



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS FM205, TX

SUBDIVISION W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 123; J.R. Johnson Survey, Ab. No. 128 BLOCK

GENERAL LOCATION At Intersection of Goliad & S. John King Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural

CURRENT USE Agricultural

PROPOSED ZONING Planned Development District

PROPOSED USE Single Family, Commercial

ACREAGE 544.89

LOTS [CURRENT]

LOTS [PROPOSED]

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3187 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Bill Lofland

APPLICANT Michael Joyce Properties

CONTACT PERSON Michael Ryan Joyce

CONTACT PERSON Ryan Joyce

ADDRESS 1 Carmarthen Ct

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 75225

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 214-693-0120

PHONE 512-965-6280

E-MAIL bill_lofland@juno.com

E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

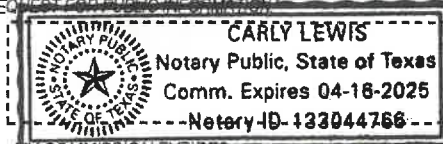
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael R Joyce [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 8373.35 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF May 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF May 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





767 Justin Rd
Rockwall, TX 75087

May 16, 2024

Mr. Ryan Miller
Director of Planning and Zoning
City of Rockwall
385 S Goliad Street
Rockwall, TX 75087

RE: Zoning Application, Lofland Tract,

Dear Mr. Miller,

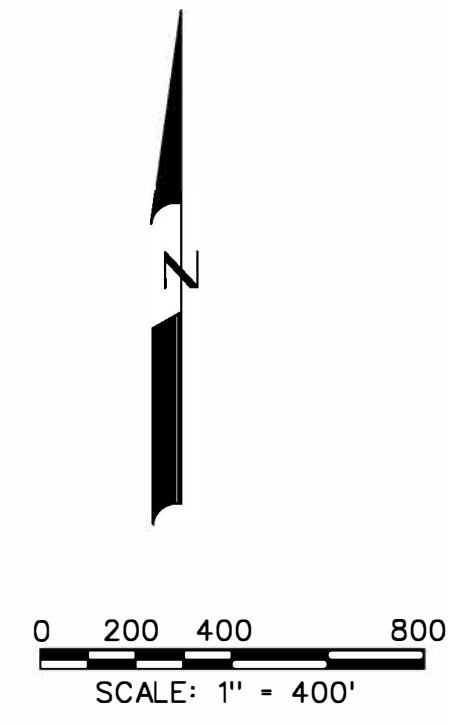
Michael Joyce Properties is submitting the attached Zoning Application, Concept Plan and Design Standards for consideration for a change in Zoning for the tracts as shown in the Concept Plan and Survey. We would like to request a change in Zoning from Agricultural District to a Planned Development District with the attached design standards.

We thank you for your consideration and look forward to working with the City of Rockwall, the Planning and Zoning Commission and the City Council on the approval of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'RJ', is written over the word 'Sincerely,'.

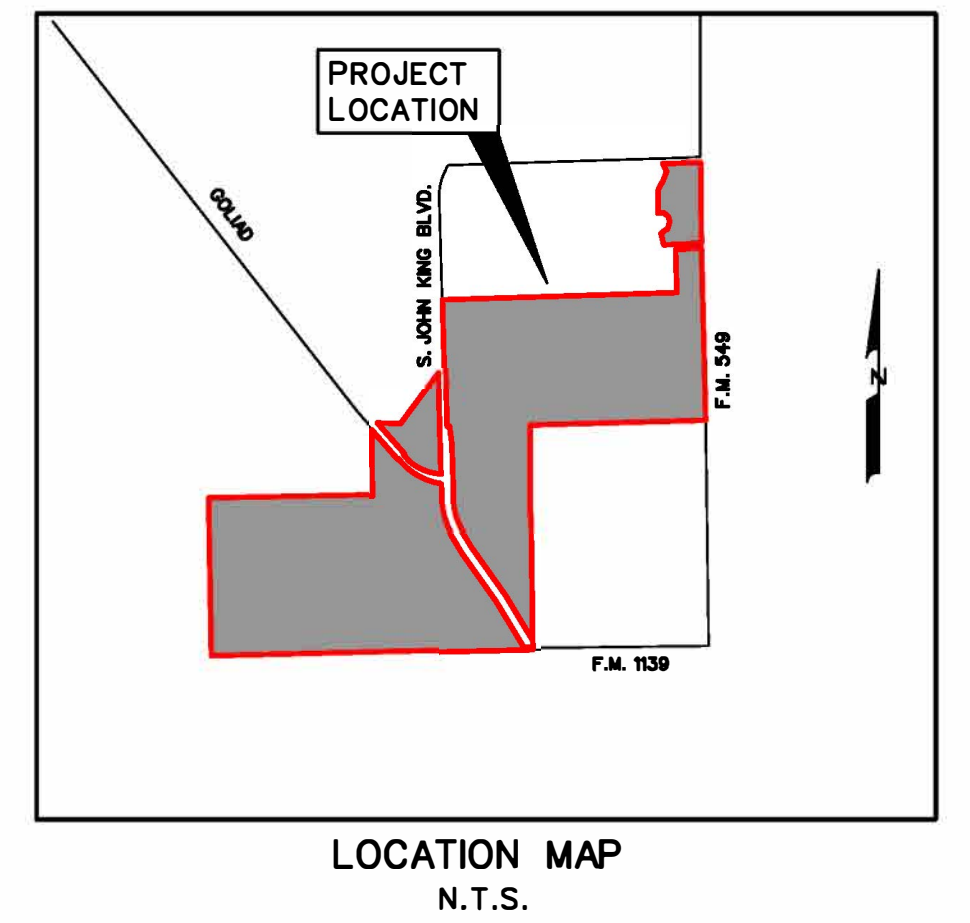
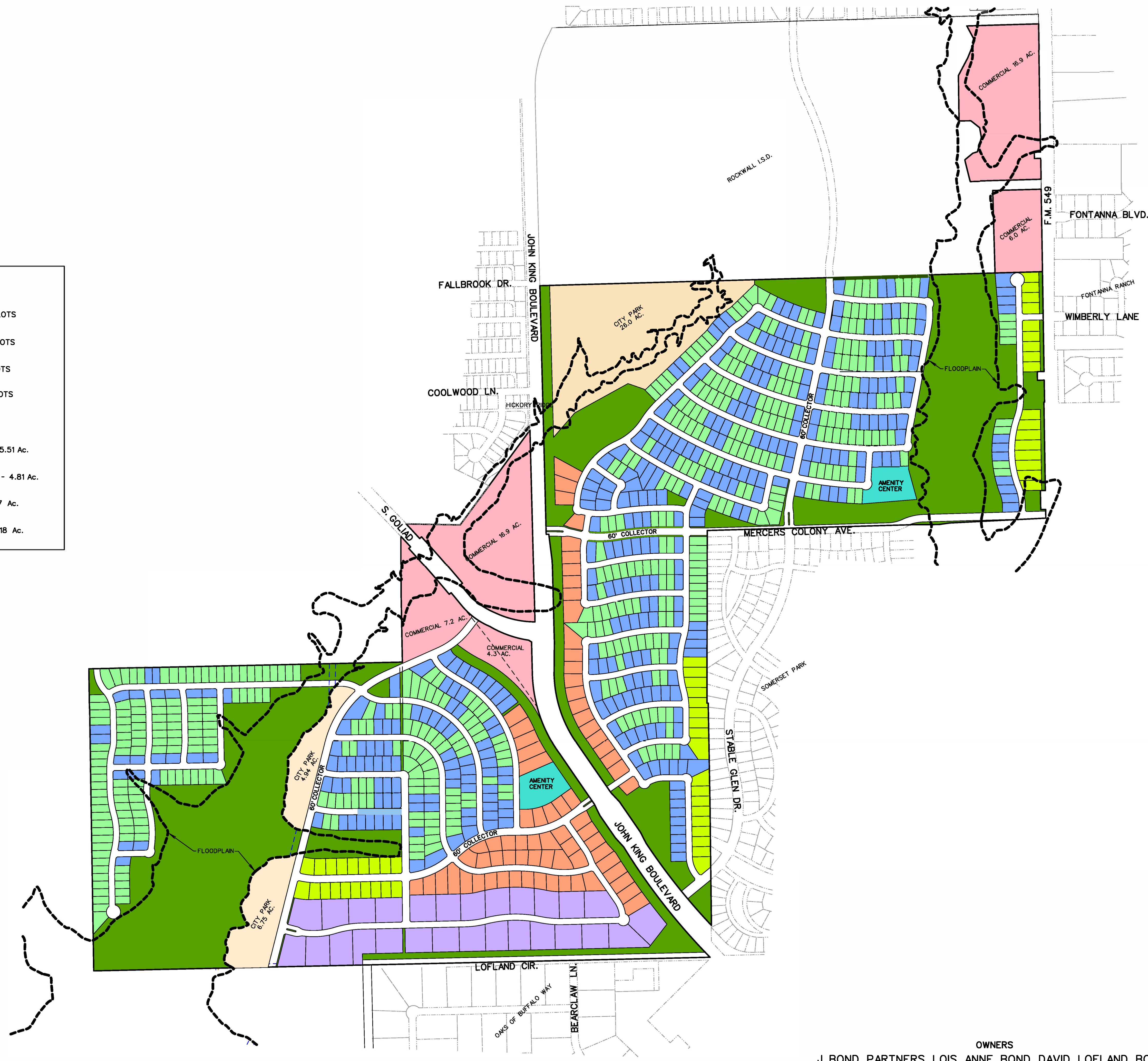
Ryan Joyce
President, Michael Joyce Properties



LEGEND

TYPICAL LOT SIZES

	- 62' X 125' - 467 LOTS
	- 72' X 125' - 367 LOTS
	- 80' X 135' - 54 LOTS
	- 100' X 150' - 74 LOTS
	- 1 ACRE - 27 LOTS
	- OPEN SPACE - 125.51 Ac.
	- AMENITY CENTER - 4.81 Ac.
	- CITY PARK - 37.7 Ac.
	- COMMERCIAL - 51.18 Ac.



TOTAL ACRES	540.33
GROSS COMMERCIAL ACRES	51.18
TOTAL RESIDENTIAL LOTS	989
RESIDENTIAL DENSITY	1.830
TOTAL FLOOD PLAIN ACRES	87.09
TOTAL OPEN SPACE ACRES	125.51

CONCEPT PLAN
OF
JUNIPER
SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE






CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.

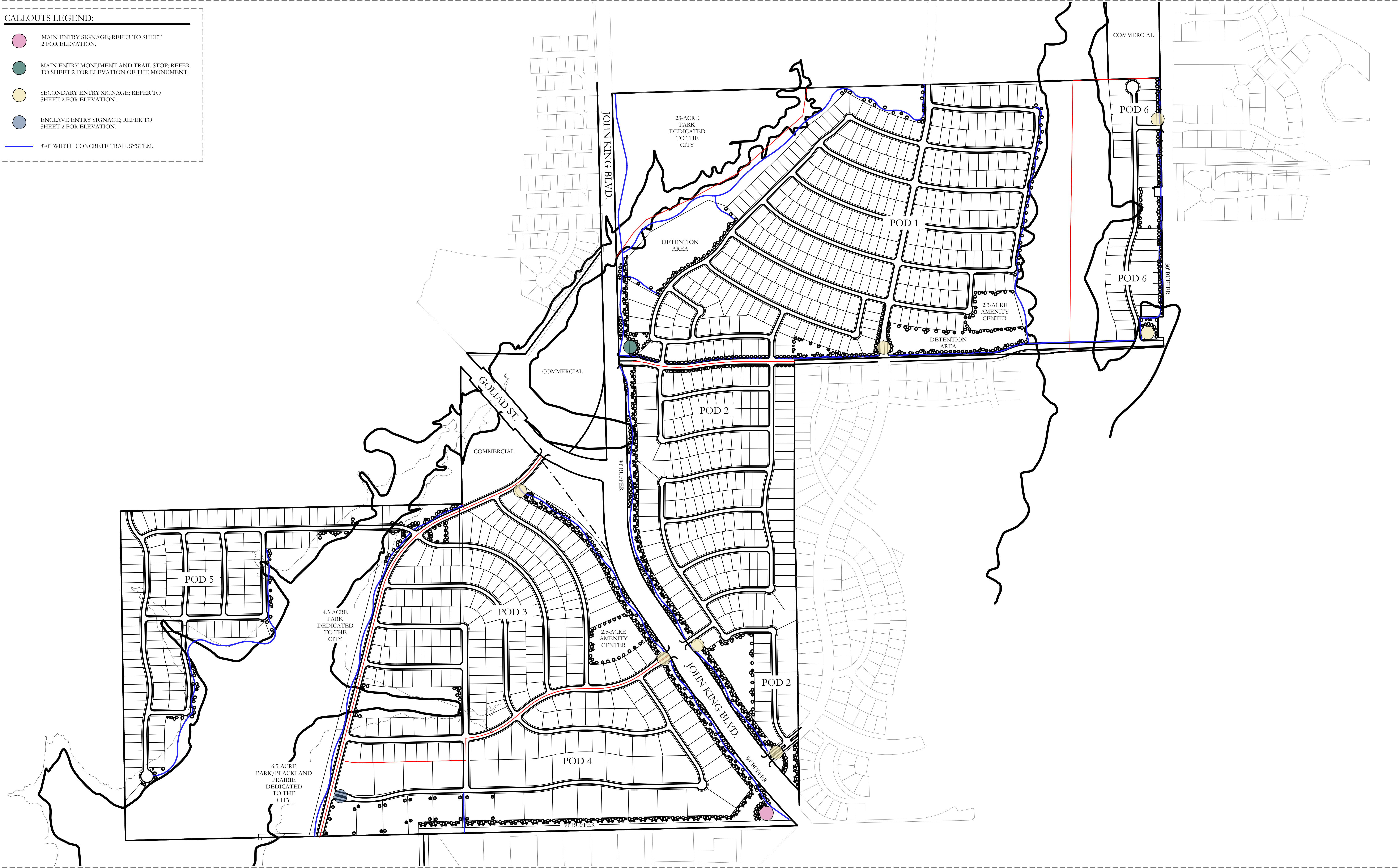
OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
MAY 2024 SCALE 1" = 400'

CASE NO. XXXX

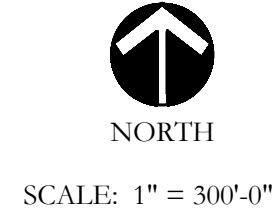
CALLOUTS LEGEND:

-  MAIN ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
-  MAIN ENTRY MONUMENT AND TRAIL STOP; REFER TO SHEET 2 FOR ELEVATION OF THE MONUMENT.
-  SECONDARY ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
-  ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
-  8'-0" WIDTH CONCRETE TRAIL SYSTEM.



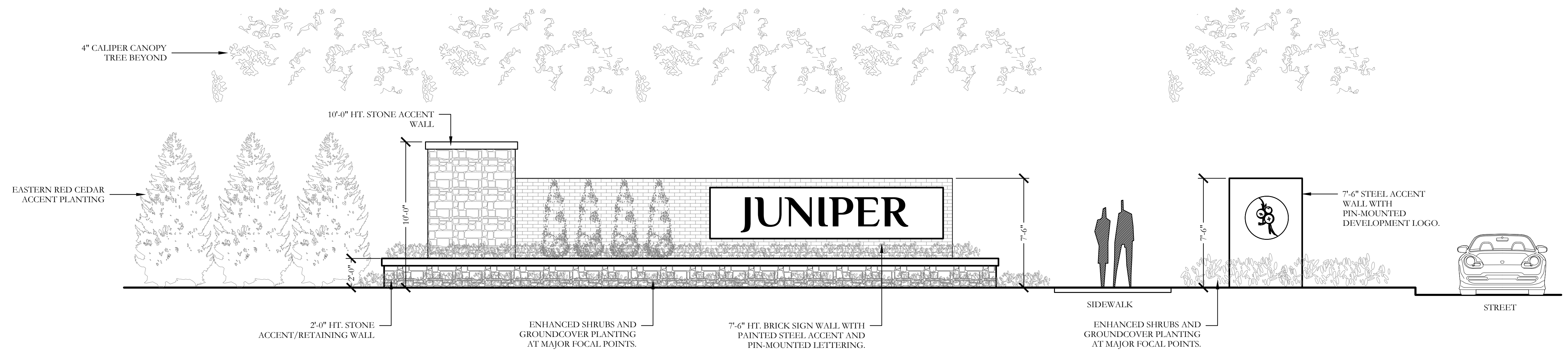
JUNIPER / OVERALL LAYOUT PLAN

City of Rockwall, Rockwall County, Texas



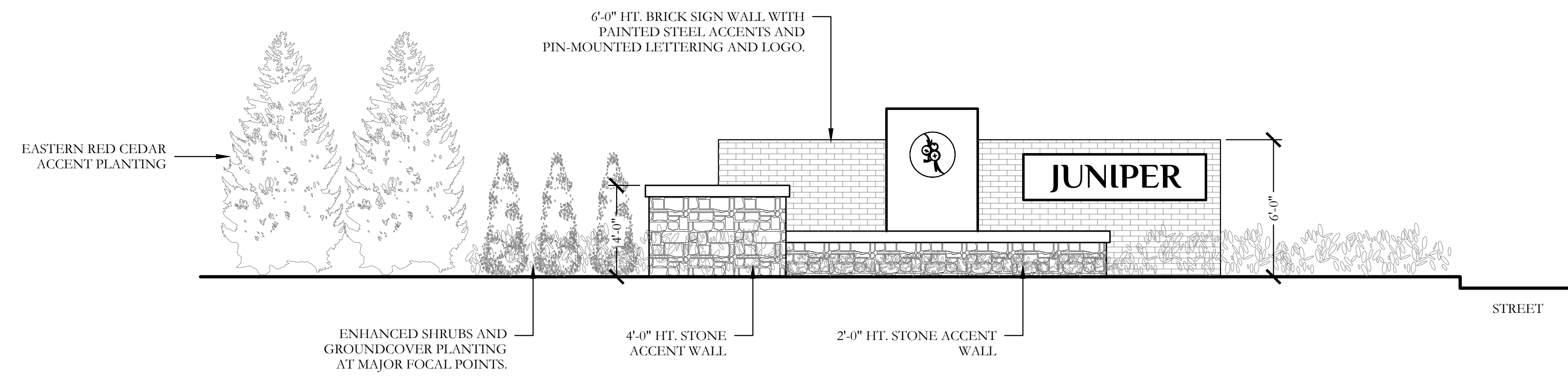
SHEET 1 OF 4
Owner Submittal 5-7-2024





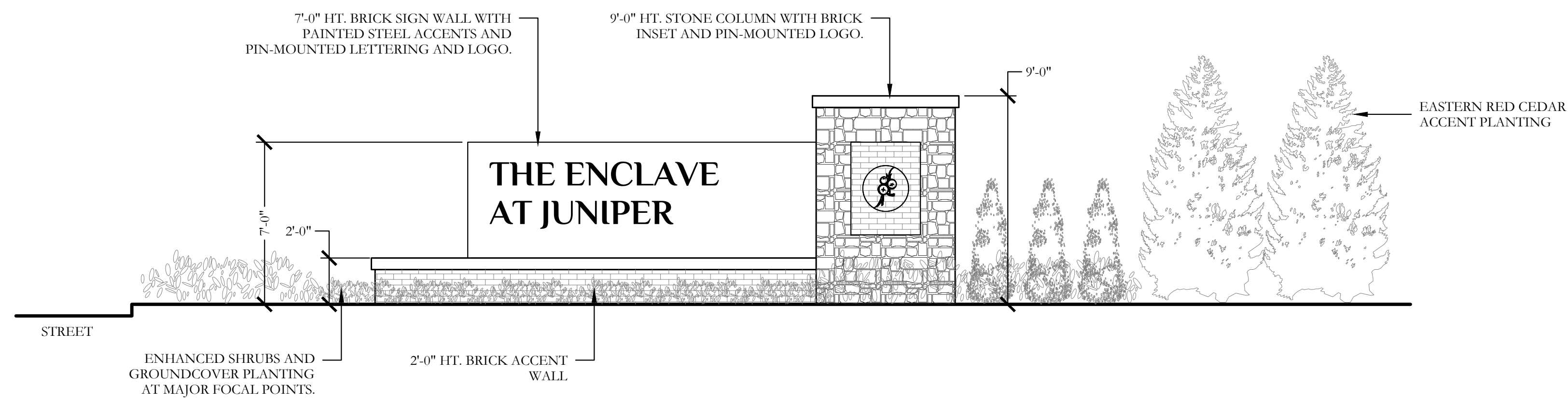
MAIN ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



SECONDARY ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



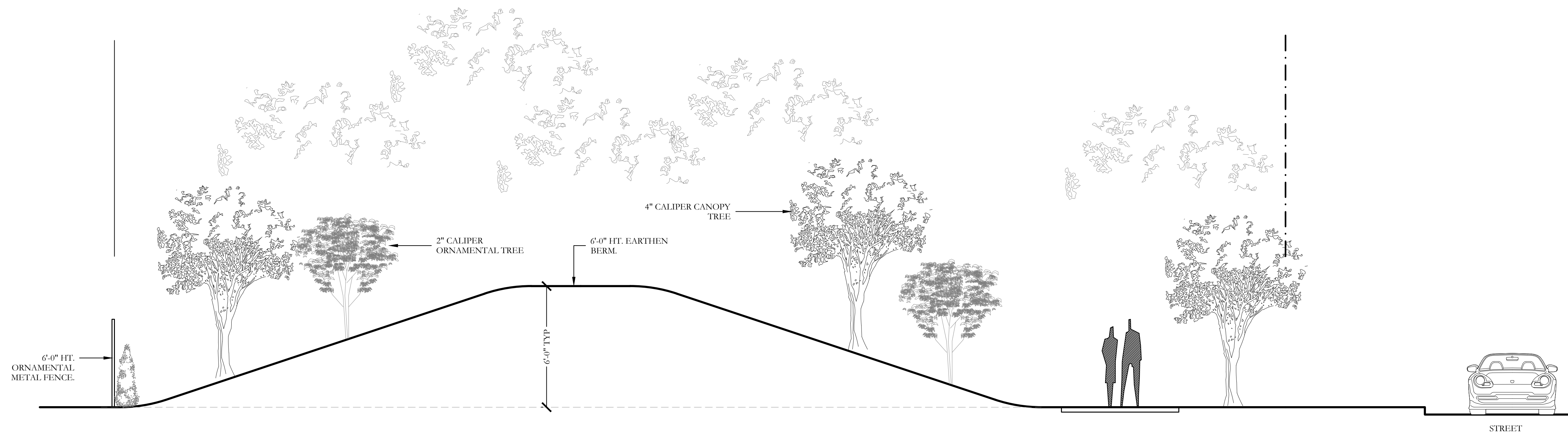
ENCLAVE ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"

JUNIPER / ENTRY MONUMENT ELEVATIONS

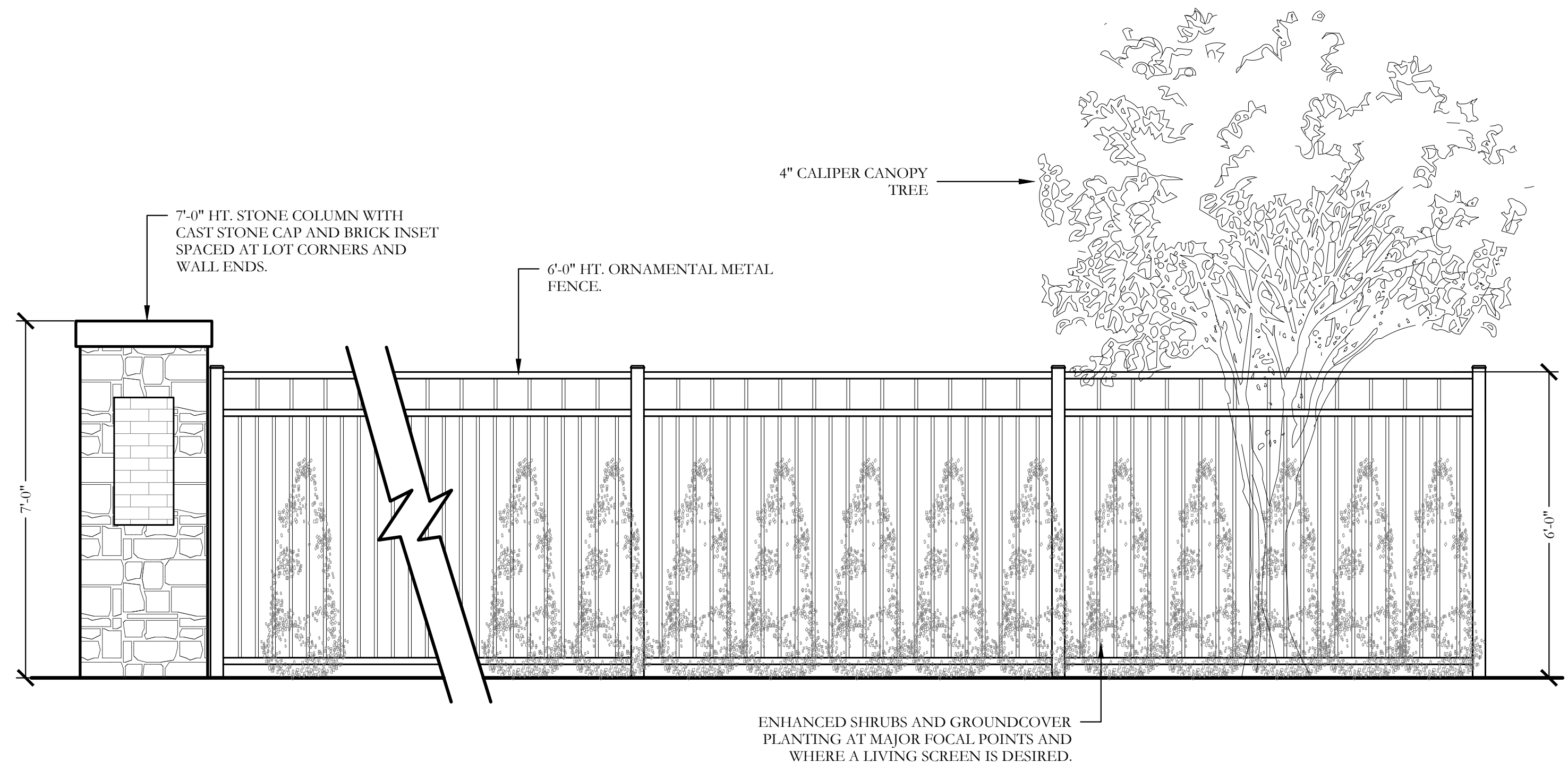
City of Rockwall, Rockwall County, Texas

