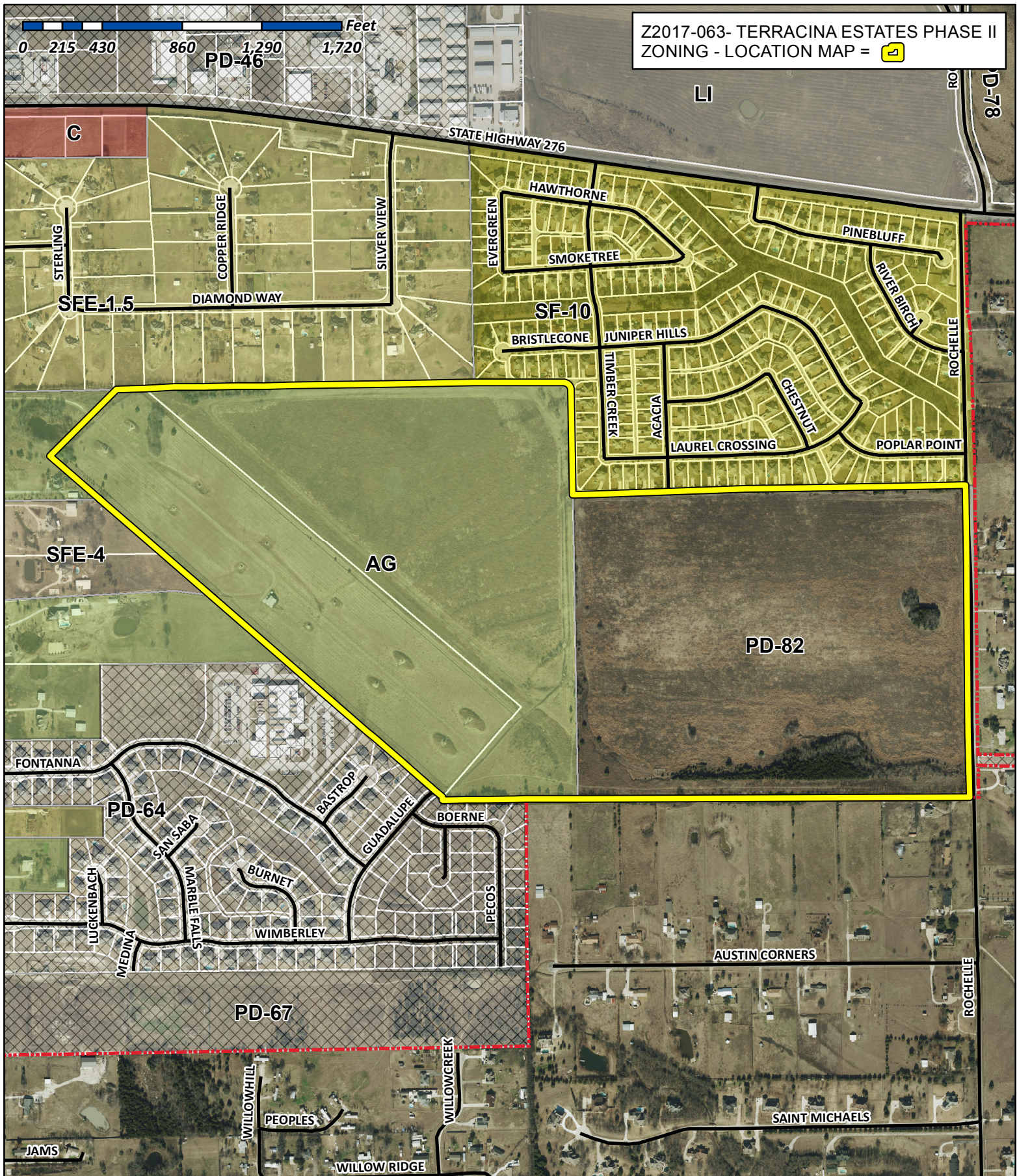
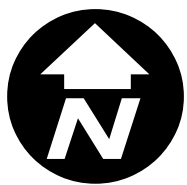




