

PLANNED DEVELOPMENT DISTRICT - 3 - Single Family Dwellings, Cluster Housing, Duplexes, Townhouses, Multiple Family Dwellings, Neighborhood Service and General Retail, Churches, Schools, Park, Community Center and Golf Course. (Symbol designation PD-3-Multiple Use).

Planned Development District permitting uses for Single Family Dwellings, Single Family Cluster Home housing, Duplexes, Townhouses, Multiple Family Dwellings, Neighborhood Service and General Retail, Church, School, Park, Community Center and Golf Course, 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 Church and Day School site shall consist of not less than 5.34 acres. The School and Park site shall consist of not less than 14.56 acres. The Community Center and Golf Course shall consist of not less than 81.80 acres. The area for Cluster Housing shall consist of not more than 51.23 acres and not more than 280 dwelling units. The Single Family area with lots of 7,200 to 7,500 square feet in area shall consist of not more than 48.83 acres and for not more than 200 lots. The Single Family area for lot sizes from 7,500 to 10,000 square feet shall consist of not more than 90.09 acres for not more than 280 lots. The Duplex area shall consist of not more than 32.12 acres and not more than 184 dwelling units. The area for Townhouses shall consist of not more than 7.71 acres and not more than 90 dwelling units. The area for Multiple Family Garden Apartments shall consist of not more than 54.35 acres and not more than 1,080 dwelling units. The area for Retail and Neighborhood Service use shall consist of not more than 23.29 acres.

The density, coverage, height, park and offstreet loading standards shall be as 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.

ORDINANCE NO. 73-2

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AS HERETOFORE AMENDED, BY AMENDING THE REGULATIONS APPLICABLE TO PLANNED DEVELOPMENT DISTRICT NO. 3; APPROVING THE SITE PLAN FOR PLANNED DEVELOPMENT DISTRICT NO. 3 AND MAKING THE SAME A PART OF THIS ORDINANCE; PRESCRIBING CONDITIONS; PRESCRIBING A PENALTY; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning 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 persons interested 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 so as to amend the conditions applicable to Planned Development District No. 3, heretofore created, so that the following conditions shall be applicable to Planned Development District No. 3:

(a) That the area covered by Planned Development District No. 3 shall be divided into the following uses, with the following number of acres and limited to the number of dwelling units as hereafter provided, to-wit:

	<u>Acres</u>	<u>Families</u>
Church & Day School	6.19	
School & Park Site	14.56	
Single Family	55.68	152
Single Family	59.2	178
Single Family	48.5	131
Single Family	41.06	123

	<u>Acres</u>	<u>Families</u>
Cluster Homes (8 per acre)	38.10	305
Cluster Homes (6 per acre)	30.46	183
Cluster Homes (6.5 per acre)	9.08	59
Apartments (18 per acre)	29.67	534
Apartments (18 per acre)	19.42	350
General Retail	2.37	
General Retail	2.06	
Neighborhood Svc. & Office	12.12	
Neighborhood Service	6.74	
Inn - Restaurant	4.26	100
Proshop - Marina	6.25	
Golf - Streets - Green Space	<u>53.98</u>	<u> </u>
Total	439.70	2115

(b) That the Development Plan, Site Plan, attached hereto and made a part hereof for all purposes, shall control the development under Planned Development District No. 3, and such Planned Development District shall be developed in accordance with such site plan.

(c) That all development of property covered by this ordinance, being Planned Development District No. 3, 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.

SECTION 2. 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 3. That the above described Planned Development District No. 3 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 in accordance with the site plan herein approved.

SECTION 4. 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 5. Whereas, it appears that the above described Planned Development District requires that it be amended 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, and requires that this ordinance shall take effect immediately from and after its passage and 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 5th day of February, 1973.

APPROVED:

Harold Myers
MAYOR

DULY ENROLLED:

James C. Williams
CITY SECRETARY

APPROVED AS TO FORM:

H. Louis Nichols
ATTORNEY

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AS HERETOFORE AMENDED, BY AMENDING THE REGULATIONS APPLICABLE TO PLANNED DEVELOPMENT DISTRICT NO. 3: APPROVING THE SITE PLAN FOR PLANNED DEVELOPMENT DISTRICT NO. 3 AND MAKING THE SAME A PART OF THIS ORDINANCE; PRESCRIBING CONDITIONS; PRESCRIBING A PENALTY; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning 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 persons interested 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 so as to amend the conditions applicable to Planned Development District No. 3, heretofore created, so that the following conditions shall be applicable to Planned Development District No. 3:

(a) That the area covered by Planned Development District No. 3 shall be divided into the following uses, with the following number of acres as hereafter provided, to-wit:

<u>Use</u>	<u>Acres</u>
Single Family Detached	56.9
Single Family Detached	161.5
Single Family Detached	69.0
Single Family Detached	52.0

<u>Use</u>	<u>Acres</u>
Cluster-Attached (8 per acre)	22.0
Cluster-Attached (8 per acre)	42.1
Multi-Family	20.4
Multi-Family	29.5
Multi-Family	24.0
Retail	11.5
Recreation	6.4
Recreation	12.0
Recreation (Golf Course)	65.9
School - Park Site	<u>13.6</u>
	586.8

(b) That the Development Plan, Site Plan, attached hereto and made a part hereof for all purposes, shall control the development under Planned Development District No. 3, and such Planned Development District shall be developed in accordance with such site plan.

(c) That all development of property covered by this ordinance, being Planned Development District No. 3, 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.

SECTION 2. 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 3. That the above described Planned Development District No. 3 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 in accordance with the site plan herein approved.

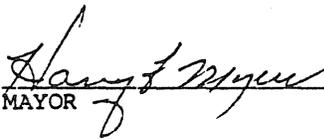
SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and upon conviction shall be punished

by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

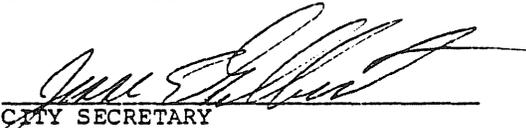
SECTION 5. Whereas, it appears that the above described Planned Development District requires that it be amended in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and 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 October, 1977.

APPROVED:


MAYOR

DULY ENROLLED:


CITY SECRETARY

APPROVED AS TO FORM:

ATTORNEY

1-1-77
1-1-77

"Shores" PD-3

10-3-77

#8

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land located in the Samuel King Survey, Abstract No. 131; the Thomas Dean Survey, Abstract No. 69; the Nathan Butler Survey, Abstract No. 21; and the Archibald Hanna Survey, Abstract No. 98, said tract being more particularly described as follows:

BEGINNING at the point of intersection of the North line of said King Survey with the West right-of-way of State Highway 205;
THENCE: North 89° 30' West, 1507.7 feet to a point for a corner;
THENCE: North 0° 49' East, 50 feet to a point for a corner;
THENCE: South 89° 43' West, 915.1 feet to a point for a corner;
THENCE: North 0° 44' East, 903.2 feet to a point for a corner;
THENCE: South 89° 22' West, 1451.9 feet to a point for a corner;
THENCE: South 89° 39' West, 765 feet, more or less, to a point on the City of Dallas Take Line for Lake Ray Hubbard;
THENCE: Following said Take Line: South 0° 03' West, 738.9 feet; South 9° 47' West, 355.1 feet; South 1° 47' West, 330.2 feet; South 13° 51' East, 276 feet; South 0° 03' West, 65 feet; South 0° 53' West, 1921.9 feet; North 89° 49' West, 649.6 feet; North 67° 00' West, 515.9 feet; North 81° 50' West, 375.9 feet; South 75° 14' West, 326.3 feet; South 62° 57' West, 367.1 feet; North 89° 49' West, 160.9 feet; South 17° 48' West, 1068.5 feet; South 6° 03' East, 448.3 feet; South 21° 51' East, 675.2 feet; and South 28° 28' East, 607.6 feet to a point in a County Road and the South line of said Butler Survey;
THENCE: South 89° 57' East, 636.1 feet to a point for a corner;
THENCE: South 89° 29' East, 1396.8 feet to a point for a corner;
THENCE: North 0° 26' West, 353.5 feet to a point for a corner;
THENCE: South 89° 36' East, 503.7 feet to a point for a corner;
THENCE: South 1° 17' East, 348.2 feet to a point for a corner;
THENCE: South 89° 56' East, 1253.6 feet to a point for a corner;
THENCE: South 13° 39' West, 185 feet to a point for a corner;
THENCE: South 45° 44' West, 146.1 feet to a point for a corner;
THENCE: South 42° 40' East, 99 feet to a point for a corner;
THENCE: South 56° 04' East, 465.3 feet to a point for a corner;
THENCE: South 63° 32' East, 383.3 feet to a point for a corner;
THENCE: North 0° 33' East, 790.6 feet to a point for a corner;
THENCE: North 0° 03' East, 279.4 feet to a point for a corner;
THENCE: North 88° 39' West, 229.1 feet to a point for a corner;
THENCE: North 60° 24' West, 140.3 feet to a point for a corner;
THENCE: North 0° 47' East, 1786.6 feet to a point for a corner;
THENCE: North 1° 13' West, 518.1 feet to a point for a corner;
THENCE: North 89° 07' West, 99.1 feet to a point for a corner;
THENCE: North, 435 feet to a point for a corner;
THENCE: North 40° 08' East, 259.5 feet to a point for a corner;
THENCE: North 1° 40' East, 629.1 feet to a point for a corner;
THENCE: South 84° 39' East, 252.6 feet to a point for a corner;
THENCE: South 77° 52' East, 201.2 feet to a point for a corner;
THENCE: South 76° 30' East, 242.3 feet to a point for a corner;
THENCE: South 54° 42' East, 245.7 feet to a point for a corner;
THENCE: South 62° 04' East, 210.1 feet to a point for a corner;
THENCE: South 64° 26' East, 320.8 feet to a point for a corner;
THENCE: South 82° 40' East, 397.5 feet to a point for a corner;
THENCE: South 80° 07' East, 422.3 feet to a point for a corner;
THENCE: South 80° 08' East, 309 feet to a point for a corner;

THENCE: North 10° 06' West, 236.3 feet to a point for a corner;
THENCE: North 2° 24' East, 550.1 feet to a point for a corner;
THENCE: North 2° 03' East, 507.4 feet to a point for a corner;
THENCE: North 0° 12' East, 451.2 feet to a point on the Westerly right-of-way
of State Highway 205;
THENCE: Following said right-of-way line North 7° 06' West a distance of 371
feet to the Place of Beginning and Containing 587 Acres of Land, more
or less.

MINIMUM STANDARDS

<u>TRACT</u>	<u>LOT AREA · SQ. FT.</u>	<u>DEPTH</u>	<u>WIDTH</u>
1	7,200	120'	60'
2	9,000	120'	75'
3	8,400	120'	70'
4	9,000	120'	75'
5	4,000	100'	35'
6	4,000	100'	35'
7,8,9	MAXIMUM 18 UNITS PER GROSS AC.		

RECREATION

PERMITTED USES TO INCLUDE :

TRACT 12- CLUB HOUSE AND RELATED USES, TENNIS AND RACKET BALL COURTS,
SWIM POOL, INN, AND PARKING

TRACT 11- TENNIS AND RACKET BALL COURTS, SWIM POOL, HANDBALL COURTS,
STABLES AND PADDOCKS, CLUB BUILDING, AND PARKING

<u>TRACT</u>	<u>AREA · AC.'S</u>	<u>USE</u>
1	56.9	SINGLE FAMILY DETACHED
2	161.5	SINGLE FAMILY DETACHED
3	69.0	SINGLE FAMILY DETACHED
4	52.0	SINGLE FAMILY DETACHED
5	22.0	CLUSTER ATTACHED
6	42.1	CLUSTER ATTACHED
7	20.4	MULTI-FAMILY
8	29.5	MULTI-FAMILY
9	24.0	MULTI-FAMILY
10	11.5	RETAIL
11	6.4	RECREATION
12	12.0	RECREATION
13	65.9	GOLF COURSE
14	13.6	SCHOOL · PARK SITE
	<u>586.8 AC.'S</u>	

ORDINANCE NO. 80-33

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE APPROVED SITE PLAN ON PD-3 PLANNED DEVELOPMENT DISTRICT NUMBER 3; ATTACHING THE APPROVED SITE PLAN AS EXHIBIT "A"; PROVIDING FOR A THOROUGHFARE PHASING PLAN; 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 approved site plan for "PD-3" Planned Development District Number 3. That said amended site plan is attached hereto as Exhibit "A" and made a part hereof for all purposes.

SECTION 2. 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 3. That Planned Development District Number 3 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 amendment of the approved site plan for Planned Development District Number 3 shall affect only the property shown thereon and said property shall be limited to the uses, density, area, setback and other requirements set forth thereon, subject to the following special conditions:

(a) That the site plan attached hereto as Exhibit "A" and made a part hereof shall control the development of Planned Development District Number 3 and any and all such development shall be in strict accordance with such site plan.

(b) That there is hereby adopted as a special condition for Planned Development District Number 3 a Thoroughfare Phasing Plan, which plan reads as follows, to-wit:

(1) Phases 2 and 3 as shown on Exhibit "A" may be developed without the provision of additional access to the development.

(2) The remaining areas designated as single family, or an equivalent number of housing units, shall proceed for development only upon completion and connection of Lakeshore Drive or Alamo Road which will provide a second means of access to the development.

(3) The remaining housing units designated on the development plan shall be developed only upon completion and connection of Alamo Road or Lakeshore Drive to provide a third means of access to The Shores.

(4) In addition to the requirements of paragraphs (2) and (3), Areas 6 and 7 shall develop only in conjunction with the construction and connection of a street along the west boundary of the area, from Ridge Road West to Quail Run to Highway 205, which connection shall provide a means of access for this area in addition to that provided by Ridge Road West.

(5) The developer will provide a 70' right-of-way for Lakeshore Drive and 44' of pavement for Lakeshore Drive through Phase

2. The construction of Lakeshore Drive shall be to City

specifications and the location thereof shall be subject to approval by the City Council. The developer will provide 100' of right-of-way for Lake Shore Drive prior to tying into the proposed collector street through the designated multi-family area Number 11.

(6) Alamo Road shall be constructed to City specifications as a major arterial street from Lake Shore Drive to Highway 205. The width and location of Alamo Road will be determined by the current approved thoroughfare plan of the City of Rockwall for the area at the time of the development.

(c) No substantial change in development of The Shores shall be permitted except after obtaining approval of the change of such development through amendment of this site plan or the Thoroughfare Phasing Plan or other changes in the Comprehensive Zoning Ordinance applicable to Planned Development District Number 3 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

(d) All other area requirements for each use not specifically covered on the site plan attached as Exhibit "A" shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.

(e) At the platting stage of any phase of The Shores development, a screening and landscaping plan shall be submitted by the developer for the approval of the Planning and Zoning Commission and the City Council.

SECTION 4. 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 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 5. 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 15th DAY OF December, 19 80.

APPROVED:



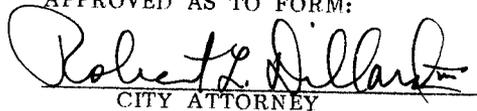
MAYOR

ATTEST:



CITY SECRETARY

APPROVED AS TO FORM:



CITY ATTORNEY

TRACT NO.	ACREAGE	USE	MIN. LOT AREA	MIN. DEPTH	MIN. WIDTH	MAX. UNITS
1	42.1	CLUSTER - ATTACHED	4,000 S.F.	100'	40'	315
2	9.7	RECREATION	SEE	NOTE	1	
3	33.2	SINGLE FAM. - DETACHED	7,200 S.F.	120'	60'	138
4	20.5	SINGLE FAM. - DETACHED	9,000 S.F.	120'	75'	52
5		DELETED				
6	24.0	MULTIPLE				432
7	13.1	PATIO HOMES	5,000 S.F.	100'	50'	79
8	143.3	SINGLE FAM. - DETACHED	9,000 S.F.	120'	75'	257
9	47.0	SINGLE FAM. - DETACHED	12,000 S.F.	130'	90'	120
10	11.5	RETAIL	SEE	NOTE	3	
11	49.9	MULTIPLE				898
12	23.8	SINGLE FAM. - DETACHED	8,400 S.F.	120'	70'	85
13	19.6	CLUSTER - ATTACHED	4,000 S.F.	100'	40'	147
14	52.0	SINGLE FAM. - DETACHED	9,000 S.F.	120'	75'	173
15	4.6	SINGLE FAM. - DETACHED	8,400 S.F.	120'	70'	18
16	13.6	SCHOOL				
17	78.9	GOLF COURSE & FACILITIES	SEE	NOTE	2	

TOTAL ACRES = 586.8

TOTAL UNITS = 2714

NOTES

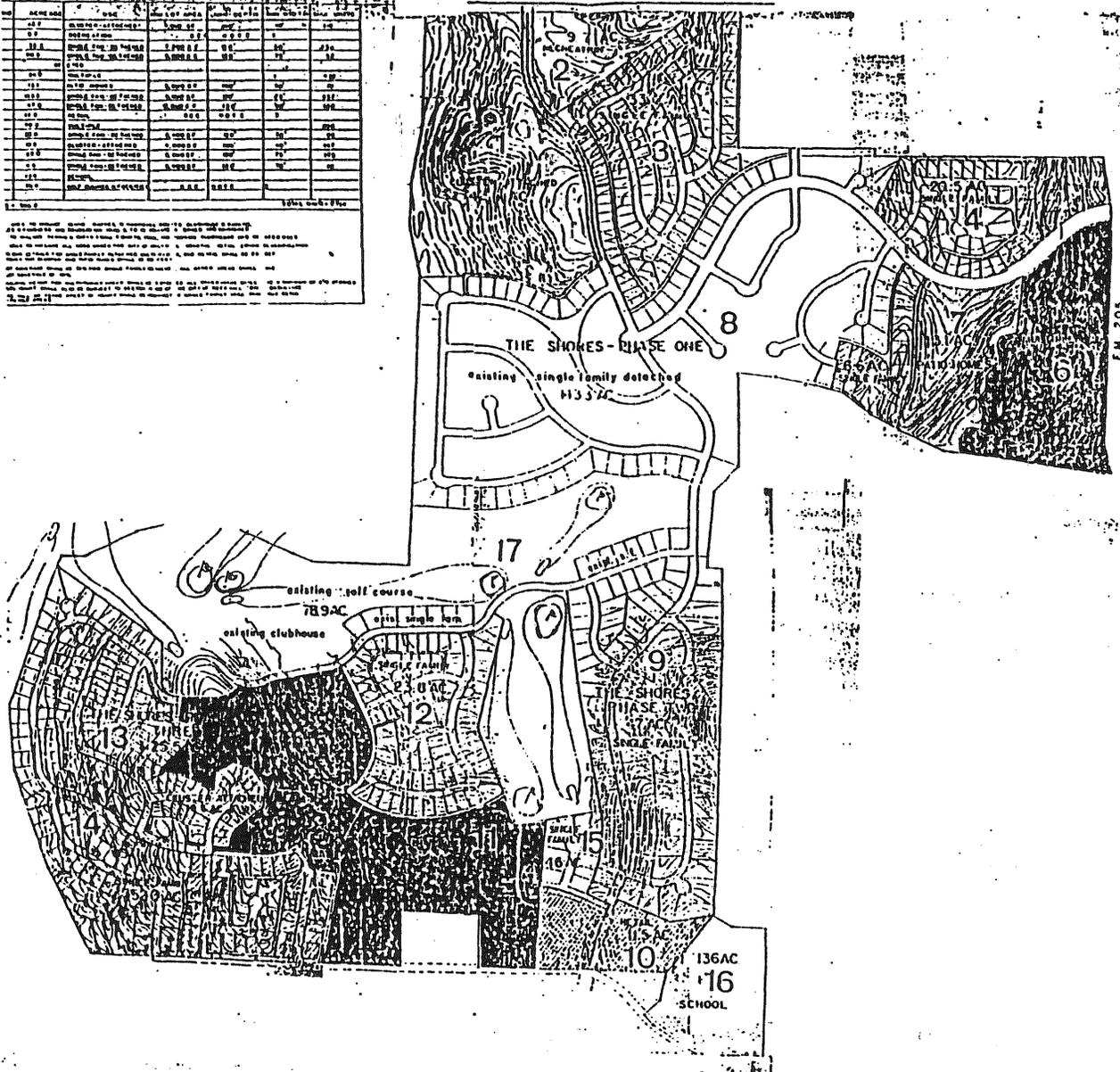
- 1) PERMITTED USES TO INCLUDE TENNIS, RACKET, & HANDBALL COURTS, CLUBHOUSE & PARKING, POOL, STABLES & PADDOCKS AND EQUESTRIAN TRAILS, TO BE PRIVATELY OWNED AND MAINTAINED.
- 2) FACILITIES TO INCLUDE TENNIS & RACKETBALL COURTS, POOL, INN, PARKING, CLUBHOUSE AND RELATED USES
- 3) PERMITTED USES TO INCLUDE ALL USES UNDER THE CITY OF ROCKWALL GENERAL RETAIL ZONING CLASSIFICATION.
- 4) MINIMUM BUILDING SETBACK FOR SINGLE FAMILY DETACHED, MULTI-FAMILY, AND RETAIL SHALL BE 25 FEET. MINIMUM SETBACK FOR CLUSTER AND PATIO HOMES SHALL BE 20 FEET.
- 5) MAXIMUM LOT COVERAGE SHALL BE 35% FOR SINGLE FAMILY DETACHED, ALL OTHER AREAS SHALL HAVE A MAXIMUM LOT COVERAGE OF 40%.
- 6) MAXIMUM BUILDING HEIGHT FOR MULTI-FAMILY AREAS SHALL BE 3 STORIES, ALL OTHER AREAS SHALL HAVE A MAXIMUM OF 2 1/2 STORIES. THE MAX. BLDG. HEIGHT SHALL ALSO BE SUBJECT TO SECTION 11-102 OF THE CITY OF ROCKWALL ZONING ORDINANCE
- 7) A SCREENING WALL OR FENCE 6 FEET IN HEIGHT SHALL BE PROVIDED IN SINGLE FAMILY AREA THAT ADJUT RETAIL OR MULTI-FAMILY AREAS.

NO.	ACRES	OWNER	DATE	REMARKS
1	136.00	THE STATE OF TEXAS	1900	LAND GRANT
2	136.00	THE STATE OF TEXAS	1900	LAND GRANT
3	136.00	THE STATE OF TEXAS	1900	LAND GRANT
4	136.00	THE STATE OF TEXAS	1900	LAND GRANT
5	136.00	THE STATE OF TEXAS	1900	LAND GRANT
6	136.00	THE STATE OF TEXAS	1900	LAND GRANT
7	136.00	THE STATE OF TEXAS	1900	LAND GRANT
8	136.00	THE STATE OF TEXAS	1900	LAND GRANT
9	136.00	THE STATE OF TEXAS	1900	LAND GRANT
10	136.00	THE STATE OF TEXAS	1900	LAND GRANT
11	136.00	THE STATE OF TEXAS	1900	LAND GRANT
12	136.00	THE STATE OF TEXAS	1900	LAND GRANT
13	136.00	THE STATE OF TEXAS	1900	LAND GRANT
14	136.00	THE STATE OF TEXAS	1900	LAND GRANT
15	136.00	THE STATE OF TEXAS	1900	LAND GRANT
16	136.00	THE STATE OF TEXAS	1900	LAND GRANT
17	136.00	THE STATE OF TEXAS	1900	LAND GRANT

1. This map was prepared by the Surveyor General of Texas, under authority of the State of Texas, and is subject to the provisions of the laws of the State of Texas relating to surveys and maps.

2. The boundaries shown on this map are those shown on the original survey maps and are not to be construed as representing the actual boundaries of the land shown thereon.

3. The State of Texas is not responsible for the accuracy of the information shown on this map, and the State of Texas is not liable for any damages or losses resulting from the use of this map.



P.M. 205

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, AND AMENDING ORDINANCE NO. 80-33, BY AMENDING THE PRELIMINARY PLAN FOR PLANNED DEVELOPMENT DISTRICT NO. 3 THE SHORES TO ALLOW THE PLACEMENT OF A RECREATIONAL VEHICLE STORAGE AREA; PROVIDING FOR CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED ONE THOUSAND DOLLARS (\$1,000.00); PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Planning Commisison 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 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 No. 80-33 of the City of Rockwall 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, and Ordinance No. 80-33 are hereby amended so as to amend the preliminary plan applicable to Planned Development District No. 3, heretofore created, so that a recreational vehicle storage area may be constructed as shown on the site plan labeled "Exhibit A" and attached hereto.

SECTION 2. That the recreational vehicle storage area shall be constructed and maintained according to the following conditions:

1. The storage area and drive shall be located as shown on "Exhibit A".

2. The storage area and drive shall be covered with gravel.
3. The storage area shall be lighted with low intensity bulbs pointed in and down.
4. The developer shall promptly address any complaints of glare from the lighting.
5. The storage area shall be for the use of residents of The Shores only.
6. The storage area shall be used for the storage of motor homes, boats, campers. and other recreational vehicles only.
7. The storage area may be used for a period of one year from the date of first use or one year from the date of approval of a revised master preliminary plan, whichever comes first.
8. At the end of this time limit, the storage area and drive shall be returned to a state consistent with the revised master plan.

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 ONE THOUSAND DOLLARS (\$1,000.00) 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, sentence, phrase, or provision of this ordinance or the application of that section, sentence, phrase, or provision to any person, firm, corporation situation, circumstance if for any reason is judged invalid, the adjudication shall not affect any other provision of this ordinance or the application of any other provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section, phrase or provision of the Comprehensive Zoning Ordinance No. 83-23 or Ordinance Nô. 80-33 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinances 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. 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 3rd day of December, 1984.

APPROVED:


Mayor

ATTEST:


City Secretary

ORDINANCE NO. 86-23

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO AMEND THE PRELIMINARY PLAN FOR PD-3, THE SHORES; PROVIDING FOR A PRIVATE CLUB AS AN ACCESSORY TO A GENERAL RESTAURANT ON THE TRACT MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commisison 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 so as to approve a change in the preliminary plan for "PD-3" Planned Development District No. 3 to provide for a private club as an accessory to a general restaurant on the tract of land described as Lot 1, Block A, The Shores Clubhouse.

Section 2. That the granting of the change in the preliminary plan for "PD-3", The Shores, for a private club shall be subject to the following conditions:

The private club shall meet all conditions for the issuance of private club permits set by the City Council in Ordinance No. 85-2 and any future regulatory ordinances.

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 tract of land described as Lot 1, Block 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 zoning change, and as may be amended in the future.

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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation or situation 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 or situation, 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 7. 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 8th day of April, 1986.

APPROVED:



Mayor

ATTEST:



City Secretary

1st reading 3/31/86

2nd reading 4/8/86

ORDINANCE NO. 86-39

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NUMBER 80-33 AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE FROM "AG" AGRICULTURAL DISTRICT CLASSIFICATION TO "PD-3", THE SHORES, TO ADD A TRACT OF LAND CONTAINING 30.35 ACRES, MORE FULLY DESCRIBED HEREIN IN EXHIBIT "A" ATTACHED HERETO, SO AS TO AMEND THE APPROVED SITE PLAN ON PD-3, THE SHORES; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR 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 and Ordinance No. 80-33 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, and Ordinance No. 80-33, as heretofore amended, be and the same are hereby amended by amending the approved site plan for PD-3, Planned Development District Number 3, on the tract of land containing 30.3536 acres more fully described on Exhibit "A" attached hereto and made a part hereof.

Section 2. That development of Tracts 2, 3, 4, and 5 as designated on Exhibit "B", shall meet the requirements of the area requirements

of "SF-7", Single Family District Classification with the following exceptions:

- A. Buffer Zone - One Lot Deep (as designated on Exhibit "B")
Minimum Lot Size-----8,400 sq. ft.
Minimum Unit Size-----1,800 sq. ft.
- B. Buffer Zone - Two Lots Deep (as designated on Exhibit "B")
Minimum Lot Size-----8,400 sq. ft.
Minimum Unit Size-----1,500 sq. ft.
- C. Remainder of Land in Tracts 2, 3, 4, and 5
Minimum Lot Size-----7,200 sq. ft.
Minimum Unit Size-----1,500 sq. ft.

Section 3. Prior to approval of a development plan on Tracts 2, 3, 4, or 5 as shown on Exhibit "B", a neighborhood park site of three to five acres shall be submitted and approved to be located in Tract 4.

Section 4. That Planned Development District Number 3: The Shores 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. 3, The Shores to the above described tract of land is subject to the following special conditions:

- A. Prior to the issuance of any building permit in Planned Development District No. 3, The Shores, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "C" and made a part of this ordinance for all purposes. Such development 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. All development of property covered by Planned Development District No. 3: The Shores shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan and list of approved uses, 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 deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section, subsection, sentence, phrase, paragraph, provision of this ordinance or the application of that section, subsection, sentence, phrase, paragraph, or provision to any person, firm, corporation, situation, circumstance is for any reason judged invalid, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of this ordinance or the application of any other section, subsection, sentence, phrase, paragraph or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section, subsection, sentence, phrase, 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 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 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 19th day of May, 1986

APPROVED:


A handwritten signature in black ink, appearing to be "John J. ...", is written over a horizontal line.

Mayor

ATTEST:

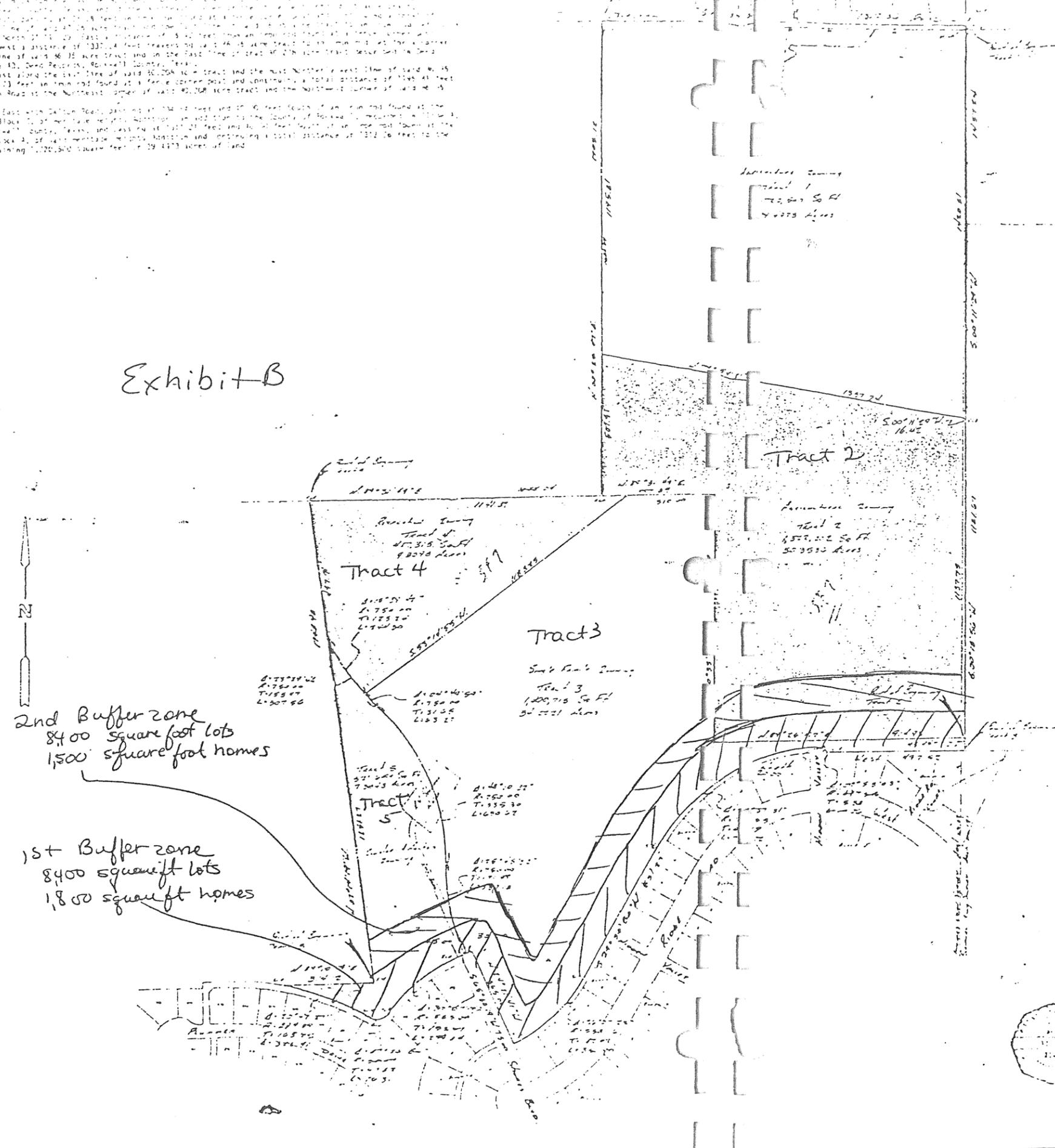
BY: 
A handwritten signature in black ink, appearing to be "Jennifer Garrett", is written over a horizontal line.

1st reading 5/5/86

2nd reading 5/19/86

BEGINNING at an iron rod set in Dalton Road at the N. corner of said tract of 10.2000 acre tract...
 Page 100, Vol. 142, 1915, recorded in the County of Polk, Iowa...
 THENCE South 27° 11' 29" East along the line of said tract...
 1422.91 feet along the line of said tract...
 corner; said iron rod being North 27° 11' 29" East...
 THENCE North 59° 34' 21" West a distance of 1333.4 feet...
 on the most Northern west line of said 46.35 acre tract...
 Recorded in Volume 125, Page 13, 1915, recorded in the County of Polk, Iowa...
 THENCE North 27° 25' 47" East along the line of said 10.2000 acre tract...
 to an iron rod set in Dalton Road at the Northeast corner of said 40.2000 acre tract...
 THENCE South 49° 25' 31" East with Dalton Road, passing at 134.12 feet and 17.16 feet south of an iron rod found at the...
 Southeast corner of Block 1, of said village...
 Page 152, Plat 14, 1915, recorded in the County of Polk, Iowa...
 Southeast corner of Block 4, of said village...
 Point of Beginning and containing 1,020,500 square feet or 29.1773 acres of land.

Exhibit B



LOOK @ 86-39

FOR OFFICE USE ONLY

ORDINANCE NO. 86-61

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NUMBER 80-33 AS HERETOFORE AMENDED SO AS TO AMEND PD-3, PLANNED DEVELOPMENT DISTRICT NO. 3, THE SHORES, TO PROVIDE FOR A REVISED THOROUGHFARE PHASING PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR 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, 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, and Ordinance No. 80-33, as heretofore amended, be and the same are hereby amended by amending Section 2(b) of Ordinance No. 80-33 to hereby read as follows:

"(b) That there hereby is adopted as a special condition for Planned Development District No. 3 a Thoroughfare Phasing Plan, which plan reads as follows, to-wit:

1. Any subsequent platting over the existing Phase 1 up to an additional 200 units shall include a requirement for the design and construction of a northbound left turn lane along SH-205 at its intersection with Ridge Road.
2. Additional platting beyond the above 450 dwelling units shall include escrowing sufficient funds for a traffic signal at Ridge Road and SH-205.
3. Additional platting beyond a total of 700 dwelling units shall require the construction of either Lakeshore Boulevard or Alamo Road to provide a second means of access into the development.
4. Additional platting beyond a total of 1,450 dwelling units shall require the construction of a third means of access

still
REQ
still
REQ
M/A

into The Shores with the completion of the road not completed in Section 3.

5. The Multifamily tract located adjacent to SH-205 shall not be included in the above numbers so long as direct access from SH-205 is provided into the development of the tract.
6. The developer will provide and construct the required streets to City standards and specifications based on current adopted plans and specifications."

Section 2. 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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 3. If any section, subsection, sentence, phrase, paragraph, provision of this ordinance or the application of that section, subsection, sentence, phrase, paragraph, or provision to any person, firm, corporation, situation, circumstance is for any reason judged invalid, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of this ordinance or the application of any other section, subsection, sentence, phrase, paragraph or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section, subsection, sentence, phrase, 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 4. 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 5. 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 21st day of July, 1986.

APPROVED:



Mayor

ATTEST:

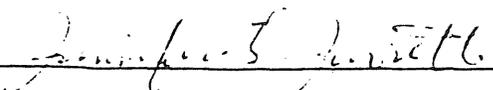
BY: 
1st reading 7/7/86
2nd reading 7/21/86

EXHIBIT
C

MINIMUM SOURCE FEEDBACK FOR DEVELOPMENT

LEGEND	AREA #
	1
	2
	3
	4
	5
	6
	7

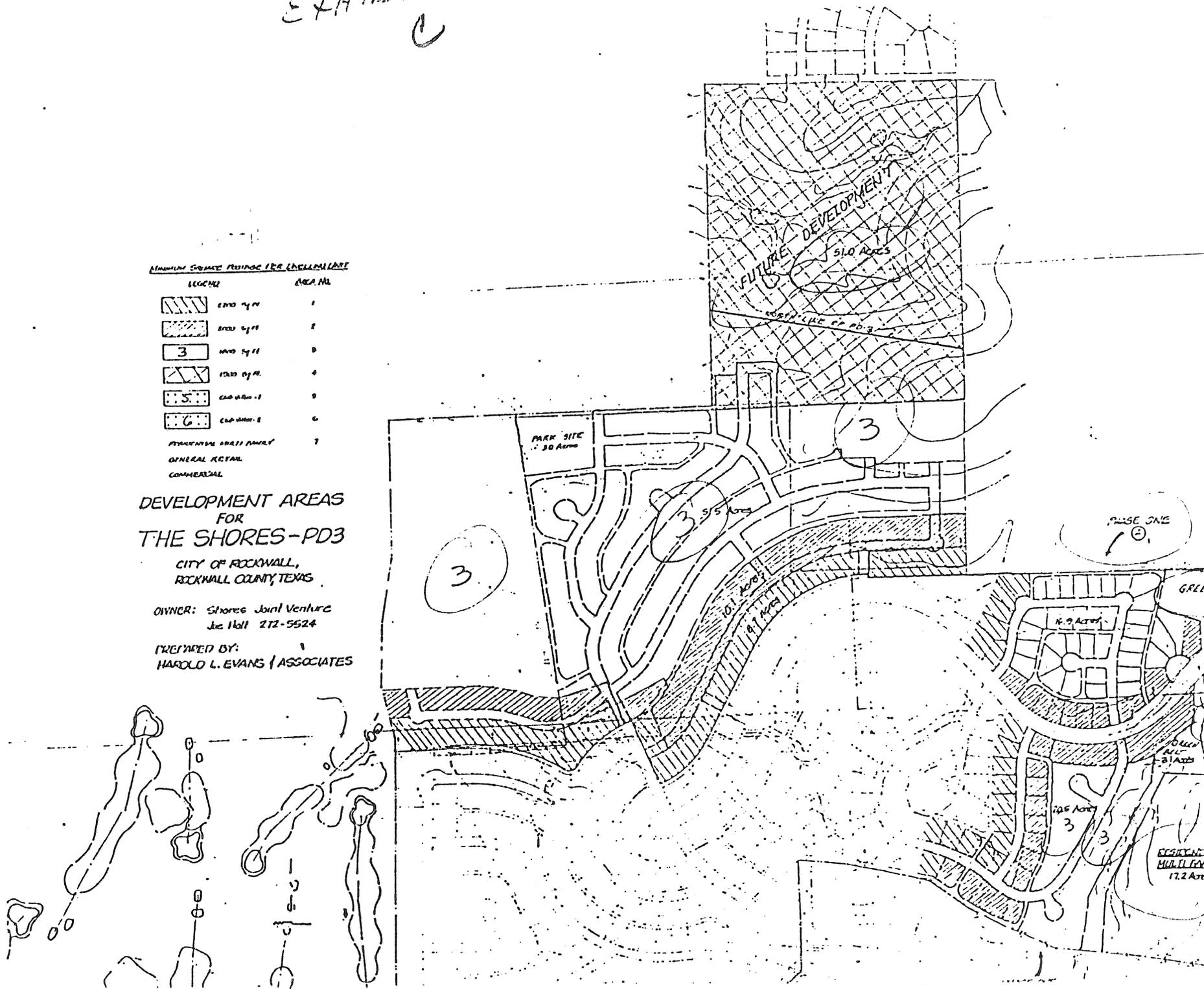
PRESENTING SMALL PARCELS
 GENERAL RETAIL
 COMMERCIAL

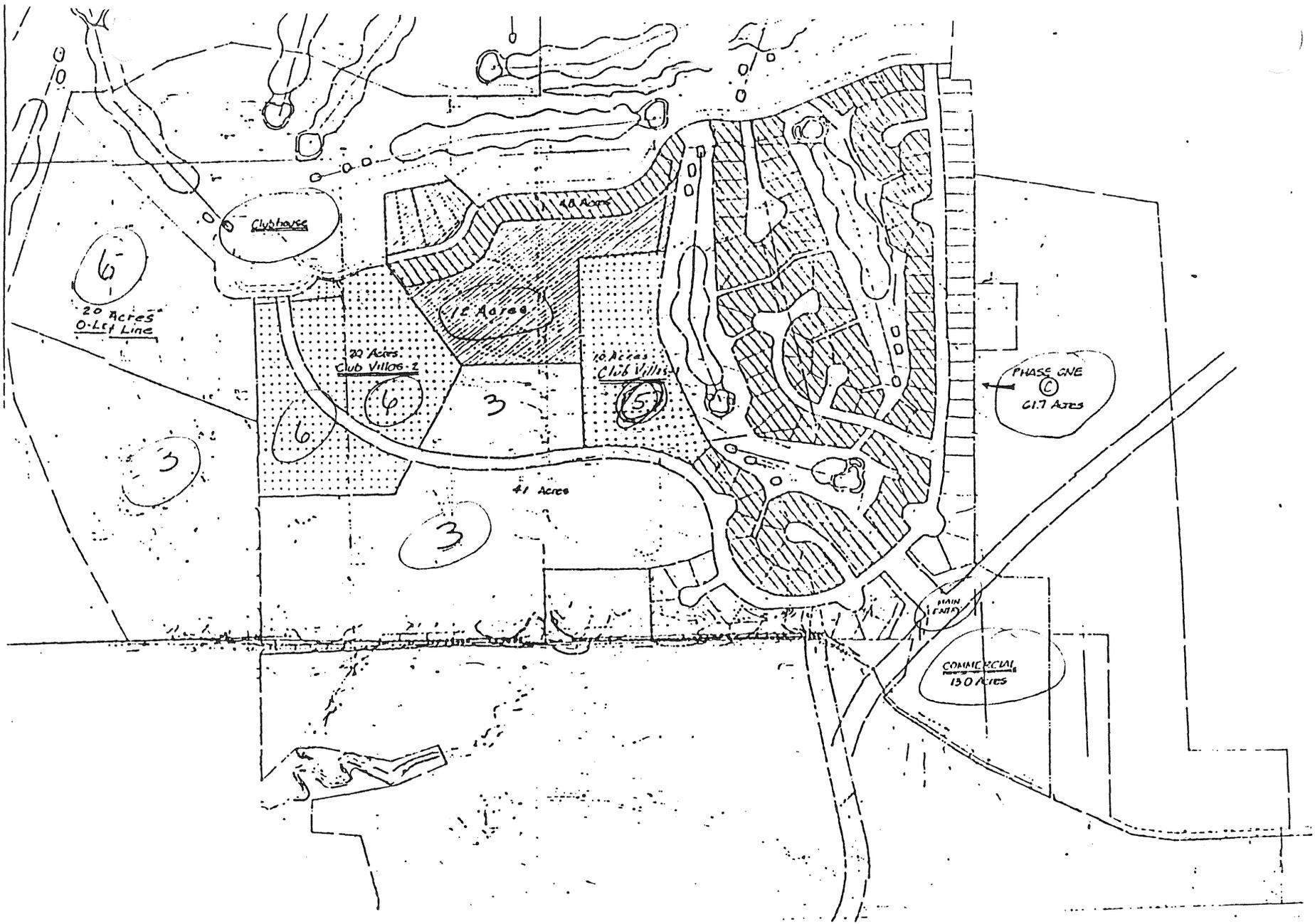
DEVELOPMENT AREAS
FOR
THE SHORES-PD3

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER: Shores Joint Venture
Joe Hall 272-5524

PREPARED BY:
HAROLD L. EVANS & ASSOCIATES





Clubhouse

6

20 Acres
O-Leaf Line

12 Acres

20 Acres
Club Villas - 2

6

3

10 Acres
Club Villas

5

3

3

41 Acres

PHASE ONE

6

61.7 ACRES

MAIN
ENTRY

COMMERCIAL
150 ACRES

ORDINANCE NO. 89-4

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO. 80-33, AS HERETOFORE AMENDED, SO AS TO AMEND THE APPROVED PRELIMINARY PLAN ON PD-3 PLANNED DEVELOPMENT DISTRICT NUMBER 3; ATTACHING THE APPROVED PRELIMINARY PLAN AS EXHIBIT "B"; ADOPTING REVISED AREA REQUIREMENTS AS SHOWN ON EXHIBIT "C"; PROVIDING FOR 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 SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a change in the Preliminary Plan for PD-3, further described in Exhibit "A", has been submitted by The Shores 205 Joint Venture; 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 and Ordinance No. 80-33 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 approved Preliminary Plan for "PD-3" Planned Development District Number 3. That said amended Preliminary Plan is attached hereto as Exhibit "B" and made a part hereof for all purposes.

Section 2. That Planned Development District Number 3 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 amendment of the approved Preliminary Plan for Planned Development District Number 3 shall affect only the property shown thereon and said property shall be limited to the uses, density, area, setback and other requirements set forth herein, subject to the following special conditions:

- (a) That the preliminary plan attached hereto as Exhibit "B" and made a part hereof shall control the development of Planned Development District Number 3 and any and all such development shall be in strict accordance with such Preliminary Plan.

(b) The 3.1 acre greenbelt shown on Exhibit "B" located south of Ridge Road West between the proposed single family and the multifamily shall be maintained by the owners of the multifamily tract and shall be developed at the time the multifamily tract is developed.

(c) A temporary real estate sales office shall be permitted in the 3.5 acre tract located on the northwest corner of Ridge Road West and SH-205 designated as greenbelt.

(d) Development of areas designated as areas 1-6 on Exhibit "B" shall meet the area requirements as shown on Exhibit "C", attached hereto and made a part hereof.

(e) No substantial change in development of The Shores shall be permitted except after obtaining approval of the change of such development through amendment of this Preliminary Plan in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

(f) All other area requirements for each use not specifically covered herein or as previously adopted shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.

SECTION 4. 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 5. 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-6. 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 7. 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 20th day of March, 1989.

APPROVED:



Mayor

ATTEST:

BY Mary Nichols

1st reading 3/6/89

2nd reading 3/20/89

BEING a tract of land located in the Samuel King Survey, Abstract No. 131; the Thomas Dean Survey, Abstract No. 69; the Nathan Butler Survey, Abstract No. 21; and the Archibald Hanna Survey, Abstract No. 98, said tract being more particularly described as follows:

BEGINNING at the point of intersection of the North line of said King Survey with the West right-of-way of State Highway 205;

THENCE: North 89° 30' West, 1507.7 feet to a point for a corner;

THENCE: North 0° 49' East, 50 feet to a point for a corner;

THENCE: South 89° 43' West, 915.1 feet to a point for a corner;

THENCE: North 0° 44' East, 903.2 feet to a point for a corner;

THENCE: South 89° 22' West, 1451.9 feet to a point for a corner;

THENCE: South 89° 39' West, 765 feet, more or less, to a point on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE: Following said Take Line: South 0° 03' West, 738.9 feet; South 9° 47' West, 355.1 feet; South 1° 47' West, 330.2 feet; South 13° 51' East, 276 feet; South 0° 03' West, 65 feet; South 0° 53' West, 1921.9 feet; North 89° 49' West, 649.6 feet; North 67° 00' West, 515.9 feet; North 81° 50' West, 375.9 feet; South 75° 14' West, 326.3 feet; South 62° 57' West, 367.1 feet; North 89° 49' West, 160.9 feet; South 17° 48' West, 1068.5 feet; South 6° 03' East, 448.3 feet; South 21° 51' East, 675.2 feet; and South 28° 28' East, 607.6 feet to a point in a County Road and the South line of said Butler Survey;

THENCE: South 89° 57' East, 636.1 feet to a point for a corner;

THENCE: South 89° 29' East, 1396.8 feet to a point for a corner;

THENCE: North 0° 26' West, 353.5 feet to a point for a corner;

THENCE: South 89° 36' East, 503.7 feet to a point for a corner;

THENCE: South 1° 17' East, 348.2 feet to a point for a corner;

THENCE: South 89° 56' East, 1253.6 feet to a point for a corner;

THENCE: South 13° 39' West, 185 feet to a point for a corner;

THENCE: South 45° 44' West, 146.1 feet to a point for a corner;

THENCE: South 42° 40' East, 99 feet to a point for a corner;

THENCE: South 56° 04' East, 465.3 feet to a point for a corner;

THENCE: South 63° 32' East, 383.3 feet to a point for a corner;

THENCE: North 0° 33' East, 790.6 feet to a point for a corner;

THENCE: North 0° 03' East, 279.4 feet to a point for a corner;

THENCE: North 88° 39' West, 229.1 feet to a point for a corner;

THENCE: North 60° 24' West, 140.3 feet to a point for a corner;

THENCE: North 0° 47' East, 1786.6 feet to a point for a corner;

THENCE: North 1° 13' West, 518.1 feet to a point for a corner;

THENCE: North 89° 07' West, 99.1 feet to a point for a corner;

THENCE: North, 435 feet to a point for a corner;

THENCE: North 40° 08' East, 259.5 feet to a point for a corner;

THENCE: North 1° 40' East, 629.1 feet to a point for a corner;

THENCE: South 84° 39' East, 252.6 feet to a point for a corner;

THENCE: South 77° 52' East, 201.2 feet to a point for a corner;

THENCE: South 76° 30' East, 242.3 feet to a point for a corner;

THENCE: South 54° 42' East, 245.7 feet to a point for a corner;

THENCE: South 62° 04' East, 210.1 feet to a point for a corner;

THENCE: South 64° 26' East, 320.8 feet to a point for a corner;

THENCE: South 82° 40' East, 397.5 feet to a point for a corner;

THENCE: South 80° 07' East, 422.3 feet to a point for a corner;

THENCE: South 80° 08' East, 309 feet to a point for a corner;

- THENCE: North 10° 06' West, 236.3 feet to a point for a corner;
- THENCE: North 2° 24' East, 550.1 feet to a point for a corner;
- THENCE: North 2° 03' East, 507.4 feet to a point for a corner;
- THENCE: North 0° 12' East, 451.2 feet to a point on the Westerly right-of-way of State Highway 205;
- THENCE: Following said right-of-way line North 7° 06' West a distance of 371 feet to the Place of Beginning and Containing 587 Acres of Land, more or less.

Exhibit "A"

BEGINNING at an iron rod on the East line of the above mentioned 86.95 acre tract, said iron rod bears North $0^{\circ} 18' 56''$ a distance of 43.94 feet along the East line of said 86.95 acre tract from the most Northerly East corner of Lot 5, Block M, of The Shores, Phase One, An Addition to the City of Rockwall recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas;

HENCE: South $89^{\circ} 26' 57''$ West a distance of 914.93 feet to an iron rod set for a corner on the most Southerly West line of said 86.95 acre tract and on the most Northerly East line of the above mentioned 439.7 acre tract;

HENCE: North $0^{\circ} 33' 27''$ East a distance of 893.40 feet along said West line and said East line to an iron rod set at an "E11" corner of said 86.95 acre tract and at the Northeast corner of said 439.7 acre tract;

HENCE: South $89^{\circ} 31' 49''$ West a distance of 407.85 feet along the North line of said 439.7 acre tract and the most Westerly South line of said 86.95 acre tract to an iron rod found for a corner at the most Northerly Southwest corner of said 86.95 acre tract and at the Southeast corner of that 80.208 acre tract of land described in Deed Recorded in Volume 105, Page 43, Plat Records, Rockwall County, Texas;

HENCE: North $0^{\circ} 25' 47''$ East a distance of 507.31 feet along the East line of said 80.208 acre tract and the most Northerly West line of said 86.95 acre tract to an iron rod set for a corner;

HENCE: South $79^{\circ} 54' 21''$ East a distance of 1337.24 feet traversing said 86.95 acre tract to an iron rod set for a corner on the East line of said 86.95 acre tract;

HENCE: South $0^{\circ} 11' 29''$ West a distance of 16.42 feet along said East line to an iron rod found for a corner;

HENCE: South $0^{\circ} 18' 56''$ West a distance of 1137.73 feet continuing along said East line and containing 1,322,202 square feet

- 30.3536 acres of land.

PD 3 - THE SHORESAREA REQUIREMENTS - AREA - 1

1. Minimum lot area - 9000 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 2200 square feet
4. Minimum lot Width - 70 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 5 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 or parcel of land - 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 - 2
(the garage area will not be considered)

PD 3 - THE SHORESAREA REQUIREMENTS - AREA - 2

1. Minimum lot area - 8400 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 2000 square feet
4. Minimum lot Width - 60 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 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 or parcel of land - 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 - 2
(the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - AREA - 3

1. Minimum lot area - 7200 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1800 square feet
4. Minimum lot Width - 60 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 5 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 or parcel of land - 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 - 2
(the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - AREA - 4

1. Minimum lot area - 7200 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1500 square feet
4. Minimum lot Width - 60 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 5 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 or parcel of land - 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 - 2
(the garage area will not be considered)

PD 3 - THE SHORESAREA REQUIREMENTS - CLUB VILLAS - 1 Area - 5

1. Minimum lot area - 5000 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1,800 square feet
4. Minimum lot width - 50 feet at building line
5. Minimum lot depth - 90 feet
6. Minimum depth of front set back - 20 feet plus 1'/ft. of ht. over 25 feet.
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 0 feet on one side, 10 feet on other side.
 - 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 or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 50%
11. Maximum height of structures - 30 feet
12. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)

PD 3 - THE SHORESAREA REQUIREMENTS - CLUB VILLAS - 2/zero Lot Line - Area

1. Minimum lot area - 5000 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1250 square feet
4. Minimum lot Width - 50 feet at building line
5. Minimum lot depth - 90 feet
6. Minimum depth of front set back - 20 feet plus 1'/ft. of ht. over 25 feet.
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
 - a) Internal lot - 0 feet on one side, 10 feet on other side.
 - 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 or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 50%
11. Maximum height of structures - 30 feet
12. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)

PD 3 - THE SHORESAREA REQUIREMENTS - CLUB HOUSE TRACT (3.7 Acres North of
Champions Drive)

1. Max. no. of single family dwelling units per lot - 1
2. Minimum square footage per dwelling unit
 - a) Lot 17, Block A, - 2200 square feet
 - b) Lots 18, 19, 20, & 21, Block A, - 2000 square feet
3. The lot width, lot depth and lot area of the 5 lots shall conform to the dimensions as shown on Page 8 of this Exhibit.
4. Minimum depth of front set back - 30 feet
5. Minimum depth of rear set back - 25 feet
6. Minimum width of side set back - 10 feet
7. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
8. Maximum building area as a percentage of lot area - 35%
9. Maximum height of structures - 30 feet
10. Minimum number of off street parking spaces per unit - 2
(the garage area will not be considered)
11. No Garage shall open on Champions Drive.

The Shores Club House Phase

Existing 15' Utility Easement

N80°29'09"E 301.04'

Utility Easement

N81°30'07"E 330.14'

27.20

51.65'

62'

62'

92.49'

40.36

S44°24'05"E 220.98'

Tennis Court

Cross-Tie Retaining

N00°07'41"W 375.84'
297.56'

21
23,504 Sq. Ft.

N11°26'50"W 209.11'
111.111

20
23,247 Sq. Ft.

N08°44'11"W 101.02'
101.02'

Block H

19
23,133 Sq. Ft.

N12°01'04"W 204.30'
157.40'

18
21,005 Sq. Ft.

17
16,057 Sq. Ft.

30' Building Line

100'

48.14'

53'

DRIVE

C4

C6

C2

C7

C5

C3

15'

Existing

BEGINNING at an iron rod on the East line of the above mentioned 86.95 acre tract, said iron rod bears North 0° 18' 56" a distance of 43.94 feet along the East line of said 86.95 acre tract from the most Northerly East corner of Lot 5, Block M, of The Shores, Phase One, An Addition to the City of Rockwall recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas;

HENCE: South 89° 26' 57" West a distance of 914.93 feet to an iron rod set for a corner on the most Southerly West line of said 86.95 acre tract and on the most Northerly East line of the above mentioned 439.7 acre tract;

HENCE: North 0° 33' 27" East a distance of 893.40 feet along said West line and said East line to an iron rod set at an 11" corner of said 86.95 acre tract and at the Northeast corner of said 439.7 acre tract;

HENCE: South 89° 31' 49" West a distance of 407.85 feet along the North line of said 439.7 acre tract and the most Westerly South line of said 86.95 acre tract to an iron rod found for a corner at the most Northerly Southwest corner of said 86.95 acre tract and at the Southeast corner of that 80.208 acre tract of land described in Deed Recorded in Volume 105, Page 43, Plat Records, Rockwall County, Texas;

HENCE: North 0° 25' 47" East a distance of 507.31 feet along the East line of said 80.208 acre tract and the most Northerly West line of said 86.95 acre tract to an iron rod set for a corner;

HENCE: South 79° 54' 21" East a distance of 1337.24 feet traversing said 86.95 acre tract to an iron rod set for a corner on the East line of said 86.95 acre tract;

HENCE: South 0° 11' 29" West a distance of 16.42 feet along said East line to an iron rod found for a corner;

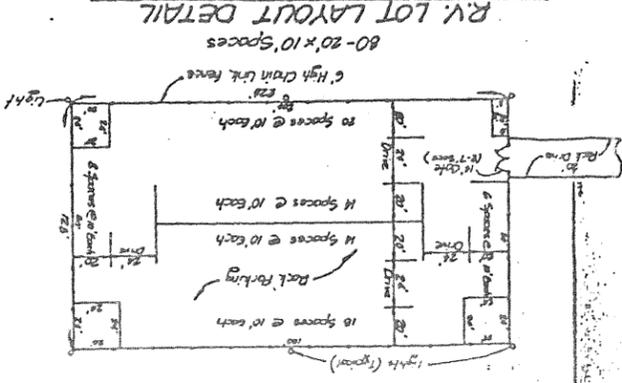
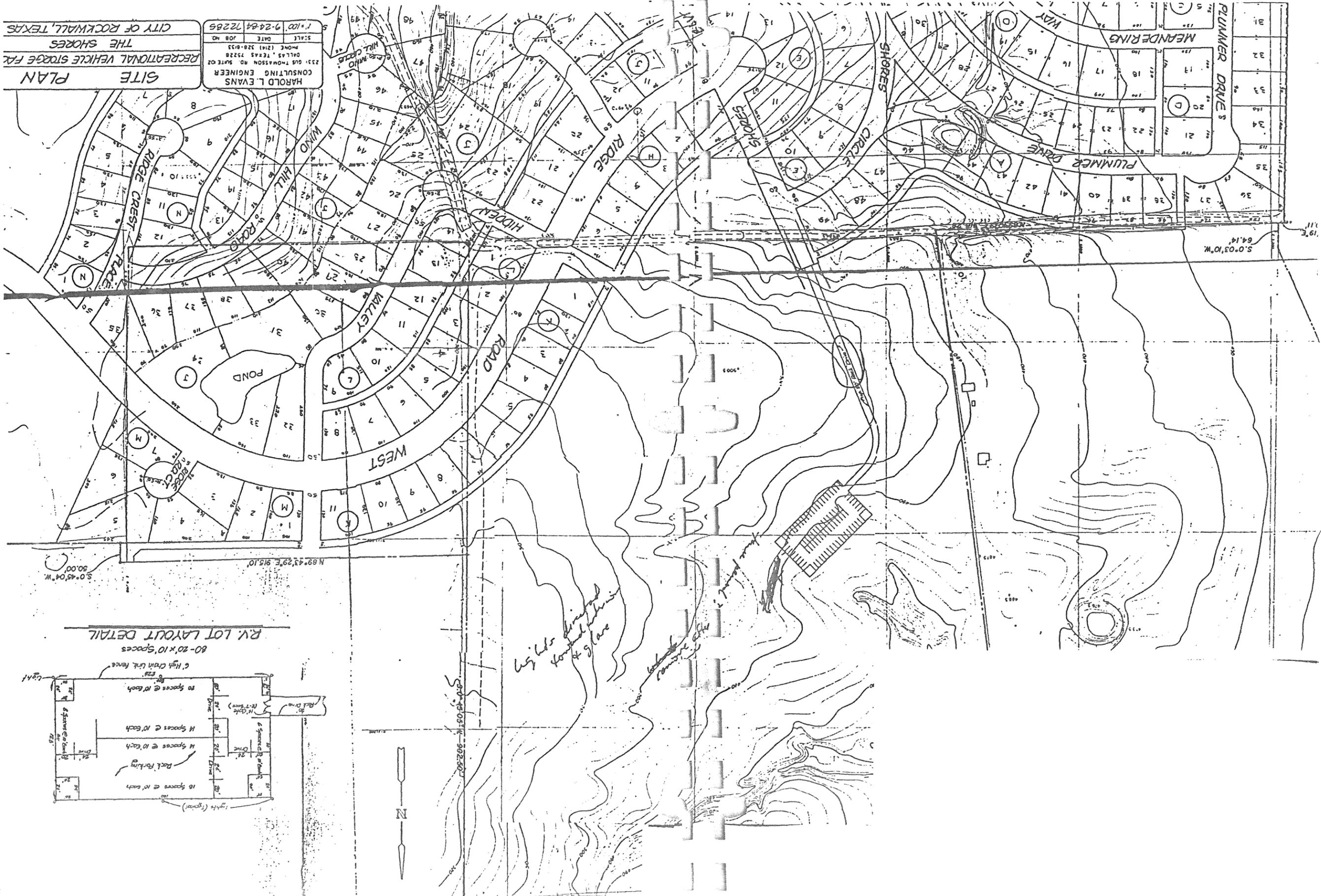
HENCE: South 0° 18' 56" West a distance of 1137.73 feet continuing along said East line and containing 1,322,202 square feet

- 30.3536 acres of land.

SITE PLAN
RECREATIONAL VEHICLE STORAGE FARMS
THE SHORES
 CITY OF ROCKWALL, TEXAS

HAROLD L. EVANS
 CONSULTING ENGINEER
 2231 GUS THOMASSON RD. SUITE 02
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

SCALE: 1" = 100'
 DATE: 9-24-84
 JOB NO.: 72285



*big lots intended
 for 15' x 30' & 15' x 40' lots*

ORDINANCE NO. 94-35

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCES NO. 80-33 AND 89-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN LAND USE DESIGNATION FROM AGRICULTURAL, MULTIFAMILY AND GENERAL RETAIL TO SINGLE FAMILY DETACHED LAND USE DESIGNATION AND AMEND THE PRELIMINARY PLAN FOR A PORTION OF PD-3, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING 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) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request for a change in land use designation under PD-3 and zoning change from agricultural, multifamily and general retail to single family detached residential land use designation was submitted by Homeplace Properties on a tract of land more fully described 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 the Comprehensive Zoning Ordinance and Ordinances 80-33 and 89-4 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 and Ordinances No. 80-33 and 89-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the preliminary plan for "PD-18" Planned Development District No. 3, on the property described on Exhibit "A", attached hereto and made a part hereof.

Section 2. That Planned Development District No. 3 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. 3 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. 3, 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 in accordance with the provisions of the Comprehensive Zoning Ordinance. All development of the property described on Exhibit "A", attached hereto, shall be substantially in accordance with the Development Plan, attached hereto and made a part hereof as Exhibit "B".

B. The property described on Exhibit "A", attached hereto, shall be used for Single Family Detached residential development and shall be regulated by the area requirements set forth in the SF-10 zoning classification, as currently adopted and as may be amended in the future, except as provided for as follows:

1. Minimum Lot Size - 7,800 sq. ft. as shown on concept plan
10,000 sq. ft. as shown on concept plan
2. Minimum dwelling Size - 1,800 sq. ft.
3. Minimum Lot Depth - 100 ft.
4. Minimum Lot Width - 60 feet, as measured at the front building line
5. Minimum Front Yard - 25 ft.
6. Minimum Rear Yard - 10 ft.
7. Minimum Side Yard -
Internal Lot - 6 ft.
Adjacent to Street - 15 ft.
8. Maximum Building Height - 32 ft.
9. Maximum Building Coverage - 35%
10. No front entry garages will be permitted

C. All development of this tract shall be in accordance with and regulated by the approved development plan, attached hereto and made a part hereof.

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 17th day of October, 1994.

APPROVED:


Mayor

ATTEST:

By: 

1st reading October 3, 1994

2nd reading October 17, 1994

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas, and being a part of that 44.514 acre tract of land described as Parcel 2, Tract 2, in Special Warranty Deed to Shores 205 Joint Venture, recorded in Volume 239, Page 53, Deed Records, Rockwall County, Texas, and all of that tract of land as recorded in Volume 185, Page 230, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in an existing road (Quail Run Road) on the South line of said 44.514 acre tract, at the intersection of said road with a small branch, said Point bears South 65 degrees 15' 32" East a distance of 209.08 feet and South 83 degrees 28' 53" East a distance of 102.38 feet along said road from the South corner of The Shores Phase Two, an addition to the City of Rockwall recorded in Slide C, Page 102, Plat Records, Rockwall County, Texas;

THENCE: With the meanders of said branch, all to points for a corner, as follows: North 05 degrees 20' 52" East a distance of 169.47 feet; South 81 degrees 52' 30" East a distance of 142.20 feet; North 07 degrees 06' 30" West a distance of 98.88 feet; North 34 degrees 27' 30" West a distance of 89.00 feet; North 48 degrees 07' 30" East a distance of 99.00 feet; North 08 degrees 57' 30" West a distance of 107.38 feet; North 57 degrees 47' 30" East a distance of 123.96 feet; North 01 degree 29' 30" East a distance of 189.00 feet; North 54 degrees 55' 30" East a distance of 163.00 feet; North 38 degrees 27' 30" West a distance of 61.00 feet; North 29 degrees 32' 30" East a distance of 128.00 feet; South 55 degrees 32' 30" East a distance of 39.00 feet; South 01 degree 07' 30" West a distance of 46.00 feet; South 69 degrees 22' 30" East a distance of 14.00 feet; North 59 degrees 37' 30" East a distance of 33.00 feet; North 09 degrees 49' 30" East a distance of 121.00 feet; North 49 degrees 27' 30" East a distance of 86.34 feet;

THENCE: North 00 degrees 52' 30" West a distance of 183.33 feet to a 1/2" iron rod found for a corner on the South line of Ridge Road West;

THENCE: North 46 degrees 41' 37" East a distance of 145.67 feet with said South line to a 1/2" iron rod found at the beginning of a curve to the right having a central angle of 32 degrees 30' 00", a radius that bears South 43 degrees 28' 23" East a distance of 560.40 feet;

a 1/2" iron rod found at the end of said curve;

THENCE: North 79 degrees 01' 37" East, passing at 32.76 feet a 1/2" iron rod found at the Southeast corner of said Ridge Road West and continuing a total distance of 44.89 feet to a 1/2" iron rod set for a corner on the West line of State Highway 205, said point being on a curve to the left having a central angle of 02 degrees 59' 01", and a radius that bears north 78 degrees 40' 24" East a distance of 5605.38 feet;

THENCE: Along said curve and with said West line an arc distance of 291.88 feet to a broken concrete right-of-way monument found at the end of said curve;

THENCE: South 14 degrees 21' 09" East a distance of 407.27 feet continuing with said West line to a 1/2" iron rod found for a corner at a chain link fence corner post;

THENCE: South 76 degrees 42' 59" West a distance of 182.06 feet to a 1/2" iron rod set for a corner on the East line of said 44.514 acre tract and in an abandoned road;

THENCE: Along the East lines of said 44.514 acre tract and with said abandoned road as follows: South 00 degrees 51' 58" West a distance of 199.84 feet to a 1/2" iron rod set for a corner, South 02 degrees 00' 55" West a distance of 548.85 feet to a 1/2" iron rod set for a corner, and South 10 degrees 59' 21" East a distance of 236.02 feet to a 1/2" iron rod found at the Southeast corner of said 44.514 acre tract and in the previously mentioned existing Quail Run Road;

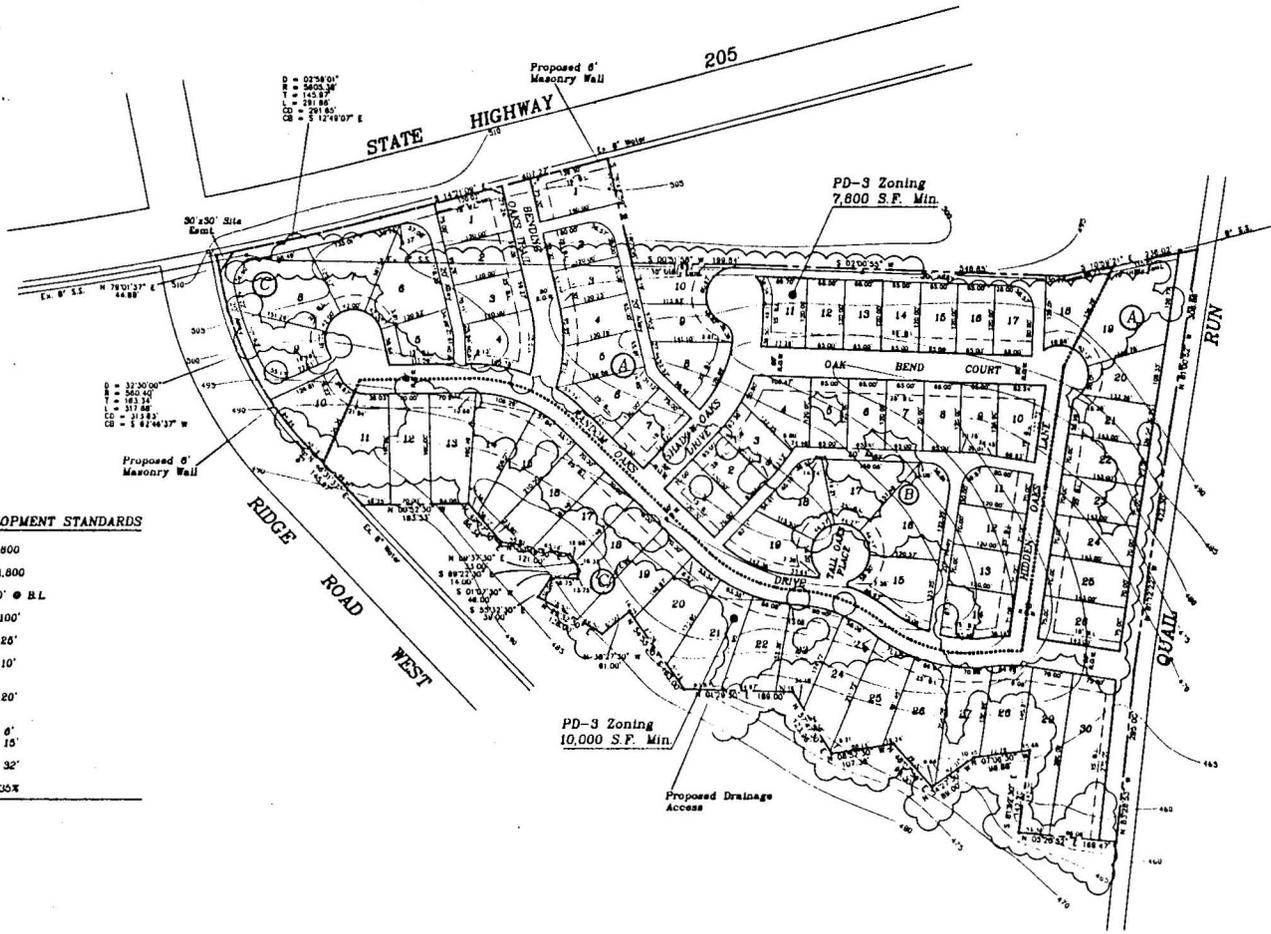
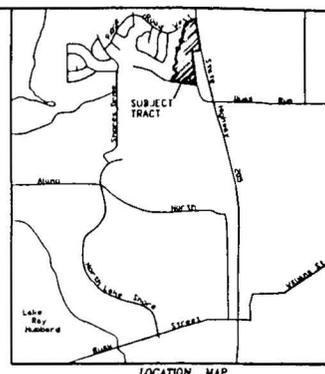
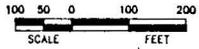
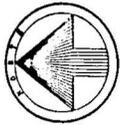
THENCE: With the South lines of said 44.514 acre tract and with said road as follows: North 81 degrees 00' 52" West a distance of 308.86 feet to a 1/2" iron rod found for a corner, North 81 degrees 17' 22" West a distance of 422.30 feet to a 1/2" iron rod found for a corner, and North 83 degrees 28' 53" West a distance of 295.00 feet to the Point of beginning and containing 25.474 acres of land.

The plat hereon is a true, correct and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.



Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146





D = 52340.0'
 E = 3605.34'
 T = 145.87'
 L = 281.86'
 CD = 291.85'
 CB = 5 174907° E

D = 32300.0'
 E = 340.40'
 T = 143.34'
 L = 317.86'
 CD = 313.83'
 CB = 5 6274437° W

PD-3 Zoning
 7,800 S.F. Min.

PD-3 Zoning
 10,000 S.F. Min.

LAND USE DATA
REVISE PD-3 SINGLE FAMILY DEVELOPMENT STANDARDS

MIN. LOT S.F.	7,800
MIN. HOUSE SIZE	1,800
MIN. LOT WIDTH	60' @ B.L.
MIN. LOT DEPTH	100'
MIN. FRONT YARD	25'
MIN. REAR YARD (for Main Structure)	10'
MIN. REAR YARD (for Garage)	20'
MIN. SIDE YARD (adjacent to Street)	6' 15'
MAX. BUILDING HEIGHT	32'
MAX. BUILDING COVERAGE	30%

**RANDOM OAKS AT THE SHORES
 PRELIMINARY LOT SQUARE FOOTAGE**

BLOCK A		BLOCK B		BLOCK C	
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ.
1	10,982	1	8,400	1	8,134
2	7,818	2	7,800	2	8,311
3	7,800	3	7,848	3	8,218
4	8,071	4	11,029	4	10,377
5	8,411	5	7,800	5	8,383
6	10,882	6	7,800	6	18,873
7	8,000	7	7,800	7	13,877
8	10,300	8	7,800	8	17,758
9	8,348	9	7,804	9	10,843
10	8,201	10	8,811	10	11,784
11	8,188	11	8,058	11	14,914
12	7,800	12	8,400	12	13,350
13	7,800	13	8,400	13	13,772
14	7,800	14	7,800	14	12,732
15	7,800	15	8,811	15	18,403
16	7,800	16	13,304	16	14,144
17	7,800	17	17,281	17	14,144
18	7,818	18	12,377	18	11,168
19	10,437	19	10,805	19	13,700
20	10,010	20	11,023	20	15,565
21	10,010			21	12,309
22	10,010			22	12,708
23	10,010			23	11,866
24	10,020			24	13,638
25	10,010			25	14,113
26	10,718			26	14,842
				27	12,288
				28	10,373
				29	17,812
				30	22,338

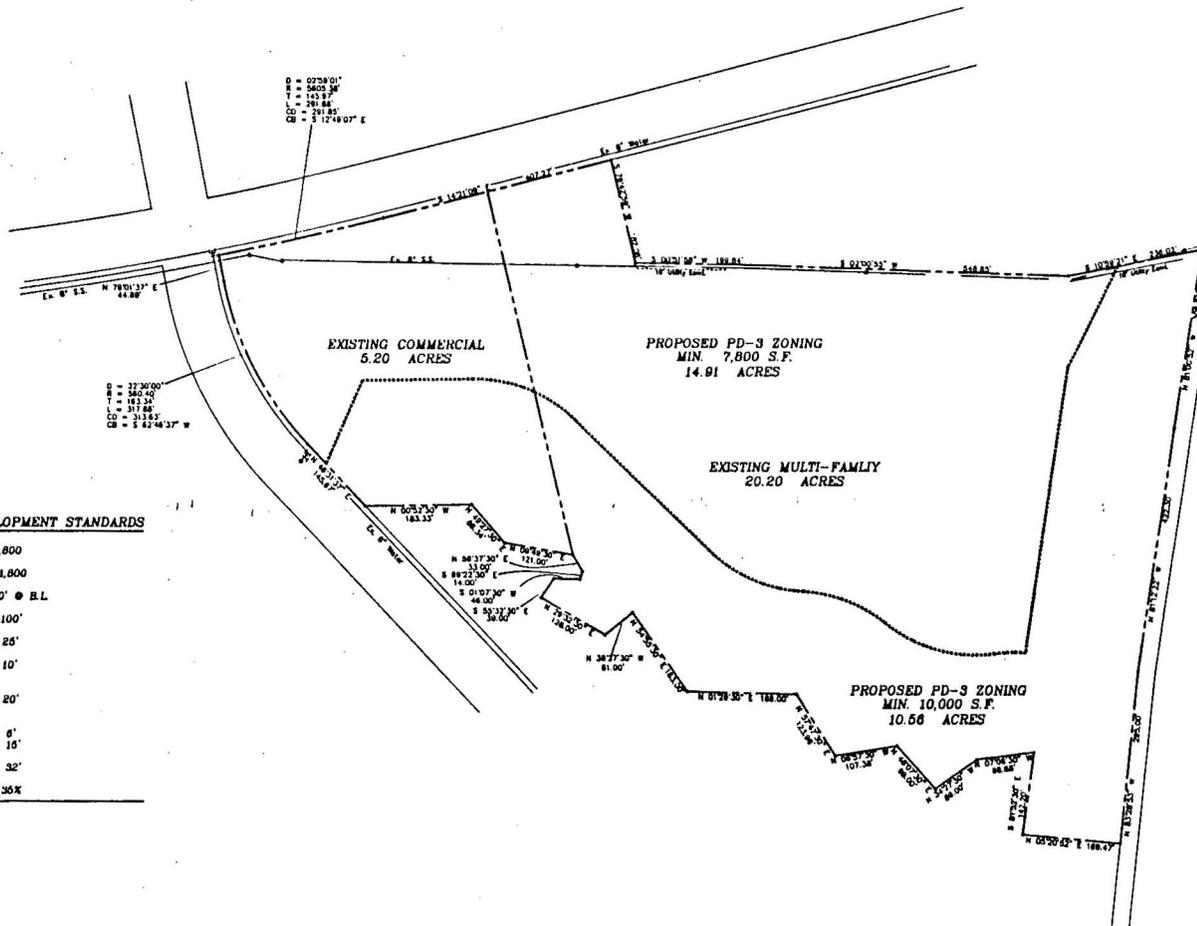
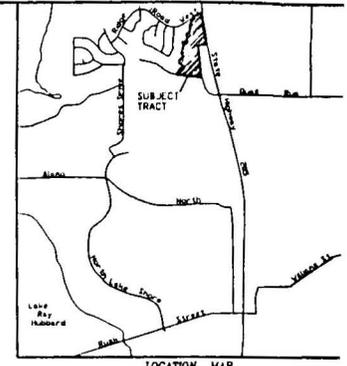
PRELIMINARY PLAT
 OF
RANDOM OAKS AT THE SHORES
 OUT OF THE
 SAMUELL KING SURVEY, ABSTRACT NO. 131
 IN THE
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEX
 SCALE 1"=100' ~ DATE: 9-2-94 ~ 26.474 ACRES ~ 75 LOTS

OWNER ~
HOMELACE PROPERTIES
 8330 L.B.J. Frey ~ Suite 1180 ~ Dallas, Texas 75243

ENGINEER ~
TIPTON ENGINEERING, INC.
 8330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043



100 50 0 100 200
SCALE FEET



LAND USE DATA

REVISE PD-3 SINGLE FAMILY DEVELOPMENT STANDARDS

MIN. LOT S.F.	7,800
MIN. HOUSE SIZE	1,800
MIN. LOT WIDTH	60' @ R.L.
MIN. LOT DEPTH	100'
MIN. FRONT YARD	25'
MIN. REAR YARD (for Main Structure)	10'
MIN. REAR YARD (for Garage)	20'
MIN. SIDE YARD (adjacent to Street)	0'
MAX. BUILDING HEIGHT	32'
MAX. BUILDING COVERAGE	35%

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the Samuel King Survey, Abstract No. 13, Rockwall County, Texas and being a part of that 44.514 acre tract of land described as Parcel E, Tract E Special Warranty Deed to Sharon 206 Joint Venture, recorded in Volume 236, Page 83, Deeds Records, Rockwall County, Texas, and all of that tract of land so recorded in Volume 168, Page 230, Deeds Records, Rockwall County, Texas, and being more particularly described as follows:

BEING and a 1/2" iron rod set in an existing road (Quad Run Road) on the South line of said 44.514 acre tract, at the intersection of said road with a small branch, said Point being S 85° 15' 32" W a distance of 208.08 feet and S 83° 38' 53" E a distance of 101.38 feet along said road from the South corner of The Sharon Phase Tract, as shown to the City of Rockwall recorded in: SH-10, Page 102, Plat Records, Rockwall County, Texas:

THENCE, with the meanders of said branch, on to points for a corner, as follows:
 N 00° 20' 53" E, a distance of 182.47 feet;
 S 81° 32' 30" E, a distance of 142.00 feet;
 N 07° 08' 30" W, a distance of 86.88 feet;
 N 34° 27' 30" W, a distance of 89.00 feet;
 N 48° 07' 30" E, a distance of 98.00 feet;
 N 08° 07' 30" W, a distance of 107.38 feet;
 N 37° 47' 30" E, a distance of 123.98 feet;
 N 01° 28' 30" E, a distance of 188.00 feet;
 N 34° 53' 30" E, a distance of 163.00 feet;
 N 38° 27' 30" W, a distance of 81.00 feet;
 N 78° 32' 30" E, a distance of 128.00 feet;
 S 33° 23' 30" E, a distance of 38.00 feet;
 S 01° 07' 30" W, a distance of 46.00 feet;
 S 88° 23' 30" E, a distance of 14.00 feet;
 N 58° 37' 30" E, a distance of 33.00 feet;
 N 08° 48' 30" E, a distance of 123.00 feet;
 N 48° 27' 30" E, a distance of 88.34 feet;

THENCE, N 00° 52' 30" W a distance of 163.33 feet to a 1/2" iron rod found for a corner on the South line of Ridge Road West;

THENCE, N 48° 41' 37" E a distance of 143.87 feet with said South line to a 1/2" iron rod found at the beginning of a curve to the right having a central angle of 32° 30' 00" a radius of 583.40 feet;

THENCE, along said curve and continuing with said South line an arc distance of 317.88 feet to a 1/2" iron rod found at the end of said curve;

THENCE, N 78° 01' 37" E, passing at 32.78 feet a 1/2" iron rod found at the Southeast corner of said Ridge Road West and continuing a total distance of 41.88 feet to a 1/2" iron rod set at a corner on the West line of State Highway 205, said point being on a curve to the left having a central angle of 02° 58' 01", and a radius that bears N 78° 45' 24" E a distance of 8606.3 feet;

THENCE, along said curve and with said that line an arc distance of 281.88 feet to a broken concrete right-of-way monument found at the end of said curve;

THENCE, S 14° 21' 08" E a distance of 407.27 feet continuing with said that line to a 1/2" iron rod found for a corner at a chain link fence corner post;

THENCE, S 78° 42' 58" W a distance of 182.08 feet to a 1/2" iron rod set for a corner on the West line of said 44.514 acre tract and in an abandoned road;

THENCE, along the East line of said 44.514 acre tract and with said abandoned road as follows:
 S 00° 31' 38" W a distance of 199.84 feet to a 1/2" iron rod set for a corner;
 S 02° 00' 50" W a distance of 248.88 feet to a 1/2" iron rod set for a corner;
 S 10° 08' 21" E a distance of 238.02 feet to a 1/2" iron rod found at the Southeast corner of said 44.514 acre tract and in the previously mentioned existing Quad Run Road;

THENCE, with the South line of said 44.514 acre tract and with said road as follows:
 N 81° 00' 52" W a distance of 202.88 feet to a 1/2" iron rod found for a corner;
 N 81° 12' 22" W a distance of 122.00 feet to a 1/2" iron rod found for a corner;
 N 83° 28' 53" W a distance of 295.00 feet to the POINT OF BEGINNING and containing 28.474 acres of land.

~ OWNER ~
HOMEPLACE PROPERTIES
 8330 L.B.J. Frey, ~ Suite 1190 ~ Dallas, Texas 75243

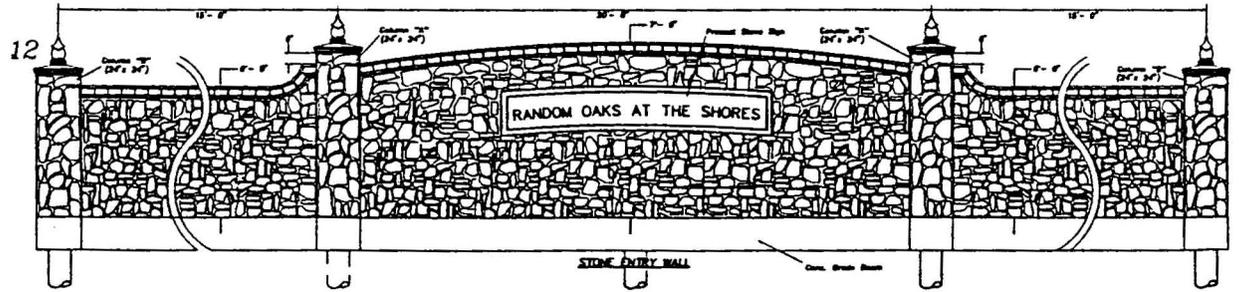
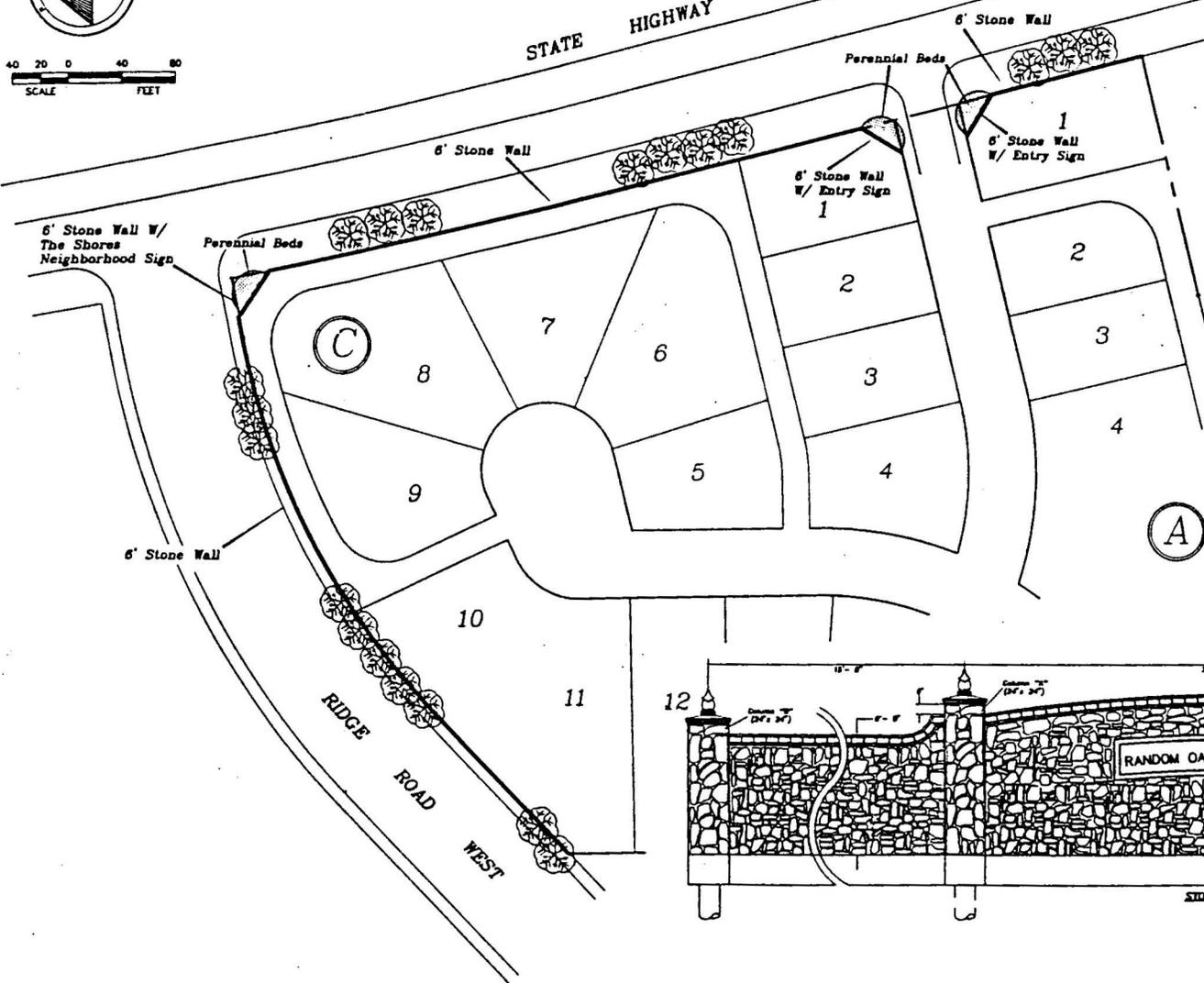
~ ENGINEER ~
TIPTON ENGINEERING, INC.
 8330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

ZONING TRACT MAP
 OF
RANDOM OAKS AT THE SHORES
 OUT OF THE
SAMUELL KING SURVEY, ABSTRACT NO. 13
 IN THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 SCALE: 1"=100' ~ DATE: 8-2-94 ~ 28.474 ACRES



STATE HIGHWAY 205

SCALE FEET
40 20 0 40 80



WALL & LANDSCAPE PLAN						
RANDOM OAKS AT THE SHORES						
ROCKWALL, TEXAS						
TIPTON ENGINEERING, INC. 8330 Bart Lane Rd - Suite C - Garland, Texas 75043						
DESIGN	DATE	SCALE	NOTES	FILE	REV.	
LA. No.	LA. No.	6/20	1'-0" = 1"			

ORDINANCE NO. 96-23

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO. 89-4, AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND DESCRIBED HEREIN FROM AGRICULTURAL TO PD-3 AND TO AMEND THE APPROVED PRELIMINARY PLAN FOR PD-3 ATTACHING THE AMENDED PRELIMINARY PLAN; ADOPTING REVISED AREA REQUIREMENTS; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning on a tract of land from Agriculture to PD-3, and a change in the Preliminary Plan for portions of PD-3, further described herein, has been initiated by the City of Rockwall; 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 and official zoning map be changed from Agricultural to PD-3 for the area described in Exhibit "A" attached hereto.

SECTION 2. With respect to the tracts shown in Exhibit "B", the Comprehensive Zoning Ordinance, this ordinance, Ordinance 86-61 and Ordinance 84-59 shall be the sole Planned Development ordinances applicable thereto, and any other Planned Development ordinances, including Ordinance 89-4, hereto applicable to such tracts shall be superseded and amended hereby. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23, Subdivision Ordinance, Engineering Standards of Design, Code of Ordinances, as amended or as may be amended in the future and any other development related ordinances as currently approved or as may be amended or approved in the future.

SECTION 3. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the approved Preliminary Plan for PD-3 for those areas identified in Exhibit "B". That said amended Preliminary Plan is attached hereto as Exhibit "B" and made a part hereof for all purposes.

SECTION 4. That the tracts identified in Exhibit "B" shall be developed and used only in the manner and for the purposes and with the conditions provided in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, and as amended hereby, provided that by granting this amendment to the approved Preliminary Plan for PD-3 this ordinance shall affect only the property shown in Exhibit "B".

SECTION 5. That development of areas in Exhibit "B" shall be in strict conformance to the area requirements as shown in Exhibit "C" attached hereto and made a part hereof.

SECTION 6. No substantial change in development of the areas as shown in Exhibit "B" shall be permitted other than as shown in Exhibit "B" except after obtaining approval of the change of such development through amendment of the Preliminary Plan in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

SECTION 7. Prior to or in conjunction with any plat submittal, a concept plan must be submitted for the area being developed for review and approval by the Planning and Zoning Commission and City Council. A north concept plan must be submitted when the northern tracts are developed, a south concept plan must be submitted when the southern tracts are developed, and a Ridge Road concept plan must be submitted when the Ridge Road tracts are developed. If the concept plan is submitted in conjunction with the plat, the review and approval or disapproval will occur simultaneously. The concept plan shall include the following items.

A. The north concept plan shall include the following items;

(i) Identify the general location of the 3 acre neighborhood park site in one of the northern tracts including walkway/pathways connecting the park to the adjacent villages in the northern tracts. It is the intent that the walkway/pathway design will be accomplished with the lot layout in Exhibit "D".

B. The south concept plan shall include the following items;

(i) Provide a general location and conceptual design of walkways/pathways in the southern tracts 4 and 5. It is the intent that the walkway/pathway design will be accomplished with the lot layout in Exhibit "D".

(ii) Provide a general location and conceptual design for access to the lake in the southern tract 4. The walkways/pathways required in section (i) will not be required to connect to the lake access.

C. All concept plans shall include the following items;

(i) Identify locations of any proposed restricted access/gated villages, including description of the proposed entry design, type and maintenance provisions for streets and layout of village.

(ii) A proposed street layout for each phase that shall be subject to review and approval in accordance with the City's Subdivision Regulations and Standards. Street layouts and double loaded streets as shown in Exhibit "D" are included herein in concept only provided, however, that the double loaded streets concept in Exhibit "D" shall form the basis for review and approval by the City with respect to double lot street loading.

(iii) Identify location, type and general design of screening along major roads for areas being platted.

(iv) Identify location of village entry features for each village for areas being platted. Such features shall at a minimum include typical entry features as shown on Exhibit "E".

(v) A lot layout demonstrating how average lot sizes required in Exhibit "C" are met.

Section 8. Prior to any final plat approval of the first phase of the development, the owner(s) of the property must execute and file an instrument creating a Homeowners Association for the areas included in Exhibit "B". The Homeowners Association will be responsible for the maintenance of all common areas, screening walls and features, landscape areas; deed restriction enforcement; and all other functions required to maintain the quality of the development for those areas included in Exhibit "B". To ensure compliance with these provisions the property owner will submit the covenants of the document to the City Attorney for review. The property owner will provide an opportunity for the existing homeowners to join this newly created association on terms acceptable to the property owner, but neither the joinder of the existing homeowners nor the documentation of such opportunity shall constitute a condition precedent or requirement in plat approval.

Section 9. Because review of PD-3 as contained herein has been extensive for more than (6) months prior to the adoption of this ordinance, with the result being the Preliminary Plan herein, the City Council deems that the public interest will not be served by review of this PD on the normal two (2) year cycle. The City Council hereby determines that the Preliminary Plan herein established, promotes and protects the health, safety, morals, and general welfare of the City, which merits an exception to the two year PD review cycle, for which is herein made. The City Council further determines that periodic review as required in the Comprehensive Zoning Ordinance, of the Preliminary Plan herein adopted is still necessary to ensure that the desired

objectives are accomplished, but that such review shall not be initiated sooner than eight years from the date of adoption of this ordinance; provided that;

(i) such review may occur if no plat application is filed with the City in any two year period or such longer time as may be provided for in the Comprehensive Zoning Ordinance, for the above mentioned eight years from the date of adoption of this ordinance. In addition, credit for each 2-year period of the above specified eight years will be earned for each subdivision which exceeds 50 lots that is platted and approved unless such lots are 10,000 square feet or larger on the average in the aggregate in which event such credit shall be earned for a subdivision which exceeds 25 lots.

(ii) that such plat application, if filed, pursuant to Chapter 481 of the Government Code shall apply to the particular phase being platted and that any subsequent phases shall not be considered regulated by said application.

Section 10. The Commercial tract six as shown in Exhibit "B" on the south side of North Lakeshore Drive shall comply with the area, use and all other requirements as set forth in the Commercial ("C") zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended.

Section 11. The General Retail tract three as shown in Exhibit "B" on the north side of Ridge Road shall be limited to the uses as shown in Exhibit "G". All other requirements for the development on this tract will be in accordance with the General Retail zoning district of the Comprehensive Zoning Ordinance and the Comprehensive Zoning Ordinance and subject to site plan review by the Planning and Zoning Commission and City Council.

SECTION 12. 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 13. 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 14. 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 15. 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 24th day of June, 1996

ATTEST:

APPROVED:

BY 


Mayor

1st reading 6/17/96

2nd reading 6/24/96

EXHIBIT "A"

Legal Description

INDEX

1. Tract I - north of Ridge Road including retail tract
2. Tract II, Parcel A - south of Ridge Road
3. Tract II, Parcel B - existing lots in Phase 2,
(not applicable to zoning)
4. Tract III, Parcel A - majority of land south of Champions
5. Tract III, Parcel B - piece bounded by Shores Blvd, Masters, N Lakeshore Blvd
and Rockwall Height's Ltd. tract.
6. Tract III, Parcel C - surrounded by golf course
7. Tract III, Parcel D - existing lots in Phase 3,
(not applicable to zoning)
8. Tract III, Parcel E - 18 acre commercial site
9. Tract IV - bulk of northern tract including 51 acre "ag zoned"
10. Tract V - western portion of northern tract

TRACT I:

BEING a tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas, and being all of that 20.341 acre tract of land described as Tract I in Deed to The Shores Country Club, Inc., recorded in Volume 547, page 101, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the West R.O.W. line of State Hwy. 205, a 100-foot R.O.W., and the Northerly R.O.W. line of Ridge Road West, a 100 foot ROW:

THENCE: Along the Northerly R.O.W. lines of said Ridge Road West as follows: South 79 degrees 01 minutes 37 seconds West a distance of 42.96 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 32 degrees 30 minutes 00 seconds, a radius of 660.40 feet, and a chord that bears South 62 degrees 46 minutes 37 seconds West a distance of 369.60 feet;

Along said curve an arc distance of 374.60 feet to a 1/2" iron rod found for a corner;

South 46 degrees 31 minutes 37 seconds West a distance of 230.00 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 18 degrees 06 minutes 25 seconds, a radius of 539.45 feet and a chord that bears South 55 degrees 34 minutes 50 seconds West a distance of 169.77 feet;

Along said curve an arc distance of 170.48 feet to a 1/2" iron rod found for a corner; South 25 degrees 22 minutes 01 East a distance of 20.00 feet to a 1/2" iron rod found for a corner at which point Ridge Road West becomes an 80-foot R.O.W., said iron rod being the point of curvature of a circular curve to the right having a central angle of 72 minutes 53 minutes 35 seconds, a radius of 559.45 feet, and a chord that bears North 78 degrees 55 minutes 10 seconds West a distance of 664.71 feet;

Along said curve an arc distance of 711.75 feet to a 1/2" iron rod found for a corner; North 42 degrees 28 minutes 23 seconds West a distance of 275.00 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 03 degrees 25 minutes 23 seconds, a radius of 1074.53 feet, and a chord that bears North 44 degrees 11 minutes 09 seconds West a distance of 64.24 feet;

Along said curve an arc distance of 64.25 feet to a 1/2" iron rod found at the Southeast corner of Block M of The Shores Phase One, an addition to the City of Rockwall recorded in Cabinet A, Page 299, Plat Records, Rockwall County, Texas;

THENCE: North 25 degrees 05 minutes 57 seconds East along the East line of Block M, passing at 125.00 feet the Northeast corner of Lot 7 and the Southeast corner of Lot 6, Block M, and continuing a total distance of 401.92 feet to a 1/2" iron rod found at the Northeast corner of Block M and at the Northwest corner of said 20.341 acre tract;

THENCE: North 89 degrees 37 minutes 06 seconds East a distance of

761.97 feet along said North line of said 20.341 acre tract to a 1/2" iron rod found for a corner at a fence corner;

THENCE: North 89 degrees 05 minutes 26 seconds East a distance of 575.95 feet continuing along said North line and a fence line to a 1/2" iron rod found on the West line of State Hwy. 205;

THENCE: South 08 degrees 08 minutes 41 seconds East a distance of 308.41 feet to the POINT OF BEGINNING and containing 20.341 acres of land, more or less.

TRACT II:

TRACT II, PARCEL A:

BEING a tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas, and being the remainder part of that 20.514 acre tract of land described as Tract II in Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the Southerly R.O.W. line of Ridge Road West, an 80-foot ROW at the Northeast corner of The Shores, Phase Two, an addition to the City of Rockwall recorded in Cabinet C, Page 102, Plat Records, Rockwall County, Texas, said iron rod being on a curve to the left having a central angle of 58 degrees 06 minutes 44 seconds, a radius of 639.45 feet, and a chord that bears North 75 degrees 34 minutes 59 seconds East a distance of 621.12 feet;

THENCE: Along said curve and with said Southerly line an arc distance of 648.56 feet to a 1/2" iron rod found for a corner at the Point of Tangency of said curve;

THENCE: North 46 degrees 31 minutes 37 seconds East a distance of 84.33 feet continuing with said Southerly line to a 1/2" iron rod set for a corner at the Northeast corner of said 20.514 acre tract recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas;

THENCE: South 00 degrees 52 minutes 30 seconds East a distance of 183.33 feet with the East line of said 20.514 acre tract to a 1/2" iron rod set for a corner in a small brancy, a nameless tributary of Squabble Creek;

THENCE: In a Southerly direction with the meanders of said branch and with the Easterly lines of said 20.514 acre tract, all to 1/2" iron rods set for corners, as follows:

South 49 degrees 27 minutes 30 seconds West a distance of 86.34 feet; South 09 degrees 49 minutes 30 seconds West a distance of 121.00 feet;

South 59 degrees 37 minutes 30 seconds West a distance of 33.00 feet;

North 69 degrees 22 minutes 30 seconds West a distance of 14.00 feet;

North 01 degrees 07 minutes 30 seconds East a distance of 46.00

feet;
 North 55 degrees 32 minutes 30 seconds West a distance of 39.00
 feet;
 South 29 degrees 32 minutes 30 seconds West a distance of 128.00
 feet;
 South 38 degrees 27 minutes 30 seconds East a distance of 61.00
 feet;
 South 54 degrees 55 minutes 30 seconds West a distance of 163.00
 feet;
 South 01 degrees 29 minutes 30 seconds West a distance of 189.00
 feet;
 South 57 degrees 47 minutes 30 seconds West a distance of 123.96
 feet;
 South 08 degrees 57 minutes 30 seconds East a distance of 107.38
 feet;
 South 48 degrees 07 minutes 30 seconds West a distance of 99.00
 feet;
 South 34 degrees 27 minutes 30 seconds East a distance of 89.00
 feet;
 South 07 degrees 06 minutes 30 seconds East a distance of 98.88
 feet;
 North 81 degrees 52 minutes 30 seconds West a distance of 142.20
 feet
 South 05 degrees 20 minutes 52 seconds West a distance of 169.48
 feet to a 1/2" iron rod found for a corner in the center of Quail
 Run Road, a public road;

THENCE: North 83 degrees 28 minutes 53 seconds West a distance of
 102.38 feet with said road to a 1/2" iron rod found for a corner;

THENCE: North 65 degrees 15 minutes 32 seconds West a distance of
 209.08 feet continuing with said road to a 1/2" iron rod set for a
 corner on the Southeast line of a 20-foot alley at the South
 corner of the previously mentioned The Shores, Phase Two;

THENCE: Along the Easterly lines of said The Shores, Phase Two as
 follows:

North 24 degrees 44 minutes 28 seconds East a distance of 145.00
 feet to a 1/2" iron rod found for a corner on the Southwest R.O.W.
 line of Wind Hill Road, a 50-foot ROW;
 South 65 degrees 15 minutes 32 seconds East a distance of 7.50
 feet with said Southwest line to a 1/2" iron rod found for a
 corner at the South R.O.W. corner of said Wind Hill Road;
 North 24 degrees 44 minutes 28 seconds East a distance of 50.00
 feet to a 1/2" iron rod found for a corner at the East R.O.W.
 corner of said Wind Hill Road;
 North 65 degrees 15 minutes 32 seconds West a distance of 43.64
 feet with the Northeast line of said Wind Hill Road to a 1/2" iron
 rod found for a corner on the Easterly line of a 20-foot alley;

THENCE: Along the Easterly line of said 20-foot alley and
 continuing along the Easterly lines of said addition as follows:
 North 24 degrees 44 minutes 28 seconds East a distance of 113.33
 feet to a 1/2" iron rod found at the beginning of a curve to the
 left having a central angle of 22 degrees 47 minutes 01 seconds, a
 radius of 465.47 feet, and a chord that bears North 13 degrees 20
 minutes 58 seconds East a distance of 183.88 feet;

Exhibit "A" - Page 3

Along said curve an arc distance of 185.09 feet to a 1/2" iron rod found at the Point of Tangency of said curve;
North 01 degrees 57 minutes 27 seconds East a distance of 363.22 feet to a 1/2" iron rod found at the beginning of a curve to the right having a central angle of 20 degrees 16 minutes 20 seconds, a radius of 140.00 feet, and a chord that bears North 12 degrees 05 minutes 37 seconds East a distance of 49.28 feet;
Along said curve an arc distance of 49.53 feet to a 1/2" iron rod found at the Point of Tangency of said curve;
and North 22 degrees 13 minutes 47 seconds East a distance of 113.88 feet to the POINT OF BEGINNING and containing 10.677 acres of land, more or less.

TRACT II, PARCEL B

All lots in The Shores Phase Two, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 102 of the Plat Records of Rockwall County, Texas; together with Certificate of Correction recorded in Volume 771, Page 171 of the Deed Records of Rockwall County, Texas. SAVE AND EXCEPT Lots 30 thru 36, Block J, Lots 18 thru 30, Block N and Lots 2 thru 4 and 10, Block O.

TRACT III:

TRACT III, PARCEL A:

A tract of land situated in the Nathan Butler Survey, Abstract No. 21 and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being more particularly described as follows:

BEING a part of that 166.635 acre tract of land described as Tract III, in Deed To The Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, and all of that 51.046 acre tract of land described in Warranty Deed to The Shores Country Club, Inc., recorded in Volume 556, Page 54 and a part of that 19.233 acre tract of land described as Tract One and a part of that 49.323 acre tract of land described as Tract Two in the Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 133, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the West corner of Shores Blvd., a 60-foot ROW;

THENCE: South 38 degrees 53 minutes 21 seconds East a distance of 60.00 feet to a 1/2" iron rod found for a corner at the South corner of said Shores Blvd., said point being on a curve to the right having a central angle of 00 degrees 30 minutes 04 seconds, a radius of 670.00 feet, and a chord that bears North 51 degrees 21 minutes 42 seconds East a distance of 5.86 feet;

THENCE: Along said curve and with the Southerly line of said Shores Blvd, an arc distance of 5.86 feet to a 1/2" iron rod found for a corner on the Southwest line of Masters Drive, a 120 foot

R.O.W.;

THENCE: South 33 degrees 15 minutes 00 seconds East a distance of 218.08 feet to a 1/2" iron rod found for a corner on the Northwesterly line of North Lakeshore Drive, a 100-foot ROW, said point being on an intersecting curve to the left having a central angle of 44 degrees 46 minutes 20 seconds, a radius of 650.00 feet, and a chord that bears South 29 degrees 04 minutes 03 seconds West a distance of 495.10 feet;

THENCE: Along said curve and with said Northwesterly line an arc distance of 507.93 feet to a 1/2" iron rod found for a corner at the intersection of said Northwesterly line with the South line of said 166.635 acre tract and on the approximate centerline of a County Road known as Alamo a R.O.W. established by prescription;

THENCE: South 89 degrees 02 minutes 36 seconds West a distance of 735.60 feet with said approximate centerline to a 1/2" iron rod found for a corner;

THENCE: North 02 degrees 09 minutes 30 seconds West a distance of 348.23 feet to a 1/2" iron rod found for a corner;

THENCE: South 89 degrees 31 minutes 49 seconds West along a fence line, passing at 489.80 feet a 1/2" iron rod found at a fence corner post and continuing a total distance of 503.70 feet to a 1/2" iron rod found for a corner in the approximate centerline of a North-South County Road, a R.O.W. established by prescription;

THENCE: South 01 degrees 18 minutes 26 seconds East a distance of 352.44 feet with said County Road to a 1/2" iron rod found for a corner at the intersection of said County Road with the previously mentioned approximate centerline of Alamo Road and the South line of said 166.635 acre tract;

THENCE: South 89 degrees 02 minutes 36 seconds West a distance of 1389.09 feet with said Alamo Road and said South line to a 1/2" iron rod found for a corner at the Southwest corner of said 166.635 acre tract;

THENCE: North 01 degrees 10 minutes 24 seconds West a distance of 13.71 feet to a 1/2" iron rod found at a fence corner post on the north side of said Alamo Road at the Southeast corner of said 51.046 acre tract;

THENCE: South 89 degrees 09 minutes 10 seconds West a distance of 643.51 feet along a washed out fence line on the North side of said Alamo Road to a concrete monument marked CC 32-1 on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE: Along said Take Line and with the West line of said 51.046 acre tract as follows:
North 29 degrees 21 minutes 29 seconds West a distance of 607.87 feet to a concrete monument found marked CC 32-2;
North 22 degrees 43 minutes 49 seconds West a distance of 675.16 feet to a concrete monument found marked CC 32-3;
North 06 degrees 57 minutes 38 seconds West a distance of 448.54

feet to a concrete monument found marked CC-32-4;
and North 16 degrees 54 minutes 45 seconds East a distance of
1001.32 feet to a 1/2" iron rod found for a corner at the
Northwest corner of said 51.046 acre tract and the most Westerly
corner of that 49.323 acre tract of land described as Tract 3 in
Warranty Deed to The Shores Country Club, Inc., recorded in Volume
547, Page 133, Deed Records, Rockwall County, Texas;

THENCE: South 52 degrees 13 minutes 12 seconds East a distance of
862.15 feet to a 1/2" iron set for a corner;

THENCE: South 12 degrees 27 minutes 33 seconds East a distance of
175.63 feet to a 1/2" iron rod found for a corner on the Southerly
West line of The Shores Club House Phase, an addition to the City
of Rockwall recorded in Cabinet A, Page 312, Plat Records,
Rockwall County, Texas;

THENCE: Along the West and the Southerly lines of said addition,
all to 1/2" iron rods found for corners as follows:
South 00 degrees 52 minutes 31 seconds East a distance of 89.44
feet to the beginning of a curve to the left having a central
angle of 90 degrees 00 minutes 00 seconds, a radius of 83.00 feet,
and a chord that bears South 45 degrees 52 minutes 31 seconds East
a distance of 117.38 feet;
Along said curve an arc distance of 130.38 feet;
North 89 degrees 07 minutes 29 seconds East a distance of 267.00
feet to the beginning of a curve to the left having a central
angle of 55 degrees 06 minutes 33 seconds, a radius of 192.00 feet
and a chord that bears North 61 degrees 34 minutes 13 seconds East
a distance of 177.64 feet;
Along said curve an arc distance of 184.67 feet to an intersection
curve to the left having a central angle of 50 degrees 13 minutes
22 seconds, a radius of 225.00 feet, and chord that bears North 83
degrees 10 minutes 52 seconds East a distance of 190.97 feet;
Along said curve, passing at an arc distance of 100.08 feet the
Northeast corner of said 51.046 acre tract and the Northwest
corner of said 166.635 acre tract and continuing a total arc
distance of 197.22 feet to the Point of Reverse Curve of a curve
to the right having a central angle of 19 degrees 36 minutes 21
seconds, a radius of 175.00 feet, and a chord that bears North 67
degrees 52 minutes 21 seconds East a distance of 59.59 feet;
and Along said curve an arc distance of 59.88 feet;

THENCE: North 77 degrees 40 minutes 32 seconds East, passing at
106.75 feet the Southeast corner of said Addition and the
Southwest corner of Champions Drive, a 50-foot ROW, as dedicated
by Plat of The Club House Tract, an addition to the City of
Rockwall recorded in Cabinet C, Page 58, Plat Records, Rockwall
County, Texas, and continuing with the South line of said
Champions Drive a total distance of 374.90 feet to a 1/2" iron rod
found for a corner at the beginning of a curve to the left having
a central angle of 60 degrees 15 minutes 37 seconds, a radius of
207.01 feet, and a chord that bears North 47 degrees 32 minutes 37
seconds East a distance of 207.82 feet;

THENCE: Along the Southerly lines of said Champions Drive, all to
1/2" iron rods found for corners, as follows:

Along said curve an arc distance of 217.72 feet to the Point of Reverse Curve of a curve to the right having central angle of 70 degrees 00 minutes 01 seconds, a radius of 200.00 feet, and a chord that bears North 52 degrees 24 minutes 49 seconds East a distance of 229.43 feet;

Along said curve an arc distance 244.35 feet; North 87 degrees 24 minutes 49 seconds East a distance of 492.55 feet to the beginning of a curve to the left having a central angle of 60 degrees 00 minutes 00 seconds, a radius of 250.00 feet, and a chord that bears North 57 degrees 24 minutes 49 seconds East a distance of 250.00 feet;

Along said curve an arc distance of 261.80 feet; North 27 degrees 24 minutes 49 seconds East a distance of 42.10 feet to a 1/2" iron rod found at the point of reverse curve to the right having a central angle of 04 degrees 10 minutes 57 seconds, a radius of 300.62 feet and a chord that bears North 29 degrees 30 minutes 18 seconds East a distance of 21.94 feet and along said curve an arc distance of 21.94 feet to a 1/2" iron rod set for a corner;

THENCE: Leaving said Southerly line and traversing said 166.635 acre tract, all to 1/2" iron rods set for corners as follows: South 63 degrees 04 minutes 43 seconds East a distance of 70.22 feet; South 09 degrees 35 minutes 43 seconds West a distance of 756.17 feet; South 21 degrees 23 minutes 22 seconds East a distance of 754.41 feet; and South 68 degrees 59 minutes 27 seconds East a distance of 598.42 feet to the POINT OF BEGINNING and containing 152.484 acres of land, more or less.

TRACT III, PARCEL B:

Being a tract of land situated in the Nathan Butler Survey, Abstract No. 21 and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being more particularly described as follow:

BEING a part of that 166.635 acre tract of land described as Tract III, in Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the Southeast corner of Lot 19, Block B, The Shores Phase Three, an addition to the City of Rockwall recorded in Cabinet C, Page 99, Plat Records, Rockwall County, Texas, said point also being on the West line of a 20-foot wide alley;

THENCE: South 00 degrees 11 minutes 46 seconds East a distance of 192.20 feet to a 1/2" iron rod found for a corner at the beginning of a curve to the right having a central angle of 81 degrees 19 minutes 07 seconds, a radius of 35.00 feet, and a chord that bears South 40 degrees 27 minutes 48 seconds West a distance of 45.61 feet;

THENCE: Along said curve and with the line of said alley an arc

distance of 49.67 feet to a 1/2" iron rod found for the most Southerly Northwest corner of said Alley;

THENCE: South 08 degrees 52 minutes 39 seconds East a distance of 20.00 feet to a 1/2" iron rod found for the most Southerly Southwest corner of said Alley;

THENCE: North 81 degrees 07 minutes 21 seconds East a distance of 47.24 feet with the South line of said Alley to a 1/2" iron rod found for a corner on the Northerly East line of said 166.635 acre tract;

THENCE: South 00 degrees 11 minutes 46 seconds East a distance of 25.29 feet with said East line to a 1/2" iron rod found for a corner on the North line of North Lakeshore Drive, a 100-foot ROW;

THENCE: South 81 degrees 07 minutes 21 seconds West a distance of 266.07 feet with said North line to a 1/2" iron rod found for a corner at the beginning of a curve to the left having a central angle of 19 degrees 04 seconds 34 minutes, a radius of 650.00 feet and a chord that bears South 71 degrees 35 minutes 04 seconds West a distance of 215.41 feet;

THENCE: Along said curve and with said North line an arc distance of 216.41 feet to a 1/2" iron rod found for a corner on the Northeast line of Masters Drive, a 120-foot ROW;

THENCE: North 33 degrees 15 minutes 00 seconds West a distance of 218.08 feet with said Northeast line to a 1/2" iron rod found for a corner on the Southerly line of Shores Blvd., a 60-foot ROW, said point being on an intersecting curve to the right having a central angle of 09 degrees 00 minutes 31 seconds, a radius of 670.00 feet, and a chord that bears North 66 degrees 23 minutes 32 seconds East a distance of 105.24 feet;

THENCE: Along said curve and with said Southerly line an arc distance of 105.35 feet to a 1/2" iron rod found for a corner;

THENCE: North 70 degrees 53 minutes 48 seconds East a distance of 104.08 feet to a 1/2" iron rod found for a corner at the beginning of a curve to the left having a central angle of 39 degrees 26 minutes 20 seconds, a radius of 378.17 feet, and chord that bears North 51 degrees 10 minutes 38 seconds East a distance of 255.20 feet;

THENCE: Along said curve and continuing with the Southeast line of said Shores Blvd. an arc distance of 260.31 feet to a 1/2" iron rod found for a corner at the Southwest corner of the previously mentioned Lot 19;

THENCE: South 75 degrees 25 minutes 30 seconds East a distance of 178.05 feet to the POINT OF BEGINNING and containing 3.099 acres of land, more or less.

TRACT III, PARCEL C:

Being a tract of land situated in the Nathan Butler Survey,

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Abstract No. 21 and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being more particularly described as follows:

BEING a part of that 166.635 acre tract of land described as Tract III, in Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas, and being a part of that 19.233 acre tract of land described as Tract One in Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 133, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for a corner on the West line of Shores Blvd, a 60-foot ROW, at the Southeast corner of Lot 27, Block C, of The Shores Phase Three, an addition to the City of Rockwall recorded in Cabinet C, Page 99, Plat Records, Rockwall County, Texas, said point being on an intersecting curve to the right having a central angle of 63 degrees 48 minutes 50 seconds, a radius of 318.17 and a chord that bears South 38 degrees 59 minutes 23 seconds West a distance of 336.33 feet;

THENCE: Along said curve and with said West and the Northerly line an arc distance of 354.37 feet to a 1/2" iron rod set for a corner;

THENCE: South 70 degrees 53 minutes 48 seconds West a distance of 104.08 feet to a 1/2" iron rod set for a corner;

THENCE: Leaving said West line and traversing said 165.635 acre tract and said 19.233 acre tract, all to 1/2" iron rods set for corners as follows:

North 31 degrees 50 minutes 05 seconds East a distance of 161.69 feet;

North 81 degrees 56 minutes 12 seconds West a distance of 454.83 feet;

North 28 degrees 54 minutes 30 seconds East a distance of 114.68 feet;

North 14 degrees 08 minutes 32 seconds West a distance of 91.45 feet;

North 21 degrees 03 minutes 16 seconds West a distance of 438.30 feet;

North 02 degrees 35 minutes 55 seconds West a distance of 735.80 feet;

North 10 degrees 24 minutes 53 seconds East a distance of 94.77 feet and North 17 degrees 20 minutes 00 seconds West a distance of 90.36 feet to a 1/2" iron rod set for a corner on the South line of Champions Drive, a 50 foot R.O.W., said point being on an intersecting curve to the right having a central angle of 14 degrees 13 minutes 23 seconds, a radius of 300.62 feet and a chord that bears South 89 degrees 41 minutes 52 seconds East a distance of 74.43 feet;

THENCE: Along said curve and said South line an arc distance of 74.63 feet to a 1/2" iron rod set at the point of reverse curve to the left having a central angle of 26 degrees 28 minutes 47 seconds, a radius of 584.81 feet and a chord that bears North 84 degrees 10 minutes 26 seconds East a distance of 267.88 feet;

THENCE: Along said curve and said south line an arc distance of 270.27 feet to a 1/2" iron rod set for a corner;

THENCE: Leaving said South line and traversing said 165.635 acre tract and said 19.233 acre tract, all to 1/2" iron rods set for corners, as follows:

South 52 degrees 50 minutes 37 seconds East a distance of 24.20 feet;

South 02 degrees 52 minutes 30 seconds West a distance of 63.57 feet;

South 22 degrees 25 minutes 01 seconds East a distance of 624.65 feet;

South 20 degrees 42 minutes 14 seconds East a distance of 739.29 feet;

South 64 degrees 25 minutes 47 seconds East a distance of 113.41 feet to a 1/2" iron rod found at the Southwest corner of said Lot 27;

and South 67 degrees 49 minutes 50 seconds East along the south line of said Lot 27 a distance of 130.00 feet to the POINT OF BEGINNING and containing 21.706 acres of land, more or less.

TRACT III, PARCEL D:

ALL Lots in THE SHORES PHASE THREE, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 99 of the Plat Records of Rockwall County, Texas. SAVE AND EXCEPT Lot 3, Block A, Lots 8, 9, 15, 17, 18 and 19, Block B and Lots 1, 4, 5 thru 7, 10, 13, 14, 16, 17, 18, 19, 20 thru 27, Block C of The Shores Phase Three, an Addition to the City of Rockwall, Rockwall County, Texas.

TRACT III, PARCEL E:

Being a tract of land situated in the Nathan Butler Survey, Abstract No. 21 and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being more particularly described as follows:

BEING a part of that 166.635 acre tract of land described as Tract III, in Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the South line of North Lakeshore Drive, a 100-foot ROW with the Northerly East line of said 166.635 acre tract;

THENCE: South 00 degrees 11 minutes 46 seconds East a distance of 129.42 feet to a 1/2" iron rod found for a corner at a fence corner post;

THENCE: South 61 degrees 25 minutes 55 seconds East a distance of 141.06 feet along an old fence line to a fence corner post for a corner at the Northeast base of which is a 1/2" iron rod set;

THENCE: South 89 degrees 31 minutes 24 seconds East a distance of 229.10 feet along a fence line to a 1/2" iron rod found for a corner on the South side of a fence corner post;

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THENCE: South 00 degrees 49 minutes 23 seconds East a distance of 279.38 feet along a fence line to a 1/2" iron rod found for a corner at a fence corner post;

THENCE: South 00 degrees 19 minutes 31 seconds East along a fence line passing a fence corner post at a distance of 768.4 feet and continuing a total distance of 790.63 feet to a 1/2" iron rod set for a corner in the approximate centerline of a County Road known as Alamo, a R.O.W. established by prescription; said point being the Southeast corner of said 166.635 acre tract;

THENCE: Along the approximate center of said Road and the South lines of said 166.635 acre tract, all to 1/2" iron rods set for corners as follows:

North 64 degrees 24 minutes 42 seconds West a distance of 383.27 feet;

North 56 degrees 56 minutes 29 seconds West a distance of 465.30 feet;

and North 43 degrees 32 minutes 27 seconds West a distance of 88.95 feet to a 1/2" iron rod set for a corner at the intersection of said Road and a branch, an unnamed tributary to an unnamed tributary of Lake Ray Hubbard;

THENCE: Up said branch in a Northeasterly direction as follows:

North 44 degrees 51 minutes 38 seconds East a distance of 145.74 feet to a 1/2" iron rod found for a corner;

and North 12 degrees 46 minutes 04 seconds East a distance of 188.42 feet to a 1/2" iron rod found for a corner on the Eastward extension of the approximate centerline of the previously mentioned Alamo Road;

THENCE: South 89 degrees 02 minutes 36 seconds West a distance of 416.96 feet to a 1/2" iron rod found for a corner at the intersection of said extended centerline with the Southeasterly line of the previously mentioned North Lakeshore Drive, said point being on an intersecting curve to the right having a central angle of 73 degrees 02 minutes 30 seconds, a radius of 550.00 feet and a chord that bears North 44 degrees 06 minutes 36 seconds East a distance of 654.63 feet;

THENCE: Along said curve and with said Southerly line an arc distance of 701.15 feet to a 1/2" iron rod found for a corner;

THENCE: North 81 degrees 07 minutes 21 seconds East a distance of 250.80 feet continuing with the Southerly line of North Lakeshore Drive to the Point of Beginning and containing 18.306 acres of land, more or less.

TRACT IV:

BEING a tract of land situated in the Thomas Dean Survey, Abstract No. 69, and the Samuel King Survey, Abstract No. 131, Rockwall County, Texas, and being all of that 121.267 acre tract of land described as Tract IV conveyed to The Shores Country Club, Inc., as recorded in Volume 547, Page 101, Deed Records, Rockwall

County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the Southeast corner of said 121.267 acre tract and on the Northerly line of Lot 5, Block M, of the Shores, Phase One, an Addition to the City of Rockwall, recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas;

THENCE: North 90 degrees 00 minutes 00 seconds West a distance of 497.52 feet along the North line of Block M to a 1/2" iron rod found at the point of curvature of a circular curve to the left having a central angle of 00 degrees 53 minutes 03 seconds, a radius of 697.55 feet, and a chord that bears South 89 degrees 33 minutes 29 seconds West a distance of 10.76 feet;

THENCE: Along said curve an arc distance of 10.76 feet to a 1/2" iron rod found for a corner on the East line of Hidden Valley, a 50 foot wide right-of-way;

THENCE: North 00 degrees 00 minutes 00 seconds East 20.00 feet along said East line to a 1/2" iron rod found for a corner at the Northeast corner of Hidden Valley, said iron rod being on a circular curve to the left having a central angle of 59 degrees 37 minutes 31 seconds, a radius of 717.55 feet, and a chord that bears South 59 degrees 19 minutes 40 seconds West a distance of 713.48 feet;

THENCE: Along the North end of Hidden Valley and then the North and Northwest lines of a 20 foot wide alley and the Northwest lines of said Addition as follows:
Along said curve an arc distance of 746.72 feet to a 1/2" iron rod found for a corner;
South 29 degrees 30 minutes 56 seconds West a distance of 531.27 feet to a 1/2" iron rod found for a corner at the point of curvature of a circular curve to the right having a central angle of 36 degrees 07 minutes 23 seconds, a radius of 558.16 feet, and a chord that bears South 47 degrees 34 minutes 38 seconds West a distance of 346.10 feet;
Along said curve an arc distance of 351.90 feet to a 1/2" iron rod found for a corner on the Northeast line of Shores Blvd., a 60 foot wide right-of-way;

THENCE: North 24 degrees 21 minutes 41 seconds West a distance of 365.00 feet along said Northeast line to a 1/2" iron rod found for a corner at the North corner of Shores Blvd.;

THENCE: Along the Northerly end of Shores Blvd. and then the northerly lines of a 20 foot wide alley and the northerly lines of said Addition as follows:
South 65 degrees 38 minutes 19 seconds West a distance of 75.00 feet to a 1/2" iron rod found for a corner at the point of curvature of a circular curve to the left having a central angle of 30 degrees 57 minutes 14 seconds, a radius of 555.00 feet, and a chord that bears South 50 degrees 09 minutes 42 seconds West a distance of 296.20 feet;
Along said curve an arc distance of 299.84 feet to a 1/2" iron rod found for a corner at the point of reverse curvature of a circular

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curve to the right having a central angle of 87 degrees 26 minutes 54 seconds, a radius of 50.00 feet, and a chord that bears South 78 degrees 24 minutes 32 seconds West a distance of 69.12 feet; Along said curve an arc distance of 76.31 feet to a 1/2" iron rod found for a corner at the point of reverse curvature of a circular curve to the left having a central angle of 20 degrees 47 minutes 27 seconds, a radius of 889.89 feet, and a chord that bears North 68 degrees 15 minutes 44 seconds West a distance of 321.14 feet; Along said curve an arc distance of 322.91 feet to a 1/2" iron rod found for a corner on the most Southerly North line of said 121.267 acre tract and on the South line of that 31.973 acre tract of land conveyed to The Shores Country Club, Inc., as recorded in Volume 556, Page 54, of the Deed Records, Rockwall County, Texas;

THENCE: North 89 degrees 10 minutes 19 seconds East a distance of 314.12 feet along said line to a 1/2" iron rod found for a corner at the Southeast corner of said 31.973 acre tract and a corner of said 121.267 acre tract;

THENCE: North 07 degrees 14 minutes 19 seconds West along the East line of said 31.973 acre tract and the most Southerly West line of said 121.267 acre tract 1748.98 feet to a 1/2" iron rod found for the Northeast corner of said 31.973 acre tract and the most Westerly Northwest corner of said 121.267 acre tract and on the South line of that 67.296 acre tract conveyed to Coper Hill Corp., as recorded in Volume 878, Page 248 of the Deed Records of Rockwall County, Texas;

THENCE: North 89 degrees 31 minutes 49 seconds East a distance of 1044.04 feet along the South line of said 67.296 acre tract and the most Westerly North line of said 121.267 acre tract to a 1/2" iron rod found for the Southeast corner of said 67.296 acre tract and an "ell" corner of said 121.267 acre tract;

THENCE: North 00 degrees 25 minutes 47 seconds East along the East line of said 67.296 acre tract and the East line of the David Hodgdon tract described in deed recorded in Volume 132, Page 605, Deed Records, Rockwall County, Texas, and along the most Northerly West line of said 121.267 acre tract, passing at 1688.04 feet a 1/2" iron rod found at a fence corner post and continuing a total distance of 1703.12 feet to a 1/2" iron rod set in the center of Dalton Road at the Northeast corner of said Hodgdon tract and the Northwest corner of said 121.267 acre tract;

THENCE: South 89 degrees 35 minutes 31 minutes East with Dalton Road, passing at 334.54 feet and 40.00 feet South of a 1/2" iron rod found at the Southwest corner of Lot 1, Block C, of Heritage Heights Addition, an addition to the County of Rockwall, recorded in Slide A, Page 112, Plat Records, Rockwall County, Texas, and passing at 1311.21 feet and 40.00 feet South of a 1/2" iron rod found at the Southeast corner of Lot 4, Block A, of said Heritage Heights Addition and continuing a total distance of 1312.36 feet to a 1/2" iron rod set at the Northeast corner of said 121.267 acre tract;

THENCE: South 0 degrees 11 minutes 29 seconds West passing at 21.28 feet a 1/2" iron rod found at a fence corner post and

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continuing a total distance of 1437.24 feet along the East line of said 121.267 acre tract to a 1/2" iron rod found for a corner;

THENCE: South 00 degrees 18 minutes 56 seconds West a distance of 1181.67 feet continuing along the East line of said 121.267 acre tract to the POINT OF BEGINNING and containing 121.267 acres of land, more or less.

TRACT V:

BEING a tract of land situated in the Thomas Dean Survey, Abstract No. 69, Rockwall County, Texas, and being all of that 31.973 acre tract of land known as Tract I conveyed to The Shores Country Club, Inc., by Deed recorded in Volume 556, Page 54, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the Southeast corner of said Tract I and the most Southerly "ell" corner of that 121.267 acre tract of land described as Tract IV conveyed to The Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas;

THENCE: South 89 degrees 10 minutes 19 seconds West a distance of 314.12 feet with the South line of said Tract I and the most Westerly line of said Tract IV to a 1/2" iron rod found for a corner on the North line of a 20 foot alley and the North line of The Shores, Phase One, an addition to the City of Rockwall recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas, said iron rod being on a curve to the left having a central angle of 12 degrees 10 minutes 13 seconds, a radius of 889.89 feet, and a chord that bears North 84 degrees 44 minutes 33 seconds West a distance of 188.67 feet;

THENCE: Along the North lines of said Alley and said Addition as follows:

Along said curve an arc distance of 189.02 feet to a 1/2" iron rod set for a corner;

South 89 degrees 10 minutes 19 seconds West a distance of 107.69 feet to a 1/2" iron rod set for a corner;

and South 00 degrees 49 minutes 41 seconds East a distance of 20.00 feet to a cross cut in concrete for a corner at the Northeast of Lot 34, Block A, of said Addition;

THENCE: South 89 degrees 10 minutes 19 seconds West a distance of 288.72 feet continuing with the North line of said Addition to a 1/2" iron rod set for the Northwest corner of said Addition and the Southwest corner of said Tract I, said iron rod being on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE: Along said Take Line and the West lines of said Tract I as follows:

North 0 degrees 14 minutes 23 seconds East, passing at 15.71 feet a concrete monument found marked CC56-1 and continuing a total distance of 59.92 feet to a concrete monument marked CC56-2 found for a corner;

Exhibit "A" - Page 14

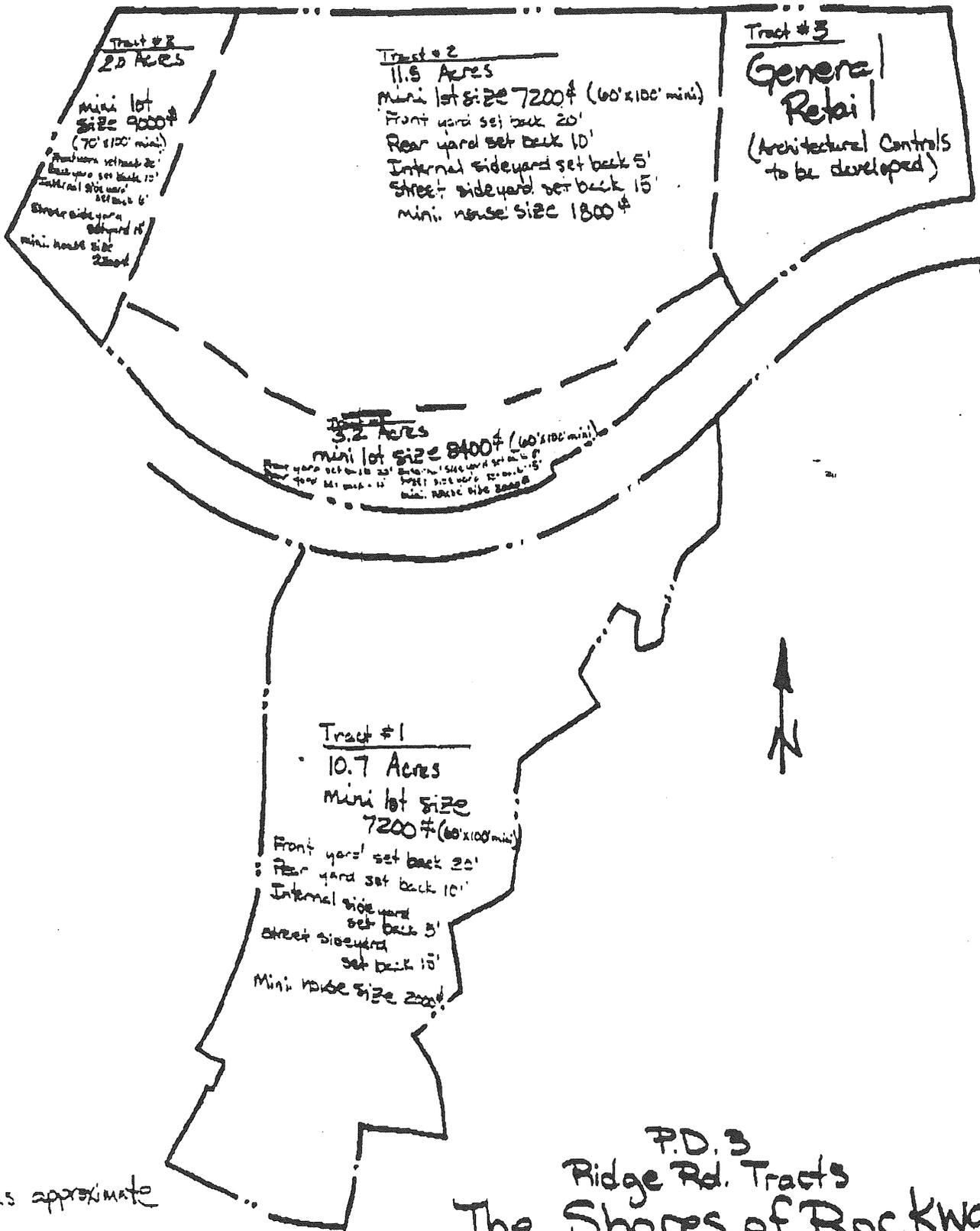
North 13 degrees 25 minutes 24 seconds West a distance of 275.70 feet to a concrete monument marked CC56-3 found for a corner; North 02 degrees 09 minutes 47 seconds East a distance of 330.23 feet to a concrete monument marked CC56-4 found for a corner; North 9 degrees 57 minutes 50 seconds East a distance of 354.66 feet to a concrete monument marked CC56-5 found for a corner; and North 00 degrees 23 minutes 13 seconds East a distance of 738.36 feet to a concrete monument marked CC56-6 and CC58-1 found at a fence corner for the northwest corner of said Tract I;

THENCE: North 89 degrees 48 minutes 06 seconds East a distance of 662.61 feet with the North line of said Tract I to a 1/2" iron rod found for the Northeast corner of said tract and the most Westerly Northwest corner of the previously mentioned 121.267 acre Tract IV;

THENCE: South 07 degrees 14 minutes 19 seconds East a distance of 1748.98 feet with the East line of said Tract I and the West line of said Tract IV to the POINT OF BEGINNING and containing 31.973 acres of land, more or less.

EXHIBIT "B"

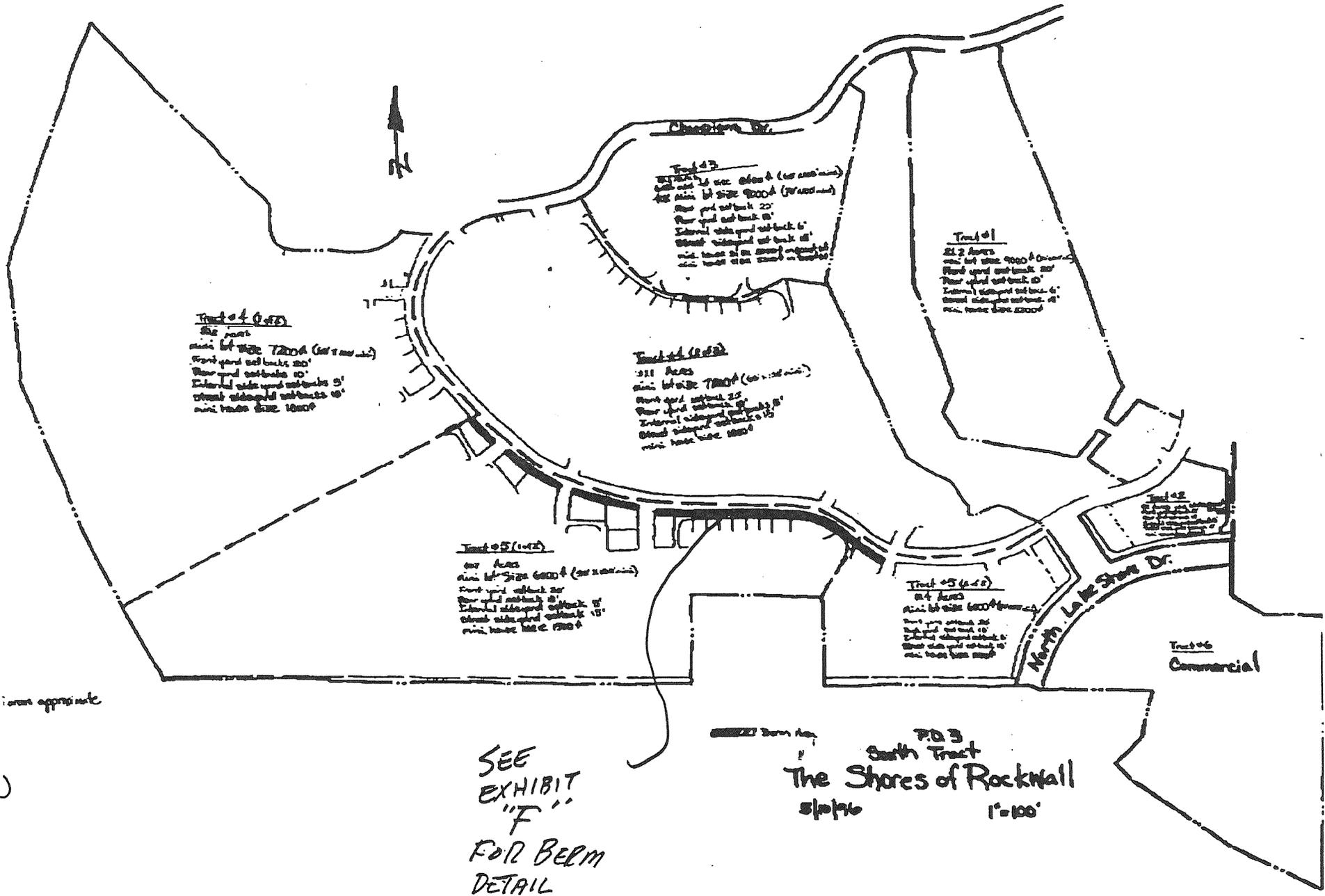
Tract Maps Showing Acreage, Locations of Tracts, Etc. (4 Maps)



All areas approximate

P.D. 3
Ridge Rd. Tracts
The Shores of Rockwall
1" = 100' 5/10/96

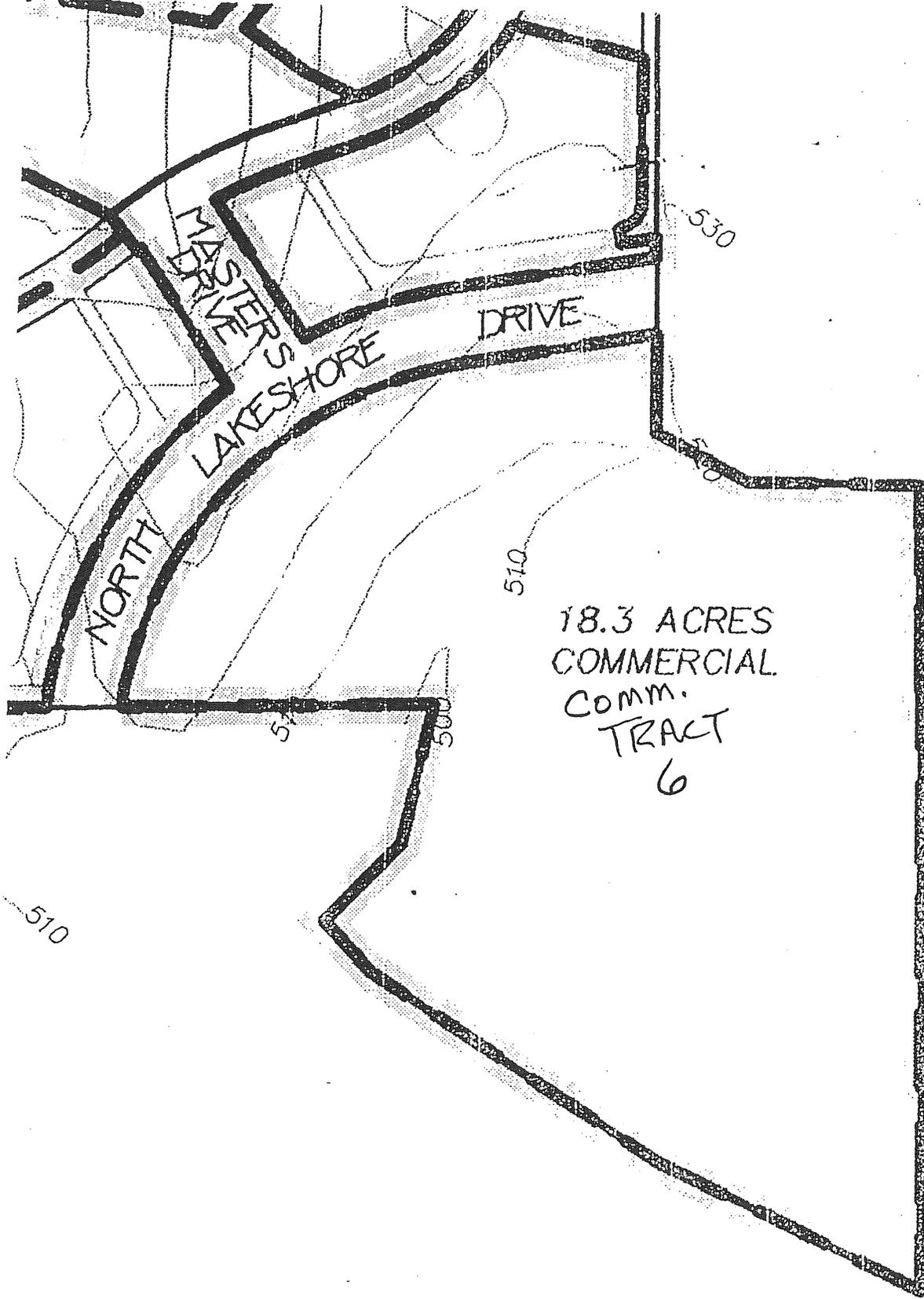
Pg 1 of 4



Area approximate

FD 2 OF 4

24



18.3 ACRES
COMMERCIAL
COMM.
TRACT
6

EXHIBIT "C"

Revised Area Requirements (17 pages)

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #1(10.7 +/- Acres)
Ridge Road Tract

Minimum Lot Area	7,200 Sq. ft.
Average Minimum Lot Area for Tract 1	8,500 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,000 Sq. ft.
Minimum Lot Frontage	60 Feet on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #2 (3.2+/- Acres)
Ridge Road Tract

Minimum Lot Area	8,400 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,000 Sq. ft.
Minimum Lot Frontage	60 Feet on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-10 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 2 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #2 (11.8 +/- Acres)
Ridge Road Tract

Minimum Lot Area	7,200 Sq. ft.
Average Minimum Lot Size for Tract 2	8,500 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,800 Sq. ft.
Minimum Lot Frontage	60 Feet on A Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 3 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #2 (2.0 +/- Acres)
Ridge Road Tract

Minimum Lot Area	9,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,200 Sq. ft.
Minimum Lot Frontage	70 Feet
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	6 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-10 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

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ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #4 (1 of 2) (50.2 +/- Acres)
South Tract

Minimum Lot Area	7,200 Sq. ft.
Average Minimum Lot Area for Tract 4	8,500 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,800 Sq. ft.
Minimum Lot Frontage	60 ft on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

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ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #4 (2 of 2) (37.1 +/- Acres)
South Tract

Minimum Lot Area	7,200 Sq. ft.
Average Minimum Lot Area for Tract 4	8,500 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,800 Sq. ft.
Minimum Lot Frontage	60 Ft on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

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ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #5 (1 of 2) (40.7 +/- Acres)
South Tract

Minimum Lot Area	6,000 Sq. ft.
Average Minimum Lot Area for Tract 5	7,200 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,500 Sq. ft.
Minimum Lot Frontage	50 ft on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	50%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

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ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #5 (2 of 2) (10.4 +/- Acres)
South Tract

Minimum Lot Area	6,000 Sq. ft.
Average Minimum Lot Area for Tract 5	7,200 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,500 Sq. ft.
Minimum Lot Frontage	50 ft on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	50%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #3 (1 of 2) (4.4 +/- Acres)

Tract #3 (2 of 2) 8.0 +/- Acres)

North Tract

Minimum Lot Area	8,400 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,000 Sq. ft.
Minimum Lot Frontage	60 ft on a Public Street
Minimum Lot Depth	100 Ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-10 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 9 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #4 (1 of 2) (4.6 +/- Acres)
Tract #4(2 of 2) (7.7 +/- Acres)
North Tract

Minimum Lot Area	9,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,200 Sq. ft.
Minimum Lot Frontage	70 ft on a Public Street
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard* (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-10 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #5 (15.9 +/- Acres)
North Tract

Minimum Lot Area	7,200 Sq. ft.
Average Minimum Lot Area for Tract 5	10,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,600 Sq. ft.
Minimum Lot Frontage	60 ft on a Public Street
Minimum Lot Depth	100 Ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 11 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #6 (39.2 +/- Acres)
North Tract

Minimum Lot Area	7,200 Sq. ft.
Average Min. Lot Area for Tracts 6 &7 (2 Tracts)	8,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,800 Sq. ft.
Minimum Lot Frontage	60 ft on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #7 (1 of 2) (15.8 +/- Acres)
Tract #7 (2 of 2) (19.2 +/- Acres)
North Tract

Minimum Lot Area	7,200 Sq. ft.
Average Min. Lot Area for Tract 6 and 7(2 Tracts)	8,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,800 Sq. ft.
Minimum Lot Frontage	60 Feet on A Public Street
Minimum Lot Depth	100 ft
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 13 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #8 (1 of 2) (8.3 +/- Acres)
North Tract

Minimum Lot Area	6,000 Sq. ft.
Average Minimum Lot Area for Tract 8	7,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,500 Sq. ft.
Minimum Lot Frontage	50 ft on a Public Street
Minimum Lot Depth	100 Ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	50%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

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ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #8 (2 of 2) (30.6 +/- Acres)
North Tract

Minimum Lot Area	6,000 Sq. ft.
Average Minimum Lot Area for Tract 8	7,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,500 Sq. ft.
Minimum Lot Frontage	50 ft on a Public Street
Minimum Lot Depth	100 Ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	50%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

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ORDINANCE NO. _____

EXHIBIT "C"
AREA REQUIREMENTS
PD-3 (The Shores)

Tract # 1 (21.2 +/- Acres)
Tract # 2 (3.1 +/- Acres)
SOUTH TRACT

Minimum Lot Area	9,000 Sq. ft.
Average Minimum Lot Area for Tracts 1 & 2	10,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,200 Sq. ft. -
Minimum Lot Frontage	70 ft on a Pubic Street
Minimum Lot Depth	100 Ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	6 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-10 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

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44

ORDINANCE NO. _____
EXHIBIT "C"
AREA REQUIREMENTS
PD-3 (The Shores)

Tract # 3 (13.1 +/- Acres)
SOUTH TRACT

Minimum Lot Area 60% of Tract 3	8,400 Sq. ft.
Minimum Lot Area 40% of Tract 3	9,000 Sq. ft.
Average Minimum Lot Area for Tract 3	10,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,000 Sq. ft. (8,400 Sq. ft) 2,200 Sq. ft. (9,000 Sq.ft)
Minimum Lot Frontage (8400) (9000)	60 ft on a Public Street 70 ft on a Pubic Street
Minimum Lot Depth	100 Ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-10 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Exhibit "G"
Uses For General Retail Tract 3

Permitted Uses:

1. Any retail businesses, personal services, professional service, or business service conducted within a completely enclosed building, except the following: lumberyards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing or storage.
2. Banks, including drive through facilities.
3. Planned shopping centers of less than 10 acres and neighborhood convenience centers.
4. Office buildings.
5. Paved parking lots, not including commercial parking lots.
6. Other uses similar to the above.
7. Telephons, telegraph, television, radio or similar media stations, centers, studios, but not including public microwave, radio, and television towers.
8. Institutional uses.
9. Municipally owned or controlled facilities, utilities, and uses.
10. Restaurants, including accessory outdoor seating, without drive-in or drive-through facilities.
11. Retail outlets where gasoline products are sold as an accessory use limited to 2 dispensers which can service no more than 4 vehicles at one time.
12. An accessory use customarily related to a principal use authorized in this district.

13. Temporary indoor and outdoor fund raising events sponsored by nonprofit organizations with permit and approval of the Building Official.
14. Temporary on-site construction offices limited to the period of construction upon approval of the Building Official.

Conditional Uses: (Require Conditional Use Permits)

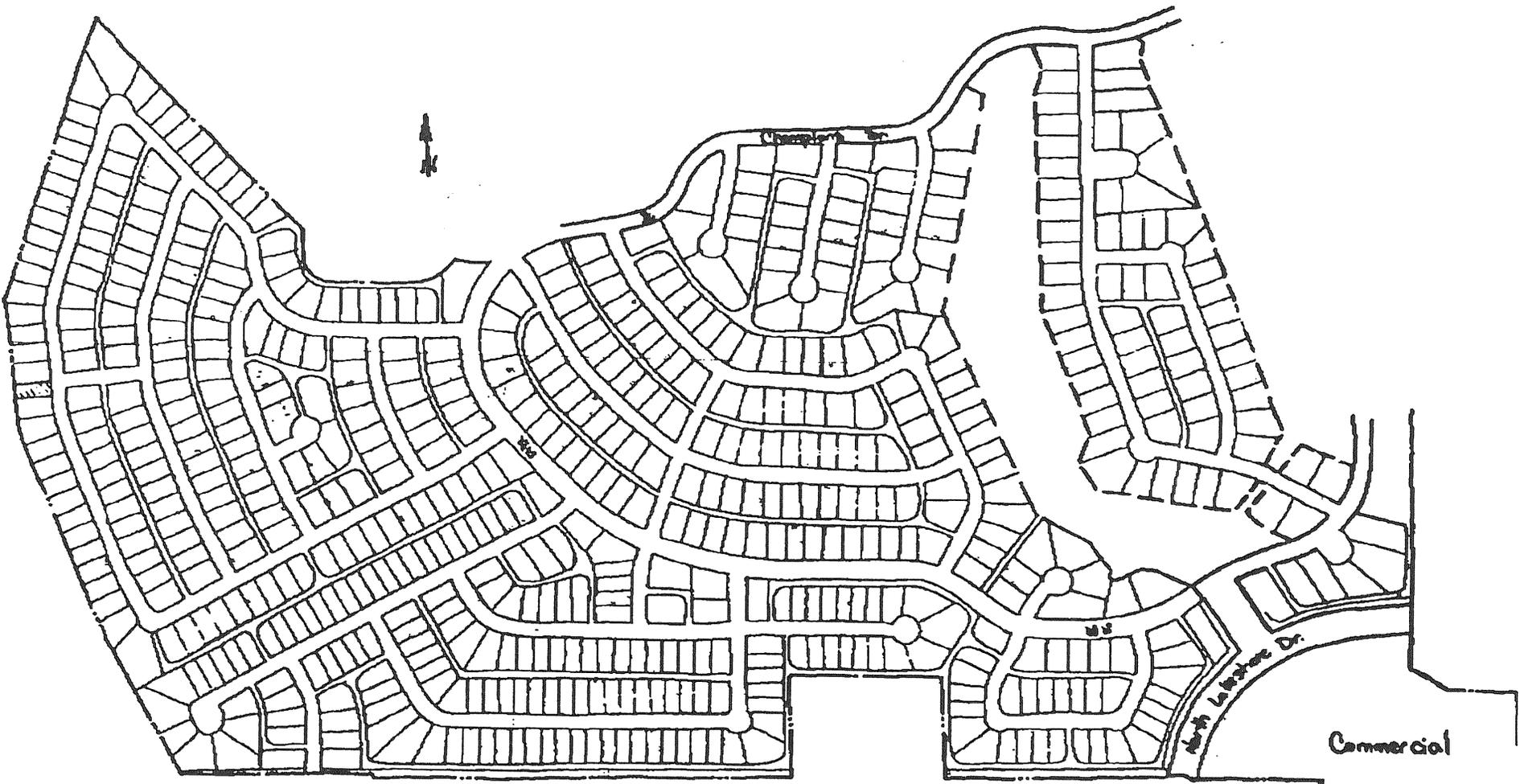
1. A mobile home on an unsubdivided tract of five acres or more used as a construction office.
2. Automotive repair, as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building.
3. Funeral Homes.
4. Non-open bay car wash.
5. Facilities for railroads or those utilities holding a franchise under the City of Rockwall not allowed as permitted uses.
6. Semi-public uses.
7. Commercial amusements, as defined herein, including amusement parks, circus or carnival grounds, recreation developments, or tents for other amusements, in accordance with all other applicable ordinances, and more than 300 feet from residentially zoned land unless such setback is reduced or waived by the Planning and Zoning Commission and City Council. Temporary uses not exceeding 14 days meeting all other requirements of the City may be permitted by the Building Official. (Ord. 88-32)
8. Drive-through window as an accessory to a restaurant.
9. Private club as an accessory to a general restaurant.
10. New buildings with over 5,000 square feet of floor area, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials.
11. Buildings with less than 90% masonry exterior walls.
12. Any structure over 36 feet in height.
13. Veterinary clinics for treatment of small animals, with no outdoor pens or runs. (Ord. 90-5)

14. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.

Pg 3 of 3

EXHIBIT "D"

Street Layouts (3 Maps)

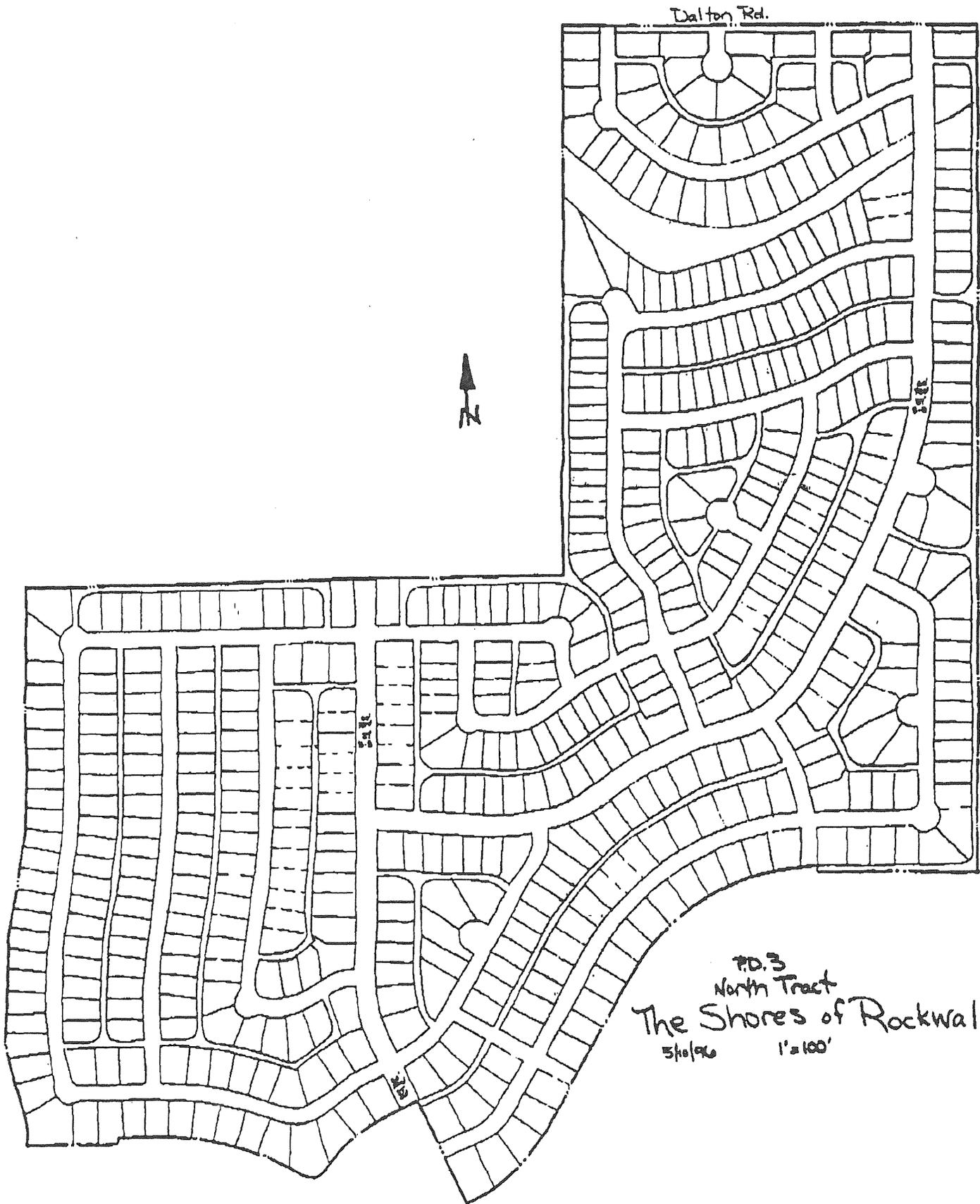


South Tract
 The Shores of Rockwall
 scale 1/8" = 100'

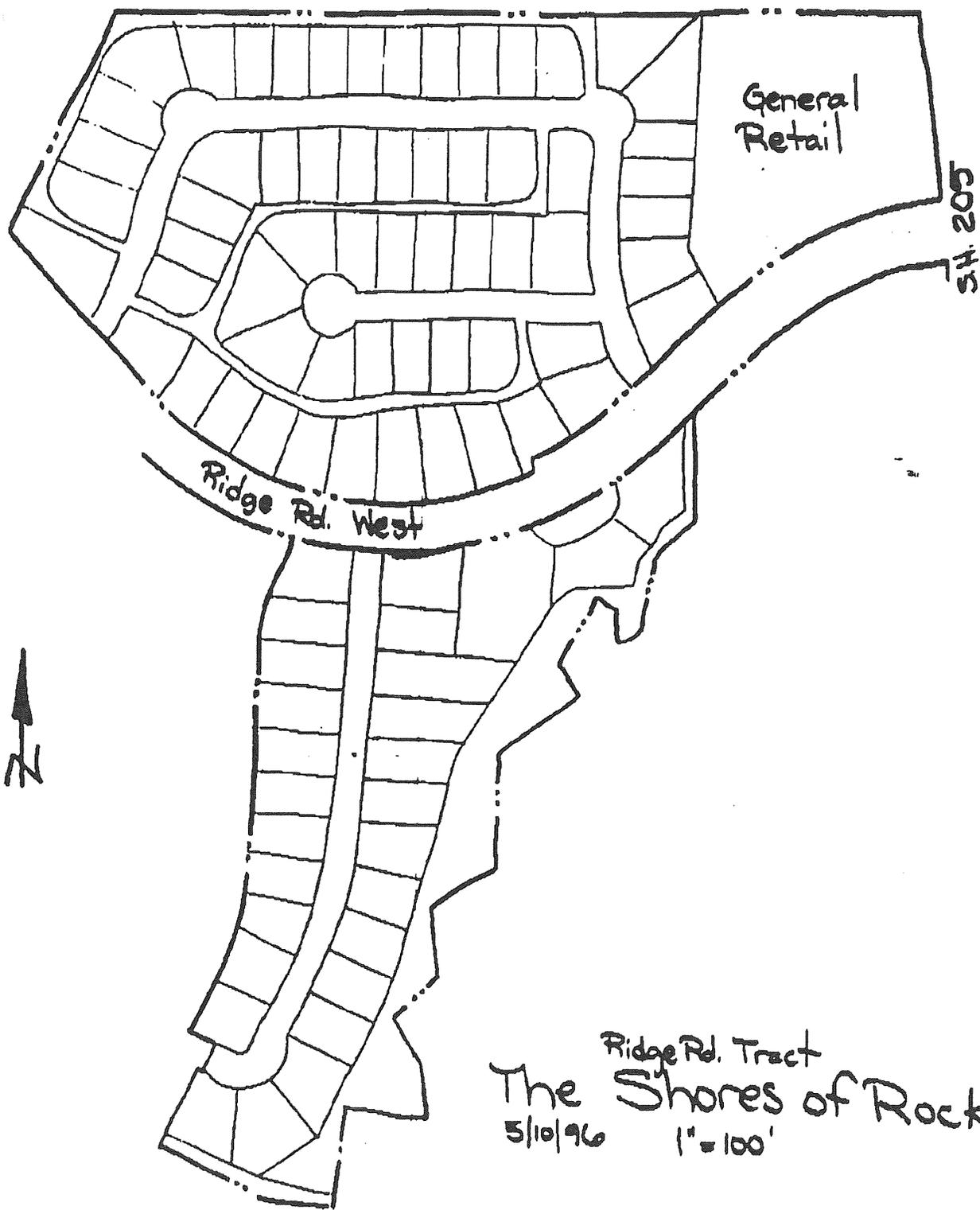
Commercial

North Lakeside Dr.

Fig 1 of 3



PD.3
 North Tract
 The Shores of Rockwall
 5/10/96 1"=100'



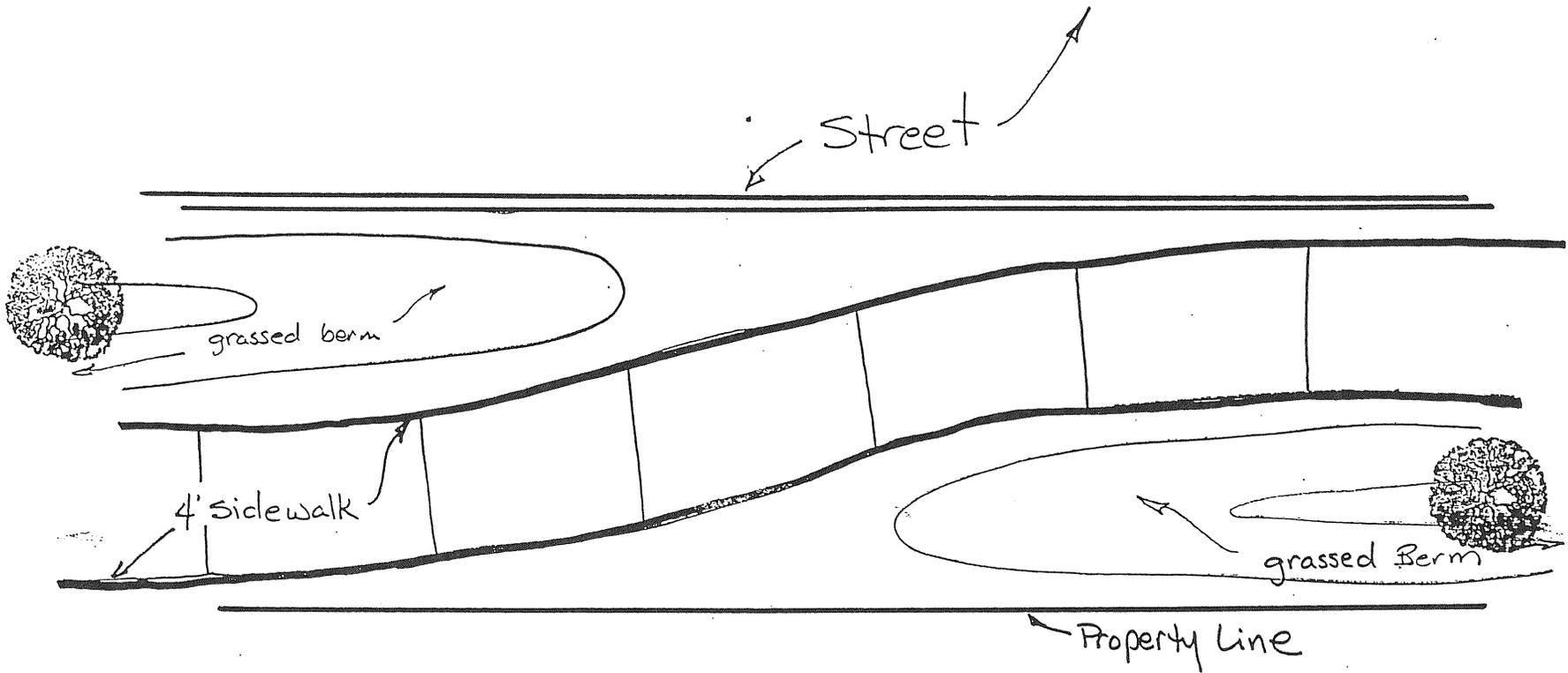
Ridge Rd. Tract
 The Shores of Rockwall
 5/10/96 1" = 100'

EXHIBIT "E"

Village Entry Features

EXHIBIT "F"

Berm Detail For Southern Section Tract 5



Bermed Parkway
The Shores of Rockwall

Exhibit "G"
Uses For General Retail Tract 3

Permitted Uses:

1. Any retail businesses, personal services, professional service, or business service conducted within a completely enclosed building, except the following: lumberyards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing or storage.
2. Banks, including drive through facilities.
3. Planned shopping centers of less than 10 acres and neighborhood convenience centers.
4. Office buildings.
5. Paved parking lots, not including commercial parking lots.
6. Other uses similar to the above.
7. Telephone, telegraph, television, radio or similar media stations, centers, studios, but not including public microwave, radio, and television towers.
8. Institutional uses.
9. Municipally owned or controlled facilities, utilities, and uses.
10. Restaurants, including accessory outdoor seating, without drive-in or drive-through facilities.
11. Retail outlets where gasoline products are sold as an accessory use limited to 2 dispensers which can service no more than 4 vehicles at one time.
12. An accessory use customarily related to a principal use authorized in this district.

13. Temporary indoor and outdoor fund raising events sponsored by nonprofit organizations with permit and approval of the Building Official.
14. Temporary on-site construction offices limited to the period of construction upon approval of the Building Official.

Conditional Uses: (Require Conditional Use Permits)

1. A mobile home on an unsubdivided tract of five acres or more used as a construction office.
2. Automotive repair, as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building.
3. Funeral Homes.
4. Non-open bay car wash.
5. Facilities for railroads or those utilities holding a franchise under the City of Rockwall not allowed as permitted uses.
6. Semi-public uses.
7. Commercial amusements, as defined herein, including amusement parks, circus or carnival grounds, recreation developments, or tents for other amusements, in accordance with all other applicable ordinances, and more than 300 feet from residentially zoned land unless such setback is reduced or waived by the Planning and Zoning Commission and City Council. Temporary uses not exceeding 14 days meeting all other requirements of the City may be permitted by the Building Official. (Ord. 88-32)
8. Drive-through window as an accessory to a restaurant.
9. Private club as an accessory to a general restaurant.
10. New buildings with over 5,000 square feet of floor area, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials.
11. Buildings with less than 90% masonry exterior walls.
12. Any structure over 36 feet in height.
13. Veterinary clinics for treatment of small animals, with no outdoor pens or runs. (Ord. 90-5)

14. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.

CITY OF ROCKWALL

ORDINANCE NO. 11-44

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN "URBAN FARM" WITHIN (PD-3) PLANNED DEVELOPMENT NO. 3 DISTRICT, ON A 13.3-ACRE TRACT OF LAND KNOWN AS TRACT 11-3, ABSTRACT 21, N. BUTLER SURVEY AND TRACT 11-3, ABSTRACT 98, A. HANNA SURVEY, AND MORE SPECIFICALLY SHOWN IN EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a Specific Use Permit for an "Urban Farm" within the (PD-3) Planned Development No. 3 district has been requested by Chris and Jill Blase for a proposed blueberry and pumpkin farm on a 13.3-acre tract of land known as Tract 11-3, Abstract 21, N. Butler Survey and Tract 11-3, Abstract 98, A. Hanna Survey, and more specifically described in Exhibit "A"; 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 Unified Development Code 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 Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit for an "Urban Farm" within the (PD-3) Planned Development No. 3 district, for a proposed blueberry and pumpkin farm on a 13.3-acre tract of land known as Tract 11-3, Abstract 21, N. Butler Survey and Tract 11-3, Abstract 98, A. Hanna Survey, and more specifically described in Exhibit "A"; and

Section 2. That the Specific Use Permit shall be subject to the conditions set forth in **Ordinance No. 96-23** (i.e. PD-3) and **Article V, Section 4.5, Commercial District** of the City of Rockwall Unified Development Code (Ord. No. 04-38), as heretofore amended and as may be amended in the future, and shall be subject to the additional following additions:

1. The urban farm use shall comply with the definitions and standards of "urban agriculture - urban farm" set out in Article IV of the Unified Development Code, except as otherwise noted in this ordinance.
2. The urban farm shall comply with the site plan attached hereto as Exhibit "A."

3. A parking plan shall be submitted and approved by staff prior to public use of the farm.
4. Retail sales and all other public use of the farm shall be limited to 7am and 7pm; however, permission for special events outside of these times (e.g. Halloween-themed "Haunted Forest" hayride) may be granted on a case-by-case basis by the City Manager and/or his/her designee.
5. Animals shall not be kept on the premises on a permanent basis, and the petting zoo shall operate only in conjunction with the seasonal sales of farm products. Furthermore, the petting zoo may also be operate in conjunction with "one-day" special events (e.g. children's birthday party) outside of the typical period(s) for seasonal sales of farm products, in which case the animals shall not be kept overnight.
6. Other activities such as hayrides and farm train shall be operated in the areas shown on the site plan.
7. One (1) temporary, 4-ft x 8-ft wooden sign shall be allowed in conjunction with the seasonal sales of farm products.
8. The SUP shall allow for one, 16'x20' building as shown on the site plan (Exhibit A). Any additional building(s) shall require an amendment to the SUP, and may require compliance with other development-related ordinances of the City of Rockwall including, but not limited to, the following:
 - a. Platting of the property, including the dedication of the remainder of East Fork Drive.
 - b. Construction and/or escrow of proportionate share of East Fork Drive, sidewalks, utility lines, etc.
 - c. Adherence to all engineering and fire department requirements such as paving, drainage/detention, fire lane(s) and hydrant(s), etc.
9. The City Council reserves the right to future review of this Specific Use Permit for compliance with all conditions of approval and any other changed conditions that may occur on this property that would affect the Specific Use Permit as granted.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. 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 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 Unified Development Code No. 04-38 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 this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 7th day of November, 2011.



David Sweet, Mayor

ATTEST:



Kristy Ashberry, City Secretary



APPROVED AS TO FORM:



Pete Eckert, City Attorney

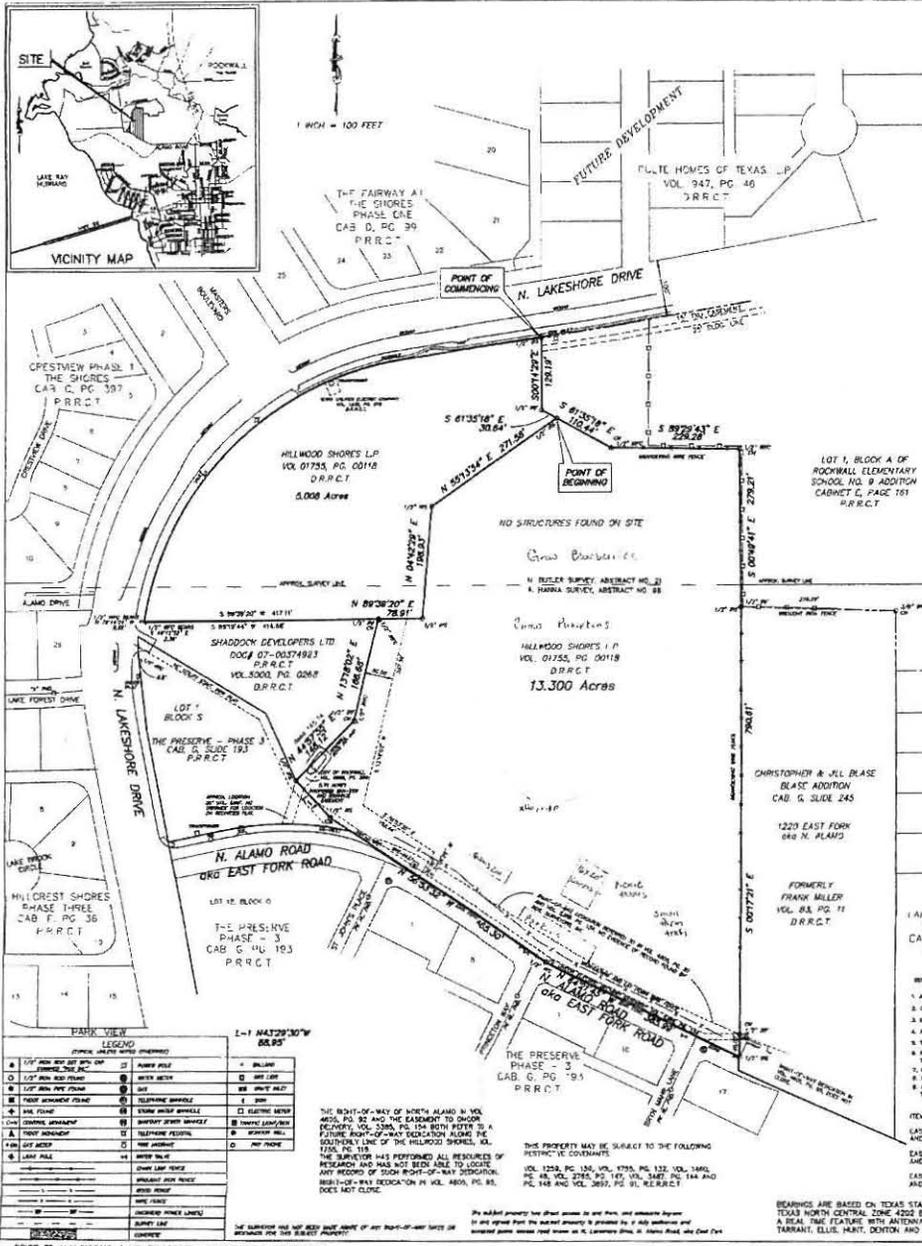
1st Reading: 10-17-11

2nd Reading: 11-07-11

EXHIBIT "A" Ord. # 11-44

Blase Family Farm

Site Plan & Legal Description



PROPERTY DESCRIPTION
13,300 ACRES

BEING A 13,300 ACRE TRACT OF LAND SITUATED IN THE NATHAN BUTLER SURVEY, ABSTRACT NO. 21, AND THE A HANNA SURVEY ABSTRACT NO. 28, IN THE COUNTY OF ROCKWALL, TEXAS, AND BEING A PORTION OF A TRACT CERTAIN 18,310 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO HILLWOOD SHORES, L.P., RECORDED IN VOLUME 1735, PAGE 118, DEED RECORDS ROCKWALL COUNTY, TEXAS (D.P.R.C.T.), SAID 13,300 ACRE TRACT BEING MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "RDS, INC." SET FOR THE EASTERLY NORTHEAST CORNER OF SAID TRACT 2, BEING IN THE SOUTH RIGHT-OF-WAY LINE OF LAKESHORE DRIVE, RECORDED IN CABINET C, PAGE 89, PLAT RECORDS ROCKWALL COUNTY, TEXAS (P.R.C.T.), ALSO BEING IN THE COMMON WEST LINE OF THE FINAL PLAT OF ROCKWALL ELEMENTARY SCHOOL NO. 9, AN ADDITION TO THE CITY OF ROCKWALL, RECORDED IN CABINET C, PAGE 181, P.R.C.T.;

THENCE S 00°14'29" E, ALONG THE EAST LINE OF SAID TRACT 2, AND THE COMMON WEST LINE OF SAID ROCKWALL ELEMENTARY SCHOOL, A DISTANCE OF 129.19 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND;

THENCE S 81°35'18" E, ALONG A NORTHERLY LINE OF SAID TRACT 2, AND A SOUTHERLY LINE OF SAID ROCKWALL ELEMENTARY SCHOOL, TRACT, A DISTANCE OF 30.54 FEET TO A 1/2 INCH CAPPED IRON ROD WITH CAP STAMPED "RDS, INC." SET, BEING THE POINT OF BEGINNING OF THE TRACT HEREON DESCRIBED AS FOLLOWS:

THENCE S 81°35'18" E, ALONG A NORTHERLY LINE OF SAID TRACT 2, AND A SOUTHERLY LINE OF SAID ROCKWALL ELEMENTARY SCHOOL, TRACT, A DISTANCE OF 110.44 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 80°37'01", 0.39 FEET;

THENCE S 89°29'43" E, ALONG A NORTH LINE OF SAID TRACT 2, AND A COMMON SOUTH LINE OF SAID ROCKWALL ELEMENTARY SCHOOL, TRACT, A DISTANCE OF 228.28 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND;

THENCE ALONG THE EAST LINE OF SAID TRACT 2, AND THE COMMON WEST LINE OF SAID ROCKWALL ELEMENTARY SCHOOL, TRACT, AND ALONG THE WEST LINE OF A TRACT OF LAND AS CONVEYED TO CHRISTOPHER AND JILL BLASE AS RECORDED IN CABINET G, SLIDE 245, P.R.C.T., THE FOLLOWING COURSES AND DISTANCES:

S 00°48'41" E, A DISTANCE OF 278.21 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RDS, INC." SET, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND BEARS N 85°00'28" E, 0.92 FEET;

S 02°12'21" E, A DISTANCE OF 700.81 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RDS, INC." SET, IN THE APPROXIMATE CENTERLINE OF ALAMO ROAD (A PRESCRIPTIVE RIGHT-OF-WAY), AKA, EAST FORK, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND BEARS N 00°17'21" W, 40.00 FEET;

THENCE ALONG THE SOUTH LINE OF SAID TRACT 2, THE FOLLOWING COURSES AND DISTANCES:

N 64°21'45" W, A DISTANCE OF 385.99 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RDS, INC." SET FOR CORNER;

N 50°53'02" W, A DISTANCE OF 465.30 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RDS, INC." SET FOR CORNER;

N 43°29'30" W, A DISTANCE OF 88.95 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RDS, INC." SET, BEING THE MOST SOUTHERLY CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO SHADDOCK DEVELOPERS AS RECORDED IN DOC. NO. 07-00374823 AND VOLUME 3006, PAGE 0288, SAID DEED RECORDS ALSO BEING IN THE NORTHERLY LINE OF LOT 1, BLOCK 5 OF THE PRESERVE, PHASE 3, AN ADDITION TO THE CITY OF ROCKWALL, AS RECORDED IN CABINET G, PAGE 193, SAID PLAT RECORDS;

THENCE N 44°57'55" E, ALONG THE COMMON LINE OF SAID SHADDOCK TRACT AND TRACT 2, A DISTANCE OF 146.12 FEET TO A 1/2 INCH IRON ROD FOUND FROM WHICH A 1/2 INCH IRON ROD WITH CAP BEARS S 47°27'41" E, 2.97 FEET;

THENCE N 13°18'02" E, A DISTANCE OF 188.68 FEET TO A 1/2 INCH IRON ROD FOUND, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 47°27'41" E, 2.97 FEET, SAID IRON ROD BEING THE MOST NORTHEASTERLY CORNER OF SAID SHADDOCK TRACT AND BEING AT AN ELL CORNER OF SAID TRACT 2;

THENCE N 89°39'20" E, A DISTANCE OF 78.91 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RDS, INC." SET;

THENCE N 04°42'28" E, A DISTANCE OF 126.93 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RDS, INC." SET;

THENCE N 55°12'54" E, A DISTANCE OF 271.58 FEET TO POINT OF BEGINNING, AND CONTAINING 13,300 ACRES OF LAND, MORE OR LESS.

10. RANGER TITLE COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, THE AMERICAN NATIONAL SURVEYORS CERTIFICATE

I, the undersigned, do hereby certify that I have prepared this map and the field notes upon which it is based from an on the ground survey of the land, and that the map is a true, correct and accurate representation of the evidence so found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision; except as shown, there are no visible and apparent monuments or right-of-way cut marks on the ground, and to all such monuments and regulations and other monuments that may exist. This survey shows the location of streets and roads thereby providing access to and from the subject property. Further, this professional is not a duly licensed Professional Surveyor, as defined by the Texas Professional Surveyors - Standards and Specifications for a Category 1A, Condition 1, Land Title Survey.

Dated this 16th day of APRIL, 2011

RONALD D. SMITH, SURVEYING
 P.O. BOX 1979 • FORNEY, TEXAS 75098
 (972) 564-8400 FAX (972) 564-8887

RANGER TITLE COMPANY
 G.F. NO. R110546R

11-117 BS

PROJECT NO.	DATE	PERSONS	PROPERTY DESCRIPTION
11-117BS	03/25/11	RDS	13,300 ACRES OF LAND LOCATED IN THE N. BUTLER SURVEY, ABSTRACT NO. 21
11-117BS	03/25/11	RDS	13,300 ACRES OF LAND LOCATED IN THE N. BUTLER SURVEY, ABSTRACT NO. 21
11-117BS	03/25/11	RDS	13,300 ACRES OF LAND LOCATED IN THE N. BUTLER SURVEY, ABSTRACT NO. 21

PRIOR TO ANY DIGGING, A UTILITY LOCATE COMPANY SHALL BE NOTIFIED.