



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: June 24, 2025
SUBJECT: Z2025-032; Amendment to Planned Development District 11 (PD-11)

On June 5, 2023, the City Council directed staff to begin the process of initiating zoning to amend the City's older Planned Development (PD) Districts in order to prepare consolidating ordinances (*i.e. writing one [1] ordinance that supersedes all previous ordinances for the Planned Development Districts*). The purpose of this effort is to [1] make zoning easier to understand for the City's external customers (*i.e. developers, homebuilders, and citizens*), and [2] to make the zoning ordinances easier to interpret internally by City staff; however, the proposed consolidating ordinances are not intended to change any of the requirements, concept plans, or development standards stipulated for any Planned Development (PD) District. This was successfully done recently to the Planned Development (PD) Districts for the Chandler's Landing Subdivision (*i.e. Planned Development District 8 [PD-8]*), Lakeside Village/Turtle Cove Subdivisions (*i.e. Planned Development District 2 [PD-2]*), the Shores Subdivision (*i.e. Planned Development District 3 [PD-3]*), the Windmill Ridge Subdivision (*i.e. Planned Development District 13 [PD-13]*), and Planned Development District 9 (PD-9).

Planned Development District 11 (PD-11) -- *also known as the Hillcrest Shores Subdivision* -- was originally adopted in 1973, and currently consists of 30 pages of regulations within seven (7) regulating ordinances. The Planned Development District also consists of approximately 20 development cases. The proposed draft ordinance consolidates these regulating ordinances and development cases into a single document. Staff should note that under the proposed amendment, staff is required to initiate zoning; however, the proposed consolidating ordinance will not change any of the requirements, concept plans, or development standards stipulated for any property in the Hillcrest Shores Subdivision. To assist the Planning and Zoning Commission in understanding this zoning change, staff has included a copy of the current ordinances that make up Planned Development District 11 (PD-11), a timeline and summary of each development case associated with Planned Development District 11 (PD-11), and staff's proposed draft ordinance for comparison purposes. The proposed amendment to Planned Development District 11 (PD-11) will move forward in accordance with the following schedule:

Planning and Zoning Commission Work Session: June 24, 2025
Planning and Zoning Commission [*Public Hearing*]: July 15, 2025
City Council [*Public Hearing/First Reading*]: July 21, 2025
City Council [*Second Reading*]: August 4, 2025

Should the Planning and Zoning Commission have any questions, staff will be available at the June 24, 2025 Planning and Zoning Commission Work Session Meeting.



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PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: January 14, 2025
SUBJECT: Development Cases for Planned Development District 11 (PD-11)

Planned Development District 11 (PD-11) -- *also known as Hillcrest Shores Subdivision* -- was originally adopted in 1973, and currently consists of 31 pages of regulations within six (6) regulating ordinances. The following is a timeline and summary of the ~27 development cases associated with this Planned Development District:

RED: EXPIRED ORDINANCES

BLUE: SUPERSEDED ORDINANCES

GREEN: PARTIALLY SUPERSEDED ORDINANCES

ORANGE: ORDINANCES

- JUNE 23, 1959 (ORDINANCE NO. 59-02; A1959-002): A portion of the subject property was annexed into the City of Rockwall.
- FEBRUARY 6, 1961 (ORDINANCE NO. 61-02; A1961-002): The remainder of the subject property was annexed into the City of Rockwall.
- DECEMBER 3, 1973 (ORDINANCE NO. 73-52; PZ1973-005-01): *Zoning Change* from Multi-Family 1 (MF-1) District to Planned Development District 11 (PD-11) for *Recreational Facilities (i.e. a Marina)* land uses for a 19.24-acre tract of land. [**SUPERSEDED**] *NOTE: This ordinance was not depicted on the 1972-1977 zoning maps and the legal description cannot be tied to current monumentation. As a result, staff cannot determine exactly which ordinance superseded Ordinance No. 73-52.*
- JULY 7, 1980 (ORDINANCE NO. 80-13; PZ1980-005-01): *Zoning Change* from Planned Development District 11 (PD-11), Multi-Family 1 (MF-1) District, and General Retail (GR) District to a Single Family 2 (SF-2) District and Planned Development District 11 (PD-11) for a 192.261-acre tract of land. [**PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 93-11, 94-28, 01-08, & 04-37**]
- JUNE 7, 1993 (ORDINANCE NO. 93-11; PZ1993-019-01): *Zoning Change* amending Planned Development District 11 (PD-11) changing the base zoning for a 101.453-acre tract of land within the Planned Development District from Single Family 2 (SF-2) District to Single-Family 10 (SF-10) District. [**PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 94-28, 01-08, & 04-37**]
- AUGUST 16, 1993 (PZ1993-030-01): *Final Plat* for Hillcrest Shores Subdivision was approved. This plat was filed with Rockwall County on January 7, 1994 and created 67 single-family residential lots.
- APRIL 4, 1994 (ORDINANCE NO. 94-15; PZ1993-046-01): This *Zoning Change* took a portion of Planned Development District 11 (PD-11) and incorporated it into Planned Development District 41 (PD-41) [*i.e. into the Preserve Subdivision*].
- SEPTEMBER 6, 1994 (ORDINANCE NO. 94-28; PZ1993-030-01): An amendment to Planned Development District 11 (PD-11) that changed the front yard setbacks. [**PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 01-08, & 04-37**]
- JANUARY 16, 1995 (PZ1994-042-01): *Preliminary Plat* for Phase II and III of the Hillcrest Shores Subdivision.
- FEBRUARY 20, 1995 (PZ1995-002-01): *Final Plat* for Hillcrest Shores Phase II Addition. This plat was filed with Rockwall County on April 25, 1995 and created 113 single-family residential lots.
- SEPTEMBER 18, 1995 (PZ1995-040-01): *Replat* for Lot 44, Block D, Hillcrest Shores Phase II Addition.
- MARCH 19, 2001 (ORDINANCE NO. 01-08; PZ2001-011-01-Z): *Zoning Change* from Single Family 10 (SF-10) and Agricultural (AG) District to Planned Development District 11 (PD-11) for Single Family 10 (SF-10) for a 9.1725-acre tract of land. [**PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 04-37**]
- JUNE 4, 2001 (PZ2001-047-01-PP): *Preliminary Plat* for Hillcrest Shores Phase III Addition.
- JULY 10, 2001 (PZ2001-073-01-TP): *Treescape Plan* for Phase III of the Hillcrest Shores Phase III Addition.
- MAY 20, 2002 (PZ2001-097-01-FP): *Final Plat* for Hillcrest Shores Phase III Addition. This plat addition created 110 single-family residential lots.

- JANUARY 14, 2003 (PZ2002-105-01-LP): *Landscape Plan* for the entry monumentation for the Hillcrest Shores Subdivision.
- SEPTEMBER 15, 2003 (SP2003-015): An appointment was held with City Council to discuss bringing forward a Treescape Plan. Council ultimately agreed that the applicant could bring forward a Treescape Plan at a later date.
- JANUARY 20, 2004 (P2003-033): *Replat* for the Hillcrest Shores Phase III Addition. This plat was filed on April 24, 2024.
- JUNE 7, 2004 (ORDINANCE NO. 04-37; Z2004-020): *Zoning Change* to amend Planned Development District 11 (PD-11) to change the front yard setback for Phase III of the Hillcrest Shores Addition.
- DECEMBER 23, 2008 (P2008-033): *Replat* for Lot 36, Block D, Hillcrest Shores Addition.



Z2025-032: Amendment to Planned Development District 11 (PD-11)

0 280 560 1,120 1,680 2,240 Feet

PD-3

PD-29

SF-10

AG

PD-11

PD-41

NIKE SHORE DR

SF-10

Case Location Map = 



City of Rockwall

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 385 S. Goliad Street
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 (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.

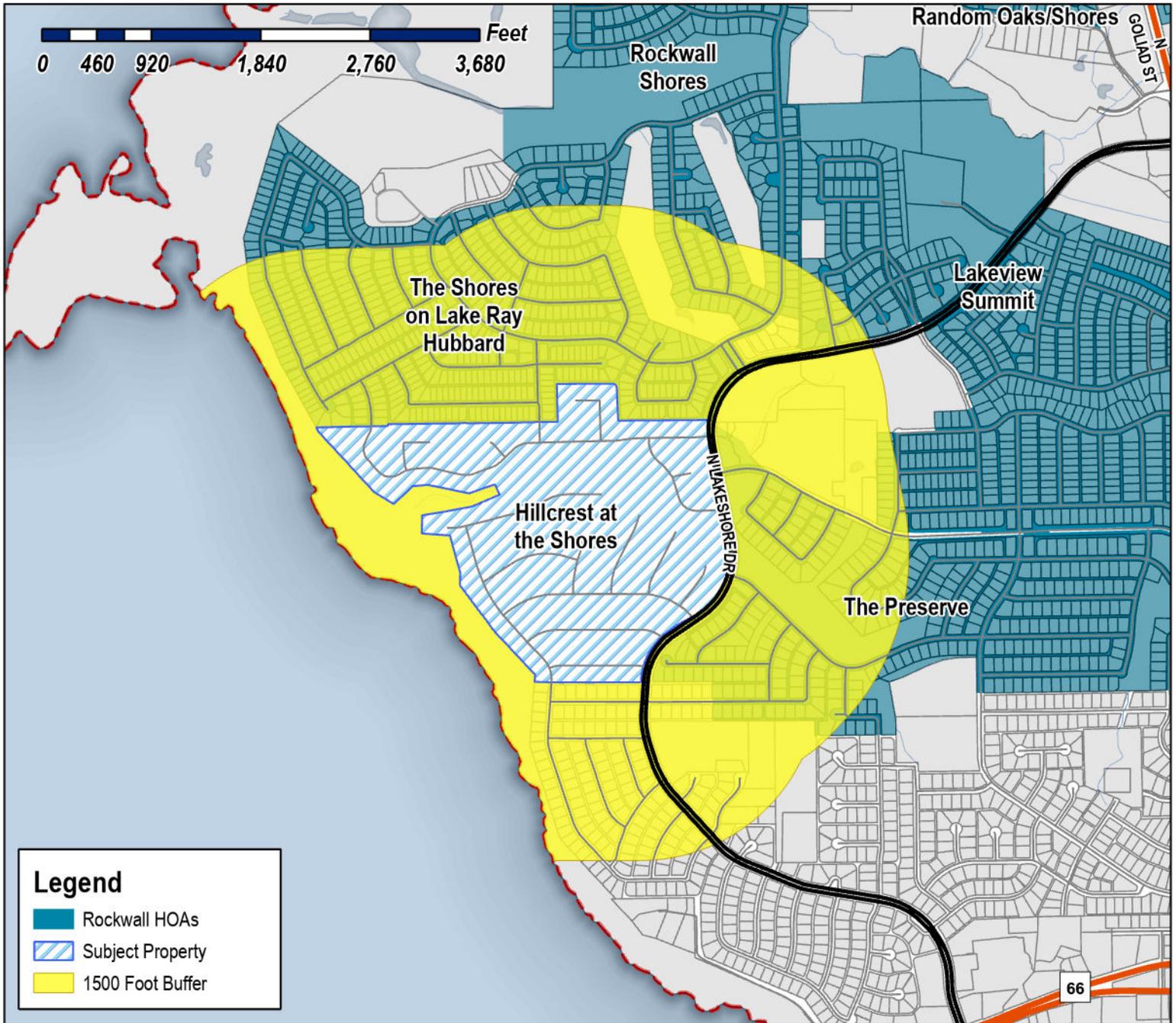




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Case Number: Z2025-032
Case Name: Amendment to Planned Development District 11(PD-11)
Case Type: Zoning
Zoning: Planned Development District 11 (PD-11)
Case Address: Hillcrest Shores Subdivision

Date Saved: 6/13/2025
 For Questions on this Case Call (972) 771-7745

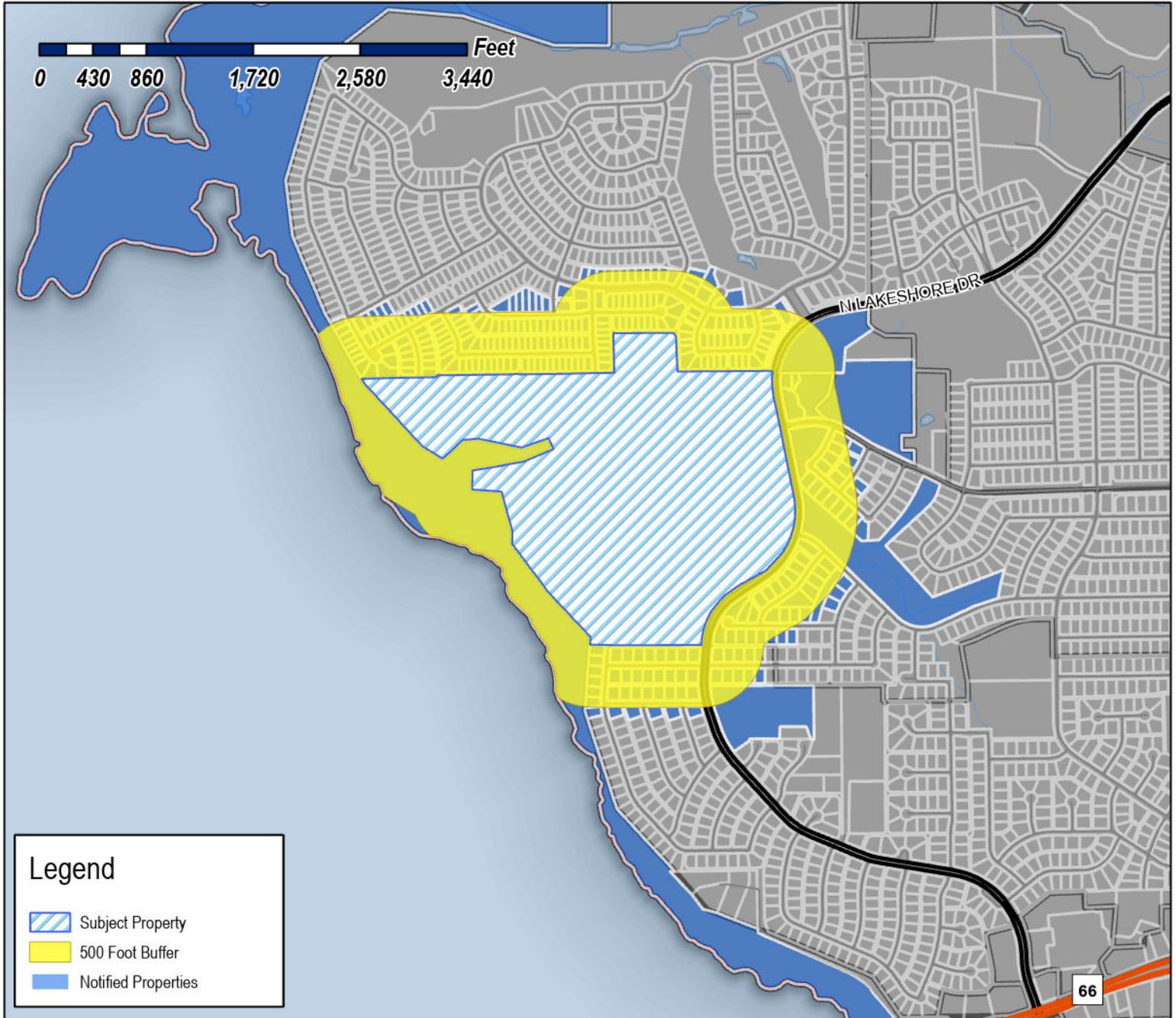




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Case Address: Hillcrest Shores Subdivision

Date Saved: 6/13/2025

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



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ROCKWALL, TX 75087

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CHICAGO, IL 60606

HPA II TEXAS SUB 2020-2 LLC
120 S Riverside Plz Ste 2000
Chicago, IL 60606

HPA JV TEXAS SUBSIDIARY 2019-1 ML LLC
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BREC ENTERPRISES LLC
1220 E FORK DRIVE
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BREWER ANNETTE
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1275 CRESTWAY DR
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FARROW DOUGLAS & LYNN
1275 CRESTCOVE DR
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IGLESIA MIRIAM
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SCICLUNA JON
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AYALA LOREANA AND BENY
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DIANE DORTON
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HALL TIMOTHY ROBERT
1305 CRESTWAY DR
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WORSHAM BRAD AND RAEGAN
1315 CRESTWAY DR
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DIXON DOUGLAS E AND ANDREA L
1320 COASTAL DR.
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LETICIA UNDERWOOD
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WILLIAMS LETA A
1340 CRESTWAY DR
ROCKWALL, TX 75087

GERLACH CHRIS AND RON FAMILY TRUST
RON GERLACH, TRUSTEE
13435 ROANE CIR
SANTA ANA, CA 92705

GARDENCREST SERIES
A SEPARATE SERIES OF CAYUGA REALTY LLC
13449 BIGELOW LANE
FRISCO, TX 75035

KALAWERT LAUREN
1345 CLUBHILL DR
ROCKWALL, TX 75087

FISHER JENNIFER A
1345 HILLWAY DR
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
1355 CLUBHILL DR
ROCKWALL, TX 75087

HERNANDEZ JORGE A AND MILDRED AMARILIS
CHACON
1362 PETALUMA DR
ROCKWALL, TX 75087

CHU CHUNHSIN AND KOYI CHOU CHU
14610 14TH AVE SE
MILL CREEK, WA 98012

LEEK PATRICIA A & LEONARD
1570 FAIRLAKES CT
ROCKWALL, TX 75087

CRESPO WIMPER A AND WENDY
1580 EDMONDSON TRAIL
ROCKWALL, TX 75087

HURLEY CLINT & PAIGE NICOLE
1582 EDMONDSON TR
ROCKWALL, TX 75087

ALFRED F WALDEN REVOCABLE TRUST
ALFRED F WALDEN - TRUSTEE
1583 EDMONDSON TRL
ROCKWALL, TX 75087

MA KIM H
1584 EDMONDSON TRAIL
ROCKWALL, TX 75087

RESIDENT
1585 EDMONDSON TRL
ROCKWALL, TX 75087

WILKOWSKI MATTHEW AND CATHERINE
1586 EDMONDSON TR
ROCKWALL, TX 75087

OWEN ALLEN J & JESICA L
1587 EDMONDSON TRAIL
ROCKWALL, TX 75087

MUKTAR JEMIL M
1589 EDMONDSON TR
ROCKWALL, TX 75087

MITCHELL HEIDI M AND AARON A
1590 EDMONDSON TR
ROCKWALL, TX 75087

KELLY JAMES D & SARA SOLIS
1590 N HILLS DR
ROCKWALL, TX 75087

RESIDENT
1591 NORTH HILLS DR
ROCKWALL, TX 75087

CRUZ JUAN G AND MARIA D
1591 EDMONDSON TRACE
ROCKWALL, TX 75087

MILLER TIMOTHY LEE
1592 EDMONDSON TRL
ROCKWALL, TX 75087

FIDGER REVOCABLE LIVING TRUST
BRIAN FIDGER - TRUSTEE
1592 NORTH HILLS
ROCKWALL, TX 75087

MCCOY ELI AND
THE TAMMIE NICOLE MCCOY LIVING TRUST
1593 Edmondson Trl
Rockwall, TX 75087