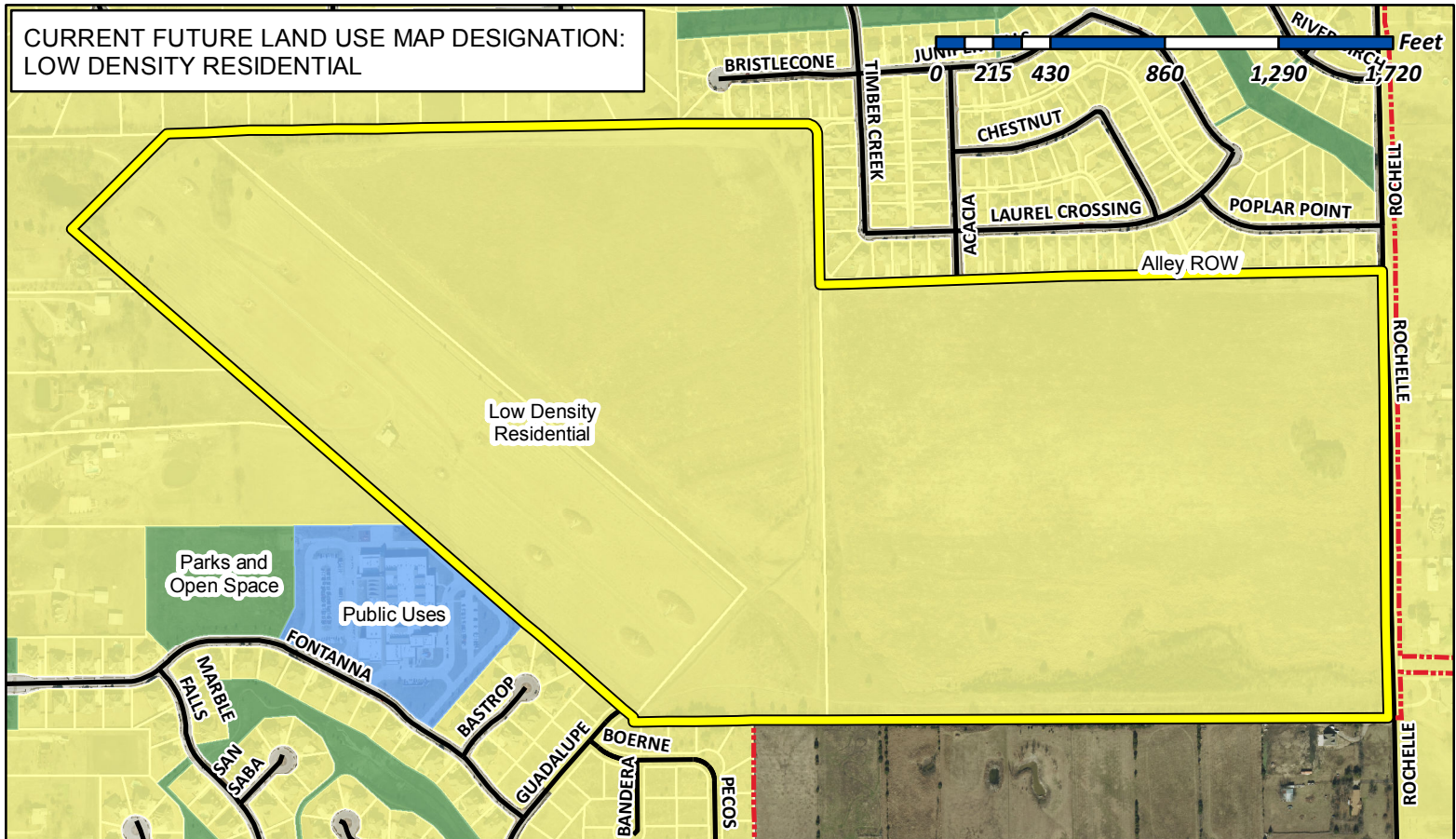
City of Rockwall

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

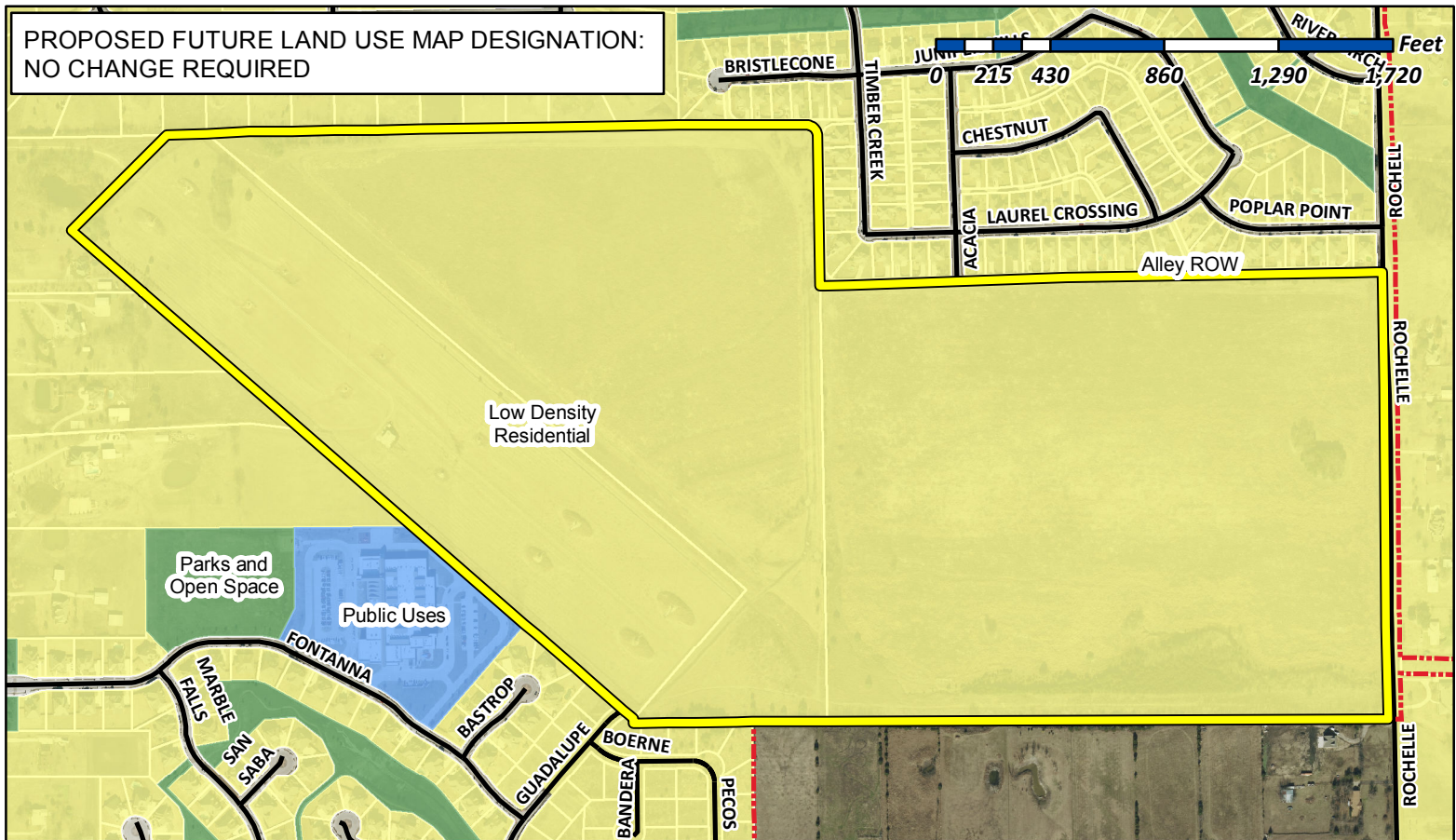
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**CURRENT FUTURE LAND USE MAP DESIGNATION:
LOW DENSITY RESIDENTIAL**



