

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.

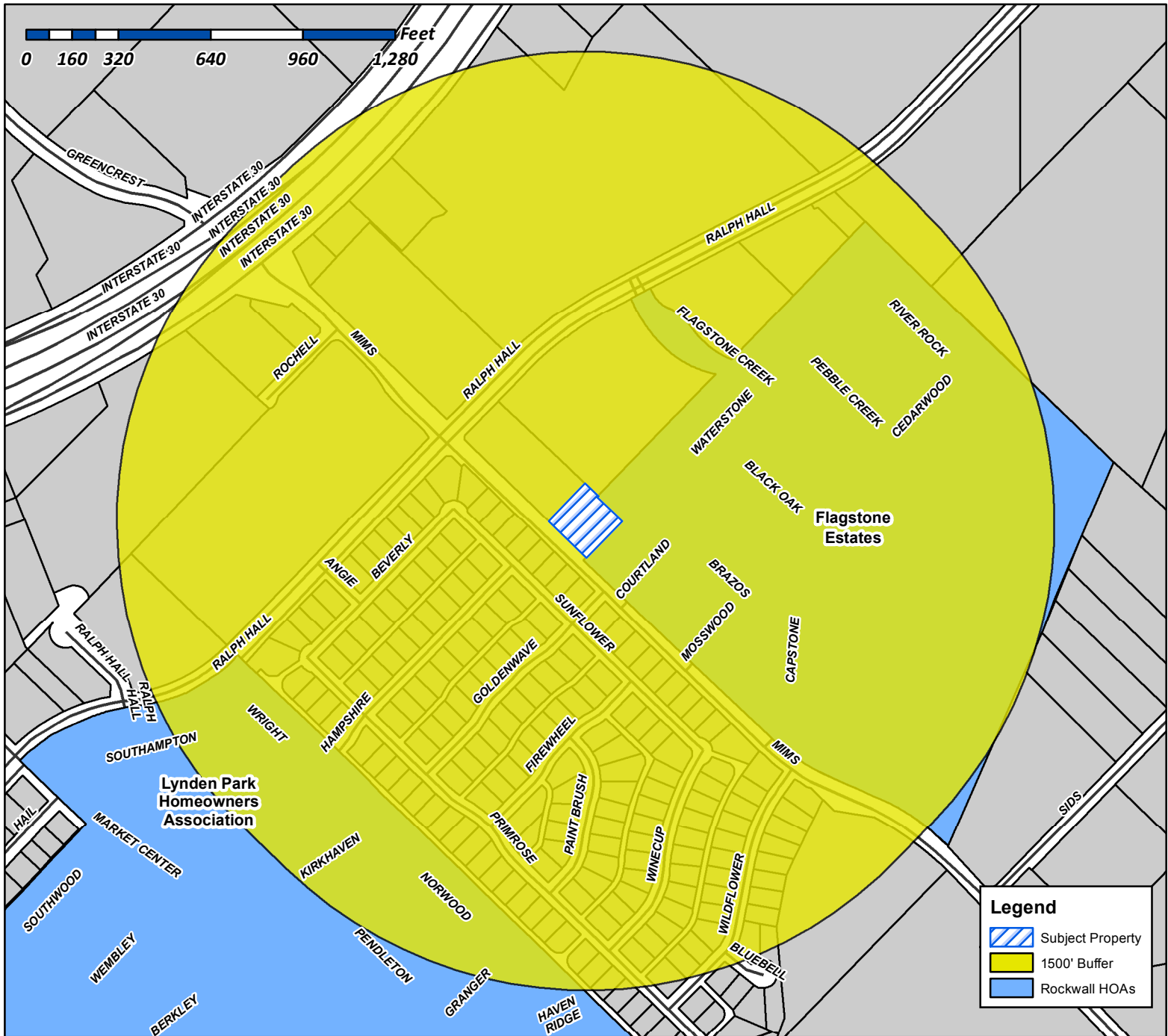




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385 S. Goliad Street
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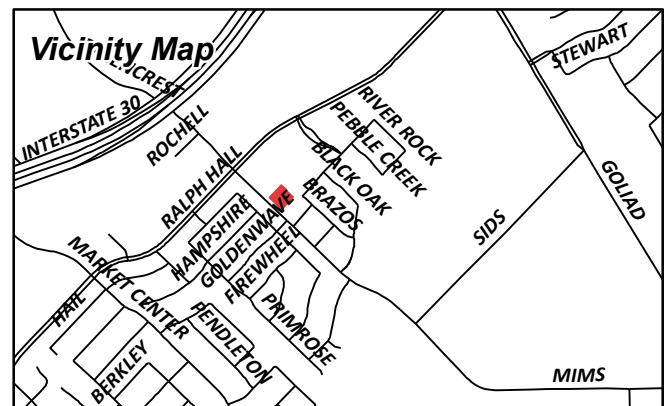
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Case Number: Z2017-033
Case Name: SUP for Music Studio
Case Type: Zoning
Zoning: PD-60
Case Address: 1830 and 1842 Mims Road