FRAGA JAVIER SANTOS
1593 NORTH HILLS DR
ROCKWALL, TX 75087

SANDERS JERRY W & MARINA
1594 N HILLS DR
ROCKWALL, TX 75087

GROOVER ANTHONY AND DONNA MARRIE
1595 EDMONDSON TR
ROCKWALL, TX 75087

MURAKHOVSKY VLADISLAV AND YANA
1595 N HILLS DRIVE
ROCKWALL, TX 75087

LAGRANGE DONALD AND AMY C
1596 EDMONDSON TRAIL
ROCKWALL, TX 75087

LUSTIK KENNETH & ROBERT HOPSON
1596 N HILLS DR
ROCKWALL, TX 75087

JONES LALANII
1597 EDMONDSON TRAIL
ROCKWALL, TX 75087

SHEEHAN JAMES C & JULIA
1597 N HILLS DR
ROCKWALL, TX 75087

RUSSELL ALAN DUANE
1598 NORTH HILLS DR
ROCKWALL, TX 75087

WU MEIKI & KING CHUNG TSO
1599 N HILLS DR
ROCKWALL, TX 75087

ONCEBAY EDSON DANIEL & JENNIFER B
BAZZETTI BARRIENTOS
1601 N Hills Dr
Rockwall, TX 75087

SAMPSON DEAN & BARBARA KELLUM
1602 MONTCLAIR DR
ROCKWALL, TX 75087

HIBBS GINA C
1602 N HILLS DR
ROCKWALL, TX 75087

CONFIDENTIAL
1603 NORTH HILLS DRIVE
ROCKWALL, TX 75087

PHILIPS PAUL AND PATRA M
1604 MONTCLAIR ST
ROCKWALL, TX 75087

YOKOYAMA DAVID KURAJI & CYNTHIA E
1604 N Hills Dr
Rockwall, TX 75087

CLARK LUTHER A ETUX
1605 N HILLS DR
ROCKWALL, TX 75087

JISTEL MICHAEL & SABRA
1606 MONTCLAIR DR
ROCKWALL, TX 75087

WATSON MATTHEW W & JAMIE D
1606 NORTH HILLS DRIVE
ROCKWALL, TX 75087

STARR RICHARD AND KATRINA STARR
1607 NORTH HILLS DRIVE
ROCKWALL, TX 75087

BOULLION PAMELA S TOPPER
1608 MONTCLAIR DR
ROCKWALL, TX 75087

CONNALLY DAVID & VICKIE
1608 N HILLS DR
ROCKWALL, TX 75087

BENAVIDES JORGE
1609 NORTH HILLS DR
ROCKWALL, TX 75087

TOCHKOV KIRIL AND KARIN
1610 MONTCLAIR DR
ROCKWALL, TX 75087

CONFIDENTIAL
1610 NORTH HILLS DRIVE
ROCKWALL, TX 75087

DONNELLY DONALD J & SHEILA P
1611 N HILLS DR
ROCKWALL, TX 75087

VASQUEZ CHERRY LOU YUMUL
1612 MONTCLAIR DR
ROCKWALL, TX 75087

THOMPSON RANDALL D & JIMMIE A
1612 N HILLS DR
ROCKWALL, TX 75087

RUBUSH EDWARD J & JAMIE REVOCABLE
LIVING TRUST
1613 N HILLS DR
ROCKWALL, TX 75087

RESIDENT
1614 NORTH HILLS DR
ROCKWALL, TX 75087

GAMADIA NOEL S & SHEELA
1614 MONTCLAIR DR
ROCKWALL, TX 75087

ROBERTS KYLE L & SUNDEE L
1615 CRESTHILL DR
ROCKWALL, TX 75087

PEREZ PEDRO JR & DELMA
1615 NORTH HILLS DRIVE
ROCKWALL, TX 75087

RESIDENT
1616 NORTH HILLS DR
ROCKWALL, TX 75087

RUSEK EDWARD J AND NORMALUZ
1616 MONTCLAIR DRIVE
ROCKWALL, TX 75087

FLUCK JONATHAN & ALLISON
1616 N HILLS DRIVE
ROCKWALL, TX 75087

RESIDENT
1616 NORTH LAKESHORE DR
ROCKWALL, TX 75087

HONEYCUTT CLINTON R & DAWN C
1625 CRESTHILL DR
ROCKWALL, TX 75087

BARBAY TERRY & ZELENA
1635 CRESTHILL DR
ROCKWALL, TX 75087

ISLAM SUMYIA & RIZVAN RASHIK
1645 Cresthill Dr
Rockwall, TX 75087

FOSTER DAVID L AND VICKI H
1655 CRESTHILL DRIVE
ROCKWALL, TX 75087

VRANA CAITLIN & ALEXANDER
1665 CRESTHILL DRIVE
ROCKWALL, TX 75087

KOLLEHNER STEVEN AND AMY
1670 LAKE BROOK CIR
ROCKWALL, TX 75087

ELY JAMES
1670 PARK VIEW DR
ROCKWALL, TX 75087

PYLE JERRY W & JUDY K
1675 CRESTHILL DR
ROCKWALL, TX 75087

RIGGINS JOSH DAVID & MEGHAN ALYNN
THORLIEF
1675 LAKE BROOK CIRCLE
ROCKWALL, TX 75087

GARRETT DAVID W & JULIE L
1680 LAKE BROOK CIR
ROCKWALL, TX 75087

CATLETT JAMES W & PATRICIA A TRUSTEES
JAMES W & PATRICIA A CATLETT REV LIVING
TRUST
1680 PARK VIEW DR
ROCKWALL, TX 75087

RESIDENT
1685 CRESTHILL DR
ROCKWALL, TX 75087

JENSCO REVOCABLE LIVING TRUST
SCOTT B WARD & JENNAFER N WARD -
TRUSTEES
1685 Lake Brook Cir
Rockwall, TX 75087

PRODAHL DALE A & KAREN S
1685 PLUMMER DR
ROCKWALL, TX 75087

FORINASH JONATHAN
1690 LAKE BROOK CR
ROCKWALL, TX 75087

EDWARDS DENISE
1690 LAKE FOREST DR
ROCKWALL, TX 75087

CROWELL DANIEL & CYNTHIA N
1690 PARK VIEW DR
ROCKWALL, TX 75087

RESIDENT
1695 CRESTHILL DR
ROCKWALL, TX 75087

RESIDENT
1695 LAKE BROOK CIR
ROCKWALL, TX 75087

BUTLER CHRISTIAN D & RACHEL K
1695 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
1700 CRESTHILL DR
ROCKWALL, TX 75087

BOYNE DAVID ROBERT & DEBORAH K
1700 LAKE BROOK CIR
ROCKWALL, TX 75087

DEMOVILLE TREY & SARAH
1700 LAKE FOREST DR
ROCKWALL, TX 75087

STARK JAMES CHRISTOPHER & ELIZABETH
1702 Tuffree Blvd
Placentia, CA 92870

JOHNSON CLARENCE R & CASANDRA L
1704 BAY WATCH DR
ROCKWALL, TX 75087

SIMS DAVID E AND ANITA L
1704 LAKE BREEZE DR
ROCKWALL, TX 75087

RESIDENT
1705 CRESTHILL DR
ROCKWALL, TX 75087

LYNCH CHRISTOPHER J
1705 BAY WATCH DRIVE
ROCKWALL, TX 75087

RYAN JEFFREY WADE
1705 BAYHILL DR
ROCKWALL, TX 75087

MANCUSO TYLER J & TAMMY B
1705 LAKE FOREST DR
ROCKWALL, TX 75087

ZHU JIA & JIANXIONG DONG
1706 MAGNOLIA CIRCLE
PLEASANTON, CA 94566

CONFIDENTIAL
1707 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

HEATHINGTON ERNESTINE
1710 CRESTHILL DR
ROCKWALL, TX 75087

DEARING JAMES AND KANESHA
1710 LAKE FOREST DR
ROCKWALL, TX 75087

PAULSEN LOGAN & BRANDI A
1712 BAY WATCH DRIVE
ROCKWALL, TX 75087

VAUGHN STEPHEN MICHAEL
1712 LAKE BREEZE DR
ROCKWALL, TX 75087

WHITAKER MARTIN & DORIS
1715 BAY WATCH DR
ROCKWALL, TX 75087

KOSANDA AMANDA C AND THOMAS
1715 BAYHILL DRIVE
ROCKWALL, TX 75087

SWIERCINSKY NIKI AND
MICHAEL SWIERCINSKY
1715 CRESTHILL DR
ROCKWALL, TX 75087

TAYLOR MICHAEL JOSEPH JR AND HEATHER L
1717 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

WHIPPLE JOHN & COLLEEN
1720 CRESTHILL DR
ROCKWALL, TX 75087

PEDDIE STACIE
1720 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

PRISOCK ANGELA RENEE
1720 LAKE FOREST DRIVE
ROCKWALL, TX 75087

KEETON KENNETH W & REBECCA
1722 BAY WATCH DR
ROCKWALL, TX 75087

PSOLKA ROBERT W
1725 BAY WATCH DR
ROCKWALL, TX 75087

HERNANDEZ IGNACIO AND ELVIA
1725 CRESTHILL DR
ROCKWALL, TX 75087

JARCY EVAN
1725 LAKE FOREST DRIVE
ROCKWALL, TX 75087

GUINEE ROBERT JOSEPH JR
1727 BAYHILL DR
ROCKWALL, TX 75087

HUSKA DAVID G & ADELINA ORNELAS MUNOZ
1727 LAKE BREEZE DR
ROCKWALL, TX 75087

LOE REVOCABLE TRUST
STEVEN LOE AND KIMBERLEY LOE- TRUSTEES
173 BLACK POWDER CIRCLE
FOLSOM, CA 95630

RESIDENT
1730 CRESTHILL DR
ROCKWALL, TX 75087

GAMBOA ELLEN K AND RICHARD
1730 LAKE BREEZE DR
ROCKWALL, TX 75087

KIM SEONG CHEOL & HEE SOOK
1730 LAKE FOREST DR
ROCKWALL, TX 75087

BREEN ROBERT AND LAURA
1732 BAY WATCH DR
ROCKWALL, TX 75087

WHALIN GREGORY L & TERRI B
1733 BAY WATCH DR
ROCKWALL, TX 75087

TETLEY GEOFFREY & PAULA SCRUBBS TETLEY
1735 CRESTHILL DR
ROCKWALL, TX 75087

MARSHALL JOHN & HEATHER
1735 LAKE FOREST DR
ROCKWALL, TX 75087

LOCKWOOD CHARLES DOUGLAS
1737 BAYHILL DR
ROCKWALL, TX 75087

BOWEN RONALD L & DEANNA K
1737 LAKE BREEZE DR
ROCKWALL, TX 75087

BYROM JOHNNY R & LYNETTE
1738 LAKE BREEZE DR
ROCKWALL, TX 75087

RESIDENT
1740 CRESTHILL DR
ROCKWALL, TX 75087

TUBBS LAJUAN C
1740 BAY WATCH DR
ROCKWALL, TX 75087

ULAND HARRY E & JERI M
1740 LAKE FOREST DR
ROCKWALL, TX 75087

LANZONE FAMILY LIVING TRUST
CHRIS A LANZONE AND DIANE M LANZONE-
TRUSTEES
1741 BAY WATCH DRIVE
ROCKWALL, TX 75087

RESIDENT
1745 CRESTHILL DR
ROCKWALL, TX 75087

GEHRING CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

SLEDGE JEFFREY LYNN
1745 Lake Forest Dr
Rockwall, TX 75087

PHILLIPS JACOB AND CAREEN NAKHLEH
1747 BAYHILL DRIVE
ROCKWALL, TX 75087

VIOLET ANNETTE HARRINGTON LIVING TRUST
VIOLET HARRINGTON- TRUSTEE
1748 BAYWATCH DRIVE
ROCKWALL, TX 75087

KLECHA MARK AND ANGELA
1748 LAKE BREEZE DR
ROCKWALL, TX 75087

CONFIDENTIAL
1750 CRESTHILL DR
ROCKWALL, TX 75087

WILLIAMSON MICHAEL R & NANCY S
1750 LAKE FOREST DR
ROCKWALL, TX 75087

AKARD ARTHUR F & DANA D
1751 BAY WATCH DR
ROCKWALL, TX 75087

RESIDENT
1755 CRESTHILL DR
ROCKWALL, TX 75087

THOMPSON RONALD G & CAROLYN E
1755 BAYHILL DR
ROCKWALL, TX 75087

BARKER MARK A
1755 LAKE BREEZE DR
ROCKWALL, TX 75087

BOONE WILLIAM R JR & KYOKO N
1756 LAKE BREEZE DR
ROCKWALL, TX 75087

RESIDENT
1758 BAY WATCH DR
ROCKWALL, TX 75087

WITTIG MILTON G & CYNTHIA J
1759 BAY WATCH DR
ROCKWALL, TX 75087

SOUTH KIMBERLY GAIL
1760 CRESTHILL DRIVE
ROCKWALL, TX 75087

FOSTER MARTHA K REVOCABLE TRUST
1760 LAKE FOREST DR
ROCKWALL, TX 75087

SILVERSTEIN ERIC
1763 BAYHILL DRIVE
ROCKWALL, TX 75087

LONDON REV TR
1763 LAKE BREEZE DR
ROCKWALL, TX 75087

RESIDENT
1764 LAKE BREEZE DR
ROCKWALL, TX 75087

REASOR BRYAN E & KIMBERLY
1765 CRESTHILL DR
ROCKWALL, TX 75087

BREEN ROBERT & LAURA SCHNURR-BREEN
1765 LAKE FOREST DR
ROCKWALL, TX 75087

RAY WILLIAM JACKSON AND DAWN MARIE
1766 BAY WATCH DRIVE
ROCKWALL, TX 75087

JACOBSON BRUCE ALLEN & MARGARET
1769 BAY WATCH DR
ROCKWALL, TX 75087

JOHNSON CLAIRE CELESTE AND PHILLIP LEWIS
1770 LAKE FOREST DR
ROCKWALL, TX 75087

SMITH JAMES & JULIE
1773 BAYHILL DR
ROCKWALL, TX 75087

MEYN RICHARD B & CATHERINE
MEYN FAMILY TRUST
1773 LAKE BREEZE DR
ROCKWALL, TX 75087

HAMILTON JANET K
1774 BAY WATCH DR
ROCKWALL, TX 75087

IRIART JON R & KIMBERLY A
1774 LAKE BREEZE DR
ROCKWALL, TX 75087

WHITE BONNIE SUE
1775 LAKE FOREST DRIVE
ROCKWALL, TX 75087

FELFE SIDNEY & MOLLY
1777 EMERALD BAY
ROCKWALL, TX 75087

2020 T. J. WEIGAND REVOCABLE TRUST
THOMAS MATTHEW WEIGAND AND JOANNA
LEE WEIGAND - TRUSTEES
1780 LAKE FOREST DRIVE
ROCKWALL, TX 75087

MOORE KERMIT TAYLOR
1781 Bayhill Dr
Rockwall, TX 75087

PERALES LIVING TRUST
1781 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

HOLCOMB RICHARD & KATHY
1782 LAKE BREEZE DR
ROCKWALL, TX 75087

WALLER STEVEN & KAREN
1785 EMERALD BAY DR
ROCKWALL, TX 75087

SALSBURY ANNA MARIE JOVERO AND
BENJAMIN
1790 Lake Breeze Dr
Rockwall, TX 75087

RESIDENT
1791 BAY HILL DR
ROCKWALL, TX 75087

RESIDENT
1793 LAKE BREEZE DR
ROCKWALL, TX 75087

BOLLI MICHAEL R & MOLLY S
1795 EMERALD BAY DR
ROCKWALL, TX 75087

DAVENPORT JAMES & MARYBETH
1798 LAKE BREEZE DR
ROCKWALL, TX 75087

YOUNGERS GREGORY ALAN
1799 BAY HILL DRIVE
ROCKWALL, TX 75087

WILLIAMS RODERICK
1802 KELLY LANE
ROCKWALL, TX 75097

SIMONDS KENNETH AND MORRAIKA
1803 Lake Breeze Dr
Rockwall, TX 75087

BUTCHER LARRY R
1806 LAKE BREEZE DR
ROCKWALL, TX 75087

WHITE JUDY G
1807 Bayhill Dr
Rockwall, TX 75087

MOLLOY STEVEN D & DEBRA L
1807 EMERALD BAY DR
ROCKWALL, TX 75087

RUIZDEVAL EDWIN & SUSAN
1812 KELLY LN
ROCKWALL, TX 75087

SONNEN GREGORY & ANNETTE
1814 EMERALD BAY DR
ROCKWALL, TX 75087

GUANCIAL EDWARD LINCOLN & SANDRA T
1814 LAKE BREEZE DR
ROCKWALL, TX 75087

LECOMPTE TRACY J
1815 EMERALD BAY DR
ROCKWALL, TX 75087

DAVIS JIMMY GOLAN AND TATIANA
KAPOUSTINA-DAVIS
1817 BAYHILL DRIVE
ROCKWALL, TX 75087

HAVENS CHARLIE C & JULIA A
REVOCABLE LIVING TRUST
1819 KELLY LN
ROCKWALL, TX 75087

ALDABA NANCY R AND
MARCO ANTONIO RAMIREZ ALVAREZ
1820 KELLY LANE
ROCKWALL, TX 75087

RESIDENT
1822 BAY HILL DR
ROCKWALL, TX 75087

WALLACE DUANE & PAULA
1822 EMERALD BAY DR
ROCKWALL, TX 75087

LESERVE ALFRED R & JEAN A
1823 EMERALD BAY DR
ROCKWALL, TX 75087

ABK REVOCABLE LIVING TRUST
ALLEN KHABAZ - TRUSTEE
1827 BAYHILL DRIVE
ROCKWALL, TX 75087

ROGERS JOE F
1829 KELLY LN
ROCKWALL, TX 75087

NEUGENT MEREDITH & ANNE
1830 EMERALD BAY DR
ROCKWALL, TX 75087

GARRITY PAUL J
1830 KELLY LN
ROCKWALL, TX 75087

BOWEN MATT & AMANDA
1831 EMERALD BAY DRIVE
ROCKWALL, TX 75087

DOUGLAS JEFFREY &
AMANDA DOUGLAS
1832 Bayhill Dr
Rockwall, TX 75087

CLARK GILBERT MICHAEL AND KATHRYN ANN
1835 BAYHILL DRIVE
ROCKWALL, TX 75087

HATCHER BLAYNE AND KRISTEN
1838 EMERALD BAY DR
ROCKWALL, TX 75087

WOLD CHAD AND JANETTE
1838 Kelly Ln
Rockwall, TX 75087

RESIDENT
1839 EMERALD BAY DR
ROCKWALL, TX 75087

WELLS BILLY W & KAREN D
1840 BAYHILL DR
ROCKWALL, TX 75087

IVEY CRAIG & NICOLE
1840 CRESTLAKE DR
ROCKWALL, TX 75087

WENDT DELBERT C & CHRISTY E
1841 KELLY LN
ROCKWALL, TX 75087

BURAU TRAVIS R & BRIDGETT
1844 KELLY LN
ROCKWALL, TX 75087

KEELS BROOKE OWENS AND SCOTT ALAN
1845 BAYHILL DRIVE
ROCKWALL, TX 75087

HUGHES DENNIS E & MARSHA D
1846 EMERALD BAY DR
ROCKWALL, TX 75087

CONFIDENTIAL
1847 EMERALD BAY DRIVE
ROCKWALL, TX 75087

BRYSON DAVID L & SUSAN H
1848 BAYHILL DR
ROCKWALL, TX 75087

HUNDLEY TERRY G & SHERRIE M
1850 CRESTLAKE DR
ROCKWALL, TX 75087

CHRISTIAN ALLEN L JR
1850 KELLY LN
ROCKWALL, TX 75087

HOLLAND REVOCABLE LIVING TRUST
1851 KELLY LN
ROCKWALL, TX 75087

DAVID AND VEENA TRUST
1854 Emerald Bay Dr
Rockwall, TX 75087

ESPARZA JUAN C AND KATHLEEN LOERA
1855 BAYHILL DRIVE
ROCKWALL, TX 75087

FOWLER JEREMEY & DALAIH
1855 CRESTLAKE DR
ROCKWALL, TX 78087

BENTLEY MARC O & KYLEEN A
1855 EMERALD BAY DR
ROCKWALL, TX 75087

SLUSARZ MIROSLAW
1856 BAYHILL DR
ROCKWALL, TX 75087

GORHAM JACQUELYN R AND CHAD S
1858 KELLY LN
ROCKWALL, TX 75032

BLALOCK DAVID PAUL
1859 KELLY LANE
ROCKWALL, TX 75087

KAMINSKI STEVEN J &
LORRAINE F KAMINSKI
1860 CRESTLAKE DR
ROCKWALL, TX 75087

RESIDENT
1862 EMERALD BAY DR
ROCKWALL, TX 75087

FREEL JAMES D & LAURA A
1863 EMERALD BAY DR
ROCKWALL, TX 75087

KAMINSKI CHERYL L
1865 CRESTLAKE DR
ROCKWALL, TX 75087

TROSCLAIR LIVING TRUST
RONALD P TROSCLAIR JR & CYNTHIA D
TROSCLAIR - TRUSTEES
1867 KELLY LN
ROCKWALL, TX 75087

WHITAKER BARBARA A AND WADE H
1870 CRESTLAKE DR
ROCKWALL, TX 75087

STEVENS MATTHEW W & ETUX
1870 EMERALD BAY DR
ROCKWALL, TX 75087

WALKER JAMES D
1871 EMERALD BAY DR
ROCKWALL, TX 75087

RESIDENT
1875 CRESTLAKE DR
ROCKWALL, TX 75087

WINSTON AVA J
1875 KELLY LN
ROCKWALL, TX 75087

RESIDENT
1878 EMERALD BAY DR
ROCKWALL, TX 75087

DUCHOVNAY GERALD
1879 EMERALD BAY DR
ROCKWALL, TX 75087

POOL JOE CURTIS & REBECCA ANN
1880 CRESTLAKE DR
ROCKWALL, TX 75087

FOSTER MARCIA M
1885 CRESTLAKE DRIVE
ROCKWALL, TX 75087

ESTATE OF BETTY ISBELL
1888 EMERALD BAY DR
ROCKWALL, TX 75087

SANTANA ALBERTO J
1890 CRESTLAKE DRIVE
ROCKWALL, TX 75087

SANFORD RICHARD A & FRANCES J
1895 Crestlake Dr
Rockwall, TX 75087

RIEBOCK MATTHEW P
1896 EMERALD BAY DR
ROCKWALL, TX 75087

STRICKER MICHAEL CLAY & CYNTHIA JAYNELL
1900 CRESTLAKE DRIVE
ROCKWALL, TX 75087

SHEPPARD RICHARD RODNEY
AND BARBARA J UMBRIGHT
1904 EMERALD BAY DR
ROCKWALL, TX 75087

NEKUYI FARZAD AND BEHNAZ GHOLAMI
1905 CRESTLAKE DR
ROCKWALL, TX 75087

SOLOMONOW MOSHE & SUSANNE ELISBET
1910 CRESTLAKE DR
ROCKWALL, TX 75087

SIGNO LIVING TRUST
ARTURO ROSAL SIGNO AND LOURDES GAERLAN
SIGNO- COTRUSTEES
1914 EMERALD BAY DR
ROCKWALL, TX 75087

COPELAND DONNA
1915 CRESTLAKE DR
ROCKWALL, TX 75087

RESIDENT
1917 EMERALD BAY DR
ROCKWALL, TX 75087

HILL HEATH A & JENNIFER A
1917 EMERALD BAY DR
ROCKWALL, TX 75087

KNIGHT WALKER & LAUREL PATTERSON
1920 Crestlake Dr
Rockwall, TX 75087

KONTOS INVESTMENT LLC
1925 CRESTLAKE DR
ROCKWALL, TX 75087

DORINSKI DAVID ALAN
1930 CRESTLAKE DRIVE
ROCKWALL, TX 75087

THOMPSON JOHN D AND RHONDA G
1935 CRESTLAKE DR
ROCKWALL, TX 75087

RESIDENT
1940 N LAKESHORE RD
ROCKWALL, TX 75087

ROCKWALLS GEMMD PLLC
1944 N LAKESHORE DR
ROCKWALL, TX 75087

TORRIERO STEVE OTTO
1950 LAKE FOREST DR
ROCKWALL, TX 75087

MANZOOR QAMAR & SHAISTA
1960 Lake Forest Dr
Rockwall, TX 75087

MENELEE SHAWN AND NICOLE
1970 LAKE FOREST DRIVE
ROCKWALL, TX 75087

PIERCE RICHARD T & MISTY O
1980 LAKE FOREST DR
ROCKWALL, TX 75087

ROHDE CHRISTOPHER TODD AND SHANNON
LEANNE
1985 LAKE FOREST DR
ROCKWALL, TX 75087

MORRISON WARD C
1998 LAKE FOREST DRIVE
ROCKWALL, TX 75087

ARAUZ CARLOS
2000 LAKE FOREST DR
ROCKWALL, TX 75087

WOODUL LEX & KIMBERLY
2005 LAKE FOREST DR
ROCKWALL, TX 75087

BERENSON MITCHELL & ROBERTA
2010 CRESTLAKE DR
ROCKWALL, TX 75087

HEGGAR RICKEY & LAKECIA
2020 LAKE FOREST DR
ROCKWALL, TX 75087

GG & MG FAMILY REVOCABLE TRUST
GREGORY ENLOE GOFF & MITZIE RENEE GOFF-
CO-TRUSTEES
2025 LAKE FOREST DRIVE
ROCKWALL, TX 75087

