO WAY
65 Lots
117.63 ac
0.55 DU/AC
WILLOWCREST
28 Lots
48.04 ac
0.58 DU/AC
HORIZON RD
FM 549
WALLACE
3 Lots
8.17 ac
0.37 DU/AC
CONOVER
2 Lots
5.46 ac
0.37 DU/AC
SOUTHSIDE HILLS
384 Lots
264.5 ac
1.45 DU/AC
BREWER BEND
3 Lots
5.41 ac
0.55 DU/AC
Heath
McLendon-Chisholm
N
W
E
S
0
0.25
0.5 Miles
Date: 7/29/2024

16 SOUTH CENTRAL RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

POINTS OF REFERENCE

A. Meadow Creek Estates Subdivision
B. Hickory Ridge Subdivision
C. Lofland Farms Subdivision
D. RISD's Career Academy
E. Somerset Park Subdivision
F. Sterling Farms Subdivision
G. Fontanna Ranch Subdivision
H. Timber Creek Subdivision

LAND USE PALETTES

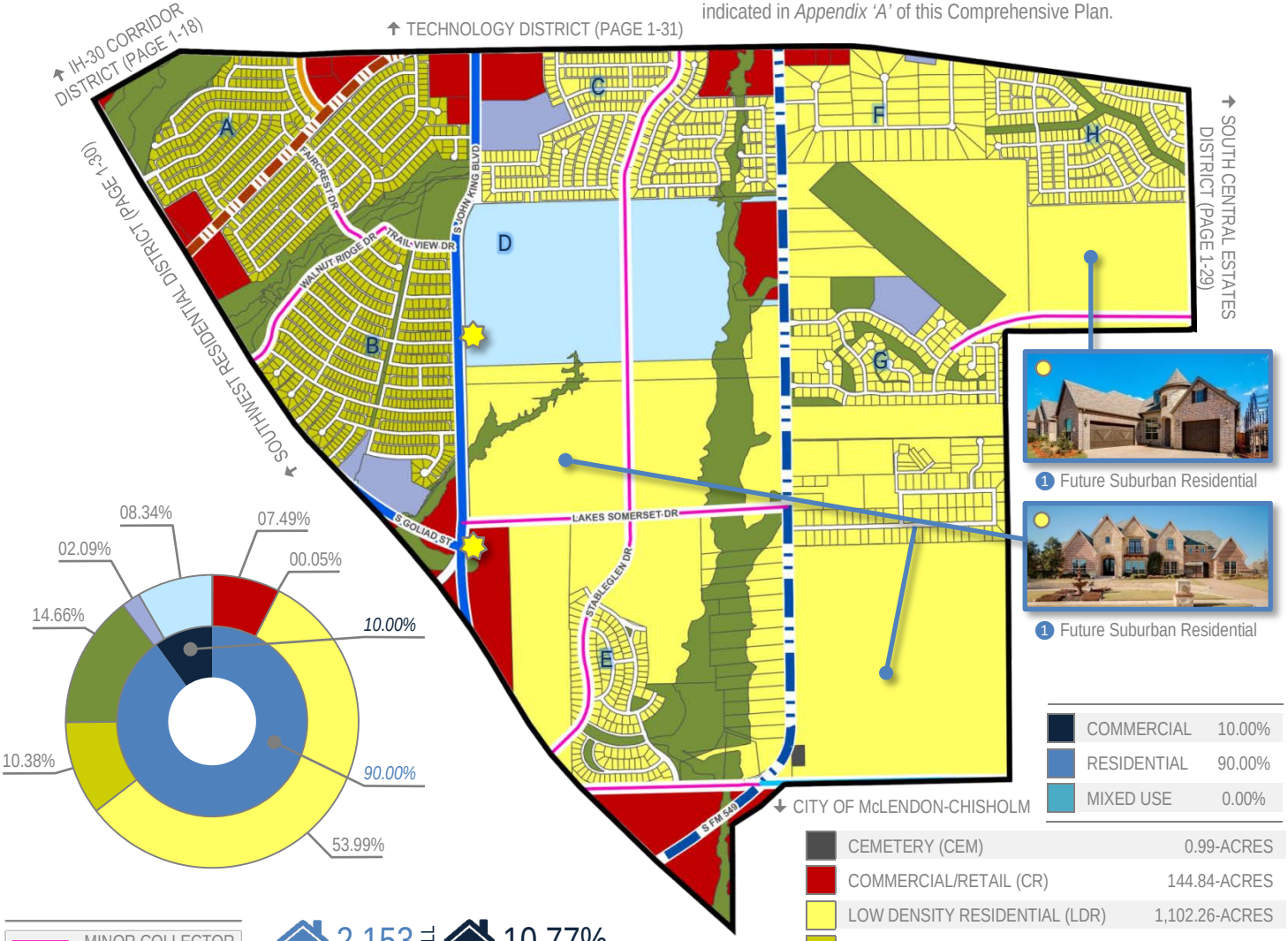
Current Land Use
Future Land Use

John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
2. *Commercial Land Uses*. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [*SH-205*] and SH-276 and S. Goliad Street [*SH-205*] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
3. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



COMMERCIAL	10.00%
RESIDENTIAL	90.00%
MIXED USE	0.00%

CEMETERY (CEM)	0.99-ACRES
COMMERCIAL/RETAIL (CR)	144.84-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,102.26-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	200.85-ACRES
PARKS AND OPEN SPACE (OS)	283.44-ACRES
PUBLIC (P)	40.36-ACRES
QUASI-PUBLIC (QP)	161.33-ACRES

MINOR COLLECTOR
M4D
M4U
TXDOT 4D
TXDOT 6D

	CURRENT	% OF ROCKWALL	BUILD OUT
	2,153	10.77%	3,757
	5	0.28%	
	6,911	11.61%	12,060

18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

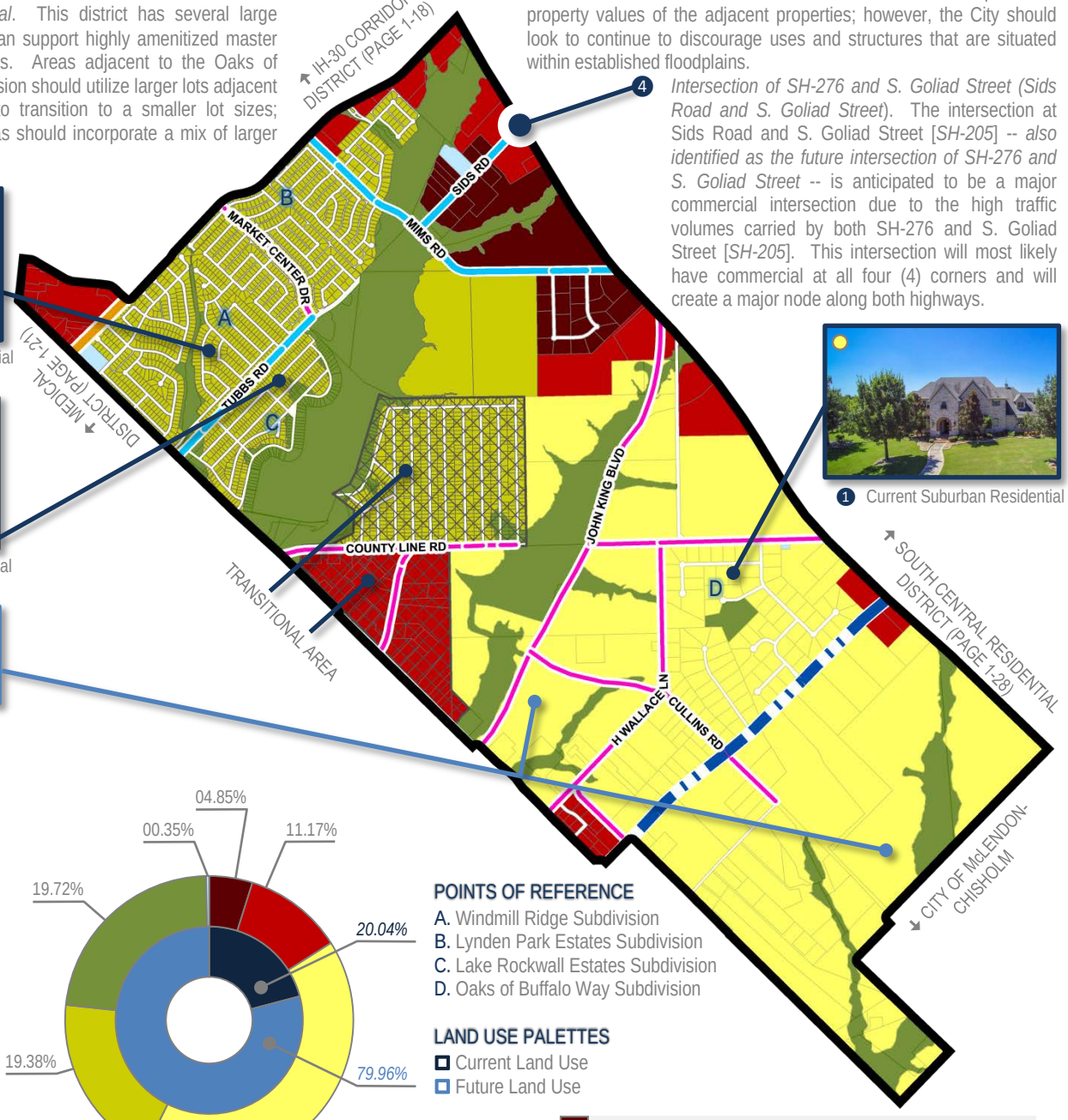
4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.