SHEET 2 OF 4
Owner Submittal 5-7-2024



TYPICAL CROSS SECTION OF JOHN KING BLVD.
ELEVATION

SCALE: 1/4" = 1'-0"



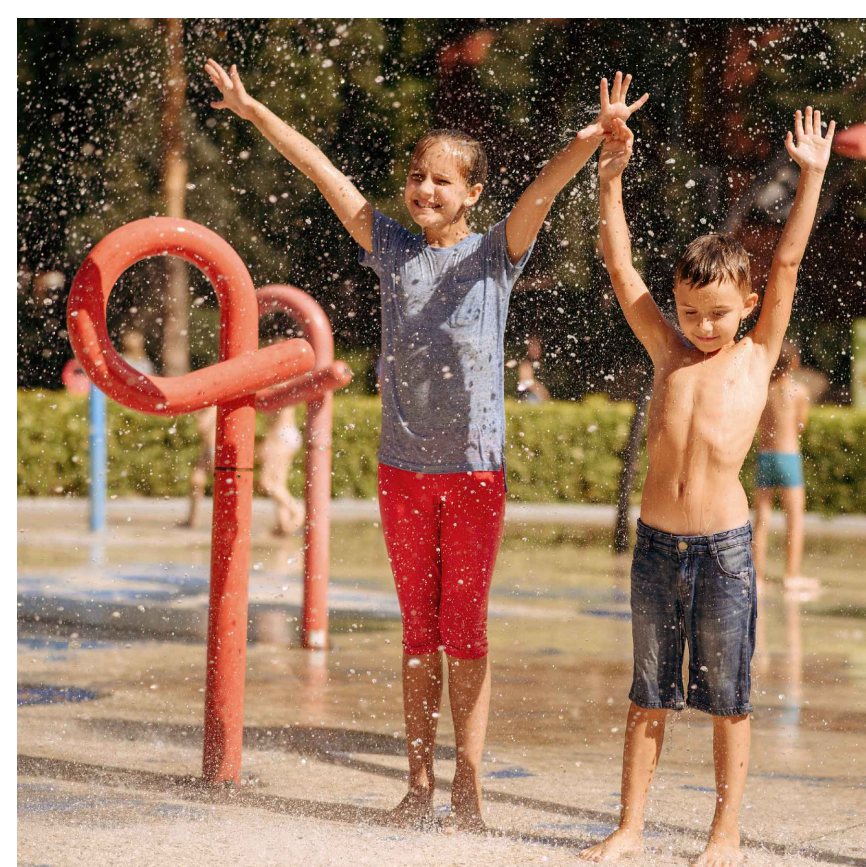
TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION

SCALE: 1/2" = 1'-0"

JUNIPER / TYPICAL SCREENING DETAILS

City of Rockwall, Rockwall County, Texas

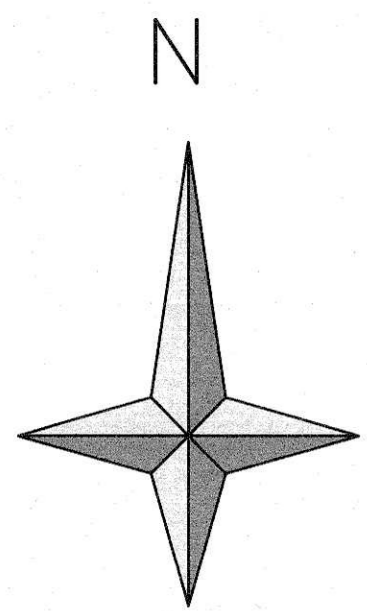
SHEET 3 OF 4
Owner Submittal 5-7-2024



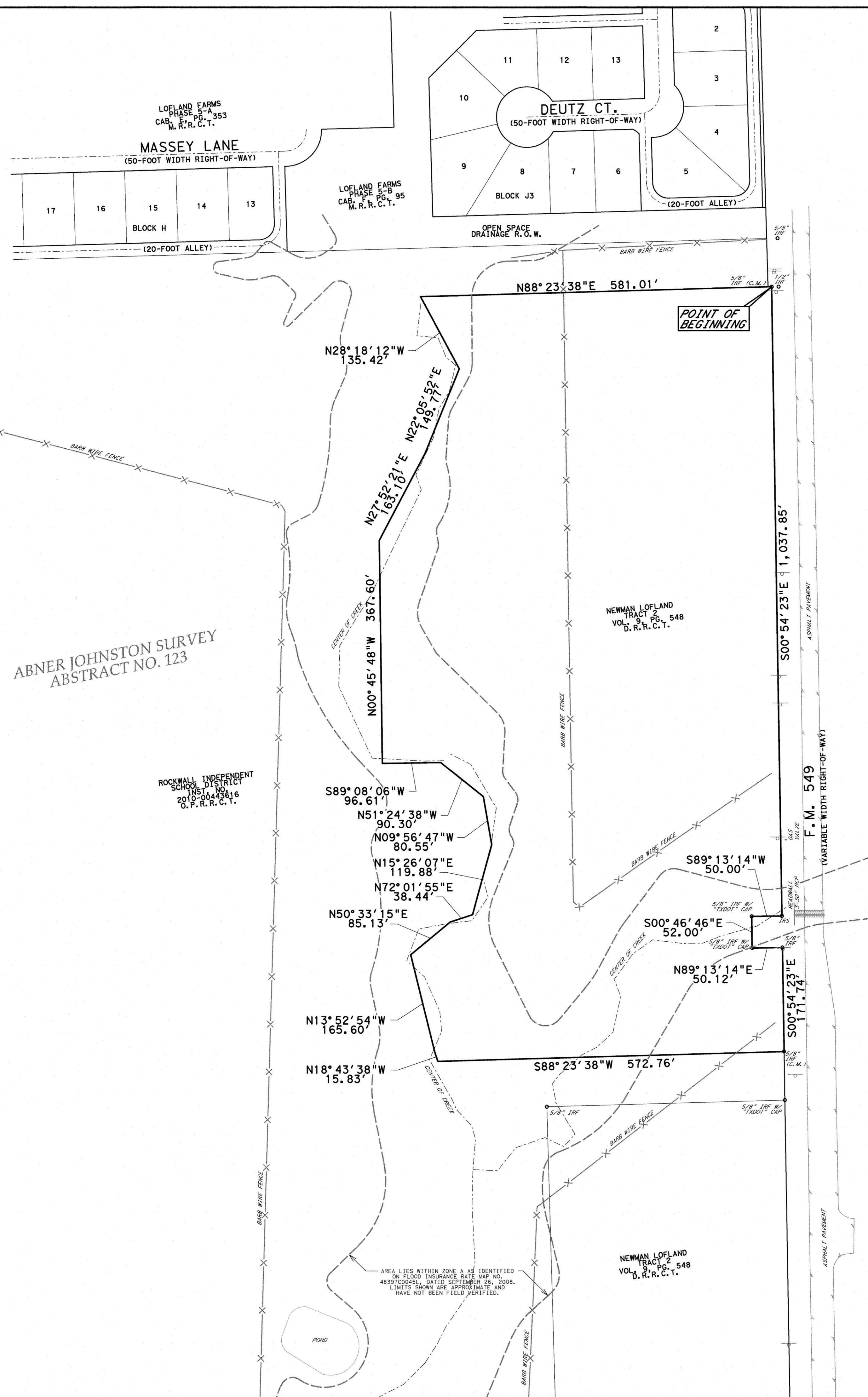
JUNIPER / AMENITY CENTER INSPIRATION PAGE

City of Rockwall, Rockwall County, Texas

SHEET 4 OF 4
Owner Submittal 5-7-2024



Scale: 1"=100'



ABNER JOHNSTON SURVEY
ABSTRACT NO. 123

ROCKWALL INDEPENDENT
SCHOOL DISTRICT
INST. NO. 2010-00443616
O.P.R.C.T.

AREA LIES WITHIN ZONE 4 AS IDENTIFIED
ON FLOOD INSURANCE RATE MAP NO.
48397C0245L, DATED SEPTEMBER 26, 2008.
LIMITS SHOWN ARE APPROXIMATE AND
HAVE NOT BEEN FIELD VERIFIED.

NEWMAN LOFLAND
TRACT 2
VOL. 9, PG. 548
D. R. R. C. T.

Notes:

- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
- 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
- Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:
 - 10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect
 - 10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 2022000003059 - does not affect
 - 10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect
 - 10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
 - 10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
 - 10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect
 - 10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect
 - 10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
 - 10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
 - 10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
 - 10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
 - 10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

LEGEND

- POWER POLE
- GUY ANCHOR
- OVERHEAD ELECTRIC
- FENCELINE
- CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS 1/2 INCH IRON ROD SET WITH RED "PJB SURVEYING" CAP
- SSMH SANITARY SEWER MANHOLE
- CMP CORRUGATED METAL PIPE
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- WV WATER VALVE
- WM WATER METER
- SIGN
- TP TELEPHONE PEDESTAL
- TB TELEPHONE BOX
- TRANS. TRANSFORMER
- D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- O.P.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
- M.R.C.T. MAP RECORDS OF ROCKWALL COUNTY, TEXAS

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 2020000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.T.), being in an interior south line of a called 173.00 acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No. 2010-00443616 O.P.R.C.T.;

- THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;
- THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;
- THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;
- THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12 feet to a 5/8-inch iron rod found;
- THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74 feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00 acre tract;
- THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76 feet to a point in a creek;
- THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00 acre tract and generally along said creek, a distance of 15.83 feet;
- THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 85.13 feet;
- THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13 feet;
- THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44 feet;
- THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88 feet;
- THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55 feet;
- THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30 feet;
- THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61 feet;
- THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60 feet;
- THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10 feet;
- THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77 feet;
- THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42 feet;
- THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01 feet to the POINT OF BEGINNING and containing 16.8895 acres of land.

CERTIFICATION

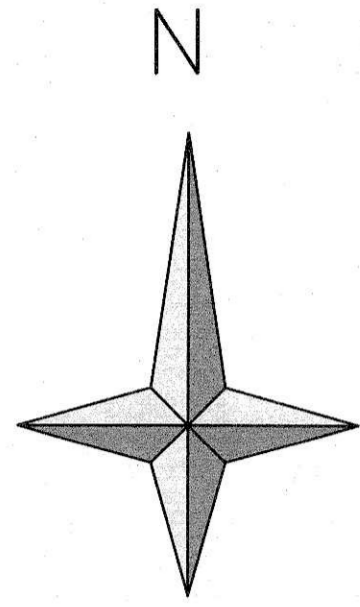
I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Quatico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

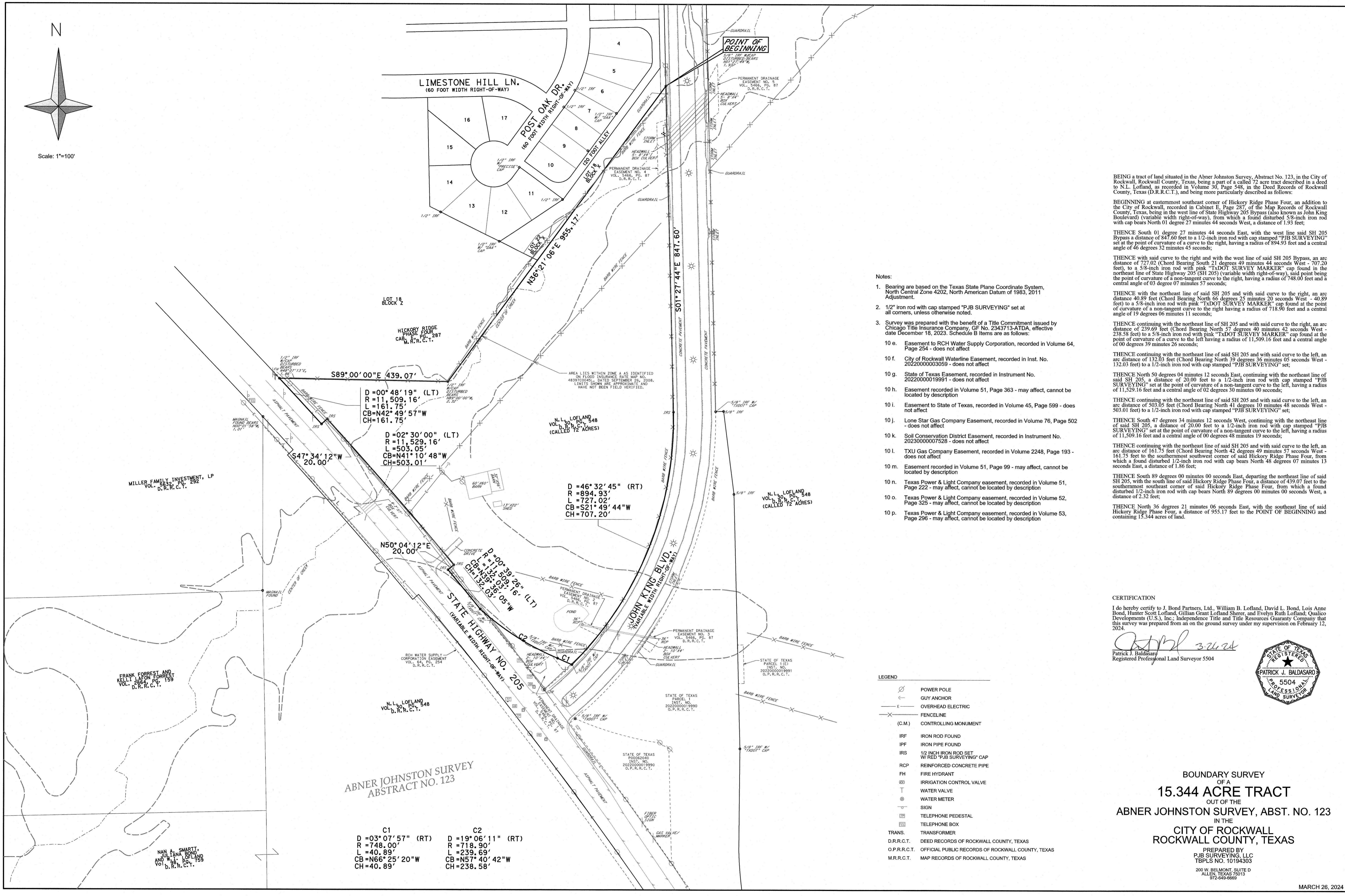


BOUNDARY SURVEY
OF A
16.8895 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669



Scale: 1"=100'



Notes:

- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
- 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
- Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B items are as follows:
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 - Soil Conservation District Easement, recorded in Instrument No. 2023000007528 - does not affect
 - TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
 - Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
 - Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
 - Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
 - Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93 feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 894.93 feet and a central angle of 46 degrees 32 minutes 45 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 727.02 (Chord Bearing South 21 degrees 49 minutes 44 seconds West - 707.20 feet), to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right, having a radius of 748.00 feet and a central angle of 03 degree 07 minutes 57 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 40.89 feet (Chord Bearing North 66 degrees 25 minutes 20 seconds West - 40.89 feet) to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right having a radius of 718.90 feet and a central angle of 19 degrees 06 minutes 11 seconds;

THENCE continuing with the northeast line of SH 205 and with said curve to the right, an arc distance of 239.69 feet (Chord Bearing North 66 degrees 25 minutes 20 seconds West - 238.58 feet) to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having a radius of 11,509.16 feet and a central angle of 00 degrees 39 minutes 26 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 132.03 feet (Chord Bearing North 39 degrees 36 minutes 05 seconds West - 132.03 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05 feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West - 503.01 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16 feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75 feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West - 161.75 feet) to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86 feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07 feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 89 degrees 00 minutes 00 seconds West, a distance of 2.32 feet;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17 feet to the POINT OF BEGINNING and containing 15.344 acres of land.

CERTIFICATION
I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sheer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from on the ground survey under my supervision on February 12, 2024.

Patrick J. Baldasaro
Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

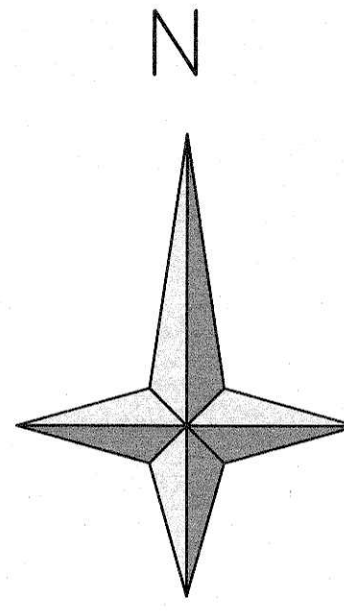


LEGEND

- POWER POLE
- GUY ANCHOR
- OVERHEAD ELECTRIC
- FENCELINE
- CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS 1/2 INCH IRON ROD SET
- WIRED "PJB SURVEYING" CAP
- RCP REINFORCED CONCRETE PIPE
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- T WATER VALVE
- M WATER METER
- S SIGN
- TP TELEPHONE PEDESTAL
- TB TELEPHONE BOX
- TRANS. TRANSFORMER
- D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
- M.R.R.C.T. MAP RECORDS OF ROCKWALL COUNTY, TEXAS

BOUNDARY SURVEY
OF A
15.344 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-8669



Scale: 1"=200'

VICMAR I, LTD.
VOL. 2015, PG. 200
D.R.R.C.T.

LAYZA & LUNA REAL ESTATE, LLC
INST. NO. 2022000001115
O.P.R.R.C.T.

MILLER FAMILY INVESTMENT, LP
VOL. 3632, PG. 292
D.R.R.C.T.

FRANK FORREST AND
KELLI LAFON FORREST
VOL. 2448, PG. 59
D.R.R.C.T.

N.L. LOFLAND
VOL. 30, PG. 48
D.R.R.C.T.

NAN A. SMART,
JULIANA BOND
AND W. L. LAFON
VOL. 88, PG. 759
D.R.R.C.T.

ROCKWALL LAKE
DEVELOPMENT
NO. 79
CAB. NO. 2015, PG. 79
M.R.R.C.T.

JOHN R. JOHNSON SURVEY
ABSTRACT NO. 128

WILLIAM W. FORD SURVEY
ABSTRACT NO. 80

ABNER JOHNSON SURVEY
ABSTRACT NO. 123

LOFLAND CIR.
(FORMERLY ROCKWALL
-CHILLSOLM HIGHWAY)

LOFLAND CIR. (FORMERLY ROCKWALL HIGHWAY)

BROKEN LANCE LANE (60-FOOT WIDTH RIGHT-OF-WAY)

WALLACE LANE

BEAR CLAW LN

D = 12° 47' 29" (LT)
R = 5,105.59'
L = 1,139.83'
CB = S38° 03' 31" E
CH = 1,137.46'

- LEGEND
- ⊗ POWER POLE
 - ⊙ GUY ANCHOR
 - OVERHEAD ELECTRIC
 - FENCELINE
 - (C.M.) CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - IRS 1/2" IRON ROD SET
 - W RED "PJB SURVEYING" CAP
 - SMMH SANITARY SEWER MANHOLE
 - CMP CORRUGATED METAL PIPE
 - FH FIRE HYDRANT
 - ⊗ IRRIGATION CONTROL VALVE
 - ⊗ WATER VALVE
 - ⊗ WATER METER
 - ⊗ SIGN
 - ⊗ TELEPHONE PEDESTAL
 - ⊗ TELEPHONE BOX
 - ⊗ TRAFFIC CONTROL BOX
 - ⊗ TRAFFIC SIGNAL POLE
 - ⊗ ELECTRIC BOX
 - TRANS. TRANSFORMER
 - D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
 - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
 - M.R.R.C.T. MAP RECORDS OF ROCKWALL COUNTY, TEXAS

Notes:

- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
- 1/2" Iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
- Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B items are as follows:
 - 10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - affects, shown
 - 10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 2022000003059 - does not affect
 - 10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect
 - 10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
 - 10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
 - 10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - affects, shown
 - 10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect
 - 10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - affects, shown
 - 10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
 - 10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
 - 10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
 - 10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smart, Juliana Bond and W.L. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a mag nail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T., and the southeast corner of a called 15.98 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found mag nail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 60 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.95 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.69 feet) to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 192.30 feet (Chord Bearing South 4 degrees 51 minutes 03 seconds East - 390.41 feet to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract and the southwest corner of said Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract of land described in deed to Vicmar I, Ltd., as recorded in Volume 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minutes 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC recorded in Instrument No. 2022000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Layza & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Layza & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an "X" set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.

CERTIFICATION

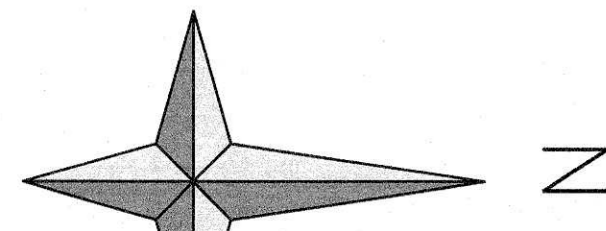
I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland, Qualico Developments (U.S.), Inc., Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

Patrick J. Baldasaro
Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

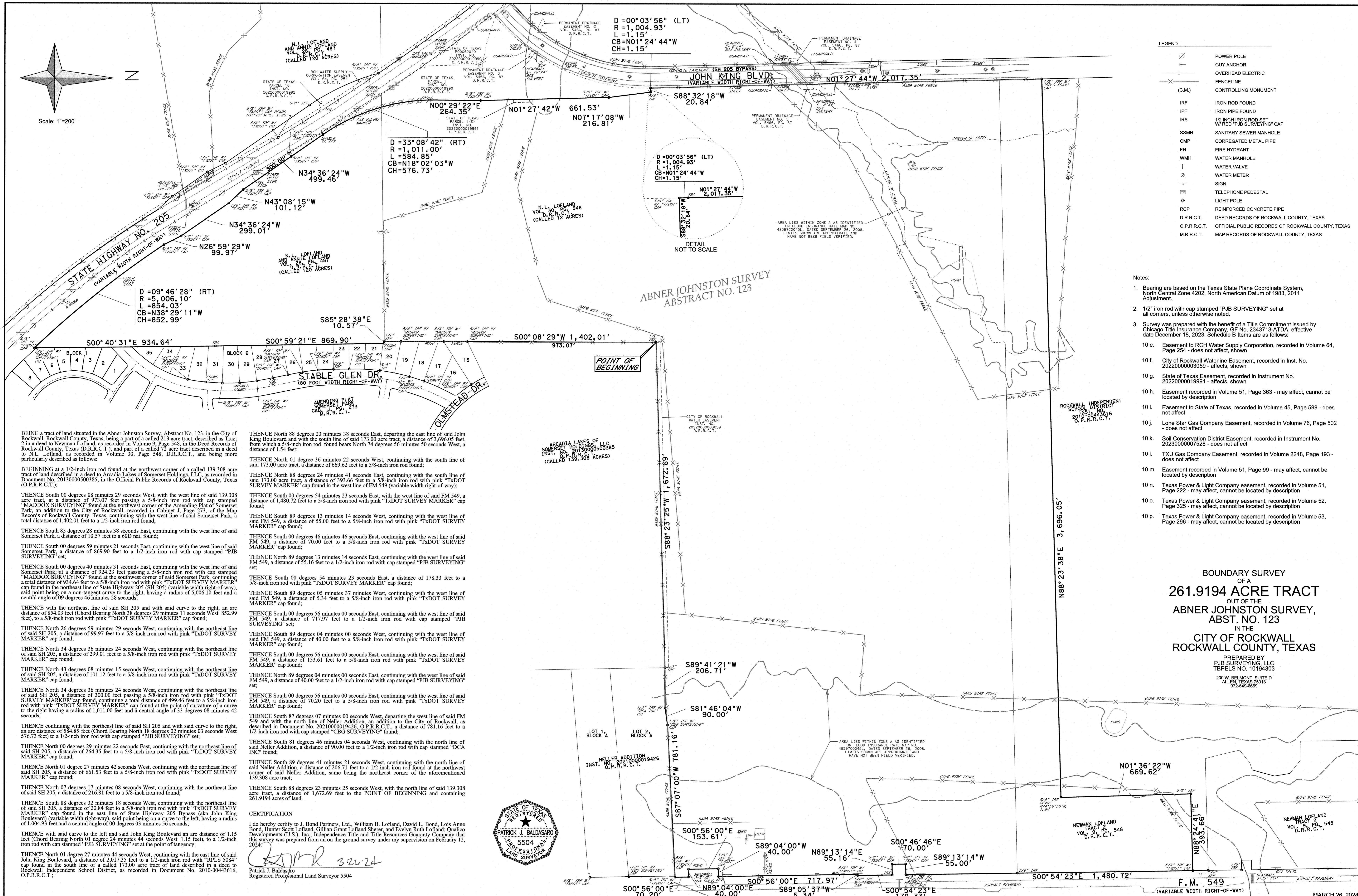


BOUNDARY SURVEY
OF A
242.2768 ACRE TRACT
OUT OF THE
JOHN. R. JOHNSON SURVEY, ABST. NO. 128
AND THE
ABNER JOHNSON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT SUITE D
ALLEN, TEXAS 75013
872-648-6669



Scale: 1"=200'



LEGEND

	POWER POLE
	GUY ANCHOR
	OVERHEAD ELECTRIC
	FENCELINE
	CONTROLLING MONUMENT
	IRON ROD FOUND
	IRON PIPE FOUND
	1/2 INCH IRON ROD SET
	WI RED "PJB SURVEYING" CAP
	SANITARY SEWER MANHOLE
	CORRUGATED METAL PIPE
	FIRE HYDRANT
	WATER MANHOLE
	WATER VALVE
	WATER METER
	SIGN
	TELEPHONE PEDESTAL
	LIGHT POLE
	REINFORCED CONCRETE PIPE
	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

- Notes:
- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
 - 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
 - Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, OF No. 2043715-ATDA, effective date December 18, 2023. Schedule B Items are as follows:
 - 10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 234 - does not affect, shown
 - 10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000030593 - affects, shown
 - 10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - affects, shown
 - 10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
 - 10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
 - 10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect
 - 10 k. Soil Conservation District Easement, recorded in Instrument No. 2023000007528 - does not affect
 - 10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
 - 10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
 - 10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
 - 10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
 - 10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BOUNDARY SURVEY
OF A
261.9194 ACRE TRACT
OUT OF THE
**ABNER JOHNSTON SURVEY,
ABST. NO. 123**
IN THE
**CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-548-6869

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of a called 139.308 acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308 acre tract, at a distance of 973.07 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01 feet to a 1/2-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57 feet to a 60D nail found;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10 feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03 feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99 feet), to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00 feet passing a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found, continuing a total distance of 499.46 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a curve to the right having a radius of 1,011.00 feet and a central angle of 33 degrees 08 minutes 42 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the right, an arc distance of 584.85 feet (Chord Bearing North 18 degrees 02 minutes 03 seconds West 576.73 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 00 degrees 29 minutes 22 seconds East, continuing with the northeast line of said SH 205, a distance of 264.35 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE North 01 degree 27 minutes 42 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.

