



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

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 _____

SUBDIVISION

T.R. Bailey Survey Abstract No. 30

LOT _____

BLOCK _____

GENERAL LOCATION

Northeast Corner of John King Boulevard & F.M. 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-74 - General Retail

CURRENT USE

Vacant

PROPOSED ZONING

Amending PD-74

PROPOSED USE

Retail, Medical Office

ACREAGE

17.3 Acres

LOTS [CURRENT]

One (1)

LOTS [PROPOSED]

Seven (7)

☒ **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

NEC John King & 552 LP

☐ APPLICANT

Michael F. Twichell, L.P.

CONTACT PERSON

Jim Duggan

CONTACT PERSON

Michael Twichell

ADDRESS

7500 San Jacinto Pl.

ADDRESS

3624 Oak Lawn Avenue

CITY, STATE & ZIP

Plano, Texas 75024

CITY, STATE & ZIP

Dallas, Texas 75219

PHONE

214-801-9940

PHONE

214-521-3066

E-MAIL

jim@dugganrealty.com

E-MAIL

mtwichell@twichell.biz

NOTARY VERIFICATION [REQUIRED]

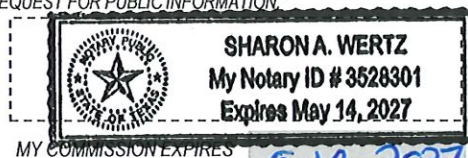
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jim Duggan [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

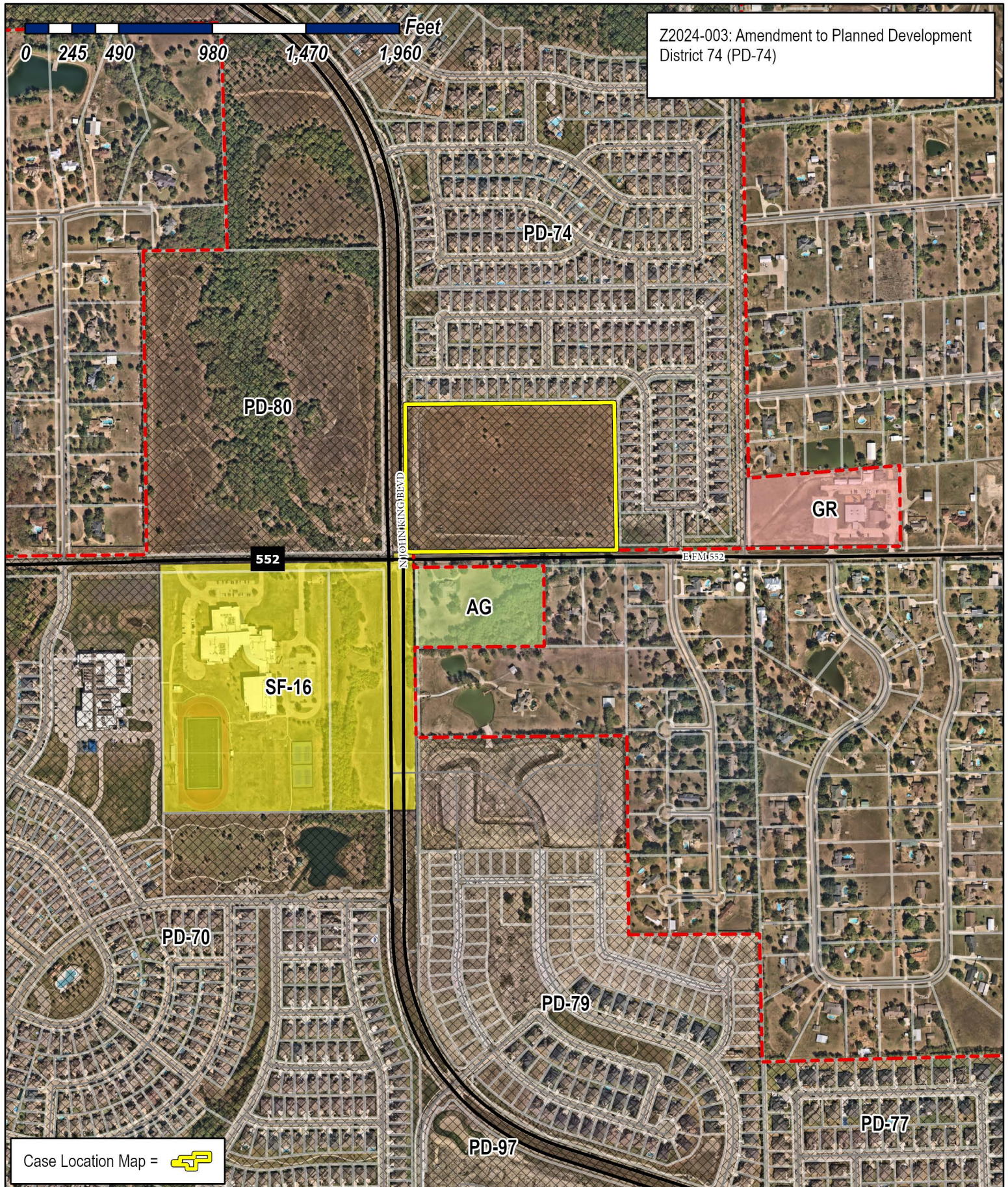
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 18th DAY OF January, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 



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.

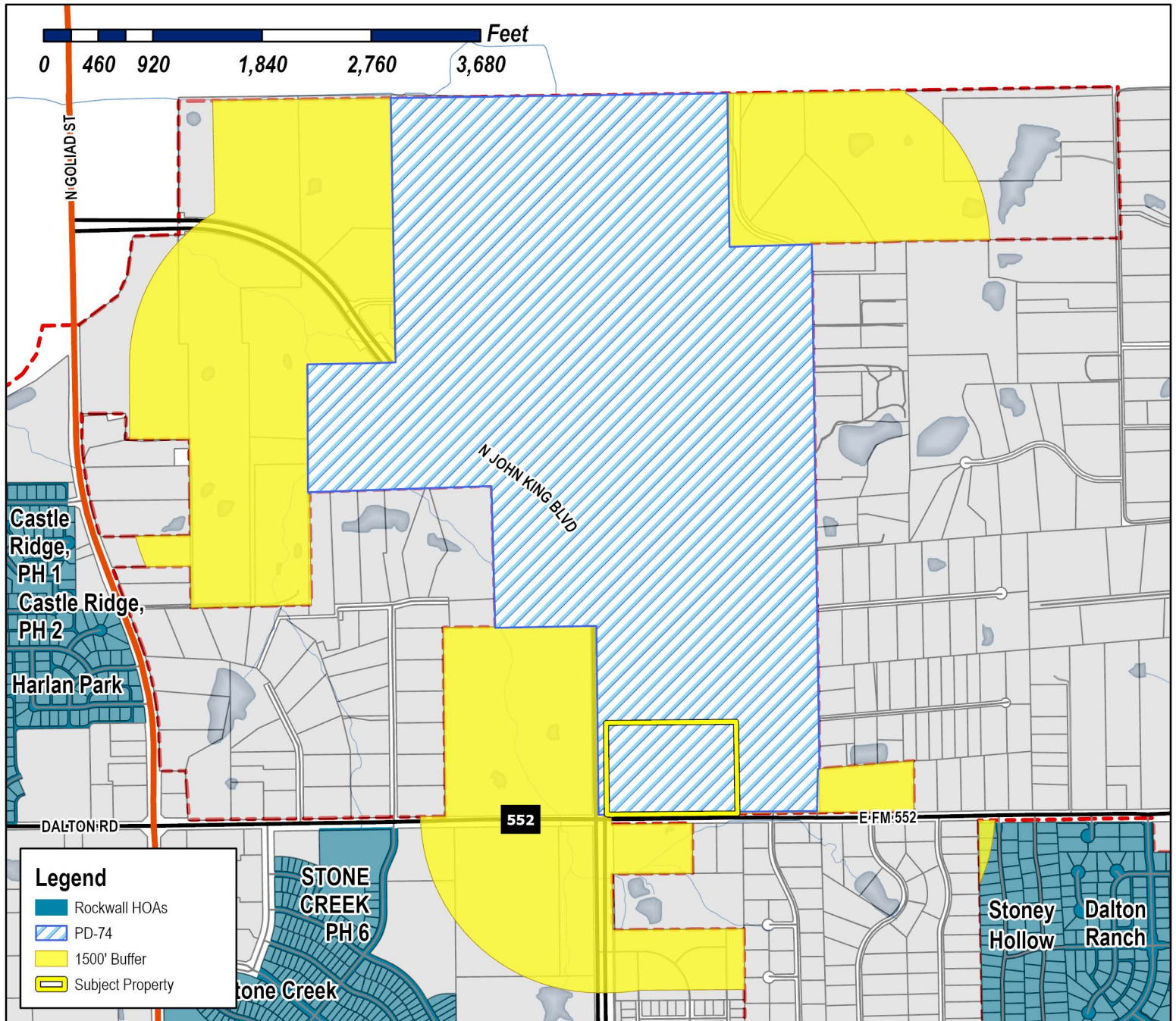




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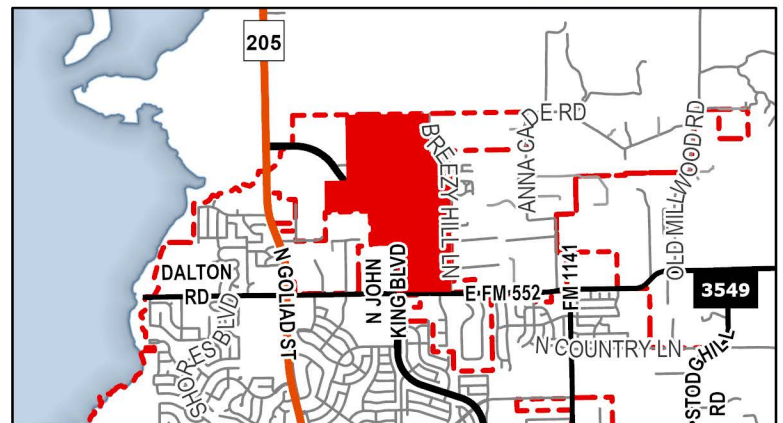
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Case Number: Z2024-003
Case Name: Amendment to PD-74
Case Type: Zoning
Zoning: Planned Development District 74 (PD-74)
Case Address: NEC of John King Blvd. & FM 552

Date Saved: 1/19/2024

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

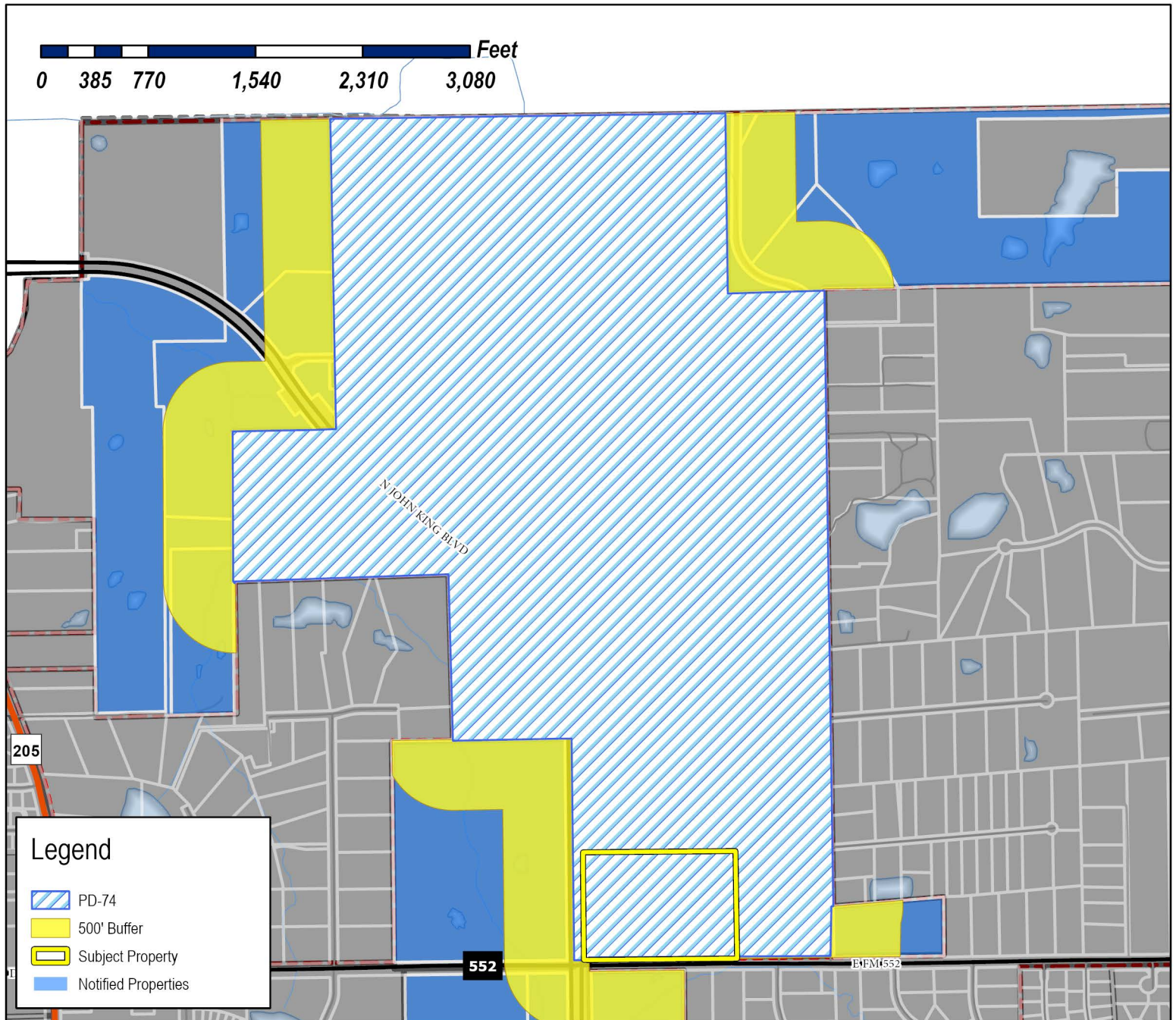




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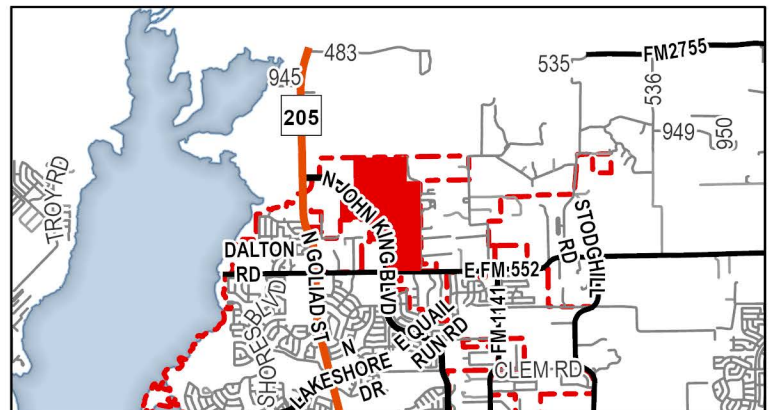
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WILEY WILLIAM J & DEBRA ANN
1 KIMBERLY LN
ROCKWALL, TX 75087

STONE JEFFREY C II AND LAURA B
1000 HEATHER FALLS DR
ROCKWALL, TX 75087

WIGINGTON CHAD W AND HANNAH L
1001 AMBER KNOLL DR
ROCKWALL, TX 75087

BAILEY KELVIN BRENT AND JAMI K HENRY
1001 CALM CREST DR
ROCKWALL, TX 75087

JELLENKE AKINYEMI TAIWO
1001 CASCADING CREEK DR
ROCKWALL, TX 75087

GREGORY T AND KATRINA A SLAUGHTER
REVOCABLE LIVING TRUST
1001 EMBER CREST DR
ROCKWALL, TX 75087

GASTON-BELL MICHAEL A AND BRIANNA K
1001 FOXHALL DRIVE
ROCKWALL, TX 75087

RODGERS JON-MICHAEL AND JAMIE
1001 LAZY BROOKE DR
ROCKWALL, TX 75087

MOCK GRETCHEN GAIL
1001 PLEASANT VIEW DR
ROCKWALL, TX 75087

CHECCHI JEFFERY AND
GREGORY CHECCHI
1002 AMBERKNOLL WAY
ROCKWALL, TX 75087

PETRIE DAVID MARK AND DEBRA
1002 CALM CREST DR
ROCKWALL, TX 75087

CECIL TODD AND AMBER
1002 CATTERICK DR
ROCKWALL, TX 75087

THOMAS VERNON EDWARD JR AND ANGELA
MARIE
1002 EMBER CREST DRIVE
ROCKWALL, TX 75087

AJETUNMOBI JESSICA ABIBOLA
1002 FOXHALL DR
ROCKWALL, TX 75087

ALMANZA SCOTTY CASIMIRO AND
ANA KAREN TORRES
1002 HUNTERS CREEK DR
ROCKWALL, TX 75087

CANTU MATTHEW PHILIP AND NICOLE
CHRISTINE
1002 LAZY BROOKE DR
ROCKWALL, TX 75087

RAMSEY JON R AND ROBIN E
1002 PLEASANT VIEW DR
ROCKWALL, TX 75087

PACKER CLINT AND MICHELL
1003 HEATHER FALLS
ROCKWALL, TX 75087

JACKSON GRANT & MELISSA
1003 SABLE DR
ROCKWALL, TX 75087

RONI MAX AND AYSUN
1004 AMBER KNOLL DR
ROCKWALL, TX 75087

CALIXTO CELIA & HORACIO SALGADO
1004 HEATHER FALLS DR
ROCKWALL, TX 75087

SATTERFIELD JOHN LEE AND KRISTIN EDSTROM
1004 SABLE DR
ROCKWALL, TX 75087

RESIDENT
1005 CASCADING CREEK DR
ROCKWALL, TX 75087

WALKER ERIC JAMES & LAUREN
1005 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

MCCALLUM JASON E AND ZAIDA JORAI-
MCCALLUM
1005 CALM CREST DRIVE
ROCKWALL, TX 75087

GOODWIN ALLAN AND JULIE
1005 EMBER CREST DR
ROCKWALL, TX 75087

MILLER PATRICK WILLIAM AND MELISA CRISTINE
1005 FOXHALL
ROCKWALL, TX 75087

FRANCISCO CODY AND SARAH R
1005 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