1 Current Suburban Residential

1 Current Suburban Residential

1 Future Suburban Residential

1 Current Suburban Residential



POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

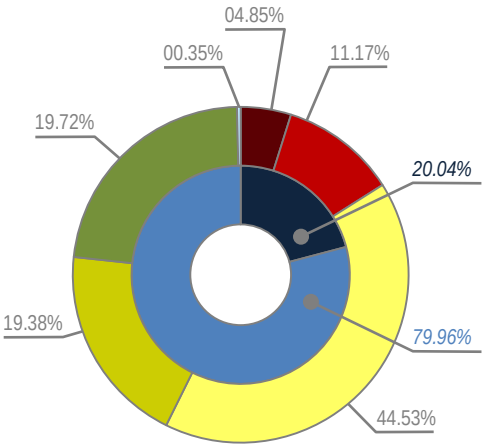
LAND USE PALETTES

Current Land Use
Future Land Use

BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

CURRENT
2,190
188
7,437



COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

MINOR COLLECTOR
M4D
M4U
TXDOT 4D

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

LAND USE TYPES

- Business Center
- Cemetery
- Commercial / Industrial
- Commercial / Retail
- Downtown
- High Density Residential
- Live / Work
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Parks and Open Space
- Public
- Quasi-Public
- Special Commercial Corridor
- Technology / Employment Center

MAP LEGEND

- County Boundary
- Planning Boundary (ETJ)

CURRENT PLAN

PROPOSED CHANGES

- **A** Change from Low Residential Density to Open Space
- **B** Change from Commercial to Low Residential Density
- **C** Change from Low Residential Density to Open Space

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, *BEING* A 536.42-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 3 & 3-1 OF THE A. JOHNSON SURVEY, ABSTRACT NO. 123; TRACTS 7 & 7-2 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25; AND TRACTS 3 & 4 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and General Retail (GR) District land uses, on a 536.42-acre tract of land identified Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 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 the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, 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*;

DRAFT 08.20.2024

SECTION 3. That development of the trails and trail heads for the *Subject Property* shall generally be in accordance with the *Trail and Trail Head Plan*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the amenities for the *Subject Property* shall generally be in accordance with the *Amenity Center Guidelines*, depicted in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That a *Master Parks and Open Space Plan* for the *Subject Property -- prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan depicted in Exhibit 'C' and Trail Layout Plan depicted in Exhibit 'D' of this ordinance* -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 7. That residential development on the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 7(b) through 7(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

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(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 8. That commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

SECTION 9. 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 10. 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 11. 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 12. 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 1ST DAY OF JULY, 2024.

_____

Trace Johannesen, *Mayor*

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ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 19, 2024*

2nd Reading: *September 3, 2024*

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Exhibit 'A':
Legal Description

BOUNDARY 1

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213-acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found at the northwest corner of a called 139.308-acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308-acre tract, at a distance of 973.07-feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01-feet to a ½-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57-feet;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90-feet;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23-feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10-feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03-feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99-feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 55 degrees 23 minutes 36 seconds West, continuing with the northeast line of said SH 205, a distance of 19.60-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found on a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 06 degrees 20 minutes 55 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 1,275.25-feet (Chord Bearing North 34 degrees 13 minutes 17 seconds West - 1,274.59-feet), to the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93-feet and a central angle of 52 degrees 52 minutes 54 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 927.51-feet (Chord Bearing North 24 degrees 59 minutes 44 seconds East - 894.94-feet), to the point of tangency;

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Exhibit 'A':
Legal Description

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35-feet to a ½-inch iron rod with "RPLS 5084" cap found in the south line of a called 173.00-acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00-acre tract, a distance of 3,696.05-feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54-feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00-acre tract, a distance of 669.62-feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00-acre tract, a distance of 393.66-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16-feet;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97-feet;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00-feet;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16-feet;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00-feet;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71-feet to a ½-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308-acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308-acre tract, a

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distance of 1,672.69-feet to the *POINT OF BEGINNING* and containing 268.2965-acres of land.

BOUNDARY 2

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120-acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.)., part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60-acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05-acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598-acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72-acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72-acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81-feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01-feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16-feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29-feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East 116.29-feet);

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00-feet to a point on a non-tagent curve to the right, having a radius of 11,389.16-feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95-feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East 496.91-feet);

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00-feet to a point on a non-tangent curve to the right, having a radius of 11,409.16-feet and a central angle of 08 degrees 54 minutes 51 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,775.05-feet (Chord Bearing South 35 degrees 28 minutes 22 seconds East 1,773.26-feet) to a point from which a found 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap bears North 55 degrees 23 minutes 36 seconds East, a distance of 2.26-feet;

THENCE South 55 degrees 23 minutes 36 seconds West, continuing with the southwest line of said SH 205, a distance of 44.21-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 299.87-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56-feet to a point on a non-tangent curve to the left, having a radius of 5,105.59-feet

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and a central angle of 12 degrees 47 minutes 28 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.82-feet (Chord Bearing South 38 degrees 03 minutes 30 seconds East 1,137.45-feet) to the south line of said Lofland 72-acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72-acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42-feet passing the southwest corner of said Lofland 72-acre tract and the southeast corner of said Lofland 60-acre tract, continuing with the south line of said Lofland 60-acre tract and the north line of said Lofland Circle, a total distance of 2,789.02-feet to the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60-acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98-feet to the southwest corner of said Lofland 60-acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60-acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25-feet to the northwest corner of said Lofland 60-acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60-acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28-feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC, recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60-acre tract and the south line of said Lazya & Luna Real Estate, LLC tract, a distance of 1,232.98-feet to a ½-inch iron rod found at the southeast corner of Lazya & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60-acre tract and the south line of said Forrest tract, a total distance of 2,545.43-feet to the southeast corner of said Forrest tract, being in the west line of said Lofland 72-acre tract;

THENCE North 01 degree 05 minutes 11 seconds West, with the west line of said Lofland 72-acre tract and the east line of said Forrest tract, a distance of 571.91-feet to the *POINT OF BEGINNING* and containing 242.8992-acres of land.

BOUNDARY 3

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213-acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 20200000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.C.T.), being in an interior south line of a called 173.00-acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No, 2010-00443616 O.P.R.R.C.T.;

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85-feet;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a

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distance of 50.00-feet;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00-feet;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12-feet to a 5/8-inch iron rod found;

THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74-feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00-acre tract;

THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76-feet to a point in a creek;

THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00-acre tract and generally along said creek, a distance of 15.83-feet;

THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 165.60-feet;

THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13-feet;

THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44-feet;

THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88-feet;

THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55-feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30-feet;

THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61-feet;

THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60-feet;

THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10-feet;

THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77-feet;

THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42-feet;

THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01-feet to the *POINT OF BEGINNING* and containing 16.89-acres of land.

BOUNDARY 4

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

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Exhibit 'A':
Legal Description

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93-feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60-feet to the point of curvature of a curve to the right, having a radius of 894.93-feet and a central angle of 52 degrees 46 minutes 14 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 824.25 (Chord Bearing South 24 degrees 56 minutes 28 seconds West 795.42-feet), to the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 01 degree 59 minutes 12 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the left, an arc distance of 399.07-feet (Chord Bearing North 38 degrees 56 minutes 12 seconds West 399.05-feet);

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00-feet the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16-feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05-feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West 503.01-feet);

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00-feet to the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75-feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West 161.75-feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed ½-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86-feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07-feet to the southernmost southeast corner of said Hickory Ridge Phase Four;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17-feet to the *POINT OF BEGINNING* and containing 15.5866-acres of land.

