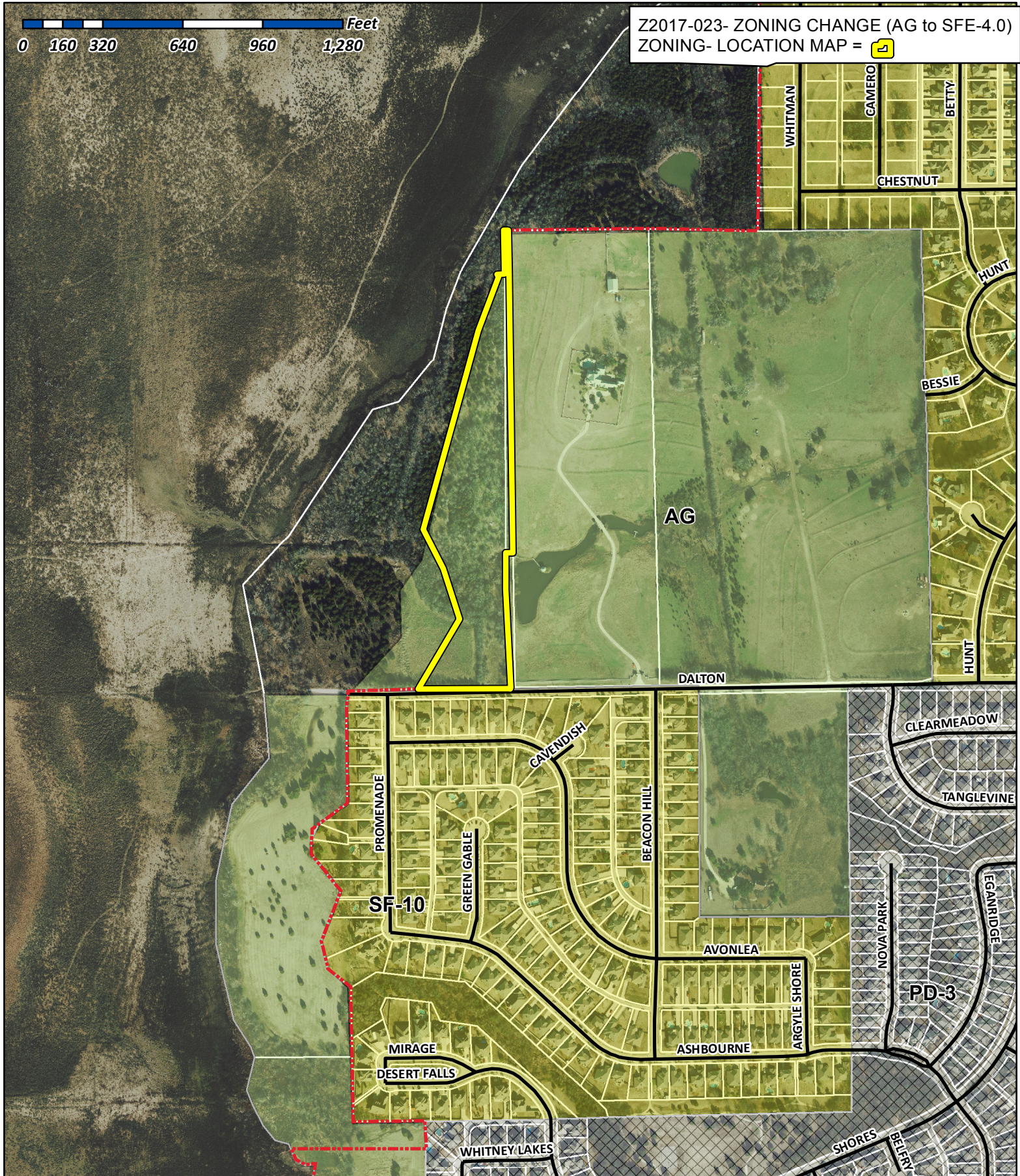
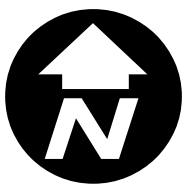




## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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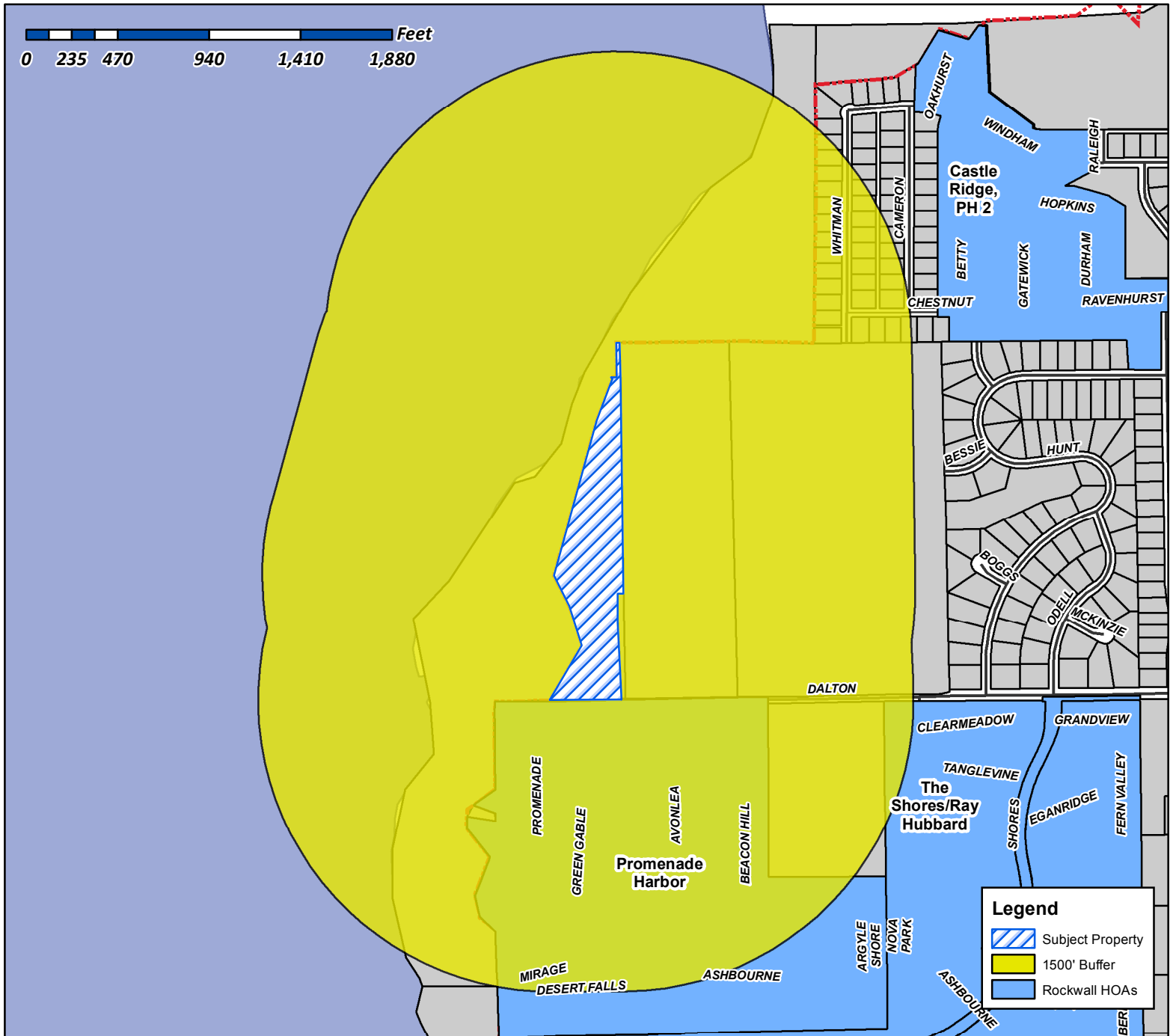
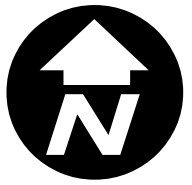




# City of Rockwall

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Rockwall, Texas 75087  
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(W): [www.rockwall.com](http://www.rockwall.com)

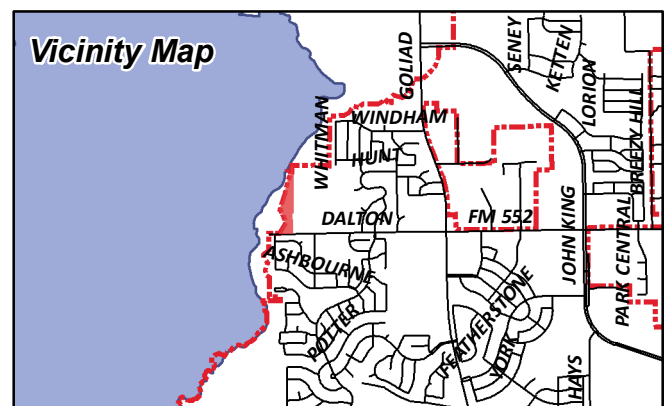
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**Case Number:** Z2017-023  
**Case Name:** Zoning Change (AG to SFE-4.0)  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 1800 Dalton Road