TURNER ROBERT CRAIG AND
BETH ALLISON PATTERSON
1005 LAZY BROOKE DR
ROCKWALL, TX 75087

ARMSTRONG LAMIKKA DYLANA AND TERRANCE
L
1005 PLEASANT VIEW DR
ROCKWALL, TX 75087

RESIDENT
1006 CASCADING CREEK DR
ROCKWALL, TX 75087

EDMOUNDSON VERNON SCOTT & JENNIFER KAY
1006 AMBER KNOLL DR
ROCKWALL, TX 75087

ALONSO MATTHEW
1006 CALM CREST DRIVE
ROCKWALL, TX 75087

ERIC J AND ANGIANI F BOWERMAN FAMILY
TRUST
ERIC J AND ANGIANI F BOWERMAN- TRUSTEES
1006 CATTERICK DRIVE
ROCKWALL, TX 75189

GWYNN MATTHEW AND ALICIA
1006 EMBER CREST DRIVE
ROCKWALL, TX 75087

GRIFFIN SVETLANA & BRANDON
1006 FOXHALL DR
ROCKWALL, TX 75087

GALLAGHER JOHN AND ANNA
1006 HUNTERS CREEK DR
ROCKWALL, TX 75087

SALISBURY KENNETH DOUGLAS II AND DULCIE
OLIVIA
1006 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

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1007 HEATHER FALLS DR
ROCKWALL, TX 75087

JAMBROVIC DAVID & VALERIE
1007 SABLE DRIVE
ROCKWALL, TX 75087

MCGUIRE XAVIER AND TANESHIA
1008 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

BERRY MARKEITH JERMAINE AND JENNIFER
SUMICKO
1008 SABLE DRIVE
ROCKWALL, TX 75087

RESIDENT
1009 CASCADING CREEK DR
ROCKWALL, TX 75087

HOOVER BRIAN B & CHRISTINA L
1009 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

ORMAND HEATHER EMMANUEL AND JASON E
1009 CALM CREST DRIVE
ROCKWALL, TX 75087

NUSS JARED AND CHARLOTTE
1009 EMBER CREST DR
ROCKWALL, TX 75087

GERVAIS MICHAEL AND KELLY
1009 FOX HALL DR
ROCKWALL, TX 75087

SAVAGE COURTNEY ELIZABETH
1009 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

SIMBI CLEOPAS AND NYARADZAI
1009 LAZY BROOKE DR
ROCKWALL, TX 75087

DAVID STROH LIVING TRUST
DAVID STROH - TRUSTEES
1009 PLEASANT VIEW DR
ROCKWALL, TX 75087

RESIDENT
1010 AMBER KNOLL DR
ROCKWALL, TX 75087

RESIDENT
1010 HUNTERS CREEK DR
ROCKWALL, TX 75087

AGOSTINI MICHAEL AND RAELENE FAITH
1010 CALM CREST DR
ROCKWALL, TX 75087

YOUSEF RITA A & OSAMA S SHENOUDA
1010 CASCADING CREEK DR
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
1010 CATTERICK DR
ROCKWALL, TX 75087

SLOAN AARON KRAUSKOPF AND
JACQUELINE SILVA BURLESON
1010 EMBER CREST DRIVE
ROCKWALL, TX 75087

NI AITAO AND
XIAOLING LI
1010 FOXHALL DRIVE
ROCKWALL, TX 75087

HARRISON JAY AND COLLEEN
1010 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

WEAVER JAMES CHRISTOPHER & JULIA
1010 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
1011 SABLE DR
ROCKWALL, TX 75087

SORENSEN DALE L
1011 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

PITT EMERIC OLUMUYIWA AND KHADIJA
1012 HEATHER FALLS DR
ROCKWALL, TX 75087

JOHNSON ARRENA AND GARRY
1012 SABLE DR
ROCKWALL, TX 75087

RESIDENT
1013 CASCADING CREEK DR
ROCKWALL, TX 75087

RESIDENT
1013 FOXHALL DR
ROCKWALL, TX 75087

RESIDENT
1013 LAZY BROOKE DR
ROCKWALL, TX 75087

BOURKE DANIEL E & JULIE A PRUITT
1013 CALM CREST DRIVE
ROCKWALL, TX 75087

NOBLES DALLAS A AND KRISTEN L
1013 EMBER CREST DR
ROCKWALL, TX 75087

GARDIN KELLY M AND
ASUNCION L FRENCH
1013 HUNTERS CREEK DR
ROCKWALL, TX 75087

RESIDENT
1014 CASCADING CREEK DR
ROCKWALL, TX 75087

ROBISON CHELSEY BYRON AND DALE K O'DAY
1014 21ST STREET SOUTH
ARLINGTON, VA 22202

JOHN JACOB AND LIZYAMMA JACOB
1014 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

FLYNN FAMILY REVOCABLE TRUST
PATRICK M AND JACQUELINE K FLYNN
1014 CALM CREST DR
ROCKWALL, TX 75087

SNARE RYAN C AND CHELSEA L
1014 CATTERICK DR
ROCKWALL, TX 75087

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RAZA HASAN SAYED
1014 EMBER CREST DR
ROCKWALL, TX 75087

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1014 FOXHALL DR
ROCKWALL, TX 75087

GILMORE RHONDA
1014 HUNTERS CREEK DR
ROCKWALL, TX 75087

KILGALLEN JOSEPH AND ANGELA
1014 LAZY BROOKE DR
ROCKWALL, TX 75087

DAVILA ARMANDO
1014 PLEASANT VIEW DR
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HEIKKINEN PAUL HAROLD AND MARSHA KAY
1015 HEATHER FALLS DRIVE
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HINDS HALEY & BLAKE DUDLEY
1015 SABLE DR
ROCKWALL, TX 75087

SALCIDO JUAN
1016 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

CROWDER MICHAEL & SOMAR
1016 SABLE DR
ROCKWALL, TX 75087

RESIDENT
1017 LAZY BROOKE DR
ROCKWALL, TX 75087

THOMAS SEDRIC A AND ALISHHA B
1017 CALM CREST
ROCKWALL, TX 75087

BEYA CHRISTAY
1017 CASCADING CREEK DR
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RAMDHAN RENATE E & BYRON B
1017 EMBER CREST DRIVE
ROCKWALL, TX 75087

KIM ALEXANDER SANGTAE AND
YOUNGMEE LEE
1017 FOXHALL DRIVE
ROCKWALL, TX 75087

GILBREATH HENRY TERRY AND VICKI L
1017 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

WILLIAMS BRENT J AND JULIE P
1017 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
1018 CASCADING CREEK DR
ROCKWALL, TX 75087

DOMINGUEZ JESUS MARTINEZ AND
ROSA LINDA MARTINEZ
1018 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

SARKISSIAN HAMLET & LILIYA V ZHDANOVA
1018 CALM CREST DRIVE
ROCKWALL, TX 75087

HOOD THOMAS FREDRICK AND CARRIE
1018 CATTERICK DR
ROCKWALL, TX 75087

CAPERTON DAVID AND KITSY
1018 EMBER CREST DRIVE
ROCKWALL, TX 75087

MARSHALL STEVEN AND CHANETTE
1018 FOXHALL DR
ROCKWALL, TX 75087

MORGENSTERN KEN IRVIN & ROWENA
1018 HUNTERS CREEK DR
ROCKWALL, TX 75087

HERNANDEZ DEXTER R AND KENNA M
1018 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RUDDIS BECKY AND MARK
1018 PLEASANT VIEW DR
ROCKWALL, TX 75087

WALKER BRIAN AND KAITLIN
1019 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

LARYEA NII AMARTEY & JOSELINE ELIZABETH
1019 SABLE DR
ROCKWALL, TX 75087

RESIDENT
1020 CASCADING CREEK DR
ROCKWALL, TX 75087

ZHOU YUAN AND
JESSICA ZHUOYING JIANG
1020 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

EKSTROM COLTON A & NICOLE C
1020 SABLE DR
ROCKWALL, TX 75087

HAMDAN TRAVIS AND SUMMER
1020 WINDY HILL LN
ROCKWALL, TX 75087

RESIDENT
1021 LAZY BROOKE DR
ROCKWALL, TX 75087

YODER KARL JACOB
1021 CALM CREST DRIVE
ROCKWALL, TX 75087

TUTIKA NAGA SANTOSH KUMAR
1021 CASCADING CREEK DR
ROCKWALL, TX 75087

GRANT TYRONE D & LYNN
1021 EMBER CREST DR
ROCKWALL, TX 75087

PETROS ALLEN WAYNE JR AND JUSTINE NICOLE
1021 FOXHALL DR
ROCKWALL, TX 75087

REESE ALEXANDER HOFFMAN AND STEPHANIE
1021 HUNTERS CREEK DR
ROCKWALL, TX 75087

CONFIDENTIAL
1021 PLEASANT VIEW DR
ROCKWALL, TX 75087

BABALOLA SHOLA DANIEL
1021 SABLE DR
ROCKWALL, TX 75087

RESIDENT
1022 HUNTERS CREEK DR
ROCKWALL, TX 75087

APODACA ANNA M
1022 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

SPRAY KATHERINE
1022 CALM CREST DR
ROCKWALL, TX 75087

SAHM JULIE AND
CHRISTOPHER HENDERSON
1022 CATTERICK DR
ROCKWALL, TX 75087

MAGANA LUCERO
1022 EMBER CREST DRIVE
ROCKWALL, TX 75087

SCHEFFER KRISTIN AND ROBERT
1022 FOXHALL DRIVE
ROCKWALL, TX 75087

HERNANDEZ JASON AND ROBBIN
1022 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

BIANCO DIEGO L
1022 PLEASANT VIEW DR
ROCKWALL, TX 75087

LITTLE HOUSTON AND KATHERINE
1023 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

RESIDENT
1024 CASCADING CREEK DR
ROCKWALL, TX 75087

HOTT GLENN WILLIAM JR AND SHERMA
SHARON
1024 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

RANDHAWA RAJBIR K AND
SIKANDER SINGH
1024 SABLE DRIVE
ROCKWALL, TX 75087

SCHUBERT ERIC C AND JANE HARDIN
1024 WINDY HILL LANE
ROCKWALL, TX 75087

RESIDENT
1025 CASCADING CREEK DR
ROCKWALL, TX 75087

TRIPON DANIEL AND NICOLETA
1025 AMBER KNOLL DR
ROCKWALL, TX 75087

JONES MIRONDA A
1025 CALM CREST DRIVE
ROCKWALL, TX 75087

KOETJE TIMOTHY JON
1025 EMBER CREST DR
ROCKWALL, TX 75087

SINGH KRISHNABEN H & HARPREET
1025 FOXHALL DRIVE
ROCKWALL, TX 75087

SAJAN RICHIE AND ALISON
1025 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

CURCIO JOHN ANDREW
1025 LAZY BROOKE DR
ROCKWALL, TX 75087

RHODES BARRY AND CARLA
1025 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

VALAYIL RUBEN & ELIZABETH
1025 SABLE GLEN DRIVE
ROCKWALL, TX 75087

RESIDENT
1026 FOXHALL DR
ROCKWALL, TX 75087

TRINIDAD MICHAEL AND NICKI RENEE
1026 AMBER KNOLL DR
ROCKWALL, TX 75087

EDWARDS VERNON LAJUIN & ETTA MICHELLE
1026 CALM CREST DRIVE
ROCKWALL, TX 75087

SODUNOLA OMOLARA A
1026 EMBER CREST DRIVE
ROCKWALL, TX 75087

HIGGINS CHRISTOPHER J & YOLANDA LAWLER
1026 HUNTERS CREEK DR
ROCKWALL, TX 75087

ARRAMBIDE JOSE L AND MELISSA L
1026 LAZY BROOKE DR
ROCKWALL, TX 75087

RESIDENT
1027 SABLE DR
ROCKWALL, TX 75087

MORRIS DOUGLAS D
1027 BREEZY HILL LN
ROCKWALL, TX 75087

RESIDENT
1028 SABLE DR
ROCKWALL, TX 75087

HUSEIN SAMEENA SAMAR
1028 CASCADING CREEK DR
ROCKWALL, TX 75087

SHULMAN ARIEL MADISON
1028 WINDY HILL LANE
ROCKWALL, TX 75087

HEITSHUSEN LUKE CHRISTIAN AND RAIN
RAMSEY
1029 AMBER KNOLL DR
ROCKWALL, TX 75087

CHAVEZ PHILLIP AND DOLORES EMILY
1029 CALM CREST DR
ROCKWALL, TX 75087

DEFEBAGH CONNOR AND KELSEY
1029 HUNTERS CREEK DR
ROCKWALL, TX 75087

WOOD CLINTON AND JULIE
1030 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

FLORES JORGE AND
NAOMI SHALIT
1030 EMBER CREST DRIVE
ROCKWALL, TX 75087

ISOM BERNADETTE HENSLEY
1030 HUNTERS CREEK
ROCKWALL, TX 75087

VAZ ROCKY AND JULIET ANITA
1032 WINDY HILL LANE
ROCKWALL, TX 75087

RESIDENT
1033 AMER KNOLL DR
ROCKWALL, TX 75087

KNIGHT ELIZABETH O
1033 CALM CREST DR
ROCKWALL, TX 75087

FAULKNER GARY AND
TRACY SICKLES
1033 FAWN TRAIL
ROCKWALL, TX 75087

SCHLEICHER CHARLES
1036 WINDY HILL LANE
ROCKWALL, TX 75087

BARNEY MICHELLE AND ROBERT JR
1037 AMBER KNOLL DR
ROCKWALL, TX 75087

BUTLER MICHAEL GLENN AND THERESA LYNN
1037 FAWN TRAIL
ROCKWALL, TX 75087

WORKMAN WILLIAM GREGORY AND TINA
MARIE
1037 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

GRMOLYES GREG EDWARD & TAWNIA SHREE
1049 HUNTERS CREEK DR
ROCKWALL, TX 75087

RESIDENT
1052 HUNTERS CREEK DR
ROCKWALL, TX 75087

TANGELLA SURESH K AND RADHIKA
1055 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

DEGINETU KIDIST AND
AYELE ESHETE
1056 HUNTERS CREEK DR
ROCKWALL, TX 75087

EDWARDS CHARLES GORDON AND DEBBIE
HALLY
1059 HUNTERS CREEK
ROCKWALL, TX 75087

SMITH LINDSAY & JASON
1060 HUNTERS CREEK DR
ROCKWALL, TX 75087

AGOSU JOSEPH & OMOLOLA
1063 HUNTERS CREEK DR
ROCKWALL, TX 75087

BRAY RUSSELL ALLEN AND JESSICA LEE
1064 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

BAQUEDANO JULIO AKA JULIO BAQUEDANO
CARDENAS AND
ROSA MARIA TORRES FUNES
1068 HUNTERS CREEK DR
ROCKWALL, TX 75087

AKPENYI CHUKWUKA ANTHONY
1206 RYANN ROSE CREEK LN
KATY, TX 77494

RESIDENT
1313 FM552
ROCKWALL, TX 75087

HAQ NABEEL K AND ABIDA N
1321 UPLAND DR # 19858
HOUSTON, TX 77043

CARIKER KEVIN L AND LESLIE J
13307 SAINT CHARLES BLVD
LITTLE ROCK, AR 72211

PARKER MARK
1340 WATERSIDE DR
DALLAS, TX 75218

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

KNOWLTON COREY D
1460 ANNA CADE ROAD
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
15455 DALLAS PARKWAY SUITE 1000

GRAND HOMES 2014 LP
15455 DALLAS PARKWAY SUITE 1000

GRAND HOMES 2014, LP
15455 DALLAS PKWY STE 1000
ADDISON, TX 75001

RESIDENT
205 BREEZY HILL DR
ROCKWALL, TX 75087

RESIDENT
205 ROCKHOUSE LN
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

MEGATEL HOMES INC
2101 CEDAR SPRINGS RD STE 700
DALLAS, TX 75201

BLOCK DAVID
2421 KATHRYN DR
HEATH, TX 75032

EBONY CONTRERAS TRUST
BISHOP MERCEDES AND SIMMONS BANK-
COTRUSTEES
2911 TURTLE CREEK BLVD STE 850
DALLAS, TX 75219

RESIDENT
313 SHENANDOAH
ROCKWALL, TX 75087

CLARK BRUCE A & ROSE R
313 SHENNENDOAH LN
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

KOPPANATI PRAVEEN KUMAR AND NIKITHA
NUKALA
3303 RIDGECROSS DR
ROCKWALL, TX 75087

KIPE MICHAEL AND DIANA
3306 RIDGECROSS DR
ROCKWALL, TX 75087

DUNPHY JAMES AND KATHERINE
3306 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

RESIDENT
3307 RIDGECROSS DR
ROCKWALL, TX 75087

RESENDEZ ALYSSA RENEE AND REY JR
3307 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

HEUSS JEREMY D AND SHANNON N
3310 RIDGECROSS DRIVE
ROCKWALL, TX 75032

SHELTON DANA BLAIR AND ANNETTE
COLAROCHIO
3310 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SAMUEL JUSTIN AND ELIZABETH ANN
3311 RIDGECROSS DRIVE
ROCKWALL, TX 75087

HARDWARE PHILLIP L II
3311 ROYAL RIDGE
ROCKWALL, TX 75087

CONFIDENTIAL
3314 RIDGECROSS RD
ROCKWALL, TX 75087

SMITH CHRISTINE PIGG AND JAY RICHARD
3314 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

MASSE KENNETH ROGER AND CHERYL LYN
3315 RIDGECROSS DR
ROCKWALL, TX 75087

LUETKE SENECA L
3315 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

NGUYEN TIFFANY THAO AND HENRY HIEP VO
3318 RIDGECROSS DRIVE
ROCKWALL, TX 75087

PORTER KAREN CLAIBORNE AND RUSSELL
WAYNE
3318 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

DANIELS RHONDA AND BRIAN
3319 RIDGECROSS DR
ROCKWALL, TX 75087

THOMAS JARROD M
3319 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

STANLEY SHANNON D AND CHARIDY LYNN
3322 RIDGECROSS DRIVE
ROCKWALL, TX 75087

WADE KENNETH KYLE AND
TRINH NGOC THUY TRAN
3322 ROYAL RIDGE
ROCKWALL, TX 75087

RESIDENT
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

HEFNER ELLEN AND
BRENNAN SMITH
3323 RIDGECROSS DRIVE
ROCKWALL, TX 75087

BARRETT OLAN DEAN
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

RESIDENT
339 ALL ANGELS HILL
ROCKWALL, TX 75087

DULICK JESSICA
3401 RIDGECROSS DR
ROCKWALL, TX 75087

COLEMAN EDWARD EARL SR AND
NIKITA NASHA COLEMAN
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

NGUYEN DIANE & HIEU TRUNG
3402 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE
3402 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