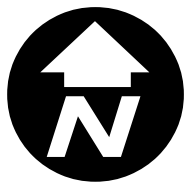
**PROPOSED FUTURE LAND USE MAP DESIGNATION:
NO CHANGE REQUIRED**



City of Rockwall

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

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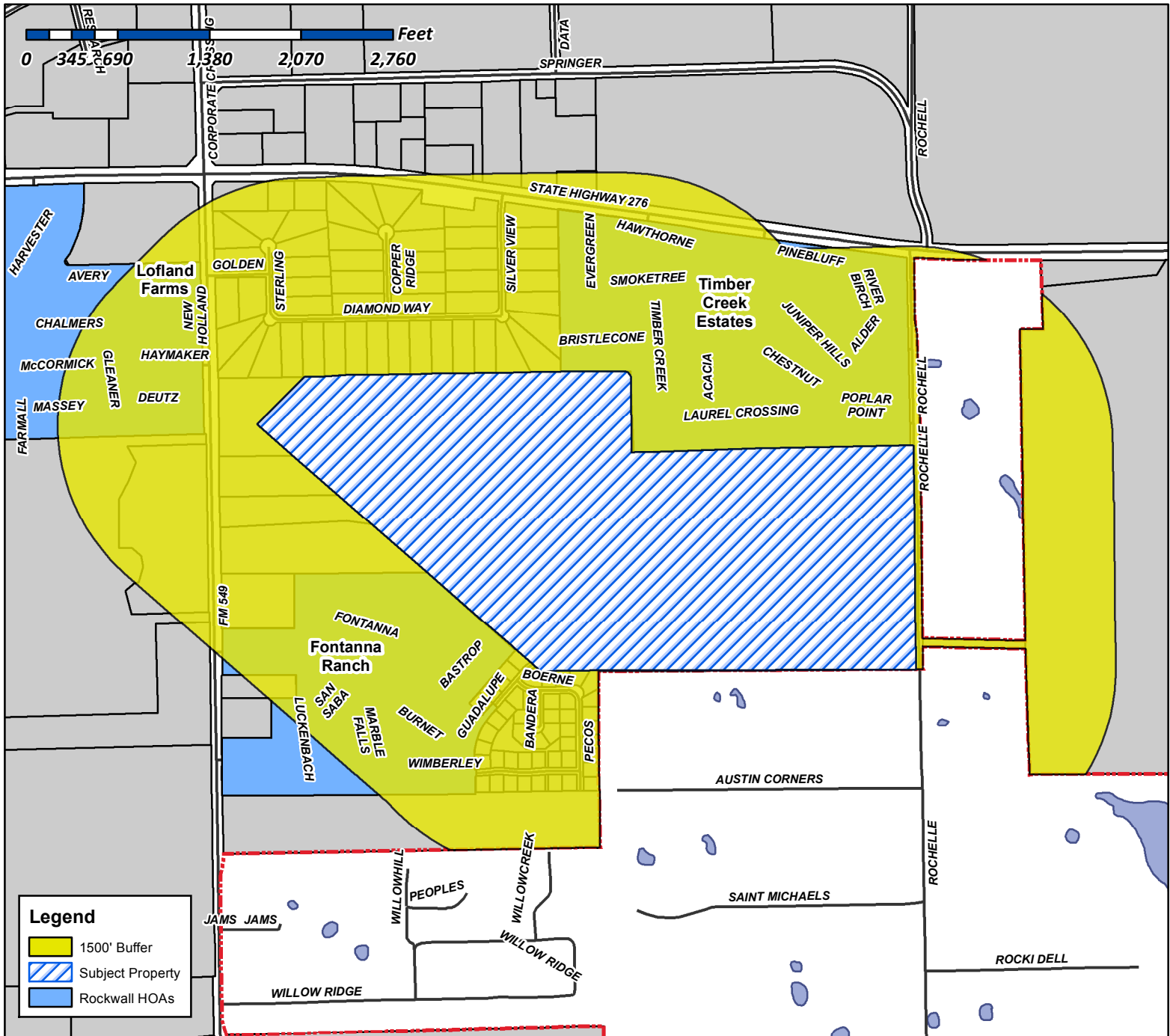
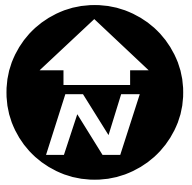




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

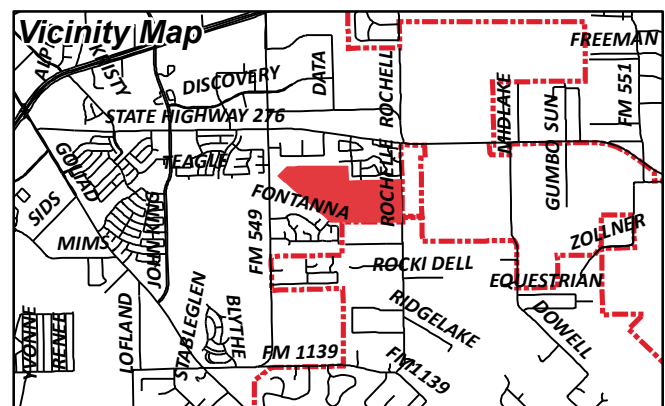
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Case Number: Z2017-063
Case Name: Amendment to PD-82
Case Type: Zoning
Zoning: PD-82
Case Address: 2100' West of Rochelle Rd and North of Guadalupe Dr