**Date Created: 9/19/2017**

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

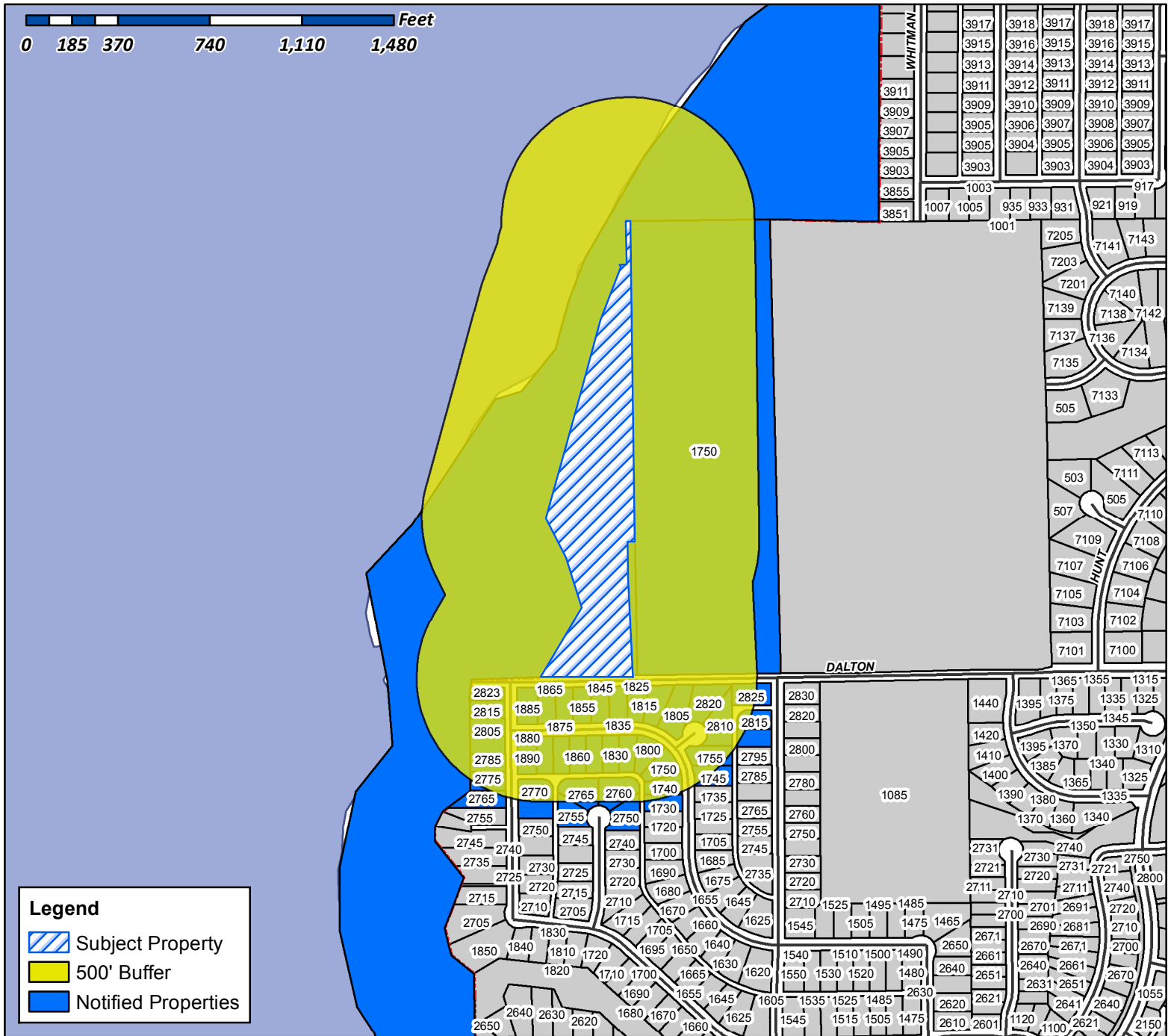
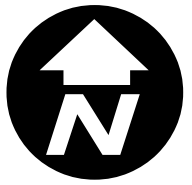