AGARDY JIM AND CONNIE J
3405 RIDGECROSS DRIVE
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER MAX AND ANGELA KAY
3405 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

GARVIN CARSON C AND JENNIFER S
3406 RIDGECROSS DRIVE
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J
3406 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SMITH JULIUS K AND JANEL W
3409 RIDGECROSS DRIVE
ROCKWALL, TX 75087

TESKE CHARLES A JR AND KIMBERLY K
3409 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

ENGLE STEPHEN F AND CLAUDIA F
341 BREEZY HILL LN
ROCKWALL, TX 75087

NEILL JEREMY AND ERIN
3410 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SMITH ELOISE
3410 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

TAYLOR CARMELA
3413 RIDGECROSS DR
ROCKWALL, TX 75087

LEWIS STANLEY DALE AND ANITA LYNN
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

IZU UYOTA & JANE
3414 RIDGECROSS
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA
3414 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

KNOX MARC P AND AVRIL WILLIAMS KNOX
3418 RIDGCROSS DR
ROCKWALL, TX 75087

MARTIN ANGELA AND JESSIE
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

SALES TRAVIS ERIC & REGENIA JEWELL
3422 RIDGECROSS DRIVE
ROCKWALL, TX 75087

BRANDON DAVID GRANT AND ADRIANNE FULTZ
3423 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

WALLWORK CRAIG A AND SARAH K
3425 RIDGECROSS DRIVE
ROCKWALL, TX 75087

MILLER STEVEN AND AINE
3426 RIDGECROSS DRIVE
ROCKWALL, TX 75087

RESIDENT
3430 RIDGECROSS DR
ROCKWALL, TX 75087

LUJAN ALFREDO
3433 RIDGECROSS DR
ROCKWALL, TX 75087

PARISH KENISHA
3434 RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
3437 RIDGECROSS DR
ROCKWALL, TX 75087

WEIDMANN FAMILY TRUST
3438 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SMITH JEFFERY NEAL AND CLAIRE TERESA
3441 RIDGECROSS DRIVE
ROCKWALL, TX 75087

RESIDENT
3442 RIDGECROSS DR
ROCKWALL, TX 75087

PETERSON KYLE LUIS & JENNIFER ELAINE &
DEBORAH PETERSON
3445 RIDGECROSS DR
ROCKWALL, TX 75087

MCMILLAN CHANCE AND MARIA YVONNE
3446 RIDGECROSS DR
ROCKWALL, TX 75087

DEKTAS JAMES MICHAEL
3449 RIDGECROSS DR
ROCKWALL, TX 75087

BALDWIN GREGORY AND PAMELA
3501 RIDGECROSS DRIVE
ROCKWALL, TX 75087

GRAHAM BRETT C & KAITLYN E
3502 RIDGECROSS DR
ROCKWALL, TX 75087

JACKSON JANET FRANCES
3502 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

RESIDENT
3503 SOLARO LN
ROCKWALL, TX 75087

TORO FRANCISCO CARLOS DIAZ & ANDREA
SILVA
3505 RIDGECROSS DRIVE
ROCKWALL, TX 75087

FRANQUIZ JUAN & LYMARI CAPESTANY
3506 RIDGECROSS DR
ROCKWALL, TX 75087

LOYA MARK A AND SHIVON P
3506 ROYAL RIDGE DR
ROCKWALL, TX 75087

GEORGE DAVID AND SARA
3507 SOLARO LANE
ROCKWALL, TX 75087

STYROV DENYS AND
ANDRIY STYROV AND SVITLANA STYROV
3509 RIDGECROSS DRIVE
ROCKWALL, TX 75087

MALIKOVA NARGIZA AND
SHUHRAT LATIPOV
3510 RIDGECROSS DR
ROCKWALL, TX 75087

BYINGTON JOEL AND COURTNEY
3510 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

THONDAPU NAVEEN AND PURNIMA
RATAKONDA
3511 SOLARO LN
ROCKWALL, TX 75087

THUMIKI KAVYA SRI AND
PRANEETH ARRA
3513 RIDGECROSS DRIVE
ROCKWALL, TX 75087

RESIDENT
3514 ROYAL RIDGE DR
ROCKWALL, TX 75087

WILLIAMS MARIE-ISABELLE AND DAVID LEWIS
3514 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SMITH JEDEDIAH R AND DIXIE CLEMENTINE
3515 SOLARO LANE
ROCKWALL, TX 75087

JOHNSON MCKENZIE & ERIC
3517 RIDGECROSS DR
ROCKWALL, TX 75087

SAYED RAZA HASAN
3518 RIDGECROSS DRIVE
ROCKWALL, TX 75087

JENKINS TILLUS BRANT & KAREN SUE JENKINS
3518 ROYAL RIDGE DR
ROCKWALL, TX 75087

SHORTER DIALLO SYKOU & ERIKA J
3521 RIDGECROSS DR
ROCKWALL, TX 75087

BURDUKOV ILYA I
3522 RIDGECROSS DRIVE
ROCKWALL, TX 75087

CLAYTON KYLE MARCUS
3522 ROYAL RIDGE DR
ROCKWALL, TX 75087

SMITH KORTNEY AND BRITTANI CHERELL
3525 RIDGECROSS DRIVE
ROCKWALL, TX 75087

COFER JAMES AND ANISSA
3526 RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
3529 RIDGECROSS DR
ROCKWALL, TX 75087

BRANHAM BRAYDEN ANTHONY AND
SELENA MOUNIVONG
3530 RIDGECROSS DRIVE
ROCKWALL, TX 75087

RESIDENT
3533 RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
3537 RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
3541 RIDGECROSS DR
ROCKWALL, TX 75087

ALDERMAN MARK C AND JANA S
3602 DREWSBURY DRIVE
ROCKWALL, TX 75087

WEBSTER GRANT ELWOOD AND KAREN
MICHELLE
3605 NOACH CREST DRIVE
ROCKWALL, TX 75087

COOK IKE
3606 DREWSBURY DRIVE
ROCKWALL, TX 75087

BOGOVICH JOHN NICHOLAS
3609 NOAH CREST DR
ROCKWALL, TX 75087

BERRYMAN PATRICK AND LAURA
3610 DREWSBURY DR
ROCKWALL, TX 75087

BULL TRAVIS J AND KARI
3613 NOAH CREST DRIVE
ROCKWALL, TX 75087

WACK LINDSEY AND DONNETTE
3614 DREWSBURY DR
ROCKWALL, TX 75087

DICKERSON DANNY AND KATHY
3617 NOAH CREST DR
ROCKWALL, TX 75087

CORNWELL AMY AND JEFFERY
3618 DREWSBURY DR
ROCKWALL, TX 75087

DONELAN KEVIN PATRICK
3621 NOAH CREST DR
ROCKWALL, TX 75087

YOUNG PATTY R AND LEE
3702 DREWSBURY DR
ROCKWALL, TX 75087

THARP JOHN AND RITCHEY MARY
3706 DREWBURY DR
ROCKWALL, TX 75087

HERRMANN SCOTT AND
KRISTA RODRIGUEZ
3710 DREWSBURY DRIVE
ROCKWALL, TX 75087

JONES RICHARD B JR & KATHERINE L
3714 DREWSBURG DRIVE
ROCKWALL, TX 75087

PARKES DAVID A AND NANCY J
3718 DREWSBURY DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CLAYTON CHARLES RAY AND AMY L
3902 RAVENBANK DRIVE
ROCKWALL, TX 75087

THUESON KEVIN AND VIRGINIA
3910 RAVENBANK DR
ROCKWALL, TX 75087

HUBER BRIAN J & JENNIFER C
400 COUNTRY RDG
ROCKWALL, TX 75087

HAURY NORMAN L & SHANNON
4186 RAVENBANK DRIVE
ROCKWALL, TX 75087

NAGEL CHRISTIAN AND KELSEY
4189 LORION DR
ROCKWALL, TX 75087

TRAUGHBER COELEY EDWARD
4190 RAVENBANK DR
ROCKWALL, TX 75087

SEELEY JOHN D AND SALLY P
4193 LORION DRIVE
ROCKWALL, TX 75087

RESIDENT
4194 RAVENBANK DR
ROCKWALL, TX 75087

MUNOZ OSCAR IVAN & SANDRA Y MIRAVAL
4197 LORION DR
ROCKWALL, TX 75087

SMITH ERIC S AND ABIGAIL
4198 RAVENBANK DR
ROCKWALL, TX 75087

PRENTICE MICHAEL AND LAUREN SIMPKINS
4201 LORION DRIVE
ROCKWALL, TX 75087

REYNA NINA CHRISTINA & RICARDO MANUEL
4202 RAVENBANK DRIVE
ROCKWALL, TX 75087

HAMILTON GREGORY J & HOLLY M
4205 LORION DRIVE
ROCKWALL, TX 75087

TAYLOR WILLIAM CHARLES AND JENNIFER LEA
4206 RAVENBANK DRIVE
ROCKWALL, TX 75087

BROSSETTE RAYCE CHARLES AND KERA SIMON
4209 LORION DRIVE
ROCKWALL, TX 75087

MILLS JASON J AND KARI L
4210 RAVENBANK DRIVE
ROCKWALL, TX 75087

2021 K. D. NEWTON REVOCABLE TRUST
KEEGAN BRUCE NEWTON AND DIANA TIMM
NEWTON - TRUSTEES
4213 LORION DRIVE
ROCKWALL, TX 75087

2023 S S COULSON REVOCABLE TRUST
STANLEY SCOTT COULSON & SANDRA ANNE
COULSON - TRUSTEES
4214 RAVENBANK DR
ROCKWALL, TX 75087

HENRY LIVING TRUST
ROBERT J HENRY AND EVELYN S HENRY-
COTRUSTEES
4301 LORION DRIVE
ROCKWALL, TX 75087

SWAN KATIE
4302 RAVENBANK DRIVE
ROCKWALL, TX 75087

MELCHER MATTHEW B AND JAIME D
4305 LORION DRIVE
ROCKWALL, TX 75087

VANDERBERG DORRETT
4306 RAVENBANK DR
ROCKWALL, TX 75087

MARINO JAMES ALLAN AND CHERYL
4309 LORION DR
ROCKWALL, TX 75087

ANTONY LAURA S
4310 RAVENBANK DRIVE
ROCKWALL, TX 75087

SPIVEY JESSE TYLER AND WENDI M
4314 RAVENBANK DR
ROCKWALL, TX 75087

RESIDENT
4400 KETTEN DR
ROCKWALL, TX 75087

FIELDING KEITH RYAN AND DANA LEI
4401 SENEY DRIVE
ROCKWALL, TX 75087

SMITH KRISTI SHAE AND CHAD DENNIS
4402 RAVENBANK DR
ROCKWALL, TX 75087

BORN GERARD ANTHONY & DIANA HURTADO
4405 SENEY DRIVE
ROCKWALL, TX 75087

EVERETT COLLEE
4406 RAVENBANK DR
ROCKWALL, TX 75087

RILEY MICHAEL BRANDON AND TRACY DENISE
4409 SENEY DR
ROCKWALL, TX 75087

KOTERU SREENIVASA REDDY & PRAVEENA
4410 RAVENBANK DR
ROCKWALL, TX 75087

LAWRENCE GEOFFREY K
4413 SENEY DRIVE
ROCKWALL, TX 75087

SURESH NAVEEN & APARNA N MOOLACATTU
4414 RAVENBANK DR
ROCKWALL, TX 75087

ECKERT CAROLE B
4451 KETTEN DRIVE
ROCKWALL, TX 75087

PETERSEN TAGGART NED AND KATIE FRANCIS
4453 LORION DR
ROCKWALL, TX 75087

MOORE JONATHAN AND NICOLE
4455 KETTEN DR
ROCKWALL, TX 75087

DEADMAN CHASE AND JENNIFER LYNN
4501 KETTEN DR
ROCKWALL, TX 75087

PARKER RUSSELL HALBERT & KRISTY KAY
4501 SENEY DRIVE
ROCKWALL, TX 75087

TILTON LAURIE & CHRISTOPHER
4504 RAVENBANK DR
ROCKWALL, TX 75087

REED KAY R
4505 KETTEN DRIVE
ROCKWALL, TX 75087

WILEY JAMAL KENYATTA & CHERESE MARIE
4505 SENEY DRIVE
ROCKWALL, TX 75087

CRUZ DAVID UMANA AND YAMIREZ ARELHI
GOVEA
4505 SKY HARBOR DR
ROCKWALL, TX 75087

RESIDENT
4506 SKY HARBOR DR
ROCKWALL, TX 75087

ALLEN ZACHARY AND JAMIE
4507 LORION DRIVE
ROCKWALL, TX 75087

RESIDENT
4508 LORION DR
ROCKWALL, TX 75087

COMES NATHAN & MARIE C
4508 RAVENBANK DR
ROCKWALL, TX 75087

SCHIFFMAN DAVID L AND SHERI L
4508 SENEY DR
ROCKWALL, TX 75087

STEGMAN MICHAEL SHANE AND EMILY ANN
4509 KETTEN DR
ROCKWALL, TX 75087

SCOTT STEVEN L
4509 SENEY DR
ROCKWALL, TX 75087

MOSS KENNETH E & FILMONA L
4511 LORION DR
ROCKWALL, TX 75087

DHARANI RAGHURAM & MADHUMATHI
DAMALACHERUVU
4511 SKY HARBOR DR
ROCKWALL, TX 75087

RANDALL FAMILY LEGACY TRUST
4512 LORION DR
ROCKWALL, TX 75087

LAM BRUCE MADI AND
ANGELA IRENE MOODY
4512 RAVENBANK DRIVE
ROCKWALL, TX 75087

SIMPSON CODY MATTHEW AND LESLIE
4512 SENEY DR
ROCKWALL, TX 75087

DECLARATION OF TRUST DATED OCTOBER 20TH
1999
WENDY YEOMANS CAMPORA
4513 KETTEN DR
ROCKWALL, TX 75087

WADDELL MARK B AND JESSICA M
4513 SENEY DRIVE
ROCKWALL, TX 75087

RESIDENT
4514 LORION DR
ROCKWALL, TX 75087

JACKSON DAM AND TARA ANN
4514 SKY HARBOR DR
ROCKWALL, TX 75087

MOUSSIMA DANIEL EDIMO AND PEACE UGOCHI
AJAH
4515 LORION DR
ROCKWALL, TX 75087

BELLOWS TODD AND MONIQUE
4516 RAVENBANK DR
ROCKWALL, TX 75087

SUNKA NATHAN AND
MARTHA GODINEZ
4516 SENEY DR
ROCKWALL, TX 75087

THE KIMBERLY ANN HARRISON TRUST
KIMBERLY ANN HARRISON TRUSTEE
4517 KETTEN DRIVE
ROCKWALL, TX 75087

2022 F K TAN REVOCABLE TRUST
FELIX RAMOS TAN JR AND KAREN C TAN-
TRUSTEES
4517 SENEY DRIVE
ROCKWALL, TX 75087

RESIDENT
4518 LORION DR
ROCKWALL, TX 75087

OKEKE OKECHUKWU JUDE AND IFEOMA
AGATHA
4519 LORION DR
ROCKWALL, TX 75087

BELL THOMAS P AND KRISTIN R
4520 SENEY DRIVE
ROCKWALL, TX 75087

RESIDENT
4521 SKY HARBOR DR
ROCKWALL, TX 75087

VARUGHESE LINC K AND JOICE
4521 SENEY DR
ROCKWALL, TX 75087

RAWAL MANOJ H AND BINDU M
4522 LORION DRIVE
ROCKWALL, TX 75087

RESIDENT
4523 LORION DR
ROCKWALL, TX 75087

KOGANTI RAVI SESANK AND SRILAKSHMI
KANDULA
4523 LORION DR
ROCKWALL, TX 75087

RESIDENT
4524 SKY HARBOR DR
ROCKWALL, TX 75087

2022 P L SANTORO REVOCABLE TRUST
PETER ANTHONY SANTORO AND LISA MICHELLE
SANTORO - TRUSTEES
4524 SENEY DRIVE
ROCKWALL, TX 75087