HURT TYRONE & BARBARA
2030 CRESTLAKE DR
ROCKWALL, TX 75087

WILK TERESA HALEY
2030 LAKE FOREST DR
ROCKWALL, TX 75087

SWINFORD STEVE
2040 LAKE FOREST DR
ROCKWALL, TX 75087

ATTERBURY ANDREW J
2045 LAKE FOREST DRIVE
ROCKWALL, TX 75087

GLENN JOHN AND CHRISHTAN
2045 ROSA AVE
SAN MARINO, CA 91108

RESIDENT
2050 GARDEN CREST DR
ROCKWALL, TX 75087

SCHULTER SUSAN
2055 CRESTLAKE DR
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
2055 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2060 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2065 GARDEN CREST DR
ROCKWALL, TX 75087

MCGOVERN MICHAEL
2065 CRESTLAKE DR
ROCKWALL, TX 75087

CARROLL BOBBY & CAROLYN
2065 LAKE FOREST DR
ROCKWALL, TX 75087

SISKA PATRICIA DAWN
2070 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2075 CRESTLAKE DR
ROCKWALL, TX 75087

RESIDENT
2075 GARDEN CREST DR
ROCKWALL, TX 75087

AYO JOHN & PATRICE ANNETTE
2075 LAKE FOREST DR
ROCKWALL, TX 75087

GREGA JON C
2080 GARDEN CREST DR
ROCKWALL, TX 75087

SIMPSON JASON L & LISA D
NORMAN L PICKENS
2085 CRESTLAKE DR
ROCKWALL, TX 75087

CONGER EDWARD G & CATHERINE A
2085 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2090 GARDEN CREST DR
ROCKWALL, TX 75087

ROTHERMEL JASON M AND CRYSTAL M
2095 CRESTLAKE DR
ROCKWALL, TX 75087

DELEMOS MARTHA J
2095 GARDEN CREST DR
ROCKWALL, TX 75087

KENNETH L GRANGER FAMILY TRUST
KENNETH L GRANGER- TRUSTEE
2100 GARDEN CREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2105 GARDEN CREST DR
ROCKWALL, TX 75087

KUPONIYI OLANREWAJU AND FUNMILAYO
2105 CRESTLAKE DR
ROCKWALL, TX 75087

HARFORD THOMAS AND SHELLY
2105 LAKE FOREST DR
ROCKWALL, TX 75087

BENNETT PATTI
2110 GARDEN CREST DR
ROCKWALL, TX 75087

SMITH CAROL ANN
2115 CRESTLAKE DR
ROCKWALL, TX 75087

HOANG WAYNE N
2115 GARDEN CREST DR
ROCKWALL, TX 75087

HIBBS DANIEL AARON AND JENNIFER ANGELA
2115 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
2120 CRESTLAKE DR
ROCKWALL, TX 75087

BRADY CHRISTOPHER
2120 GARDEN CREST DR
ROCKWALL, TX 75087

SMILEY KEVIN & JENNIFER
2125 CRESTLAKE DR
ROCKWALL, TX 75087

FOLZ GILBERT F JR & TERESA
2125 GARDEN CREST DR
ROCKWALL, TX 75087

PARDUE JASON AND SUZAN
2125 LAKE FOREST
ROCKWALL, TX 75087

PARDUE SUZAN LEIGH LUX
2125 LAKE FOREST DR
ROCKWALL, TX 75087

AN KI SONG & REBECCA LEA
2130 Crestlake Dr
Rockwall, TX 75087

TURNER ROBERT LINCOLN III AND JOSEFINA C
2130 GARDEN CREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2135 CRESTLAKE DR
ROCKWALL, TX 75087

DAVIS RANDAL R
2135 GARDEN CREST DR
ROCKWALL, TX 75087

KABA GAZMENT & SHQIPE
2135 LAKE FOREST DR
ROCKWALL, TX 75087

SHAW KIRK D & MELISSA M
2140 CRESTLAKE DRIVE
ROCKWALL, TX 75087

DELANEY FAMILY LIVING TRUST
JIMMY DON DELANEY & DEBORAH LYNN
DELANEY - TRUSTEES
2140 GARDEN CREST DR
ROCKWALL, TX 75087

PERCEFUL LARRY P
2140 LAKE FOREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2145 CRESTLAKE DR
ROCKWALL, TX 75087

ROBINSON RAY & BARBARA
2145 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2150 GARDEN CREST DR
ROCKWALL, TX 75087

LEAF SHOENE J & WILLIAM F II
2155 CRESTLAKE DR
ROCKWALL, TX 75087

TANKERSLEY KIM LUTHER
2155 Garden Crest Dr
Rockwall, TX 75087

ROOF STEPHEN
2155 LAKE FOREST DR
ROCKWALL, TX 75087

ROSE JAMES D AND NANCY L
2160 CRESTLAKE DR
ROCKWALL, TX 75087

BURROW RUSTY & CHRISTINE
2160 GARDEN CREST DR
ROCKWALL, TX 75087

MACIEL SERGIO & JOHANA ELIZABETH
2160 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
2165 GARDEN CREST DR
ROCKWALL, TX 75087

WILCOX RICHARD C
2165 CRESTLAKE DR
ROCKWALL, TX 75087

GLADNEY CAROL
2170 CRESTLAKE DR
ROCKWALL, TX 75087

BALLENGER FAMILY LIVING TRUST
DANIEL L BALLENGER & JULIE L BALLENGER -
TRUSTEES
2170 GARDEN CREST DR
ROCKWALL, TX 75087

TALLIS JOHN &
NICOLE LOEWEN
2175 CRESTLAKE DR
ROCKWALL, TX 75087

CHILDERS JOHN & EMILY A
2175 GARDEN CREST DR
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
2175 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
2180 GARDEN CREST DR
ROCKWALL, TX 75087

FLORES ANGEL O & GENISE J
2180 LAKE FOREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2185 CRESTLAKE DR
ROCKWALL, TX 75087

GONZALEZ DIEGO AND
BLANCA SOTO
2185 GARDEN CREST DR
ROCKWALL, TX 75087

MCKENZIE DONALD & SHELBY
2185 LAKE FOREST DR
ROCKWALL, TX 75087

CARREIRO DENNIS
2190 GARDEN CREST DR
ROCKWALL, TX 75087

WILKERSON STEPHEN AND LORI
2190 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
2195 GARDEN CREST DR
ROCKWALL, TX 75087

GAWEDZINSKI ROBERT W & DIANE B
2195 CRESTLAKE DRIVE
ROCKWALL, TX 75087

SALCIDO MORGAN
2200 CRESTLAKE DR
ROCKWALL, TX 75087

CAMPION ANGELA D
2201 RANDAS WAY
ROCKWALL, TX 75087

WHITE LARRY & JANETLYN
2205 GARDEN CREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2210 GARDEN CREST DR
ROCKWALL, TX 75087

ARZYMBETOV RUSTEM
2210 THOMAS JEFFERSON DR
RENO, NV 89509

GARDNER SUZANNE ROGERS
2215 CRESTLAKE DR
ROCKWALL, TX 75087

FORD FRANK G & RHYS O
2215 GARDEN CREST DR
ROCKWALL, TX 75087

LEE MARK AND KIMBERLY
222 EAGLES BLUFF BLVD
BULLARD, TX 75757

RESIDENT
2220 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2225 GARDEN CREST DR
ROCKWALL, TX 75087

O'CAMPO ANITA T
2230 GARDEN CREST DR
ROCKWALL, TX 75087

DUNNE ELIZABETH
2235 GARDEN CREST DR
ROCKWALL, TX 75087

WALKER MERVIN NELSON AND NELDA DARLENE
2240 GARDEN CREST DR
ROCKWALL, TX 75087

VITIELLO KRISTINE A & DAN F
2245 GARDEN CREST DR
ROCKWALL, TX 75087

FRANCES B STINNETT REVOCABLE TRUST
FRANCES BELK STINNETT- TRUSTEE
2250 GARDEN CREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2255 GARDEN CREST DR
ROCKWALL, TX 75087

CANNON CHRISTI
2260 GARDEN CREST DR
ROCKWALL, TX 75087

KRATZ WILLIAM
2265 GARDEN CREST DR
ROCKWALL, TX 75087

CORBELL TAMMIE
2270 GARDEN CREST DR
ROCKWALL, TX 75087

FALETTO DARRYL D
2275 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2280 GARDEN CREST DR
ROCKWALL, TX 75087

KRAWIETZ LUKE & CYNTHIA
2285 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2290 GARDEN CREST DR
ROCKWALL, TX 75087

WAGNER STACY L
2295 GARDEN CREST DR
ROCKWALL, TX 75087

RILEY DANA J AND RICHARD E
2305 CRESTLAKE DR
ROCKWALL, TX 75087

STEGMAN STACIE AND JOSHUA
2305 GARDEN CREST DR
ROCKWALL, TX 75087

MULLIKEN MATTHEW S & ELLIE T
2305 LAKE FOREST DR
ROCKWALL, TX 75087

WATSON DANIEL L AND JANIS A
2305 SADDLEBROOK LN
ROCKWALL, TX 75087

RESIDENT
2315 GARDEN CREST DR
ROCKWALL, TX 75087

BENTON JOHN
2315 CRESTLAKE DRIVE
ROCKWALL, TX 75087

BRISCOE OIL INC
2323 STEVENS RD
ROCKWALL, TX 75032

TESTA LAURA & NICHOLAS
2325 CRESTLAKE DR
ROCKWALL, TX 75087

CONFIDENTIAL
2325 GARDEN CREST DR
ROCKWALL, TX 75087

LYLE BRADLEY JAMES
2335 CRESTLAKE DR
ROCKWALL, TX 75087

PACOT MICHELLE BROUSSARD & SCOTT
2335 FALLS VIEW DR
ROCKWALL, TX 75087

BAGNASCHI STEVEN A & LORI D
2345 LAKE FOREST DR
ROCKWALL, TX 75087

FITZPATRICK ADAM AND SARAH
2360 LAKE FOREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2365 LAKE FOREST DR
ROCKWALL, TX 75087

SINUTKO JOHN & NANCY BEVERLY
2375 FALLS VIEW DRIVE
ROCKWALL, TX 75087

2023 K T HOLT REVOCABLE TRUST
2375 Lake Forest Dr
Rockwall, TX 75087

GEISINGER MATT D & JOYCE O
2385 FALLS VIEW DR
ROCKWALL, TX 75087

MILLER MICHAEL AND NATALIE
2395 FALLS VIEW DRIVE
ROCKWALL, TX 75087

AMH 2015-2 BORROWER LLC
23975 Park Sorrento Ste 300
Calabasas, CA 91302

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT
23975 Park Sorrento Ste 300
Calabasas, CA 91302

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT
23975 Park Sorrento Ste 300
Calabasas, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
23975 Park Sorrento Ste 300
Calabasas, CA 91302

AMH 2014-2 BORROWER LLC
23975 Park Sorrento Ste 300
Calabasas, CA 91302

DUGGAN JOEL D & MELBA L
2405 FALLS VIEW DR
ROCKWALL, TX 75087

SMITH STOVE L III AND AMY ONOFRIO-SMITH
2415 FALLS VIEW DR
ROCKWALL, TX 75087

MATHSON KATHLEEN G
2430 SHORECREST DR
ROCKWALL, TX 75087

WARE WILSON G & CARRIE L
2440 SHORECREST DR
ROCKWALL, TX 75087

STEVENSON BENJAMIN AND LAUREN
2450 SHORECREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2460 SHORECREST DR
ROCKWALL, TX 75087

KEITH MACKENZIE D & KERRY S
2470 SHORECREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2480 SHORECREST DR
ROCKWALL, TX 75087

DEVLIN MARY RACHEL
249 CRAFTS ST
NEWTON, MA 2460

WHITE RICHARD A
2490 SHORECREST DR
ROCKWALL, TX 75087

NIEBLA OYUKI
2500 SHORECREST DRIVE
ROCKWALL, TX 75087

TETER ERIC JASON AND MELANIE ANN
2510 SHORECREST DRIVE
ROCKWALL, TX 75087

RILEY TONY & KATHY
2520 SHORECREST DR
ROCKWALL, TX 75087

2024 G C FREDERICKS REVOCABLE TRUST
GARY PAUL FREDERICKS & CHRISTINE
FREDERICKS - TRUSTEES
2530 SHORECREST DR
ROCKWALL, TX 75087

HARRIS FAMILY LIVING TRUST
MARLENE & NORMAN HARRIS TRUSTEES
25534 WEST COLETTE WAY
CALABASAS, CA 91364

GOTROCKS PROPERTIES LLC
ATTN: GENE COOPER, MANAGER
2560 Technology Dr Ste 100
Plano, TX 75074

SEARCY LAURA L
2620 ROLLING MEADOWS DR
ROCKWALL, TX 75087

THE SHORES ON LAKE RAY HUBBARD
OWNERS ASSOCIATION INC
2650 CHAMPIONS
ROCKWALL, TX 75087

HENRIQUEZ ERICK J
ASHLEY NICOLE ONEY
2802 EMBERWOOD DR
GARLAND, TX 75043

ST BENEDICT ANGLICAN CHURCH-REFORMED
EPISCOPAL
304 GLENN AVENUE
ROCKWALL, TX 75087

HOLLOWAY WILLIAM DAVID & LISA K
3090 N Goliad St Ste 102 PMB 214
Rockwall, TX 75087

ANDING JEFF AND
DENISE ANDING
3514 SHADY VILLAGE DR
KINGWOOD, TX 77345

MALCHEV CHARLES G & IVANKA
3635 NAVARRO WAY
FRISCO, TX 75034

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

FERREN CAREY M & ALISON R
4036 Flintridge Dr
Dallas, TX 75244

CANTILLO JOSE C & ROSIE
41051 CRIMSON PILLAR LN
LAKE ELSINORE, CA 92532

GOODWIN FAMILY REVOCABLE TRUST
4559 LANDEROS AVE
LA VERNE, CA 91750

NIRVANA PROPERTY LLC
4697 EDITH ST
PLANO, TX 75024

LAKEVILLE LLC
4750 N JUPITER RD STE 106
GARLAND, TX 75044

TAKENAMI KENSETSU CO LTD
5050 Quorum Dr Ste 225
Dallas, TX 75254

OPEN HOUSE TEXAS REALTY & INVESTMENTS
LLC
5050 QUORUM DR STE 225
DALLAS, TX 75254

OH SINEUI
5050 Quorum Dr Ste 610
Dallas, TX 75254

ARAKI YU
5050 Quorum Dr Ste 610
Dallas, TX 75254

HASSAN IBRAHIM AND LATIFAT
5090 BERLIN PLACE
DULLES, VA 20189

HOLLAND RODNEY B
536 LOMA VISTA
HEATH, TX 75032

S HAYS FAMILY PARTNERSHIP LTD
555 LONE RIDER CT
ROCKWALL, TX 75087

STAR BORROWER SFR5 LP
591 W PUTNAM AVE
GREENWICH, CT 6830

HARMON ROBERT R & KIMBERLY
616 CHRISTAN CT
ROCKWALL, TX 75087

GRIFFIN BILLY G AND PATRICIA L
617 CHRISTAN CT
ROCKWALL, TX 75087

EDWARDS BRYAN K & SUSAN L
624 KNOLLWOOD DR
ROCKWALL, TX 75087

AARON DONALD AND
LAURA SAXON
625 KNOLLWOOD DR
ROCKWALL, TX 75087

ROCKMANN, LLC
627 SORITA CIR
HEATH, TX 75032

2017 S. A. KHALSA-GLEZEN REVOCABLE TRUST
SAT KARTAR S KHALSA AND ALISON J GLEZEN
632 SUNSET HILL DRIVE
ROCKWALL, TX 75087