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Exhibit 'B':
Survey

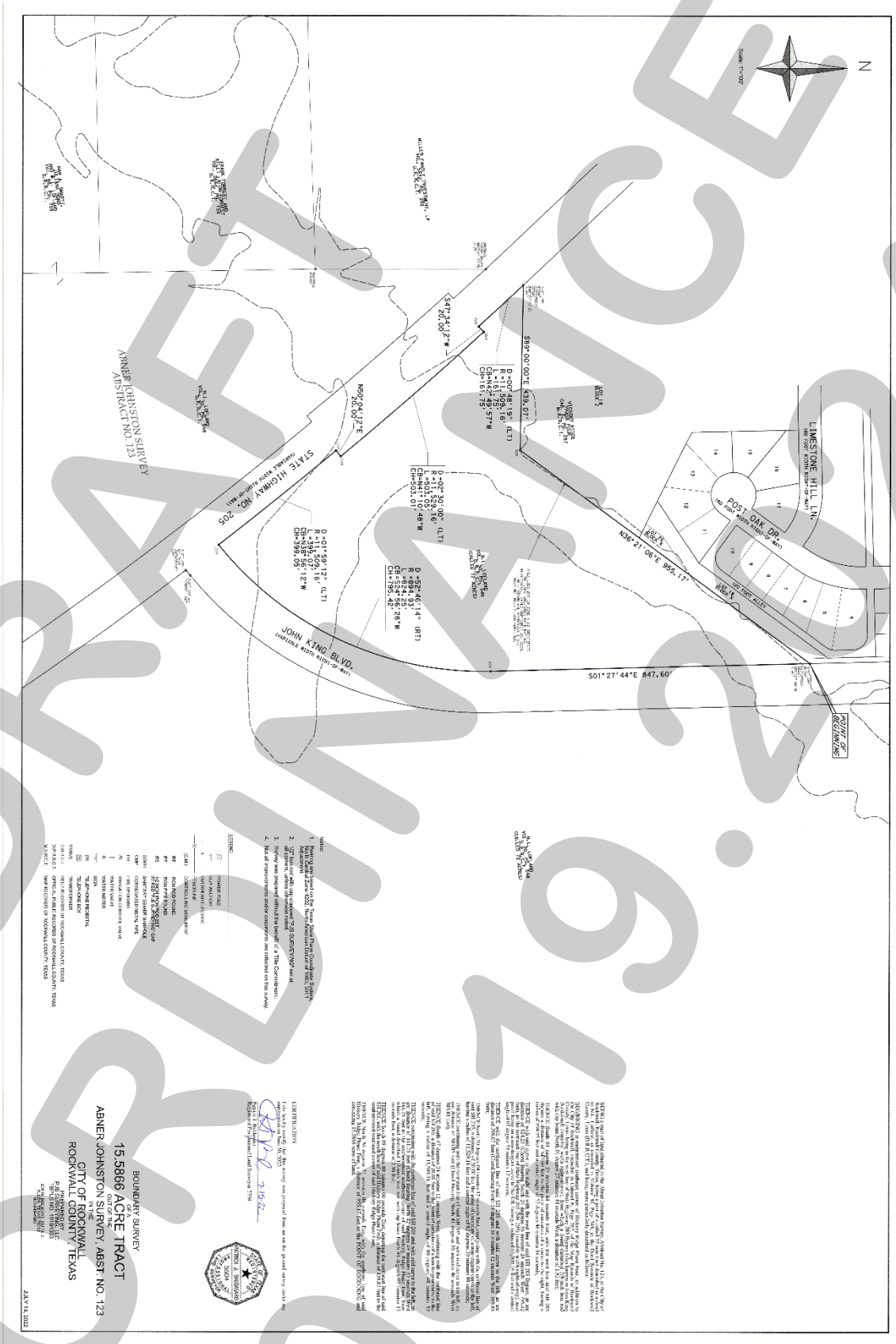

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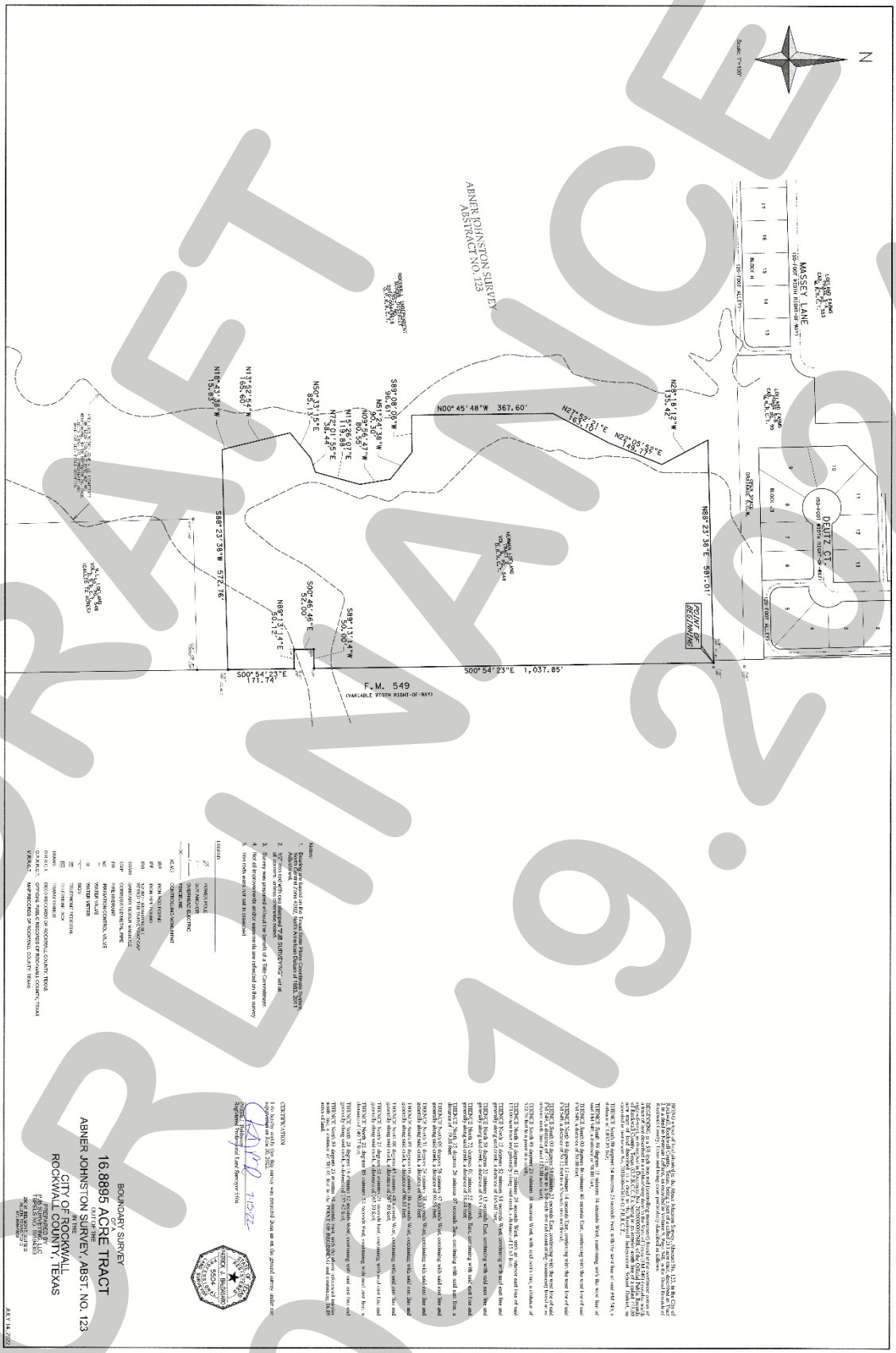
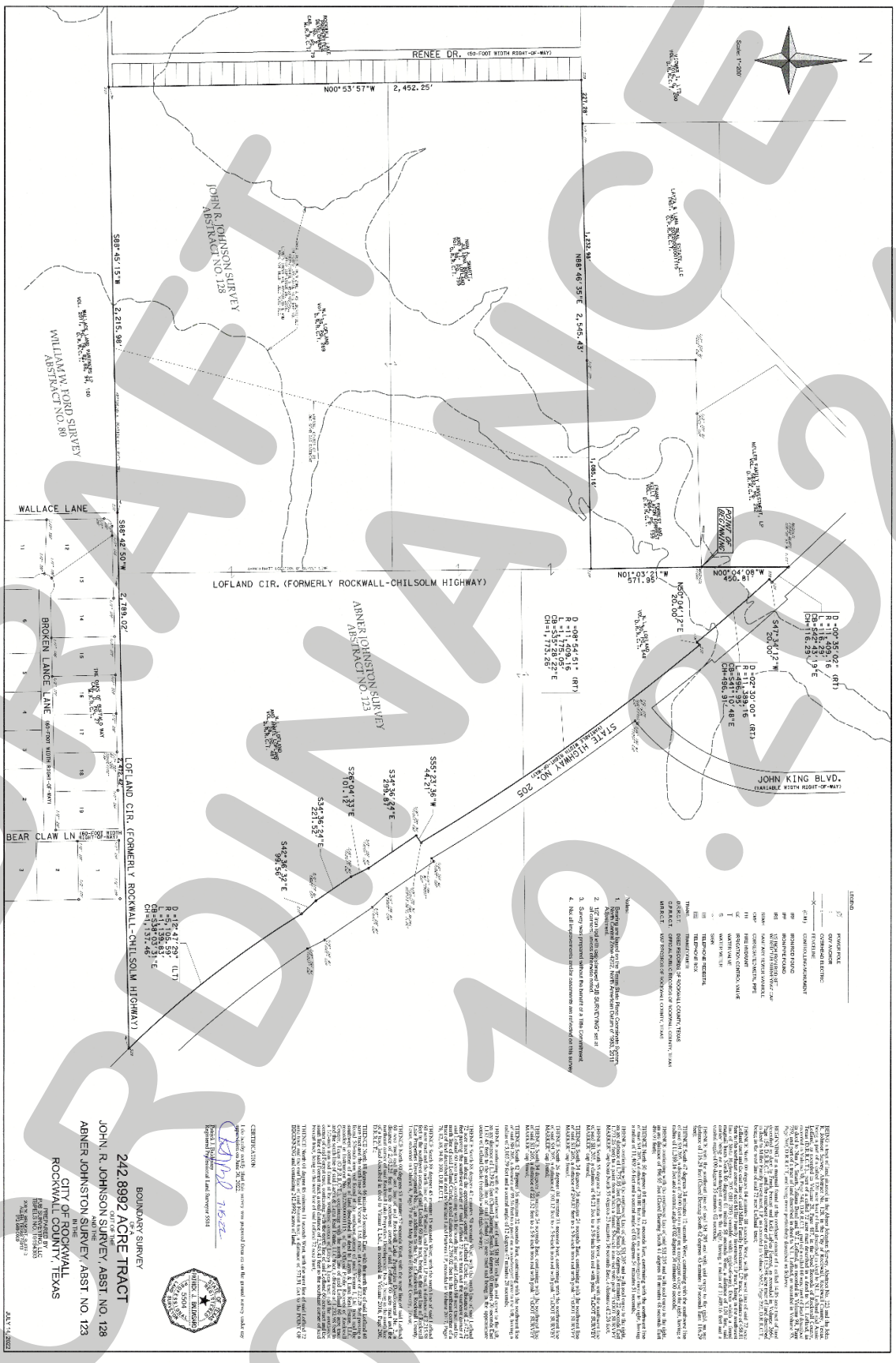
Exhibit 'B':
Survey