THENCE South 89 degrees 41 minutes 21 seconds West, departing the west line of said FM 549 and the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16 feet to a 1/2-inch iron rod with cap stamped "DCA INC" found;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00 feet to a 1/2-inch iron rod with cap stamped "DCA INC" found;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71 feet to a 1/2-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308 acre tract;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00 acre tract, a distance of 3,696.05 feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54 feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00 acre tract, a distance of 669.62 feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00 acre tract, a distance of 393.66 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 87 degrees 07 minutes 07 minutes West, departing the west line of said FM 549 and the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00 feet to a 1/2-inch iron rod with cap stamped "DCA INC" found;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71 feet to a 1/2-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308 acre tract;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.

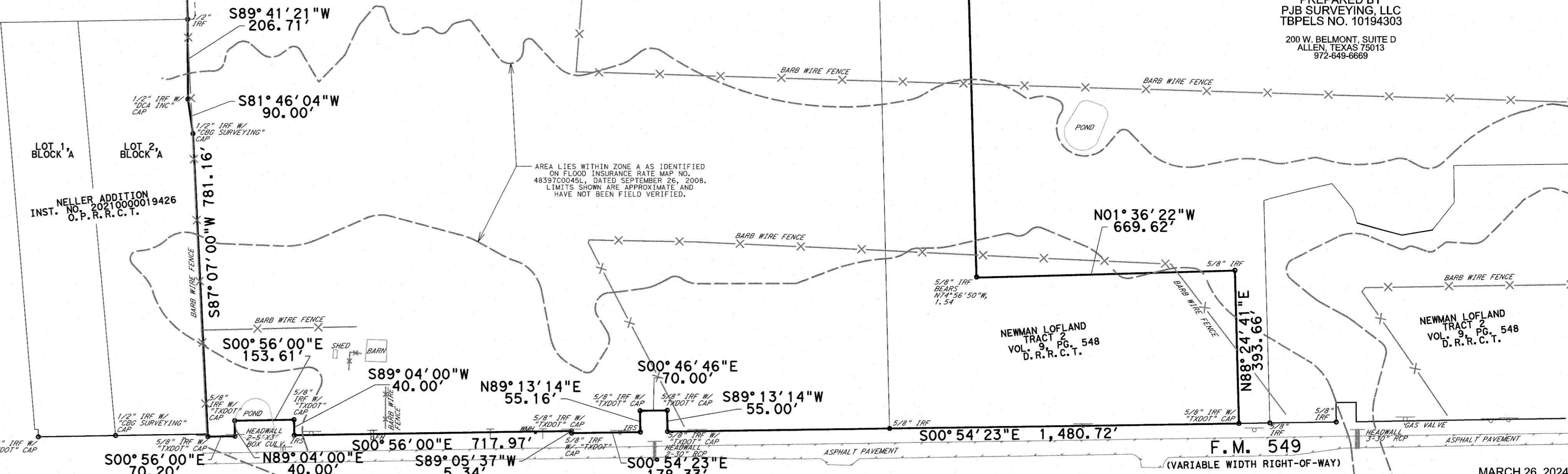


CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

Patrick J. Baldasaro

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504





DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS FM205, TX

SUBDIVISION W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 123; J.R. Johnson Survey, Ab. No. 128 BLOCK

GENERAL LOCATION At Intersection of Goliad & S. John King Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural

CURRENT USE Agricultural

PROPOSED ZONING Planned Development District

PROPOSED USE Single Family, Commercial

ACREAGE 544.89

LOTS [CURRENT]

LOTS [PROPOSED]

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3187 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Bill Lofland

APPLICANT Michael Joyce Properties

CONTACT PERSON Michael Ryan Joyce

CONTACT PERSON Ryan Joyce

ADDRESS 1 Carmarthen Ct

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 75225

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 214-693-0120

PHONE 512-965-6280

E-MAIL bill_lofland@juno.com

E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

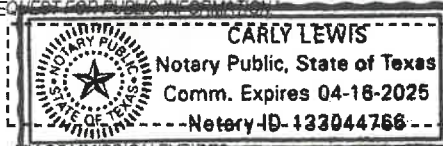
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael R Joyce [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

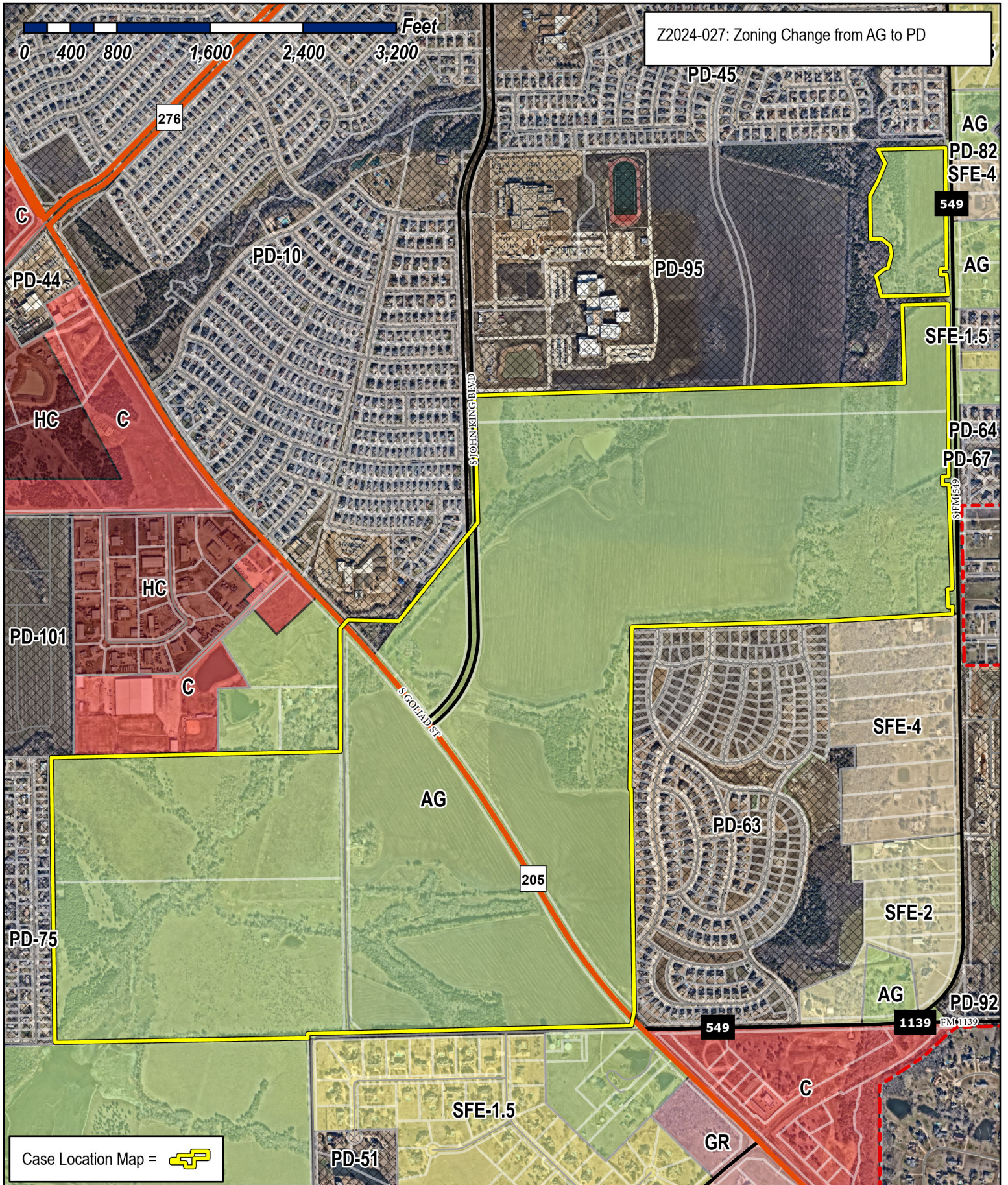
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 8373.35 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF May 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF May 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





City of Rockwall

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

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

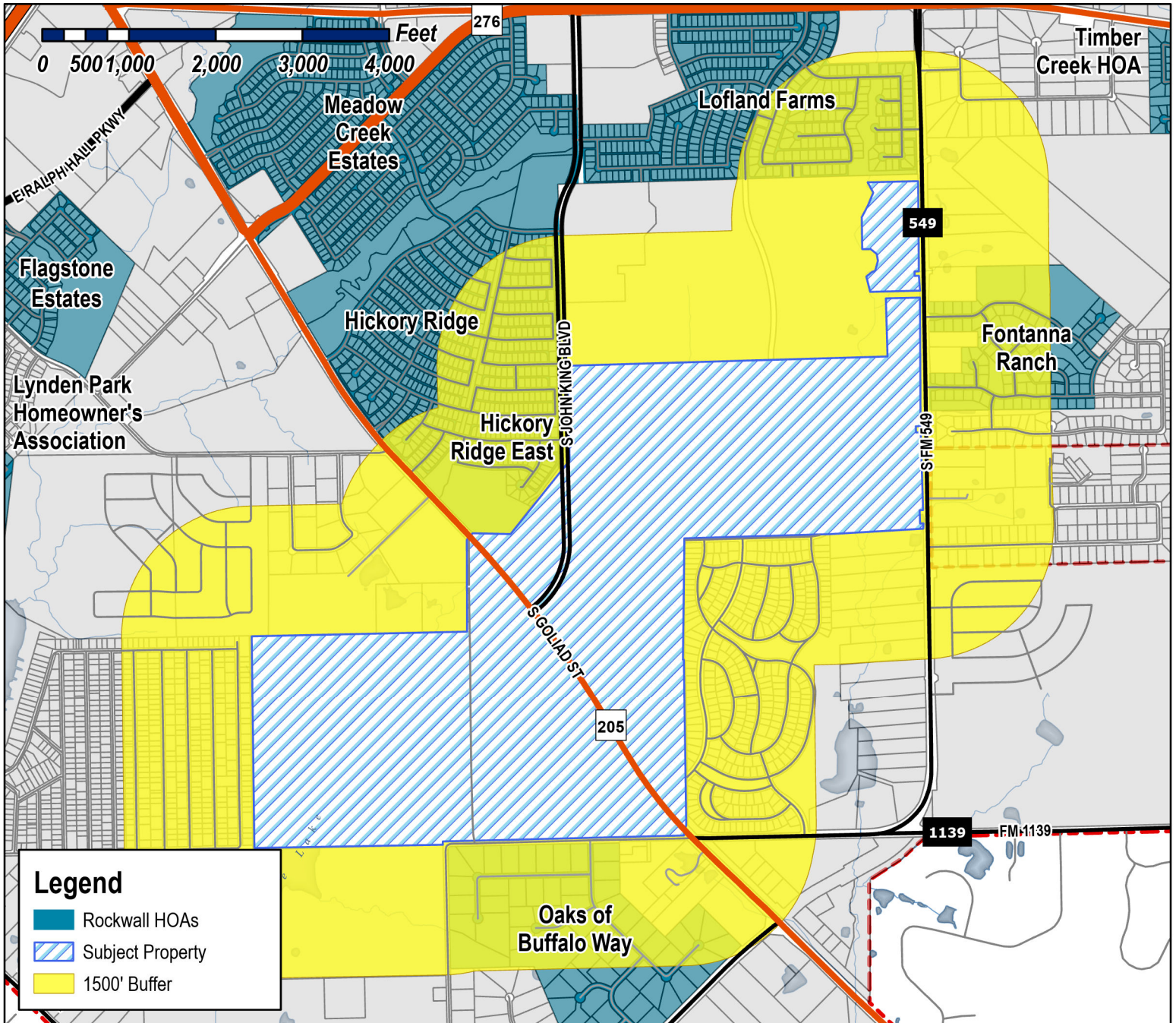




City of Rockwall

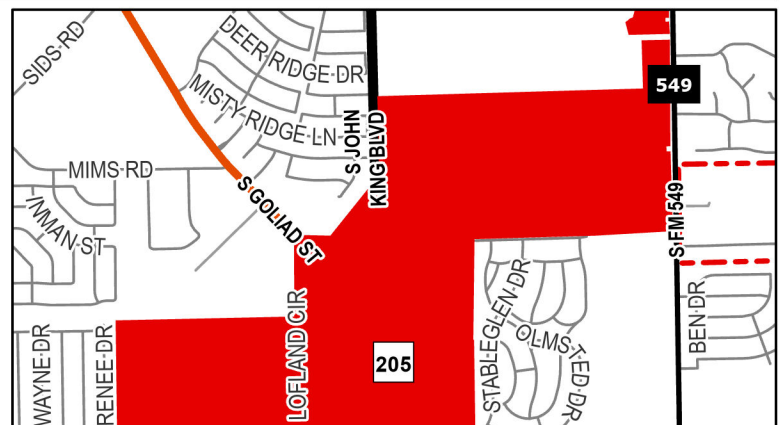
Planning & Zoning Department
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Rockwall, Texas 75087
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Case Number: Z2024-027
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 205

Date Saved: 5/17/2024
 For Questions on this Case Call (972) 771-7745

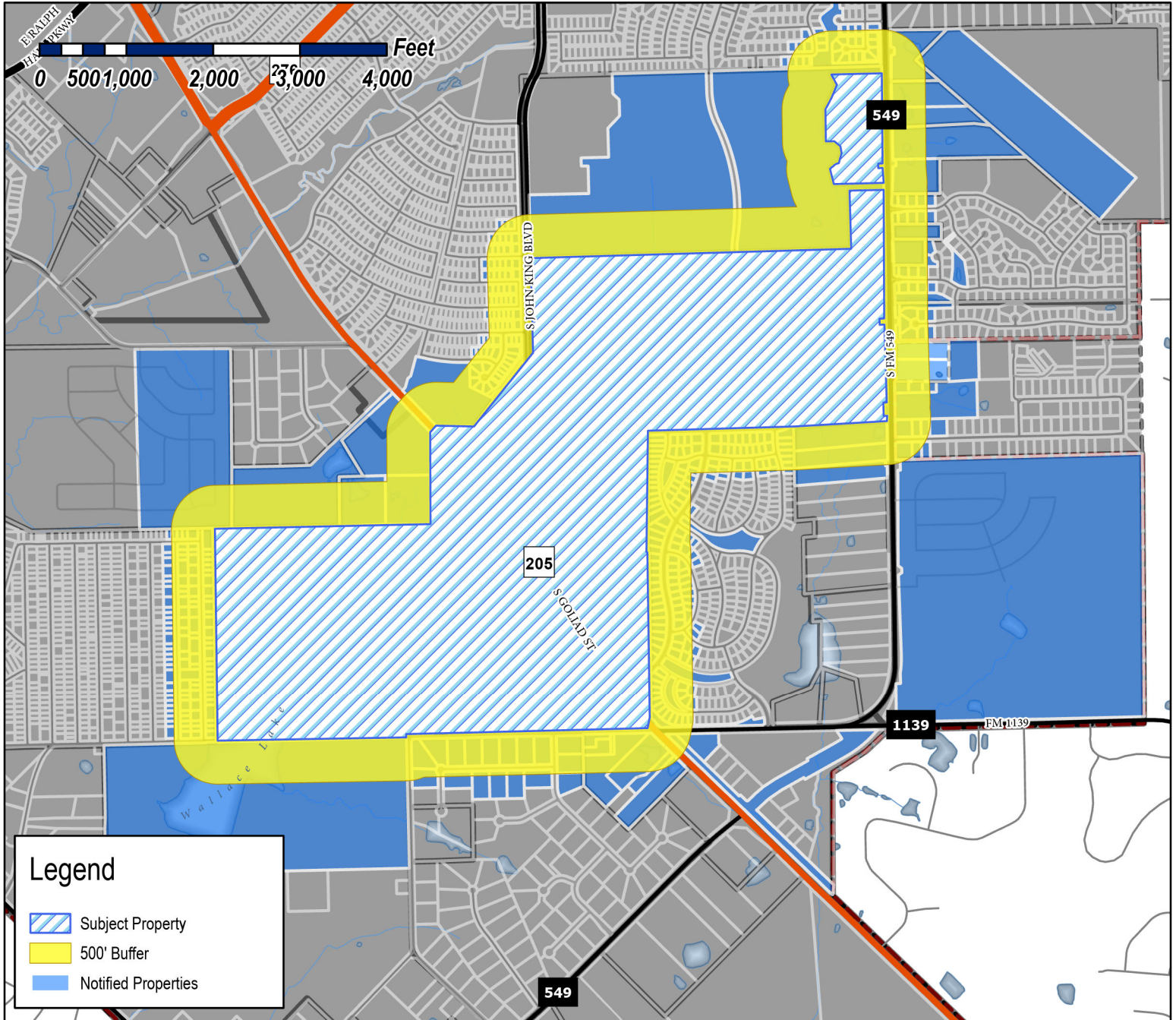




City of Rockwall

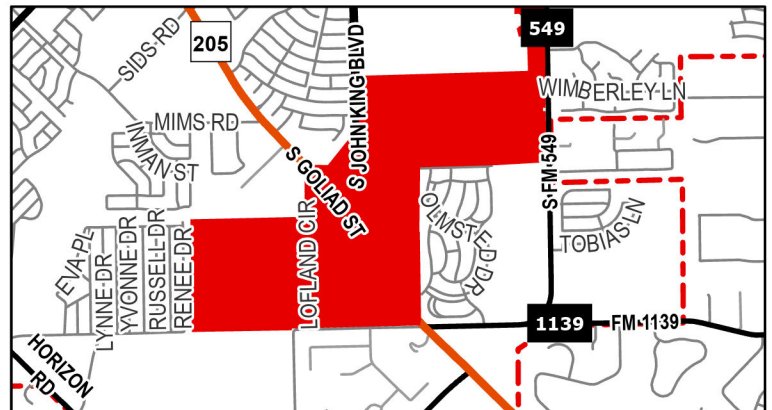
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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ROCKWALL 205 INVESTORS LLC (1075652)
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

ROBINSON JEREMY A
10012 TISBURY DR
FRISCO, TX 75035

JDS & BHK PROPERTY MANAGEMENT FIRM LP
105 CLIPPER COURT
ROCKWALL, TX 75032

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

SHEPHERD PLACE HOMES INC
10527 CHURCH RD # 201
DALLAS, TX 75238

DEAN ANN W
106 STANDING OAK DR
GEORGETOWN, TX 78633

FLORES ALEJANDRO
1070 N BEN PAYNE RD
ROCKWALL, TX 75087

PANTZAY MARVIN A FLORES AND
SULEIMA Y MONTERROSO
111 NICOLE DRIVE
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

RESIDENT
115 RENEE DR
ROCKWALL, TX 75032

RESIDENT
116 NICOLE
ROCKWALL, TX 75032

RESIDENT
118 RENEE DR
ROCKWALL, TX 75032

HP TEXAS I LLC
120 SOUTH REIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

OLIVARES JAIME B & MARTINA G
1209 QUAIL DR
GARLAND, TX 75040

ODOM TERRI S
122 JAMS LN
ROCKWALL, TX 75032

WING-PAL LLC
1227 WOODLAWN AVE
DALLAS, TX 75208

WING-PAL LLC
1227 WOODLAWN AVE
DALLAS, TX 75208

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

THE STATE OF TEXAS, BY AND THROUGH THE
TEXAS TRANSPORTATION COMMISSION
125 E 11TH STREET
AUSTIN, TX 78701

VASQUEZ FRANCISCO
125 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
127 RENEE DR
ROCKWALL, TX 75032

RESIDENT
130 RENEE DR
ROCKWALL, TX 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

VALDEZ JOSE G
1311 PRATO AVE
MCLENDON CHISHOLM, TX 75032

RESIDENT
137 NICOLE DR
ROCKWALL, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

RESIDENT
139 RENEE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

RESIDENT
149 NICOLE DR
ROCKWALL, TX 75032

NGO HA THAI
1508 GRETCHEN DR
CEDAR PARK, TX 78613

NGO HA THAI
1508 GRETCHEN DR
CEDAR PARK, TX 78613

RESIDENT
152 NICOLE DR
ROCKWALL, TX 75032

KIRK NORMAN & CHRISTI
156 JAMS LN
ROCKWALL, TX 75032

SFR JV-2 2023-1 BORROWER LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

RESIDENT
159 NICOLE DR
ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

PENA ISAAC
16300 CR 250
TERRELL, TX 75160

RESIDENT
164 NICOLE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

IBARRA GABRIELA AND
EDUARDO OSORNIO
171 CRAWFORD LN
ROYSE CITY, TX 75189

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

SRP SUB LLC
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

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

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD STE 230
DALLAS, TX 75252

CONTRERAS JOSE LUIS AND
JUANA DIAZ
1750 E FM 550
ROCKWALL, TX 75032

RESIDENT
176 NICOLE DR
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

ANDRADE MARTIN &
MARIO VALENZUELA
179 WILLOW RIDGE CIR
ROCKWALL, TX 75032

RESIDENT
1791 FM549
ROCKWALL, TX 75032

WILLIAMS MELISSA L
180 JAMS LANE
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

MEDRANO CESAR AND ANDREA MARTINEZ
181 RENEE DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

BARKER JOHNNY
184 WILLOW RIDGE CIRCLE
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

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

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

RESIDENT
191 RENEE DR
ROCKWALL, TX 75032

PEARSON GREGORY AND VICKI
1920 BROKEN LANCE LANE
ROCKWALL, TX 75032

SCHUETTE JASON & BARBARA
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER
193 ELVIS PRESLEY LN
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

BADER MARKUS AND KIMBERLY
1940 BROKEN LANCE LN
ROCKWALL, TX 75032

RESIDENT
195 NICOLE DR
ROCKWALL, TX 75032

PODLESKI GREGG T & MARIANNE
1950 BROKEN LANCE LN
ROCKWALL, TX 75032

INGRAM JAMES KENDELL
1957 S FM 549
ROCKWALL, TX 75032

RESIDENT
196 NICOLE DR
ROCKWALL, TX 75032

WILKINSON RICHARD S
1970 BROKEN LANCE LANE
ROCKWALL, TX 75032

RESIDENT
1990 BROKEN LANCE LN
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

MOORE JAMES S AND KATRINA D
2005 BROKEN LANCE LANE
ROCKWALL, TX 75032

RUIZ SONIA
2009 WORCESTER LN
GARLAND, TX 75040

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

DELK GREGORY S AND SANDRA G
2020 BROKEN LANCE LN
ROCKWALL, TX 75032

HOOVER WILLIAM A AND TAMMY
2025 BROKEN LANCE LANE
ROCKWALL, TX 75032

CURTIS PAMELA
2040 BROKEN LANCE LN
ROCKWALL, TX 75032

BAKER ALEXANDER AND
ARTEMIS LI
2045 BROKEN LANCE LN
ROCKWALL, TX 75032

TIPPETT TERRANCE & EMILY
2060 BROKEN LANCE LANE
ROCKWALL, TX 75032

RESIDENT
2065 BROKEN LANCE LN
ROCKWALL, TX 75032

RESIDENT
207 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
208 NICOLE DR
ROCKWALL, TX 75032

DRENTH HOWARD D AND TERESSA
2080 BROKEN LANE
ROCKWALL, TX 75032

IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LN
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RESIDENT
2120 NEW HOLLAND DR
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

ZMOLIK JUSTIN LAWRENCE
2139 SOUTH FM 549
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

DUNK DAWNETTA M VAN
2140 NEW HOLLAND DR
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

RESIDENT
221 RENEE DR
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
222 NICOLE DR
ROCKWALL, TX 75032

RANDALL ROBERT S JR & MARY LYNN
2287 S FM 549
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2301 S JOHN KING BLVD
ROCKWALL, TX 75032

KANAK INVESTMENTS LLC
2321 FIELDCREST DR
ROCKWALL, TX 75032

RESIDENT
233 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2380 FM549
ROCKWALL, TX 75032

RESIDENT
2390 S FM549
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

SH DEV KLUTTS ROCKWALL LLC
2400 DALLAS PARKWAY SUITE 460
PLANO, TX 75093

DIGGS DAVID WILEY
2401 LOUDON ST WEST
ROCKWALL, TX 75032

WILLIAMS DAVIS CRAIG AND JENNIFER IRENE
2405 LOUDON ST WEST
ROCKWALL, TX 75032

SWAIN STEPHEN & CAROL J
2406 LOUDON ST E
ROCKWALL, TX 75032

GIL ANNA AND JULIAN
2409 LOUDON STREET WEST
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

NAMIE NOMIE M III AND GINA MARIE
2413 LOUDON ST WEST
ROCKWALL, TX 75032

BOLDEN QUINTEN TIBERIUS AND
ALEXANDER NICHOLAS KUJAK
2417 LOUDON ST WEST
ROCKWALL, TX 75032

ACKERMAN DANYELL AND ALAN
2418 LOUDON STREET EAST
ROCKWALL, TX 75032

MARTINEZ ALEXANDRA ISABEL PRIETO AND
ANGEL JAVIER SANCHEZ ROJAS
2419 LOUDON ST WEST
ROCKWALL, TX 75032

HUGHES BRYAN
2423 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2424 FM549
ROCKWALL, TX 75032

RESIDENT
245 RENEE DR
ROCKWALL, TX 75032

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
250 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
250 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2500 LOUDON ST W
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

DE LOS SANTOS CARLOS AND MARGOT
2501 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2502 LINDBERG ST
ROCKWALL, TX 75032

FURLONG FAMILY TRUST
2502 LONG COMMON NORTH
ROCKWALL, TX 75032

RESIDENT
2503 MERCERS COLONY AVE
ROCKWALL, TX 75032

JOHNSTON RODNEY DURRAL JR AND KIMBERLY
D
2504 LOUDON ST EAST
ROCKWALL, TX 75032

SIGNO FAMILY LIVING TRUST
GENARO A SIGNO AND JULITA R SIGNO-
TRUSTEES
2505 LOUDON STREET WEST
ROCKWALL, TX 75032

RESIDENT
2506 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2507 MERCERS COLONY AVE
ROCKWALL, TX 75032