KUNKEL GARY A
635 SUNSET HILL DRIVE
ROCKWALL, TX 75087

GEHAN MICHAEL P & AMY M
6613 SHADY POINT DR
PLANO, TX 75024

RESIDENT
670 PRINCETON WAY
ROCKWALL, TX 75087

MEANS AMANDA & AARON
671 PRINCETON WAY
ROCKWALL, TX 75087

TELSCHOW NATHAN & KRISTI
672 Princeton Way
Rockwall, TX 75087

STEWART KIMBERLYN & CAROLYN
672 ST JOHNS PLACE
ROCKWALL, TX 75087

BURKHOLDER DANIEL
673 PRINCETON WAY
ROCKWALL, TX 75087

MATTESON TORY AND BRITTANY
674 SAINT JOHNS PLACE
ROCKWALL, TX 75087

PERKINS RUSSELL AND LESLIE
675 PRINCETON WAY
ROCKWALL, TX 75087

ZUECH TODD HAYES AND TERESA MARIA
676 ST JOHNS PL
ROCKWALL, TX 75087

DHAKAL PRABESH AND ALINA
678 SAINT JOHNS PLACE
ROCKWALL, TX 75087

HUDSON MATTHEW AND JESSICA
679 PRINCETON WAY
ROCKWALL, TX 75087

CROWLEY RICHARD R & LAUREN D
701 CORNELL DRIVE
ROCKWALL, TX 75087

BOWMAN ROBERT T & SHARON C
701 SUNSET HILL DR
ROCKWALL, TX 75087

THOMAS JEFFREY EARL & SUSAN TERRELL
703 CORNELL DRIVE
ROCKWALL, TX 75087

FREESE JUDY J MCCORMACK
703 SUNSET HILL DR
ROCKWALL, TX 75087

KIRK DAVID AND KATIE CHEY
705 CORNELL DR
ROCKWALL, TX 75087

KECIK LEVENT
705 SUNSET HILL DR
ROCKWALL, TX 75087

VOORHIES JON AND TERESA
707 CORNELL DR
ROCKWALL, TX 75087

DINH STEPHEN T AND
JESSIE V NGUYEN
707 SUNSET HILL DRIVE
ROCKWALL, TX 75087

VATS AKHIL AND DEEPTI
709 CORNELL DR
ROCKWALL, TX 75087

RAPHAEL KEN E & KATHLEEN M
709 SUNSET HILL DR
ROCKWALL, TX 75087

PROTHRO LANCE G AND DERONDA
711 CORNELL DR
ROCKWALL, TX 75087

NOTT OLIVER W AND JENNIFER L
711 SUNSET HILL DRIVE
ROCKWALL, TX 75087

AKHTAR USMAN AND
AQSA MAHMOOD
713 CORNELL DRIVE
ROCKWALL, TX 75087

RESIDENT
715 CORNELL DR
ROCKWALL, TX 75087

FOLK JERRY A AND RHONDA G
719 BELFORD DR
ROCKWALL, TX 75087

RENDON MARSHALL SR & VIRGINIA
719 FAIRFAX LN
ROCKWALL, TX 75087

DUNCAN DESTINY R AND ROHAN D
721 BELFORD DR
ROCKWALL, TX 75087

BUENO RICKEY AND CHRISTIE
721 FAIRFAX LN
ROCKWALL, TX 75087

FLICKINGER DAVID & DEBBIE
721 SUNSET HILL DR
ROCKWALL, TX 75087

HUMPHREY JEFF H AND SHANNA A
723 BELFORD DR
ROCKWALL, TX 75087

PENNINGTON GRANT MARTIN & EDITH A
723 FAIRFAX LANE
ROCKWALL, TX 75087

BAILEY LESLIE ANN AND SHAWN A
724 FAIRFAX LN
ROCKWALL, TX 75087

NASH JARED AND HOLLI
725 FAIRFAX LN
ROCKWALL, TX 75087

RESIDENT
727 FAIRFAX LN
ROCKWALL, TX 75087

COLLINS LINDA B
728 FAIRFAX LN
ROCKWALL, TX 75087

LANDRY CHARLES R & TRACEY L
729 FAIRFAX LANE
ROCKWALL, TX 75087

CORCORAN CYNTHIA L
730 FAIRFAX LN
ROCKWALL, TX 75087

SANDERS JAMES F AND RENATE
731 FAIRFAX LANE
ROCKWALL, TX 75087

GUNTER FAMILY TRUST
BARTON FREEZE GUNTER & SHARON MARIE
GUNTER - TRUSTEES
732 Fairfax Lane
Rockwall, TX 75087

CHAPMAN LESLIE L & PENELOPE C
733 SUNSET HILL DR
ROCKWALL, TX 75087

MARTINEZ RAYMOND L & ANN
734 FAIRFAX LANE
ROCKWALL, TX 75087

LITTLE KYLE W
735 FAIRFAX LANE
ROCKWALL, TX 75087

BAYLOR WILLIAM & CAROLE
743 SUNSET HILL DR
ROCKWALL, TX 75087

VINES LARRY R & TREVELYN
751 SUNSET HILL DR
ROCKWALL, TX 75087

SATRIO FAMILY LIVING TRUST
7512 JOSHUA RD
FRISCO, TX 75033

SPRADLING JR ARNOLD JOE & NANCY L
759 SUNSET HILL DR
ROCKWALL, TX 75087

LAUN MICHAEL & JENNIFER
769 SUNSET HILL DR
ROCKWALL, TX 75087

ALLEN PAULA S
777 SUNSET HILL DR
ROCKWALL, TX 75087

LENA INVESTMENT INC
779 MOUNTCASTLE DR
ROCKWALL, TX 75087

THE WITZKE FAMILY TRUST
EDWARD S WITZKE AND BARBARA J WITZKE -
TRUSTEES
785 SUNSET HILL DRIVE
ROCKWALL, TX 75087

WILKINSON CHRISTOPHER R
805 SUNSET HILL DR
ROCKWALL, TX 75087

GARY DENNIS & DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

DUCA-PALMER FAMILY TRUST 5/25/2022
JOHN V DUCA AND THERESE A PALMER -
TRUSTEES
815 SUNSET HILL
ROCKWALL, TX 75087

CHRISTOPHER DAVID G
825 SUNSET HILL DR
ROCKWALL, TX 75087

COUSINEAU STACEY
8424 Santa Monica Blvd # A818
West Hollywood, CA 90069

DURHAM JEFFREY WAYNE AND PAMELA RUTH
905 SUNSET HILL DR
ROCKWALL, TX 75087

THAMES ROBERT & PAULA
910 SUNSET HILL DR
ROCKWALL, TX 75087

THE MANLEY GRANDCHILDREN'S TRUST FBO
JASON MANLEY
KEVIN C SHORT TRUSTEE
915 SUNSET HILL DR
ROCKWALL, TX 75087

HUANG CHAN M
920 SUNSET HILL DR
ROCKWALL, TX 75087

925 SUNSET HILL LLC
925 Sunset Hill Dr
Rockwall, TX 75087

BARROWS FAMILY TRUST
CLIFFORD D BARROWS & DANI C BARROWS -
TRUSTEES
928 SUNSET HILL DR
ROCKWALL, TX 75087

GEE PATRICIA ANN
935 SUNSET HILL DR
ROCKWALL, TX 75087

REDMOND JEFFREY J & REBECCA ANN
936 SUNSET HILL DR
ROCKWALL, TX 75087

RESIDENT
940 SHORES BLVD
ROCKWALL, TX 75087

JOHNSON KEVIN & CARISSA
944 SUNSET HILL DR
ROCKWALL, TX 75087

BROWN KEVIN K
947 SUNSET HILL DRIVE
ROCKWALL, TX 75087

BOWKER LEROY C & KIM L
950 SHORES BLVD
ROCKWALL, TX 75087

WANDA VERNE DUVALL SHERMAN FAMILY
TRUST
WANDA VERNE DUVALL SHERMAN - TRUSTEE
AND JOHANNA BAER
960 Shores Blvd
Rockwall, TX 75087

HARRIS NAIL FAMILY REVOCABLE TRUST
RON H NAIL & DEBORAH J HARRIS - CO-
TRUSTEES
9618 MUIRFIELD DR
GRANBURY, TX 76049

BAKER STEVEN R AND MELISSA A
970 SHORES BLVD
ROCKWALL, TX 75087

MACK DANNY AND JANET
980 SHORES BLVD
ROCKWALL, TX 75087

GEORGE THOMAS & ANIEAMMA THOMAS
990 SHORES BLVD
ROCKWALL, TX 75087

PARAN LLC
P.O. BOX 27337
ANAHEIM, CA 92809

RWC HILLCREST SHORES THREE HOMEOWNERS
ASSOC INC
C/O PRINCIPAL MANAGEMENT GROUP
P.O. BOX 650255
DALLAS, TX 75265

PRESERVE HOMEOWNERS ASSOC INC
C/O REALMANAGE
P.O. BOX 702348
DALLAS, TX 75370

1190 CRESTCOVE DRIVE LLC
PO BOX 1265
ALLEN, TX 75013

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

TRAN KELLY H
PO Box 894578
Mililani, HI 96789

RICHARD CARL M AND ROSE M
PO BOX 904
ROCKWALL, TX 75087

DELLINGER TRUST
MARVIN L DELLINGER AND ELAINE S DELLINGER
CO-TRUSTEES
PO BOX 906
SOLANA BEACH, CA 92075



June 13, 2025

TO: The Residents of the Hillcrest Shores Subdivision

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2025-032; Amendment to Planned Development District 11 (PD-11)

Property Owners and/or Residents of the Hillcrest Shores Subdivision,

The City of Rockwall has initiated an amendment to Planned Development District 11 (PD-11) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 11 (PD-11) -- *which regulates the Hillcrest Shores Subdivision* -- consists of over 30 pages of regulations within seven (7) regulating ordinances, and over 20 development cases. The proposed amendment does not change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents and contractors looking to do work in this Subdivision, and for City staff when reviewing permits.

WHY AM I GETTING THIS NOTICE?

The Local Government Code for the State of Texas requires notices to be sent to all property owners and occupants effected by a zoning change. The City of Rockwall establishes a 500-foot notification buffer around the subject property as the notice areas. This means that you are receiving this notice because you either live within the Hillcrest Shores Subdivision or within 500-feet of its boundaries. The attached map is a visual representation of the subject property (*i.e. the Hillcrest Shores Subdivision*) and the 500-foot notification buffer surrounding the zoning area.

DOES THIS CHANGE MY PROPERTY'S ZONING?

NO. The proposed amendment to Planned Development District 11 (PD-11) will not change your zoning or any development requirements associated with your property or any other properties located within the Hillcrest Shores Subdivision. It will only make it easier to find the development requirements associated with property for property owners, contractors, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within the Hillcrest Shores Subdivision* -- will not be affected by the proposed zoning change.

WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?

The Planning and Zoning Commission will hold a *PUBLIC HEARING* on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a *PUBLIC HEARING* on Tuesday, July 21, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live and via recording after the meeting through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6441 or email planning@rockwall.com.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 73-52

An Ordinance of the City of Rockwall amending the Comprehensive Zoning Ordinance, as heretofore amended, so as to give the following described tracts of land a Planned Development District zoning classification for Recreational Facilities uses, to be designated as Planned Development District No. ~~10~~, said Planned Development District being described as follows, to-wit: Being a tract or parcel of land out of the A. Hanna Survey, Abstract No. 98, in the City and County of Rockwall and being part of a 40 acre tract conveyed to Lillian Peace, et al, by deed dated July 21, 1949 and part of a 186.168 acre tract of land conveyed to R. S. Folsom by R. W. Pickens by deed dated September 29, 1971, as recorded in Deed Records, Rockwall County, Texas, and being more particularly described as follows: BEGINNING at a concrete monument located at the point of intersection of the West line of said 40 acre tract with the East takeline of Lake Ray Hubbard;

THENCE: North $87^{\circ} 18' 57''$ East 220 ft. to a point for a corner;

THENCE: North $80^{\circ} 00'$ East 670 ft. to the beginning of a curve to the right having a central angle of $66^{\circ} 20'$ and a radius of 160 ft.;

THENCE: Along the arc of said curve a distance of 185.24 ft. to a point for a corner;

THENCE: North $56^{\circ} 20'$ East 190.0 ft. to a point for a corner;

THENCE: North 80 ft. to a point for a corner;

THENCE: North $68^{\circ} 55' 30''$ East 210 Ft. to a point for a corner;

THENCE: South $33^{\circ} 47' 20''$ East 140 ft. to a point for a corner;

THENCE: East 550 ft. to a point for a corner;

THENCE: South 260 ft. to a point for a corner;

THENCE: West 635 ft. to a point for a corner;

THENCE: South $0^{\circ} 33' 21''$ East 128.3 ft. to a point on a curve to the left having a central angle of $68^{\circ} 09' 26''$ and a radius of 160 ft.;

THENCE: Along the arc of said curve a distance of 190.33 ft. to the point of reverse curve to the right having a central angle of $34^{\circ} 0' 0''$ and a radius of 225 ft.;

THENCE: Along the arc of said curve a distance of 133.52 ft. to a point for a corner;

THENCE: South $43^{\circ} 30'$ West a distance of 380 ft. to the beginning of a curve to the right having a central angle of $122^{\circ} 51' 13''$ and a radius of 75 ft.;

THENCE: Along the arc of said curve a distance of 161.71 ft. to a point for a corner;

THENCE: North $51^{\circ} 08' 56''$ West a distance of 185.0 ft. to the beginning of a curve to the left having a central angle of $237^{\circ} 32' 51''$ and a radius of 50 ft.;

THENCE: Along the arc of said curve a distance of 103.87 ft. to a point for a corner;

THENCE: South $76^{\circ} 08' 27''$ West a distance of 95.0 ft. to a point for a corner;

THENCE: North $15^{\circ} 08' 23''$ West a distance of 60.0 ft. to a point for a corner;
THENCE: North $85^{\circ} 38' 21''$ West a distance of 237.69 ft. to a point for a corner;
THENCE: North $1^{\circ} 55' 08''$ West a distance of 151.52 ft. to a point for a corner;
THENCE: North $68^{\circ} 29' 59''$ West a distance of 264.04 ft. to the place of beginning and containing 19.24 acres of land; providing for certain conditions; providing for a penalty not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense; and declaring an emergency.

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 after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance should be amended; now, therefore,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be, and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give the following described property the following zoning classification, to-wit:

That the following area be, and the same is hereby zoned Planned Development District No. 10 under special conditions, to-wit:

Being a tract or parcel of land out of the A. Hamma Survey, Abstract No. 98, in the City and County of Rockwall and being part of a 40 acre tract conveyed to Lillian Peace, et al, by deed dated July 21, 1949 and part of a 186.168 acre tract of land conveyed to R. S. Folsom by R. W. Pickens by deed dated September 29, 1971, as recorded in Deed Records, Rockwall County, Texas, and being more particularly described as follows: BEGINNING AT a concrete monument located at the point of intersection of the West line of said 40 acre tract with the East takeline of Lake Ray Hubbard;

THENCE: North $87^{\circ} 18' 57''$ East 220 Ft. to a point for a corner;
THENCE: North $80^{\circ} 00'$ East 670 ft. to the beginning of a curve to the right having a central angle of $66^{\circ} 20'$ and a radius of 160 ft.;
THENCE: Along the arc of said curve a distance of 185.24 ft. to a point for a corner;
THENCE: North $56^{\circ} 20'$ East 190.0 ft. to a point for a corner;
THENCE: North 80 ft. to a point for a corner;
THENCE: North $68^{\circ} 55' 30''$ East 210 ft. to a point for a corner;
THENCE: South $33^{\circ} 47' 20''$ East 140 ft. to a point for a corner;
THENCE: East 550 ft. to a point for a corner;
THENCE: South 260 ft. to a point for a corner;

THENCE: West 635 ft. to a point for a corner;

THENCE: South $0^{\circ} 33' 21''$ East 128.3 ft. to a point on a curve to the left having a central angle of $68^{\circ} 09' 26''$ and a radius of 160ft.;

THENCE: Along the arc of said curve a distance of 190.33 ft. to the point of reverse curve to the right having a central angle of $34^{\circ} 0' 0''$ and a radius of 225 ft.;

THENCE: Along the arc of said curve a distance of 133.52 ft. to a point for a corner;

THENCE: South $43^{\circ} 30'$ West a distance of 380 ft. to the beginning of a curve to the right having a central angle of $122^{\circ} 51' 13''$ and a radius of 75 ft.;

THENCE: Along the arc of said curve a distance of 161.71 ft. to a point for a corner;

THENCE: North $51^{\circ} 08' 56''$ West a distance of 185.0 ft. to the beginning of a curve to the left having a central angle of $237^{\circ} 32' 51''$ and a radius of 50 ft.;

THENCE: Along the arc of said curve a distance of 103.87 ft. to a point for a corner;

THENCE: South $76^{\circ} 08' 27''$ West a distance of 95.0 ft. to a point for a corner;

THENCE: North $15^{\circ} 08' 23''$ West a distance of 60.0 ft. to a point for a corner;

THENCE: North $85^{\circ} 38' 21''$ West a distance of 237.69 ft. to a point for a corner;

THENCE: North $1^{\circ} 55' 08''$ West a distance of 151.52 ft. to a point for a corner;

THENCE: North $68^{\circ} 29' 59''$ West a distance of 264.04 ft. to the place of beginning and containing 19.24 acres of land; providing for certain conditions; providing for a penalty not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and declaring an emergency.

SECTION 2. That the above zoning classification as Planned Development District No. 10 is granted subject to the following special conditions:

- (1) That the Planned Development District for Recreational Facilities purposes shall be developed in accordance with the site plan for said area, which is attached to and made a part of this ordinance for all purposes.
- (2) That all developments of property covered by this ordinance shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.
- (3) Planned Development District permitting uses for Marina with a Service Dock, Club House and Parking Area, Swimming Pool, Tennis Courts, Picnic Areas & Play Apparatus, subject to the approval of the site plan by the Planning and Zoning Commission prior to the issuance of any building permit or certificate of occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, offstreet parking, points of access, sidewalks, drives drainage facilities, utility easements, recreational areas and service areas appropriate to the location and function of the development, and shall provide for the dedication and improvement of any street deemed necessary by the

Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site.

The offstreet loading and parking standards shall be set forth on the site plan. The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by an overall site plan.

(4) That in the development of said property under Planned Development District No. 10 zoning classification, such property shall be developed in accordance with the regulations applicable to Recreational Facilities district regulations under Comprehensive Zoning Ordinance, except where said regulations shall be different from the attached site plan, and to that extent said attached site plan shall control. Otherwise, as shown on said site plan the regulations applicable to the Recreational Facilities districts relating to area regulations offstreet parking loading regulations, accessory building regulations, as contained in the Comprehensive Zoning Ordinance shall be applicable.

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above described tracts of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended herein, by the granting of this zoning change.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

SECTION 6. WHEREAS, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, and creates an urgency and an emergency in the preservation of the public health, safety and welfare of the City of Rockwall, and requires 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.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 3rd
day of December, 1973.

APPROVED:

David Myers
Mayor

DULY RECORDED:

David Williams
City Secretary

ORDINANCE NO. 80-13

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE TRACTS I AND II TO "SF-2" ONE-FAMILY DWELLING DISTRICT CLASSIFICATION AND TRACTS III, IV AND V TO "PD" PLANNED DEVELOPMENT DISTRICT NO. 11, SUBJECT TO SITE PLAN APPROVAL; SAID TRACTS BEING MORE FULLY DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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 the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows, NOW, THEREFORE,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant "SF-2" One-Family Dwelling District Classification on Tracts I and II described as follows:

TRACT I. BEING a tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land conveyed to Robert S. Folsom by W. L. Lofland by deed, recorded in Volume 101, Page 714, and being part of a 15.4 Acre tract conveyed to Billy Ray Cameron by deed, dated December 6, 1961, and recorded in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a concrete monument on the City of Dallas Take Line for Lake Ray Hubbard and on the South line of said Folsom tract, said point bears North 77 deg. 18' 39" West a distance of 1309.00 feet from the intersection of the West line of North Lake Shore Drive and the North line of Highway 66;
THENCE: North 23 deg. 47' 23" East a distance of 550.00 feet to a point for a corner;
THENCE: North 89 deg. 53' 31" East a distance of 842.88 feet to a point for a corner on the West line of North Lake Shore Drive, said point being on a circular curve to the right having a central angle of 3 deg. 54' 08", a radius of 621.90 feet and a chord that bears South 31 deg. 24' 30" East a distance of 42.35 feet;
THENCE: Along said curve in a Southerly direction an arc distance of 42.36 feet to the Point of Tangency of said curve;
THENCE: West a distance of 682.46 feet to a point on a circular curve to the right having a central angle of 21 deg. 04' 17", a radius of 1173.74 feet, and a chord that bears South 13 deg. 15' 14" West a distance of 429.23 feet;
THENCE: Along said curve in a Southerly direction an arc distance of 431.66 feet to the point of Compound Curvature of a circular curve to the right having a central angle of 21 deg. 34' 05", and a radius of 320.00 feet;
THENCE: Along said curve in a Southwesterly direction an arc distance of 120.46 feet to the Point of Tangency of said curve;
THENCE: South 55 deg. 47' 23" West a distance of 170.00 feet to a point on the City of Dallas Take Line for a corner;
THENCE: North 34 deg. 12' 37" West a distance of 167.98 feet to the Point of Beginning and Containing 3.96 Acres of Land.

TRACT II. BEING a tract or parcel of land situated in the B. F. Boydston Survey, Abstract No. 14 and the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land conveyed to Rockwall Joint Venture by D. L. Hairston by deed, recorded in Volume 102, Page 460, and part of a tract of land conveyed to Robert S. Folsom by W. L. Lofland by deed, recorded in Volume 101, Page 714, and being a part of a tract of land conveyed to Billy Ray Cameron, by deed, dated December 6, 1961, and all of the above conveyances are recorded in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Southerly line of said Folsom Tract and on the City of Dallas Take Line for Lake Ray Hubbard, said point bears South 66 deg. 12' 37" East a distance of 325.67 feet from the Southwest corner of said Folsom tract;
THENCE: North 23 deg. 47' 23" East a distance of 973.41 feet to a point for a corner;
THENCE: North 89 deg. 55' 24" East a distance of 986.81 feet to a point for a corner;
THENCE: South 0 deg. 22' 11" West a distance of 518.71 feet to a point for a corner;
THENCE: North 88 deg. 04' 15" East a distance of 704.43 feet to a point for a corner;
THENCE: South 0 deg. 18' 51" East a distance of 150.20 feet to a point for a corner;
THENCE: South 89 deg. 53' 31" West a distance of 1271.97 feet to a point for a corner;
THENCE: South 23 deg. 47' 23" West a distance of 550.00 feet to a point for a corner;
THENCE: North 66 deg. 12' 37" West a distance of 641.66 feet to the Point of Beginning and Containing 25.00 Acres of land.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is further hereby amended by amending the Zoning Map of the City of Rockwall so as to grant "PD" Planned Development District No. 11 on Tracts III, IV and V described as follows:

TRACT III. A 65.954 acre tract of land out of the A. Hanna Survey, Abstract 98, Rockwall County, Texas.

BEGINNING at a point North + 450.00 feet and West + 85.0 feet from the Southeast corner of the A. Hanna Survey, Abstract 98:
THENCE West, a distance of 2155.67 feet to a point for a corner;
THENCE North, a distance of 1000.00 feet to a point for a corner;
THENCE East, a distance of 800.00 feet to a point;
THENCE North 18 deg. 06' 10" East, a distance of 910.42 feet to a point in the center of a Gravel Road;
THENCE along said center line of road, South 62 deg. 00' 00" East, a distance of 276.00 feet;
THENCE South 48 deg. 15' 00" East, a distance of 170.00 feet to a point;
THENCE South 63 deg. 30' 00" East, a distance of 465.00 feet to a point;
THENCE South 00 deg. 14' 35" East, a distance of 28.16 feet to a point in the fence line;
THENCE along said fence line South 72 deg. 25' 15" East, a distance of 300.00 feet to a point;
THENCE South a distance of 1296.34 feet to the Point of Beginning, containing 65.954 acres of land, more or less.

TRACT IV. A 66.777 acre tract of land out of the A. Hanna Survey, Abstract 98, Rockwall County, Texas.