DRAFT ORDINANCE 10.19.2024

Exhibit 'B':
Survey



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ORDINANCE
10.07.2024

Exhibit 'B':
Survey

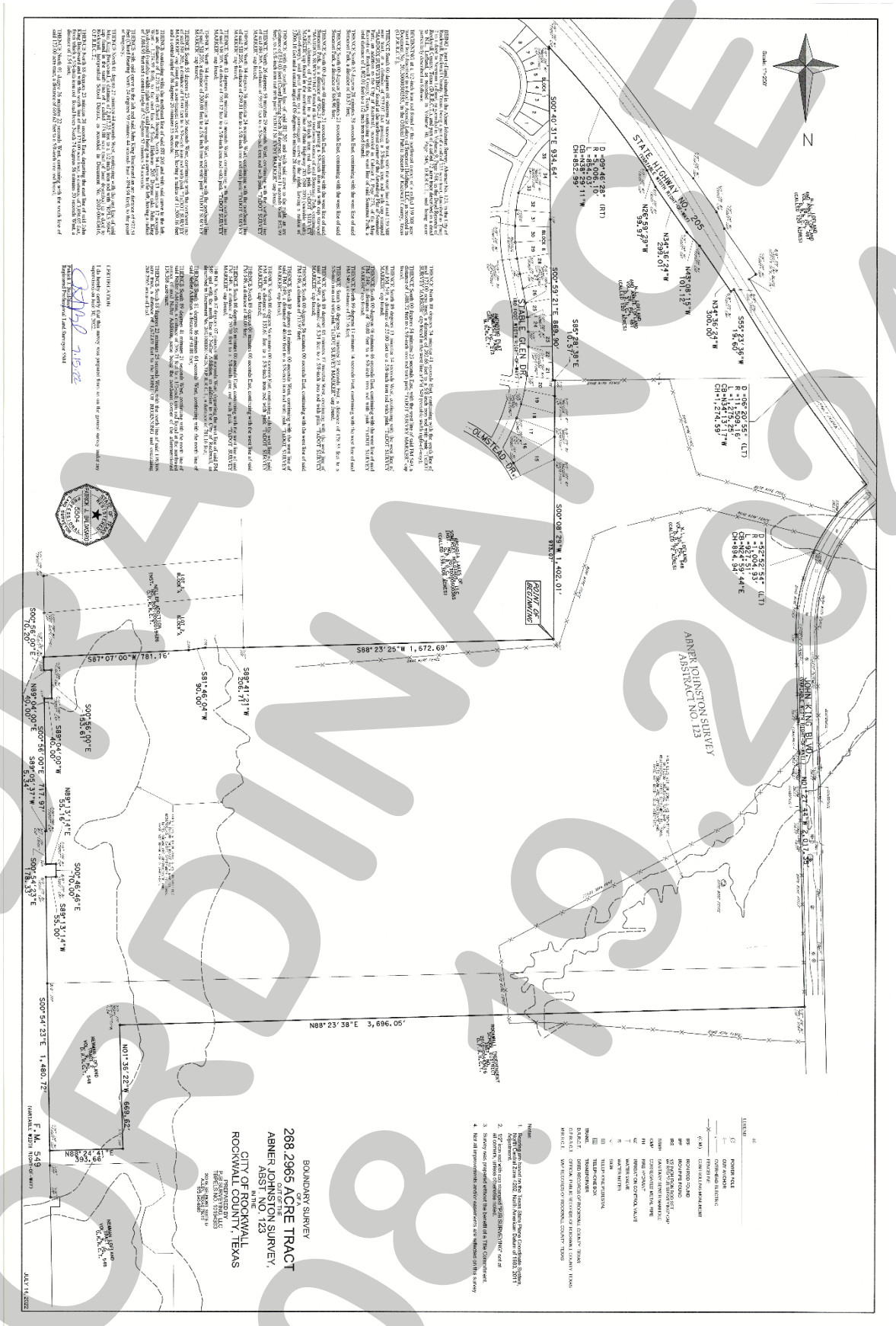

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Exhibit 'C':
Concept Plan

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Exhibit 'D':
Entry Signage and Trail Plan

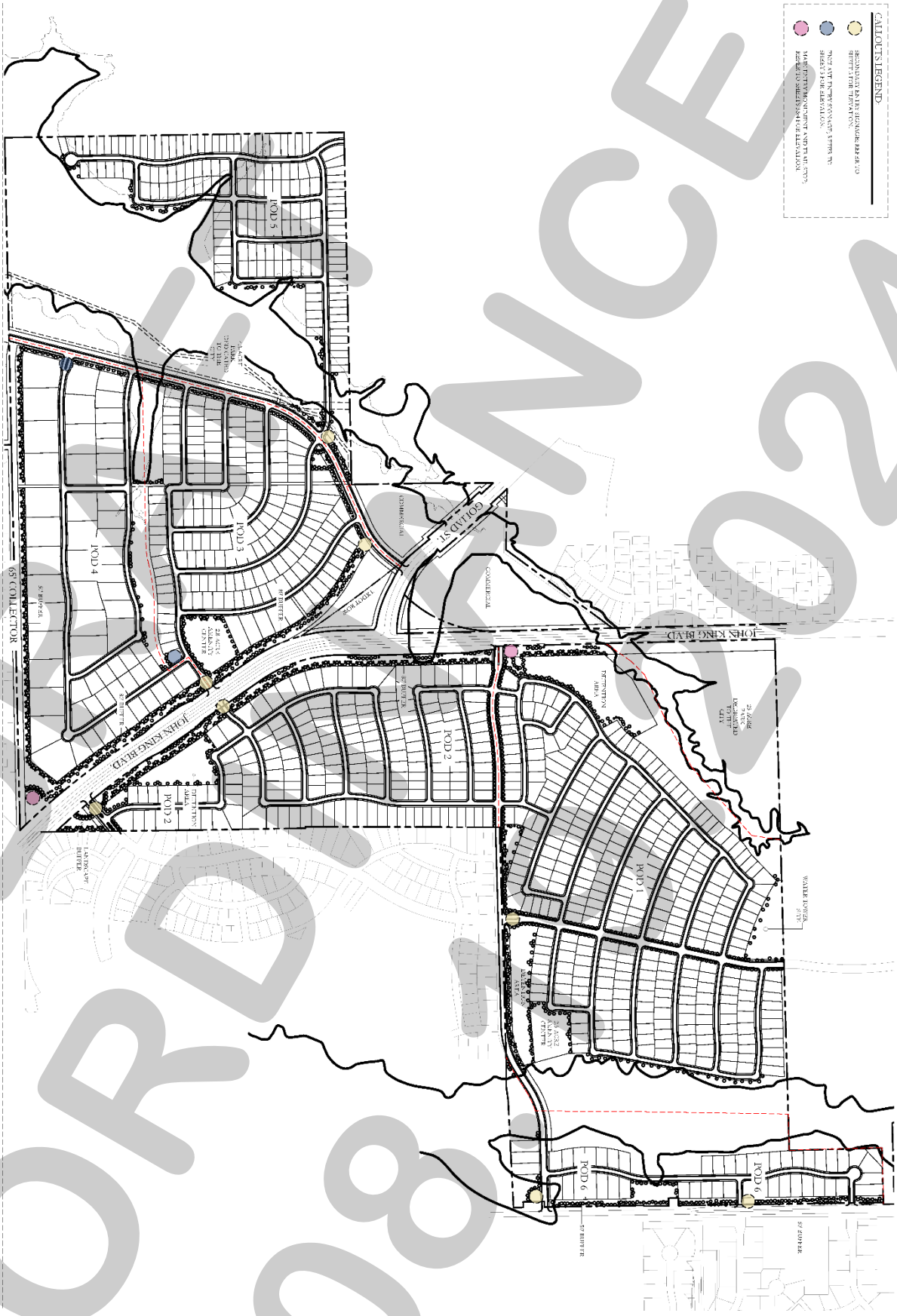

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Exhibit 'D':
Entry Signage and Trail Plan