SCHMIDT THERESE & CRAIG
4525 SENEY DR
ROCKWALL, TX 75087

TAPANG IVO TANKU
4525 SKY HARBOR DRIVE
ROCKWALL, TX 75087

NORRIE ANGELIKE CP & DAVID ALAN
4526 LORION DR
ROCKWALL, TX 75087

GIWA JOLAOLUWA AND
BABAJIDE OJERINDE
4527 LORION DRIVE
ROCKWALL, TX 75087

RESIDENT
4528 SKY HARBOR DR
ROCKWALL, TX 75087

CROSS MARION RICHARD AND CHANDA JILL
4528 SENEY DR
ROCKWALL, TX 75087

RESIDENT
4529 SKY HARBOR DR
ROCKWALL, TX 75087

THOMPSON BENJAMIN K AND JESSICA S
4529 SENEY DR
ROCKWALL, TX 75087

DUKE CRISTI AND LARRY JOE
4532 SENEY DR
ROCKWALL, TX 75087

WREN ANNETTE
4532 SKY HARBOR DRIVE
ROCKWALL, TX 75087

RESIDENT
4533 SKY HARBOR DR
ROCKWALL, TX 75087

HUGGINS JULIE & GARY II
4533 SENEY DR
ROCKWALL, TX 75087

VALLABINENI RAJESH AND THRIVIDYA
MADAPATI
THRIVIDYA MADAPATI
4536 SKY HARBOR DR
ROCKWALL, TX 75087

RESIDENT
4537 SKY HARBOR DR
ROCKWALL, TX 75087

HARRIS JON AND KIRSTEN
4537 SENEY DRIVE
ROCKWALL, TX 75087

RESIDENT
4538 SKY HARBOR DR
ROCKWALL, TX 75087

FISCHER DAVID SCOTT AND CHRISTINE
4538 SKY HARBOR DR
ROCKWALL, TX 75087

SANCHEZ ELENA
4546 SKY HARBOR DRIVE
ROCKWALL, TX 75087

WALLER DAVID AND SORAYA
4550 SKY HARBOR DRIVE
ROCKWALL, TX 75087

ESQUIBEL DERRICK
456 PRICE DR
FATE, TX 75087

RESIDENT
4602 RAVENBANK DR
ROCKWALL, TX 75087

CASTEEL MARILYN S AND ROGER
4602 LORION DRIVE
ROCKWALL, TX 75087

BALDERAS KARA AND RAMON G III
4602 SKY HARBOR DR
ROCKWALL, TX 75087

MCCALLEY STEPHANIE FERGUSON AND BRIAN
4605 LOTION DR
ROCKWALL, TX 75087

ALCORN JASON AND KELLI
4606 LORION DRIVE
ROCKWALL, TX 75087

CALVIN EVITA
4606 SKY HARBOR DR
ROCKWALL, TX 75087

WILLIAMS AARON BLAKE AND KIMBERLY RAE
4610 SKY HARBOR DR
ROCKWALL, TX 75087

TAYLOR MORTON & NAKINDRIA
4611 LORION DR
ROCKWALL, TX 75087

STRALEY MARIA ELENA C AND JERRY
4612 LORION DRIVE
ROCKWALL, TX 75087

ECHOLS BRITTNEY
4614 SKY HARBOR DRIVE
ROCKWALL, TX 75087

SCHEFFERA ANGELIKA
4615 LORION DR
ROCKWALL, TX 75087

WOLFE SCOTT & BEGUM
4616 LORION DR
ROCKWALL, TX 75087

SALOMON JEFFREY AND RACHEL
4618 SKY HARBOR DRIVE
ROCKWALL, TX 75087

MTOTI LEE
4619 LORION DR
ROCKWALL, TX 75087

SCHILLACE DOMINIC AND KRISTINE
4620 LORION DR
ROCKWALL, TX 75087

RESIDENT
4622 LORION DR
ROCKWALL, TX 75087

BRATBERG NEIL
4622 SKY HARBOR DRIVE
ROCKWALL, TX 75087

HUDDLESTON SHANNON L AND LARRY BRIAN
4623 LORION DRIVE
ROCKWALL, TX 75087

THOMAS ROGER AND LINDA
4624 LORION DR
ROCKWALL, TX 75087

RM CAMPBELL LIVING TRUST
RICHARD D CAMPBELL AND MI HYE CAMPBELL-
COTRUSTEES
493 LIFE SPRINGS DRIVE
ROCKWALL, TX 75087

JOSEPH ROYCE MATHEW & SHIRLEY ANEY
497 LIFE SPRING DRIVE
ROCKWALL, TX 75087

LOSANES LOU
501 LIFE SPRING DRIVE
ROCKWALL, TX 75087

SEAWRIGHT HAROLD KEITH AND SHERI
502 LIFE SPRING DR
ROCKWALL, TX 75087

JONES QUEENETH ONUNWA AND WILLIAM A
502 LIMMERHILL DR
ROCKWALL, TX 75087

LOYD EDWARD AND DARLENE
502 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

MARTIN PAMELA S
504 WILDBRIAR LN
ROCKWALL, TX 75087

PEREZ MARK AND JENNIFER
505 LIFE SPRING DR
ROCKWALL, TX 75087

ARRAMBIDE MICHAEL & MELISSA GUERRERO
505 LIMMERHILL DR
ROCKWALL, TX 75087

ROSENWASSER SAMUEL C & KAY K
506 LIFE SPRING DRIVE
ROCKWALL, TX 75087

MARTINEZ JOSEPH ROMAN & SAMANTHA KAY
506 LIMMERHILL DRIVE
ROCKWALL, TX 75087

SCHNABEL CHRISTINA AND CHRISTOPHER
506 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

NORTHCUTT JOHN PAUL & MELANIE R
509 LIFE SPRINGS DR
ROCKWALL, TX 75087

CONINE CHRISTOPHER T
509 LIMMERHILL DR
ROCKWALL, TX 75087

RESIDENT
510 LIFE SPRING DR
ROCKWALL, TX 75087

NORWOOD LARRY & PAMELA NORWOOD
510 LIMMERHILL DR
ROCKWALL, TX 75087

DOWNS MICHAEL & JAINITA
510 SUMMER OAKS DR
ROCKWALL, TX 75087

RESIDENT
513 LIFE SPRING DR
ROCKWALL, TX 75087

BRYAN JEFFREY M AND JULIE
513 LIMMERHILL DR
ROCKWALL, TX 75087

CARL JASON AND HEATHER
513 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

SCHEDER REVOCABLE TRUST
SCHEDER VALERIE SUE AND FRANK MICHAEL,
TRUSTEES
514 LIFE SPRING DR
ROCKWALL, TX 75087

WOODLIFF KAREN M AND JASON
514 LIMMERHILL DR
ROCKWALL, TX 75087

KEMPER KYLE AND CRYSTAL
514 SUMMER OAKS DR
ROCKWALL, TX 75087

CHANDLER MELANIE KATHLEEN
517 LIFE SPRING DRIVE
ROCKWALL, TX 75087

ARCHIBALD JOHN ARCHIBALD IV AND ALLISON
517 LIMMERHILL DR
ROCKWALL, TX 75087

ESTRADA LUIS III & JOSEFINA VARGAS
518 LIFE SPRING DR
ROCKWALL, TX 75087

SMITH DANIEL ROSS & LAURA BETH
518 LIMMERHILL DR
ROCKWALL, TX 75087

MUSSELL GLORIA BERNADETTE
521 LIFE SPRING DRIVE
ROCKWALL, TX 75087

GILBERTSON SETH AND CINDY
521 LIMMERHILL DR
ROCKWALL, TX 75087

CHASTAIN CHRISTOPHER CANNON AND REAGAN
ELIZABETH
522 LIFE SPRING DR
ROCKWALL, TX 75087

MOORE CHRISTOPHER SAMUEL & HOLLY
GARRETT
522 LIMMERHILL DR
ROCKWALL, TX 75087

KAREN MCLAUGHLIN LIVING TRUST
KAREN PETTY MCLAUGHLIN- TRUSTEE
525 LIFE SPRING DRIVE
ROCKWALL, TX 75087

CRUZ NIEVES JR AND DORA VALLEJO
526 LIFE SPRING DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
5310 HARVEST HILL RD SUITE 162
DALLAS, TX 75230

HIGHLAND HOMES-DALLAS LLC
5601 DEMOCRACY DR STE 300
PLANO, TX 75024

ALLEN BRODIE & JOLENE
587 E CHESTERMERE DR CHESTERMERE
ALBERTA CANADA T1X 1A4

ARGUEDAS JUAN CARLOS AND
DAYANNA VILLALOBOS
5931 GREENVILLE AVE PMB 5524
DALLAS, TX 75206

MALOKU ADNAN AND AGNIESZKA
6 HADDINGTON WAY
MEDFORD, NJ 8055

SHELLY L EMMANUEL TRUST, SHELLY L
EMMANUEL- TRUSTEE &
ARTHUR EMMANUEL TRUST, ARTHUR
EMMANUEL-TRUSTEE
600 WINDY RIDGE LANE
ROCKWALL, TX 75087

RESIDENT
601 SINGING WATER DR
ROCKWALL, TX 75087

ILLIG ANTHONY AND KRISTIN
601 CALM CREST DRIVE
ROCKWALL, TX 75087

STEINES TERIC & KATHERINE
601 LIFE SPRING DR
ROCKWALL, TX 75087

MIRTURSUNOV BAKHTIYOR AND
MALIKA KHAMIDULLAYEVA
601 LIMMERHILL DRIVE
ROCKWALL, TX 75087

GIVIDEN BRYAN AND SARA
602 CALM CREST DR
ROCKWALL, TX 75087

SKINNER CHRISTOPHER JASON & AMANDA G
602 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PETERS FAMILY TRUST
RICHARD PAUL AND CYNTHIA ELIZABETH
602 LIMMERHILL DRIVE
ROCKWALL, TX 75087

HARMON MIKE AND SHIRLEY
602 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

SMITH GREGORY AND JOANNA RENEE
604 WINDY RIDGE LANE
ROCKWALL, TX 75087

FINDL ERIC AND JOANN
605 CALM CREST DR
ROCKWALL, TX 75087

FINDL ERIC AND JOANN
605 CALM CREST DR
ROCKWALL, TX 75087

BERRY JAMES & BETTYE D
605 LIFE SPRING DR
ROCKWALL, TX 75087

MCELROY MICHAEL WHITNEY AND
JULIE ANN MURRAY
605 LIMMERHILL DR
ROCKWALL, TX 75087

SIGNO BRYAN ANTHONY AND
DIANNE CARLA CRUZ
605 SINGING WATER DRIVE
ROCKWALL, TX 75087

GILLILAN LARRY D AND CHRISTINA K
606 CALM CREST DRIVE
ROCKWALL, TX 75087

FAVROT MICHAEL THOMAS & TANIA STRONZA
606 LIFE SPRING DRIVE
ROCKWALL, TX 75087

WILLIAMS STEVEN AND ANA
606 LIMMERHILL DR
ROCKWALL, TX 75087

LAWSHE KASEY AND BRANDON
606 SUMMER OAKS DR
ROCKWALL, TX 75087

GORDON GLENDA
607 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

GARCIA HARRY STEVE
608 DEVELOPMENT DRIVE STE 150
PLANO, TX 75074

HICKS JEFFREY AND JENNIFER
608 SINGING WATER DRIVE
ROCKWALL, TX 75087

FARLEY BRENDAN CURTIS AND PHUONG-KHANH
608 WINDY RIDGE LN
ROCKWALL, TX 75087

HUGHES CYNTHIA HINOJOSA AND TROY DAVID
609 CALM CREST DRIVE
ROCKWALL, TX 75087

ALT MELISSA ANN & WILLIAM
609 LIFE SPRING DR
ROCKWALL, TX 75087

CONFIDENTIAL
609 LIMMERHILL DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LL
C/O HINES INTERESTS LIMITED PARTNERSHIP
609 MAIN STREET SUITE 2400
HOUSTON, TX 77002

CHU CHRISTINA LAM AND ALBERT
609 SINGING WATER DR
ROCKWALL, TX 75087

MCARTHUR MARK AND JULI
610 CALM CREST DRIVE
ROCKWALL, TX 75087

NORVILLE SHEILA AND NICK
610 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PESTA LAURA AND MATTHEW
610 LIMMERHILL DR
ROCKWALL, TX 75087

TSIMIS IOANNES AND ERIN
610 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

RESIDENT
611 WINDY RIDGE LN
ROCKWALL, TX 75087

WEIR JAMES MOFFAT II AND LYNNE CAROL
612 SINGING WATER DR
ROCKWALL, TX 75087

MEISTER CONSTANCE JOANN
612 WINDY RIDGE LANE
ROCKWALL, TX 75087

LICON PEDRO AND ROSA LINDA
613 CALM CREST DR
ROCKWALL, TX 75087

STAHL JAMES W AND KIMBERLY M
613 LIFE SPRING DRIVE
ROCKWALL, TX 75087

HAYNES PAUL J AND TONIQUEA
613 LIMMERHILL DR
ROCKWALL, TX 75087

WILSON EVAN AND IRMA T
613 SINGING WATER DRIVE
ROCKWALL, TX 75087

ALVAREZ GRACIELA AGNES AND HUGO R
613 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

FLORES MODESTO ARMANDO AND MARIA
MARINEZ
614 CALM CREST DR
ROCKWALL, TX 75087

BELBEL ROGER J AND PATRICIA A
614 LIFE SPRING DR
ROCKWALL, TX 75087

CAUTHRON DAVID M & JENNIFER A
614 LIMMERHILL DR
ROCKWALL, TX 75087

ATKINS GWENDOLYN AND KIRK PATRICK
614 SUMMER OAKS DR
ROCKWALL, TX 75087

RIGGS MICHAEL ROBERT AND LESLIE MICHELE
615 WINDY RIDGE LANE
ROCKWALL, TX 75087

MCDERMOTT ROBERT AND ALISON
616 SINGING WATER DR
ROCKWALL, TX 75087

BRADFORD CHRISTINA
616 WINDY RIDGE LANE
ROCKWALL, TX 75087

RESIDENT
617 CALM CREST DR
ROCKWALL, TX 75087

RESIDENT
617 SINGING WATER DR
ROCKWALL, TX 75087

2023 M J DAVENPORT REVOCABLE TRUST
617 LIFE SPRING DR
ROCKWALL, TX 75087

KLUTTS BEN III AND ANGELA
617 LIMMERHILL DR
ROCKWALL, TX 75087

ORDONEZ HEATHER AND
JOSEPH MIRANDA
617 SUMMER OAKS DR
ROCKWALL, TX 75087

WHEELER TIMOTHY EDWARD JR AND PAMALA
MCGUIRE
618 CALM CREST DR
ROCKWALL, TX 75087

CALLAWAY CARRIE AND BLAINE
618 SUMMER OAKS DR
ROCKWALL, TX 75087

TERMAN ERIC AND KRISTIN
619 WINDY RIDGE LANE
ROCKWALL, TX 75087

RESIDENT
620 SINGING WATER DR
ROCKWALL, TX 75087

BAKER BRANDON AND DOMINWUE
620 WINDY RIDGE LANE
ROCKWALL, TX 75087

GALLEGOS CARLOS AND SAMANTHA
621 SINGING WATER DR
ROCKWALL, TX 75087

CRUZ ARTURO JR AND MELISSA
621 SUMMER OAKS DR
ROCKWALL, TX 75087

WEAVER JACOB AND BROOKE
622 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

HAMMAD WAIL AND NAILA
623 WINDY RIDGE LANE
ROCKWALL, TX 75087

GOODEN BRETT AND JENNIFER
624 SINGING WATER DRIVE
ROCKWALL, TX 75087

WYATT RACHEL ANNA-FRANCES
624 WINDY RIDGE LANE
ROCKWALL, TX 75087

RESIDENT
625 FM552
ROCKWALL, TX 75087

DICKEY LOUIS SAMUEL AND DIANA GAYLE
625 SINGING WATER DR
ROCKWALL, TX 75087

THRASHER SHANE WILLIAM AND KAREN MARIE
625 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

PALMER CARLTON ALLEN JR AND ELLEN H
626 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

CASON SANDRA K AND ALLAN A
627 WINDY RIDGE LANE
ROCKWALL, TX 75087

SHERARD JASON & KARLY
628 SINGING WATER DR
ROCKWALL, TX 75087

CRISPIN KRISTI
628 WINDY RIDGE LN
ROCKWALL, TX 75087

RESIDENT
629 SINGING WATER DR
ROCKWALL, TX 75087

BRYANT OLALYA AYANNA AND EARL BRYANT III
629 SUMMER OAKS DR
ROCKWALL, TX 75087

CROSBY MICHAEL LYNN JR & JULIE D
630 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

KOBUSSEN MARK R AND KATELYN
631 WINDY RIDGE LANE
ROCKWALL, TX 75087

JONES WILLIAM AND HANNAH
632 SINGING WATER DR
ROCKWALL, TX 75087

LE THIEN TU HIEU AND
TRANG THANH NGUYEN
632 WINDY RIDGE LANE
ROCKWALL, TX 75087

SCOTT KIRK
6321 NORWAY
DALLAS, TX 75230

DAWSON MARK WILLIAM AND CYNTHIA KAY
633 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

JANG TAE WHAN AND SUJIN LEE
634 SUMMER OAKS DR
ROCKWALL, TX 75087

CHODUN ERIC CRAIG AND REBECCA
635 WINDY RIDGE LANE
ROCKWALL, TX 75087

RESIDENT
636 WINDY RIDGE LN
ROCKWALL, TX 75087

LEE AARON
636 SINGING WATER DR
ROCKWALL, TX 75087

MURRAY CHAD AND BARBARA
637 SINGING WATER DR
ROCKWALL, TX 75087

BASKER RAVIKUMAR
637 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

COOPER BRIDGETT & CHARLES SCAMPERINO
638 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

VIQUEZ JOHN AND
LORENE K JIMENEZ
639 WINDY RIDGE LANE
ROCKWALL, TX 75087

TERAN OSCAR AND CHRISTINE LAZZARO-
640 SINGING WATER DRIVE
ROCKWALL, TX 75087

MARCELO FRANCISCO JAVIER
640 WINDY RIDGE
ROCKWALL, TX 75087

OBAE MAGDALENE S K & CALVIN ONSERIO
MOENGA
641 SINGING WATER DR
ROCKWALL, TX 75087

DEFREES BRAEDEN AND HILEANA
641 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

HOLDER MATTHEW AND JULISSA
642 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

TYMINSKI FRANCIS JOSEPH JR
643 WINDY RIDGE LANE
ROCKWALL, TX 75087

TAMEZ MATTHEW AND TERRI
644 SINGING WATER DRIVE
ROCKWALL, TX 75087

GARRETSON MICHAEL & MELISSA
644 WINDY RIDGE LN
ROCKWALL, TX 75087

REYNOLDS JEFFREY MICHAEL AND CHRISTINA
JOY
645 SINGING WATER DRIVE
ROCKWALL, TX 75087

LEWIS DEKOVAN
645 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

DAVIS ROY A AND PHYLLIS R ROBERSON
646 SUMMER OAKS DR
ROCKWALL, TX 75087

SWALES SCOTT AND ANGELA
647 WINDY RIDGE LANE
ROCKWALL, TX 75087

CLARK RICHARD AND SONYA
648 WINDY RIDGE LANE
ROCKWALL, TX 75087

BEASLEY SETH GARRETT AND STEPHANIE LOUISE
649 SUMMER OAKS DR
ROCKWALL, TX 75087

PATTERSON ABBY AND MICHAEL
650 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

TRAN SEBASTIAN AND
VANESSA DINH
651 WINDY RIDGE LANE
ROCKWALL, TX 75087

LONG TAO
6712 BARCELONA
IRVING, TX 75039

ETHERINGTON MICHAEL GREGORY AND
JEANETTE
673 BREEZY HILL LN.
ROCKWALL, TX 75087

GILBERT ADAM AND AMANDA
700 CALM CREST DR
ROCKWALL, TX 75087

WILKINSON BRAD AND KERRI
701 CALM CREST DRIVE
ROCKWALL, TX 75087

LONES STEVEN M JR AND KELLY SUSAN
702 CALM CREST DR
ROCKWALL, TX 75087

YOUNG JAMES FREDERICK AND KARA SUELYNN
702 LAZY BROOKE DR
ROCKWALL, TX 75087

VANCE ALEXANDER IV AND ANGELICA
702 SINGING WATER DRIVE
ROCKWALL, TX 75087

WILLIAMS TOMMY EUGENE AND PEGGIE JEAN
703 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

DIXON MATTHEW ALLAN AND PEDRO PIZANA III
704 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