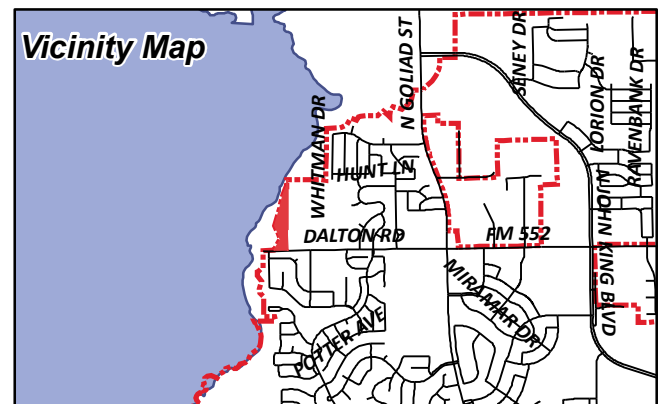
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**For Questions on this Case Call** (972) 771-7745

WIMPEE JOE  
105 W KAUFMAN ST  
ROCKWALL, TX 75087

ROBERTS MICHAEL & LOUISE  
1730 AVONLEA DRIVE  
ROCKWALL, TX 75087

TROUT MARY JEAN TRUSTEE  
MARY JEAN TROUT REVOCABLE TRUST-LIFE  
ESTATE  
1740 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1745 AVONLEA DR  
ROCKWALL, TX 75087

THREADGILL JANET  
1750 AVONLEA DR  
ROCKWALL, TX 75087

WILLIS MICHAEL & LISA  
1750 DALTON RD  
ROCKWALL, TX 75087

MAZZUCA DILLON R AND BRITTANY A  
1755 AVONLEA DR  
ROCKWALL, TX 75087

MAHONEY MERI-LOU  
1800 AVONLEA DR  
ROCKWALL, TX 75087

GWINNUP DIAN AND STEPHEN  
1805 AVONLEA DR  
ROCKWALL, TX 75032

PARRISH JOHN L  
1815 AVONLEA DR  
ROCKWALL, TX 75087

GREGORY SHERRY CHRISTINE  
1825 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1830 AVONLEA DR  
ROCKWALL, TX 75087

DIXON JACKIE A  
1835 AVONLEA DR  
ROCKWALL, TX 75087

DOSE DAVID A & LAURA J  
1840 AVONLEA DR  
ROCKWALL, TX 75087

MOTL JANELL  
1845 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1850 AVONLEA DR  
ROCKWALL, TX 75087

BARLETT RICKY LEE & BONNIE JEAN  
1855 AVONLEA DR  
ROCKWALL, TX 75087

BJORKLUND ROBERT P  
1860 AVONLEA DR  
ROCKWALL, TX 75087

REVELS KATINA  
1865 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1870 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1875 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1880 AVONLEA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1885 AVONLEA DR  
ROCKWALL, TX 75087

LONG SUSAN  
1890 AVONLEA DR  
ROCKWALL, TX 75087

FARAG SAMUEL AND  
MERCY FARAG  
20 LANCASHIRE DR  
EASTAMPTON, NJ 08060

ANTROBUS FAMILY TRUSST  
ALBA PATRICIA ANTROBUS TRUSTEE  
2750 GREEN GABLES CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2755 GREEN GABLES CT  
ROCKWALL, TX 75087

CERRATO RICHARD A  
2760 GREEN GABLES CT  
ROCKWALL, TX 75087

WILLIAMS BRITTANY M  
2760 PROMENADE PLACE  
ROCKWALL, TX 75087

VAN VREDEN CHRISTOPHER & CARRIE L  
2765 GREEN GABLES COURT  
ROCKWALL, TX 75087

TRAN CHANH  
2765 PROMENADE PLACE  
ROCKWALL, TX 75087

JOHNSON LEWIS D & MANDY R  
2770 PROMENADE PL  
ROCKWALL, TX 75087

FUNK SCOTTIE  
2775 PROMENADE PL  
ROCKWALL, TX 75087

HALPIN ALLISON  
2785 PROMENADE PL  
ROCKWALL, TX 75087

STIRLING SHEILA & ANTHONY  
2795 PROMENADE PL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2805 BEACON HILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2805 PROMENADE PL  
ROCKWALL, TX 75087

MCDANIEL DAVID L & LINDA D  
2810 CAVENDISH CT  
ROCKWALL, TX 75087

WALKER DONALD H  
2815 BEACON HILL DR  
ROCKWALL, TX 75087

LONGWORTH GEORGE R & VICKIE M  
2815 PROMENADE PL  
ROCKWALL, TX 75087

EDWARDS SUSAN L  
2820 CAVENDISH CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2823 PROMENADE PL  
ROCKWALL, TX 75087

JOHNSON DAVID J  
2825 BEACON HILL DR  
ROCKWALL, TX 75087

CSH 2016-2 BORROWER LLC  
8665 EAST HARTFORD DR 0  
SCOTTSDALE, AZ 85255

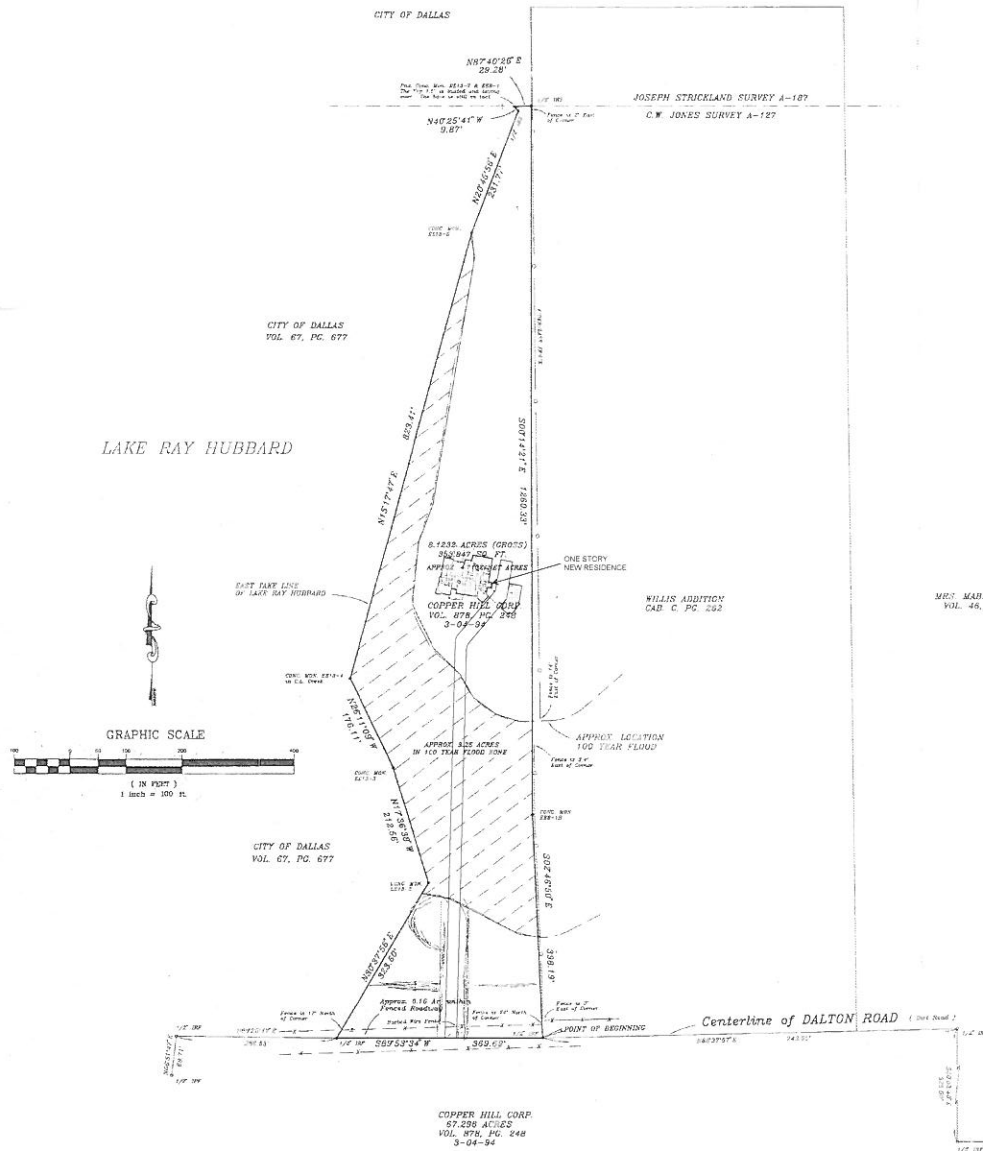
ARP 2014-1 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 0  
AGOURA HILLS, CA 91301

BOTA KRISTIN MARIE  
PO BOX 1929  
ROCKWALL, TX 75087

FISHER GENE J & CHRISTINE  
PO BOX 1944  
ROCKWALL, TX 75087

MASULA II LIVING TRUST  
DURELL D AGHA TRUSTEE  
PO BOX 221337  
CARMEL, CA 93922

SALVATION ARMY  
PO BOX 36006  
DALLAS, TX 75235



The following Easements do affect the Property shown herein.  
 M. Zion Water Supply Corporation, 12" water line located  
 easement recorded in Volume 63, Page 199, D.R.C.T.

STATE OF TEXAS  
 COUNTY OF ROCKWALL

FIELD NOTES:

BEING a 8.1232 acre tract of land situated in the Charles F. Jones Survey, Abstract No. 127, also being that certain tract of land conveyed to Thomas E. Jones according to the deed recorded in Volume 62, Page 613 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found in a public roadway, said corner being the Southeast corner of the above mentioned Jones Tract, said point also being located North 38°37'37" West a distance of 743.36' from a 1/2" iron rod found at the most Northerly Northwest corner of a 67.296 acre tract conveyed to Copper Hill Corp. as recorded in Volume 976, Page 242 of the Deed Records of Rockwall County, Texas and said point also being the Southwest corner of the Willis Addition, an addition to the City of Rockwall as recorded in Volume C, Page 267 of the Plat Records of Rockwall County, Texas said 8.1232 acre tract being more particularly described as follows:  
**THENCE** South 85°53'34" West along said roadway and the North line of said Copper Hill Corp. 67.296 acres, a distance of 368.63' to a 1/2" iron rod found for corner;  
**THENCE** North 30°37'55" East, leaving said roadway and said North line and along the Easterly Tabe Line of Lake Ray Hubbard, a distance of 323.65' to a concrete monument found marked EE13-3;  
**THENCE** continuing along said East Tabe line the following courses:  
 North 17°06'38" West a distance of 212.55' to a concrete monument found marked EE13-3;  
 North 22°11'08" West a distance of 176.11' to a concrete monument found on the crestline of a creek marked EE13-4;  
 North 151°14'47" East a distance of 635.41' to a concrete monument found marked EE13-5;  
 North 27°43'47" East a distance of 231.77' to a 1/2" iron rod set for corner;  
 North 42°25'41" West a distance of 5.87' to a buried & leaving concrete monument found marked EE13-7 & EE13-1;  
**THENCE** leaving said Tabe Line, North 87°47'28" East a distance of 29.24' along the North line of said Jones Tract to a 1/2" iron rod found for a corner being the Northeast corner of said Jones Tract;  
**THENCE** South 02°14'21" East along the East line of said Jones Tract, a distance of 1260.33' to a concrete monument found marked EE13-12;  
**THENCE** South 32°46'50" East along the East line of said Jones Tract, a distance of 398.19' to the point of beginning containing 33,164 square feet or 8.1232 gross acres of land with approximately 3.28 acres lying within the 100 year flood zone and approximately 0.16 acre lying within Dallas flood leaving approximately 6.7122 net acres of land.

**FLOOD ZONE CERTIFICATION:**  
 A portion of the herein platified property lies within the 100 year flood zone (Zone A) as indicated on the Federal Emergency Management Agency Flood Insurance Rate Map Community-Plans No. 48037 0005 C with an effective date of June 16, 1992.

**Note:**  
 The property shown herein was surveyed under my supervision and direction on September 22, 1999 and re-surveyed on December 21, 2000.

I hereby certify to:  
 DTR, Inc., a Division Corp. (Dallas)  
 Longview Title Insurance Corporation  
 D.R. Norton - Texas, Ltd. (Buyer)

The plat herein is a true, correct and accurate representation of the property as determined by survey, the line and dimensions of said property being as indicated by the plat. The size, location and type of buildings and improvements are as shown. All improvements being within the boundaries of the property, and back from property lines the distances indicated. There are no encroachments, voids or easements except as shown. The survey shown herein meets the requirements for a Category II as set by the Texas Surveyors Association Standards for Surveying.  
 All visible easements and encumbrances that I have been provided are as shown on the survey herein.

Harold L. Evans, P.L., Registered Professional Land Surveyor No. 2146



WIMPEE  
 RESIDENCE  
 ROCKWALL, TX

# ISSUE LOG

DATE DESCRIPTION

BY NO.

WIMPEE  
 RESIDENCE  
 ROCKWALL, TX

# ISSUE LOG

DATE DESCRIPTION

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