GATEWOOD PAULA AND WADE
2509 LOUDON ST W
ROCKWALL, TX 75032

RESIDENT
2510 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2513 MERCERS COLONY AVE
ROCKWALL, TX 75032

JOSHI MAYURESH S AND
BINITA SINHA
2513 LOUDON ST WEST
ROCKWALL, TX 75032

ROSS SCOTT TRAVIS AND MEGAN
2517 LOUDON ST WEST
ROCKWALL, TX 75032

TAYLOR SHELLY A
2518 LONG COMMON NORTH
ROCKWALL, TX 75032

GARZA SIMONE M & HEATH
2518 LOUDON ST E
ROCKWALL, TX 75032

DENSON PATRICIA ANN
2521 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2600 LONG COMMON S
ROCKWALL, TX 75032

BOCK FAMILY TRUST OF 2003
JOSEPH C AND SHIZUKO BOCK-TRUSTEES
2601 LONG COMMON SOUTH
ROCKWALL, TX 75032

RODRIGUEZ EVANGELINA PARRA & KRYSTAL
MARIE RODRIGUEZ
2601 PATRICIA LN
GARLAND, TX 75041

RESIDENT
2605 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2608 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2609 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2612 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2613 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2616 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2617 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2617 MERCERS COLONY AVE
ROCKWALL, TX 75032

DEBRA JEAN CRUZ TRUST
DEBRA JEAN CRUZ - TRUSTEE
262 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2620 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2621 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2623 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2624 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2625 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2628 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2629 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2631 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2632 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2635 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2636 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2639 LINDBERG ST
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

RESIDENT
274 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
2741 MASSEY LN
ROCKWALL, TX 75032

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

RESIDENT
2751 MASSEY LN
ROCKWALL, TX 75032

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

SULLIVAN BRANDI KATHERINE
2770 MASSEY LN
ROCKWALL, TX 75032

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

RESIDENT
283 NICOLE DR
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

SNYDER STACY & CHARLES
2840 DEUTZ CT
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

JIMENEZ RICARDO
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
2850 DEUTZ CT
ROCKWALL, TX 75032

RESIDENT
2851 HAYMAKER DR
ROCKWALL, TX 75032

SERCY WILLIAM CHARLES AND
NORMAN WAYNE SERCY AND MARSHA MARIE
SERCY
2851 DEUTZ CT
ROCKWALL, TX 75032

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

RESIDENT
2861 DEUTZ CT
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

FOWLER KATELIN
2871 DEUTZ COURT
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

RIVERA DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

RESIDENT
291 RENEE DR
ROCKWALL, TX 75032

LAYZA & LUNA REAL ESTATE LLC
2922 S GOLIAD ST
ROCKWALL, TX 75032

RESIDENT
2922 S HWY205
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

FRANKLIN J BACHMAN TRUST
CYNTHIA KAY BACHMAN TRUSTEE
3001 SAN MARCOS DR
ROCKWALL, TX 75032

CRENSHAW JANET AND GERALD S
3005 SAN MARCOS DR
ROCKWALL, TX 75032

SCHOEN DAVID L AND MARY F
3006 SAN MARCOS DRIVE
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

HERNANDEZ ARMANDO AND DARLA DEANETTE
3009 SAN MARCOS DRIVE
ROCKWALL, TX 75032

WARNELL DONALD L AND MARIA D
3009 WIMBERLEY LN
ROCKWALL, TX 75032

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

JONES KRISTINE KAYE AND
JOSE ENRIQUE FRESQUEZ
3010 SAN MARCOS DRIVE
ROCKWALL, TX 75032

BATSON NICHOLAS AND JESSIE
3010 WIMBERLEY LANE
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

DAWA DAWA AND
TENZIN LHAMO
3011 WIMBERLEY LANE
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

SHOMETTE WILLIAM TODD AND KERRI PARSONS
3012 WIMBERLEY LN
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

COWARD ERICA AND RICHARD
3013 SAN MARCOS DRIVE
ROCKWALL, TX 75032

THOMPSON WILLIAM AND KATHY
3013 WIMBERLEY LN
ROCKWALL, TX 75087

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

RILEY CHRISTINE
3014 SAN MARCOS DRIVE
ROCKWALL, TX 75032

ZAZAKIS LAURA J AND JOHN
3014 WIMBERLEY LANE
ROCKWALL, TX 75032

TURNER CALEB MAURICE
3015 FONTANNA BLVD
ROCKWALL, TX 75032

PARKER LYNN TERRY
3015 WIMBERLEY LN
ROCKWALL, TX 75032

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

RESIDENT
302 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3025 LIMESTONE HILL LN
ROCKWALL, TX 75032

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN
ACOSTA MEJIA
303 RENEE DR
ROCKWALL, TX 75032

CULBERTSON JACK NEAL
3046 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3047 FALLBROOK DR
ROCKWALL, TX 75032

MAH JEFFERY
305 BLANCO CIR
SOUTHLAKE, TX 76092

RESIDENT
3054 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3054 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3055 DEER RIDGE DR
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

NICKERSON TERENCE & DOROTHIA
3061 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3062 DUSTY RIDGE DR
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

CRESPIN DEBRA
3063 DEER RIDGE DR.
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK DR
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

BURNS A STACEY
3070 DEER RUDGE DR
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3071 FALLBROOK DR
ROCKWALL, TX 75032

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

STEWART RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3078 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3078 LIMESTONE HILL LN
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3079 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3079 FALLBROOK DR
ROCKWALL, TX 75032

WESSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS
3081 COOLWOOD LANE
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY
3083 MISTY RIDGE LN
ROCKWALL, TX 75032

TOWNSEND NINA
3084 MISTY RIDGE LN
ROCKWALL, TX 75032

CEVALLOS JASON & MARY
3086 LIMESTONE HILL LN
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3089 COOLWOOD LN
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

JARMAN EMMA
3091 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
3092 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3092 MISTY RIDGE LN
ROCKWALL, TX 75032

DENNIS AMY L
3094 LIMESTONE HILL LN
ROCKWALL, TX 75032

RESIDENT
3097 COOLWOOD LN
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE
3099 MISTY RIDGE LN
ROCKWALL, TX 75032

SLATTER SARAH KIMBERLY
3100 COOLWOOD LN
ROCKWALL, TX 75032

REGGIA DANIELLE R
3100 MISTY RIDGE LN
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH
3102 LIMESTONE HILL LN
ROCKWALL, TX 75032

GARNER AMY
3105 MISTY RIDGE LN
ROCKWALL, TX 75032

OCHOA RENE
3107 COOLWOOD LANE
ROCKWALL, TX 75032

RESIDENT
3108 MISTY RIDGE LN
ROCKWALL, TX 75032

HAYES KRISTOPHER
3108 COOLWOOD LN
ROCKWALL, TX 75032

RUSHING MASON & JACLYN A
3111 MISTY RIDGE LANE
ROCKWALL, TX 75032

RESIDENT
3112 LIMESTONE HILL LN
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

RESIDENT
3116 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3116 MISTY RIDGE LN
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL
3117 MISTY RIDGE LANE
ROCKWALL, TX 75032

FOX PATRICK AND MEGAN
3119 COOLWOOD LANE
ROCKWALL, TX 75032

RESIDENT
312 NICOLE DR
ROCKWALL, TX 75032

ESPARZA MARCO A
312 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3124 MISTY RIDGE LN
ROCKWALL, TX 75032

VARGAS JOSE A
3124 COOLWOOD LN
ROCKWALL, TX 75032

KILPATRICK KERRY LYNN & JENNY LYNN
3125 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
3129 COOLWOOD LN
ROCKWALL, TX 75032

ROJAS AMITAY HUERTA AND SORANGEL PEREZ
PARADA
3132 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3137 COOLWOOD LN
ROCKWALL, TX 75032

STRANG DANIEL EDWARD AND SUSANNE LEIGH
3158 LUCHENBACK TRL
ROCKWALL, TX 75032

SAGNIBENE JOE AND LISA
3162 LUCKENBACH TRAIL
ROCKWALL, TX 75032

RESIDENT
319 RENEE DR
ROCKWALL, TX 75032

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

BRAGA GUILHERME CREDIDIO & YASMINI
RAMOS IZIDORO
327 NICOLE DRIVE
ROCKWALL, TX 75032

JIMENEZ RICARDO
330 RENEE DR
ROCKWALL, TX 75032

EAGLE MHS CONTRACTING INC
3336 MORNING LIGHT DRIVE
DALLAS, TX 75228

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
337 RENEE DR
ROCKWALL, TX 75032

SWAIT TIFFANY
3402 POST OAK DR
ROCKWALL, TX 75032

MENDOZA MIGUEL
3410 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3418 POST OAK DR
ROCKWALL, TX 75032

WOODWARD CHERIE J
3426 POST OAK DR
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A
3434 POST OAK DRIVE
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ
344 COUNTY LINE RD
ROCKWALL, TX 75032

ANDERSON ERICKA RENEE
3442 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3450 POST OAK DR
ROCKWALL, TX 75032

BEAVERS SHIRLEY
3460 POST OAK DR
ROCKWALL, TX 75032

OROZCO ARMANDO
3465 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3468 POST OAK DR
ROCKWALL, TX 75032

COVINGTON TEVIN TYLER
3469 POST OAK DRIVE
ROCKWALL, TX 75032

MILLAN TRESSO & LEODEGARIA
3472 POST OAK DR
ROCKWALL, TX 75032

LEWIS REX STEPHEN
3473 POST OAK DR
ROCKWALL, TX 75032

TERRELL JUSTIN C & DESIREE N
3476 POST OAK DRIVE
ROCKWALL, TX 75032

TSIC ASSOCIATES HOLDINGS TRUST
350 MEADOW GATE RD
MEADOW VISTA, CA 95722

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
353 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
358 RENEE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3601 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3602 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3606 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3607 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
363 RENEE DR
ROCKWALL, TX 75032

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 1201

RESIDENT
3702 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3702 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3703 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3703 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3705 HERRICK ST
ROCKWALL, TX 75032

RESIDENT
3705 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3706 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3706 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3707 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3707 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3709 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3710 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3710 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3710 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3711 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3711 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3713 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3714 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3714 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3715 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3717 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3718 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3718 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3719 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
372 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3721 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3722 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3722 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3723 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3725 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3725 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3726 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3727 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3729 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
373 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3731 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3735 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3739 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3743 OLMSTEAD DR
ROCKWALL, TX 75032

MCCLOUD JOY ANN
375 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3801 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3805 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3808 LOFLAND CIR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

RESIDENT
3809 OLMSTEAD DR
ROCKWALL, TX 75032

ILKENHANS JAMES CURTIS
3813 OLMSTED DRIVE
ROCKWALL, TX 75032

RESIDENT
382 NICOLE
ROCKWALL, TX 75032

RESIDENT
383 RENEE DR
ROCKWALL, TX 75032

CASTILLO JOSE &
LUZ DELGAEDO
383 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
3831 HERRICK ST
ROCKWALL, TX 75032

RESIDENT
386 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3875 SELBORNE DR
ROCKWALL, TX 75032

ROLDAN EMILY ELIZABETH AND IVAN
3901 STABLEGLEN DR
ROCKWALL, TX 75032

OSMUN DAVID CHARLES AND MARISHA
3902 STABLEGLEN DR
ROCKWALL, TX 75032

TORRES MARCUS ANTHONY AND AMANDA E
3905 STABLEGLEN AVE
ROCKWALL, TX 75032

CONFIDENTIAL OWNER
3906 STABLEGLEN DR
ROCKWALL, TX 75032

MOORE STEPHANIE RAAN AND RODNEY WAYNE
3909 STABLEGLEN DRIVE
ROCKWALL, TX 75032

GILMORE CARA D
3910 STABLEGLEN DR
ROCKWALL, TX 75032

GALLOWAY BRENT JR & JACQUELINE
3913 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MICHAEL BOBIE AND SUSAN L BOBIE LIVING
TRUST
MICHAEL BOBIE AND SUSAN L BOBIE- TRUSTEES
3917 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
395 RENEE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS
395 NICOLE DR
ROCKWALL, TX 75087

SANCHEZ ARNULFO & ORALIA
398 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
400 RENEE RD
ROCKWALL, TX 75032

ARMSTRONG HOYT AND MIMI TU ANH
4001 STABLEGLEN DR
ROCKWALL, TX 75032

BECOMING ONE MINISTRY & COUNSELING
CENTER
4002 STABLEGLEN DRIVE
ROCKWALL, TX 75032

ARCHIBALD KAREN AND MATTHEW
4003 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HUNTER BRIAN JEFFREY AND JENNIFER LYNN
4006 STABLEGLEN DR
ROCKWALL, TX 75032

SEUMANUTAFU JOHN AND CHRISTINE
4009 STABLEGLEN DRIVE
ROCKWALL, TX 75032

BETTEVY RYAN A & KIMBERLY
4010 QUINCY STREET
ROCKWALL, TX 75032

TOPALOVIC NIKOLA AND KAYLEE NAN
4010 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DUKE ROCHELLE
4013 OLMSTED DRIVE
ROCKWALL, TX 75032

HALL HUNTER AND KELSEY
4013 STABLEGLEN DRIVE
ROCKWALL, TX 75032

JANDREW DUSTY R AND JUSTIN C
4014 QUINCY STREET
ROCKWALL, TX 75032

BURNS TONYA KAY AND AUBREY LEE
4014 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
4015 QUINCY ST
ROCKWALL, TX 75032

LONG PAIGE MICHELE AND RYAN KEATHLEY
4017 OLMSTED DRIVE
ROCKWALL, TX 75032

RAMSBOTTOM DAVID BRADLEY AND DAWN
4018 QUINCY STREET
ROCKWALL, TX 75032

WESLEY ERIC CHARLES & TERRI LASHON
4019 QUINCY STREET
ROCKWALL, TX 75032

GUARDIOLA SOCORRO AND
JESSICA GUAZZONE
4023 QUINCY ST
ROCKWALL, TX 75032

TROST COOPER RANDALL & JENNIFER
4027 QUINCY ST
ROCKWALL, TX 75032

RESIDENT
408 NICOLE
ROCKWALL, TX 75032

UNDERWOOD MARK AND MICHELLE
4101 QUINCY STREET
ROCKWALL, TX 75032

HENSON DAVID ROSS AND DEBORAH PROWSE
4101 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
4102 STABLEGLEN DR
ROCKWALL, TX 75032

SIMS RUSSELL ROBERT AND CALLIE MICHELLE
4105 QUINCY STREET
ROCKWALL, TX 75032

COOK BROOKE AND MATTHEW
4105 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PARSON JESSICA L AND CHRISTOPHER P
4106 STABLEGLEN DR
ROCKWALL, TX 75032

CAMP DARROL B AND TASHIA F
4109 STABLEGLEN DR
ROCKWALL, TX 75032

DIVITTORIO ZEB ROBERT AND KELSEY LYNN
4110 STABLEGLEN DR
ROCKWALL, TX 75032

ROSOFF AMY LYNN
4111 QUINCY STREET
ROCKWALL, TX 75032

HIGDON RICKIE LEE AND ASUNCION MARINA
4113 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
414 RENEE DR
ROCKWALL, TX 75032

IRWIN MATTHEW LEE AND MYLIN NICOLE
4202 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PATTERSON KENNETH EARL AND CYNTHIA A
4205 STABLEGLEN DR
ROCKWALL, TX 75032

SHEPHERD JEFFREY W AND PAMELA A
4206 STABLE GLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
4207 QUINCY ST
ROCKWALL, TX 75032

BURKHALTER JEFFREY MICHAEL AND LINDSEY
ANN
4209 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
421 NICOLE DR
ROCKWALL, TX 75032

MELI JILL MARIE
4210 QUINCY ST
ROCKWALL, TX 75032

ROBINSON JOSEPH BROOKS
4210 STABLEGLEN DRIVE
ROCKWALL, TX 75032

OCONNELL PETER JAMES AND MICHELLE ANN
4214 QUINCY ST
ROCKWALL, TX 75032

BROWN KAREN D
4215 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

MARTINEZ RONALD W GOMEZ AND PAOLA I
CASTILLO
424 NICOLE DR
ROCKWALL, TX 75032

LOPEZ SILVIA
430 RENEE DR
ROCKWALL, TX 75032

TRAVIS MARK SUMMIT AND KAITLYN MAE
4301 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HERNANDEZ RAUL RALPH
4302 STABLEGLEN DRIVE
ROCKWALL, TX 75032

VIDICAN FLORIN
4306 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PETERSEN JOEL AND LEIGHANN MARIE
4309 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
431 NICOLE DR
ROCKWALL, TX 75032

MURRAY BRADY & JENNIFER
4310 STABLE GLEN DRIVE
ROCKWALL, TX 75032

ROBERTS KYLE & KATELIN
4314 SELBORNE DR
ROCKWALL, TX 75032

MILLIGAN BYRON PEYTON AND MELANIE BAILEY
4317 STABLEGLEN DR
ROCKWALL, TX 75032

LIRA MARCELINO JOSE &
ROZENEIDE S SOUSA LINS
4318 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
4319 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
433 RENEE DR
ROCKWALL, TX 75032

RESIDENT
441 NICOLE DR
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
448 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
4509 SYLVAN PARK DR
ROCKWALL, TX 75032

XU ZICAI
4509 PORTRAIT LANE
PLANO, TX 75024

WHEELER JANIS & KEVIN M
451 RENEE DR
ROCKWALL, TX 75032

RESIDENT
452 EVANS RD
ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE
452 RENEE DR
ROCKWALL, TX 75032

RESIDENT
463 RENEE DR
ROCKWALL, TX 75032

RESIDENT
464 EVANS RD
ROCKWALL, TX 75032

RESIDENT
466 RENEE DR
ROCKWALL, TX 75032

RESIDENT
470 NICOLE
ROCKWALL, TX 75032

RESIDENT
471 NICOLE DR
ROCKWALL, TX 75032

YANEZ ALONSO TORRES
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANIEL J
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANIEL J
473 RENEE DR
ROCKWALL, TX 75032

CURTIS CHRISTOPHER LEE AND
BERT G CURTIS & PAMELA S CURTIS
4735 BEAR CLAW LANE
ROCKWALL, TX 75032

SHAH MURTAZA M AND MARIA E
4755 BEAR CLAW LANE
ROCKWALL, TX 75032

HUMPHREY JAY AND KIMMIE
4768 S STATE HWY 205
ROCKWALL, TX 75032

RESIDENT
4800 LOFLAND CIR
ROCKWALL, TX 75032

HODGES TERESA ANN
481 ARACADIA WAY
ROCKWALL, TX 75087

RISTER JOHN & CHRISTINE
4815 BEAR CLAW LANE
ROCKWALL, TX 75032

RESIDENT
482 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
485 RENEE DR
ROCKWALL, TX 75032

RESIDENT
486 EVANS RD
ROCKWALL, TX 75032

JIMENEZ TOMAS
4930 CREEKRIDGE LN
GARLAND, TX 75043

RESIDENT
496 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
498 EVANS RD
ROCKWALL, TX 75032

RESIDENT
503 RENEE DR
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON
503 NICOLE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

RESIDENT
508 RENEE DR
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWILIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

DIAZ-ALMARAZ CARLOS OMAR
514 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
515 RENEE DR
ROCKWALL, TX 75032

RESIDENT
520 RENEE DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

ROSAS LAURA PATRICIA
523 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
526 NICOLE
ROCKWALL, TX 75032

RESIDENT
535 NICOLE DR
ROCKWALL, TX 75032

RUDELL TODD L AND JOANNA K
544 MUSTANG COURT
LAVON, TX 75166

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

CERVANTES-OSORNIO HECTOR AND
ERIKA J MOLINA-OLVERA
548 NICOLE DRIVE
ROCKWALL, TX 75032

RESIDENT
557 RENEE DR
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS'
ASSOCIATION INC
6750 HILLCREST PLAZA DRIVE SUITE 326
DALLAS, TX 75230

GONZALES BALTAZAR & LUZ MARIA ZUNIGA
C/O LAKE POINTE CHURCH
701 I-30
ROCKWALL, TX 75087

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

MANKUS STEPHEN & SUSAN
7401 RODEO DR
DENTON, TX 76208

BRUCE LIVING TRUST
757 AVALON DR
HEATH, TX 75032

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

RODRIGUEZ BRIAN
8 BROOKWAY CT
MANSFIELD, TX 76063

COLUNGA MARIA CRISTINA
C/O BERNABE COLUNGA
807 N JOSEPHINE ST
ROYSE CITY, TX 75189

NGUYEN ANNA
812 BLUFFCREEK LN APT 208
ARLINGTON, TX 76006

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

USCMF SN TEXAS A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

JUNFA USA, LLC
910 MELISSA LN
GARLAND, TX 75040

TAN JUDY AND
LAM KHANG DUY
914 FALCON TRAIL
MURPHY, TX 75094

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

BEDDER MANAGEMENT AUSTIN LLC
9901 BRODIE LANE SUITE 160-172
AUSTIN, TX 78748

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

MCINTIRE JUANITA
M/R
, TX

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

RCH WATER SUPPLY CORPORATION
PO BOX 2034
ROCKWALL, TX 75087

CHINN DERRICK O
PO BOX 35011
LOS ANGELES, CA 90035

PROGRESS RESIDENTIAL BORROWER 4 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087



767 Justin Rd
Rockwall, TX 75087

May 16, 2024

Mr. Ryan Miller
Director of Planning and Zoning
City of Rockwall
385 S Goliad Street
Rockwall, TX 75087

RE: Zoning Application, Lofland Tract,

Dear Mr. Miller,

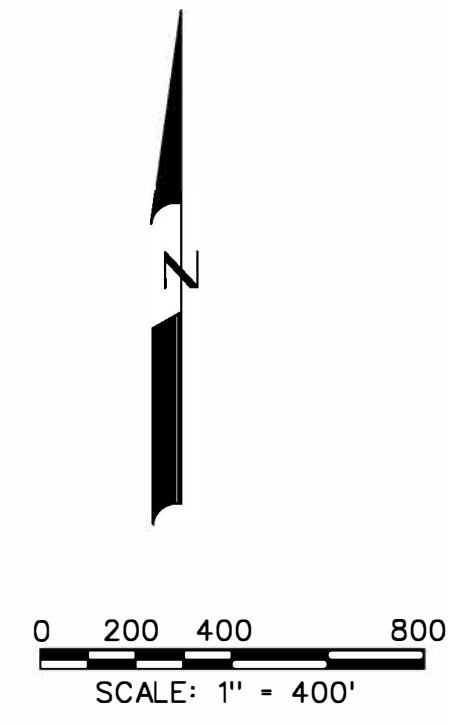
Michael Joyce Properties is submitting the attached Zoning Application, Concept Plan and Design Standards for consideration for a change in Zoning for the tracts as shown in the Concept Plan and Survey. We would like to request a change in Zoning from Agricultural District to a Planned Development District with the attached design standards.

We thank you for your consideration and look forward to working with the City of Rockwall, the Planning and Zoning Commission and the City Council on the approval of this request.

Sincerely,










A handwritten signature in blue ink, appearing to be 'RJ', is written over the word 'Sincerely,'.