JONES ELOISE AND
MIRONDA A JONES
705 CALM CREST DR
ROCKWALL, TX 75087

SHIMAMOTO SHOICHI AND
SYDNEY COLE
705 SINGING WATER DRIVE
ROCKWALL, TX 75087

ULLOM BRETT AND LORI
706 CALM CREST DR
ROCKWALL, TX 75087

RAINEY DANNY AND MARCIA GAYLE GODWIN-
RAINEY
706 SINGING WATER DRIVE
ROCKWALL, TX 75087

REUSINK INVESTMENTS LLC
707 HIGHLAND DR
ROCKWALL, TX 75087

PEDERSEN GLENN C AND DEBORAH
707 PLEASANT BREEZE DR
ROCKWALL, TX 75087

WARREN DONALD & EVELYN
708 PLEASANT BREEZE DR
ROCKWALL, TX 75087

SINGH GURVINDER & MANKIRAT SINGH
709 CALM CREST DR
ROCKWALL, TX 75087

GORDON MATTHEW AND ALEXANDRIA V
709 SINGING WATER DRIVE
ROCKWALL, TX 75087

BERRY STEVEN E AND KATHERINE E
710 CALM CREST DR
ROCKWALL, TX 75087

CATHEY KATHERINE ASHLEY AND TYLER GRANT
710 SINGING WATER DRIVE
ROCKWALL, TX 75087

ETHERINGTON NORMA JEAN HUGHES
711 BREEZY HILL LN
ROCKWALL, TX 75087

ETHERINGTON NORMA JEAN HUGHES
711 BREEZY HILL LN
ROCKWALL, TX 75087

GONZALEZ RAMONA FINLEY AND JUAN
LORENZO
711 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

MARK JOSHUA
712 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

MURPHY ERICK & JILL NICHOLS
713 CALM CREST DR
ROCKWALL, TX 75087

GREER MICHAEL C AND PATRICIA M
713 LAZY BROOKE DR
ROCKWALL, TX 75087

MARQUEZ ANTHONY VAL AND GLORIA
713 SINGING WATER DRIVE
ROCKWALL, TX 75087

BATES SOPHIE THU AND JERRY ALAN
714 CALM CREST DR
ROCKWALL, TX 75087

ROBLES JEFFREY D AND LINDA
714 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RANNIGAN MICHAEL AND RACHELLE
714 SINGING WATER DRIVE
ROCKWALL, TX 75087

SABRINA AND RICK MORRISON LIVING TRUST
RICHARD JAMES FRANCIS MORRISON AND
SABRINA ANN MORRISON - TR
715 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

PRICE MICHAEL OSCAR AND KATHERINE
YVONNE
716 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

DE VIVO GIOVANNI AND CHRISTINE
717 CALM CREST DR
ROCKWALL, TX 75087

WELLS KELLY AND ANGELA
717 SINGING WATER DRIVE
ROCKWALL, TX 75087

WEIDENBACH MYRON
718 CALM CREST DR
ROCKWALL, TX 75087

WILKINS RANDALL AND AMY
718 SINGING WATER DRIVE
ROCKWALL, TX 75087

HASSELL ERIC N & ERIN L
719 PLEASANT BREEZE DR
ROCKWALL, TX 75087

SCHMIDT TYSON AND TOBI
720 PLEASANT BREEZE DR
ROCKWALL, TX 75087

HENSON TAYLOR RAY AND KAYLEE RAYE
7208 WILLOW WOOD ST
ROWLETT, TX 75089

JOHNSON KIMBERLY D AND LAWRENCE A
721 CALM CREST DR
ROCKWALL, TX 75087

PULTORAK JAMES F AND JENNIFER GAIL
721 SINGING WATER DR
ROCKWALL, TX 75087

2023 D J ROGERS REVOCABLE TRUST
DAMIAN WAYNE ROGERS & JESSICA LOSS
ROGERS - TRUSTEES
722 CALM CREST DR
ROCKWALL, TX 75087

SMELSER JASON ERIC AND LORI LYNN
722 SINGING WATER DRIVE
ROCKWALL, TX 75087

CARTER DAVID C AND ELSA M
723 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

BAXTER JOHN STANLEY AND KIMBERLY JOY
RUMCZIKAS
724 PLEASANT BREEZE DR
ROCKWALL, TX 75087

STEED RYAN JAY AND BROOKE A
725 CALM CREST
ROCKWALL, TX 75087

DEAN AMY & CURTIS
725 SINGING WATER DRIVE
ROCKWALL, TX 75087

BLOCHER AYERS H III AND KAREN L
726 CALM CREST DR
ROCKWALL, TX 75087

STEVENS NERISSA AND
BILLY HORTON
726 SINGING WATER DRIVE
ROCKWALL, TX 75087

OAKLEY CURTIS AND SAMANTHA
727 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

KLUTTS BEN ALLEN JR & MARY CAROL JULIE
728 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

JETER JAMES DAVID & CAROL LEE
729 SINGING WATER DRIVE
ROCKWALL, TX 75087

BRINKMAN DANIEL ROBERT & XANDRA
730 SINGING WATER DRIVE
ROCKWALL, TX 75087

MCCORMACK JAMES ROSSI AND ELENA LOUISE
731 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

GNANAYUTHAM REVOCABLE LIVING TRUST
732 PLEASANT BREEZE DR
ROCKWALL, TX 75087

GILLIGAN DEBORAH ANN AND TRAVIS EGUENE
733 SINGING WATER DRIVE
ROCKWALL, TX 75087

JACKS DALLAS CLAYTON AND MAGEN NICOLE
734 SINGING WATER DRIVE
ROCKWALL, TX 75087

RESIDENT
735 PLEASANT BREEZE DR
ROCKWALL, TX 75087

SIEVERT SHANNON AND CHRISTY
736 PLEASANT BREEZE DR
ROCKWALL, TX 75087

GARCIA KRIS A AND ANGELA M
737 SINGING WATER DRIVE
ROCKWALL, TX 75087

ELLIS KIRK CONSTANTINE AND ADINA LITA
738 LAZY BROOK DRIVE
ROCKWALL, TX 75087

BAKER CHRISTOPHER AND RHYANA
738 SINGING WATER DRIVE
ROCKWALL, TX 75087

BOLLINGER RACHEL M AND ANTHONY M
749 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

NEC JOHN KING & 552 LP
7500 SAN JACINTO PLACE
PLANO, TX 75024

WERT WARREN SCOTT AND MARTHA JEAN
764 LAZY BROOKE DR
ROCKWALL, TX 75087

TURNER DAMIAN AND RACHEAL
775 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

DEARMONT COREY AND ALEXIS
776 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

SMITH FAMILY ACRES LLC
800 EAGLE PASS
HEATH, TX 75032

RAZIK MOHAMED A AND
NEVEEN M ABDALLA
801 CALM CREST DRIVE
ROCKWALL, TX 75087

DOUANGDARA KINGPHETH B AND JOSEFINA H
802 CALM CREST DR
ROCKWALL, TX 75087

HOLLOWAY RICHARD AND MARY JEANINE
802 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RESIDENT
805 LAZY BROOKE DR
ROCKWALL, TX 75087

FONTAINE NORMAN F AND NANCY C
805 CALM CREST DR
ROCKWALL, TX 75087

COLLINS HOPE AND GUY JR
806 CALM CREST DR
ROCKWALL, TX 75087

ROBERTS RYAN LLOYD AND NATALIE
809 CALM CREST DR
ROCKWALL, TX 75087

ETLEY MICHAEL EUGENE AND KELSEY
812 CALM CREST DRIVE
ROCKWALL, TX 75087

MEHDIZADEGAN MEHRDAD AND ANGELA
813 CALM CREST DR
ROCKWALL, TX 75087

WRIGHT STACY M AND JUSTIN K
816 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

BOYLE JONATHAN AND JENNIFER
817 CALM CREST DRIVE
ROCKWALL, TX 75087

MOSHER RICHARD A AND NICHAPA
817 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RESIDENT
818 CALM CREST DR
ROCKWALL, TX 75087

HALLBAUER ELIZABETH B AND STEVEN
821 CALM CREST DRIVE
ROCKWALL, TX 75087

BH PHASE XI LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

BH PHASE XI LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

BRADLEY ERIK DOUGLAS
822 CALM CREST DR
ROCKWALL, TX 75087

SHIELDS ROBERT B
8220 S FM 549
HEATH, TX 75032

SCALLAN BLAKE AND AMANDA
825 CALM CREST DR
ROCKWALL, TX 75087

MCLEOD ASHLEY THOMAS AND PIERRE HERBERT
828 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

CRAWFORD DANA
833 BREEZY HILL LN
ROCKWALL, TX 75087

SCHLAKE JAMES J AND VALERIE H, TRUSTEES OF
THE 2022 JV
SCHLAKE REVOCABLE TRUST
840 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

WATKINS GREGORY L AND GLENNA
862 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

SINKS CHARLES W II AND SANDRA L
8854 COUNTY RD 2472
ROYSE CITY, TX 75189

SINKS CHARLES W II AND SANDRA L
8854 COUNTY RD 2472
ROYSE CITY, TX 75189

ROTHE KRISTOPHER R AND WHITLEY STUBBS
890 PLEASANT VIEW DR
ROCKWALL, TX 75087

RICE JAMES RANDOLPH JR AND CANDACE
ELAINE
893 COLBY BLUFF DR
ROCKWALL, TX 75087

SCULLY JOSEPH
894 PLEASANT VIEW DR
ROCKWALL, TX 75087

HEFNER SCOTT & CHERYL
897 ANACONDA COURT
CASTLE ROCKWA, CO 80108

HOLAK PAWEL AND SOLOMIYA KULISHYTSKA-
HOLAK
898 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

SALISU RUKAYAT OLUWATOSIN & MOISES PENA
900 HUNTERS CREEK DR
ROCKWALL, TX 75087

ROTTNER EDWARD W AND JANICE J WELLS-
ROTTNER
901 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

MCCABE MEREDITH AND RYAN
901 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

TYNER KEVIN AND MELISSA J
901 PLEASANT VIEW DR
ROCKWALL, TX 75087

JULES JANOUSKA BETHLY & JAY
902 AMBERKNOLL DRIVE
ROCKWALL, TX 75087

SMITH SHANE AND AMY COOPER
902 COLBY BLUFF
ROCKWALL, TX 75087

HUNT RICHARD M AND JUDITH K
902 PLEASANT VIEW DR
ROCKWALL, TX 75087

MAHESHWARI SUNDEEP
903 HUNTERS CREEK DR
ROCKWALL, TX 75087

FRUSHOUR PAUL & DONNA L
904 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

FISCHER ROBERT AND SHARON
905 AMBER KNOLL DR
ROCKWALL, TX 75087

SMITH KELLY L & MICHAEL D
905 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MCNELLIE SCARLET GYMIN
905 COUNTRY CLUB DR
HEATH, TX 75032

CAO PHUONG H AND JOYCE
905 PLEASANT VIEW DR
ROCKWALL, TX 75087

OLIVER JEANETTE
906 AMBER KNOLL DR
ROCKWALL, TX 75087

BROOKS STEPHEN A & CAROL R
906 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

LONGEWAY LARA HENRY AND DUSTIN M
906 PLEASANT VIEW DR
ROCKWALL, TX 75087

HULSEY GARY SCOTT & NATASHA LEIGH
907 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

ALTURK FEHMI
908 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

SMITH KORI L & TIFFANI
909 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

SWINDLE JAY P AND JODI E
909 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

WOO PRESTON AND JENNIFER
909 PLEASANT VIEW DR
ROCKWALL, TX 75087

BECTON COREY AND JESSIKA
910 AMBER KNOLL DR
ROCKWALL, TX 75087

HAWKINS RODNEY L AND TIFFANY T
910 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

GROSS CARRIE AND BRUNO
910 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

THOMPSON BETTY L
911 E FM 552
ROCKWALL, TX 75087

HALEY GLEN DALE AND KATHLINE CRAWFORD
HALEY
911 HUNTERS CREEK DR
ROCKWALL, TX 75087

HATTENBURG ERIN
912 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
913 AMBER KNOLL DR
ROCKWALL, TX 75087

KICHURA MARK
913 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBBINS THOMAS V AND MARCIA L
913 PLEASANT VIEW DR
ROCKWALL, TX 75087

VANDERPOEL LUKE S AND BROOKE
914 AMBER KNOLL DR
ROCKWALL, TX 75087

JOSEPH MIENA ESI
914 COLBY BLUFF DR
ROCKWALL, TX 75087

VARGHESE RINU & ANCY KURIAN
914 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
915 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

SANDHU JASPINDER &
NAVDIP SINGH
916 HUNTERS CREEK
ROCKWALL, TX 75087

RESIDENT
917 PLEASANT VIEW DR
ROCKWALL, TX 75087

GIESE MICHAEL SCOTT AND AMY M
917 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

HARDWICK CHENOA N AND WILLIAM H II
917 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

BEAN MARC ALAN AND
NE'KISHA T WILLS
918 AMBER KNOLL DR
ROCKWALL, TX 75087

OGEA ZACHARY J AND HEATHER C
918 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

REX JORDAN GARRETT AND MADELINE JANE
918 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
919 HUNTERS CREEK DR
ROCKWALL, TX 75087

FOSTER MARILYN L
920 HUNTERS CREEK DR
ROCKWALL, TX 75087

MCCASLIN KATHERINE LEIGH
921 AMBER KNOLL DR
ROCKWALL, TX 75087

WILLIAMS MARK LEROY AND KORTNI LEA
921 COLBY BLUFF DR
ROCKWALL, TX 75087

LOCKETT DAVID
921 PLEASANT VIEW DR
ROCKWALL, TX 75087

CAMPBELL CHRISTOPHER C AND SAMANTHA L
922 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

JACKSON ROSE
922 COLBY BLUFF DR
ROCKWALL, TX 75087

HOGAN CHRISTOPHER LEE AND AUTUMN M
922 PLEASANT VIEW DR
ROCKWALL, TX 75087

FEY MELINDA
923 HUNTERS CREEK ROAD
ROCKWALL, TX 75087

CLARK LAUREN ELIZABETH AND CHARLES
ARTHUR
924 HUNTERS CREEK
ROCKWALL, TX 75087

COZART ROBERT C JR AND ALICE
925 AMBER KNOLL DR
ROCKWALL, TX 75087

GRINSTEAD TAMA SHADAWN
925 COLBY BLUFF DR
ROCKWALL, TX 75087

HILL CASEY EDWARD AND AIMEE
925 PLEASEANT VIEW DRIVE
ROCKWALL, TX 75087

GALITZ DEAN AND NICOLE
926 AMBER KNOLL DR
ROCKWALL, TX 75087

SCOTT JAYNA CAROL AND KEVIN THOMAS
926 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

RESIDENT
927 HUNTERS CREEK DR
ROCKWALL, TX 75087

OPENSHAW DAVID B AND LINDA
928 HUNTERS CREEK DR
ROCKWALL, TX 75087

BECKSTROM LILLIAN C
929 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MASSEY REBECCA LYNNE ALAMAT AND DARRIN
TODD
929 PLEASANT VIEW DR
ROCKWALL, TX 75087

BERRY BELINDA J
930 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

CELII ROBERTO J AND GINA L
930 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

ISHII CREIGHTON AND MELINDA
931 HUNTERS CREEK DR
ROCKWALL, TX 75087

RESIDENT
932 HUNTERS CREEK DR
ROCKWALL, TX 75087

ROSE STEPHEN BARRETT AND JESSICA LEE
933 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

SNYDER DANNY LEE JR AND JEANNETTE
MARGARET
933 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

STEPHENS QUANDRELL ALTAM AND MELVONA
PHALISA
933 PLEASANT VIEW DR
ROCKWALL, TX 75087

ELLIS AARON AND KIMBERLY
934 AMBER KNOLL DR
ROCKWALL, TX 75087

PAWLIK JERZY AND BARBARA
934 COLBY BLUFF DR
ROCKWALL, TX 75087

JOHNSON RUSTY LEE AND JENNIFER
937 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

WALK WAYNE AND KIMBERLY
937 PLEASANT VIEW DR
ROCKWALL, TX 75087

WATKINS CHRISTOPHER THEODORE AND
DANIELLE KAY
938 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

GONZALEZ DONNA AND BRYANT
938 COLBY BLUFF DR
ROCKWALL, TX 75087

ABBAS NENNA J
941 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

ENGLISH WILLIAM C AND ROBYN K
941 PLEASANT VIEW DR
ROCKWALL, TX 75087

HAUERWAS BRIAN E AND TIFFANY FAY
942 AMBER KNOLL DRIVE
ROCKWALL, TX 75234

MCCARTHY MAURITIANA W AND
KEVIN F MCCARTHY II
945 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

RAMSEY MICHAEL
945 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

BADEAUX RYAN JAMES AND KELLY JEAN
946 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

HAYCRAFT TYLER AND KRISTIN
949 COLBY BLUFF DR
ROCKWALL, TX 75087

SALISBURY KENNETH D SR
950 AMBER KNOLL DR
ROCKWALL, TX 75087

RESIDENT
951 CALM CREST DR
ROCKWALL, TX 75087

WATERMAN WARREN O & CYNTHIA J
978 CATTERICK DRIVE
ROCKWALL, TX 75087

GREAVES TERRY L AND MELISA G
979 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

THOMAS SAMSON N AND LINDA R
980 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

MCKEE DAVID R AND SU MAY
981 FOXHALL DR
ROCKWALL, TX 75087

OLIVER KEVIN & ANGELA
981 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

BURTON LAWRENCE R AND MARIE J
982 CATTERICK DR
ROCKWALL, TX 75087

LECROY MICHAEL SHANE JR AND BRENN
LAUREN
982 FOXHALL DRIVE
ROCKWALL, TX 75087

KENT JAN AND JON
982 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

BAKER PAIGE E AND GARRISON R
983 HEATHER FALLS DR
ROCKWALL, TX 75087

SANDHU BALJIT S
983 SABLE DR
ROCKWALL, TX 75087

MOONEYHAM PHILLIP JR AND JOY ANNETTE
984 HEATHER FALLS DR
ROCKWALL, TX 75087

URSO JORDAN AND MARGARET
985 FOXHALL DRIVE
ROCKWALL, TX 75087

BURGESS NATHAN P AND JESSICA
985 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

BOTTIGER JEFFREY ALAN AND JENNIFER ROBYN
HOLMES
986 CATTERICK DRIVE
ROCKWALL, TX 75087

CARTER-FAGG CHARLINA AND BRENN
LAUREN
986 FOXHALL DR
ROCKWALL, TX 75087

THANKACHAN MOHANAN K AND NALINI
MOHANAN
986 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RESIDENT
987 SABLE DR
ROCKWALL, TX 75087