BEGINNING at the Southeast corner of a 40.00 acre tract of land recorded in Volume 45, Page 125, Deed Records, Rockwall County, Texas;
THENCE North 00 deg. 33' 21" West, 1338.89 feet to a point in the center line of a gravel road;
THENCE along said center line of gravel road, North 89 deg. 45' 00" East, 1365.80 feet to a point;
THENCE South 55 deg. 45' 00" East, 312.00 feet to a point;
THENCE South 31 deg. 30' 00" East, 194.00 feet to a point;
THENCE South 18 deg. 06' 10" West, 910.42 feet to a point;
THENCE West 800.00 feet to a point;
THENCE South 1000.00 feet to a point;
THENCE West 790.00 feet to a point;
THENCE North 04 deg. 49' 27" East, 100.00 feet to a point;
THENCE North 42 deg. 25' 33" West, 500.00 feet to a point;
THENCE North 36 deg. 22' 08" East, 479.75 feet to a point;
THENCE North 89 deg. 30' 54" East, 774.25 feet to the Point of Beginning, containing 66.777 acres of land, more or less.

TRACT V. Being a tract of land situated in the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being a part of a 40 acre tract of land conveyed to Lillian Peace, et al by deed dated July 21, 1949, and recorded in Volume 45 page 125 in the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of the above mentioned 40 acre tract;

THENCE South 89 deg. 25' 54" West along the South line of said 40 acre tract and along a fence for a distance of 774.25 feet to an iron rod for corner, same being in the Easterly line of a tract of land conveyed to the City of Dallas;

THENCE North 01 deg. 09' 26" East for a distance of 103.21 feet to an iron rod for corner;

THENCE North 15 deg. 08' 56" West for a distance of 328.07 feet to a concrete monument for corner;

THENCE North 85 deg. 38' 21" West for a distance of 237.69 feet to a concrete monument for corner;

THENCE North 01 deg. 55' 08" East for a distance of 151.52 feet to a concrete monument for corner;

THENCE North 80 deg. 10' 03" East for a distance of 417.73 feet to a concrete monument for corner;

THENCE North 67 deg. 33' 30" East for a distance of 260.70 feet to a concrete monument for corner;

THENCE North 23 deg. 59' 58" West for a distance of 99.20 feet to a concrete monument for corner;

THENCE South 70 deg. 53' 20" West for a distance of 353.77 feet to a concrete monument for corner;

THENCE South 85 deg. 41' 23" West for a distance of 127.69 feet to a concrete monument for corner;

THENCE South 47 deg. 18' 57" West for a distance of 220.00 feet to a concrete monument for corner in the West line of said 40 acre tract of land.

THENCE North 00 deg. 04' 14" West along said West line of 40 acre tract and along a fence for a distance of 609.30 feet to a fence post for corner;

THENCE North 87 deg. 48' 20" East along a fence for a distance of 980.60 feet to a point for corner;

THENCE South 88 deg. 04' 40" East along a fence for a distance of 344.05 feet to a fence post for corner;

THENCE South 00 deg. 33' 21" East along the East line of said 40 acre tract for a distance of 1313.11 feet to the Place of Beginning, containing 30.57 acres of land.

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above described tracts of land shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, provided that the granting of Planned Development District No. 11 to the above described tracts of land is subject to the following special conditions:

(a) Prior to the issuance of any building permit in Planned Development District No. 11, a comprehensive site plan of the development shall be filed with the Planning and Zoning Commission and, after appropriate hearing, sent to the City Council of the City of Rockwall with an appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final site plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such comprehensive site plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

(b) No building or other permits shall be issued by any officer, agent or employee of the City of Rockwall for development of the above described tracts in "PD" No. 11 unless and until a final comprehensive site plan shall have been finally approved by the City Council of the City of Rockwall and attached to and made a part of this ordinance as Exhibit "A".

(c) All development of property covered by Planned Development District No. 11 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a penalty of fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
ON THE 7th DAY OF July, 1980.

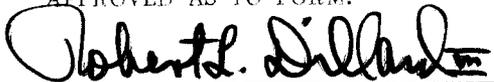
APPROVED:


MAYOR

ATTEST:


CITY SECRETARY

APPROVED AS TO FORM:


CITY ATTORNEY

ORDINANCE NO. 93-11

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-11" PLANNED DEVELOPMENT-11 ZONING CLASSIFICATION TO "PD-11 REVISED" PLANNED DEVELOPMENT-11 REVISED ZONING CLASSIFICATION TO PERMIT SF-10 ZONING, SINGLE FAMILY 10 RESIDENTIAL ZONING CLASSIFICATION REQUIREMENTS; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "PD-11" Planned Development Zoning Classification to "PD-11 Revised" Planned Development 11 Revised Zoning Classification on the property described on Exhibit "A" has been requested by MAHR Development; 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 the Comprehensive Zoning Ordinance and Ordinance 84-4 of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change from "PD-11" Planned Development-11 Zoning Classification to "PD-11 Revised" Planned Development Zoning Classification on the property described on Exhibit "A".

Section 2. That Planned Development District No. 11-Revised shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 11-Revised to the above described tract of land is subject to the following special conditions:

- A. All development of property covered by Planned Development District No. 11-

Revised shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 11-Revised shall be regulated by the zoning requirements of the SF-10 Zoning Classification, Single Family 10 Zoning Classification with the following conditions:

1. approval subject to a detailed review at time of platting, including roadway alignments and intersections, and flood study of the drainway,
2. that the proposed area suggested as park land be submitted for approval to the Park Board in a manner such that specific park use locations are shown,
3. that access ways along both sides of the proposed park land be shown,
4. that access ways be provided to Lake Ray Hubbard, that the the take line be clearly defined, and that disclosure be made to potential purchasers that this is public land,
5. that the park area be subject to completion of a flood study and further analysis of the proposed park area for suitability as park land,
6. that any parkland that may ultimately be accepted by the City, including the existing lake, shall be brought up to an acceptable condition for maintenance and development as a park site by the City by the developer, and
7. that an acceptable phasing plan for development of the park be provided with the submission of the first phase of development.

Section 3. 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.

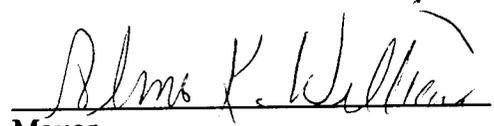
Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, 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 of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. 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.

DULY PASSED AND APPROVED this 7th day of June, 1993.

APPROVED:



Mayor

ATTEST:

By: Hilda Crangle

1st reading May 17, 1993

2nd reading June 7, 1993

STATE OF TEXAS

COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.H.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S. Folsom by deed recorded in Volume 102, Page 403, and part of a 40.00 acre tract of land conveyed to Lillian Peace, et al, by deed dated July 21, 1949, and recorded in Volume 45, Page 125, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner at the Northwest corner of Northshore Phase 2B, an addition to the City of Rockwall, recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, and on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE: Along the City of Dallas Take Line of Lake Ray Hubbard North 4 Degrees 49' 27" East a distance of 58.69 feet to a 1/2" iron rod found for a corner;

THENCE: Continuing with said Take Line to City of Dallas concrete monuments found as follows: North 42 Degrees 24' 03" West a distance of 500.00 feet; North 36 Degrees 21' 10" West a distance of 479.78 feet; North 0 Degrees 57' 12" East a distance of 105.85 feet; North 15 Degrees 00' 45" West a distance of 325.15 feet; North 85 Degrees 27' 08" West a distance of 237.68 feet; North 1 Degree 59' 22" East a distance of 151.40 feet; North 80 Degrees 22' 19" East a distance of 417.61 feet; North 67 Degrees 45' 06" East a distance of 260.70 feet; North 23 Degrees 50' 12" West a distance of 98.95 feet; South 71 Degrees 06' 47" West a distance of 235.33 feet; North 78 Degrees 21' 59" West a distance of 353.79 feet; South 85 Degrees 51' 16" West a distance of 126.39 feet; and South 47 Degrees 38' 46" West a distance of 221.15 feet;

THENCE: North 0 Degrees 09' 23" East a distance of 609.42 feet with the most Northerly West line of said Tract 1 to an iron rod set at the Northwest corner of said Tract 1 and in a fence line on the Southerly line of a public road (Alamo);

THENCE: North 88 Degrees 01' 57" East a distance of 980.60 feet with said Southerly line and generally with said fence line to an iron rod set for a corner;

THENCE: South 87 Degrees 51' 03" East a distance of 344.05 feet continuing with said Southerly line and said fence line to an iron rod set for a corner on the West line of said Pickens tract;

THENCE: North 0 Degrees 43' 11" West a distance of 20.56 feet to an iron rod set for a corner in the centerline of said road at the most Northerly Northwest corner of said Pickens tract;

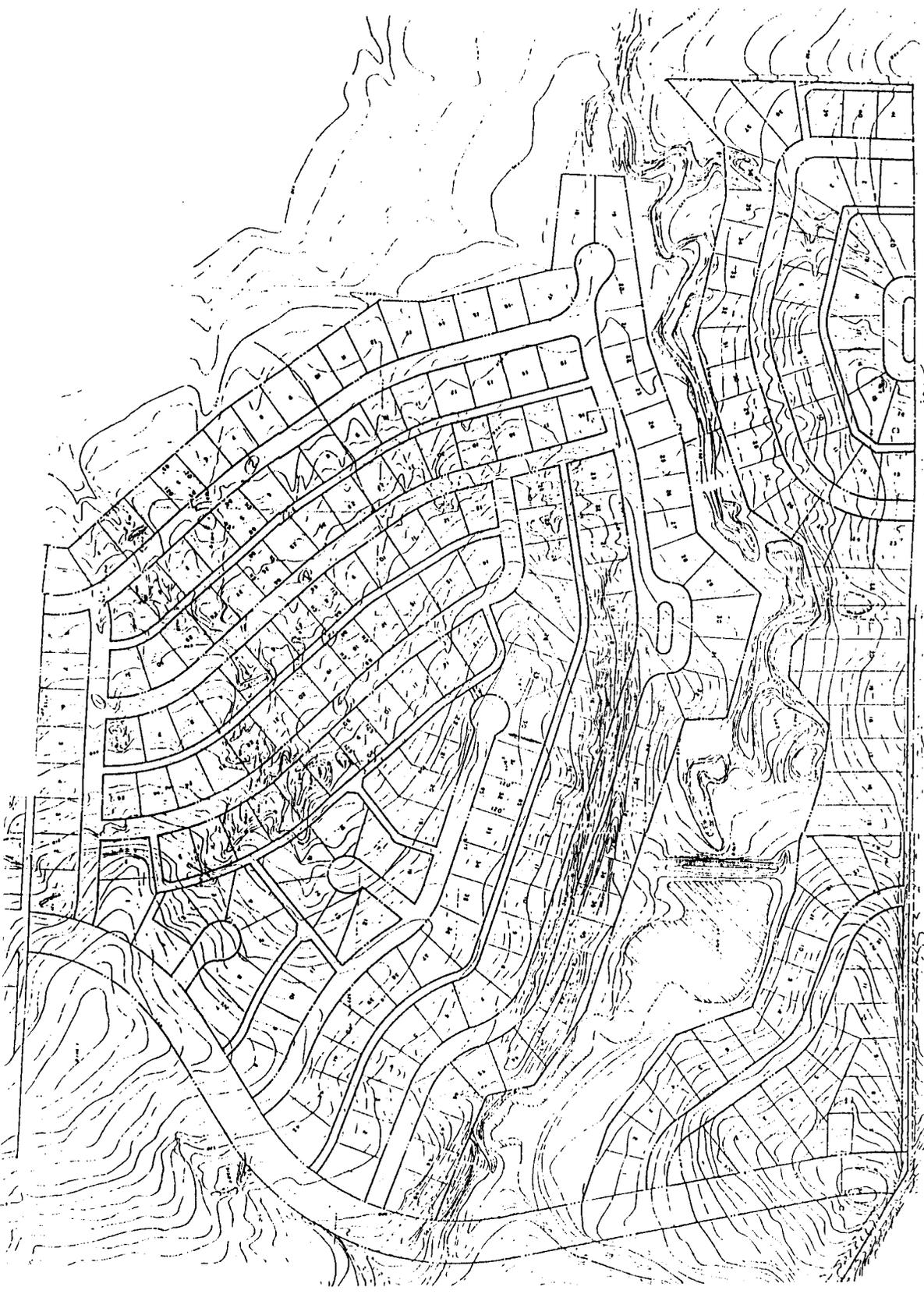
THENCE: North 89 Degrees 35' 48" East a distance of 1304.62 feet along the center of said public road to a point for a corner on the West line of North Lake Shore Drive, a 100 foot right-of-way;

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PAGE 2

THENCE: Along the Westerly lines of said North Lake Shore Drive as follows: South 0 Degrees 37' 01" East a distance of 55.33 feet to the beginning of a curve to the left, having a central angle of 10 Degrees 15' 10", a radius of 850.00 feet, and a chord that bears South 5 Degrees 44' 36" East a distance of 151.90 feet; Along said curve an arc distance of 152.10 feet to a point for a corner; South 10 Degrees 52' 11" East a distance of 800.41 feet to the beginning of a curve to the right, having a central angle of 67 Degrees 17' 45", a radius of 581.01 feet, and a chord that bears South 22 Degrees 46' 41" West a distance of 643.86 feet; Along said curve an arc distance of 682.42 feet to a point for a corner; South 56 Degrees 25' 34" West a distance of 279.87 feet to the beginning of a curve to the left, having a central angle of 51 Degrees 36' 07", a radius of 550.00 feet, and a chord that bears South 30 Degrees 37' 30" West a distance of 478.77 feet; Along said curve an arc distance of 495.34 feet to a point for a corner; and South 4 Degrees 49' 27" West a distance of 21.19 feet to a point for a corner on the North line of the previously mentioned Northshore Phase 2B;

THENCE: Along the North lines of said addition as follows: North 89 Degrees 29' 00" West a distance of 722.07 feet to a point for a corner; North 85 Degree 10' 33" West a distance of 50.00 feet to a point for a corner; South 4 Degrees 49' 27" West a distance of 6.97 feet to a point for a corner; and North 85 Degrees 10' 33" West a distance of 120.00 feet to the Point of Beginning and containing 101.453 acres of land.



Ordinance No. 94-15

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-11", PLANNED DEVELOPMENT NO. 11 AND "SF-10" SINGLE FAMILY 10 DISTRICT CLASSIFICATION TO "PD-41" PLANNED DEVELOPMENT NO. 41; PROVIDING 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development No. 41 on the property described on Exhibit "A" has been requested by MAHR Development; 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 the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a zoning change from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development District No. 41 on the property specifically described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That Planned Development District Number 41 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby provided that the granting of Planned Development District No. 41 to the above described tract of land is subject to the following special conditions:

A. The use of the property covered by Planned Development District No. 41 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. 41 shall be in

compliance with the preliminary plan attached hereto as Exhibit "B", and made a part hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such preliminary plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 41 shall be regulated by the following requirements:

1. That the land uses; area requirements, including restrictions on garages on front entry lots and minimum masonry requirements; preliminary plan; and amenities as submitted or as amended herein are attached hereto and made a part hereof as Exhibit "C".
2. That the land use acreage as submitted be generally approved, and that the actual acreage for the 10,000 sq.ft. lots and the drainway/open space shall not be less than the acreage identified on the preliminary plan.
3. That the Developer shall dedicate 10 feet of ROW along N. Lakeshore and 5 feet of ROW along Alamo Road adjacent to the development in addition to the ROW necessary for construction of the roadway, in conjunction with the first phase of development. The Developer shall also submit for approval by the Commission and City Council a detailed screening/landscape plan for N. Lakeshore and Alamo Road in conformance with the application. The plan shall at a minimum contain screening walls/fences; sidewalks, which shall be curvilinear along N. Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet of frontage, as defined by the City's landscape ordinance, shall be provided along N. Lakeshore. The detailed plan shall provide a phasing plan of improvements.
4. That the Developer shall provide a linear greenbelt along and generally in the configuration as shown on the preliminary plan. The greenbelt shall be cleared by the Developer as required by the City. Prior to the development of the first phase, the Developer shall submit for approval by the Commission and City Council a detailed plan for the greenbelt in conformance with the application. The plans, at a minimum, shall include a phasing plan of the improvements, location and design of the paved hiking path at a minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design of any required drainage improvements including headwalls as required by the City, public streets allocated along both sides of the drainway, and overall dimensions of the greenbelt. At that time the City shall determine if said greenbelt shall be dedicated to the City or privately maintained.
5. The Developer may, if approved by the City, construct an amenity center

in conjunction with the development for the exclusive use residents of the district, in accordance with the preliminary plan. Any such facilities shall be proposed in conjunction with development of the first phase.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance 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 continues shall be deemed to constitute a separate offense.

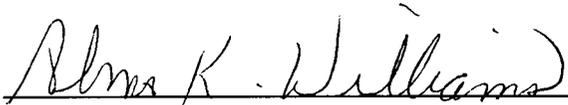
SECTION 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, 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 of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed to the extent of that conflict.

SECTION 6. 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 case provides.

DULY PASSED AND APPROVED this 4th day of April, 1994.

APPROVED:



Mayor

ATTEST:



City Secretary

1st reading 03-21-94

2nd reading 04-04-94

HILLCREST MEADOWS"PD" PLANNED DEVELOPMENT DISTRICT NO.

STATE OF TEXAS
 COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S.Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with the Easterly line of North Lakeshore Drive, a 100 foot right-of-way;
 THENCE: Along the Easterly lines of North Lakeshore Drive, all to 1/2" iron rods set for a corner, as follows:

North 4 degrees 49' 27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle of 51 degrees 36' 07", a radius of 450.00 feet, and a chord that bears North 30 degrees 37' 30" East a distance of 391.72 feet;

Along said curve an arc distance of 405.28 feet to the end of said curve;

North 56 degrees 25' 34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67 degrees 17' 45", a radius of 681.01 feet, and a chord that bears North 22 degrees 46' 41" East a distance of 754.68 feet;

Along said curve an arc distance of 799.87 feet to the end of said curve;

North 10 degrees 52' 11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10 degrees 15' 10", a radius of 750.00 feet, and a chord that bears North 5 degrees 44' 36" West, a distance of 134.03 feet;

Along said curve an arc distance of 134.21 feet to the end of said curve; and

North 0 degrees 37' 01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58 degrees 12' 46" East a distance of 266.02 feet to a 1/2" iron rod set for a corner; South 24 degrees 18' 28" East a distance of 129.52 feet to a 1/2" iron rod set for a corner; South 42 degrees 59' 16" East a distance of 88.95 feet to a 1/2" iron rod set for a corner; South 56 degrees 23' 18" East a distance

of 465.30 feet to a 1/2" iron rod set for a corner; and South 63 degrees 51' 31" East a distance of 383.27 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Pickens tract;
 THENCE: South 1 degree 08' 58" East a distance of 25.74 feet to a 1/2" iron rod set for a corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;

THENCE: Along said Southerly line and generally with said fence line all to 1/2" iron rods set for corners as follows: South 65 degrees 56' 58" East a distance of 403.91 feet; South 81 degrees 00' 39" East a distance of 206.91 feet; North 88 degrees 14' 11" East a distance of 1150.00 feet; North 89 degrees 28' 09" East a distance of 965.12 feet; and South 63 degrees 42' 26" East a distance of 247.93 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Barrow tract and said Tract 1;

THENCE: South 24 degrees 08' 47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a 1/2" iron rod set for a corner at a fence post;

THENCE: South 8 degrees 54' 33" East a distance of 84.59 feet with an old fence line to a 1/2" iron rod set for a corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A. Page 337;

THENCE: North 89 degrees 10' 45" East a distance of 305.83 feet to the Northeast corner of said addition;

THENCE: South 01 degree 10' 53" West a distance of 522.77 feet with the East line of said Addition to a point for a corner;

THENCE: South 00 degrees 12' 21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;

THENCE: South 89 degrees 26' 01" West a distance of 252.98 feet to an "ell" corner of said Addition;

THENCE: South 00 degrees 58' 56" West a distance of 232.75 feet to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner Northshore Phase One, recorded in Slide A, Page 181, Plat Records. Rockwall County, Texas;

THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89 degrees 43' 56" West a distance of 190.05 feet to a point for a corner;

South 00 degrees 58' 56" West a distance of 3.55 feet to a point for a corner;

South 89 degrees 43' 56" West passing at 318.51 feet the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 0 degrees 16' 04" West a distance of 300.00 feet to a 1/2" iron rod found for a corner;

THENCE: South 89 degrees 43' 56" West a distance of 127.37 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24 degrees 00' 00", a radius of 650.00 feet, and a chord that bears South 77 degrees 43' 56" West a distance of 270.29

feet;

THENCE: Along said curve an arc distance of 272.27 feet to a 1/2" iron rod found for a corner;

THENCE: South 65 degrees 43' 56" West a distance of 285.56 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the right having a central angle of 14 degrees 28' 26", a radius of 350.00 feet, and a chord that bears South 72 degrees 58' 09" West a distance of 88.18 feet;

THENCE: Along said curve an arc distance of 88.42 feet to a 1/2" iron rod found for a corner;

THENCE: South 9 degrees 47' 38" East passing at 297.25 feet the Northwest corner of Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to a 1/2" Iron rod found for a corner;

THENCE: South 0 degrees 44' 21" East a distance of 134.43 feet along the West line of said addition to a 1/2" iron rod set for a corner at the Northeast corner of that tract of land conveyed to N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;

THENCE: North 89 degrees 36' 50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a 1/2" iron rod set for a corner;

THENCE: South 89 degrees 28' 21" West a distance of 307.93 feet continuing along said fence to a 1/2" iron rod found for a corner at a fence corner post;

THENCE: North 0 degrees 30' 20" East a distance of 127.33 feet to a fence corner post for a corner;

THENCE: North 89 degrees 36' 49" West a distance of 316.64 feet with said fence line to a 1/2" iron rod set for a corner in said fence line;

THENCE: North 89 degrees 29' 00" West a distance of 544.40 feet to a 1/2" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;

THENCE: Along the East and then the North lines of said addition as follows: North 0 degrees 31' 00" East a distance of 190.00 feet to a 1/2" iron rod set for a corner; North 89 degrees 29' 00" West a distance of 5.01 feet to a 1/2" iron rod found for a corner; North 0 degrees 31' 00" East a distance of 140.00 feet to a 1/2" iron rod set for a corner at the most Northerly Northeast corner

of said addition: North 89 degrees 29' 00" West a distance of ~~1323.03~~ feet to the Point of Beginning and containing 145.744 acres of land.