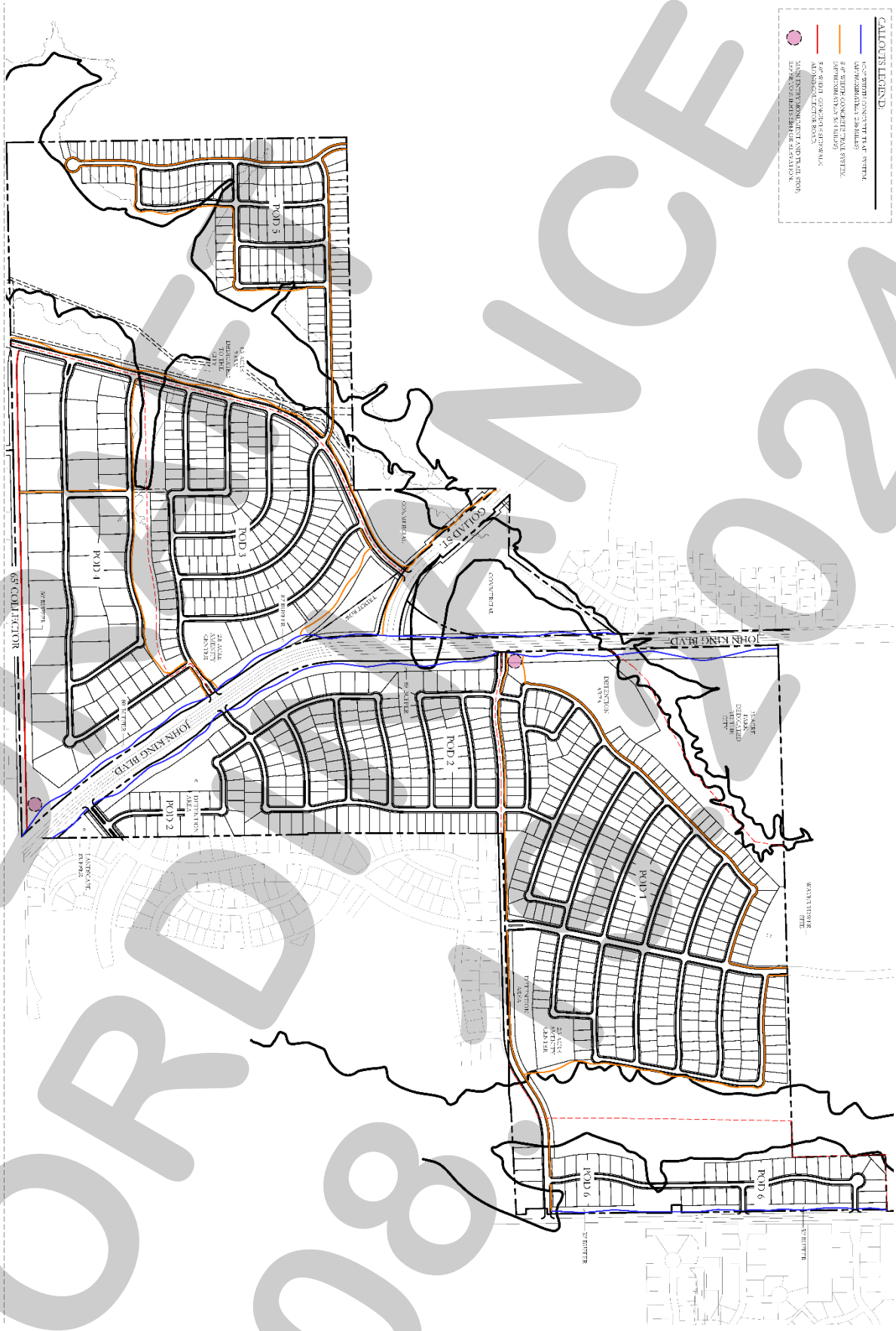

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Exhibit 'E':
Amenity Centers

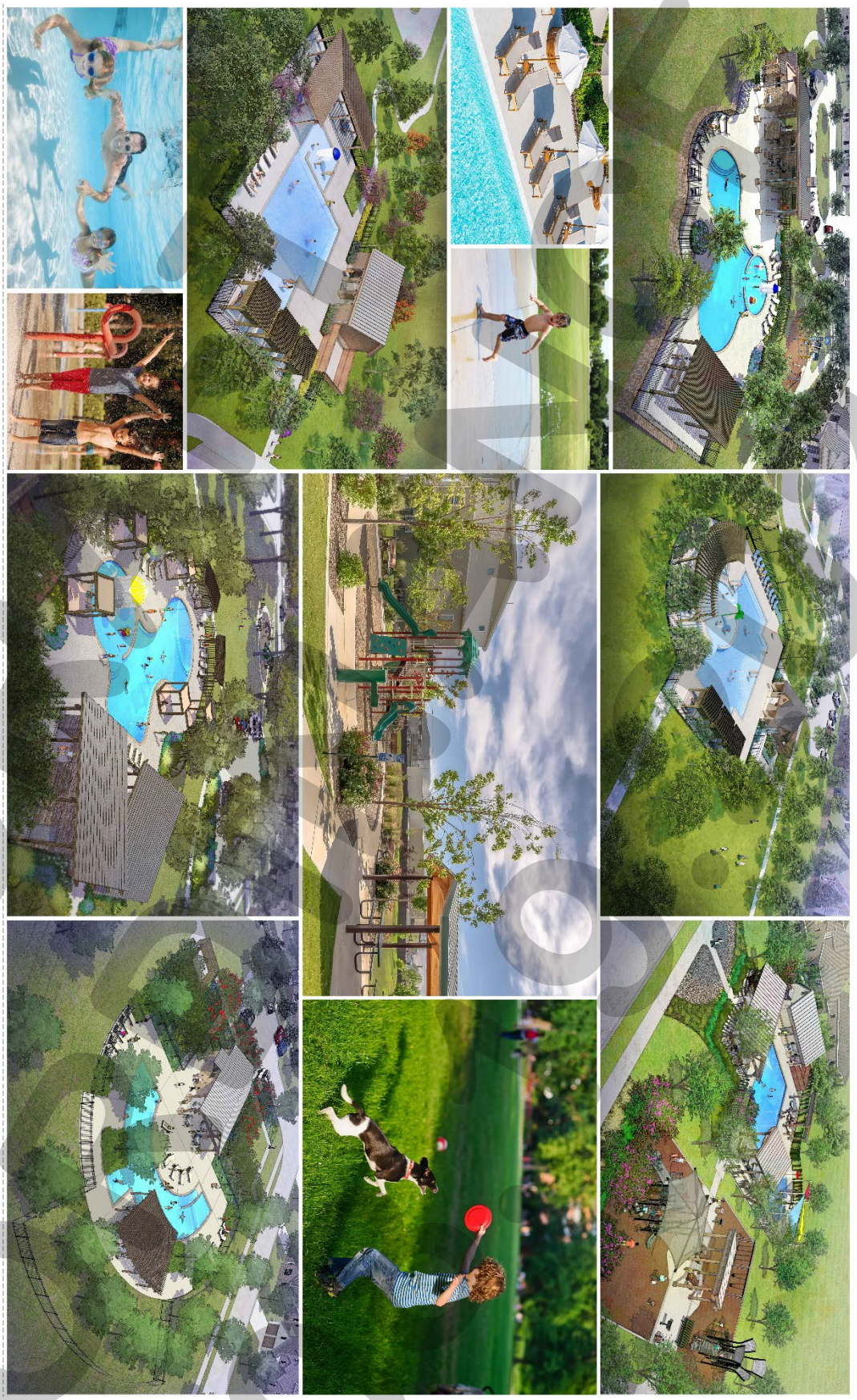

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Exhibit 'F':
Density and Development Standards

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- CONVENT, MONASTERY, OR TEMPLE
- COMMERCIAL PARKING GARAGE
- RESIDENCE HOTEL
- MOTEL
- CEMETERY/MAUSOLEUM
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPITAL
- MORTUARY OR FUNERAL CHAPEL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- TRADE SCHOOL
- MINOR AUTO REPAIR GARAGE
- SELF SERVICE CAR WASH
- SERVICE STATION
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- ANTENNA DISH
- COMMERCIAL FREESTANDING ANTENNA
- HELIPAD
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY

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(2) *Residential Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	185' x 200'	43,560 SF	24	02.50%
B	100' x 200'	21,780 SF	15	01.56%
C	100' x 140'	12,000 SF	46	04.79%
D	82' x 125'	9,600 SF	125	13.02%
E	72' x 125'	8,640 SF	377	39.27%
F	62' x 125'	7,440 SF	308	32.08%
G	52' x 120'	6,000 SF	65	06.77%
		Maximum Permitted Units:	*960*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.76* dwelling units per gross acre of land; however, in no case should the proposed development exceed *960* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C	D	E	F	G
Minimum Lot Width [1]	185'	100'	100'	82'	72'	62'	52'
Minimum Lot Depth	200'	200'	140'	125'	125'	125'	120'
Minimum Lot Area (SF)	43,560	21,780	12,000	9,600	8,640	7,440	6,000
Minimum Front Yard Setback [2], [5] & [6]	30'	30'	20'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	15'	10'	6'	6'	6'	6'
Minimum Length of Driveway Pavement [8]	20'	20'	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	30'	30'	10'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [7]	3,200	3,200	3,200	2,800	2,750	2,400	2,000
Maximum Lot Coverage	50%	65%	65%	65%	65%	65%	65%
Minimum Garage Parking Spaces	3	3	3	3	2	2	2

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% and the rear lot width reduced by ten (10) percent as measured at the front or rear property line provided that the lot width will be met at the *Front Yard* and *Rear Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line. For corner lots, the front yard building setback shall be applied to all property lines that have frontage on a public street. Keystone lots (*i.e. corner lots that share a rear yard with the side yard of another property*) shall be required to have the fencing at or behind the front yard building setback.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for

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any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

[7]: Air-conditioned space.