MILLER MICHAEL E AND KELLY D
987 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

GRAYSON JOE
988 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

HORN TYSON AND AMY
989 FOXHALL DRIVE
ROCKWALL, TX 75087

VIRGA CARMEN JOSEPH & JANELLE
989 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

TROWBRIDGE CORY JONATHAN AND STEPHANIE
KRISTEE
990 CALM CREST DRIVE
ROCKWALL, TX 75087

JOSEPH BINU ARIYAPPALLIL & REENA
990 CATTERICK DR
ROCKWALL, TX 75087

KIM THAO AND JUSTIN
990 FOXHALL DRIVE
ROCKWALL, TX 75087

WEBB PETE OWEN AND LINDA GLEATON
990 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RESIDENT
991 HEATHER FALLS DR
ROCKWALL, TX 75087

YUNGU TOBIAS & SILVIA WANJA NJERU
991 SABLE DR
ROCKWALL, TX 75087

WRIGHT LENA
992 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

RESIDENT
993 LAZY BROOKE DR
ROCKWALL, TX 75087

NORWOOD PAM AND LARRY
993 FOXHALL DR
ROCKWALL, TX 75087

GIBSON WILLIAM JR AND KINIA
994 CALM CREST DRIVE
ROCKWALL, TX 75087

SJ WENTZEL TRUST
994 CATTERICK DR
ROCKWALL, TX 75087

YOUNG YAKOV
994 FOXHALL DR
ROCKWALL, TX 75087

SHRESTHA ANUP AND ANURADHA
994 LAZY BROOKE DR
ROCKWALL, TX 75087

SIMMONS JAMES A AND MICHELE E
995 HEATHER FALLS
ROCKWALL, TX 75087

IBRAGIMOV DIYAR AND
NAZIK ALLABERDIYEVA
995 SABLE DRIVE
ROCKWALL, TX 75087

STERNER RICKY AND MARIANCE
996 HEATHER FALLS DR
ROCKWALL, TX 75087

STOECKL MEGAN AND OLIVER
997 CALM CREST DR
ROCKWALL, TX 75087

APPLEGATE THOMAS AND JESSICA
997 FOXHALL DRIVE
ROCKWALL, TX 75087

JARRETT LAURA A AND JEREMY D
997 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

2021 S P PARKS REVOCABLE TRUST
STANLEY REX PARKS AND PAMELA KAY PARKS-
TRUSTEES
998 CALM CREST DRIVE
ROCKWALL, TX 75087

MOSS JONATHAN
998 CATTERICK DRIVE
ROCKWALL, TX 75087

CHRISTOPHER AND PERLA SAENZ REVOCABLE
TRUST
CHRISTOPHER DANIEL SAENZ AND PERLA
KRISTAL SAENZ- COTRUSTEES
998 EMBER CREST DR
ROCKWALL, TX 75087

TAYLOR IVAN & MIONA G
998 FOXHALL DR
ROCKWALL, TX 75087

MIRAMONTES JUAN E AND ANGELICA
998 LAZY BROOKE DR
ROCKWALL, TX 75087

RESIDENT
999 HEATHER FALLS DR
ROCKWALL, TX 75087

IBRAHIM PATRICIA
999 SABLE DRIVE
ROCKWALL, TX 75087

LIFE SPRING CHURCH
P O BOX 886
ROCKWALL, TX 75087

CRUSE ROBERT B JR AND MARGARET A
P. O. BOX 2468
ROCKWALL, TX 75087

CLARK BRUCE A
PO BOX 1473
ROCKWALL, TX 75087

ANDINO JULIO JOSE &
WALESKA L COLON CHARDON
PO BOX 1779
ROCKWALL, TX 75087

KEITH AND KRISTY THIEMAN LIVING TRUST
KEITH THIEMAN AND KRISTY THIEMAN -
TRUSTEES
PO BOX 670
ROCKWALL, TX 75087

SHENNENDOAH REAL ESTATE PARTNERS
PO BOX 941428
PLANO, TX 75094

HUNT MATTHEW CLAUD-CLEVELAND AND GINA
1013 PLEASANT VIEW DR
ROCKWALL, TX 75087

Exhibit 'A':
Legal Description

Being, a tract of land situated in the T.R. Bailey Survey, Abstract No. 30 in the City of Rockwall, Rockwall County, Texas being out of a 405.184 acre tract, as described in Clerks File No. 2007-00375392 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

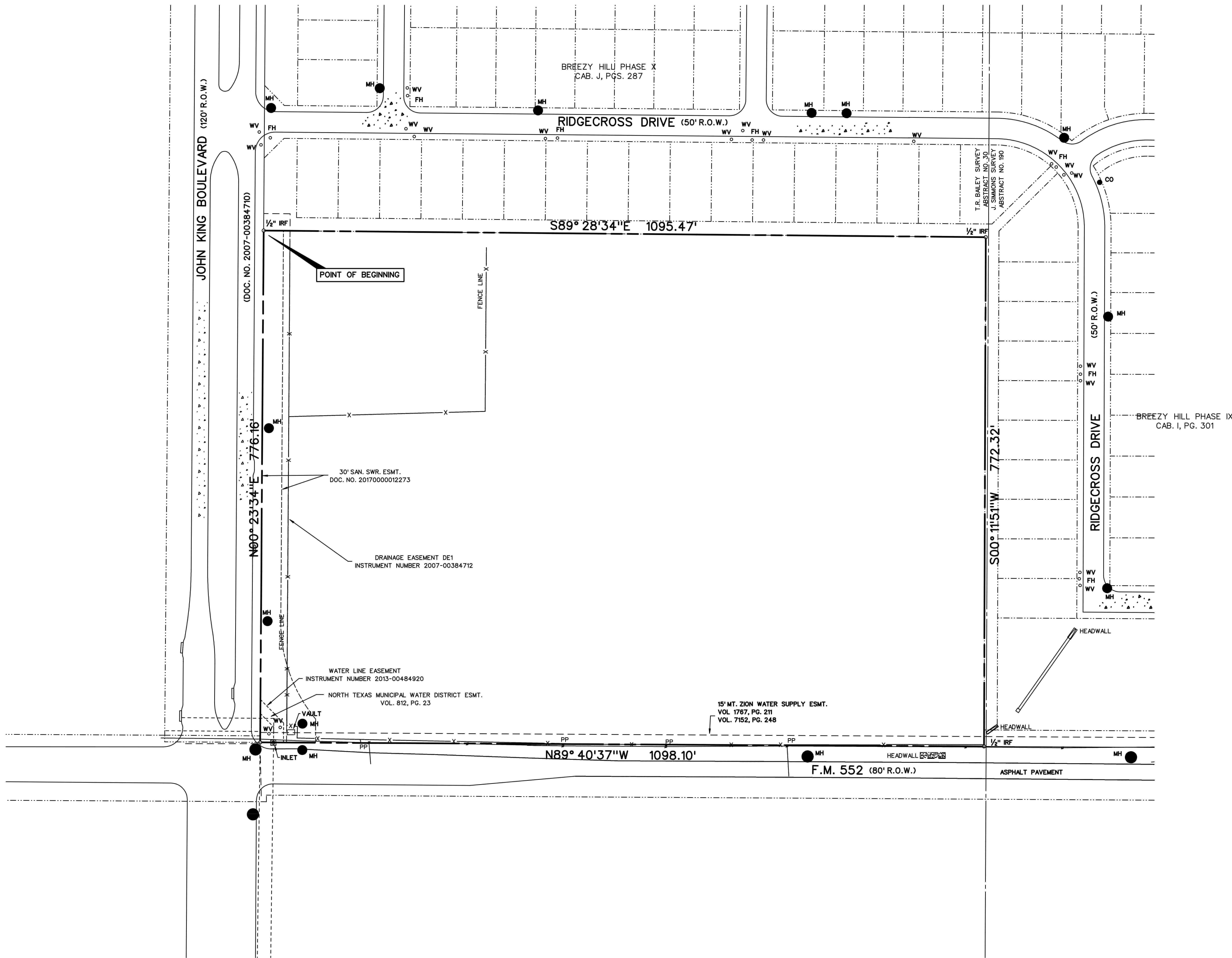
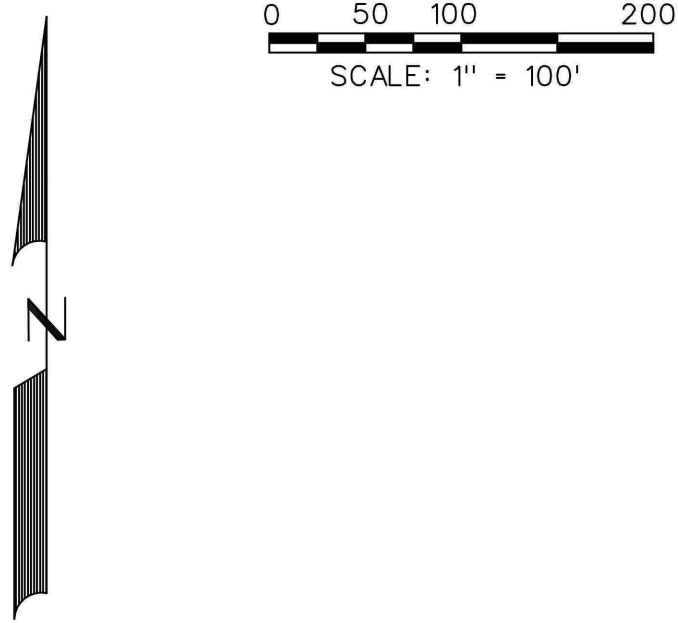
BEGINNING, at a ½ inch iron rod found at the southwest corner of Breezy Hill Phase X, an addition to the City of Rockwall, as described in Cab. J, Pg. 287 in the Plat Records of Rockwall County, Texas, being in the east line of John King Boulevard (120' R.O.W.), as described in Doc. No. 2007-00384710 in said Deed Records:

THENCE, South 89° 28'34" East, along the south line of said Breezy Hill Phase X, at 1055.92 feet, passing a southeast corner of said Breezy Hill Phase X also being the most westerly southwest corner of Breezy Hill Phase IX, an addition to City of Rockwall, as described in Cab. I, Pg. 301, in said Plat Records, and continuing for a total distance of 1095.47 feet, to a ½ inch iron rod found:

THENCE, South 00° 11'51" West, along the east line of said Breezy Hill Phase IX, for a distance of 772.32 feet, to a ½ inch iron rod found at the southwest corner of said Breezy Hill Phase IX, being in the north line of F.M. 552 (80' R.O.W.) and being in the south line of said 405.184 acre tract:

THENCE, North 89° 40'37" West, along the south line of said 405.184 acre tract and with said north line, for a distance of 1098.10 feet, to a ½ inch iron rod set at most southerly southwest corner of said 405.184 acre tract, being in the east line of John King Boulevard:

THENCE, North 00° 23'34" East, departing the north line of said F.M. 552 and along the east line of said John King Boulevard, for a distance of 776.16 feet, to the POINT of BEGINNING and containing 19.494 acres of land.



LEGAL DESCRIPTION

BEING, a tract of land situated in the T.R. Bailey Survey, Abstract No. 30 in the City of Rockwall, Rockwall County, Texas, being out of a 405.184 acre tract, as described in Clerks File No. 2007-00375392 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of Breezy Hill Phase X, an addition to the City of Rockwall, as described in Cab. J, Pg. 287 in the Plat Records of Rockwall County, Texas, being in the east line of John King Boulevard (120' R.O.W.), as described in Doc. No. 2007-00384710 in said Deed Records:

THENCE, South 89° 28' 34" East, along the south line of said Breezy Hill Phase X, at 1055.92 feet, passing a southeast corner of said Breezy Hill Phase X also being the most westerly southwest corner of Breezy Hill Phase IX, an addition to City of Rockwall, as described in Cab. I, Pg. 301, in said Plat Records, and continuing for a total distance of 1095.47 feet, to a 1/2 inch iron rod found:

THENCE, South 00° 11' 51" West, along the east line of said Breezy Hill Phase IX, for a distance of 772.32 feet, to a 1/2 inch iron rod found at the southwest corner of said Breezy Hill Phase IX, being in the north line of F.M. 552 (80' R.O.W.) and being in the south line of said 405.184 acre tract:

THENCE, North 89° 40' 37" West, along the south line of said 405.184 acre tract and with said north line, for a distance of 1098.10 feet, to a 1/2 inch iron rod set at most southerly southwest corner of said 405.184 acre tract, being in the east line of John King Boulevard:

THENCE, North 00° 23' 34" East, departing the north line of said F.M. 552 and along the east line of said John King Boulevard, for a distance of 776.16 feet, to the POINT OF BEGINNING and containing 19.494 acres of land.

SURVEYORS CERTIFICATE

I do hereby certify that a survey was made on the ground under my supervision in May 2018, and that this map correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Land Surveyors Standards and Specifications for Category 1A, Condition II Survey.

FOR REVIEW PURPOSES ONLY

Warren L. Corwin
Registered Professional Land Surveyor
No. 4621

Date

NOTES:

- 1/2" IRON RODS WITH YELLOW "CORWIN ENGR. INC."
CAPS SET AT ALL CORNERS UNLESS OTHERWISE INDICATED
- BEARINGS ARE REFERENCED A 405.184 ACRE TRACT, AS DESCRIBED IN CLERKS
FILE NO. 2007-00375392, IN THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- IRF - IRON ROD FOUND
CM - CONTROLLING MONUMENT
PP - POWER POLE
MH - MANHOLE
CO - CLEANOUT
WV - WATER VALVE
-X- - FENCE LINE
-P- - POWER LINE
- COPYRIGHT © CORWIN ENGINEERING, INC. ALL RIGHTS RESERVED
- THE FOLLOWING EASEMENTS DO NOT AFFECT SUBJECT TRACT:
- TEXAS POWER & LIGHT CO. EASEMENT DATED JAN. 3, 1949, VOL. 45, PG. 343

BOUNDARY SURVEY
OF
19.494 ACRE TRACT
OUT OF THE
T.R. BAILEY SURVEY ABSTRACT NO. 30
IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-296-1200

JULY 2018

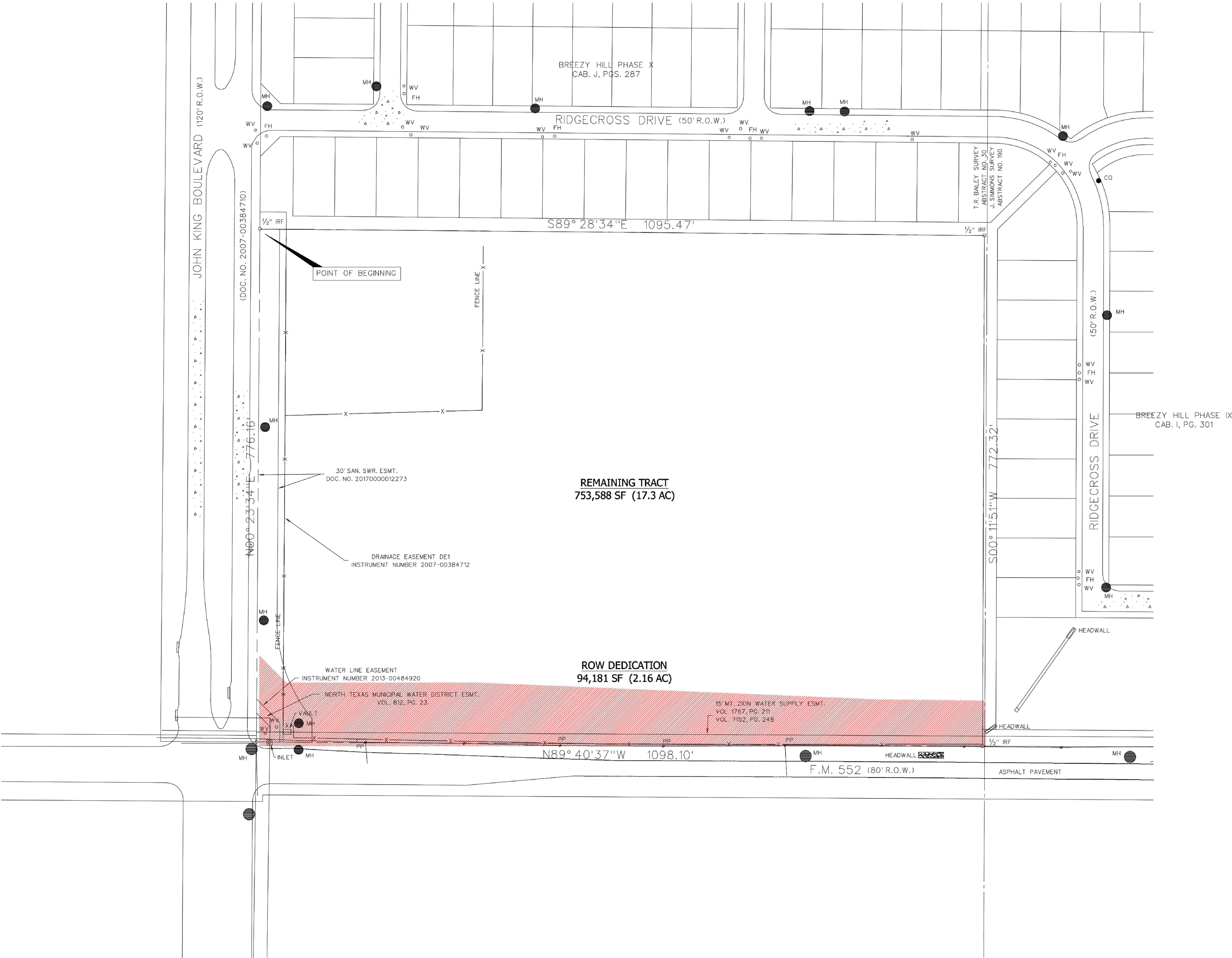
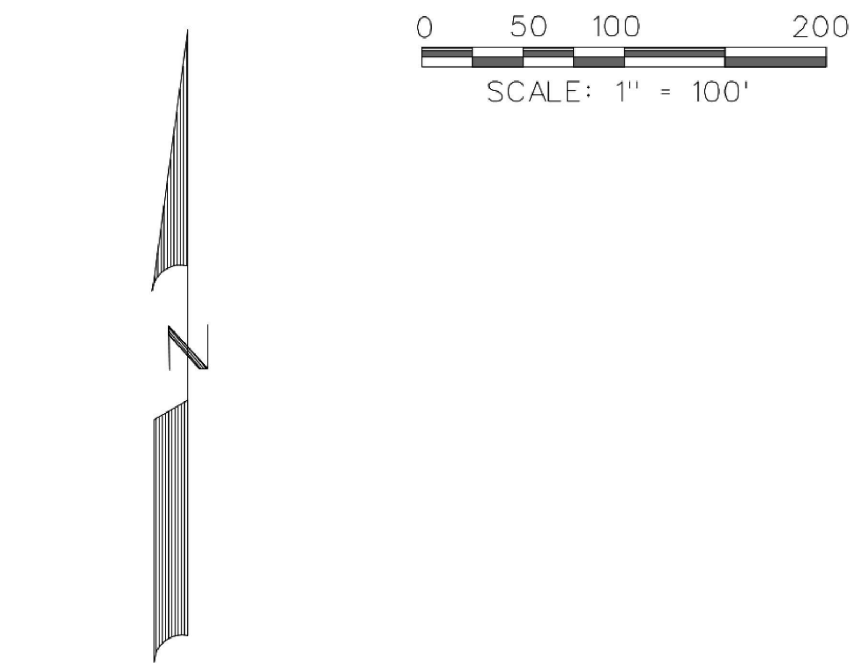
SCALE: 1"=100'

EXHIBIT B

NEC F.M. 552 & JOHN KING BLVD

T.R. BAILEY SURVEY ABSTRACT NO.30

ROCKWALL, TEXAS



LEGAL DESCRIPTION

BEING, a tract of land situated in the T.R. Bailey Survey, Abstract No. 30 in the City of Rockwall, Rockwall County, Texas, being out of a 405.184 acre tract, as described in Clerks File No. 2007-00375392 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

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THENCE, South 89°28'34" East, along the south line of said Breezy Hill Phase X, at 1055.92 feet, passing a southeast corner of said Breezy Hill Phase X also being the most westerly southwest corner of Breezy Hill Phase IX, an addition to City of Rockwall, as described in Cab. I, Pg. 301, in said Plat Records, and continuing for a total distance of 1095.47 feet, to a 1/2 inch iron rod found:

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THENCE, North 89°40'37" West, along the south line of said 405.184 acre tract and with said north line, for a distance of 1098.10 feet, to a 1/2 inch iron rod set at most southerly southwest corner of said 405.184 acre tract, being in the east line of John King Boulevard:

THENCE, North 00°23'34" East, departing the north line of said F.M. 552 and along the east line of said John King Boulevard, for a distance of 776.16 feet, to the POINT OF BEGINNING and containing 19.494 acres of land.