500.68

REASONS FOR REQUEST

The purpose of the request is to permit the development of single family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along North Lakeshore Drive and Alamo Road.

**PROPOSED PLANNED DEVELOPMENT DISTRICT
FOR
RESIDENTIAL USES**

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The location and facilities included in such amenity center shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. The cost of operating and maintaining the amenity center shall be the responsibility of the Developer and/or Homeowners Association formed by the Developer.
2. Exterior wall construction within the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.
3. Developer shall dedicate to the City of Rockwall (subject to approval of the City) a linear greenbelt as indicated on the conceptual plan made a part of this ordinance. The details of the greenbelt shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. Developer shall construct a public street along both sides of the greenbelt and shall install for public use a paved hiking path between one of said streets and the creek. Developer shall clear the dedicated area of underbrush and debris at the time of development of the adjoining sections of the proposed subdivision.
4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive for the purpose of constructing screening walls, landscaping, sprinkler systems (including coverage of the street parkway) and other improvements.
5. On those lots not accessible to a paved alley, garage doors shall be oriented so as not to face a public street.

HAROLD L. EVANS *Consulting Engineer*
 2331 GUS THOMASSON ROAD, SUITE 102
 P.O. BOX 28355 214-328-8133
 DALLAS, TEXAS 75228 FAX 214-270-8847

HILLCREST MEADOWS

Zoning Application

Total Area of the Site		145.7 Acres
Area One - 10,000 S. F. Lots	Approximately 115 units	46.1 Acres
Area Two - 8,400 S. F. Lots	Approximately 216 units	72.0 Acres
Area Four - 10,000 S. F. Lots	Approximately 55 units	19.6 Acres
Assuming no alleys	-----	-----
	386	137.7 Acres
Park/Greenbelt		<u>8.0 Acres</u>
		145.7 Acres

The plan as submitted indicates the following percentages:

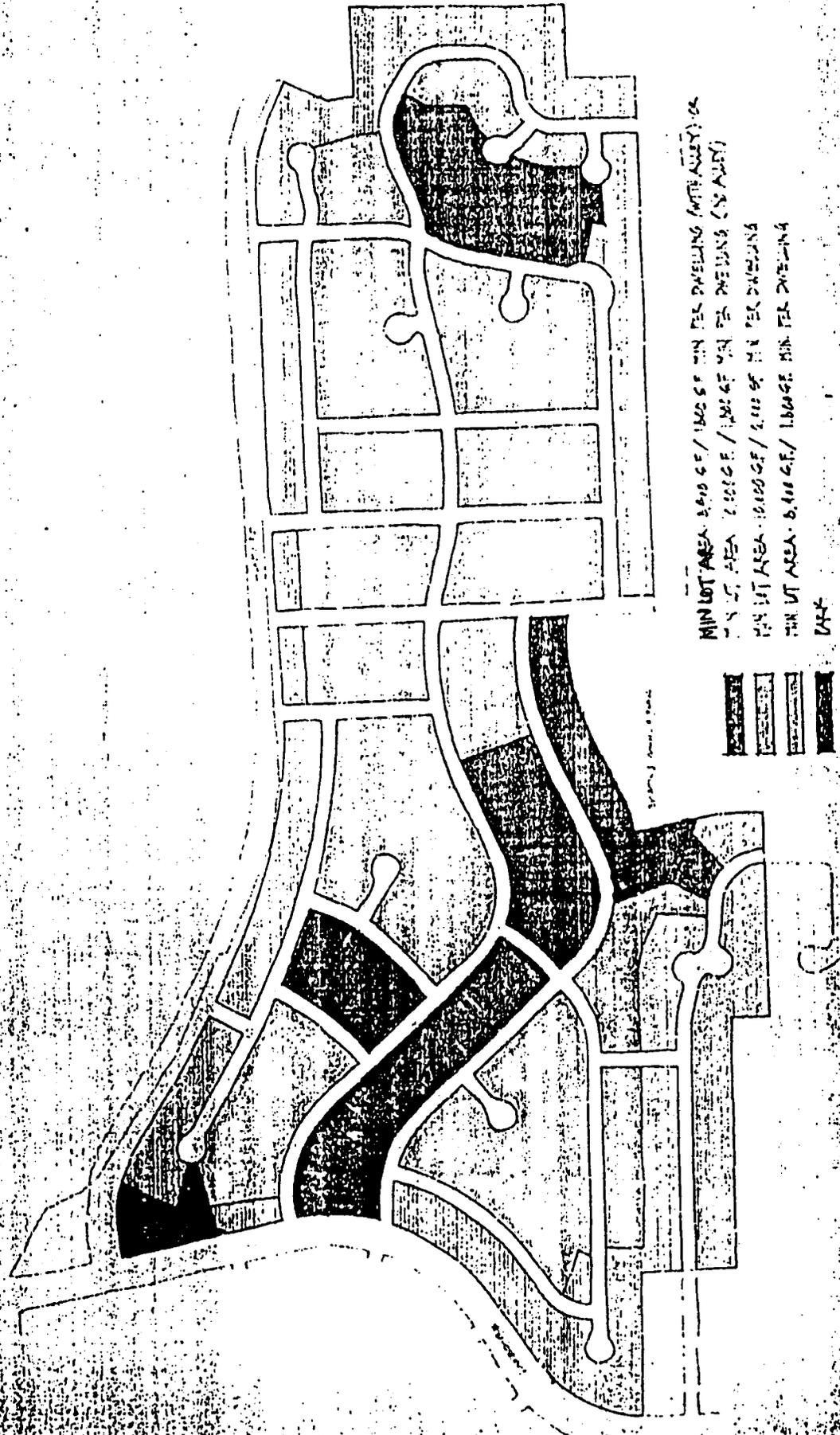
10,000 S. F. Lots	48% by land area	44% of total units
8,400 S. F. Lots	52% by land area	56% of total units

HILLCREST MEADOWS
PD
AREA REQUIREMENTS - AREA ONE

- | | |
|---|------------------------------------|
| 1. Minimum Lot Area - | 10,000 square feet |
| 2. Max. number of single family dwellings per lot - | 1 |
| 3. Minimum square footage per dwelling unit - | 2,000 square feet |
| 4. Minimum lot width - | 70 feet at the front building line |
| 5. Minimum lot depth - | 100 feet |
| 6. Minimum depth of front set back - | 25 feet |
| 7. Minimum depth of rear set back - | 10 feet |
| 8. Minimum width of side set back - | |
| a) Internal lot - | 6 feet |
| b) Sideyard set back (abutting street) - | 15 feet |
| c) Sideyard set back (abutting an arterial) - | 20 feet |
| 9. Minimum distance between separate buildings on the same lot - | 10 feet |
| 10. Maximum building area (as a percentage of lot area) - | 35% |
| 11. Maximum height of structures - | 36 feet |
| 12. Minimum number of off street parking spaces per unit (garage area will not be considered) - | 2 |

HILLCREST MEADOWS
PD
AREA REQUIREMENTS - AREA TWO

- | | |
|---|------------------------------------|
| 1. Minimum Lot Area - | 8,400 square feet |
| 2. Max. number of single family dwellings per lot - | 1 |
| 3. Minimum square footage per dwelling unit - | 1,800 square feet |
| 4. Minimum lot width - | 65 feet at the front building line |
| 5. Minimum lot depth - | 100 feet |
| 6. Minimum depth of front set back - | 25 feet |
| 7. Minimum depth of rear set back - | 10 feet |
| 8. Minimum width of side set back - | |
| a) Internal lot - | 6 feet |
| b) Sideyard set back (abutting street) - | 15 feet |
| c) Sideyard set back (abutting an arterial) - | 20 feet |
| 9. Minimum distance between separate buildings on the same lot - | 10 feet |
| 10. Maximum building area (as a percentage of lot area) - | 35% |
| 11. Maximum height of structures - | 36 feet |
| 12. Minimum number of off street parking spaces per unit (garage area will not be considered) - | 2 |



MIN LOT AREA 2,410 SF / 1,800 SF MIN PER DWELLING (MUTUALITY) OR
 MIN LOT AREA 2,800 SF / 1,800 SF MIN PER DWELLING (S. AUSTIN)
 MIN LOT AREA 10,000 SF / 2,100 SF MIN PER DWELLING
 MIN LOT AREA 6,400 SF / 1,800 SF MIN PER DWELLING



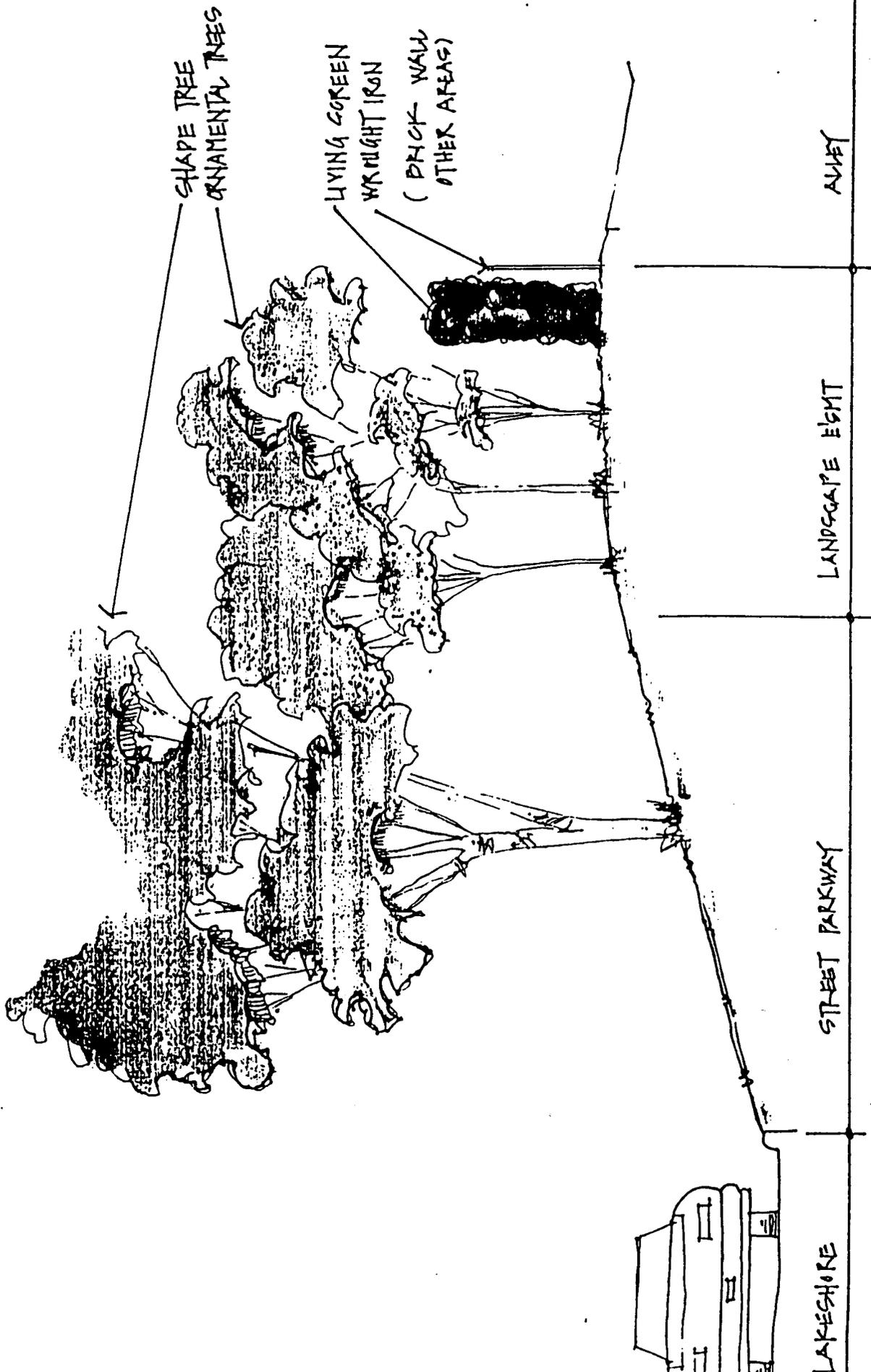
HILLCREST HEADINGS PD

DATE: 11/11/11

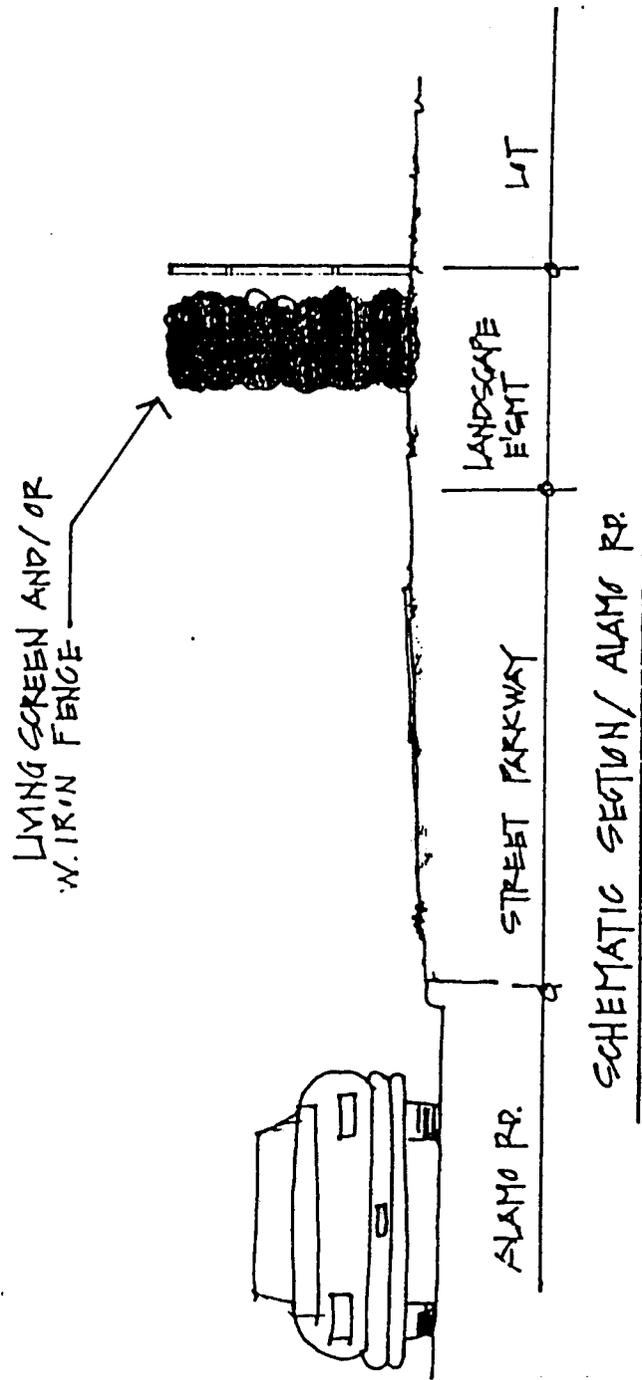
BY: [Signature]

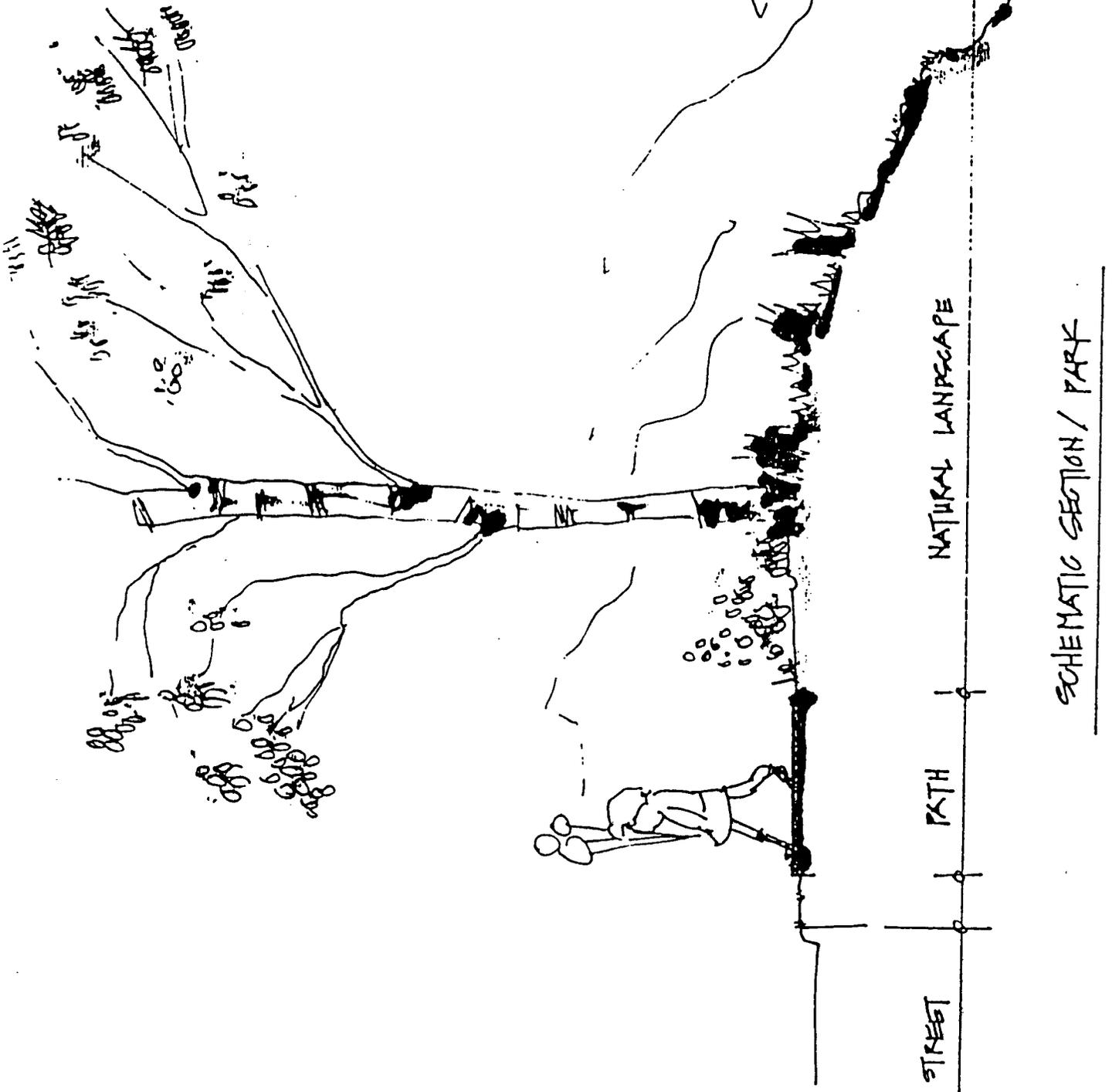
HILLCREST MEADOWS
PD _____
AREA REQUIREMENTS - AREA FOUR

- | | |
|---|--|
| 1. Minimum Lot Area - | 10,000 square feet (w/o alleys)
8,400 square feet (with alleys) |
| 2. Max. number of single family dwellings per lot - | 1 |
| 3. Minimum square footage per dwelling unit - | 1,800 square feet |
| 4. Minimum lot width - | 70 feet at the front building line |
| 5. Minimum lot depth - | 100 feet |
| 6. Minimum depth of front set back - | 25 feet |
| 7. Minimum depth of rear set back - | 10 feet |
| 8. Minimum width of side set back - | |
| a) Internal lot - | 6 feet |
| b) Sideyard set back (abutting street) - | 15 feet |
| c) Sideyard set back (abutting an arterial) - | 20 feet |
| 9. Minimum distance between separate buildings on the same lot - | 10 feet |
| 10. Maximum building area (as a percentage of lot area) - | 35% |
| 11. Maximum height of structures - | 36 feet |
| 12. Minimum number of off street parking spaces per unit (garage area will not be considered) - | 2 |



SCHEMATIC SECTION / LAKE SHORE





SCHEMATIC SECTION / PARK

ORDINANCE NO. 94-28

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 93-11 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-11, PROVIDING 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 REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, MAHR Development has requested approval of an amendment to PD-11 to amend certain area requirements, 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 the Comprehensive Zoning Ordinance and Ordinance 93-11 of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance and Ordinance No. 93-11 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending Section 2.B. to add the following subsection:

"8. The minimum depth of front setbacks shall be as follows:

1 story structure - 20 feet
2 story structure - 25 feet"

Section 2. All development of property covered by Planned Development District No. 11 shall be in accordance with the provisions of this ordinance, and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. 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 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, 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 of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. 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.