[8]: No drive approach for a residential lot shall be situated to allow access on a collector or arterial roadway.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a General Retail (GR) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of a 50-foot landscape buffer utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(4) *Building Standards for Residential*. All residential development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardie Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80.00% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitous fiberboard in excess of 80.00% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD

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FIGURE 2: EXAMPLES OF BOARD AND BATTEN

FIGURE 3: EXAMPLES OF HORIZONTAL LAP

(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design standards and orientation requirements:

(1) *Type 'A', 'B', 'C' & 'D' Lots*. The *Type 'A, 'B', 'C', & 'D' Lots* (*i.e. the yellow, orange, light blue, and purple lots depicted in Exhibit 'C'*) shall be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

(2) *Type 'E', 'F' & 'G' Lots*. A total of 24.96% or 171 of the *Type 'E', 'F', & 'G' Lots* (*i.e. dark blue, aqua, and light green colored lots depicted in Exhibit 'C'*) may have garage configurations that are oriented in a *Front Entry* garage configuration (*i.e. where the garage door faces the street*); however the front façade of the garage shall be setback a minimum of five (5) feet behind the front façade of the primary structure and the font yard building setback shall increased to 25-feet. The remaining 75.04% or 514 of the *Type 'E', 'F', & 'G' Lots* shall be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage*

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is situated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, the following architectural elements must be incorporated into all garage configurations: [*1*] carriage style hardware and lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, and [*3*] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 4*.

FIGURE 4. EXAMPLES OF ENHANCED WOOD GARAGE DOOR

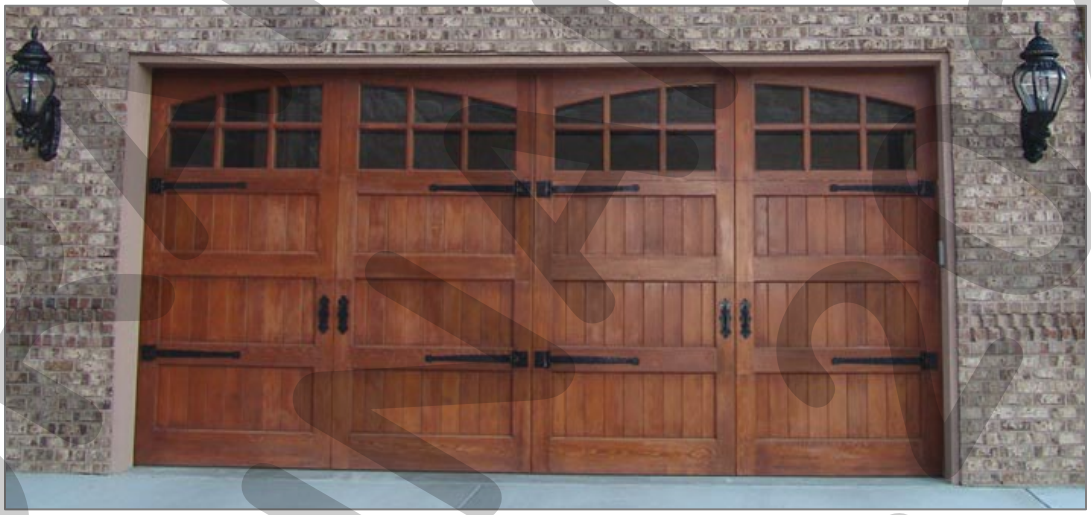
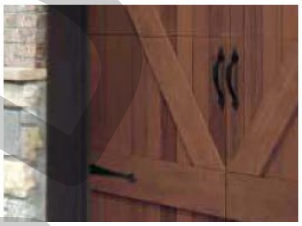
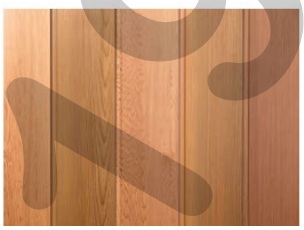


FIGURE 5: EXAMPLES OF UPGRADED FINISHES

DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING

ORNAMENTAL PAVING

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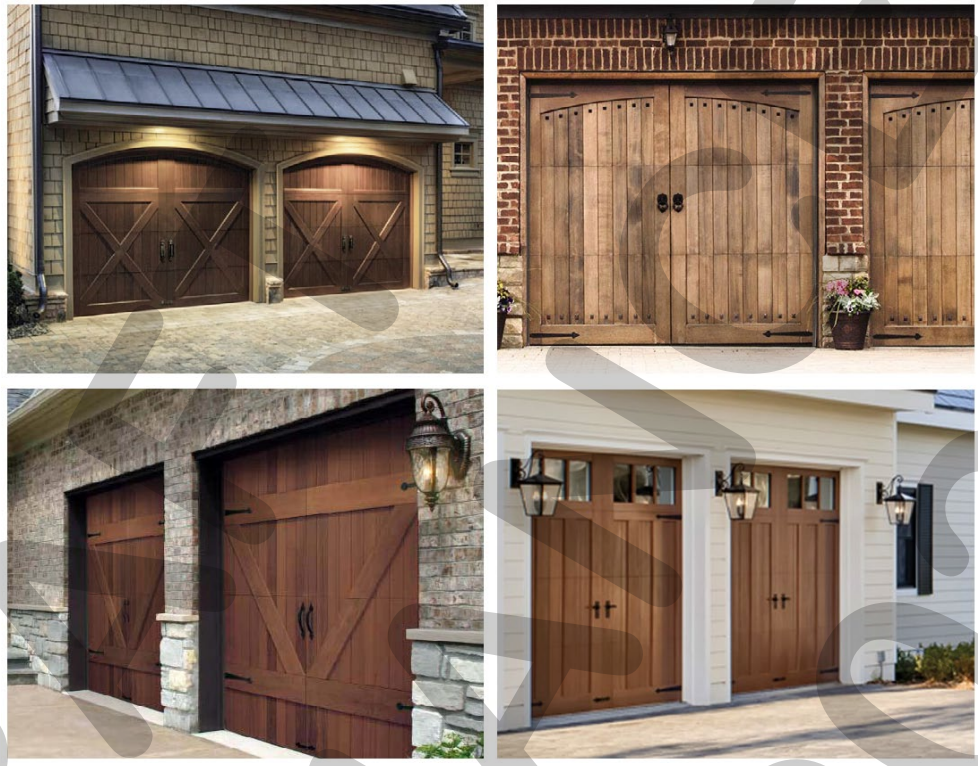
FIGURE 6: EXAMPLES OF UPGRADED GARAGES



(5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 7 & 8 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	185' x 200'	(1), (2), (3), (4), (5)
B	100' x 200'	(1), (2), (3), (4), (5)
C	100' x 140'	(1), (2), (3), (4), (5)
D	82' x 125'	(1), (2), (3), (4), (5)
E	72' x 125'	(1), (2), (3), (4), (5)
F	62' x 125'	(1), (2), (3), (4), (5)
G	52' x 120'	(1), (2), (3), (4), (5)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following three (3) items deviate:

(1) Number of Stories

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(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade
(5) Garage Orientation

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

FIGURE 7. PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.

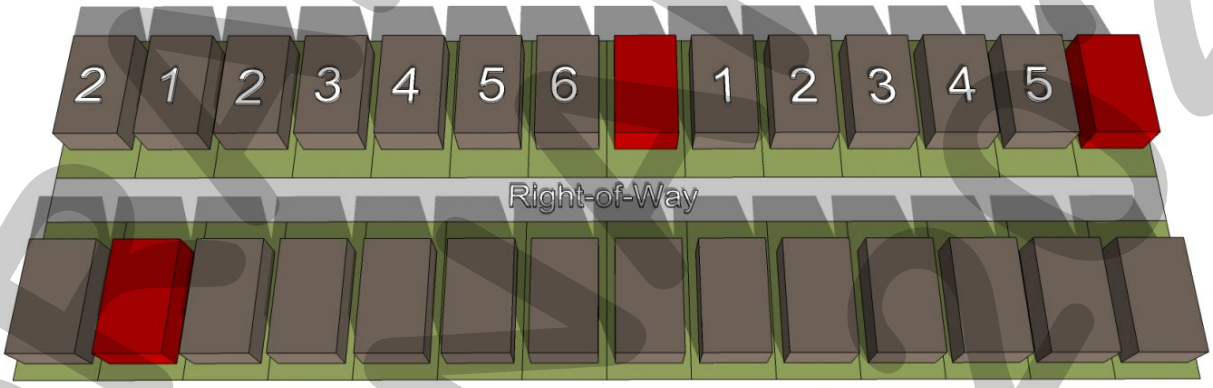
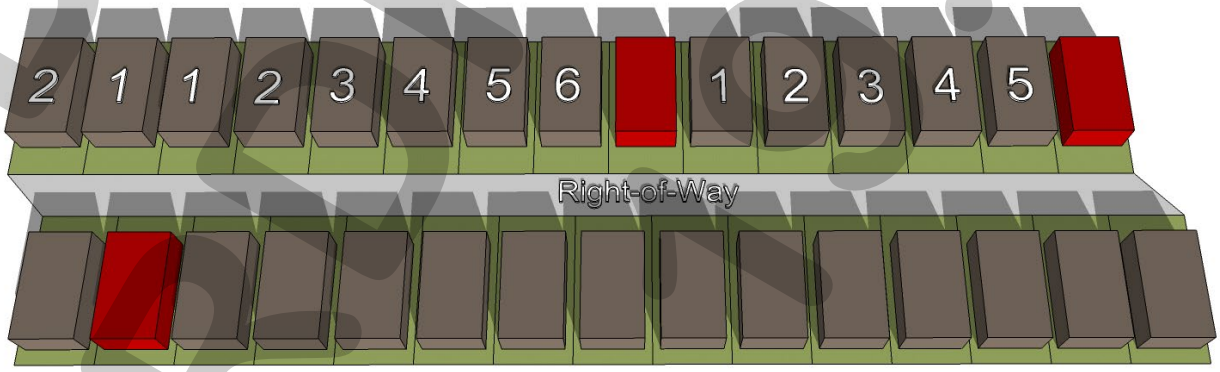