Date Created: 07/18/2017

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

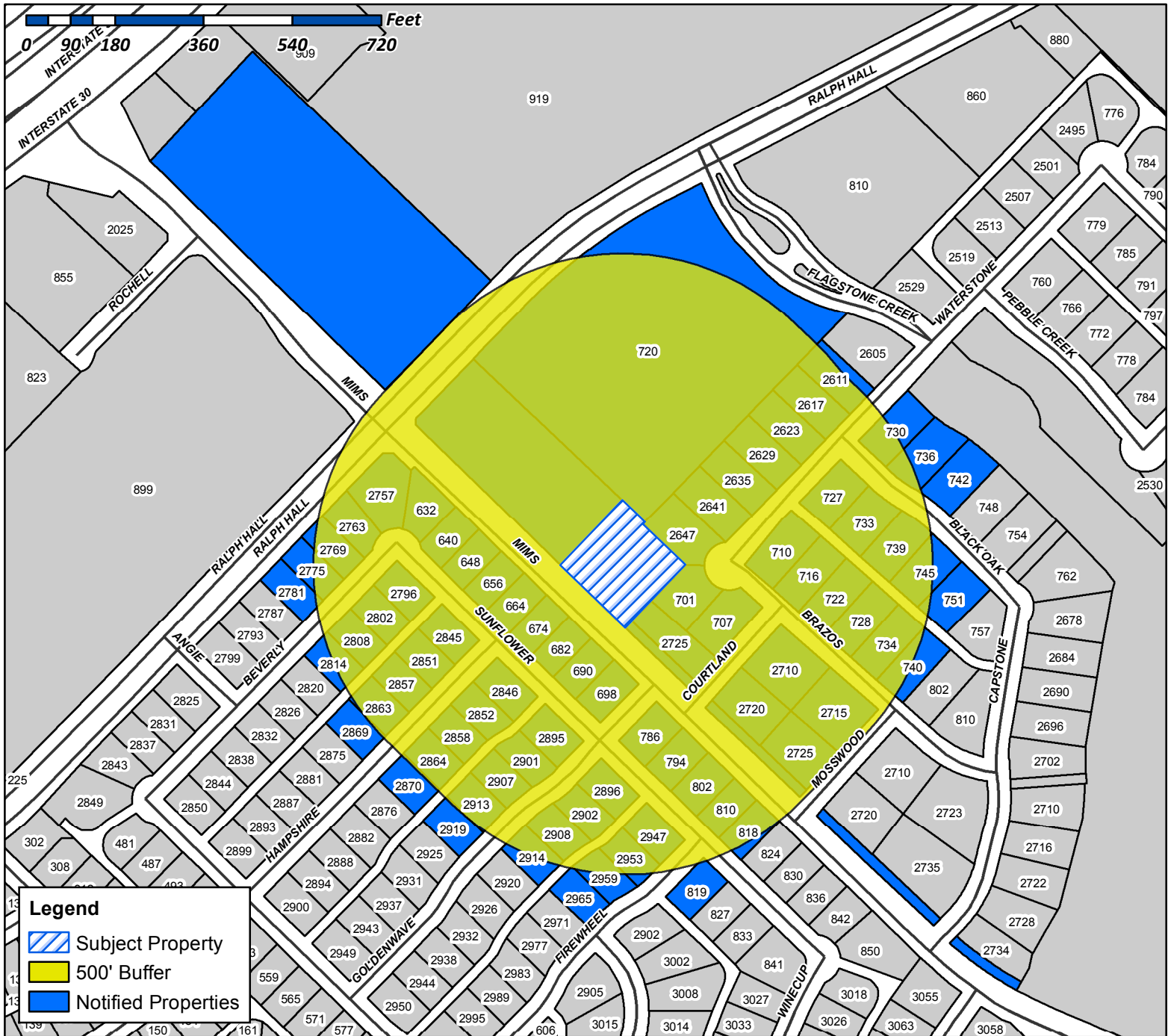




City of Rockwall

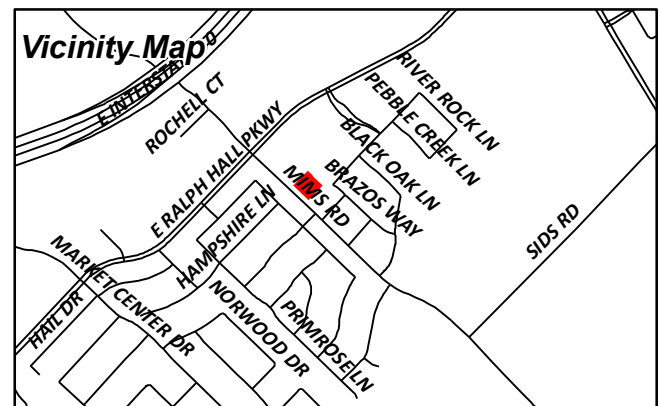
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For Questions on this Case Call (972) 771-7745



WEST PETER K
1530 S QUEBEC WAY APT 34
DENVER, CO 80231

SMIETANKO MAGDALENA
18-05 215TH STREET APT 150
BAYSIDE, NY 11360

BELL KIMBERLY
2 LOST VALLEY COURT
HEATH, TX 75032

CCAA INVESTMENT I LP
208 N MARKET STREET SUITE 385
DALLAS, TX 75202

JANKE JOEL
2415 TAYLOR ST APT 11202
DALLAS, TX 75201

CONLEY JORDAN & LAUREL
2611 WATERSTONE LN
ROCKWALL, TX 75032

WERNETTE LYNN
2617 WATERSTONE LN
ROCKWALL, TX 75032

SEARCY DONALD R & CAROLYN J
2620 ROLLING MEADOWS DR
ROCKWALL, TX 75087

MEADE FAMILY REVOCABLE LIVING TRUST
2623 WATERSTONE LN
ROCKWALL, TX 75032

TRESHOCK WILLIAM
2629 WATERSTONE LN
ROCKWALL, TX 75032

OUNG BRYAN
2635 WATERSTONE LANE
ROCKWALL, TX 75032

MCCANN KELLY S & SHERRIE M GOLDACKER
2641 WATERSTONE LN
ROCKWALL, TX 75032

HOLMES KEVIN
2647 WATERSTONE LN
ROCKWALL, TX 75032

FIELDS KELLY M AND TAYLOR M
2710 COURTLAND WAY
ROCKWALL, TX 75032

HINES MICHAEL W & KAREN R
2715 MOSSWOOD LN
ROCKWALL, TX 75032

GARZA ARTEMIO
2720 COURTLAND WAY
ROCKWALL, TX 75032

WILKINSON ALANNAH AND RHONDA PRICE
2725 COURTLAND WAY
ROCKWALL, TX 75032

GONZALES SAM C AND BARBARA J
2725 MOSSWOOD LN
ROCKWALL, TX 75032

FUTRELL LAURIE GWEN
2757 BEVERLY DR
ROCKWALL, TX 75032

ROCKWALL SCIENTIFIC LLC
2763 BEVERLY DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2769 BEVERLY DR
ROCKWALL, TX 75032

FANNING WANDA R
2775 BEVERLY DR
ROCKWALL, TX 75032

KINGSTON JASON M AND JOELLE N
2781 BEVERLY DR
ROCKWALL, TX 75032

RUIZ NORMA L
2796 BEVERLY DRIVE
ROCKWALL, TX 75032

MAEDGEN RONALD AND ANN
2802 BEVERLY DR
ROCKWALL, TX 75032

CAMPBELL ROCKY & KELI
2808 BEVERLY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2814 BEVERLY DR
ROCKWALL, TX 75032

DOWLING WAYNE & LACY
2845 HAMPSHIRE LN
ROCKWALL, TX 75032

WARNER RYAN P & JENNIFER MICHELLE
2846 HAMPSHIRE LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
2851 HAMPSHIRE LN
ROCKWALL, TX 75032

HUTCHINSON ESTER R
2852 HAMPSHIRE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2857 HAMPSHIRE LN
ROCKWALL, TX 75032

SAWYER CAROLYN ANNETTE
2858 HAMPSHIRE LN
ROCKWALL, TX 75032

DESHAZO DONALD PETER AND SARA RAE
2863 HAMPSHIRE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2864 HAMPSHIRE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2869 HAMPSHIRE LN
ROCKWALL, TX 75032

ROBERTS KARI ELIZABETH
2870 HAMPSHIRE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2895 GOLDENWAVE
ROCKWALL, TX 75032

WITCHER ELIZABETH A
2896 GOLDENWAVE
ROCKWALL, TX 75032

GEIST MICHAEL
2901 GOLDENWAVE LANE
ROCKWALL, TX 75032

KNIGHT KERRIANNA
2902 GOLDENWAVE
ROCKWALL, TX 75032

MCCLURE LINNIS & SANDRA
2907 GOLDENWAVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2908 GOLDENWAVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2913 GOLDENWAVE
ROCKWALL, TX 75032

HEIL FAYE S
2914 GOLDENWAVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2919 GOLDENWAVE
ROCKWALL, TX 75032

NEMC INVESTMENTS LLC
2931 RIDGE RD STE 1001
ROCKWALL, TX 75032

HERNANDEZ RAMIRO & ELISA
2947 FIREWHEEL DR
ROCKWALL, TX 75032

CHAMBERLIN LISA L
2953 FIREWHEEL DR
ROCKWALL, TX 75032

BLEDSON JENNIFER
2959 FIREWHEEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2965 FIREWHEEL DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

RJ AMERICAN HOMES 4 RENT TWO LLC
30601 AGOURA ROAD SUITE 200
AGOURA HILLS, CA 91301

GRIGGS JUSTIN R
3674 FM 1569
GREENVILLE, TX 75401

SIGNATURE SENIOR LANDLORD LLC
4500 DORR ST
TOLEDO, OH 43615

DRAUGHON ROBERT G & NINA L
632 SUNFLOWER TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
640 SUNFLOWER TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
648 SUNFLOWER TRL
ROCKWALL, TX 75032

ZOMER JOHN
656 SUNFLOWER TR
ROCKWALL, TX 75032

GILL JOHN CLARK
664 SUNFLOWER TRL
ROCKWALL, TX 75032

VOELCKER GREG
674 SUNFLOWER TRAIL
ROCKWALL, TX 75032

SALAZAR VICTOR
682 SUNFLOWER TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
690 SUNFLOWER TRL
ROCKWALL, TX 75032

TAYLOR KEVIN & NANCY
6938 WILDGROVE AVE
DALLAS, TX 75214

CURRENT RESIDENT
698 SUNFLOWER TRL
ROCKWALL, TX 75032

LASSANSKE THOMAS & RORAIMA
700 HEATHERGLEN DR
SOUTHLAKE, TX 76092

HANSELL SHELLEY KAY & JEFFREY ALAN
701 BRAZOS WAY
ROCKWALL, TX 75032

KENSOK GARY AND
707 BRAZOS WAY
ROCKWALL, TX 75032

ECHOLS JOSEPHINE
710 BRAZOS WAY
ROCKWALL, TX 75032

DEHAVEN CATHERINE L
716 BRAZOS WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
720 E RALPH HALL PKWY
ROCKWALL, TX 75032

MCCELLON TERRY
722 BRAZOS WAY
ROCKWALL, TX 75032

MORALES FRANK JR
727 BLACK OAK LN
ROCKWALL, TX 75032

ROSEBERRY SAMUEL S &
728 BRAZOS WAY
ROCKWALL, TX 75032

PAGE KEITH E
730 BLACK OAK LN
ROCKWALL, TX 75032

EITELMAN JIM A AND JENOYCE D
733 BLACK OAK LN
ROCKWALL, TX 75032

BAY TOM AND KRISTINA KEZAR
734 BRAZOS WAY
ROCKWALL, TX 75032

NORRIS DANIEL A JR
736 BLACK OAK LN
ROCKWALL, TX 75032

MATHEW CHACKO P & GRACY
739 BLACK OAK LANE
ROCKWALL, TX 75032

DODD REBECCA ANNE
740 BRAZOS LANE
ROCKWALL, TX 75087

MURPHY TIMOTHY D AND SHARI L
742 BLACK OAK LN
ROCKWALL, TX 75032

CLARK STEPHEN & PATRICIA M
745 BLACK OAK LN
ROCKWALL, TX 75032

D'ALESSANDRO PAUL
751 BLACK OAK LN
ROCKWALL, TX 75032

SALAZAR NOEL B AND ERIKA M
786 SUNFLOWER TR
ROCKWALL, TX 75032

CURRENT RESIDENT
794 SUNFLOWER TRL
ROCKWALL, TX 75032

CHRISTIAN MIKAL D & DLISA M
802 SUNFLOWER TRL
ROCKWALL, TX 75032

GAYTAN J ALFREDO & MARIA L
810 SUNFLOWER TRAIL
ROCKWALL, TX 75032

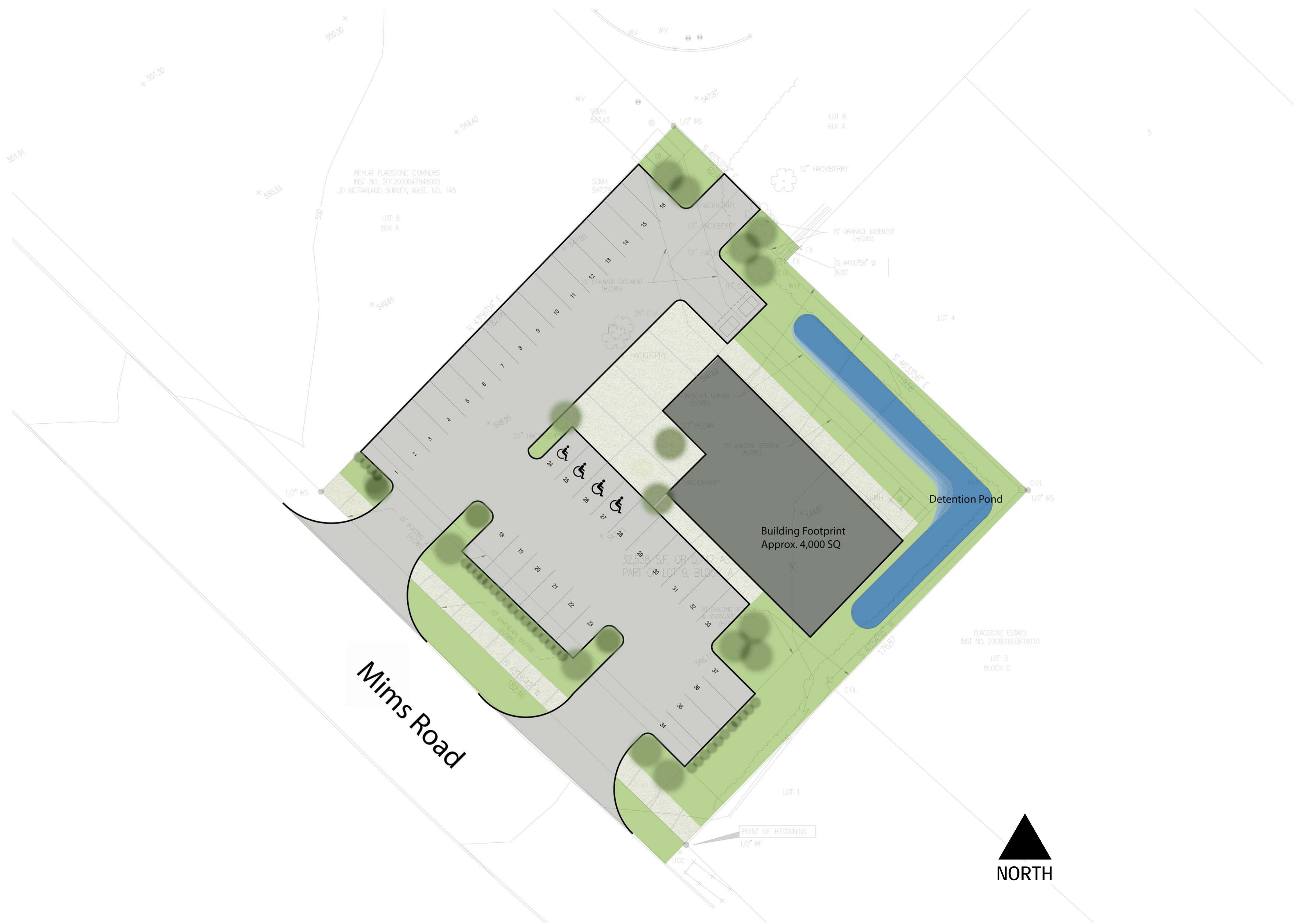
CURRENT RESIDENT
818 SUNFLOWER TRL
ROCKWALL, TX 75032

ROBINSON DAVID J
819 SUNFLOWER TR
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
AGOURA HILLS, CA 91301

STATE HIGHWAY DEPT
I-30 RT 3 J L LOFLAND
ROCKWALL, TX 75087

PIN OAK REALTY HOLDINGS INC
PO BOX 1158
MT PLEASANT, TX 75456



1 PROPOSED SITE PLAN
1" = 20'-0"

Rockwall School of Music

PROJECT ADDRESS:
Near the intersection of
E. Ralph Hall Parkway &
Mims Road
Rockwall, TX 75032

OWNER:
Russ Porter
972-722-6874
rporter749@gmail.com

DEVELOPER:
Salser Development Group
Deric Salser
214-457-6493
deric@salsergroup.com

SITE PLAN PROPOSED

S-101

Rockwall
School of
Music

PROJECT ADDRESS:
Near the intersection of
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Mims Road
Rockwall, TX 75032

OWNER:
Russ Porter
972-722-6874
rporter749@gmail.com

DEVELOPER:
Salser Development Group
Deric Salser
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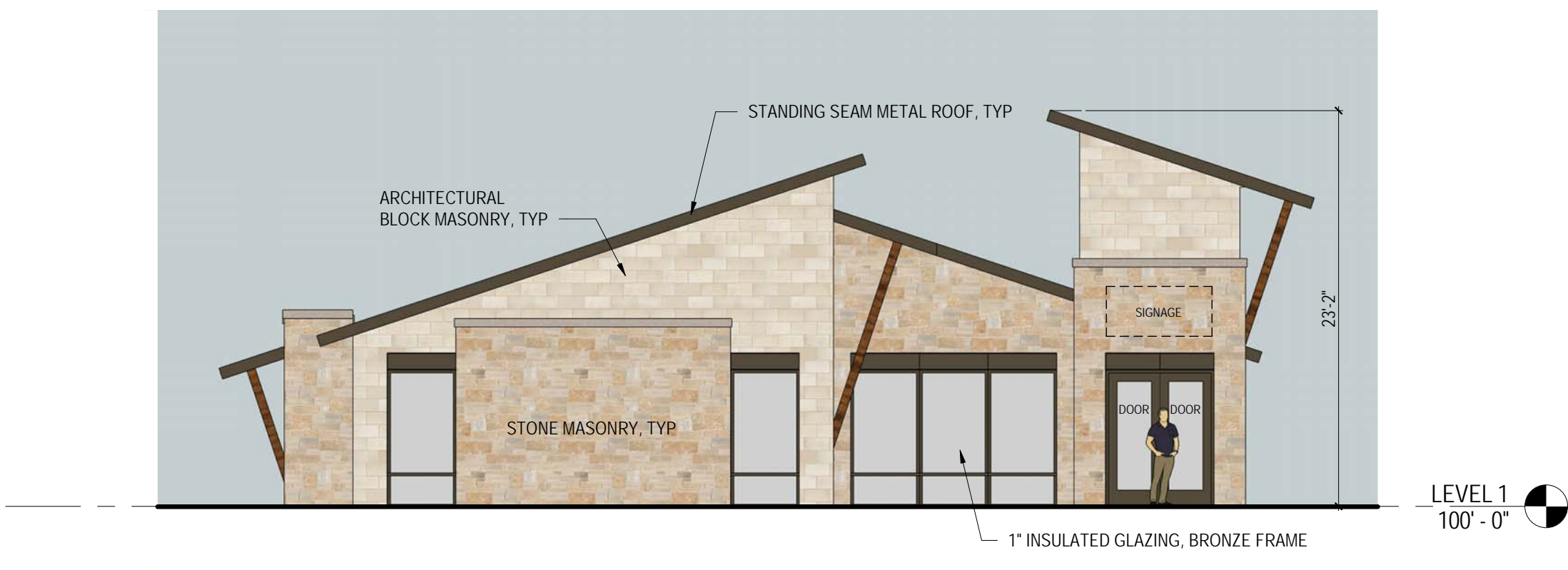
EXTERIOR
ELEVATIONS

A-201



3 PERSPECTIVE - FRONT ENTRY

NTS



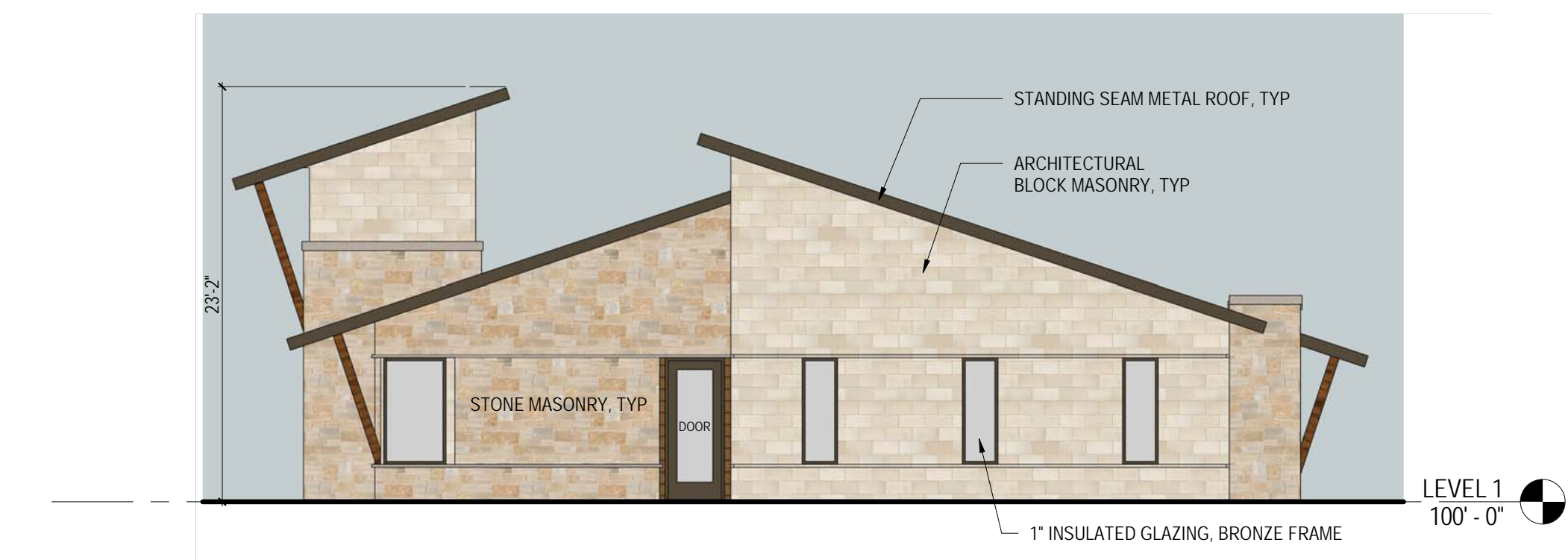
5 EXTERIOR ELEVATION - NORTHWEST

1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTHWEST

1/8" = 1'-0"



4 EXTERIOR ELEVATION - SOUTHEAST

1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTHEAST

1/8" = 1'-0"

LEGAL DESCRIPTION:

BEING a 32,538 square feet or 0.747 acre tract of land situated in the JD McFarland Survey, Abstract No. 145, in the City of Rockwall, Rockwall County, Texas, and being part of Lot 9, Block A of the Replat of Flagstone Corners recorded in Instrument Number 2012000047945000 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the southeast corner of said Lot 9, and being the southwest corner of Lot 1 of the Flagstone Estates recorded in Instrument Number 200600003619110 of the Official Public Records of Rockwall County, Texas, and being in the north line of Mims Road;

THENCE North 45°56'42" East, a distance of 182.46 feet, along the north line of Mims Road, same being the south line of Lot 9, to a 1/2" iron rod set in the northwest corner of said 0.747 acre tract;

THENCE North 43°56'04" East, a distance of 182.46 feet, departing the north line of Mims Road, along the northwest line of said 0.747 acre tract, to a 1/2" iron rod set for the northwest corner of said 0.747 acre tract, and being in the south line of Lot 8, Block A of said Replat of Flagstone Corners;

THENCE South 45°53'02" East, a distance of 62.84 feet, along the north line of said 0.747 acre tract, and the common south line of said Lot 8, to a found "X" cut in concrete, being the southeast corner of said Lot 8, and being in the west line of Lot 4 of said Flagstone Estates;

THENCE South 44°00'58" West, a distance of 6.82 feet, along the east line of said 0.747 acre tract, and the common west line said Lot 4, to a found "X" cut in concrete at the southwest corner of said Lot 4;

THENCE South 46°33'56" East, a distance of 119.58 feet, along the northeast line of said 0.747 acre tract, same being the south line of said Lot 4, to a 1/2" iron rod set for the southeast corner of said 0.747 acre tract, and being the southwest corner of said Lot 4, and being the northwest corner of Lot 3 of said Flagstone Estates;

THENCE South 43°54'55" West, a distance of 176.87 feet, along the southeast line of said Lot 9, same being the west line of said Lot 3, and the west line of said Lot 1, to the POINT OF BEGINNING, and containing 32,538 square feet or 0.747 acres of land, more or less.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 6/26/17.

ENCROACHMENTS ARE AS SHOWN

CAUTION!!

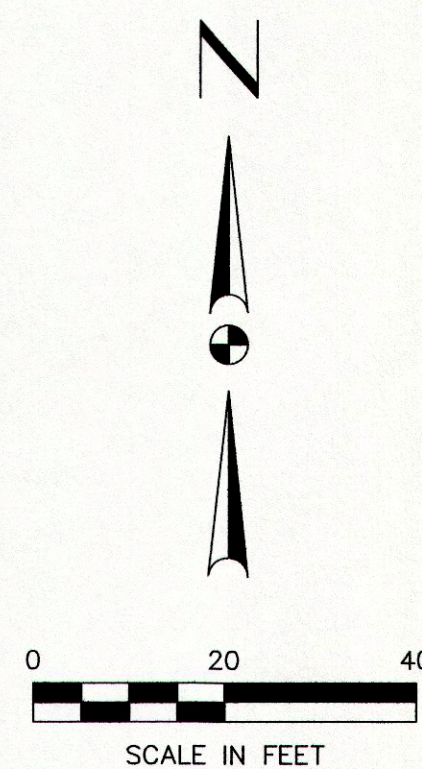
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. TEXAS811.ORG



Know what's below. Call before you dig.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is within Flood Zone "X", which is not a special flood hazard area.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



Legend of Symbols & Abbreviations

× TOG 415.93	TOP OF GRAVEL	× EOC 413.36	EDGE OF CONCRETE
× NG 415.40	NATURAL GROUND	● SS MH	SANITARY SEWER MANHOLE
× CHLF 416.35	CHAIN LINK FENCE	● SDMH	STORM DRAIN MANHOLE
× SF 411.43	SILT FENCE	● FH	FIRE HYDRANT
× WDF 411.43	WOOD FENCE	● LID	LID
△ CP 417.19	CONTROL POINT	● WV 413.05	WATER VALVE
× TOE 410.04	TOE OF BANK	HDWL	HEAD WALL
× TB 409.86	TOP OF BANK	× 412.58	48" R.C.P.
× TOW 402.94	TOP OF WATER	× 48" R.C.P.	ELECTRIC MANHOLE
× FL 407.79	FLOW LINE	● Elec MH	WALL
● PP	POWER POLE	410.34	TRAFFIC SIGNAL BOX
● LP	LIGHT POLE	□ TSPB	GAS METER
● CO	CLEANOUT	□ GM	WATER METER
● MW	MONITORING WELL	● WM	POST
● MB	MAILBOX	● TREE	TREE
● CMH	GAS MANHOLE	● WMH	WATER MANHOLE
□ CB	CATCH BASIN	↓ GUY	GUY WIRE
□ COL	COLUMN	UGC	UNDERGROUND CONDUIT
□ WIF	WROUGHT IRON FENCE		

To: WFG National Title Insurance Company, Ranger Title Co., Guaranty Bank & Trust, and RKKR, LLC.

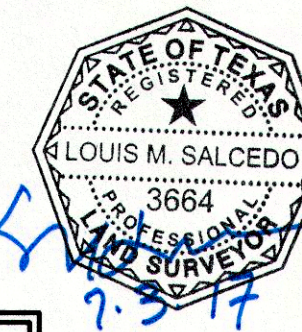
For: Title Commitment GF No. R171492R Bearing an Effective Date of June 21, 2017 at 8:00 am, issued by WFG National Title Insurance Company.

TSPS CERTIFICATION:

This survey (i) conforms to the current standards promulgated by the Texas Board of Professional Land Surveying; and (ii) conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition Land Title Survey.

Louis M Salcedo
Registered Public Land Surveyor - Registration No. 3664
Salcedo Group, Inc. - 110 SW 2nd Street, Grand Prairie, TX 75050
214-412-3122

Date of Survey : June 29, 2017
Date of Last Revision: June 29, 2017
Date Printed: June 29, 2017



Land Title Survey

for
0.747 ACRE TRACT
PART OF LOT 9, BLOCK A
IN
REPLAT OF FLAGSTONE CORNERS
JD MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, TEXAS

TITLE SURVEY

MIMS ROAD
ROCKWALL, TX 75032

DATE: 7.3.2017
REVISION: DATE: 7.3.2017
DRAWN BY: JMS
CHECKED BY: JMS

Salcedo Group, Incorporated
Civil Engineers - Surveyors
110 SW 2nd Street, Grand Prairie, TX 75050
Phone: (214) 412-3122, Fax: (214) 412-3089
www.salcedogroupinc.com