DULY PASSED AND APPROVED this the 6th day of September, 1994.

APPROVED:



Mayor

ATTEST:



City Secretary

1st reading: 08-15-94
2nd reading: 09-06-94

ORDINANCE NO. DI-08

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE 93-11 AS HERETOFORE AMENDED SO AS TO APPROVE ZONING AND AMEND THE PRELIMINARY PLAN FOR PD-11 - PLANNED DEVELOPMENT NO. 11 ATTACHING THE AMENDING PRELIMINARY PLAN DESCRIBED AS EXHIBIT A, ON PROPERTY DESCRIBED HEREIN; AND SHALL INCLUDE A CHANGE IN ZONING FROM SF-10, SINGLE-FAMILY RESIDENTIAL DISTRICT TO PD-11 - PLANNED DEVELOPMENT NO.11 FOR A 4.0715 ACRE TRACT OF LAND IN THE NATHAN BUTLER SURVEY, ABSTRACT NO. 21, ROCKWALL COUNTY, TEXAS HEREIN DESCRIBED AS TRACT 1 AND A CHANGE IN ZONING FROM A, AGRICULTURAL DISTRICT TO PD-11 - PLANNED DEVELOPMENT NO.11 FOR A 5.101 ACRE TRACT OF LAND IN THE ARCHIBALD HANNA SURVEY ABSTRACT NO. 98, ROCKWALL COUNTY, TEXAS HEREIN DESCRIBED AS TRACT 2; 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, an amendment to the Preliminary Plan for PD-11 with special conditions, as described in Exhibit "A" and shall include a change in zoning from "SF-10", Single-Family Residential District to PD-11, Planned Development No. 11 for a 4.0715 acre tract of land in the Nathan Butler Survey, Abstract No. 21, Rockwall County, Texas herein described as Tract 1 and a change in zoning from "A", Agricultural District to PD-11, Planned Development No. 11 for a 5.101 acre tract of land in the Archibald Hanna Survey Abstract No. 98, Rockwall County, Texas herein described as Tract 2; has been submitted by Joey Howell on behalf of Arkoma Realty Ltd.; 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, the governing body in the

exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by the approval of the amended Preliminary Plan for PD-11 with special conditions for the area identified in Exhibit "A" and shall include a change in zoning from "SF-10, Single-Family Residential District to PD-11, Planned Development No. 11 for a 4.0715 acre tract of land in the Nathan Butler Survey, Abstract No. 21, Rockwall County, Texas herein described as Tract 1 and a change in zoning from "A", Agricultural District to PD-11, Planned Development No. 11 for a 5.101 acre tract of land in the Archibald Hanna Survey Abstract No. 98, Rockwall County, Texas herein described as Tract 2. That said Preliminary Plans are attached hereto and made a part hereof for all purposes.

Section 2. That the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval of this amended preliminary Plan for PD-11 shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development in the area within Exhibit "A" shall be limited to uses and requirements listed in the "SF-10", Single-Family Residential District of the Comprehensive Zoning Ordinance and subject to site plan approval by the Planning and Zoning Commission and City Council with the following additional conditions:

- A. Average of more than 10,600 square feet per lot.
- B. Maximum of 117 lots, with at least 83 lots with minimum lot areas of 10,000 square feet and the rest with minimum lot areas of 8,400 square feet.
- C. The minimum square footage per dwelling unit will be 2,000 square feet.
- D. Minimum of a 2 car garage will be provided for each dwelling unit.
- E. The exterior of the dwellings will be a minimum of 75% masonry.
- F. Roof pitch of 6/12 or higher.
- G. Rear or side entry garages only.
- H. The screening walls (fences) along N. Lakeshore Drive will be wrought iron

with stone or masonry columns and the entry sign will be stone or masonry.

- I. Cul-de-sac, corner and irregular shaped lots can be used to meet the lot area minimum square footage requirements.
- J. Access to park provided via walkway at approximately the location shown on revised concept plan just to the west of pond, with bridge provided over gully into park.
- K. Access to take line provided via walkway at approximately the location shown on revised concept plan at point of drainage easement.
- L. If requested by the City, the developer will build up to an eight car parking area in the adjacent park, either off of North Lakeshore Drive or to the south of the southern subdivision street leading into the subdivision from North Lakeshore Drive.
- M. Anti-monotony restriction in deed restrictions which does not allow the same elevation any closer than 5 houses apart on the same side of street or closer than 200 feet if across the street or around a corner. An architectural review committee will review and control this requirement, with committee and review procedures being established in the deed restrictions. The deed restrictions will be provided for the City's review with the final plat and will be filed prior to the filing of the final plat.
- N. The developer agrees to make a contribution of \$25,000 for park equipment or other park improvements, rather than the approximate \$8,000 required under the current park fee formula. This money is in addition to the park bridge and park parking that the developer has agreed to provide.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. 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 Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, 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 7. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 8. 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.

DULY PASSED AND APPROVED this 19 day of March, 2001.

Scott L. Self

Scott Self, Mayor

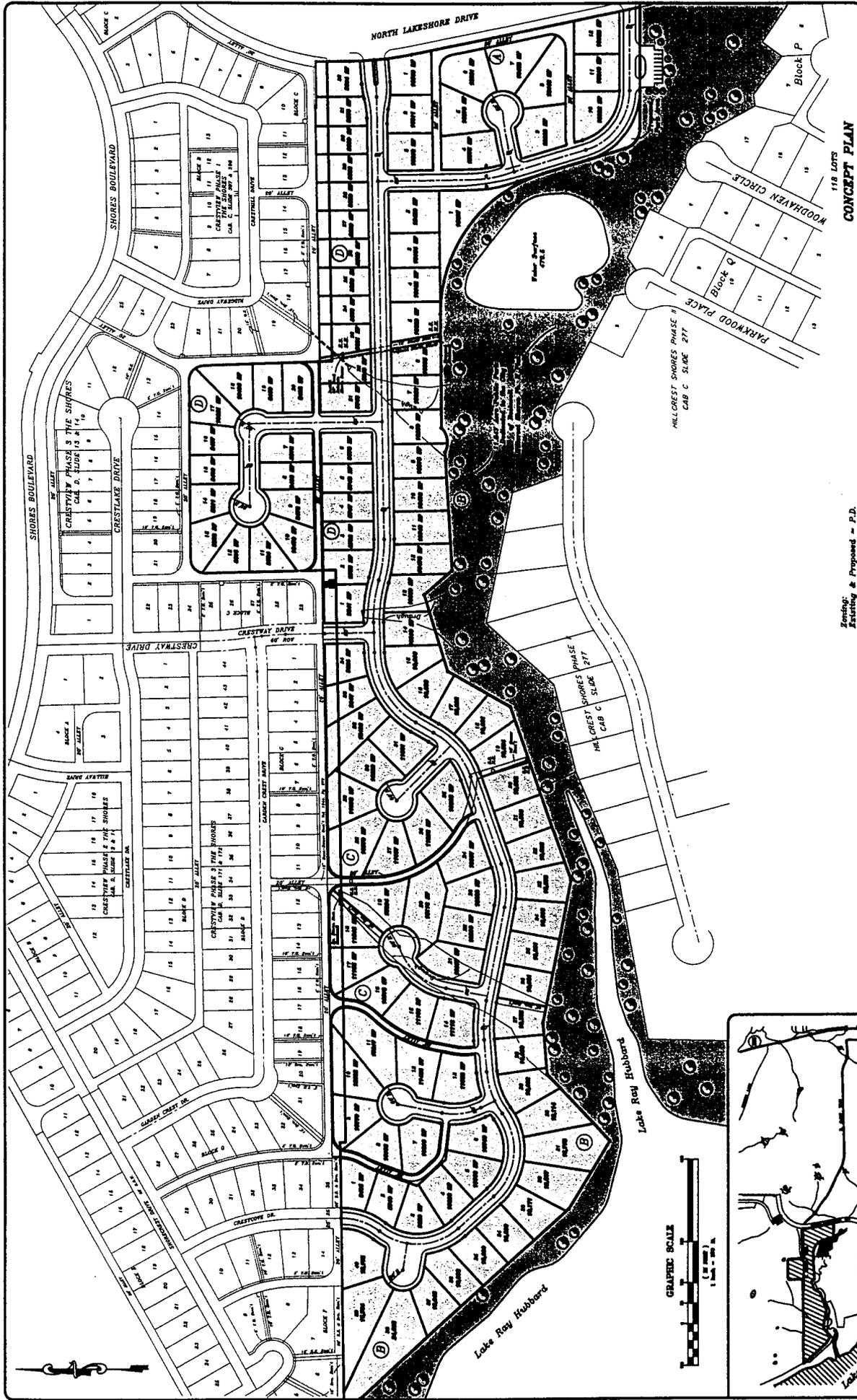
ATTEST

Belinda Page

Belinda Page, City Secretary



1st Reading 3/5/01
2nd Reading 3/19/01



Zoning: Existing & Proposed = P.D.

CONCEPT PLAN

<p>HILLCREST SHORES PHASE III L. HANNA SURVEY, ABST. NO. 98 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS</p>	
<p>OWNER: WILLIAMS & PERRY 11111 W. WINDYBROOK ROCKWALL, TEXAS 75087 (972) 968-1000</p>	<p>DATE: 11/11/03</p>

Subdivider:
Rockwall Shores, Inc.
11111 W. WINDYBROOK
ROCKWALL, TEXAS 75087
(972) 968-1000

Owner:
Rockwall, Inc.
11111 W. WINDYBROOK
ROCKWALL, TEXAS 75087
(972) 968-1000

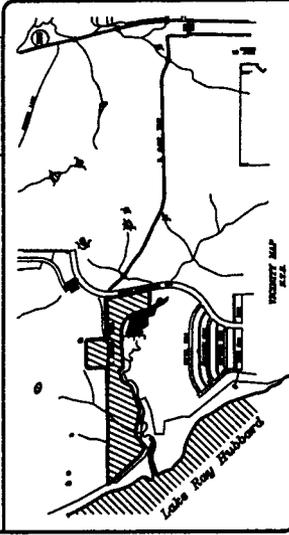


EXHIBIT "A"

Description

Exhibit A (including Tract 2)

BEING 31.8939 acres of land located in the Archibald Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, being a portion of a 101.453 acre tract of land described in deed to Hillcrest Shores, Ltd., recorded in Volume 829, Page 237, Deed Records, Rockwall County, Texas and being all of a tract of land described in deed to William D. Lynch, recorded in Volume 391, Page 77, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½ inch iron rod set at the northeast corner of an 11.847 acre Public Park to the City of Rockwall in Hillcrest Shores Phase II, an addition in the City of Rockwall, Texas in Cabinet C, Slide 277, Map Records, Rockwall County, Texas, and being in the west R.O.W. line of North Lake Shore Drive (a 100' R.O.W.);

THENCE, West, along the north line of said Public Park, a distance of 295.30 feet to a ½ inch iron rod found at the beginning of a curve to the right, having a central angle of 73° 14' 11", a radius of 50.00 feet and chord bearing and distance of N 53° 22' 55" W, 59.65 feet;

THENCE, Northwesterly, along said curve to the right and the easterly line of said Public Park, an arc distance 63.91 feet to a ½ inch iron rod found at the end of said curve;

THENCE, N 16° 45' 49" W, a distance of 208.25 feet to a ½ inch iron rod found at the beginning of a curve to the left, having a central angle of 73° 45' 00", a radius of 350.00 feet and a chord bearing and distance of N 53° 38' 20" W, 420.05 feet;

THENCE, Northwesterly, along said curve to the left and the north line of said Public Park, a distance of 450.52 feet to a ½ inch iron rod found at the end of said curve;

THENCE, S 89° 29' 10" W, a distance of 277.42 feet to a ½ inch iron rod found at the beginning of a non-tangent curve to the right, having a central angle of 73° 05' 48", a radius of 50.00 feet and a chord bearing and distance of S 81° 46' 00" W, 59.55 feet;

THENCE, Southwesterly, along said curve to the right and the north line of said Public Park, an arc distance of 63.78 feet to a ½ inch iron rod found at the end of said curve;

THENCE, S 86° 36' 47" W, along the north line of said Public Park, a distance of 287.54 feet to a ½ inch iron rod set;

THENCE, N 41° 23' 13" W, along the north line of said Public Park, a distance of 90.00 feet to a ½ inch iron rod set;

THENCE, S 73° 06' 47" W, along the north line of said Public Park, a distance of 195.00 feet to a ½ inch iron rod set;

THENCE, S 29° 36' 47" W, along the north line of said Public Park, a distance of 175.00 feet to a ½ inch iron rod set;

THENCE, S 71° 06' 47" W, a distance of 210.00 feet to a found monument, being a corner of said 101.453 acre tract, lying on the east City of Dallas Take Line for Lake Ray Hubbard;

THENCE, along the east City of Dallas Take Line for Lake Ray Hubbard and south boundary line of said 101.453 acre tract, the following four (4) calls:

- (1) S 70° 33' 25" W, a distance of 235.33 feet to a ½ inch iron rod found;
- (2) N 78° 53' 31" W, a distance of 353.74 feet to a found monument;
- (3) S 85° 17' 29" W, a distance of 125.97 feet to a found monument;
- (4) S 47° 09' 49" W, a distance of 221.45 feet to a found monument, being the most northerly southwest corner of said 101.453 acre tract and the southeast corner of said William D. Lynch tract;

THENCE, N 58° 42' 20" W, along the east City of Dallas Take Line for Lake Ray Hubbard and northeast line of said William D. Lynch tract, a distance of 191.20 feet to a monument found;

THENCE, N 42° 04' 39" W, along the east City of Dallas Take Line for Lake Ray Hubbard and the northeast line of said William D. Lynch tract, a distance of 683.04 feet to a monument found;

THENCE, N 26° 37' 57" W, 17.98 feet to a ½ inch iron rod set, said point being the southeast corner of Lot 5 and the southwest corner of Lot 6 in Block F of Crestview Addition Phase 3;

THENCE, N 89° 11' 29" E, 643.51 feet (called S 89° 10' 27" W, 643.51 feet by plat of Crestview Phase 3, Cabinet D, Slide 171/172) along the south line of Crestview Addition Phase 3 to a ½ inch iron rod set;

THENCE, S 01° 08' 08" E, 13.71 feet (called N 01° 09' 07" W, 13.71 feet by plat of Crestview Phase 3, Cabinet D, Slide 171/172) along the south line of Crestview Addition Phase 3 to a ½ inch iron rod set;

THENCE, N 89° 03' 01" E, 2,624.51 feet, along the south line of Crestview Addition Phase 3 (Cabinet D, Slide 171/172), a called 1.341 acre tract to Bessie Anne Campbell (Volume 504, Page 50) and Crestview Addition Phase I (Cabinet C, Slide 399/400) to a ½

inch iron rod set at the northeast corner of said 101.453 acre tract, lying in the west R.O.W. line of North Lake Shore Drive as shown by the plat recorded in Slide A, Page 327, Plat Records, Rockwall County, Texas;

THENCE, along the west R.O.W. line of said North Lake Shore Drive and the east boundary line of said 101.453 acre tract, the following three (3) calls:

- (1) S 01° 09' 48" E, 55.33 feet to a ½ inch iron rod set at the beginning of a curve to the left, having a central angle of 10° 15' 10", a radius of 850.00 feet and a chord bearing and distance of S 06° 17' 23" E, 151.90 feet;
- (2) Southeasterly, along said curve to the left, an arc distance of 152.10 feet to a ½ inch iron rod set at the end of said curve;
- (3) S 11° 24' 56" E, a distance of 565.54 feet to the Place of Beginning and containing 31.8939 acres of land.

Description

Tract 1

BEING a 4.0715 acre tract of land situated in the Nathan Butler Survey, Abstract No. 21, Rockwall County, Texas and being part of a 4.00 acre tract conveyed to Charles Smith recorded in Volume N, Page 253, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½ inch iron rod set for the southwest corner of Crestview Phase 1 - The Shores, and addition to the City of Rockwall recorded in Cabinet C, Slide 397 & 398, Plat Records, Rockwall County, Texas, said point being in North Alamo Road, a variable width prescribed right-of-way;

THENCE South 89° 02' 15" West along said Alamo Road, a distance of 508.31' to a ½ inch iron rod set for the southeast corner of Crestview Phase 3 – The Shores, and addition to the City of Rockwall recorded in Cabinet D, Slide 171 & 173, Plat Records, Rockwall County, Texas;

THENCE North 01° 28' 25" West leaving said Alamo Road and along the east line of said Crestview Phase 3, a distance of 317.19' to a found aluminum cap stamped "NDM" for the beginning of a curve to the right having a central angle of 91° 02' 18", a radius of 35.00' and chord that bears North 44° 02' 44" East a distance of 49.94';

THENCE along said curve an arc distance of 55.61' to a found aluminum cap stamped "NDM" for a corner on the south line of a 20' wide alley right-of-way, said point being on the south line of Crestview Phase 2 – The Shores, an addition to the City of Rockwall recorded in Cabinet D, Slide 13 & 14 of the Plat Records of Rockwall County, Texas;

THENCE North 89° 33' 53" East along the south line of said alley right-of-way, a distance of 434.22' to a found aluminum cap stamped "NDM" for the beginning of a curve to the right having a central angle of 88° 12' 24", a radius of 35.00' and a chord that bears South 46° 19' 55" East a distance of 48.72';

THENCE along said curve an arc distance of 53.88' to a found aluminum cap stamped "NDM" for a corner, said point being on the west line of a 20' wide alley right-of-way being the west line of Crestview Phase 1 – The Shores, an addition to the City of Rockwall recorded in Cabinet C, Slide 397 & 398 of the Plat Records of Rockwall County, Texas;

THENCE South 02° 13' 43" East a distance of 314.34' to the POINT OF BEGINNING and containing 176,835 square feet or 4.0696 acres of land.

Description

Tract 2

BEING a tract of land out of the Archibald Hanna Survey Abstract No. 98, Rockwall County, Texas, and being part of a called 165 acre tract of land in the name of J.S. and Roy R. Smith as recorded in Volume 27, Page 427, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner in a Public Road, said point being in the north line of said Archibald Hanna Survey Abstract No. 98 and also being the northeast corner of said J.S. and Roy R. Smith 165 acre tract;

THENCE South 00 degrees 04 minutes East along the east line of said Smith Tract, a distance of 634.0 feet to a bronze marker set in concrete stamped with a Designation Number C11-C38-C1 for a corner;

THENCE North 58 degrees 19 minutes West, a distance of 191.2 feet to a bronze marker set in concrete for an angle point;

THENCE North 41 degrees 50 minutes 36 seconds West a distance of 683.13 feet to a bronze marker set in concrete for an angle point;

THENCE North 28 degrees 43 minutes West, a distance of 28.5 feet to an iron rod found for a corner in said Public Road;

THENCE South 89 degrees 58 minutes 12 seconds East, a distance of 631.37 feet to the Place of Beginning and containing 222,220.851 square feet or 5.101 acres gross-less 18,690.228 square feet in Public Road and right-of-way Easement leaving 4.672 acres net.

CITY OF ROCKWALL

ORDINANCE NO. 04-37

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO. 01-08, AS HERETOFORE AMENDED, SO AS TO AMEND "PD-11" PLANNED DEVELOPMENT DISTRICT NO. 11 TO REQUIRE A MINIMUM FRONT YARD SETBACK OF TWENTY (20) FEET ON AN APPROXIMATE 37.423-ACRE TRACT OF LAND KNOWN AS HILLCREST SHORES PHASE 3 AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND EVERY DAY THE OFFENSE CONTINUES SHALL BE DEEMED A SEPARATE OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Joey Howell of Rockwall Shores, Ltd., for an amendment to PD-11, Planned Development District No. 11 for an approximate 37.423-acre tract known as Hillcrest Shores Phase 3 and more specifically described in Exhibit "A" attached hereto and made a part hereof for all purposes; 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 01-08 of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended so as to require a minimum front yard setback of twenty (20) feet on the property more specifically described in Exhibit "A" attached hereto.

Section 2. That the portion of Planned Development District No. 11 as described above shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 01-08 of the City of Rockwall, as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

Section 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of Two Thousand

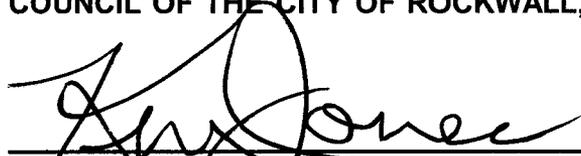
Dollars (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

Section 5. This ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this ordinance.

Section 6. That this ordinance shall take effect immediately from and after its passage and approval, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 7th day of June, 2004.