FIGURE 8. PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



(6) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

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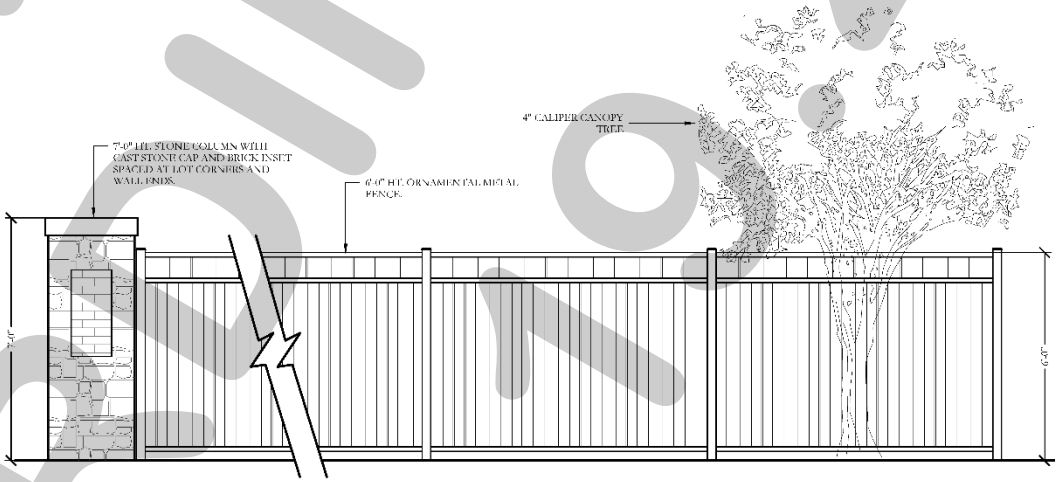
(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle*), abutting open spaces, greenbelts and parks, and all *Type 'A', 'B' & 'C'* lots shall be required to install a wrought iron or tubular steel fences; however, lots backing to the proposed water tower site -- *as depicted in the Concept Plan in Exhibit 'C'* -- shall be *board-on-board* panel fences in accordance with the requirements of Subsection 6(b) above. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(d) *Corner Lots*. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot center spacing that being at the rear property line corner and terminates ten (10) feet behind the front yard building setback line (*see Figure 9*). A maximum of six (6) foot *board-on-board* fence shall be constructed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of ten (10) feet. The property owner shall be required to maintain both sides of the fence.

FIGURE 9. TYPICAL ORNAMENTAL METAL FENCE WITH COLUMNS



(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across the City of Rockwall's easements.

(7) *Landscape and Hardscape Standards*.

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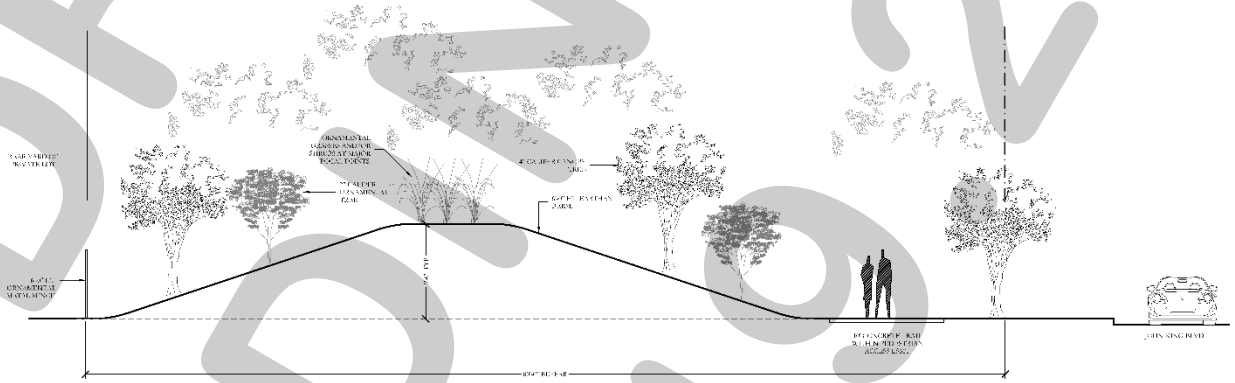
(a) *Landscape*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). All trail locations shall generally be in accordance with *Exhibit 'D'* of this ordinance.

(1) *Landscape Buffer and Sidewalks (John King Boulevard)*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to John King Boulevard shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

FIGURE 10. TYPICAL CROSS SECTION OF LANDSCAPE BUFFER FOR JOHN KING BOULEVARD



(2) *Landscape Buffer and Sidewalks (S. Goliad Street [SH-205])*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard and S. Goliad Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 80-foot landscape buffer.

(3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 50-foot landscape buffer shall be provided along FM-549 for the residential property (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an

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undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 50-foot landscape buffer. All residential lots backing to FM-549 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines.

(4) *Landscape Buffer and Sidewalks (Perimeter Minor Collectors)*. A minimum of a 30-foot landscape buffer shall be provided along all *Perimeter Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

(5) *Landscape Buffer and Sidewalks (Minor Collectors)*. A minimum of a ten (10) foot landscape buffer shall be provided along all *Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A meandering five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(6) *Landscape Buffer and Sidewalks (Lofland Circle)*. A minimum of a 50-foot landscape buffer shall be provided along Lofland Circle across from the existing residential lots in the Oaks of Buffalo Way subdivision after which point the landscape buffer may be reduced to ten (10) feet. The segment of landscape buffer that is required to be 50-feet wide shall incorporate a minimum of a 48-inch berm and a five (5) foot meandering sidewalk along the entire landscape buffer. The entire landscape buffer along Lofland Circle shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan* --, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers.

(7) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch continuous *built-up* berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(8) *Landscape Screening in the Western Triangle South of Stable Glen Drive (Adjacent to the Somerset Park Subdivision)*. In order to create a solid living screen adjacent to the homes in the Somerset Park Subdivision that will back to the proposed open space on the west side of SH-205 (*i.e. south of Stable Glen Drive*) a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan* --, a minimum of four (4) caliper inches in size, will be planted on ten (10) foot centers along the entire adjacency.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet

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vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *Open Space/Public Park*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 108.066-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

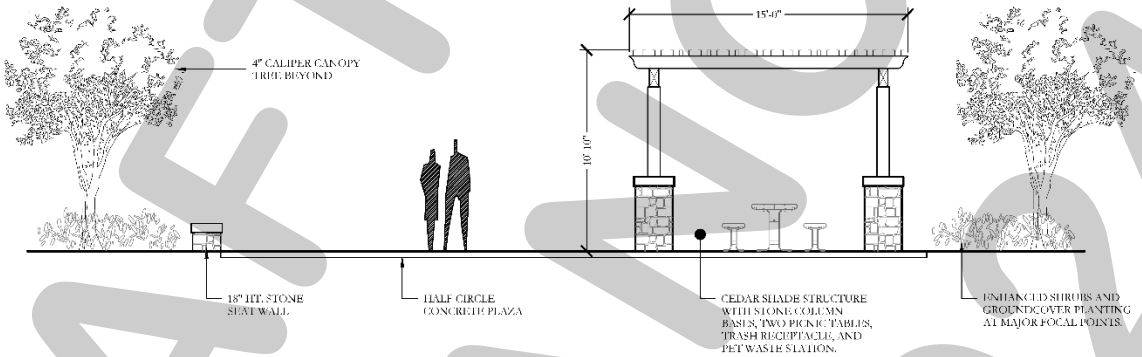
(13) *Amenity Center*. Amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance and generally in accordance with the images depicted in *Exhibit 'E'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the two (2) amenity centers shall be approved with the *PD Site Plan*.

DRAFT
ORDINANCE
08.13.2024

(14) *Trails*. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'D'* of this ordinance, and shall provide connectivity to the proposed parks.

(15) *Trail Rest Stop*. A trail rest stop shall be constructed at the location as depicted in *Exhibit 'D'* of this ordinance and shall include a rest bench, shade structure, and bike repair station.

FIGURE 10. TRAIL REST STOP



(16) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*; however, they should generally conform with *Figures 11, 12* & *13*.