Date Created: 11/20/2017

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

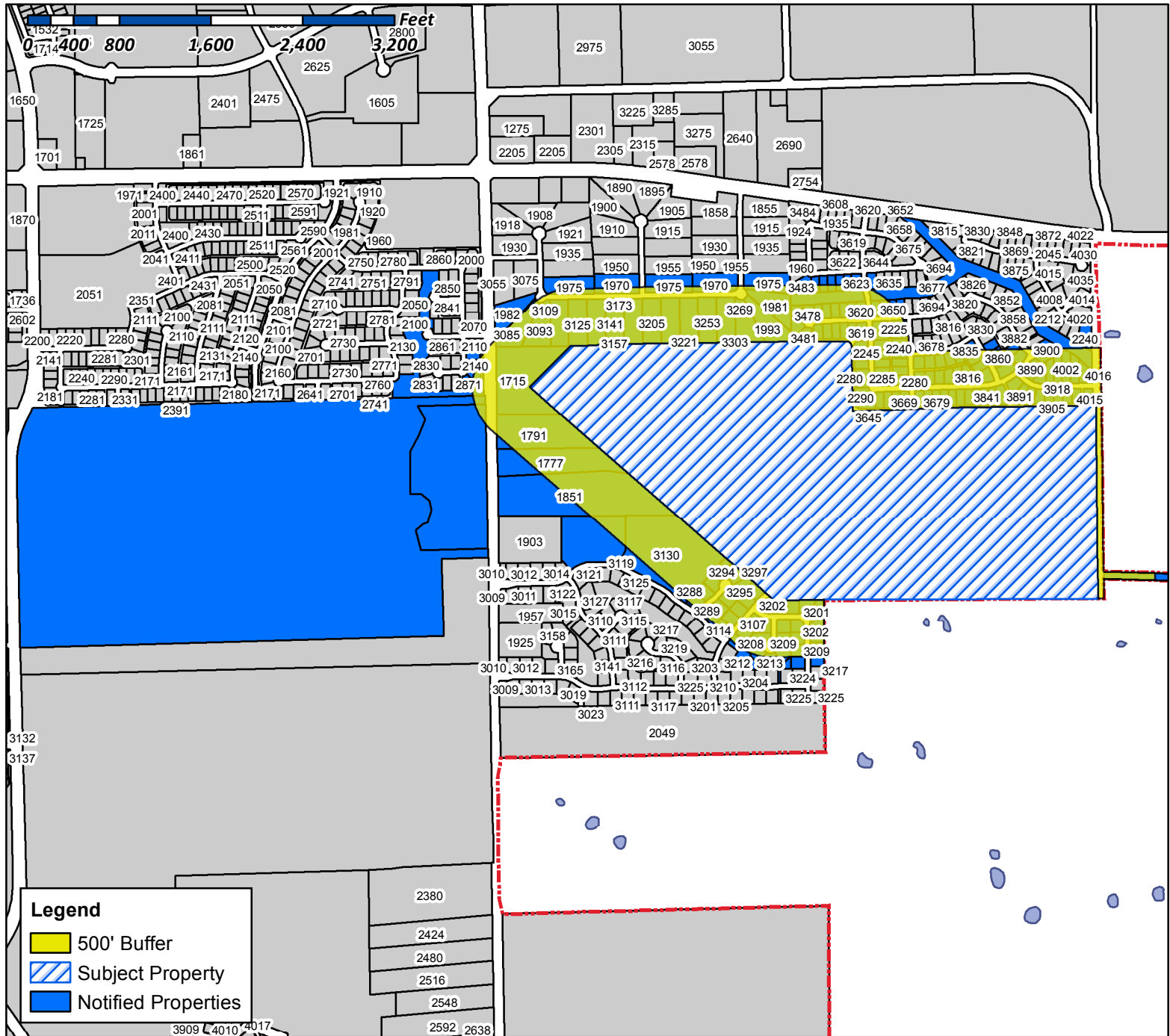
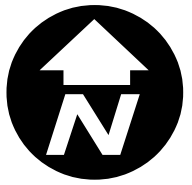




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

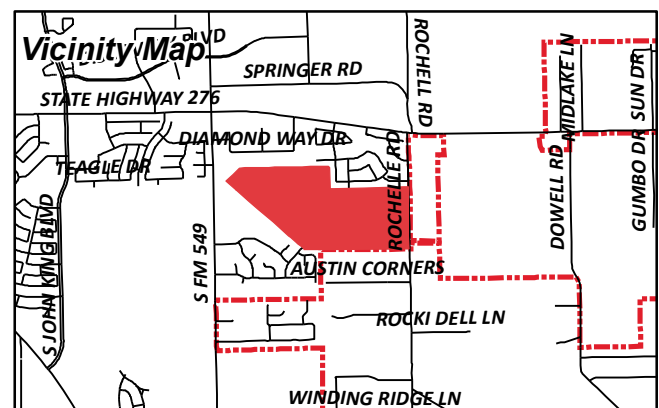
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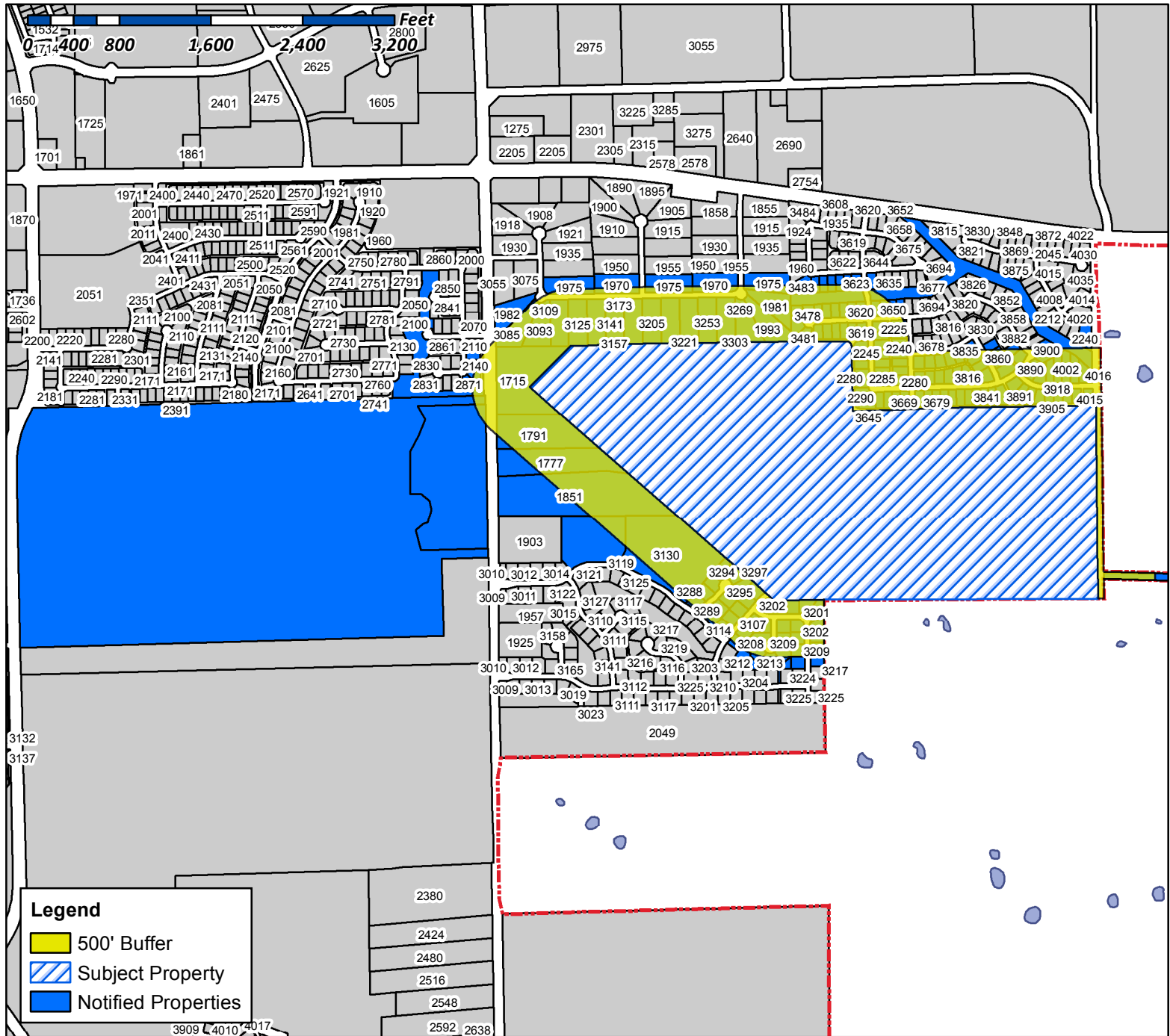
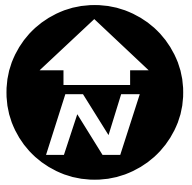




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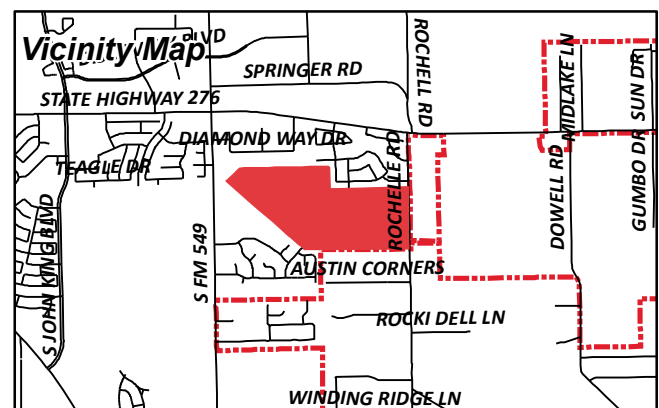
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For Questions on this Case Call (972) 771-7745



LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

GUAN HAIHUI & YUFENG TANG
1024 BUBB RD
CUPERTINO, CA 95014

TAFT GRANT A & BONNIE L
1040 PULLEN RD
ROCKWALL, TX 75032

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

PAPPAS NICHOLAS
11595 MINES RD
LIVERMORE, CA 94550

ROBERTSON JAMES E
1202 BAYSHORE DR
ROCKWALL, TX 75032

HOLMES NILES W & LINDA F
NILES HOLMES PC
122 JAMES DR
HEATH, TX 75032

CLIFTON STEPHEN E
1273 HIGHLAND DR
ROCKWALL, TX 75087

AMERICAN DREAM RENTALS LLC
A TEXAS LIMITED LIABILITY COMPANY
1285 NW PINE LAKE DR
STUART, FL 34994

MCLENDON COMPANY THE
13101 PRESTON RD STE 501
DALLAS, TX 75240

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

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

SUTKER ITAI
17353 HATTERAS ST
ENCINO, CA 91316

CURRENT RESIDENT
1777 FM549
ROCKWALL, TX 75032

RODRIGUEZ FAMILY TRUST
JOSE DAVID & CYNTHIA MARIA RODRIGUEZ
TRUSTEES
1791 S FM 549
ROCKWALL, TX 75032

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

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PAMELA MCCOLLUM
1970 COPPER RIDGE CIR
ROCKWALL, TX 75032

STEWART TOMMY & ANNETT
1970 SILVER VIEW LANE
ROCKWALL, TX 75032

HELMS DEBBIE B
1975 COPPER RIDGE CIR
ROCKWALL, TX 75032

BAGGETT BARBARA
1975 SILVER VIEW LN
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI
THOMAS
1975 STERLING CT
ROCKWALL, TX 75032

KIBIRA SHERRY
1981 SILVER VIEW LN
ROCKWALL, TX 75032

WOODALL TERRY G & JENNIFER
1982 STERLING CT
ROCKWALL, TX 75032

HARVEY DOUGLAS & DANA
1993 SILVER VIEW LN
ROCKWALL, TX 75032

KUREHA TOSHINARI
2084 QUEENS LN
SAN MATEO, CA 94402

CURRENT RESIDENT
2120 NEW HOLLAND DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

SURLA DIOSDADO MACAPAGAL & GAIL ALADIE
2140 NEW HOLLAND DR
ROCKWALL, TX 75032

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2220 ACACIA DR
ROCKWALL, TX 75032

COVINGTON JAMES & AMY
2225 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2230 ACACIA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2235 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2240 ACACIA DR
ROCKWALL, TX 75032

HIGGINBOTHAM JANET R &
MELANIE A EDWARDS
2240 RIVERBIRCH LN
ROCKWALL, TX 75032

HILL STEVEN W & PAMELA L
2240 TIMBER CREEK DR
ROCKWALL, TX 75032

WADE JUSTIN J
2245 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2250 ACACIA DR
ROCKWALL, TX 75032

GIDDENS ANTHONY & JERELYNN
2250 TIMBER CREEK DR
ROCKWALL, TX 75032

HOWLE MICHELE
2255 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2260 ACACIA DR
ROCKWALL, TX 75032

ROBINSON MARCELLE & COREY
2260 TIMBER CREEK DRIVE
ROCKWALL, TX 75032

LUTTRELL OSCAR & JEAN
2265 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2270 TIMBER CREEK DR
ROCKWALL, TX 75032

MAAYEH SOUHELL
2270 ACACIA DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2275 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2280 ACACIA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2280 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2285 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2290 TIMBER CREEK DR
ROCKWALL, TX 75032

WEST UNION INVESTMENT CO
23545 CRENSHAW BLVD STE 201
TORRANCE, CA 90505

HOCKINSON KIRK & KAREN
25 PRAIRIE FALCON DR
NOVATO, CA 94949

EMERY DIANE MEYER
2706 SUZANNE DR
ROWLETT, TX 75088

QUINLAN ROBERT JOHN AND TENA
2871 DEUTZ CT
ROCKWALL, TX 75032

MCKINNEY BRIAN DALE & DEBORAH MICHELLE
30 WINDSOR DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3020 GUADALUPE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3024 GUADALUPE DR
ROCKWALL, TX 75032

SZYNDROWSKI FAMILY TRUST
DENNIS SZYNDROWSKI TRUSTEE
3027 HIGH MEADOW LANE
SAN JOSE, CA 95135

AMH 2015-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

HUFF ARLENE R & ERIC
3093 DIAMOND WAY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3106 GUADALUPE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3107 GUADALUPE DR
ROCKWALL, TX 75032

TIMMINS TERREL P
3109 DIAMOND WAY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3110 GUADALUPE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3113 GUADALUPE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3114 GUADALUPE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3117 GUADALUPE DR
ROCKWALL, TX 75032

TIBBS CHRISTOPHER B &
DEANNA K
3125 DIAMOND WAY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3130 FONTANNA BLVD
ROCKWALL, TX 75032

GUZMAN GOMEZ SUSAN W &
ELVIN OMAR GUZMAN GOMEZ
3141 DIAMOND WAY DR
ROCKWALL, TX 75032

COLEMAN GREGORY D & PAMELA A
3157 DIAMOND WAY DR
ROCKWALL, TX 75032

CHAPMAN JERREL & MELBA
3173 DIAMOND WAY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3201 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3201 BOERNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3202 BOERNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3202 PECOS LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3203 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3205 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3205 PECOS LN
ROCKWALL, TX 75032

MILLER ERROL D & VICKI S
3205 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3206 BOERNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3208 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3209 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3209 PECOS LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3210 BOERNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3210 PECOS LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3212 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3213 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3213 PECOS LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3214 BOERNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3214 PECOS LN
ROCKWALL, TX 75032

SYBRANDY HENRY M AND CANDY I 1989
REVOCABLE TRUST
HENRY M AND CANDY I SYBRANDY TRUSTEES
3216 ERIE ST
SAN DIEGO, CA 92117

CURRENT RESIDENT
3217 PECOS LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3218 PECOS LN
ROCKWALL, TX 75032

HALBROOK R D & MARLENE S
3221 DIAMOND WAY DR
ROCKWALL, TX 75032

CAIN EULIN K II & ANITA J
3237 DIAMOND WAY DR
ROCKWALL, TX 75032

DURKEE DAVID M
3253 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

HUTTON RENELL AND JAMES
3269 DIAMOND WAY DR
ROCKWALL, TX 75032

PITTS JEREMY & LARA
3288 BASTROP CT
ROCKWALL, TX 75032

SINGLETERY JASON G & MONICA COGSWELL
3289 BASTROP COURT
ROCKWALL, TX 75032

RITTER DAVID W
3290 BASTROP CT
ROCKWALL, TX 75032

FOSTER MONTY AND KIMBERLEE
3291 BASTROP CT
ROCKWALL, TX 75032

MUMA JUSTIN D AND
JENNIFER L KING
3292 BASTROP CT
ROCKWALL, TX 75032

LANGFORD ROBERT S & JAIME
3293 BASTROP COURT
ROCKWALL, TX 75032

JENNINGS DONALD P & LINDA K
3294 BASTROP COURT
ROCKWALL, TX 75032

ELLIOTT JOHNNY Y &
JERUSHA L
3295 BASTROP CT
ROCKWALL, TX 75032

FREEMAN TODD M & JANA K
3297 BASTROP CT
ROCKWALL, TX 75032

HOGUE THOMAS E AND
MARGARET WILSON
3303 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

GRANGER KRISTIN & COREY
3475 BRISTLECONE CT
ROCKWALL, TX 75032

BROWN JOHN WENDELL
3478 BRISTLECONE COURT
ROCKWALL, TX 75032

CURRENT RESIDENT
3481 BRISTLECONE CT
ROCKWALL, TX 75032

MORGAN PAUL R
3483 SMOKETREE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3484 BRISTLECONE CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3489 BRISTLECONE CT
ROCKWALL, TX 75032

BINNS SHERI M & RONNIE
3490 BRISTLECONE CT
ROCKWALL, TX 75032

DIAZ ARMANDO N
3491 SMOKETREE DR
ROCKWALL, TX 75032

DWIRE JASON
3495 BRISTLECONE CT
ROCKWALL, TX 75032

GRADINARU IRINA M AND
ALEXANDRU GRADINARU
3496 BRISTLECONE COURT
ROCKWALL, TX 75032

CURRENT RESIDENT
3497 SMOKETREE DR
ROCKWALL, TX 75032

BETTS LONNIE L
3601 BRISTLECONE CT
ROCKWALL, TX 75032

DUREAULT-SIMONS SUZANNE P & MALCOLM
THOMAS SIMONS
3602 BRISTLECONE COURT
ROCKWALL, TX 75032

STEMBRIDGE VINCENT & ANGELA
3605 SMOKETREE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3607 BRISTLECONE CT
ROCKWALL, TX 75032

HOLT BRETT F AND SUSAN L
3608 BRISTLECONE CT
ROCKWALL, TX 75032

DAVIS SABRINA
3611 SMOKETREE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3613 BRISTLECONE CT
ROCKWALL, TX 75032

NORVELL MONTY G & TERESA A
3614 BRISTLECONE CT
ROCKWALL, TX 75032

MENDOZA DANIEL & KELLY
3617 SMOKETREE DR
ROCKWALL, TX 75032

DAVENPORT LINDSEY ELAINE AND
DREW ALLEN CARSON
3619 BRISTLECONE CT
ROCKWALL, TX 75032

STEINFELS MATHEW WAYNE
3620 BRISTLECONE CT
ROCKWALL, TX 75032

KELLEY CHRISTOPHER & KELLY
3623 SMOKETREE DR
ROCKWALL, TX 75032

FLORENCE ROBERT J & CANDICE J
3635 SMOKETREE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3645 LAUREL CROSSING DR
ROCKWALL, TX 75032

BROWN CHARLES W & MARIA S
3650 JUNIPER HILLS DR
ROCKWALL, TX 75032

CLARK JUSTIN L
3651 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3656 JUNIPER HILLS DR
ROCKWALL, TX 75032

COURTNEY SHANNON AND SHAMBRICA
3657 LAUREL CROSSING DR
ROCKWALL, TX 75032

KRANTZ LISA K WARE & ADAM L
3662 JUNIPER HILLS DR
ROCKWALL, TX 75032

KYLE LAURA
3663 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3668 JUNIPER HILLS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3669 LAUREL CROSSING DR
ROCKWALL, TX 75032

CROSSAN GEORGE N & JUDY A
3678 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3679 CHESTNUT TR
ROCKWALL, TX 75032

KILLINGSWORTH WILLIAM R AND
MARY ANN PETTON
3679 LAUREL CROSSING
ROCKWALL, TX 75032

CURRENT RESIDENT
3684 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3685 LAUREL CROSSING DR
ROCKWALL, TX 75032

KLESMIT ANN
3685 CHESTNUT TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
3690 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3691 CHESTNUT TR
ROCKWALL, TX 75032

CURRENT RESIDENT
3691 LAUREL CROSSING DR
ROCKWALL, TX 75032

BRECKENRIDGE BYRON LEE JR
3697 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

BARNES JENNIFER L
3801 CHESTNUT TRL
ROCKWALL, TX 75032

ANUAR MOSHE & KAREN
3801 NW 97TH AVE
HOLLYWOOD, FL 33024

CRAIG RANCE AUSTIN
3802 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

FIELDS GREGORY & TESSARA
3805 LAUREL CROSSING DR
ROCKWALL, TX 75032

MCCAIG LINDA S
3806 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3807 CHESTNUT TR
ROCKWALL, TX 75032

CURRENT RESIDENT
3811 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3816 LAUREL CROSSING DR
ROCKWALL, TX 75032

COPPOCK MICHAEL & LANESEA
3817 LAUREL CROSSING
ROCKWALL, TX 75032

BEAN RUSSELL S & JESSICA D
3823 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

VENTURA CELYN A
3829 LAUREL CROSSING DR
ROCKWALL, TX 75032

SHARPE CHARLES & MYRA JO
3835 CHESTNUT TRL
ROCKWALL, TX 75032

JENKINS LOY S AND CAROL J
3835 LAUREL CROSSING DR
ROCKWALL, TX 75032

GRAHAM MORTGAGE CORPORATION
3838 OAK LAWN AVENUE SUITE 1250
DALLAS, TX 75219

MCCARTER CHARLES & MARIA C
3841 CHESTNUT TRAIL
ROCKWALL, TX 75032

GOMEZ OSCAR SR
3841 LAUREL CROSSING DR
ROCKWALL, TX 75032

HARRISON CLINTON
3842 CHESTNUT TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
3847 CHESTNUT TR
ROCKWALL, TX 75032

MELLEN JUSTIN C & CRYSTAL R
3848 CHESTNUT TRL
ROCKWALL, TX 75032

BATEY DONALD J AND DONNA S
3854 CHESTNUT TR
ROCKWALL, TX 75032

NOTT PHILLIP
3855 CHESTNUT TRAIL
ROCKWALL, TX 75032

ROWELL ARNOLD B & JACQUELYN
3860 CHESTNUT TRL
ROCKWALL, TX 75032

GERSON AND LESSER REVOCABLE TRUST
RANDI T GERSON AND SARA R LESSER TRUSTEES
387 43RD ST
OAKLAND, CA 94609

SMITH OLIVER HUGHIE & NATASHA COLETTE
3885 JUNIPER HILLS DR
ROCKWALL, TX 75032

KNEAREM BEAU J
3885 POPLAR POINT DR
ROCKWALL, TX 75032

THOMAS JOHN SCOTT & TAMMY L
3890 POPLAR POINT DR
ROCKWALL, TX 75032

WILLIAMS MICHAEL AND MICHELLE
3891 POPLAR POINT DR
ROCKWALL, TX 75032

BENNETT CLAY
3893 JUNIPER HILLS DR
ROCKWALL, TX 75032

NEFF NATHANIEL J
3894 JUNIPER HILLS DR
ROCKWALL, TX 75032

ELLINGSON NATHAN AND ALISSA
3899 POPLAR POINT DR
ROCKWALL, TX 75032

DUMAS CAMERON
39 ALMADOR
IRVINE, CA 92614

FORTNER MICHAEL AND JENNIFER
3900 JUNIPER HILLS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3902 POPLAR POINT DR
ROCKWALL, TX 75032

BASHAM RYAN
3905 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3910 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3911 POPLAR POINT DR
ROCKWALL, TX 75032

COLLINSWORTH TERRY RAY & SHIRLEY ANN
3918 POPLAR POINT DRIVE
ROCKWALL, TX 75032

FERGUSON MONDE & JONATHAN
3919 POPLAR POINT DR
ROCKWALL, TX 75032

BATES DOUGLAS & ANITA
4001 POPLAR POINT DR
ROCKWALL, TX 75032

WILLIAMS DAVID R & LEAANN
4002 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4007 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4008 POPLAR POINT DR
ROCKWALL, TX 75032

NEEB ASHTON J AND BETHANY G
4015 POPLAR POINT DR
ROCKWALL, TX 75032

CANTU JUAN GABRIEL JR AND DOREEN N
4016 POPLAR POINT DR
ROCKWALL, TX 75032

CARR JIMMIE T
506 GILTIN DR
ARLINGTON, TX 76006

HOUCK BARBARA JOAN
5918 BUFFRIDGE TRAIL
DALLAS, TX 75252

MILLER HEATHER F AND
GARY W AND VICKI MILLER
616 PLANTATION ST
MESQUITE, TX 75150

FONTANNA RANCH PHASE II LP
6750 HILLCREST PLAZA DR SUITE 213
DALLAS, TX 75230

MCCUEN STEVE
714 BAXTER TR
FATE, TX 75087

EVERGREEN HOLDINGS LLC
716 COUNTRY CLUB DR
HEATH, TX 75032

IHEARTMEDIA TOWER CO I (AM) LLC
VERTICAL BRIDGE CC PARENT LLC
750 PARK OF COMMERCE DR SUITE 200
BOCA RATON, FL 33487

ZHIXING REN & ZHIPU SHU
7572 BOLLINGER RD
CUPERTINO, CA 95014

PETERSON JUSTIN H & LAURA C REVOCABLE
LIVING TRUST
9710 OCTOBER GLORY LN
ROWLETT, TX 75089

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

MALTEZ RAOUL A
PO BOX 1314
FAIR OAKS, CA 95628

LEVY ISAAC & SANDY
PO BOX 1332
ROCKWALL, TX 75087

MOORE WARD J
PO BOX 29068
SAN FRANCISCO, CA 94129

PROGRESS RESIDENTIAL 2015-3 BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

SHEN HANOANH MICHELLE
PO BOX 794977
DALLAS, TX 75379

MCCUEN STEVEN W
PO BOX 953
ROCKWALL, TX 75087



November 17, 2017

Mr. Ryan Miller, AICP
Director of Planning
City of Rockwall
385 S. Goliad
Rockwall, TX 75074

RE: TERRACINA ESTATES TRACT II
98.341 acres
ROCKWALL, TX

Dear Mr. Miller:

We hereby request an appointment with the planning and zoning commission to reconsider our application for the zoning of Terracina Estates Tract Two. We have added additional acreage and made substantial revisions to the lay-out. We will not be requesting any exceptions to the requirements of PD-82 which we are developing. The PD revisions include larger lots, additional open space, and an additional park area. The density has been reduced to 1.5 units per acre.

If you have any questions or if we can be of any further assistance, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Hovas", is written over a light blue wavy background.

Richard Hovas, P.E.

ENGINEERING CONCEPT DESIGN, LP

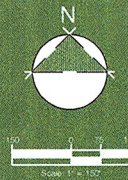


TOTAL ACREAGE	98.341 AC.	
MAXIMUM DENSITY	1.50 D.U./AC.	
TOTAL LOTS - 148	122 LOTS (65'x125')	
	16 LOTS (80'x125')	
	10 LOTS (25,000 S.F.)	
TOTAL OPEN SPACE	50.46 AC. (51%)	
PARK AREA	2.24 AC.	(4%)
OPEN SPACE	45.16 AC.	(90%)
DETENTION	3.06 AC.	(6%)

10 OWNERS:
THE MCCLENDON COMPANY
13101 PRESTON ROAD, SUITE 501, DALLAS, TEXAS 75240
ISABEL GARRETT 972-991-1825 isabel@mcclendon.com

VERTICAL BRIDGE CC PARENT LLC
750 PARK OF COMMERCE DRIVE, SUITE 200, BOCA RATON, FL 33487
BUDDY NORMAN 561-406-4028 BNorman@verticalbridge.com

APPLICANT:
DOUGLAS PROPERTIES INC.
2309 AVENUE K, SUITE 100, PLANO, TEXAS 75074
JIM DOUGLAS 972-422-1568 jim.douglasproperties@gmail.com



CONCEPT PLAN
TERRACINA ESTATES PHASE II
ROCKWALL, TEXAS

Engineer.

ENGINEERING CONCEPTS & DESIGN, L.P.

CIVIL, ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES

1000 RECONSTRUCTION BLVD SUITE 1145
DALLAS, TEXAS 75208

DESCRIPTION

98.341 acre

John A. Ramsey Survey AB- 127
City of Rockwall, Rockwall County, Texas

BEING a 98.341 acre tract of land located in the John A. Ramsey Survey AB- 127, in the City of Rockwall, Rockwall County, Texas, being a part of Tracts 1 and 2 as described in a deed to The McClendon Corporation as recorded in, Volume 91 Page 526, Deed Records Rockwall County Texas (DRRCT) and Tract 3 as described in a deed to Iheartmedia Tower Co. I(am), LLC as recorded in, Instrument No. 20150000005151, Deed Records Rockwall County Texas(DRRCT) and more particularly described as follows;

COMMENCING at a found 1/2-inch iron rod for the southwest corner of Sterling Farms Addition, an Addition to the City of Rockwall as recorded Slide C, Page 396, Plat Records Rockwall County Texas (PRRCT), said point being in the common north line of said Tract 2, and being in the East right of way line for Farm to Market Road 543;

THENCE N 88°52'38" E with the common line of said McClendon Tract 2, and said Addition a distance of 665.59 feet to the POINT OF BEGINNING, from said point a found iron rod for the common southerly corner of Lots 17 and 16 of said Sterling Farms Addition bears N 88°52' E, 136.53 feet;

THENCE N 88°04'30" E, a distance of 140.05 feet to a found 1/2-inch iron rod;

THENCE N 88°52'36" E, a distance of 1773.18 feet to a point for southeast corner of said Sterling Farms Addition, and the westerly southwest corner of Timber Creek Estates, Phase 2 & 3, an Addition to the City of Rockwall as recorded in Cabinet E, Slides 55-57, Plat Records Rockwall County Texas (PRRCT);

THENCE easterly and southerly with the line common to said Timber Creek Estates and said McClendon tract 2 as follows:

N 89°51'04" E, a distance of 523.95 feet to a point for a corner in said common line;

S 01°05'16" E, a distance of 612.61 feet to a 1/2-inch iron rod for the southerly southwest corner of said Timber Creek Estates;

THENCE S 01°01'20" E continuing with the east line of said McClendon tract and with the west line of that West Union Investments, Co. tract as described in Volume 377, Page 273, Deed Records Rockwall County Texas, at 1644.86 feet pass a found 3/8-inch iron rod, continuing for a total distance of 1648.36 feet to a found fence post for corner, being on the north line of Ridge Haven Estates, an Addition to the City of Rockwall as recorded in Book A, Slide 213, (PRRCT);

THENCE N 88°53'47" W with the north line of said Addition, a distance of 284.75 feet to a found 1/2-inch iron rod for the northwest corner of said Addition, same being the northeast corner of Fontanna Ranch Phase II, an Addition to the City of Rockwall as recorded in Instrument No. 20170000010844, Official Public Records Rockwall County Texas (OPRRCT);

THENCE S 89°19'19" W with the north line of Fontanna Ranch, a distance of 447.16 feet to a found 1/2-inch iron rod;

THENCE N 01°00'46" W, a distance of 18.05 feet to a found iron rod with Powell & Powell cap for a corner of said Fontanna Ranch and being the southwesterly corner of that tract described in a Special

Warranty Deed to iHeartMedia Tower Company, I, LLC, as recorded in Instrument No. 20150000005151, (OPRRCT);

THENCE N 48°51'10" W, a distance of 2825.34 feet to a found 5/8-inch iron rod with Powell & Powell cap for the northwest corner of said iHeartMedia Tower Company tract;

THENCE N 48°05'00" E, with the northwesterly line of said iHeartMedia Tower Company tract, a distance of 515.38 feet to the POINT OF BEGINNING, and containing 98.3415 acres of land, more or less.