Ken Jones, Mayor

ATTEST:


Dorothy Brooks, City Secretary

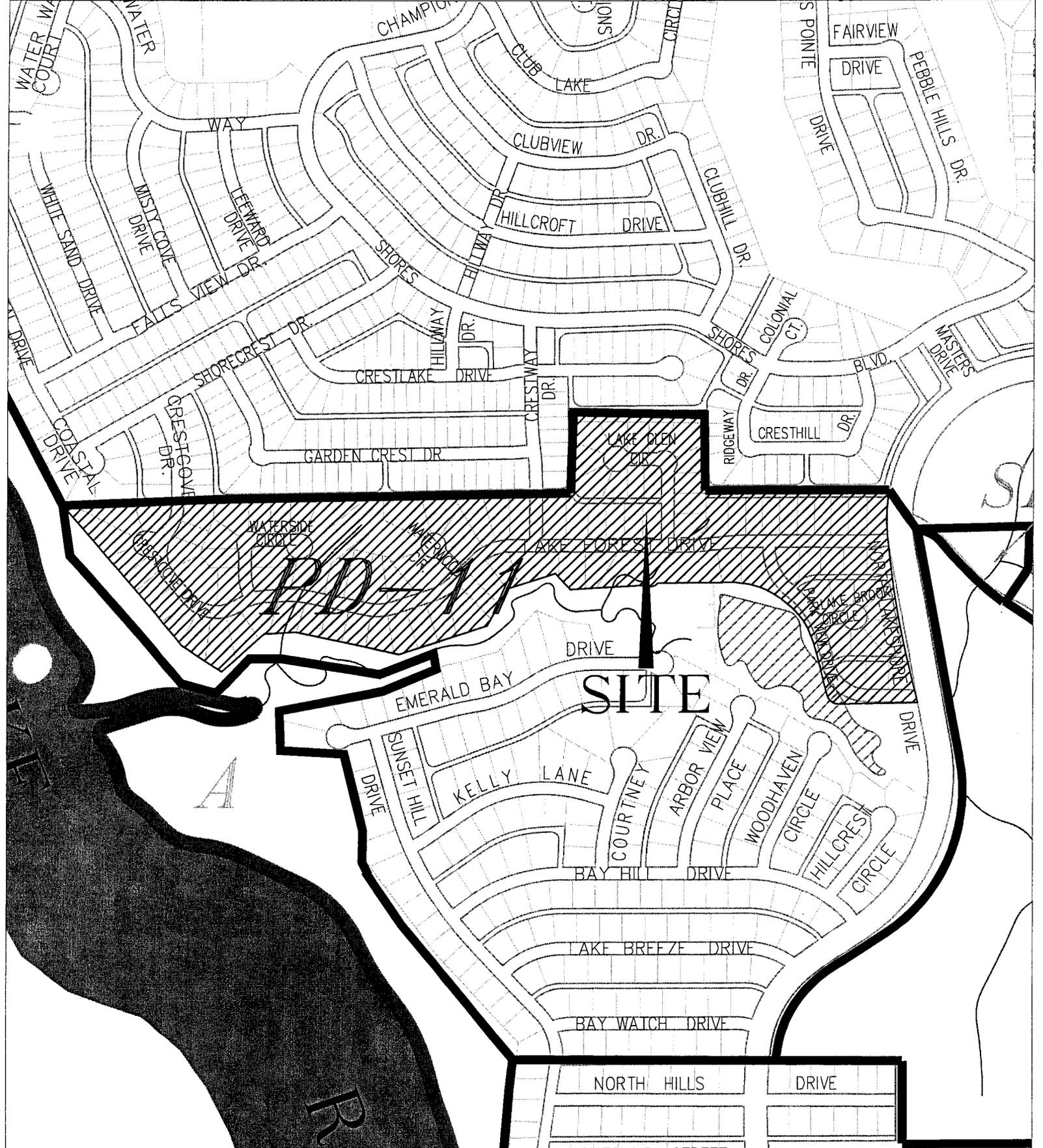
APPROVED AS TO FORM:


Pete Eckert, City Attorney

1st Reading: May 17, 2004

2nd Reading: June 7, 2004





Z2004-020

20-ft Front Yard Setback

PD-11 Amendment (Hillcrest Shores 3)



1" = 500'

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 11 (PD-11) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 118.53-ACRE TRACT OF LAND SITUATED WITHIN THE A. HANNA SURVEY, ABSTRACT NO. 98, AND THE N. BUTLER SURVEY, ABSTRACT NO. 21, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; 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 of Rockwall has initiated an amendment to the Planned Development District 11 (PD-11) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-52, 80-13, 93-11, 94-28, 01-08, & 04-37*]; and,

WHEREAS, Planned Development District 11 (PD-11) is a 118.53-acre tract of land situated within the A. Hanna Survey, Abstract No. 98, and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 11 (PD-11) [*Ordinance No.'s 73-52, 80-13, 93-11, 94-28, 01-08, & 04-37*] and the Unified Development Code [*Ordinance No. 20-02*] 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.'s 73-52, 80-13, 93-11, 94-28, 01-08, & 04-37*;

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. 20-02*] 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 *Concept Plan*, depicted 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 4. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. 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 6. 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 7. 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 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 21, 2025

2nd Reading: August 4, 2025

Exhibit 'A':
Legal Description

BEING 118.53 acres of land situated in Abstract 98, A. Hanna and Abstract 21, N. Butler Surveys in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Southeast corner of Lot 16, Block M, Hillcrest Shores Addition, RCAD # 44180, and the West Right of Way line of North Lakeshore Drive (*NAD83 Texas State Plane GPS Coordinate (Grid): E2,588,906.727, N7,030,070.403 Feet*);

- 1 **THENCE** North 88°-56'-18" West, along the Southern boundary line of the Hillcrest Shore Addition, a distance of 724.279 feet to a point;
- 2 **THENCE** North 83°-45'-12" West, continuing along said boundary line, a distance of 49.405 feet to a point;
- 3 **THENCE** South 02°-36'-24" West, a distance of 5.253 feet to a point;
- 4 **THENCE** North 86°-25'-49" West, a distance of 121.1 feet for a corner;
- 5 **THENCE** North 05°-32'-43" East, along the City of Dallas Lake Ray Hubbard Takeline, a distance of 60.502 feet for a corner;
- 6 **THENCE** North 42°-07'-32" West, continuing along said Takeline, a distance of 503.224 feet to a point;
- 7 **THENCE** North 34°-38'-28" West, a distance of 119.083 feet to a point;
- 8 **THENCE** North 36°-04'-27" West, a distance of 359.701 feet to a point;
- 9 **THENCE** North 01°-58'-02" East, a distance of 106.557 feet to a point;
- 10 **THENCE** North 14°-10'-52" West, a distance of 326.452 feet to a point;
- 11 **THENCE** North 84°-56'-38" West, a distance of 238.245 feet to a point;
- 12 **THENCE** North 02°-26'-00" East, a distance of 153.538 feet to a point;
- 13 **THENCE** North 81°-55'-48" East, a distance of 200.961 feet to a point;
- 14 **THENCE** North 80°-31'-26" East, a distance of 216.91 feet to a point;
- 15 **THENCE** North 68°-22'-45" East, a distance of 260.441 feet to a point;
- 16 **THENCE** North 23°-23'-19" West, a distance of 96.295 feet to a point;
- 17 **THENCE** South 71°-49'-15" West, a distance of 229.31 feet to a point;
- 18 **THENCE** North 77°-23'-38" West, a distance of 356.781 feet to a point;
- 19 **THENCE** South 86°-51'-07" West, a distance of 125.365 feet to a point;
- 20 **THENCE** South 47°-47'-09" West, a distance of 220.357 feet to a point;
- 21 **THENCE** North 57°-32'-43" West, a distance of 190.446 feet to a point;
- 22 **THENCE** North 41°-36'-42" West, a distance of 688.446 feet to a point;
- 23 **THENCE** North 30°-34'-19" West, a distance of 45.538 feet for a corner (*NAD83 Texas State Plane GPS Coordinate (Grid): E2,586,183.472, 7,032,240.766 Feet*);
- 24 **THENCE** North 89°-54'-31" East, along the Northern boundary line of the Hillcrest Shore Addition Phase 3, a distance of 606.247 feet to a point;
- 25 **THENCE** North 00°-12'-51" East, continuing along said boundary line, a distance of 15.459 feet to a point;
- 26 **THENCE** South 89°-29'-32" East, a distance of 665.819 feet to a point;
- 27 **THENCE** South 89°-52'-24" East, a distance of 762.35 feet for a corner;
- 28 **THENCE** North 00°-21'-55" West 291.147 feet to the beginning of a curve;
- 29 **THENCE** along said curve to the right having an angle of 70°-50'-26", and a radius of 34.945 feet, with a chord bearing of North 49°-30'-26" East, and a chord distance of 40.506 feet;
- 30 **THENCE** South 89-15-07" East, a distance of 437.391 to the beginning of a curve;
- 31 **THENCE** along said curve to the right having an angle of 94°-01'-39", and a radius of 35.92 feet, with a chord bearing of South 42°-21'-29" East, and a chord distance of 52.552 feet;
- 32 **THENCE** South 01°-21'-08" East, a distance of 273.833 feet for a corner;
- 33 **THENCE** South 89°-25'-39" East, a distance of 737.795 feet to a point;
- 34 **THENCE** South 74°-56'-00" East, crossing North Lakeshore Drive, a distance of 83.869 feet to a point;
- 35 **THENCE** South 89°-35'-03" East, a distance of 17.421 to the beginning of a curve;
- 36 **THENCE** along said curve to the left and along the Eastern Right of Way line of North Lakeshore Drive, having an angle of 18°-18'-37", and a radius of 282.065 feet, with a chord bearing of South 05°-33'-18" West, and a chord distance of 89.757 feet;
- 37 **THENCE** continuing along said curve to the left having an angle of 05°-07'-36" and a radius of

Exhibit 'A':
Legal Description

750.064 feet, with a chord bearing of South 05°-02'-27" East, and a chord distance of 67.09 feet;
38 **THENCE** South 10°-08'-02" East, a distance of 268.924 feet to a point;
39 **THENCE** South 10°-18'-33" East, a distance of 463.091 feet to a point;
40 **THENCE** South 10°-18'-22" East, a distance of 103.877 feet to the beginning of a curve;
41 **THENCE** along said curve to the right having an angle of 30°-06'-45", and a radius of 681.101 feet,
with a chord bearing of South 04°-45'-34" West, and a chord distance of 353.855 feet;
42 **THENCE** along said curve to the right having an angle of 37°-09'-18", and a radius of 681.094 feet,
with a chord bearing of South 38°-23'-35" West, and a chord distance of 433.974 feet;
43 **THENCE** South 56°-58'-57" West, a distance of 279.925 feet to the beginning of a curve;
44 **THENCE** along said curve to the left having an angle of 53°-15'-29", and a radius of 450.979 feet,
with a chord bearing of South 30°-19'-37" West, and a chord distance of 404.269 feet, for a corner;
45 **THENCE** South 88°-43'-09" West, crossing North Lakeshore Drive, a distance of 95.674 feet to the
POINT OF BEGINNING AND CONTAINING 118.53 acres of land (5,163,135.046 square feet)
more or less.

Exhibit 'B':
Survey

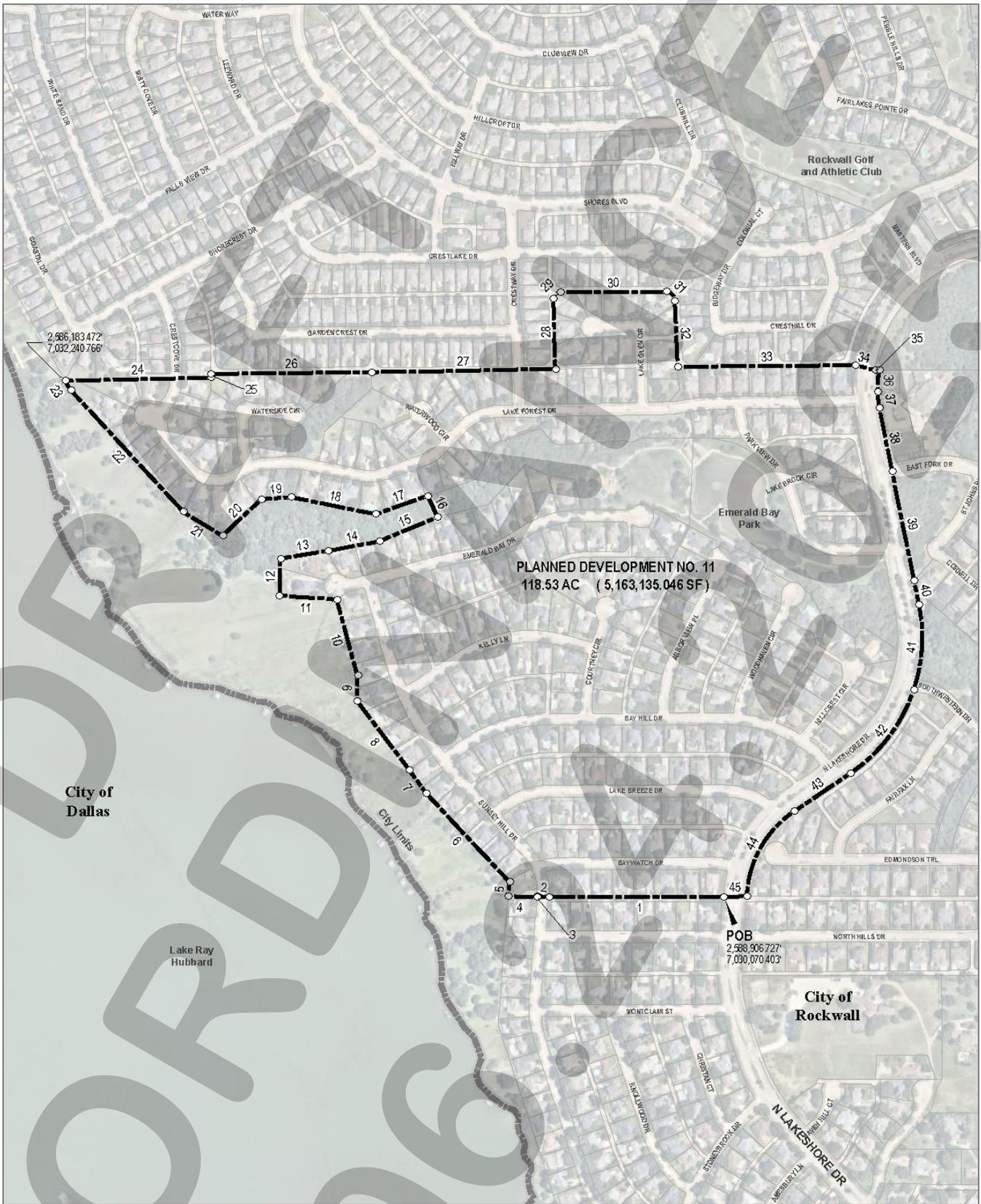
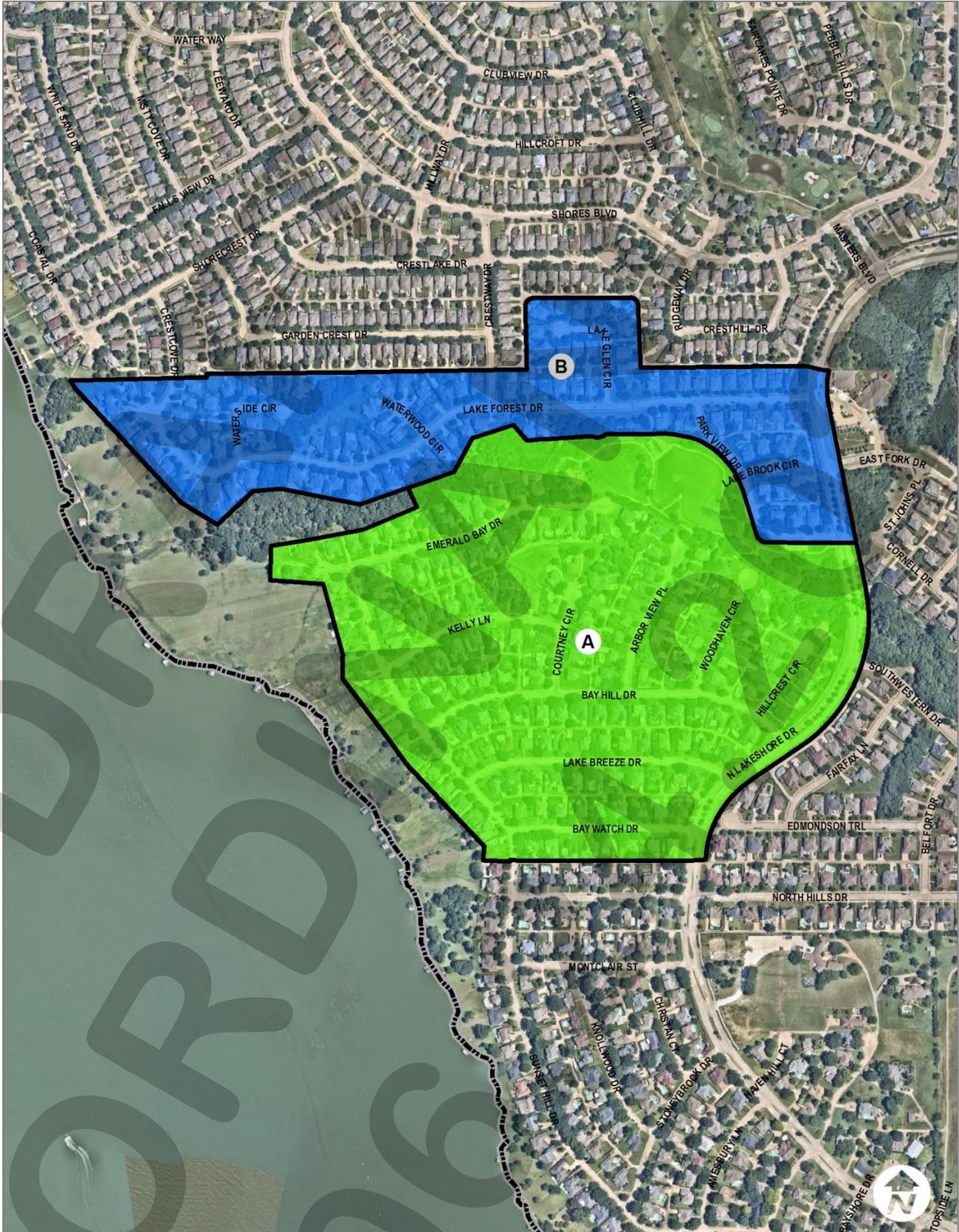


Exhibit 'C':
Concept Plan



**Exhibit 'D':
Density and Development Standards**

(A) TRACT A. [Hillcrest Shores, Phases 1 & 2]

(1) Concept Plan. All development of *Tract A* shall conform with the *Concept Plan* depicted in *Figure 1*.

FIGURE 1. CONCEPT PLAN FOR TRACT A



(2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract A* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses stipulated for properties in a Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract A* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 10 (SF-10) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract A* shall conform to the additional standards depicted in *Table 1*, which are as follows:

TABLE 1: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY IN TRACT A

	LOT TYPE ►	SINGLE-FAMILY
MINIMUM FRONT YARD SETBACK		
ONE (1) STORY STRUCTURE		20'
TWO (2) STORY STRUCTURE		25'

**Exhibit 'D':
Density and Development Standards**

(B) TRACT B. [Hillcrest Shores, Phase 3]

(1) Concept Plan. All development of *Tract B* shall conform with the *Concept Plan* depicted in *Figure 2*.

FIGURE 2. CONCEPT PLAN FOR TRACT B



(2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract B* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses stipulated for properties in a Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract B* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 10 (SF-10) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract B* shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY IN TRACT B

	LOT TYPE ►	SINGLE-FAMILY
AVERAGE LOT SIZE ⁽¹⁾		10,600 SF
MINIMUM DWELLING UNIT SIZE		2,000 SF
MINIMUM LOT WIDTH		60'
MINIMUM LOT DEPTH		100'
MINIMUM FRONT YARD SETBACK		20'
MINIMUM SIDE YARD SETBACK		6'
MINIMUM SIDE YARD ADJACENT TO A STREET ⁽²⁾		15'
MINIMUM REAR YARD SETBACK		10'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES ⁽³⁾		2

GENERAL NOTES:

- ¹: *Tract B* -- as depicted in *Exhibit 'C'* of this ordinance -- may consist of 117 lots with at least 83 lots having a minimum lot size of 10,000 SF and the remaining 34 lots having a minimum lot size of 8,400 SF.
- ²: The side yard setback adjacent to North Lakeshore Drive shall be 20-feet.
- ³: Minimum of a two (2) car garage is required for each dwelling unit. All garages shall be side or rear entry only.

Exhibit 'D':
Density and Development Standards

- (4) Masonry Requirement. The exterior façades of the dwelling unit shall consist of a minimum of 75.00% masonry materials.
- (5) Roof Design Standards. The minimum roof pitch shall be 6:12 or higher.
- (6) Subdivision Entry Signage and Fencing. The screening walls or fences along North Lakeshore Drive shall be wrought iron with masonry columns. The entry sign will be stone or masonry.
- (7) Anti-Monotony Standards. Building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and no closer than 200-feet on the opposite side of the street or around a corner.
- (8) Access to Public Park and Takeline. *Tract B -- as depicted in Exhibit 'C' of this ordinance --* shall adhere to the following:
 - (a) Access to the public park and takeline shall be provided via walkways at approximately the locations as shown in *Exhibit 'C'* of this ordinance and as was established by the subdivision plat for Phase 3 of the Hillcrest Shores Subdivision.
 - (b) If requested by the City, the developer will build up to eight (8) parking spaces adjacent to the public park.