FIGURE 11. MAIN ENTRY SIGNAGE

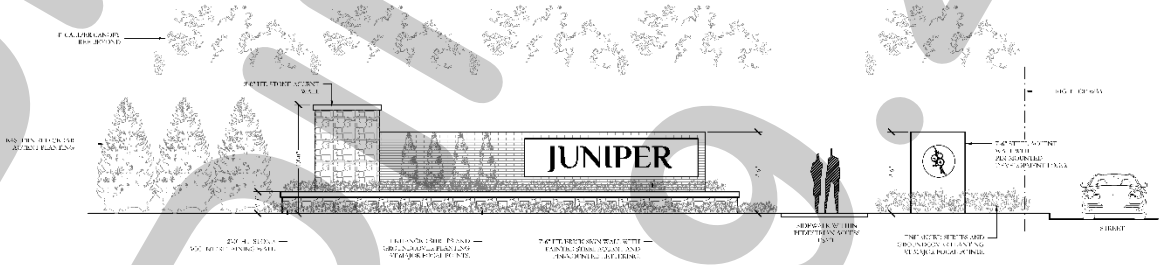
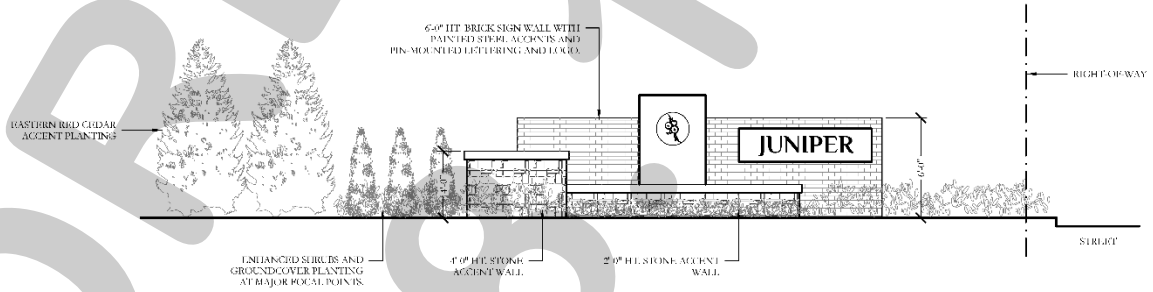
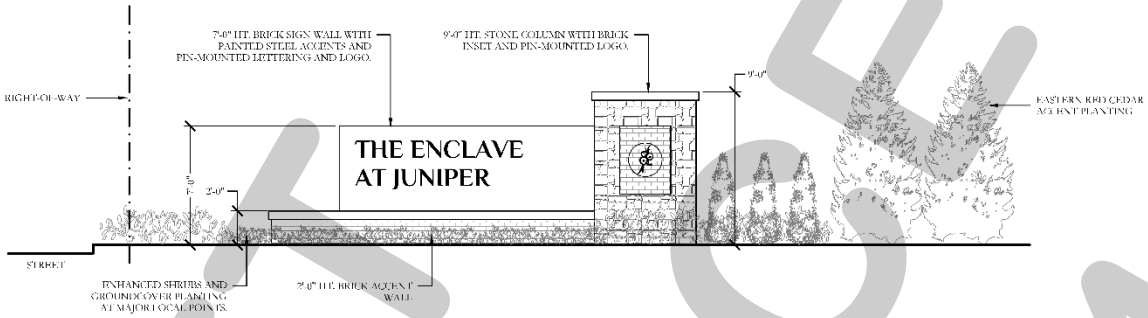


FIGURE 12. SECONDARY ENTRY SIGNAGE



DRAFT ORDINANCE 08-19-24

FIGURE 13. ENCLAVE ENTRY SIGNAGE



(17) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(18) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 08.19.2024

Miller, Ryan

From: Guevara, Angelica
Sent: Wednesday, July 24, 2024 3:06 PM
Cc: Miller, Ryan; Lee, Henry; Zavala, Melanie; Ross, Bethany
Subject: Neighborhood Notification Email [Z2024-033]
Attachments: Public Notice (P&Z).pdf; HOA Map (07.19.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, July 26, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, August 13, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 19, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2024-033: Zoning Change from Agricultural (AG) District to a Planned Development District
Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

Thank you,

Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

Miller, Ryan

From: Miller, Ryan
Sent: Thursday, July 25, 2024 2:18 PM
To: Ryan Joyce; Meredith Joyce
Subject: Project Comments: Case No. Z2024-033
Attachments: Draft Ordinance (07.18.2024).pdf; Engineering Comments (07.25.2024).pdf; Planning Markups (07.22.2024).pdf; Project Comments (07.25.2024).pdf

Mr. Joyce,

Attached are the project comments, planning and engineering markups, and draft ordinance for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: July 30, 2024
Planning and Zoning Commission Meeting: August 13, 2024
City Council [First Reading]: August 19, 2024
City Council [Second Reading]: September 3, 2024

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is ***REQUIRED*** to be at all meetings. Should you have any questions please let me know. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | UNIFIED DEVELOPMENT CODE

NOTES:
1) *APPOINTED AND ELECTED OFFICIALS*: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD.

Miller, Ryan

From: Ryan Joyce <ryan@michaeljoyceproperties.com>
Sent: Monday, August 5, 2024 4:24 PM
To: Miller, Ryan
Cc: Meredith Joyce
Subject: Juniper PD Design Standard change requests

Ryan,

We would like to make the following changes to the proposed PD design standards.

Lot depths : 52’ lots – 120’
100’ lots – 140’

Minimum SF: 52’ lots – 2000 SF
62’ lots – 2400 SF
72’ lots – 2400 SF

General Notes – remove the second word “front”

Garage doors as we discussed.

Remove water station from the trail heads.

Thanks,

Ryan

Integrity | People | Family | Faith

Ryan Joyce
767 Justin Rd
Rockwall, TX 75087

Mobile: 512-965-6280

ryan@michaeljoyceproperties.com

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Miller, Ryan

From: Ryan Joyce <ryan@michaeljoyceproperties.com>
Sent: Tuesday, August 6, 2024 1:08 PM
To: Miller, Ryan
Subject: Fwd: RE Juniper updates
Attachments: image002.png; image005.png; image006.jpg; image007.jpg; Juniper - concept plan - 8-6-24.pdf

Ryan,

Please see attached and let me know if you have any questions.

Thanks,

Ryan

Ryan Joyce
(512)-965-6280

Begin forwarded message:

> **From:** Chase Finch <CFinch@corwinengineering.com>
> **Date:** August 6, 2024 at 1:06:09 PM CDT
> **To:** Ryan Joyce <ryan@michaeljoyceproperties.com>, Warren Corwin <WCorwin@corwinengineering.com>
> **Cc:** Meredith Joyce <Meredith@michaeljoyceproperties.com>
> **Subject: RE: RE Juniper updates**
>
> See attached.
>
> Thank you,
>
> Chase Finch
> Corwin Engineering, Inc.
> 972-396-1200
>
> ---
>
> **From:** Ryan Joyce <ryan@michaeljoyceproperties.com>
> **Sent:** Monday, August 5, 2024 3:58 PM
> **To:** Chase Finch <CFinch@corwinengineering.com>; Warren Corwin <WCorwin@corwinengineering.com>
> **Cc:** Meredith Joyce <Meredith@michaeljoyceproperties.com>
> **Subject:** FW: RE Juniper updates
>
> Chase,

Here are the final calculations from the city below from Ryan Miller. These need to be incorporate to our concept plan.

We don't need the net density numbers.

Thanks,

Ryan

Integrity | People | Family | Faith

Ryan Joyce
767 Justin Rd
Rockwall, TX 75087

Mobile: 512-965-6280

ryan@michaeljoyceproperties.com

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Friday, August 2, 2024 3:51 PM
To: Ryan Joyce <ryan@michaeljoyceproperties.com>
Subject: RE: RE Juniper updates

Here are the final numbers …

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Ryan Joyce <ryan@michaeljoyceproperties.com>
Sent: Friday, August 2, 2024 3:46 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: RE Juniper updates

Hey Ryan,

This should make everything add up.

Ryan Joyce
(512)-965-6280

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September 12, 2024

TO: Ryan Joyce
Michael Joyce Properties
767 Justin Road
Rockwall, Texas 75087

CC: William Lofland
106 E. Kaufman Street
Rockwall, Texas 75087

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2024-033; Zoning Change (AG to PD) for the Juniper Subdivision

Mr. Joyce:

This letter serves to notify you that the above referenced zoning case, that you submitted for consideration by the City of Rockwall, was denied by the City Council on August 19, 2024. The following is a record of all voting records:

Planning and Zoning Commission
On August 13, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 3-2, with Commissioners Hagaman and Hustings dissenting and Commissioners Conway and Thompson absent.

City Council
On August 19, 2024, the City Council approved a motion to deny without prejudice the zoning change by a vote of 6-1, with Council Member Johannesen dissenting.

According to Subsection 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment with or without prejudice. If a request or amendment is denied with prejudice, a new application may not be submitted for the same lot or tract of land -- *or any portion thereof* -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request ... If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (*i.e. an application for the same request may be filed at the applicant's discretion*). A failure to indicate a denial is with or without prejudice in making a motion to deny a request or amendment shall be considered a denial with prejudice." Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning