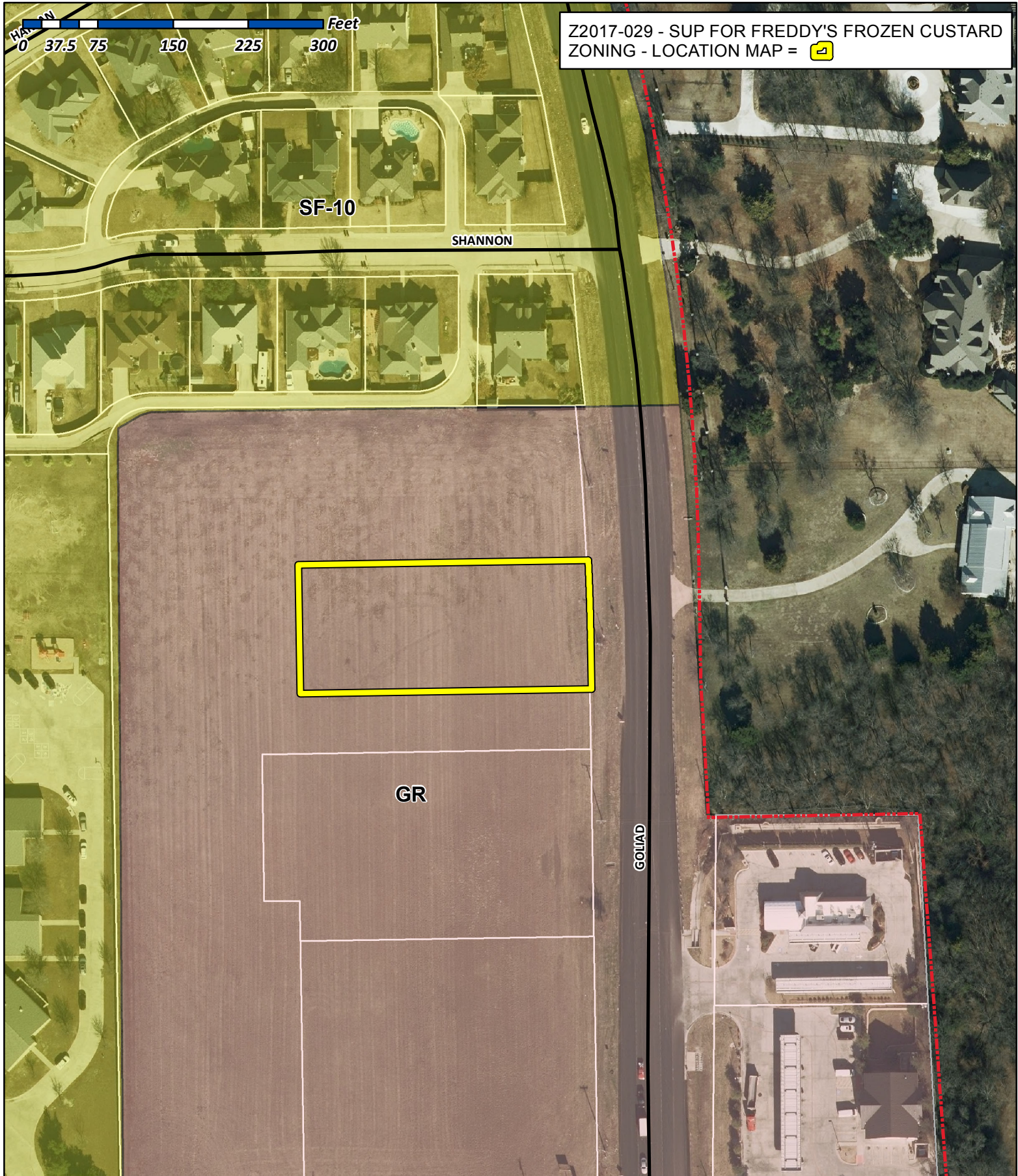




City of Rockwall

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

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

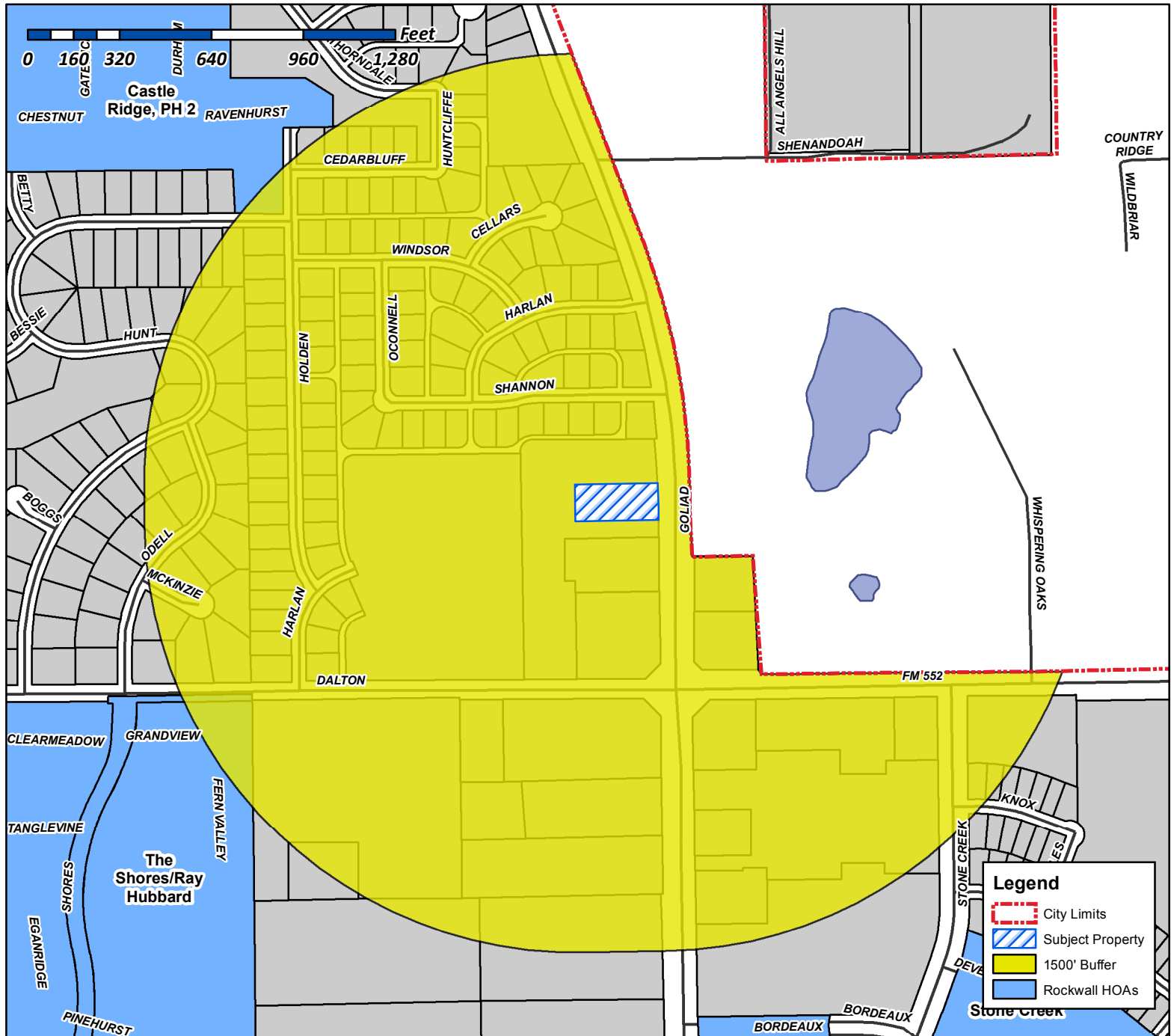
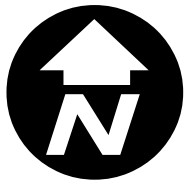




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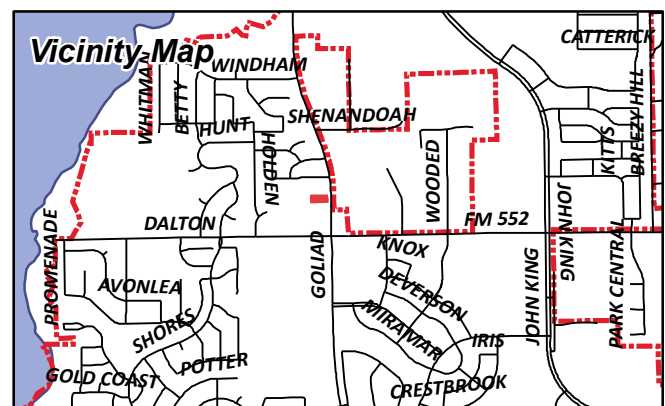
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Case Number: Z2017-029
Case Name: SUP for Freddy's Frozen Custard
Case Type: SUP
Zoning: General Retail (GR) District
Case Address: 3611 N. Goliad Street

Date Created: 06/20/2017

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

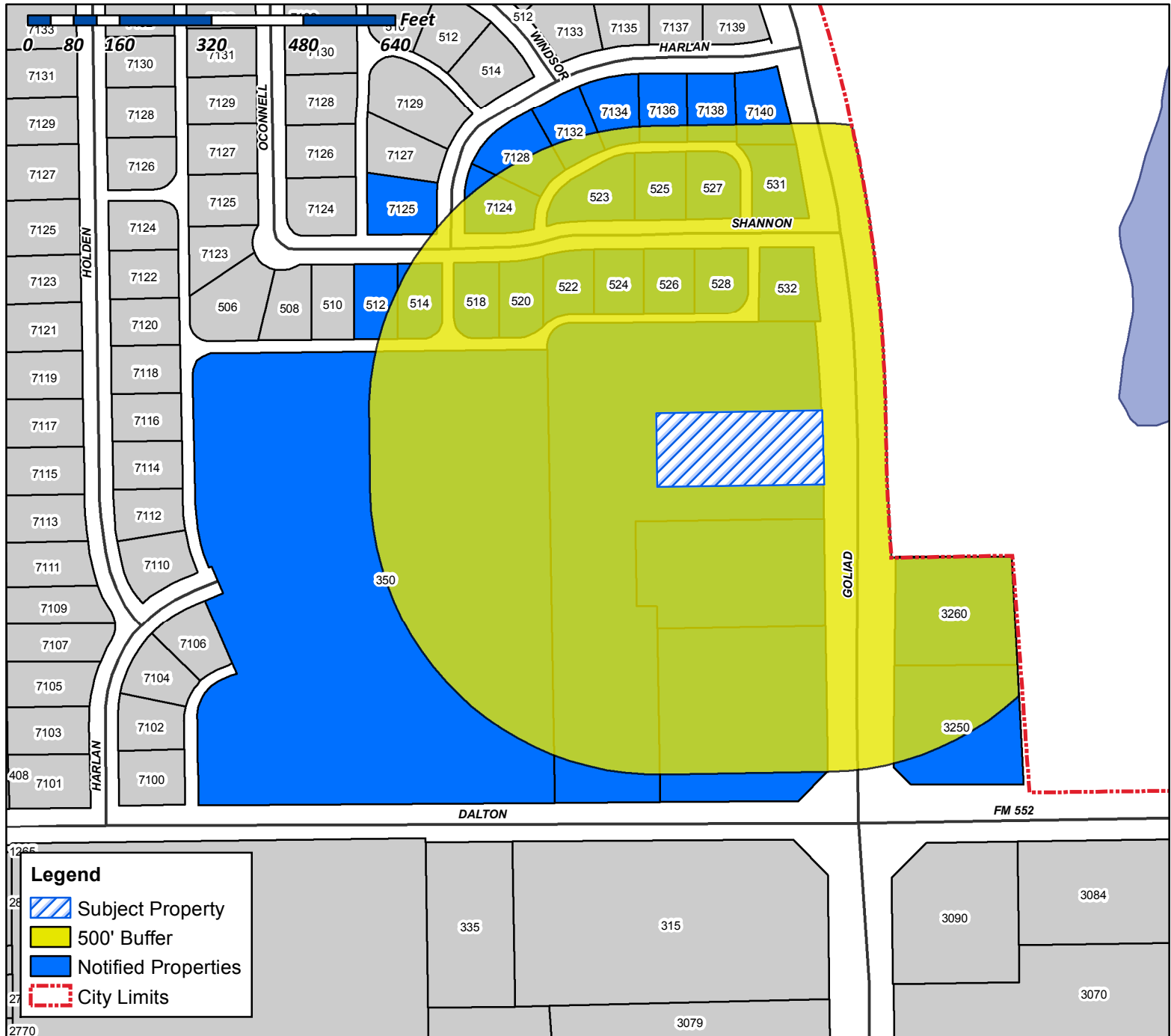
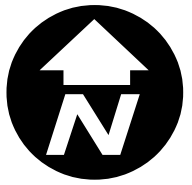




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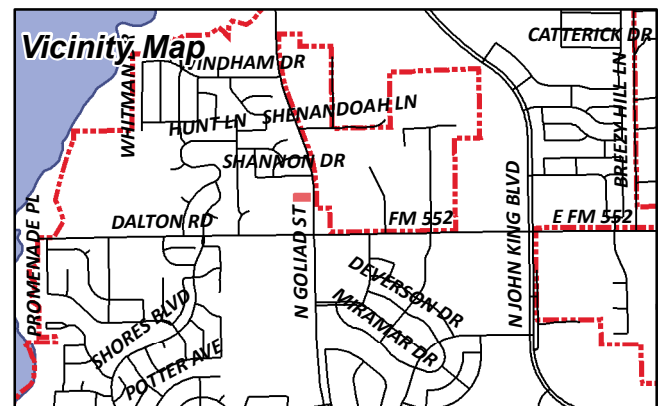
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ERVIN RICHARD L
1155 W WALL ST STE 101
GRAPEVINE, TX 76051

ROCKWALL 205-552 LLC
14801 QUORUM DR SUITE 160
DALLAS, TX 75254

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

CURRENT RESIDENT
3250 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
3260 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
350 DALTON ROAD
ROCKWALL, TX 75087

CRAIN DAYSHA A &
DAVID E ALCORN
512 SHANNON DR
ROCKWALL, TX 75087

WOLFE KENNETH & PAMELA
514 SHANNON DR
ROCKWALL, TX 75087

PRICE ELLIOTT & LATOYA DUNCAN
518 SHANNON DRIVE
ROCKWALL, TX 75087

DRENNON CHRISTINA LYNN
520 SHANNON DR
ROCKWALL, TX 75087

HAN SANG HWA
522 SHANNON DR
ROCKWALL, TX 75087

BELL WILLIAM L JR & PAMELA S
523 SHANNON DR
ROCKWALL, TX 75087

DAVIS GLYNN M & CAROLYN A
524 SHANNON DR
ROCKWALL, TX 75087

YATES GLEN M & DORIS A
525 SHANNON DR
ROCKWALL, TX 75087

LINDEMAN TONY M & STACY L
526 SHANNON DR
ROCKWALL, TX 75087

HARRIS DEAN OSBORNE AND CARRIE
527 SHANNON DR
ROCKWALL, TX 75087

RANDLE DERRICE LAJAUN AND SUSAN
SEDGWICK
528 SHANNON DR
ROCKWALL, TX 75087

JONES KENNETH A & CYNTHIA C
531 SHANNON DR
ROCKWALL, TX 75087

SANFORD DAVID A & ANNETTE F
532 SHANNON DR
ROCKWALL, TX 75087

TRAN STEVE & CATHERINE
7124 HARLAN DRIVE
ROCKWALL, TX 75087

BENNETT R LANGDON & LINDA
7125 HARLAN DR
ROCKWALL, TX 75087

MASSEY WILLIAM C JR AND LACY
7128 HARLAN DR
ROCKWALL, TX 75087

VINES THOMAS & SHERRY
7132 HARLAN DR
ROCKWALL, TX 75087

CONFIDENTIAL
7134 HARLAN DR
ROCKWALL, TX 75087

KELLY CASEY & CRYSTIE
7136 HARLAN DR
ROCKWALL, TX 75087

HORTON BILL D & JOYCE
7138 HARLAN DR
ROCKWALL, TX 75087

RUNNELS NEVILLE J & JOHANNA E REVOCABLE
LIVING TRUST
NEVILLE J & JOHANNA E RUNNELS CO TRUSTEES
7140 HARLAN DRIVE
ROCKWALL, TX 75087

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
ATTN GARSON C SOE 1630 RIVIERA AVE
WALNUT CREEK, CA 94596

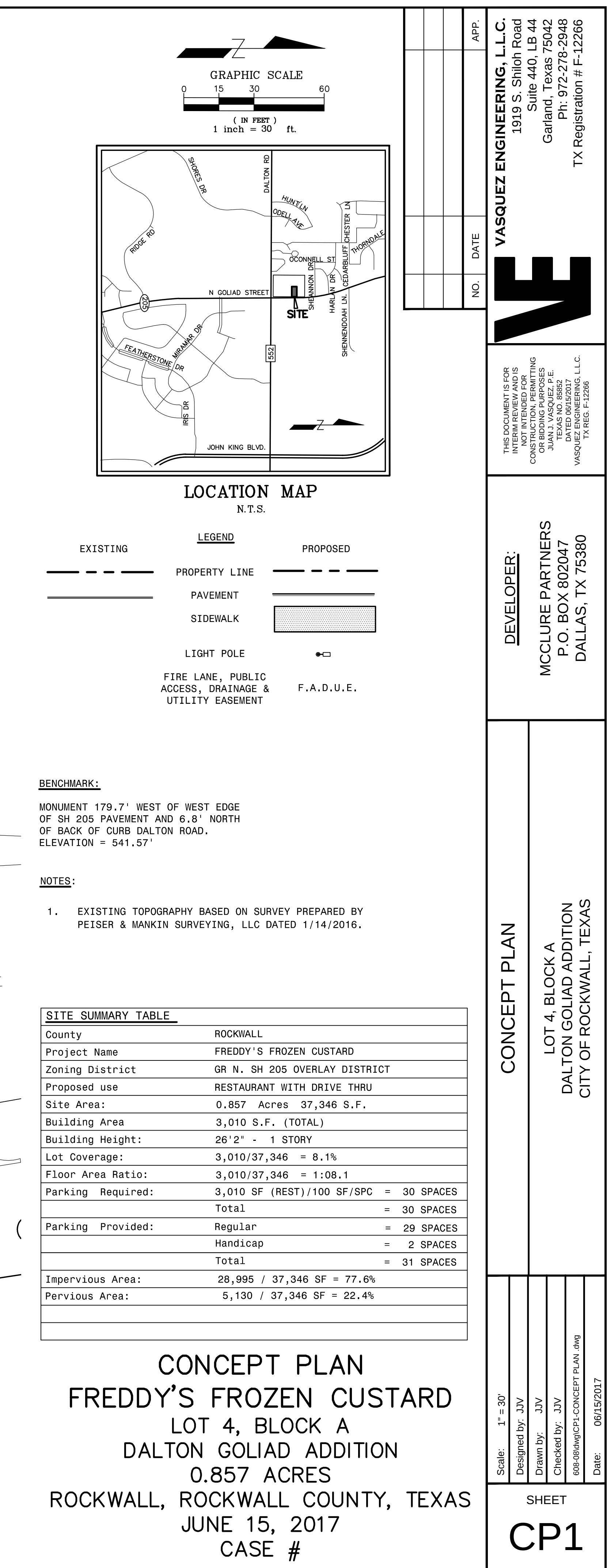


**Letter of Intent
Freddy's Frozen Custard**

Our client McClure Partners is proposing to develop Lot 4, Block A of the Dalton Goliad Addition for a new 3,010 SF Freddy's Frozen Custard Restaurant with thru window. The lot is located at approximately 500 feet from the northwest corner of S.H. No. 205 and Dalton Road and is currently vacant. The lot will be approximately 0.857 acres and is zoned "GR" General Retail District, which requires a Special Use Permit for restaurant uses with drive thru window.

Developer:

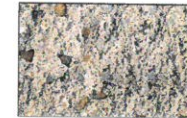
McClure Partners
Attn: John McClure
P.O. Box 802047
Dallas, TX 75380



1. UPPER PARAPET
ELEV. + 26'-0"
 2. LOWER PARAPET
ELEV. + 22'-0"
 3. EAVES
ELEV. + 12'-4"
 4. STOREFRONT
ELEV. + 10'-0"
 5. HANDSOT
ELEV. + 3'-8"
 6. FINISH FLOOR
ELEV. + 0'-0"



CASTLEBROWN
GLAZED BRICK



SPLIT FACE PREMIUM S-98
GL. CASTLE

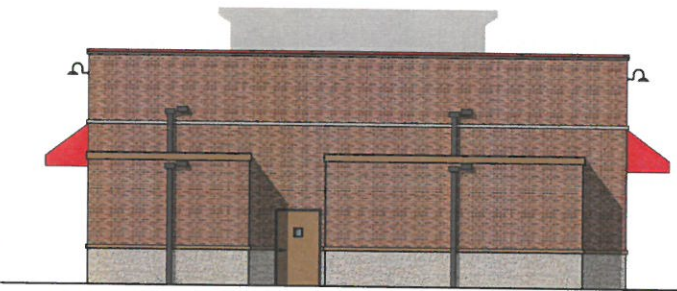
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ELEV. + 0'-0"



MATERIAL CALCULATIONS

	SIZE	%	DUTY	%	FRONT	%	BACK	%
MASONRY	1871 SF	90%	1723 SF	83%	831 SF	78%	1070 SF	97%
ALUMINUM STOREFRONT	188 SF	10%	135 SF	7%	270 SF	22%	31 SF	3%
FINISHING (DNA IN TOTAL)	133 SF	7%	128 SF	6%	220 SF	21%	-	-
TOTAL	1899 SF	-	1886 SF	-	1701 SF	-	1101 SF	-

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1. 1/25/14 CITY COMPLETION, BUILDING & FIRE DEPARTMENT
 2. 12/14/14 PRELIMINARY COMMENTS



ROGUE
 ARCHITECTS
 1313 MAIN STREET, SUITE 400
 FORT WORTH, TEXAS 76102
 (817) 636-1111



PROJECT NAME
 MCCLURE PARTNERS SHOPPING CENTER
 PROJECT LOCATION
 1000 JAMES ST. NEW HAVEN
 CONNECTICUT 06511
 PROJECT ARCHITECT
 RANDY WILLIAMS ARCHITECT
 PROJECT DATE
 2014
 REVIEWED
 RANDY WILLIAMS
 FIRST ISSUE DATE
 10/14/2014

PROJECT
 15-0000
 38' x 74' x 14' H.A. FILE # 14-79048





**Metes and Bounds Description
Freddy's Frozen Custard**

BEING a 0.857 acre tract of land situated in the T.R. Bailey Survey, Abstract No. 30, in the City of Rockwall, Rockwall County, Texas and being a part of Lot 2, Block A of the Dalton Goliad Addition and Addition to the City of Rockwall filed under instrument number 2016000001709 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the most northeasterly corner of Lot 3, Block A of the said Dalton Goliad addition same being in the westerly right-of-way line of State Highway No. 205 (a 110' right-of-way);

THENCE along the common line of said Dalton Addition and said State Highway No. 205 North $00^{\circ}54'01''$ West, a distance of 60.00 feet to the POINT OF BEGINNING being the most southeasterly corner of said 0.857 acre tract;

THENCE along the southerly line of said 0.857 acre tract South $89^{\circ}05'59''$ West, a distance of 290.66 feet to a point for corner;

THENCE North $00^{\circ}54'01''$ West, a distance of 128.60 feet to a point for corner;

THENCE North $89^{\circ}05'59''$ East, a distance of 289.42 feet to a point for corner located in the westerly right-of-way line of said State Highway No. 205 same being the beginning of a non-tangent curve to the right, having a radius of 2805.03 feet, a central angle of $01^{\circ}37'28''$, and a chord bearing and distance of South $01^{\circ}47'40''$ East, 79.52 feet;

Along said non-tangent curve to the right and said State Highway No. 205, an arc distance of 79.53 feet to an angle point;

THENCE South $00^{\circ}54'01''$ East, a distance of 49.09 feet to the POINT OF BEGINNING and containing 37,346 square feet or 0.857 acre of computed land, more or less.