SURVEYORS CERTIFICATE

I do hereby certify that a survey was made on the ground under my supervision in May 2018, and that this map correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Land Surveyors Standards and Specifications for Category 1A, Condition II Survey.

FOR REVIEW PURPOSES ONLY

Warren L. Corwin
Registered Professional Land Surveyor
No. 4621

Date

NOTES:

- 1/2" IRON RODS WITH YELLOW "CORWIN ENGR. INC." CAPS SET AT ALL CORNERS UNLESS OTHERWISE INDICATED
- BEARINGS ARE REFERENCED A 405.184 ACRE TRACT, AS DESCRIBED IN CLERKS FILE NO. 2007-00375392, IN THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- IRF - IRON ROD FOUND
CM - CONTROLLING MONUMENT
PP - POWER POLE
MH - MANHOLE
CO - CLEANOUT
WV - WATER VALVE
-X- - FENCE LINE
-P- - POWER LINE
- COPYRIGHT © CORWIN ENGINEERING, INC. ALL RIGHTS RESERVED
- THE FOLLOWING EASEMENTS DO NOT AFFECT SUBJECT TRACTS:
- TEXAS POWER & LIGHT CO. EASEMENT DATED JAN. 3, 1949, VOL. 45, PG. 343

BOUNDARY SURVEY
OF
19.494 ACRE TRACT
OUT OF THE
T.R. BAILEY SURVEY ABSTRACT NO. 30
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 2018

SCALE: 1"=100'

EXHIBIT C

NEC F.M. 552 & JOHN KING BLVD

T.R. BAILEY SURVEY ABSTRACT NO.30

ROCKWALL, TEXAS



EXHIBIT D

NEC F.M. 552 & JOHN KING BLVD
T.R. BAILEY SURVEY ABSTRACT NO.30
ROCKWALL, TEXAS

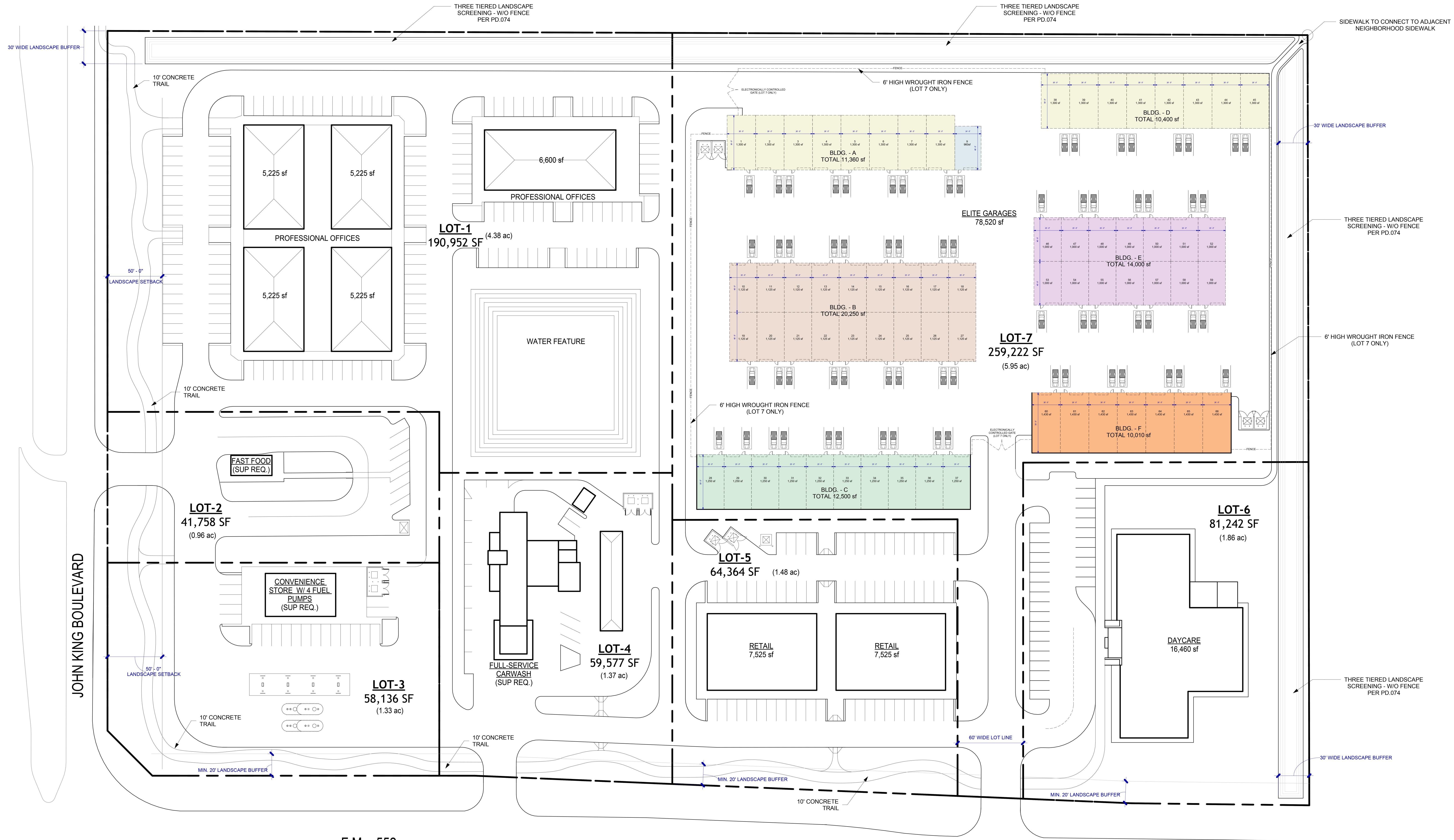


EXHIBIT E

NEC F.M. 552 & JOHN KING BLVD

T.R. BAILEY SURVEY ABSTRACT NO.30

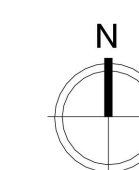
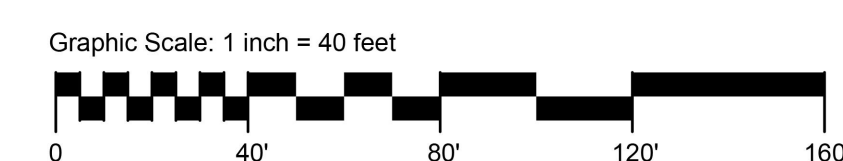
ROCKWALL, TEXAS



F.M. - 552

EXHIBIT F

NEC F.M. 552 & JOHN KING BLVD
T.R. BAILEY SURVEY ABSTRACT NO.30
ROCKWALL, TEXAS



Development Standards

All development occurring within the boundaries of the *Subject Property* shall conform to the development and land use standards contained in this Planned Development District ordinance. Development and land use standards not explicitly mentioned in this ordinance shall be governed by and be subject to all pertinent development and land use standards for a General Retail (GR) District as specified by the Unified Development Code (UDC), and was designated on the Concept Plan subject to approval of a Special Use Permit (SUP) if required by zoning. All sections of the Unified Development Code (UDC) referenced in this section of the Planned Development District Ordinance shall be as is and as amended in the future.

E.1 PURPOSE.

The purpose of this Planned Development Amendment is to provide provisions that control the development of Elite Garages (Office/Warehouse Buildings), Fast Food establishments with drive thru operations with SUP approval, convenience store with four (4) gas pumps with SUP approval, a full service car wash with SUP approval as well as retail, medical office buildings and daycare facilities meeting the General Retail Zoning on this Subject Property.

E.2 LAND USE AND DEVELOPMENT STANDARDS.

- (1) Permitted Uses. Unless specifically provided for by this Planned Development District Ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

- (a) The following land uses shall be permitted *By-Right*:
- Elite Garages (Office/Warehouse Buildings)

Notes:

The following *Conditional Land Use Standards* are required with the establishment of the Elite Garages (Office Warehouse Buildings) land use:

- (1) The commercial operation of rental trucks and trailers shall be prohibited.
- (2) Businesses shall NOT be permitted to operate in the individual units.
- (3) No outside storage of any kind shall be allowed.
- (4) Access to these buildings shall be private only, and not open to the general public. The building shall be secure behind a 6" wrought iron fence and access ONLY to the Owners of the individual garages and their guests.
- (5) Lighting standards shall be limited to 20-feet.

- (b) The following land uses shall be expressly *Prohibited*:

- Agricultural Uses on Unplatted Land
- Animal Boarding/Kennel without Outside Pens
- Animal Hospital or Clinic
- Community Garden
- Urban Farm
- Covenant, Monastery, or Temple
- Limited Service Hotel

Development Standards

- Full-Service Hotel
- Residence Hotel
- Motel
- Assisted Living Facility
- Blood Plasma Donor Center
- Cemetery/Mausoleum
- Church/House of Worship
- College, University, or Seminary
- Convalescent Care Facility/Nursing Home
- Congregate Care Facility/Elderly Housing
- Emergency Ground Ambulance Services
- Government Facility
- Hospice
- Hospital
- Mortuary or Funeral Chapel
- Local Post Office
- Public or Private School
- Temporary Carnival, Circus, or Amusement Ride
- Indoor Commercial Amusement/Recreation
- Outdoor Commercial Amusement/Recreation
- Public or Private Community or Recreation Club as an Accessory Use
- Private Country Club
- Golf Driving Range
- Temporary Fundraising Events by Non-Profit
- Indoor Gun Club with Skeet or Target Range
- Health Club or Gym
- Private Club, Lodge or Fraternal Organization
- Private Sports Arena, Stadium, and/or Track
- Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)
- Theater
- Astrology, Hypnotist, or Psychic
- Banquet Facility/Event Hall
- Portable Beverage Service Facility
- Business School
- Catering Service
- Temporary Christmas Tree Sales Lot and/or Similar
- Incidental Display
- Food Trucks/Trailers
- Garden Supply/Plant Nursery
- General Personal Service
- Laundromat with Dropoff/Pickup Services
- Self Service Laundromat
- Massage Therapist
- Private Museum
- Night Club, Discotheque, or Dance Hall
- Pawn Shop
- Permanent Cosmetics
- Temporary Real Estate Sales Office
- Rental Store without Outside Storage and/or Display
- Secondhand Dealer
- Bail Bond Service
- Building and Landscape Material with Outside Storage
- Electrical, Watch, Clock, Jewelry and/or Similar Repair
- Furniture Upholstery/Refinishing and Resale

Development Standards

- Rental, Sales and Service of Heavy Machinery and Equipment
- Trade School
- Minor Automotive Repair Garage
- Automobile Rental
- New or Used Boat and Trailer Dealership
- Self Service Car Wash
- New Motor Vehicle Dealership for Cars and Light Trucks
- Used Motor Vehicle Dealership for Cars and Light Trucks
- Commercial Parking
- Recreational Vehicle (RV) Sales and Service
- Service Station
- Temporary Asphalt or Concrete Batch Plant
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Commercial Antenna
- Antenna for an Amateur Radio
- Radio Broadcasting

- (2) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards stipulated by the General Retail (GR) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. All development shall also conform to the following additional standards:

- (a) *Building Height.* The building height for all buildings shall be limited to a maximum height of 36-feet.

- (3) *Architectural and Building Standards.* Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the General Retail (GR) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the

Subject Property; In addition, buildings fronting onto or that have visibility from John King Boulevard shall meet the *General Overlay District Standards* stipulated by Section 06, *Overlay Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). These standards shall only apply to the building facades front onto or that have visibility from John King Boulevard.

- (4) *Landscaping and Hardscape Standards.* Unless specifically provided by this Planned Development District ordinance, the landscape and hardscape standards stipulated by Article 05, *District Development Standards*, and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. In addition, the landscape buffer requirements for the development of the *Subject Property* shall be as follows:

- (a) *Landscape Buffer and Sidewalk (John King Boulevard).* A minimum of a 50-foot landscape buffer shall be provided along John King Boulevard (*outside of and beyond any required right-of-way dedication*). A meandering/curvilinear ten (10') foot trail shall be constructed within the 50-foot landscape buffer.

Development Standards

- (b) Landscape Areas Adjacent to the Northern & Eastern Property Line. A minimum of a thirty (30) foot landscape buffer shall be provided adjacent to the Northern & Eastern boundaries. Within this buffer the applicant shall provide a three tiered landscape screening without a fence, per the design set in PD074.
- (c) Landscape Areas Adjacent to the Southern Property Lines at FM 552. A minimum of a twenty (20) foot landscape buffer shall be provided adjacent to FM 552 and shall meet the Landscape requirements set forth by PD074. A meandering/curvilinear ten (10) foot trail shall be constructed within the twenty (20) foot buffer.
- (5) 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.



EXHIBIT G - PROFESSIONAL OFFICE



EXHIBIT G - PROFESSIONAL OFFICE



EXHIBIT G - PROFESSIONAL OFFICE



EXHIBIT G - PROFESSIONAL OFFICE



EXHIBIT H - ELITE GARAGES



EXHIBIT H - ELITE GARAGES



EXHIBIT H - ELITE GARAGES



EXHIBIT H - ELITE GARAGES



EXHIBIT H - ELITE GARAGES



EXHIBIT J - DAYCARE CENTER



EXHIBIT J- DAYCARE CENTER



EXHIBIT J - DAYCARE CENTER



EXHIBIT K - RETAIL



EXHIBIT K - RETAIL



EXHIBIT K - RETAIL

CITY OF ROCKWALL

ORDINANCE NO. 17-60

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [ORDINANCE NO. 16-59] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 16-59, BEING A 405.184-ACRE TRACT OF LAND SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, T. R. BAILEY SURVEY, ABSTRACT NO. 30 AND THE J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; 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 the John Arnold of the Skorburg Company on behalf of Breezy Hill 405, LTD for an amendment to the Planned Development Concept Plan and Development Standards contained within Planned Development District 74 (PD-74) [*specifically contained within Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 405.184-acre tract of land situated in the J. Strickland Survey, Abstract No. 187, T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* 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 Planned Development District 74 [*Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-59*;

Section 2. 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. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, 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 *Subject Property* shall generally be in accordance with the *Development Standards*, described 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*;

Section 5. That a master parks and open space plan for the Property, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

Section 6. That development of 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 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the 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 an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
 - 1. Open Space Master Plan
 - 2. Master plat
 - 3. PD development plans (*required for retail areas only*)
 - 4. PD site plans
 - 5. Preliminary plats
 - 6. Final plats
- (c) A Master Plat application covering all of the *Subject Property*, other than the area designated on the *Planned Development Concept Plan* as *Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the Property has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.
- (d) A *PD Development Plan* must be approved for the area designated on the Concept Plan as *Retail* prior to submittal of a *PD Site Plan* application and/or a preliminary plat application. No master plat is required for the area designated on the Concept Plan as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the retail tract.
- (e) A preliminary plat application shall be submitted for each phase of residential development. A *PD Site Plan* application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.
- (f) A *Capital Facilities Agreement* in the form of *Exhibit 'D'*, attached hereto and incorporated herein by reference as *Exhibit 'D'*, shall be executed by Developer providing for delivery of adequate public facilities and services within the District.

Section 7. 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 8. 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 9. 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;

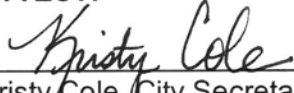
Section 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF NOVEMBER, 2017.**



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: October 16, 2017

2nd Reading: November 6, 2017

Exhibit 'A':
Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794-3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON;

THENCE NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN A ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF 593.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH S9°15'47" WEST, A DISTANCE OF 503.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 01°31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD

Exhibit 'A':
Legal Description

FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.

Exhibit 'B':
Concept Plan

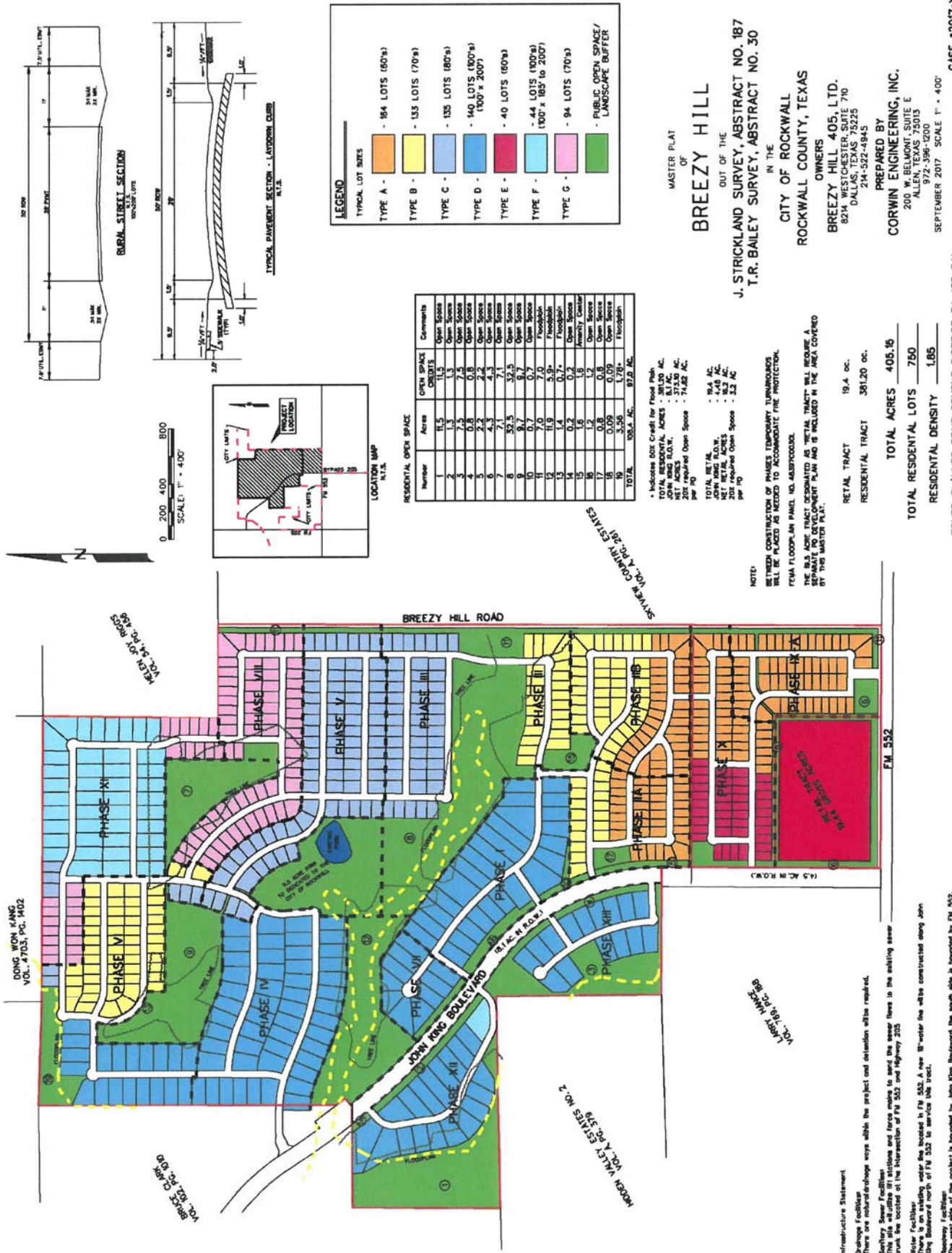


Exhibit 'C':
PD Development Standards

A. GENERAL REQUIREMENTS

1. *Uses Allowed.* The following uses are permitted for the Property.

- a. *Residential uses.* Uses permitted of right or by Specific Use Permit (SUP) for the Single Family 10 (SF-10) District, as set forth in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance 04-38], shall be allowed for areas designated as single-family on the *Concept Plan*, subject to approval of a Specific Use Permit (SUP) if required by the Single Family 10 (SF-10) District regulations.
- b. *Non-residential uses.* Non-residential uses shall be allowed only within the area designated as retail on the approved *Concept Plan* for the district, and are limited to those uses permitted of right or by special use permit for the General Retail (GR) District subject to approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Section 2 of Article X, *Planned Development Regulations*, of the Unified Development Code [Ordinance No. 04-38], and subject to approval of a Specific Use Permit (SUP) if required by the General Retail (GR) District regulations; provided, however, that the following uses are expressly prohibited:

- ☒ Animal Hospital, Clinic
- ☒ Convent or Monastery
- ☒ Hotel or Motel
- ☒ Hotel, Residence
- ☒ Cemetery/Mausoleum
- ☒ Mortuary of Funeral Chapel
- ☒ Social Service Provider
- ☒ Billiard Parlor or Pool Hall
- ☒ Carnival, Circus, or Amusement Ride
- ☒ Commercial Amusement/Recreation (Outside)
- ☒ Gun Club, Skeet or Target Range (indoor)
- ☒ Astrologer, Hypnotist, or Psychic Art and Science
- ☒ Garden Supply/Plant Nursery
- ☒ Night Club, Discotheque, or Dance Hall
- ☒ Secondhand Dealer
- ☒ Car Wash, Self Service*
- ☒ Service Station*
- ☒ Mining and Extraction (Sand, Gravel, Oil & other)
- ☒ Helipad
- ☒ Railroad Yard or Shop
- ☒ Transit Passenger Facility

* Not including a convenience store with an accessory car wash use or more than four (4) gas pumps, which accessory uses are permitted by SUP.

The following additional use shall be permitted of right in the PD District:

- ☒ Grocery Store with a maximum building area of one hundred and thirty thousand (130,000) square feet.
- c. *Design of Non-Residential Uses.* The retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

Exhibit 'C':
PD Development Standards

- d. *Density and Lot Composition.* No more than 750 single-family residential dwelling units may be constructed within the *Subject Property*. The single-family residential units shall be allocated by product type in accordance with the following table:

Table 1: Lot Composition

Lot Type	Lot Size Minimum	Lot SF Minimum	Driveway Access	Total Units	Total Dwelling Units (%)
A	60' x 120'	7,200	Front	164	21.86%
B	70' x 120'	8,400	Front	131	17.46%
C	80' x 125'	10,000	Front	137	18.27%
D	100' x 200'	20,000	Front	140	18.67%
E	60' x 120'	7,200	Front	40	05.34%
F	100' x 180'	18,000	Front	44	05.87%
G	70' x 120'	8,400	Front	94	12.53%
AVERAGE LOT SIZE:		10,000			
MAXIMUM ALLOWED TOTAL UNITS:				750	100%

2. *Development Standards Applicable.* Except as may be modified by these *Development Standards*, residential uses shall be subject to the development standards for a Single Family 10 (SF-10) District, as set forth in Section 3.4 of Article V, *District Development Standards*, Unified Development Code [Ordinance No. 04-38]; to the development standards in the SH-205 Bypass Overlay (205 BY-OV) District; and to all supplemental standards contained in the Unified Development Code [Ordinance No. 04-38].

B. SPECIAL DEVELOPMENT STANDARDS

1. *Dimensional Standards for Residential Uses.*

Table 2: Lot Type Matrix

Lot Types	A	B	C	D	E	F	G
Maximum Building Height	36'	36'	36'	36'	36'	36'	36'
Minimum Air Conditioned Square Footage	2,200	2,400	2,600 ²	3,000	2,200	3,000	2,400
Minimum Front Yard Building Setback	20' ⁴	20'	20'	40' ³	20' ⁴	40' ³	20'
Minimum Rear Yard Building Setback	10'	10'	15'	15'	10'	15'	10'
Minimum Side Yard (Interior)	5'	5'	6'	7'	5'	7'	5'
Minimum Side Yard Adjacent to a Street	15'	15'	15'	15'	15'	15'	15'
Minimum Distance of Driveway (from Property Line)	20'	20'	20'	40'	20'	40'	20'
Minimum Lot Area (Square Feet)	7,200	8,400	10,000	20,000	7,200	18,000	8,400
Minimum Lot Frontage ¹	60'	70'	80'	100'	60'	100'	70'

Notes:

¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within Table 1.

²: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

³: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

⁴: Front porch may encroach to within 10-feet of the front property line on Lot Types 'A', 'B', 'C' & 'E'.

Exhibit 'C':
PD Development Standards

2. *Development Standards for Residential Uses by Lot Product/Type*

a. *Detached Single Family Lot Type A*

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'A' lots shall have 3-car garages.
Maximum Lot Coverage	65%

b. *Detached Single Family Lot Type B*

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3 car garages.
Maximum Lot Coverage	65%

Exhibit 'C':
PD Development Standards

c. *Detached Single Family Lot Type C*

Development Standards	
Minimum Lot Size	10,000 SF
Minimum Lot Width (@ Front Building Line)	80'
Minimum Lot Depth	125'
Minimum Lot Width (Corner Lot)	85'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	2,600 SF ¹
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'C' lots shall have 3 car garages.
Maximum Lot Coverage	65%

Notes:

¹: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

d. *Detached Single Family Lot Type D*

Development Standards	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	40' ¹
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages.
Maximum Lot Coverage	70%

Notes:

¹: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

Exhibit 'C':
PD Development Standards

e. Detached Single Family Lot Type E

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20' (Front porch may encroach to within 10-feet of the front property line) ¹
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation ¹	Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure.
Maximum Lot Coverage	65%

Notes:

¹: No two adjacent lots on the same side of the street may have front entry only garages facing the street.

f. Detached Single Family Lot Type F

Development Standards	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	180'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	40' ¹
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages.
Maximum Lot Coverage	70%

Notes:

¹: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

Exhibit 'C':
PD Development Standards

g. *Detached Single Family Lot Type G*

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure.
Maximum Lot Coverage	65%

3. *Fencing.* All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (minimum ½" thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the "public side" facing the street, alley or neighboring property. Lots containing 20,000 sq. ft., lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45') off center spacing that begins at the rear property line corner and terminates ten feet (10') behind the front yard building setback line. A maximum six (6') foot solid board on board "panel" cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5'). The property owner shall maintain that portion of the property outside the fence.
4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

Table 3 : Anti-Monotony Matrix

Lot Type	Lot Size (Approx.)	Elevation Features
A	60' x 120'	i., ii., iii.
B	70' x 120'	i., ii., iii.
C	80' x 125'	i., ii., iii.
D	100' x 200'	i., ii., iii.
E	60' x 120'	i., ii.
F	100' x 180'	i., ii., iii.
G	70' x 120'	i., ii.

- i. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding

Exhibit 'C':
PD Development Standards

streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.

- ii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.
 - iii. For front entry driveway access a traditional "swing" or "J" drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only.
5. *Streetscape Landscape*. Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.
- (1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
 - (2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.
 - (3) For purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.
6. *Master Design Guidelines*. Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares*. All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.
- a. *Buffer-Strip and Sidewalks (John King Boulevard Overlay District)*. The landscape buffer strip along John King Blvd shall be as described in the City of Rockwall Unified Development Code, Article V (District Development Standards), Section 6.10 E (Landscape Standards) and be a minimum width of fifty (50) feet as shown on the Planned Development Concept Plan in Exhibit 'B'. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the fifty (50) foot landscape buffer strip as recommended by the John King Boulevard Design Concept Plan located in the Comprehensive Plan of the City of Rockwall.
 - b. *Buffer-Strip (FM 552)*. A landscape buffer strip with a minimum width of fifteen (15) feet shall be provided along the frontage of FM 552, and shall be landscaped with at least one canopy tree per 30-ft and a combination of berms and shrubbery to be reviewed with the PD Site Plan(s) for the retail tract.

Exhibit 'C':
PD Development Standards

- c. *Buffer-Strip (Breezy Hill) Retail.* The minimum buffer width between the proposed retail area and Breezy Hill Rd shall be fifty (50) feet, and shall include a berm with a minimum height of five (5) feet with at least three (3) canopy trees and four (4) accent trees per 100-ft of frontage. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission and City Council at the time of PD Development Plan for the retail tract.
 - d. *Buffer-Strip (Breezy Hill) Residential.* A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Rd.
 - e. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
 - f. *Fencing.* The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
 - g. *Curvilinear Walks.* Walks are to be a minimum of five feet (5') wide to six feet (6') maximum width (hike and bike trail) consistent with the approved Open Space Master Plan. "Collector streets" with or without center medians may incorporate sidewalks six feet (6') in width adjacent to or within "front yard" landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four feet (4') from back-of-curb.
 - h. *Medians.* Any proposed median openings shall meet the City standards at the time of PD site plan approval.
- 2. *Lighting.* Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.
 - 3. *Sidewalks.* At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.
 - 4. *Curbing.* Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
 - 5. *Buried Utilities.* New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the 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.
 - 6. *Parks and Open Space.*
 - a. Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
 - b. Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features,

Exhibit 'C':
PD Development Standards

common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.

- c. The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for approval if it complies with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.
- d. The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.

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7. Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on *Figure 1* (below).



Figure 1: Retention Pond with Hardedge.

8. *Signage.* Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in Figure 2 & 3 (below). Final design of entry features to be determined with the Planned Development Site Plan.

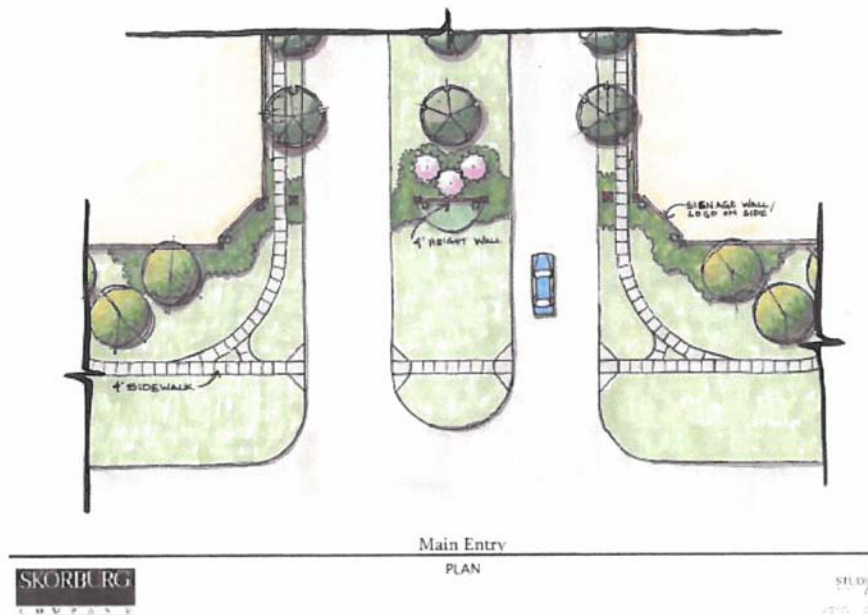


Figure 2: Example of Subdivision Signage Locations

Exhibit 'C':
PD Development Standards

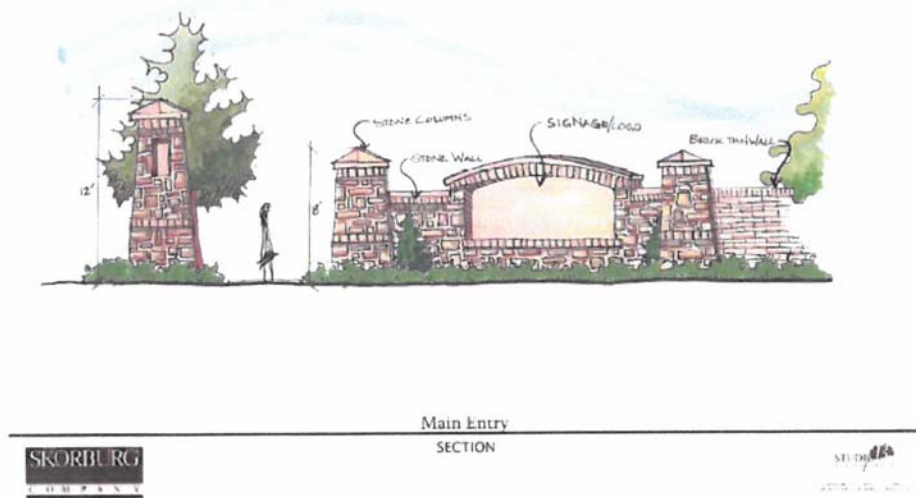


Figure 3: Example of Subdivision Signage Design Standard

9. *Variances.* The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variances to this ordinance.
10. *Amenity Center.* Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.
11. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

THIS CAPITAL FACILITIES AGREEMENT (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall"),

I. RECITALS

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

II. ADEQUATE PUBLIC FACILITIES

1. *General Provisions.*
 - a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services, Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments, The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.
 - b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

- c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. *Wastewater Services.*

- a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.
- b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.
- c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. *Water Services*

- a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.
- b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.

- c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.
- 4. *Road Improvements.* The Developer shall make the following road improvements.
 - a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.
 - b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.
 - c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

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needed expansion of existing culverts created by such construction or the development, of such retail tract.

- d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.
5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.
6. *Parks and Open Space.*
 - a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

III. GENERAL PROVISIONS

1. *Notice on Sale.* The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager
Rockwall City Hall
385 S. Goliad Street
Rockwall, TX 75087

2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.
3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.
4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.
6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.
7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.
8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.
9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.
10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.
11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.
12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.
13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.
14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

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Exhibit 'D':
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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

15. *No Waiver.* Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

CITY OF ROCKWALL



By: 

Name: DAVID SWEET

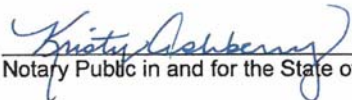
Title: MAYOR

STATE OF TEXAS

§
§
§

COUNTY OF ROCKWALL

SWORN AND SUBSCRIBED TO BEFORE ME, by said DAVID SWEET, who in their capacity as MAYOR for the City of Rockwall, acknowledges that he was authorized to execute the foregoing document this 2nd day of October 2012, certify witness my hand and seal of office.


Notary Public in and for the State of Texas

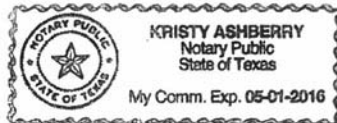


Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

BREEZY HILL 405, LTD, ^{AT TEXAS}
^{BREEZY HILL 405 GP CORPORATION, AT TEXAS CORPORATION,}
^{15 GENEVA PARKWAY}


By: 

Name: RICHARD M. SKOLBERG

Title: PRESIDENT

STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

SWORN AND SUBSCRIBED TO BEFORE ME, by said RICHARD M. SKOLBERG, who in their capacity as PRESIDENT for the Breezy Hill 405, LTD, acknowledges that he was authorized to execute the foregoing document this 1st day of OCTOBER 2012, certify witness my hand and seal of office.


Notary Public in and for the State of Texas