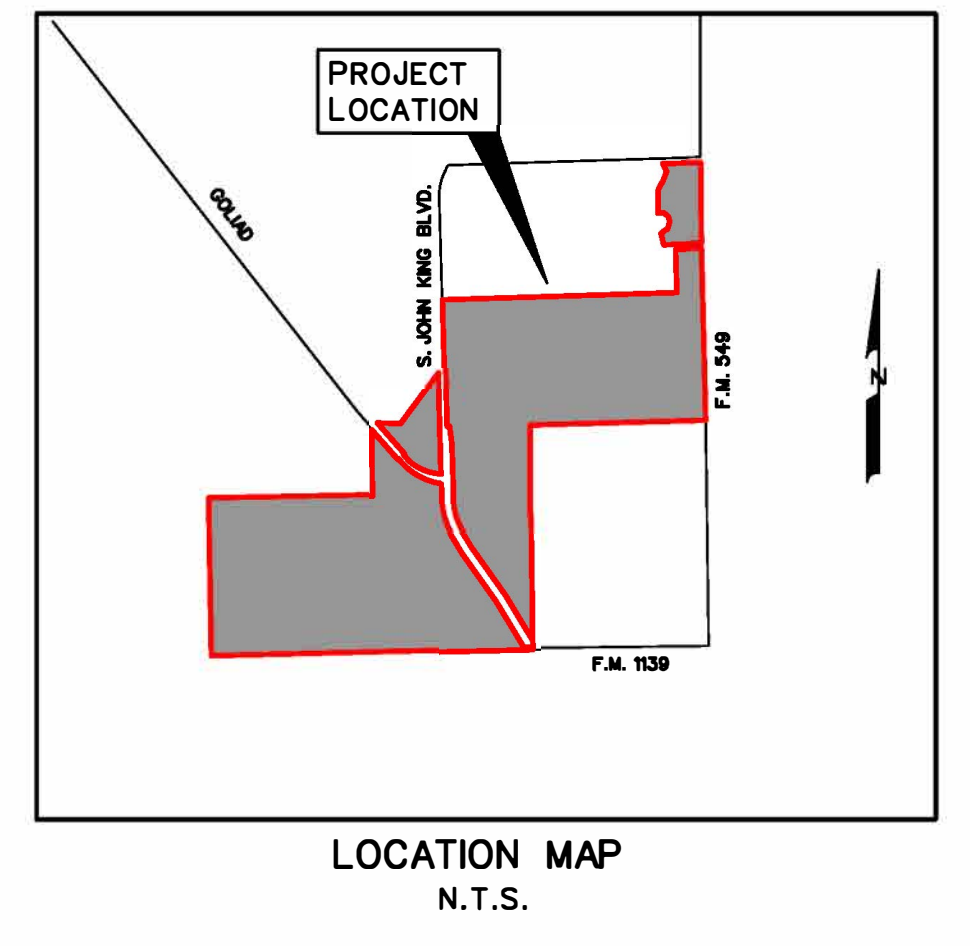
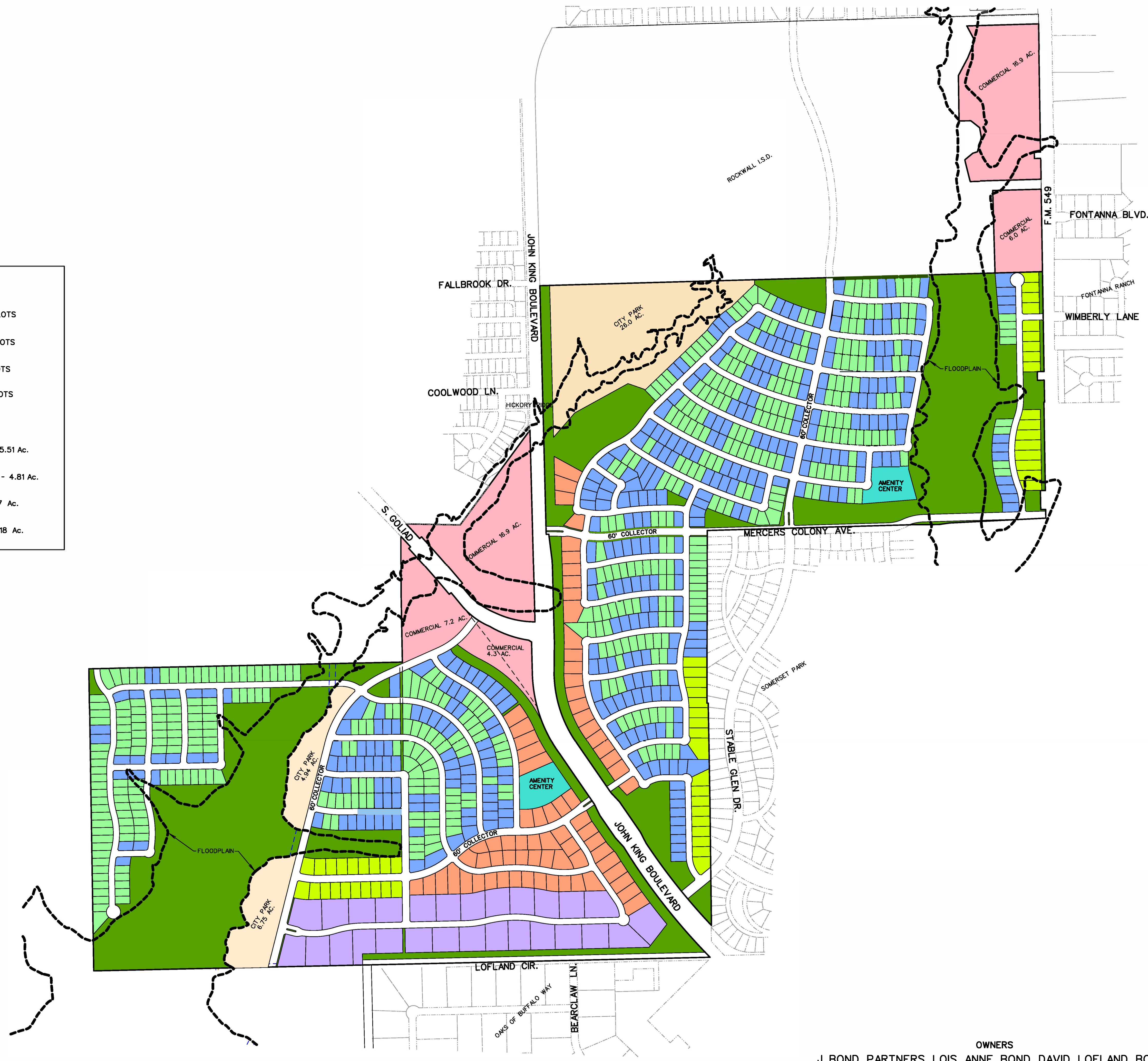
Ryan Joyce
President, Michael Joyce Properties



LEGEND

TYPICAL LOT SIZES

	- 62' X 125' - 467 LOTS
	- 72' X 125' - 367 LOTS
	- 80' X 135' - 54 LOTS
	- 100' X 150' - 74 LOTS
	- 1 ACRE - 27 LOTS
	- OPEN SPACE - 125.51 Ac.
	- AMENITY CENTER - 4.81 Ac.
	- CITY PARK - 37.7 Ac.
	- COMMERCIAL - 51.18 Ac.



TOTAL ACRES	540.33
GROSS COMMERCIAL ACRES	51.18
TOTAL RESIDENTIAL LOTS	989
RESIDENTIAL DENSITY	1.830
TOTAL FLOOD PLAIN ACRES	87.09
TOTAL OPEN SPACE ACRES	125.51

CONCEPT PLAN
OF
JUNIPER

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS






PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

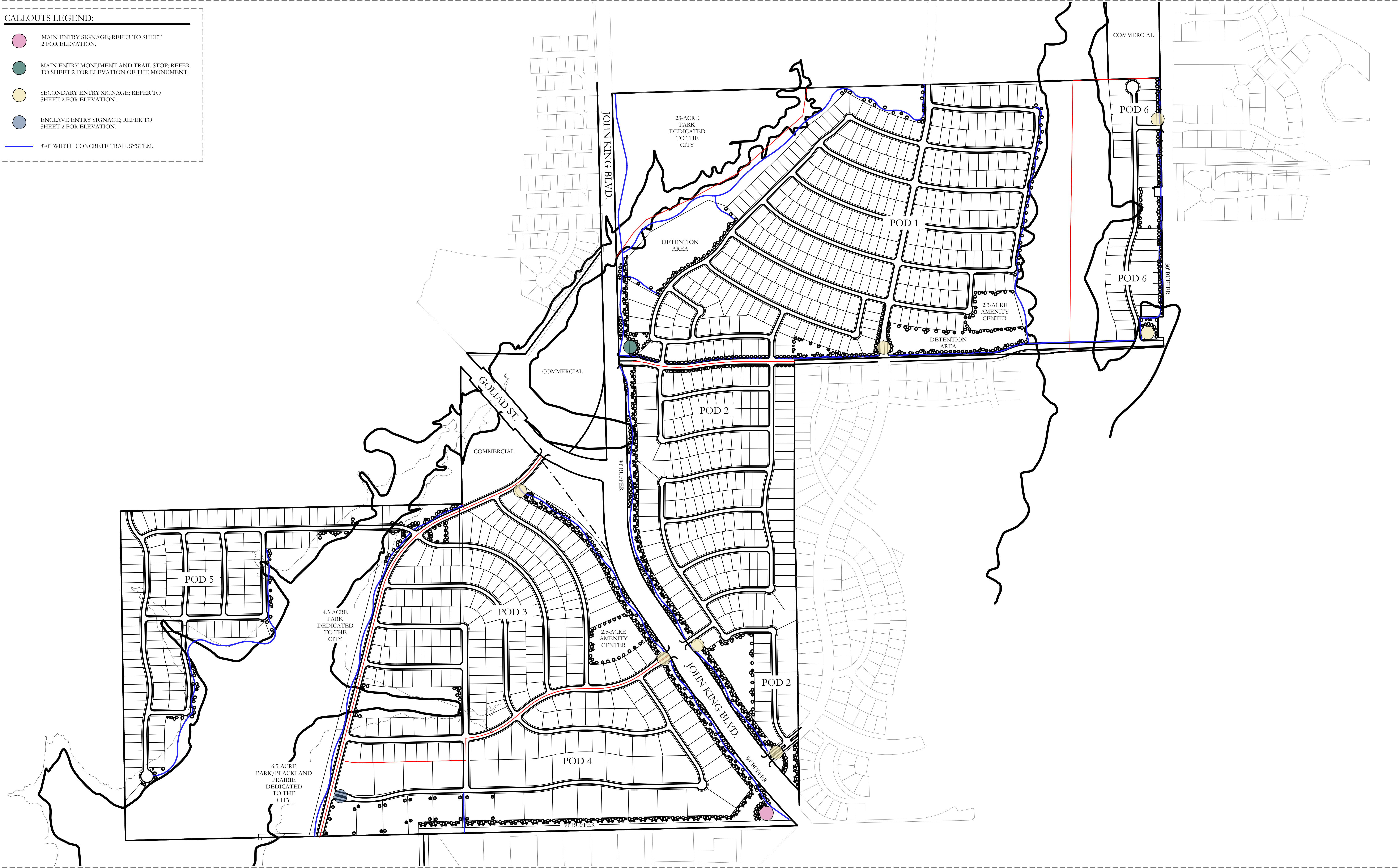
OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

MAY 2024 SCALE 1" = 400'

CASE NO. XXXX

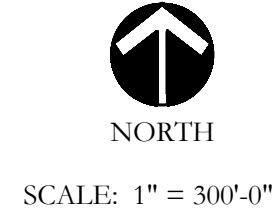
CALLOUTS LEGEND:

-  MAIN ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
-  MAIN ENTRY MONUMENT AND TRAIL STOP; REFER TO SHEET 2 FOR ELEVATION OF THE MONUMENT.
-  SECONDARY ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
-  ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
-  8'-0" WIDTH CONCRETE TRAIL SYSTEM.



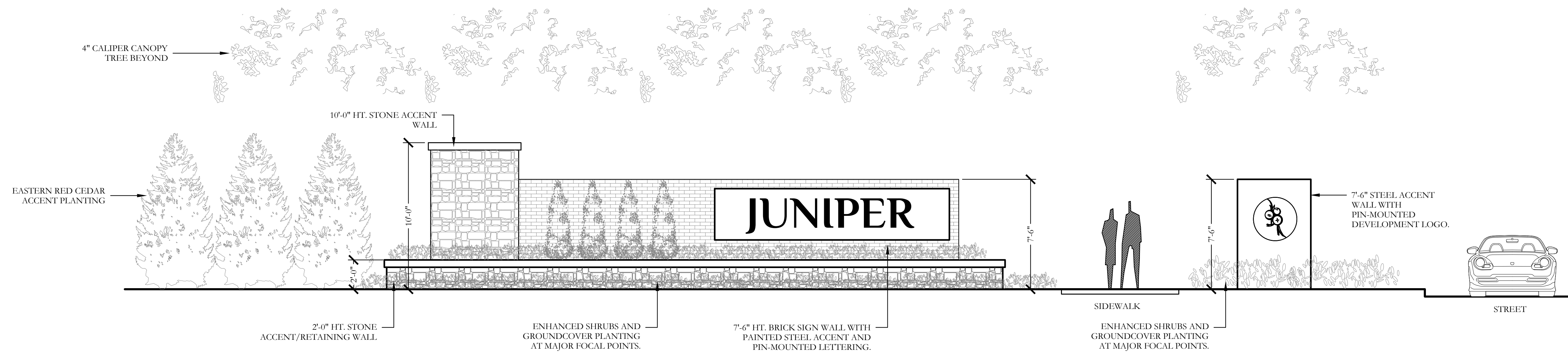
JUNIPER / OVERALL LAYOUT PLAN

City of Rockwall, Rockwall County, Texas



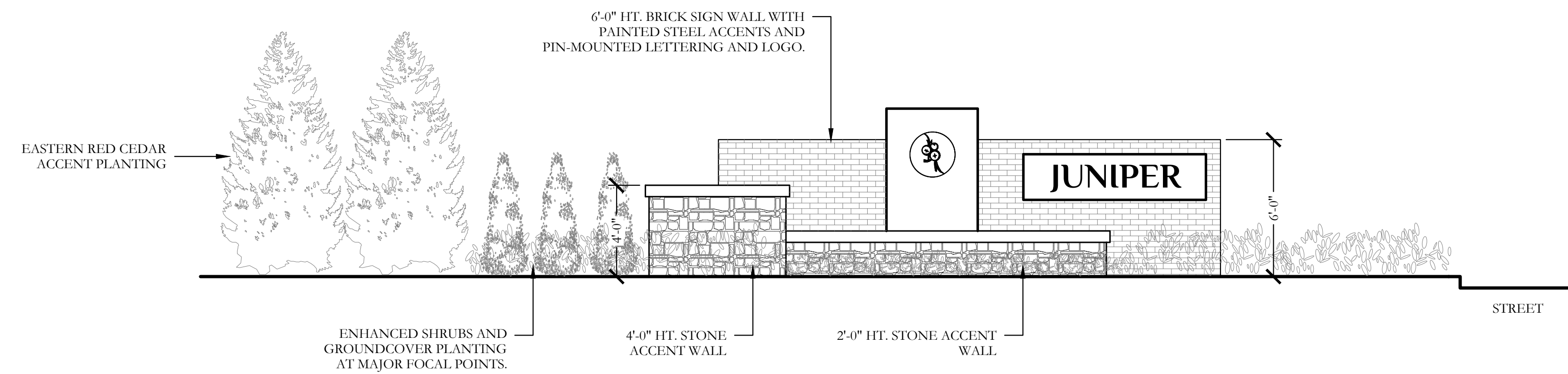
SHEET 1 OF 4
Owner Submittal 5-7-2024





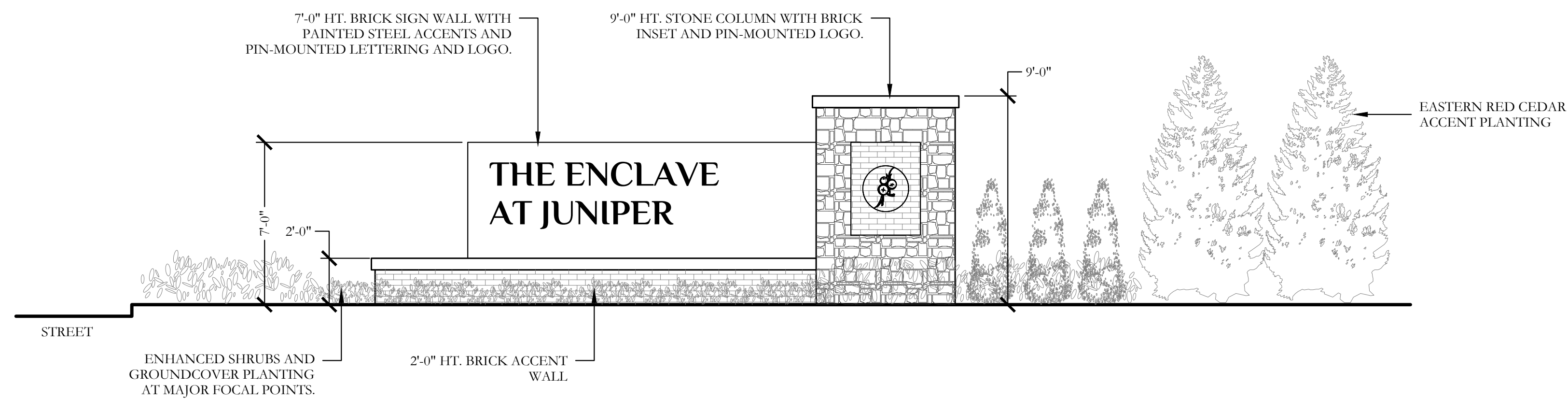
MAIN ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



SECONDARY ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



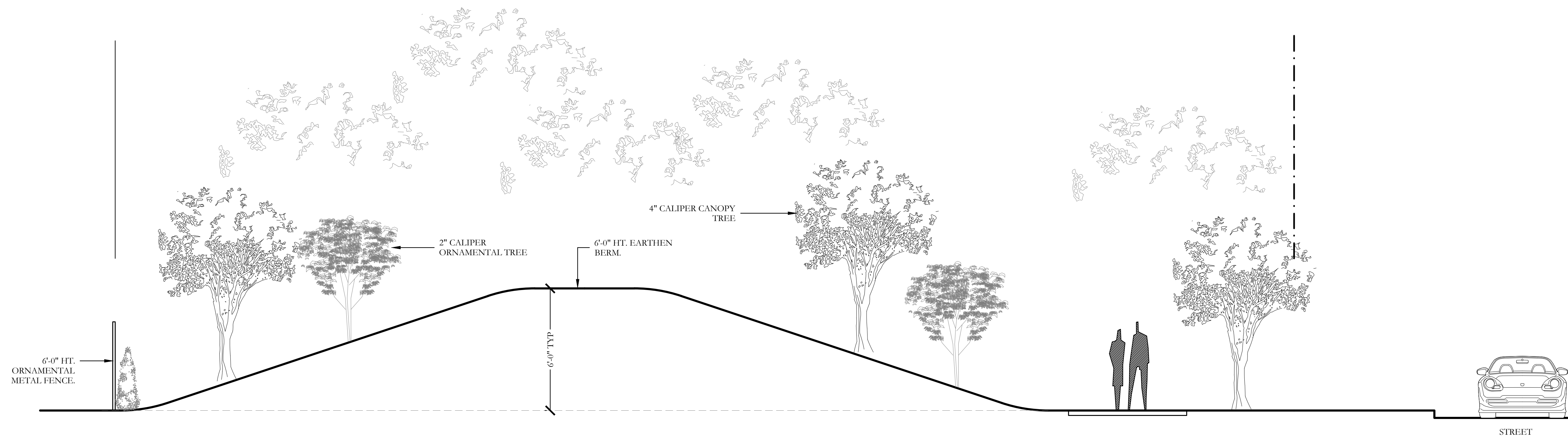
ENCLAVE ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"

JUNIPER / ENTRY MONUMENT ELEVATIONS

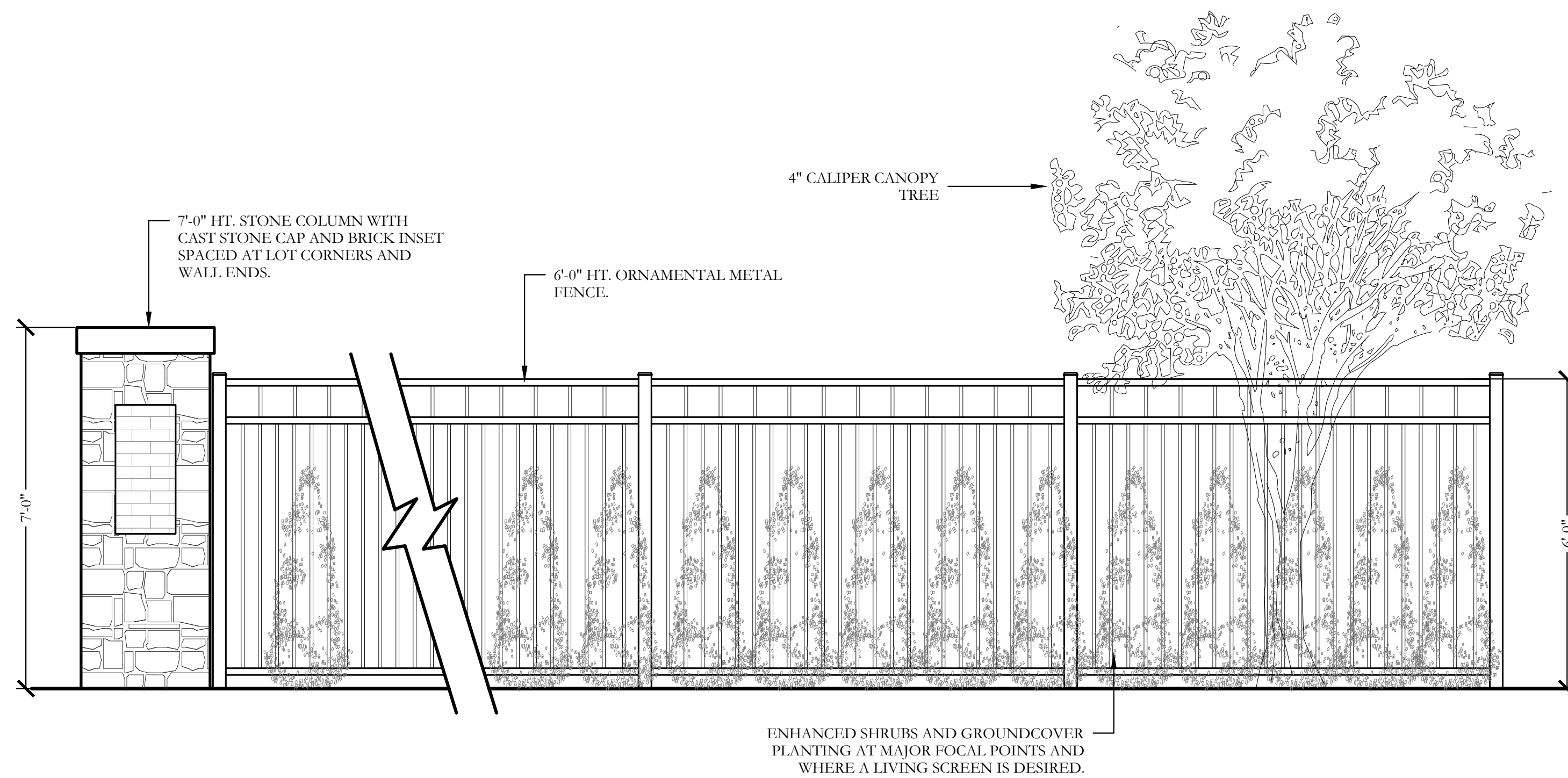
City of Rockwall, Rockwall County, Texas

SHEET 2 OF 4
Owner Submittal 5-7-2024



TYPICAL CROSS SECTION OF JOHN KING BLVD.
ELEVATION

SCALE: 1/4" = 1'-0"



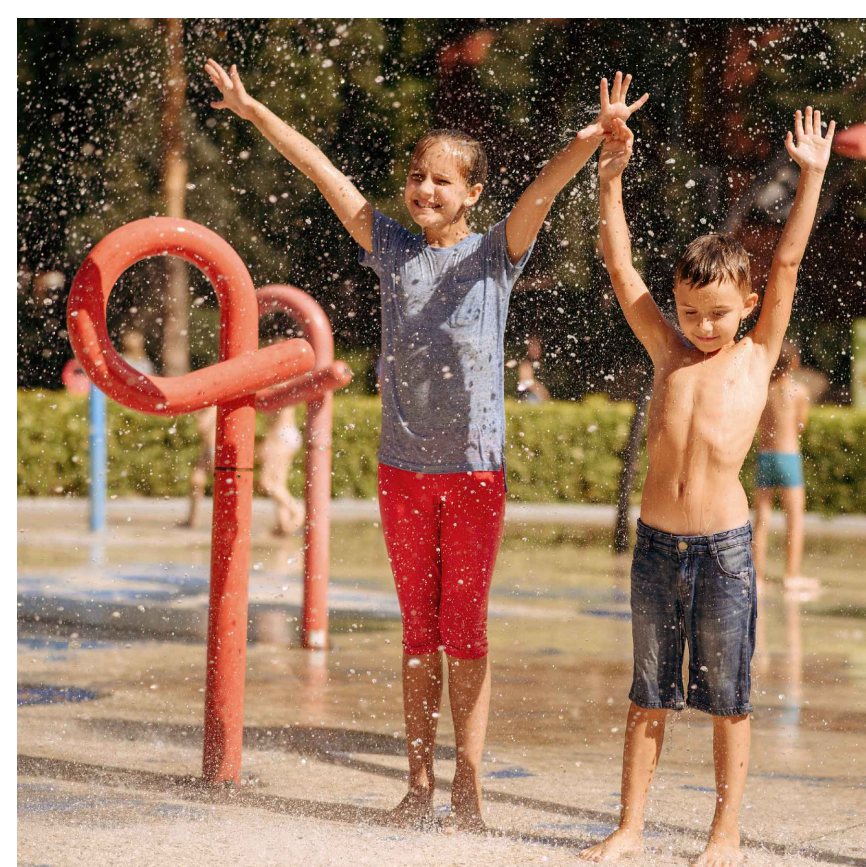
TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION

SCALE: 1/2" = 1'-0"

JUNIPER / TYPICAL SCREENING DETAILS

City of Rockwall, Rockwall County, Texas

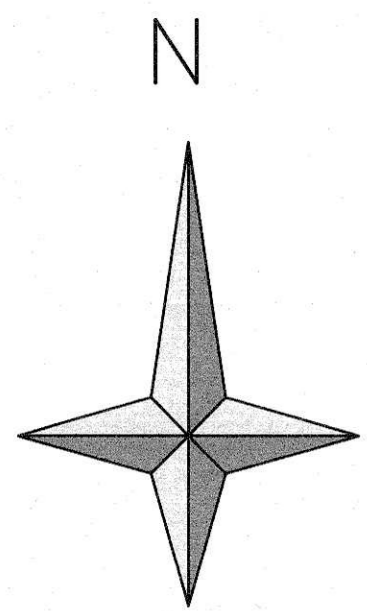
SHEET 3 OF 4
Owner Submittal 5-7-2024



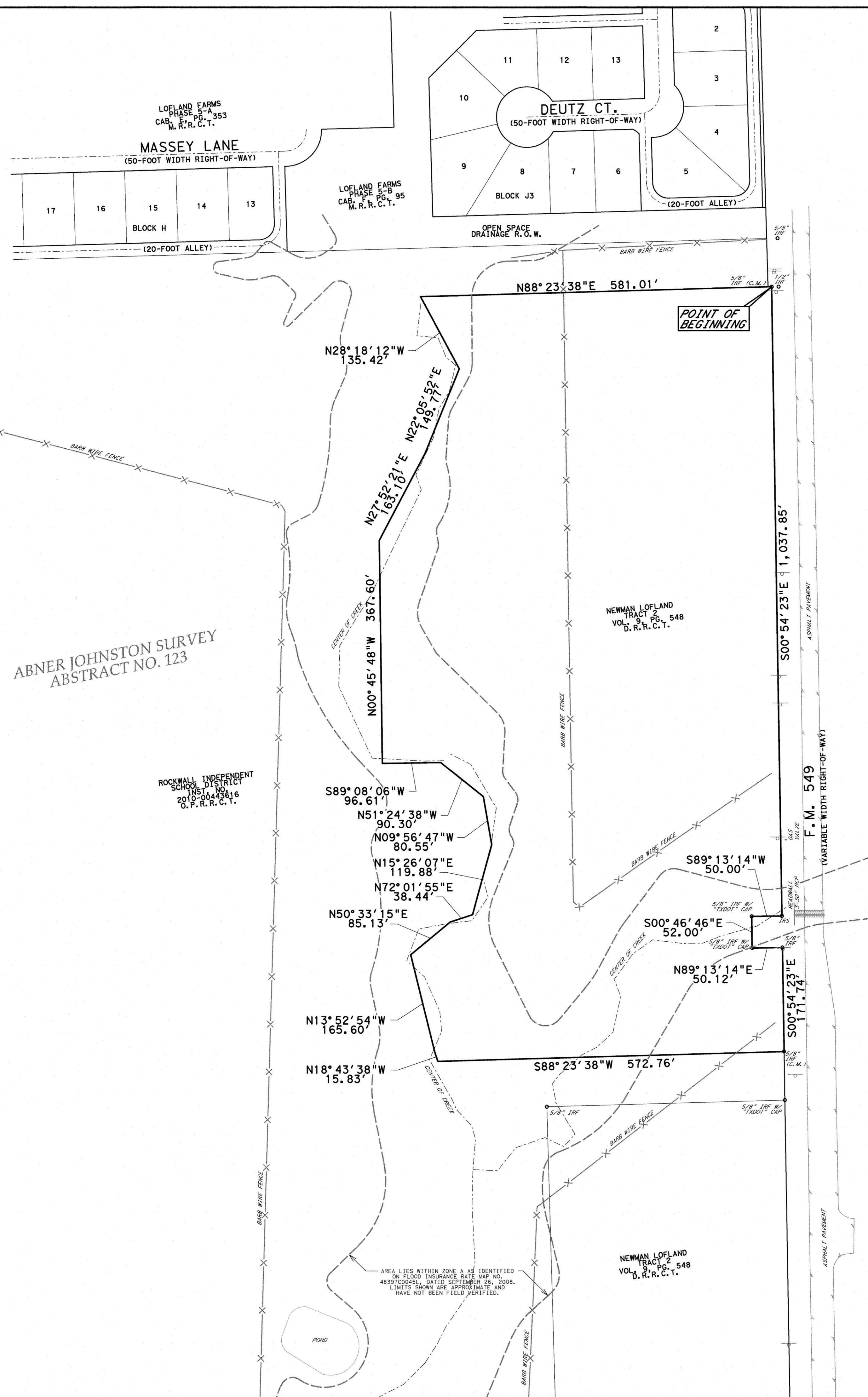
JUNIPER / AMENITY CENTER INSPIRATION PAGE

City of Rockwall, Rockwall County, Texas

SHEET 4 OF 4
Owner Submittal 5-7-2024



Scale: 1"=100'



ABNER JOHNSTON SURVEY
ABSTRACT NO. 123

ROCKWALL INDEPENDENT
SCHOOL DISTRICT
INST. NO. 2010-00443616
O.P.R.C.T.

AREA LIES WITHIN ZONE 4 AS IDENTIFIED
ON FLOOD INSURANCE RATE MAP NO.
48397C0045L, DATED SEPTEMBER 26, 2008.
LIMITS SHOWN WERE APPROXIMATE AND
HAVE NOT BEEN FIELD VERIFIED.

NEWMAN LOFLAND
TRACT 2
VOL. 9, PG. 548
D. R. R. C. T.

Notes:

- 1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:
10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect
10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 2022000003059 - does not affect
10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect
10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect
10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect
10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

LEGEND

- POWER POLE
GUY ANCHOR
OVERHEAD ELECTRIC
FENCELINE
(C.M.) CONTROLLING MONUMENT
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
IRS 1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
SSMH SANITARY SEWER MANHOLE
CMP CORRUGATED METAL PIPE
FH FIRE HYDRANT
I IRRIGATION CONTROL VALVE
V WATER VALVE
M WATER METER
S SIGN
TELEPHONE PEDESTAL
TELEPHONE BOX
TRANS. TRANSFORMER
D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.C.T. MAP RECORDS OF ROCKWALL COUNTY, TEXAS

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 2020000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.T.), being in an interior south line of a called 173.00 acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No. 2010-00443616 O.P.R.C.T.;

- THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;
THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;
THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;
THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12 feet to a 5/8-inch iron rod found;
THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74 feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00 acre tract;
THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76 feet to a point in a creek;
THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00 acre tract and generally along said creek, a distance of 15.83 feet;
THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 85.13 feet;
THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 38.44 feet;
THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44 feet;
THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88 feet;
THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55 feet;
THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30 feet;
THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61 feet;
THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60 feet;
THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10 feet;
THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77 feet;
THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42 feet;
THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01 feet to the POINT OF BEGINNING and containing 16.8895 acres of land.

CERTIFICATION

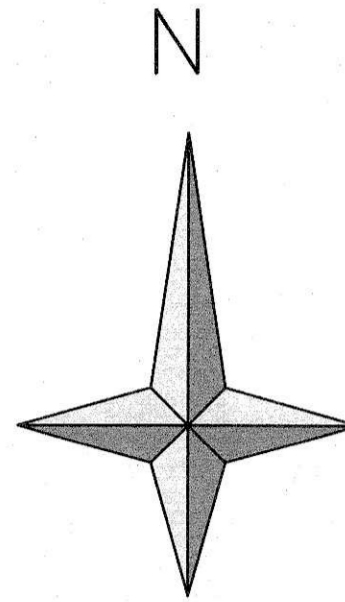
I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Quatico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

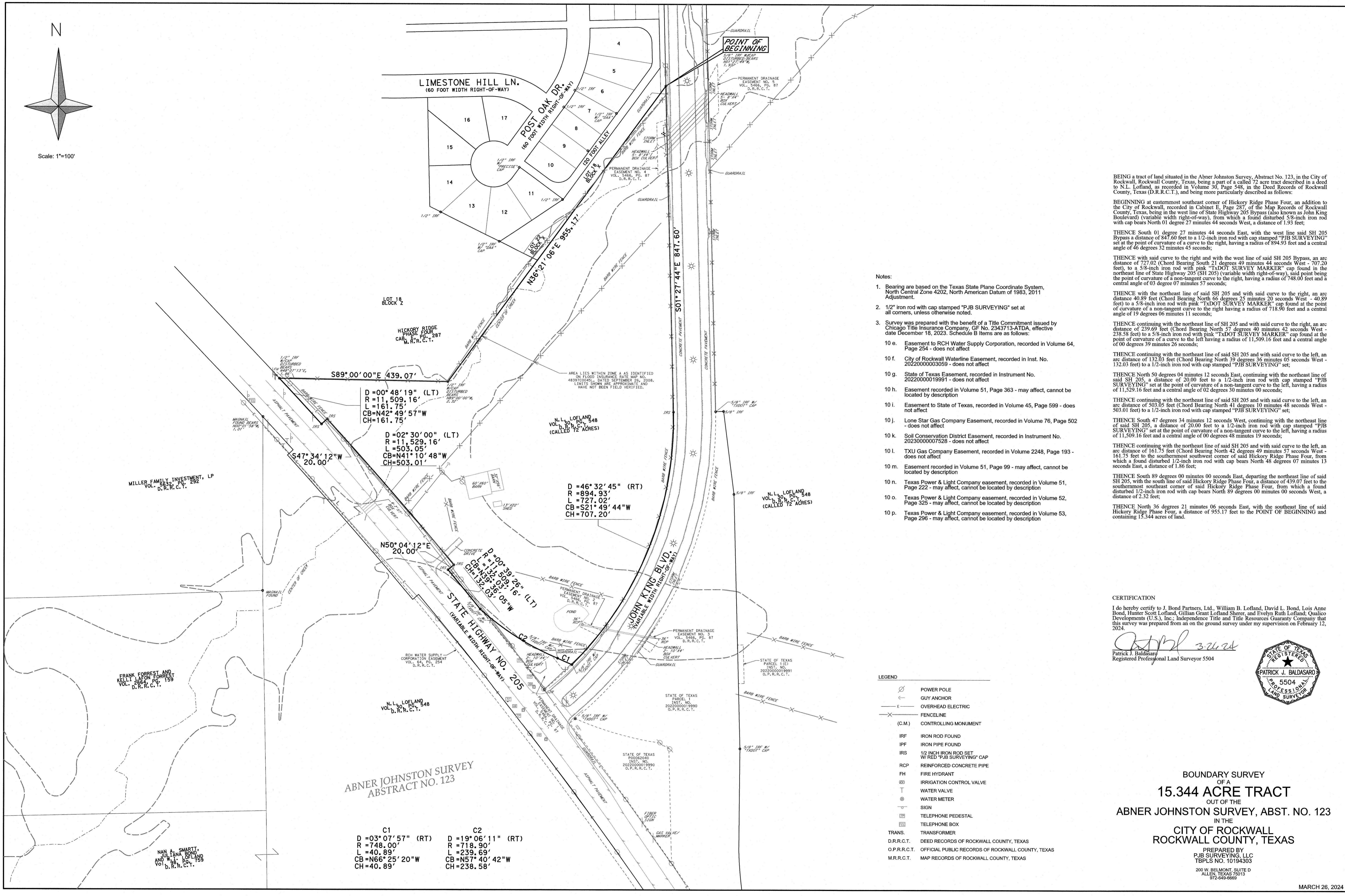


BOUNDARY SURVEY
OF A
16.8895 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669



Scale: 1"=100'



Notes:

- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
- 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
- Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B items are as follows:
 - Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect
 - City of Rockwall Waterline Easement, recorded in Inst. No. 2022000003059 - does not affect
 - State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect
 - Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
 - Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
 - Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect
 - Soil Conservation District Easement, recorded in Instrument No. 2023000007528 - does not affect
 - TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
 - Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
 - Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
 - Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
 - Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93 feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 894.93 feet and a central angle of 46 degrees 32 minutes 45 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 727.02 (Chord Bearing South 21 degrees 49 minutes 44 seconds West - 707.20 feet), to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right, having a radius of 748.00 feet and a central angle of 03 degree 07 minutes 57 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 40.89 feet (Chord Bearing North 66 degrees 25 minutes 20 seconds West - 40.89 feet) to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right having a radius of 718.90 feet and a central angle of 19 degrees 06 minutes 11 seconds;

THENCE continuing with the northeast line of SH 205 and with said curve to the right, an arc distance of 239.69 feet (Chord Bearing North 57 degrees 40 minutes 42 seconds West - 238.58 feet) to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having a radius of 11,509.16 feet and a central angle of 00 degrees 39 minutes 26 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 132.03 feet (Chord Bearing North 39 degrees 36 minutes 05 seconds West - 132.03 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05 feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West - 503.01 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16 feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75 feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West - 161.75 feet) to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86 feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07 feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 89 degrees 00 minutes 00 seconds West, a distance of 2.32 feet;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17 feet to the POINT OF BEGINNING and containing 15.344 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sheer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from on the ground survey under my supervision on February 12, 2024.

Patrick J. Baldasaro
 Patrick J. Baldasaro
 Registered Professional Land Surveyor 5504

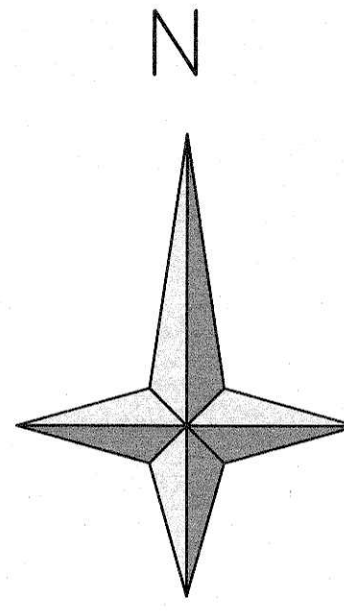


LEGEND

- POWER POLE
- GUY ANCHOR
- OVERHEAD ELECTRIC
- FENCELINE
- CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS 1/2 INCH IRON ROD SET WITH "PJB SURVEYING" CAP
- RCP REINFORCED CONCRETE PIPE
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- WV WATER VALVE
- WM WATER METER
- S SIGN
- TP TELEPHONE PEDESTAL
- TB TELEPHONE BOX
- TRANS. TRANSFORMER
- D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- O.P.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
- M.R.C.T. MAP RECORDS OF ROCKWALL COUNTY, TEXAS

BOUNDARY SURVEY
 OF A
15.344 ACRE TRACT
 OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
 IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
 PJB SURVEYING, LLC
 TBPLS NO. 10194303
 200 W. BELMONT, SUITE D
 ALLEN, TEXAS 75013
 972-649-8669



Scale: 1"=200'

VICMAR I, LTD.
VOL. 2015, PG. 200
D.R.R.C.T.

LAYZA & LUNA REAL ESTATE, LLC
INST. NO. 2022000001115
O.P.R.R.C.T.

MILLER FAMILY INVESTMENT, LP
VOL. 3632, PG. 292
D.R.R.C.T.

POINT OF BEGINNING

FRANK FORREST AND
KELLI LAFON FORREST
VOL. 2488, PG. 59
D.R.R.C.T.

N.L. LOFLAND
VOL. 30, PG. 48
D.R.R.C.T.

NAN A. SMART,
JULIANA BOND
AND W. L. BOND
VOL. 88, PG. 759
D.R.R.C.T.

N.L. LOFLAND
VOL. 55, PG. 269
D.R.R.C.T.

JOHN R. JOHNSON SURVEY
ABSTRACT NO. 128

ABNER JOHNSON SURVEY
ABSTRACT NO. 123

LOFLAND CIR
(FORMERLY ROCKWALL
-CHILLSOLM HIGHWAY)

LOFLAND CIR. (FORMERLY ROCKWALL HIGHWAY)

WALLACE LAND PARTNERS LP
VOL. 2011, PG. 8, 82, 88, 94,
D.R.R.C.T.

WILLIAM W. FORD SURVEY
ABSTRACT NO. 80

THE OAKS OF BUFFALO WAY
VOL. 21, PG. 21
M.R.R.C.T.

- LEGEND
- POWER POLE
 - GUY ANCHOR
 - OVERHEAD ELECTRIC
 - FENCELINE
 - CONTROLLING MONUMENT
 - IRF
 - IPF
 - IRP
 - 12 INCH IRON ROD SET WITH RED "PJB SURVEYING" CAP
 - SSMH
 - CMP
 - FH
 - I
 - W
 - M
 - S
 - TP
 - TB
 - TC
 - TSP
 - EB
 - TRANS.
- D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T. MAP RECORDS OF ROCKWALL COUNTY, TEXAS

Notes:

1. Bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" Iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B items are as follows:
 - 10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - affects, shown
 - 10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 2022000003059 - does not affect
 - 10 g. State of Texas Easement, recorded in Instrument No. 2022000019991 - does not affect
 - 10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
 - 10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
 - 10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - affects, shown
 - 10 k. Soil Conservation District Easement, recorded in Instrument No. 2023000007528 - does not affect
 - 10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - affects, shown
 - 10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
 - 10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
 - 10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
 - 10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 48, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smart, Juliana Bond and W.L. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 55, Page 269, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a mag nail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T., and the southeast corner of a called 15.98 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found mag nail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 60 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.95 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.69 feet) to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 82.30 feet (Chord Bearing South 4 degrees 51 minutes 03 seconds East - 390.41 feet to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract and the southwest corner of said Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract of land described in deed to Vicmar I, Ltd., as recorded in Volume 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC recorded in Instrument No. 2022000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Layza & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Layza & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an "X" set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.

CERTIFICATION

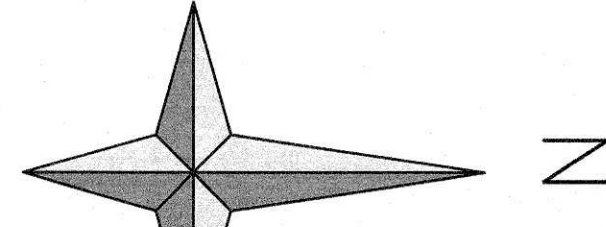
I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland, Qualico Developments (U.S.), Inc., Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

Patrick J. Baldasaro
Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

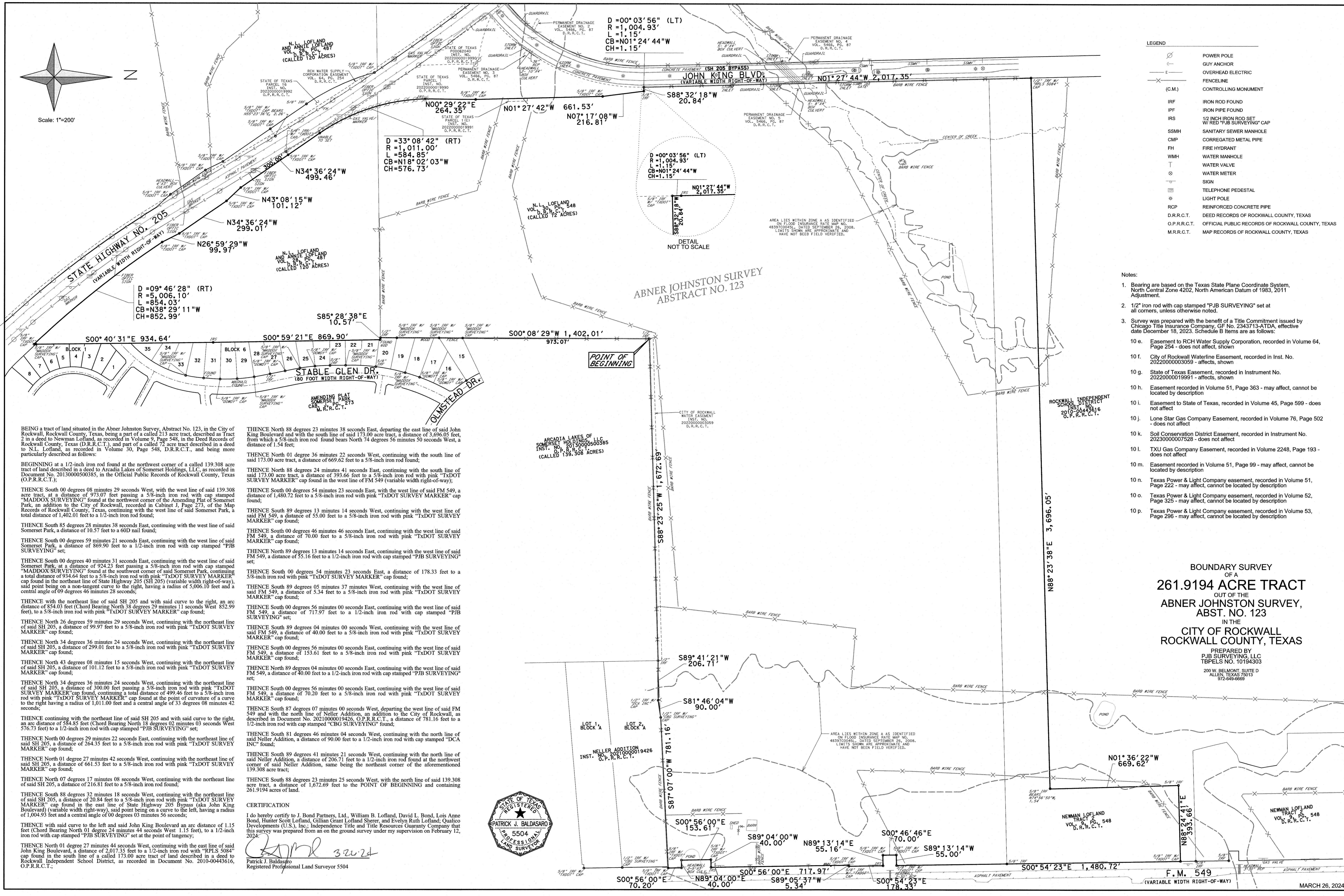


BOUNDARY SURVEY
OF A
242.2768 ACRE TRACT
OUT OF THE
JOHN. R. JOHNSON SURVEY, ABST. NO. 128
AND THE
ABNER JOHNSON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT SUITE D
ALLEN, TEXAS 75013
872-648-6669



Scale: 1"=200'



LEGEND

	POWER POLE
	GUY ANCHOR
	OVERHEAD ELECTRIC
	FENCELINE
	CONTROLLING MONUMENT
	IRON ROD FOUND
	IRON PIPE FOUND
	1/2 INCH IRON ROD SET
	WIRED "PJB SURVEYING" CAP
	SANITARY SEWER MANHOLE
	CORRUGATED METAL PIPE
	FIRE HYDRANT
	WATER MANHOLE
	WATER VALVE
	WATER METER
	SIGN
	TELEPHONE PEDESTAL
	LIGHT POLE
	REINFORCED CONCRETE PIPE
	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

- Notes:
- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
 - 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
 - Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, OF No. 2043715-ATDA, effective date December 18, 2023. Schedule B Items are as follows:
 - 10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 234 - does not affect, shown
 - 10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000030593 - affects, shown
 - 10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - affects, shown
 - 10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
 - 10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
 - 10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect
 - 10 k. Soil Conservation District Easement, recorded in Instrument No. 2023000007528 - does not affect
 - 10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
 - 10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
 - 10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
 - 10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
 - 10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BOUNDARY SURVEY
OF A
261.9194 ACRE TRACT
OUT OF THE
**ABNER JOHNSTON SURVEY,
ABST. NO. 123**
IN THE
**CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-548-6869

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of a called 139.308 acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308 acre tract, at a distance of 973.07 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01 feet to a 1/2-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57 feet to a 60D nail found;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10 feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03 feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99 feet), to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00 feet passing a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found, continuing a total distance of 499.46 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a curve to the right having a radius of 1,011.00 feet and a central angle of 33 degrees 08 minutes 42 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the right, an arc distance of 584.85 feet (Chord Bearing North 18 degrees 02 minutes 03 seconds West 576.73 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 00 degrees 29 minutes 22 seconds East, continuing with the northeast line of said SH 205, a distance of 264.35 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE North 01 degree 27 minutes 42 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504



ABNER JOHNSTON SURVEY
ABSTRACT NO. 123

POINT OF BEGINNING

ARCADIA LAKES OF LLC
SOMERSET HOLDINGS, LLC
INST. NO. 20130000500385
O.P.R.R.C.T.
(CALLED 139.308 ACRES)

LOT 1
BLOCK 'A'

LOT 2
BLOCK 'A'

NELLER ADDITION
INST. NO. 2021000019426
O.P.R.R.C.T.

NEWMAN LOFLAND TRACT
VOL. 9, PG. 548
D.R.R.C.T.

F.M. 549
(VARIABLE WIDTH RIGHT-OF-WAY)

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 5/24/2024

PROJECT NUMBER: Z2024-027
PROJECT NAME: Zoning Change from AG to PD
SITE ADDRESS/LOCATIONS: FM 205

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	05/24/2024	Approved w/ Comments

05/24/2024: Z2024-027; Zoning Change (AG to PD) for the Lofland Tract
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, and generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.

M.3 For reference, include the case number (Z2024-027) in the lower right-hand corner of all pages on future submittals.

I.4 Unified Development Code (UDC). Based on the submitted draft ordinance the proposed Planned Development District does not conform to the following requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's Standards of Design and Construction Manual:

(1) Alleyways. The Engineering Department's Standards of Design and Construction Manual stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the Standards of Design and Construction Manual]

(2) Garage Configuration. Section 04, Residential Parking, of Article 06, Parking and Loading, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a J-Swing [or traditional swing] garage where the garage door is perpendicular to the street."

Staff Response: The proposed garage configurations do NOT conform to the Engineering Standards of Design and Construction and the Unified Development Code (UDC). This will require the discretionary approval of the City Council pending a recommendation from the Planning and Zoning Commission.

(3) Landscape Buffers Along Perimeter Roadways. According to Subsection 02.02, Minimum Standards for Residential Planned Development Districts, of Article 10, Planned Development Regulations, of the Unified Development Code (UDC), "(a) minimum of a 30-landscape buffer shall be provided adjacent to all perimeter roadways (outside of and beyond any required right-of-way dedication), and shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy and four (4) accent trees shall be planted per 100-feet of linear frontage."

Staff Response: The concept plan and development standards provided by the applicant do not show the required 30-foot landscape buffer along the Minor Collector that extends from SH-205 to the southern most property boundary (directly adjacent to the proposed public park on the south side of the concept plan). Since this is a requirement of the PD Standards contained in the Unified Development Code (UDC), staff has included this into the PD ordinance.

(4) Landscape Buffers Abutting a Collector Street. According to Subsection 05.01, Landscape Buffers, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a) minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any residential lot or subdivision that abuts a collector street. All residential lots adjacent to a collector street shall incorporate one (1) canopy tree per 50-linear feet of frontage along the collector street inside the required landscape buffer ..."

Staff Response: The draft PD Standards provided by the applicant do not include the required landscape buffers. Staff has included this provision in the proposed PD ordinance.

(5) Open Space. According to Subsection 02.02, Minimum Standards for Residential Planned Development Districts, of Article 10, Planned Development Regulations, of the Unified Development Code (UDC), "In a residential Planned Development (PD) Districts, all lots less than 12,000 SF shall be located within 800-feet of a neighborhood-oriented park or open space (i.e. public or private). All open space areas shall be landscaped and serve as a visual amenity and/or gathering place for socializing with neighbors."

Staff Response: Please provide an exhibit showing conformance to this requirement of the Unified Development Code (UDC).

(6) Trails. According to Subsection 38-9, Subdivision Requirements, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances, "(a)ll trails shall be a minimum of eight (8) feet in width where required; however, a ten (10) foot hike-and-bike trail shall be required along John King Boulevard."

Staff Response: The trails provided on the Layout Plan submitted by the applicant show all eight (8) foot trails. Staff has provided a marked-up copy showing the necessary revisions and included language in the PD ordinance making the necessary changes.

I.5 Future Land Use Map. According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the South Central Residential District and the Southwest Residential District, and according to the Future Land Use Map contained within this document the subject property is designated for Low Density Residential and Commercial/Retail land uses. The proposed zoning request does GENERALLY conform to these designations; HOWEVER, there are areas on the concept plan that show revisions will need to be made to the Future Land Use Plan. This aspect of this request will be discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.

I.6 South Central Residential District. The following are the pertinent District Strategies of the South Central Residential District and how the proposed concept plan conforms to these strategies:

(1) Suburban Residential. This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.

Staff Response: The submitted PD Standards include language that could incorporate Traditional Neighborhood Design (TND) principles; however, the ordinance does not require this. This is an important aspect of the District Strategies and was implemented in the adjacent development (i.e. the Somerset Park Subdivision). In addition, the proposed 62' x 110' and 72' x 110' lots -- which is the predominate lot types -- are not considered to be a mix of "larger to mid-sized lots". Based on this the proposed concept plan is not in conformance with this District Strategy.

(2) Commercial Land Uses. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial

developments and cluster development is anticipated at the intersection of S. Goliad Street [SH-205] and SH-276 and S. Goliad Street [SH-205] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.

Staff Response: The concept plan provided by the applicant does show changes to how the Commercial/Retail areas are laid out in the Future Land Use Map; however, the changes appear to be nominal in nature. Staff would recommend that the six (6) acre tract of Commercial on the concept plan be converted back to Low Density Residential in conformance with the plan as this area is not a logical transition from the proposed residential lots south of this area. In addition, staff has also included language within the proposed PD ordinance that would meet the intent of this District Strategy with regard to the buffer and transition from residential. If this language and the proposed changes are retained, then the applicant's plan would appear to conform to this District Strategy.

(3) John King Boulevard Trail Plan. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in Appendix 'A' of this Comprehensive Plan.

Staff Response: The Layout Plan provided by the applicant currently shows an eight (8) foot trail in this area. Staff has included language in the proposed PD ordinance that would require a ten (10) foot trail along John King Boulevard. In addition, the District Strategies Map for the South Central Residential District shows that a Rest Stop/Trailblazer Pylon element is designated for the southeast corner of the future intersection of Lakes of Somerset Drive and S. Goliad Street. This could be moved to the northeast corner of the future intersection and the design could be integrated into the signage element for the neighborhood (e.g. similar to Breezy Hill, Saddle Star, or Rockwall Downes). This should be included in the concept plan with an example elevation or picture of this element. Another opportunity for a Trail Head exists at the northwest corner of the intersection of Lofland Circle and SH-205 (see the Planning Markups for the Layout Plan).

I.7 Southwest Residential District. The following are the pertinent District Strategies of the Southwest Residential District and how the proposed concept plan conforms to these strategies:

(1) Suburban Residential. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

Staff Response: In this case, the concept plan provided by the applicant shows a mixture of lots ranging in size from 185' x 200' to 62' x 110'; however, the predominate lot sizes are 62' x 110' and 72' x 110'. These lots sizes appear to be appropriate adjacent to the Lake Rockwall Estates and Peach Tree Subdivisions, but the Oaks of Buffalo Way Subdivision is composed of larger lots that are a minimum of 1½-acres in size. Based on this the amount of smaller lots appears to be disproportionate to the requirements of this District Strategy. A larger lot product equal to the size of the lots in the Oaks of Buffalo Way Subdivision should be incorporate along Lofland Circle in addition to the one (1) acre lots that would better step down the transition of lot sizes in this area. As the plan is currently drafted, it is staff's opinion that the plan does not conform to this District Strategy.

I.8 Master Thoroughfare Plan. The Master Thoroughfare Plan (MTP) contained in the OURHometown Vision 2040 Comprehensive Plan requires the following:

(1) The 60' Minor Collector shown on the concept plan that extends from SH-205 to the southern property line is required to be a M4U (i.e. a major arterial, four [4] lane, undivided roadway). This type of roadway requires a right-of-way of 65-feet. Please correct this on the concept plan.

(2) Lofland Circle is designated as a Minor Collector and is intended to extend from SH-205 to the above mentioned M4U. The proposed concept plan proposes realigning this roadway north of Lofland Circle. This will be a discretionary change for the City Council.

I.9 Residential Design Guidelines. The OURHometown Vision 2040 Comprehensive Plan stipulates various goals and design guidelines for residential developments. The following aspects of the applicant's proposal either do not conform to or could better conform to the stated goals of the City's Comprehensive Plan, and could be revised -- per staff's recommendations below -- to bring the project closer to conformance with these goals:

(1) CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2). Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

Staff's Response: The lots in the Oaks of Buffalo Way Subdivision are approximately 1½-acres in size. A lot product that is of a similar size should be incorporated along Lofland Circle -- adjacent to the subdivision -- to better provide a transition of lots sizes to the 80' x 110' and 100' x 110' lots proposed on the concept plan.

(2) CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2). Existing development patterns and surrounding conditions (e.g. lot size, architectural style, public improvements, etc.) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

Staff's Response: The proposed concept plan appears to generally conform to the existing development patterns north of John King Boulevard and adjacent to the Lake Rockwall Estates Subdivision; however, the following changes should be incorporated to better conform to the existing development patterns: [1] larger estate lots should be incorporated adjacent to the Oaks of Buffalo Way Subdivision, [2] the lots adjacent to FM-549 should all be changed to the 80' x 110' lot product to better conform to the lot sizes present in the Fontana Ranch Subdivision, and [3] better requirements for Traditional Neighborhood Design (TND) housing product should be incorporated north of John King Boulevard to match the style of the homes established in the Somerset Park Subdivision.

(3) CH. 1; Section 2.02; Goal #2 | Policy #4 (Page 1-2). At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development.

Staff's Response: The development should use similar architectural styles (i.e. Traditional Neighborhood Design principles, gingerbread or farmhouse architectural styles/material mixes, etc.) as the adjacent Somerset Park Subdivision to create a consistent development theme throughout the area north of John King Boulevard.

(4) CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3). To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

Staff's Response: Homes adjacent to open spaces should face onto the open space -- instead of being oriented so that the side yard faces the open space --, and be accessible by a single-loaded street. Currently, the plan could do a better job of facing homes onto open spaces as opposed to siding the homes towards these open spaces.

(5) CH. 8; Section 2.03; Goal #1 | Policy #5 (Page 8-3). Design neighborhoods utilizing the Housing Tree Model ... A method of laying out single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision.

Staff's Response: The larger 100' x 150' lots should be located adjacent to John King Boulevard, SH-205, and FM-549.

(6) CH. 8; Section 2.03; Goal #3 | Policy #3 (Page 8-4). In cases where flat front entry garages (i.e. even with the front façade of the primary structure) are requested as part of a development no greater than 20.00% should be incorporated into the development. In addition, flat front entry garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

Staff's Response: In this case, the applicant has built in a five (5) foot recess for front entry garages; however, this does not conform to the requirements of the Engineering Standards of Design and Construction, Unified Development Code (UDC) or Comprehensive Plan. While the applicant has limited the number of forward-facing garages to 20.00% it may only be appropriate to incorporate this type of product in the areas north of John King Boulevard, as this is similar as to what was permitted in the Somerset Park Subdivision. To lessen the impact of this request, staff has included language in the PD ordinance that would incorporate a 25-foot front yard building line for all forward-facing garages. This is consistent with the Comprehensive Plan.

I.10 Non-Residential Design Guidelines. The OURHometown Vision 2040 Comprehensive Plan stipulates various goals and design guidelines for non-residential developments. The following aspects of the applicant's proposal either do not conform to or could better conform to the stated goals of the City's Comprehensive Plan, and could be revised -- per staff's recommendations below -- to bring the project closer to conformance with these goals:

(1) CH. 1; Section 2.03; Goal #1 | Policy #3 (Page 1-2). Strip commercial centers should be avoided to encourage development that will not result in a sprawling community.

Staff's Response: The additional six (6) acre tract of land along FM-549 that does not conform to the Future Land Use Plan appears to be most suitable for strip commercial center development and should be converted back to Low Density Residential in conformance with the Future Land Use Plan.

I.11 PD Ordinance. Based on the above information staff has made the following changes to the proposed PD Standards in the draft PD Ordinance:

- (1) Staff removed the Variation Table. This is not needed and would provide the ability to add additional smaller lots. The PD ordinance as written would allow the lot types to be varied as long as the lot was being varied to a larger lot product.
- (2) The landscape buffer section was changed to reflect the requirements of the Unified Development Code (UDC) and the trail and sidewalk requirements of the Municipal Code of Ordinances.
- (3) The section alleviating the applicant of paying the pro-rata equipment fees was removed. The proposed development is located within two (2) different park districts and the choice to dedicate the public parks is the applicant's choice. This -- based on the Parkland Dedication Ordinance -- should not waive the requirement to provide the equipment fees, which will be used to amenitize these areas.

M.12 Based on the submitted plans, please make the following corrections or provide the requested information by June 4, 2024:

- (1) Please provide an exhibit showing that all lots less than 12,000 SF are located within 800-feet of a public or private open space.
- (2) Please provide images of the trail heads in conformance with staff's comments and the John King Boulevard Corridor Plan contained in the Comprehensive Plan.
- (3) Please show all required landscape buffers on the concept plan.
- (4) Please make the requested changes to the Layout Plan regarding trail locations and widths.
- (5) Please provide a cross section of the Lofland Circle landscape buffer (i.e. like the exhibit showing the buffer for John King Boulevard).
- (6) Please correct the John King Boulevard landscape buffer exhibit to remove the slip street as this does not match the concept plan.
- (7) Please show the open space calculation (i.e. ½ floodplain + parks + open space) on the concept plan.
- (8) Please correct the width of the Minor Collector extending from SH-205 to the southern property boundary from 60-feet to 65-feet.

M.13 In addition to the above required changes, staff is recommending the following:

- (1) Change the six (6) acre tract of land -- located along FM-549 -- that is designated for Commercial land uses to Low Density Residential land uses in conformance with the Future Land Use Plan.
- (2) Change the garage orientation requirements to incorporate a 25-foot building setback for all forward-facing garage entry configurations.
- (3) Provide a larger landscape buffer adjacent to FM-549. The requirement is 30-feet; however, staff feels that a 50-foot landscape buffer is more appropriate in this area.
- (4) Change all lots in the pod adjacent to FM-549 to the 80' x 110' lot product. There is currently a mixture of 80' x 110', 72' x 110', and 62' x 110'. This is more consistent with the development patterns east of the subject property.
- (5) Incorporate an additional lot product that is a minimum 1½-acres adjacent Lofland Circle in addition to the one (1) acre lots to provide a better transition from the Oaks of Buffalo Way Subdivision. This will also reduce the number of smaller 72' x 110' and 62' x 110' lots in this area.

M.14 Please review the attached draft ordinance prior to the May 28, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by June 4, 2024. Please carefully read through this document as staff has incorporated changes from what was originally submitted.

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 4, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 28, 2024 Planning and Zoning Commission Public Hearing Meeting.

I.16 The projected City Council meeting dates for this case will be June 17, 2024 (1st Reading) and July 1, 2024 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/22/2024	Approved w/ Comments

- 05/22/2024: 1. Revised site plan, engineering plan, and replat required for Peachtree subdivision to connect to proposed subdivision.
2. Not 60' ROW this is required to be 65' ROW with 45' back to back street section
3. This collector roadway shown on the Master Thoroughfare plan must be approved to be moved to the "60' collector"
4. Suggest calling out as proposed alignment by TxDOT.
5. Show proposed 2 acres location for City's water tower.
6. What does red mean?

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Additional comments may be provided at time of Site Plan.
- Utility easements may not cross through residential properties. Must be in a HOA maintained lot.
- Gas Line/Easement crosses site - Letter of Permission to cross/build over.
- Need approval from NRCS/SCS for any construction in their easement

Streets/Paving:

- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- City (and TXDOT) driveway spacing requirements must be met. Driveway/street spacing requirements must be met along John King Blvd, future and ex. SH 205, and all streets/driveways.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required running from Mercers Colony Avenue to the proposed P6D at John King Blvd. On-street parking lanes and a minimum 5' sidewalk will be required on both sides of the roadway.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required running from Stableglen Drive to the future Stableglen Drive for RISD High School. On-street parking lanes and a minimum 5' sidewalk will be required on both sides of the roadway.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required for Lofland Circle (must build 24' min. on the section adjacent to ex. development). A minimum 5' sidewalk will be required on both sides of the roadways if building the full width.
- Must construct all roadways on the current Master Thoroughfare Plan
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
- Any medians must be curbed, and streets draining away from medians.
- Future John King Extension (south of SH 205) is a 65' ROW with a 45' b-b street section

Water and Wastewater Items:

- Must loop min 8" water line on site.
- Must install 8" and 12" sewer mains per City master plans. Dedicate easements.
- Must install 12" water mains per City master plans. Dedicate easements.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have 8" sewer line minimum through the property.
- An Infrastructural Study will be required. Review fees apply.
- City is in the design of extending sanitary sewer from south property line to the corner of John King and Goliad.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Property is divided by two separate water pressure plains. May not interconnect plains.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Sewer Pro-ratas (FM 3097 - \$432.74/acre, Somerset - \$545.38/acre)
- Provide corridor for City of Heath 24-inch water transmission line that run north-south along Lofland Circle. No fencing, structures, trees, etc over line and easement. Will need to

get with City of Heath on required separation distances and easement size they require.

- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.

Drainage/Floodplain/Lakes:

- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention must be above the 100yr floodplain elevation where adjacent.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- No vertical walls are allowed in detention easements.
- Must show and meet erosion hazard setback for all creeks/streams.
- Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
- Flood plain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot)
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Lot to Lot drainage is not allowed.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/23/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/22/2024	Approved w/ Comments

05/22/2024: We will need to review the north-east corner (on the opposite side of the flood plain) for compliance with the following:

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 30 dwelling units accessed from a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with IFC Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/20/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/21/2024	Approved
No Comments			

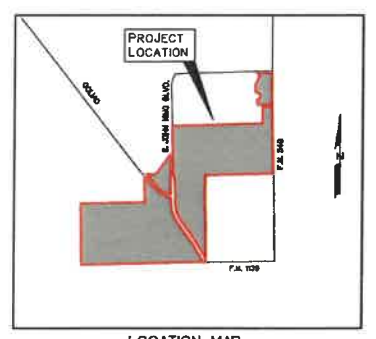
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/20/2024	Approved
No Comments			



LEGEND

TYPICAL LOT SIZES

- 62' X 125' - 467 LOTS
- 72' X 125' - 367 LOTS
- 80' X 135' - 54 LOTS
- 100' X 150' - 74 LOTS
- 1 ACRE - 27 LOTS
- OPEN SPACE - 125.51 Ac.
- AMENITY CENTER - 4.81 Ac.
- CITY PARK - 37.7 Ac.
- COMMERCIAL - 51.18 Ac.



THIS AREA IS DESIGNATED AS LDR ON THE FLU. THIS WILL REQ. TO BE CHANGED TO C/R.
 IF THIS AREA STAYS COM. A 20' LSB IS REQ.

ALL LOTS IN THIS AREA SHOULD BE 80' X 135'

30' LSB REQUIRED; HOWEVER, STAFF IS RECOMMENDING A 50' LSB

THIS AREA IS DESIGNATED AS C/R ON THE FLU. THIS WILL REQ. TO BE CHANGED TO LDR.

TOTAL ACRES	540.33
GROSS COMMERCIAL ACRES	51.18
TOTAL RESIDENTIAL LOTS	989
RESIDENTIAL DENSITY	1.830
TOTAL FLOOD PLAN ACRES	87.09
TOTAL OPEN SPACE ACRES	125.51

GROSS RESIDENTIAL DENSITY IS 2.02 DWELLING UNITS/AC
 (I.E. 540.33 - 51.18 = 489.15; 989 / 489.15 = 2.02 DU/AC)

SHOW HOW THIS IS CALCULATED

SITUATED IN THE
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A. JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128
 IN THE





CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 PREPARED BY
 CORWIN ENGINEERING, INC.





200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

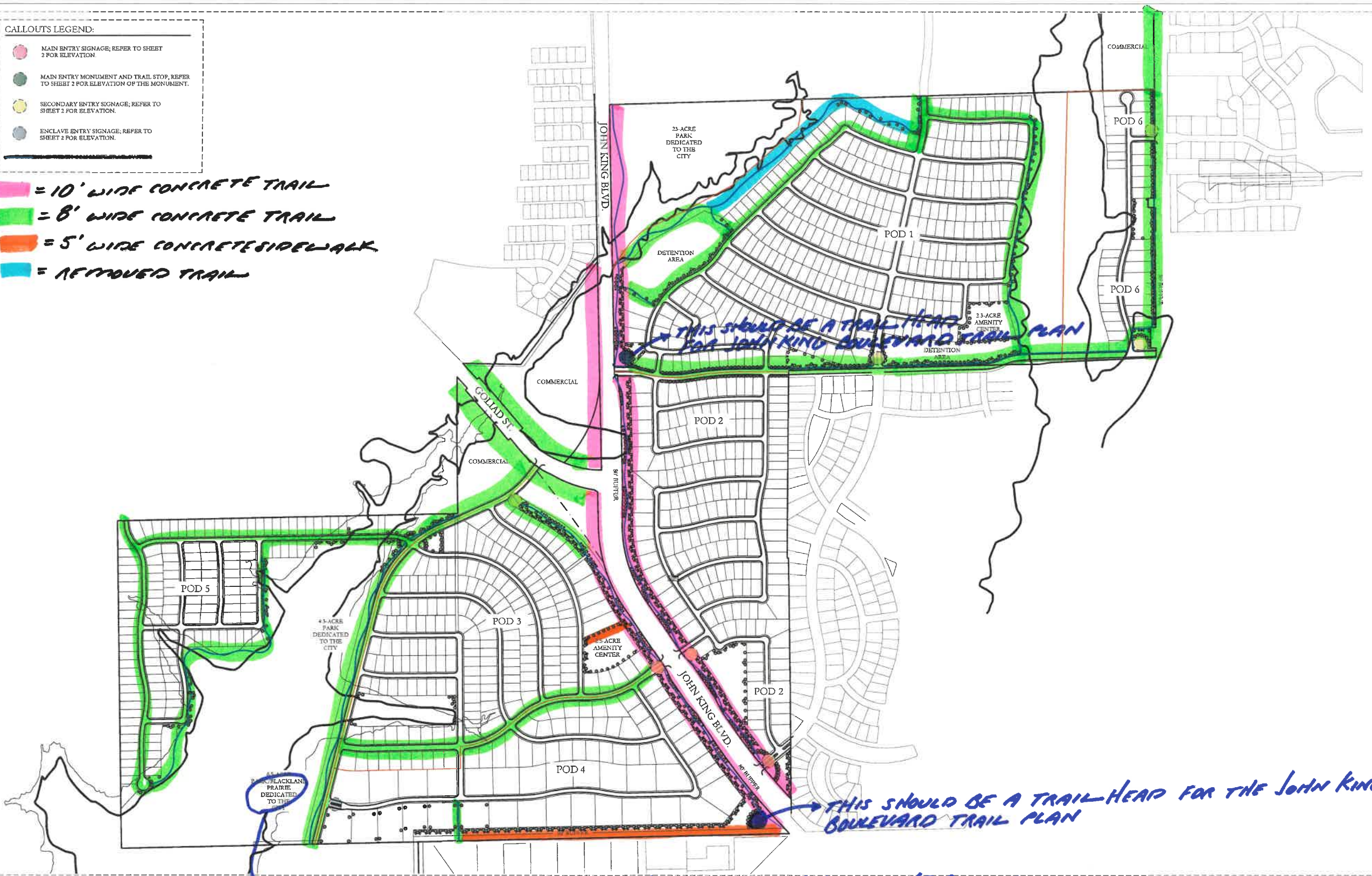
MAY 2024 SCALE 1" = 400'

OWNERS
 J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
 WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
 GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
 1 CARMARTHEN COURT
 DALLAS, TEXAS 75225

CASE NO. XXXX

- CALLOUTS LEGEND:**
-  MAIN ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
 -  MAIN ENTRY MONUMENT AND TRAIL STOP; REFER TO SHEET 2 FOR ELEVATION OF THE MONUMENT.
 -  SECONDARY ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
 -  ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.

-  = 10' WIDE CONCRETE TRAIL
-  = 8' WIDE CONCRETE TRAIL
-  = 5' WIDE CONCRETE SIDEWALK
-  = REMOVED TRAIL

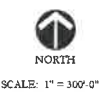


THIS SHOULD BE A TRAIL HEAD FOR JOHN KING BOULEVARD TRAIL PLAN

THIS SHOULD BE A TRAIL HEAD FOR THE JOHN KING BOULEVARD TRAIL PLAN

REMOVE BLACKLAND PRAIRIE; THIS IS NOT A PART OF THE PRAIRIE LAND

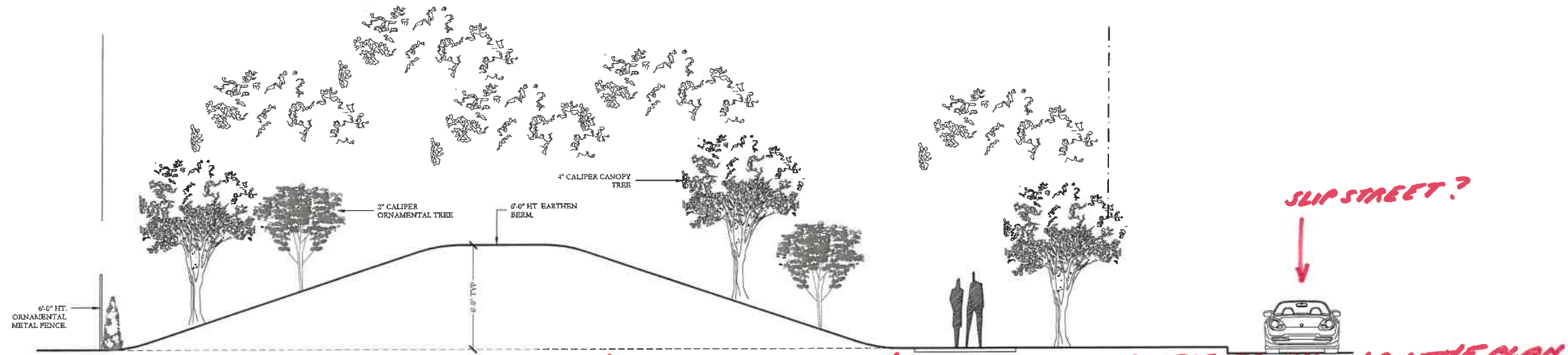
JUNIPER / OVERALL LAYOUT PLAN



City of Rockwall, Rockwall County, Texas

SHEET 1 OF 4
Owner: Submittal 5-7-2024



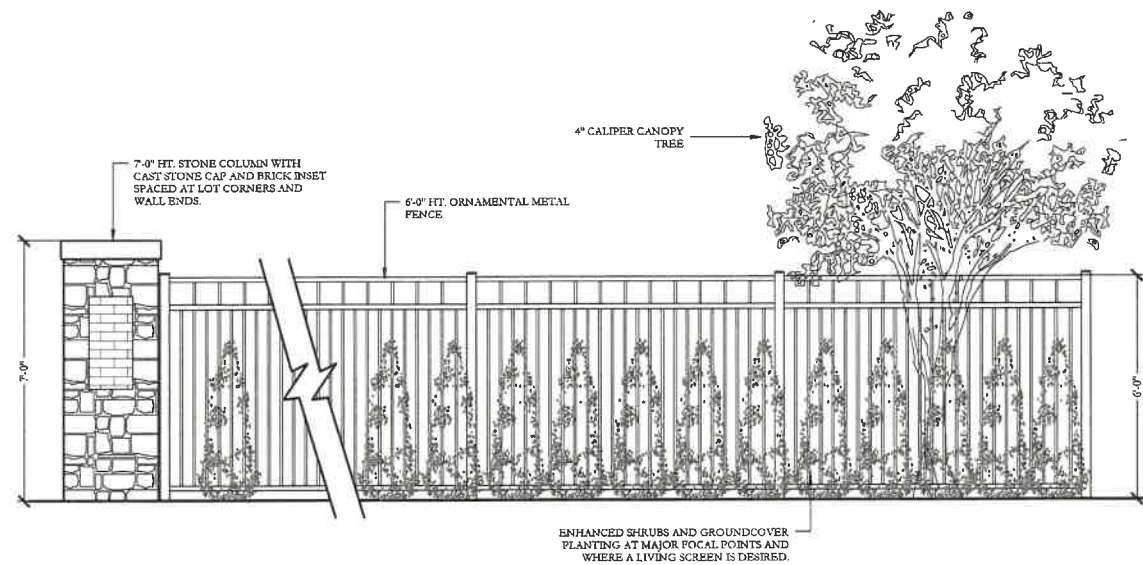


NOTE: THIS EXHIBIT DOES NOT MATCH THE CONCEPT PLAN. THERE ARE NO SLIP STREETS SHOWN ON THE PLAN.

TYPICAL CROSS SECTION OF JOHN KING BLVD.

ELEVATION

SCALE: 1/4" = 1'-0"



TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS

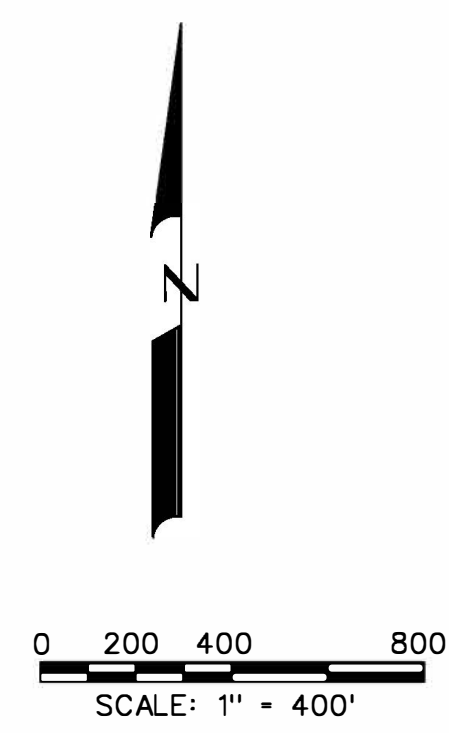
ELEVATION

SCALE: 1/2" = 1'-0"

JUNIPER / TYPICAL SCREENING DETAILS

City of Rockwall, Rockwall County, Texas

SHEET 1 OF 4
Owner Submittal 5-7-2024



LEGEND	
TYPICAL LOT SIZES	
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	- 72' X 125' - 367 LOTS
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	- 100' X 150' - 74 LOTS
	- 1 ACRE - 27 LOTS
	- OPEN SPACE - 125.51 Ac.
	- AMENITY CENTER - 4.81 Ac.
	- CITY PARK - 37.7 Ac.
	- COMMERCIAL - 51.18 Ac.



- General Items:**
- Must meet City 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Sewer, Roadway).
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
 - Required 10' utility easement along all street frontages.
 - All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
 - The property must be platted.
 - Tree mitigation will be required when removing existing trees on the property.
 - Additional comments may be provided at time of Site Plan.
 - Utility easements may not cross through residential properties. Must be in a HOA maintained lot.
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 - Need approval from NRCS/SCS for any construction in their easement
- Streets/Paving:**
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
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 - Must construct all roadways on the current Master Thoroughfare Plan
 - A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
 - Any medians must be curbed, and streets draining away from medians.
 - Future John King Extension (south of SH 205) is a 65' ROW with a 45' b-b street section
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- Must loop min 8" water line on site.
 - Must install 8" and 12" sewer mains per City master plans. Dedicate easements.
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 - Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- Drainage/Floodplain/Lakes:**
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 - Detention must be above the 100yr floodplain elevation where adjacent.
 - Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
 - Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
 - No vertical walls are allowed in detention easements.
 - Must show and meet erosion hazard setback for all creeks/streams.
 - Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
 - Flood plain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot)
 - Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
 - Lot to Lot drainage is not allowed.
- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

TOTAL FLOOD PLAIN ACRES 87.09
 TOTAL OPEN SPACE ACRES 125.51

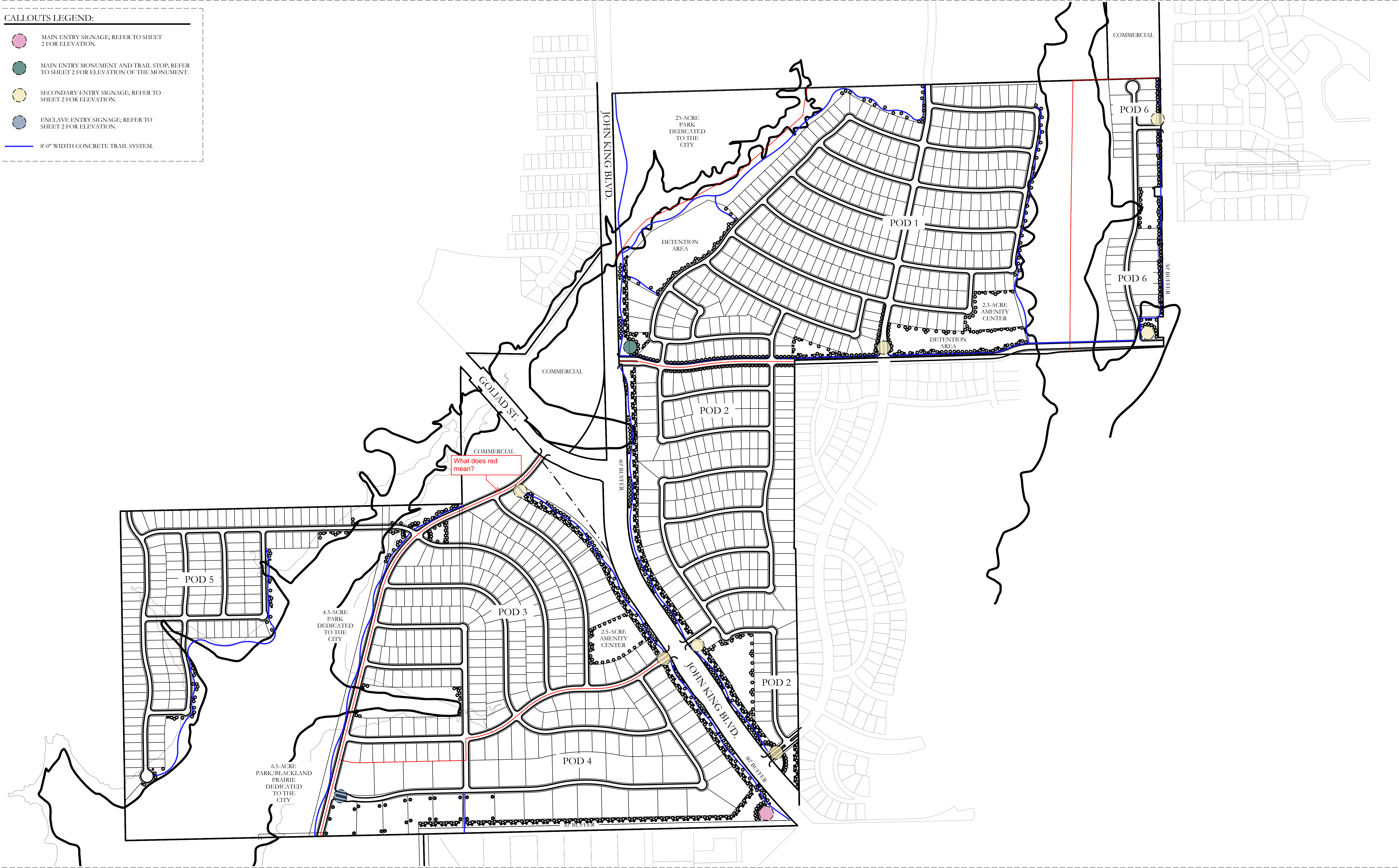
CONCEPT PLAN
 OF
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 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 A. JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 MAY 2024 SCALE 1" = 400'

OWNERS
**J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
 WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
 GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND**
 1 CARMARTHEN COURT
 DALLAS, TEXAS 75225

CASE NO. XXXX

CALLOUTS LEGEND:

- MAIN ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
- MAIN ENTRY MONUMENT AND TRAIL STOP; REFER TO SHEET 2 FOR ELEVATION OF THE MONUMENT.
- SECONDARY ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
- ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
- 8'-0" WIDTH CONCRETE TRAIL SYSTEM.



JUNIPER / OVERALL LAYOUT PLAN

City of Rockwall, Rockwall County, Texas



NORTH

SCALE: 1" = 300'-0"

SHEET 1 OF 4
Owner Submittal 5-7-2024



TBP/ELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS FM205, TX

SUBDIVISION W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 123; J.R. Johnson Survey, Ab. No. 128 BLOCK

GENERAL LOCATION At Intersection of Goliad & S. John King Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural

CURRENT USE Agricultural

PROPOSED ZONING Planned Development District

PROPOSED USE Single Family, Commercial

ACREAGE 544.89

LOTS [CURRENT]

LOTS [PROPOSED]

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3187 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Bill Lofland

APPLICANT Michael Joyce Properties

CONTACT PERSON Michael Ryan Joyce

CONTACT PERSON Ryan Joyce

ADDRESS 1 Carmarthen Ct

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 75225

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 214-693-0120

PHONE 512-965-6280

E-MAIL bill_lofland@juno.com

E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

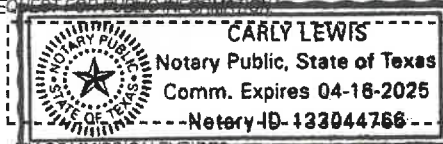
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael R Joyce [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

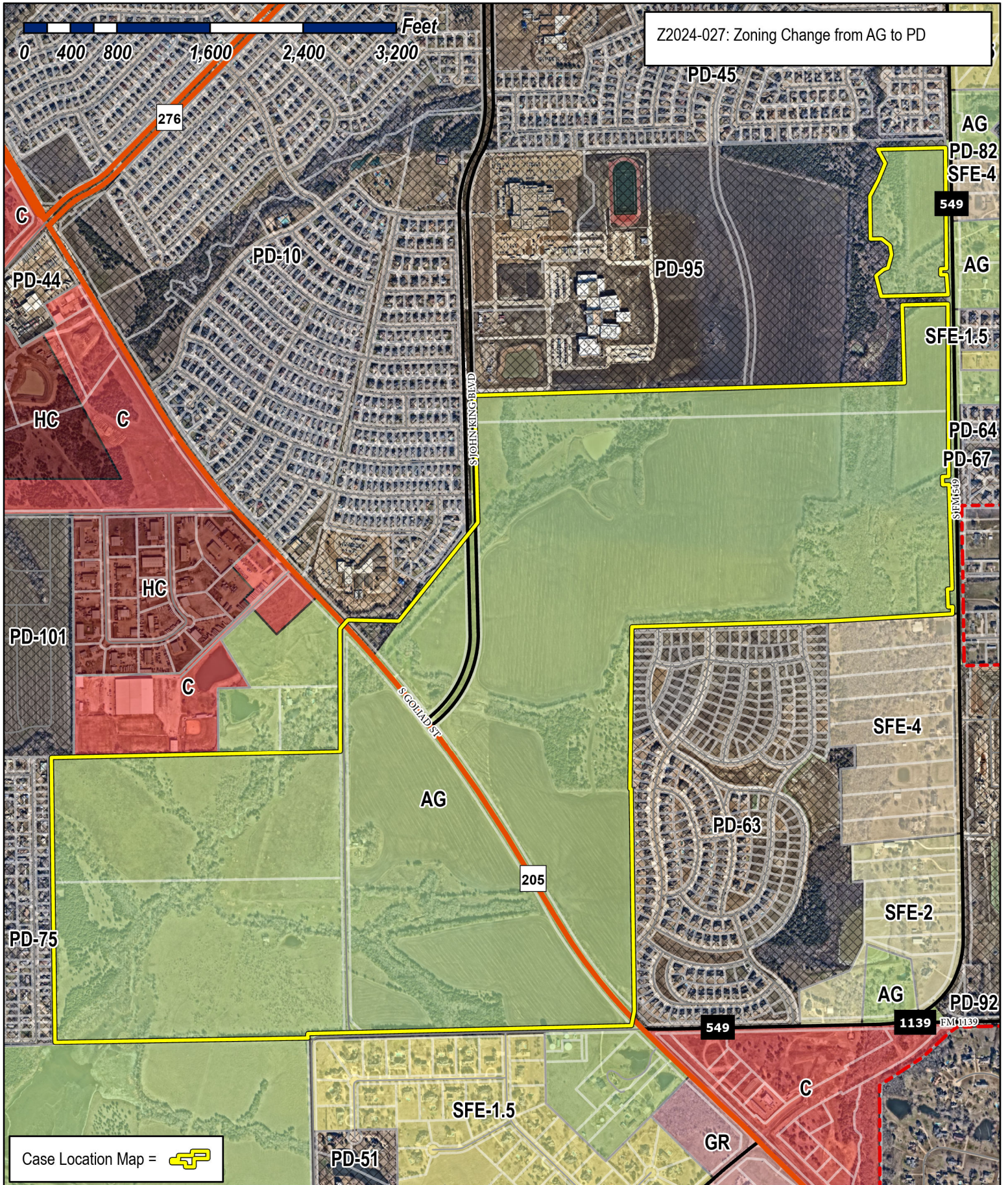
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 8373.35 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF May 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF May 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





City of Rockwall

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

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

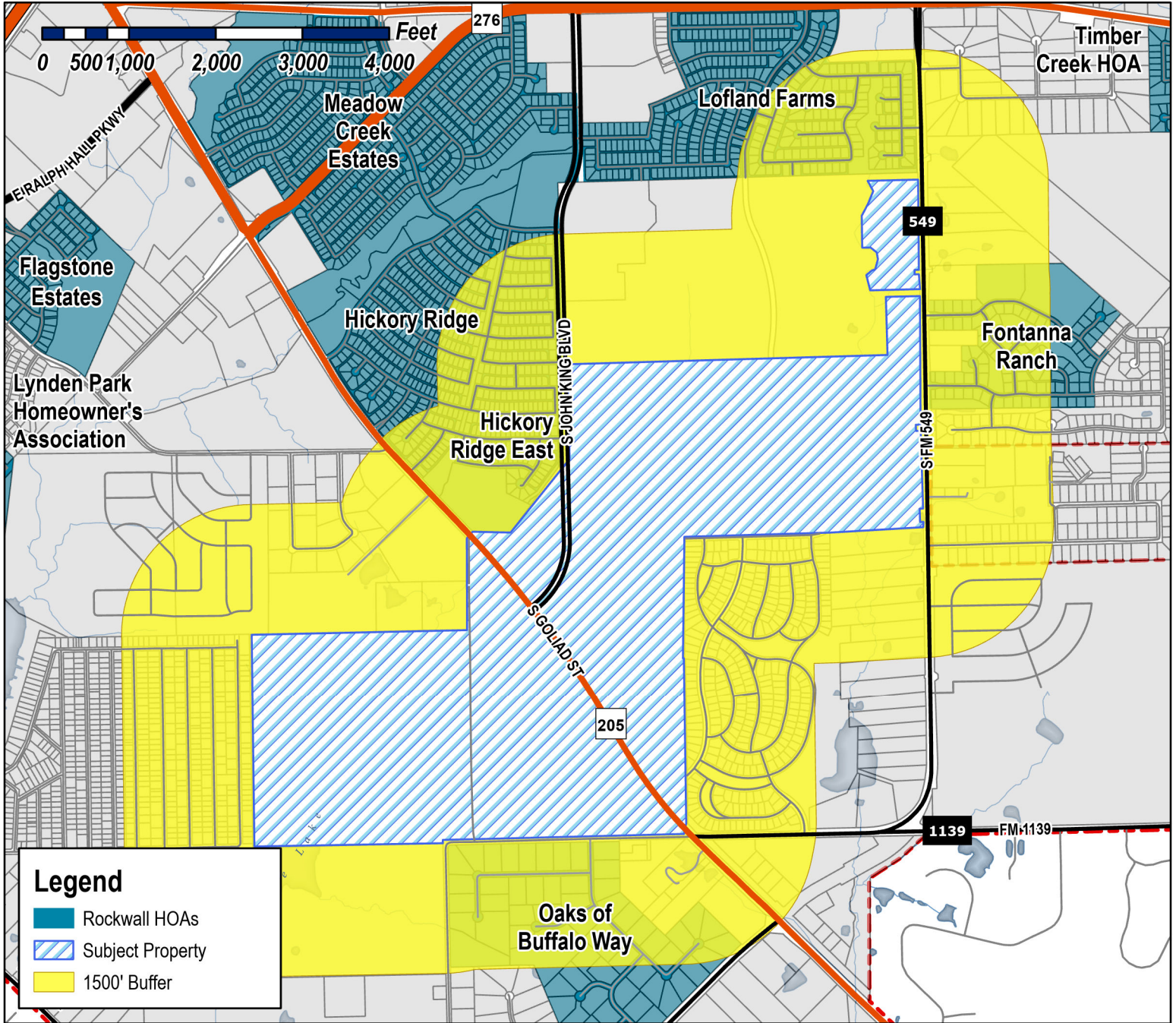




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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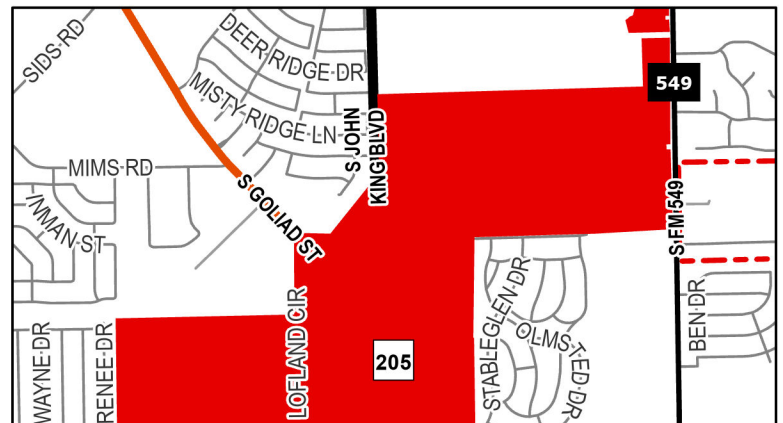


Legend

- Rockwall HOAs
- Subject Property
- 1500' Buffer

Case Number: Z2024-027
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 205

Date Saved: 5/17/2024
 For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Guevara, Angelica
Sent: Monday, May 20, 2024 2:24 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany
Subject: Neighborhood Notification Program [Z2024-027]
Attachments: HOA Map (05.17.2024).pdf; Public Notice (05.20.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, May 24, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, June 11, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 17, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2024-027: Zoning Change from Agricultural (AG) District to Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

Thank you,

Angelica Guevara

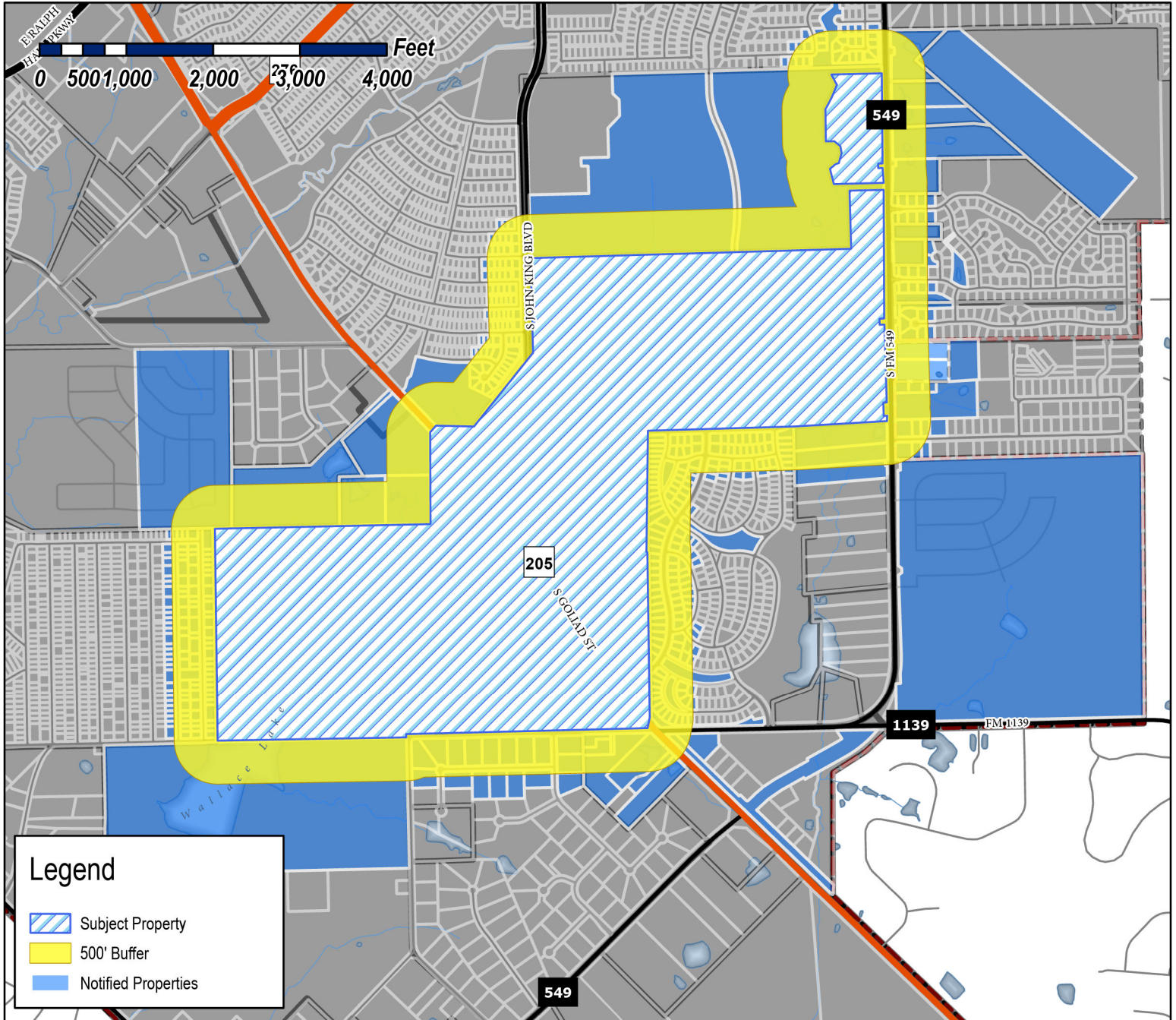
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438



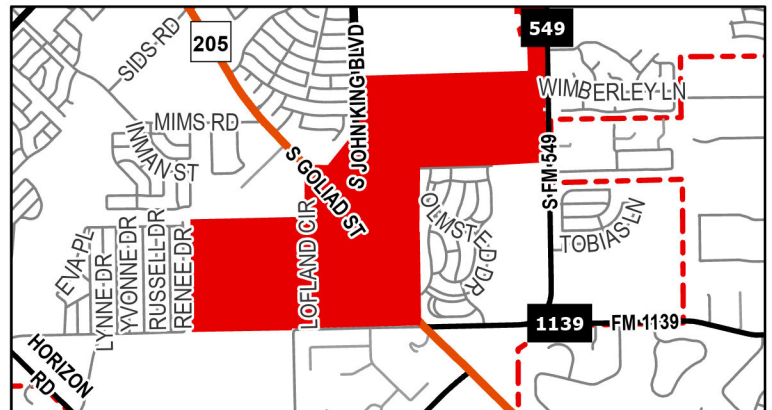
City of Rockwall

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

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Case Number: Z2024-027
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 205



Date Saved: 5/17/2024

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

ROCKWALL 205 INVESTORS LLC (1075652)
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

ROBINSON JEREMY A
10012 TISBURY DR
FRISCO, TX 75035

JDS & BHK PROPERTY MANAGEMENT FIRM LP
105 CLIPPER COURT
ROCKWALL, TX 75032

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

SHEPHERD PLACE HOMES INC
10527 CHURCH RD # 201
DALLAS, TX 75238

DEAN ANN W
106 STANDING OAK DR
GEORGETOWN, TX 78633

FLORES ALEJANDRO
1070 N BEN PAYNE RD
ROCKWALL, TX 75087

PANTZAY MARVIN A FLORES AND
SULEIMA Y MONTERROSO
111 NICOLE DRIVE
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

RESIDENT
115 RENEE DR
ROCKWALL, TX 75032

RESIDENT
116 NICOLE
ROCKWALL, TX 75032

RESIDENT
118 RENEE DR
ROCKWALL, TX 75032

HP TEXAS I LLC
120 SOUTH REIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

OLIVARES JAIME B & MARTINA G
1209 QUAIL DR
GARLAND, TX 75040

ODOM TERRI S
122 JAMS LN
ROCKWALL, TX 75032

WING-PAL LLC
1227 WOODLAWN AVE
DALLAS, TX 75208

WING-PAL LLC
1227 WOODLAWN AVE
DALLAS, TX 75208

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

THE STATE OF TEXAS, BY AND THROUGH THE
TEXAS TRANSPORTATION COMMISSION
125 E 11TH STREET
AUSTIN, TX 78701

VASQUEZ FRANCISCO
125 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
127 RENEE DR
ROCKWALL, TX 75032

RESIDENT
130 RENEE DR
ROCKWALL, TX 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

VALDEZ JOSE G
1311 PRATO AVE
MCLENDON CHISHOLM, TX 75032

RESIDENT
137 NICOLE DR
ROCKWALL, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

RESIDENT
139 RENEE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

RESIDENT
149 NICOLE DR
ROCKWALL, TX 75032

NGO HA THAI
1508 GRETCHEN DR
CEDAR PARK, TX 78613

NGO HA THAI
1508 GRETCHEN DR
CEDAR PARK, TX 78613

RESIDENT
152 NICOLE DR
ROCKWALL, TX 75032

KIRK NORMAN & CHRISTI
156 JAMS LN
ROCKWALL, TX 75032

SFR JV-2 2023-1 BORROWER LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

RESIDENT
159 NICOLE DR
ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

PENA ISAAC
16300 CR 250
TERRELL, TX 75160

RESIDENT
164 NICOLE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

IBARRA GABRIELA AND
EDUARDO OSORNIO
171 CRAWFORD LN
ROYSE CITY, TX 75189

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

SRP SUB LLC
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

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

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD STE 230
DALLAS, TX 75252

CONTRERAS JOSE LUIS AND
JUANA DIAZ
1750 E FM 550
ROCKWALL, TX 75032

RESIDENT
176 NICOLE DR
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

ANDRADE MARTIN &
MARIO VALENZUELA
179 WILLOW RIDGE CIR
ROCKWALL, TX 75032

RESIDENT
1791 FM549
ROCKWALL, TX 75032

WILLIAMS MELISSA L
180 JAMS LANE
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

MEDRANO CESAR AND ANDREA MARTINEZ
181 RENEE DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

BARKER JOHNNY
184 WILLOW RIDGE CIRCLE
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

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

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

RESIDENT
191 RENEE DR
ROCKWALL, TX 75032

PEARSON GREGORY AND VICKI
1920 BROKEN LANCE LANE
ROCKWALL, TX 75032

SCHUETTE JASON & BARBARA
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER
193 ELVIS PRESLEY LN
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

BADER MARKUS AND KIMBERLY
1940 BROKEN LANCE LN
ROCKWALL, TX 75032

RESIDENT
195 NICOLE DR
ROCKWALL, TX 75032

PODLESKI GREGG T & MARIANNE
1950 BROKEN LANCE LN
ROCKWALL, TX 75032

INGRAM JAMES KENDELL
1957 S FM 549
ROCKWALL, TX 75032

RESIDENT
196 NICOLE DR
ROCKWALL, TX 75032

WILKINSON RICHARD S
1970 BROKEN LANCE LANE
ROCKWALL, TX 75032

RESIDENT
1990 BROKEN LANCE LN
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

MOORE JAMES S AND KATRINA D
2005 BROKEN LANCE LANE
ROCKWALL, TX 75032

RUIZ SONIA
2009 WORCESTER LN
GARLAND, TX 75040

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

DELK GREGORY S AND SANDRA G
2020 BROKEN LANCE LN
ROCKWALL, TX 75032

HOOVER WILLIAM A AND TAMMY
2025 BROKEN LANCE LANE
ROCKWALL, TX 75032

CURTIS PAMELA
2040 BROKEN LANCE LN
ROCKWALL, TX 75032

BAKER ALEXANDER AND
ARTEMIS LI
2045 BROKEN LANCE LN
ROCKWALL, TX 75032

TIPPETT TERRANCE & EMILY
2060 BROKEN LANCE LANE
ROCKWALL, TX 75032

RESIDENT
2065 BROKEN LANCE LN
ROCKWALL, TX 75032

RESIDENT
207 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
208 NICOLE DR
ROCKWALL, TX 75032

DRENTH HOWARD D AND TERESSA
2080 BROKEN LANE
ROCKWALL, TX 75032

IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LN
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RESIDENT
2120 NEW HOLLAND DR
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

ZMOLIK JUSTIN LAWRENCE
2139 SOUTH FM 549
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

DUNK DAWNETTA M VAN
2140 NEW HOLLAND DR
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

RESIDENT
221 RENEE DR
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
222 NICOLE DR
ROCKWALL, TX 75032

RANDALL ROBERT S JR & MARY LYNN
2287 S FM 549
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2301 S JOHN KING BLVD
ROCKWALL, TX 75032

KANAK INVESTMENTS LLC
2321 FIELDCREST DR
ROCKWALL, TX 75032

RESIDENT
233 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2380 FM549
ROCKWALL, TX 75032

RESIDENT
2390 S FM549
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

SH DEV KLUTTS ROCKWALL LLC
2400 DALLAS PARKWAY SUITE 460
PLANO, TX 75093

DIGGS DAVID WILEY
2401 LOUDON ST WEST
ROCKWALL, TX 75032

WILLIAMS DAVIS CRAIG AND JENNIFER IRENE
2405 LOUDON ST WEST
ROCKWALL, TX 75032

SWAIN STEPHEN & CAROL J
2406 LOUDON ST E
ROCKWALL, TX 75032

GIL ANNA AND JULIAN
2409 LOUDON STREET WEST
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

NAMIE NOMIE M III AND GINA MARIE
2413 LOUDON ST WEST
ROCKWALL, TX 75032

BOLDEN QUINTEN TIBERIUS AND
ALEXANDER NICHOLAS KUJAK
2417 LOUDON ST WEST
ROCKWALL, TX 75032

ACKERMAN DANYELL AND ALAN
2418 LOUDON STREET EAST
ROCKWALL, TX 75032

MARTINEZ ALEXANDRA ISABEL PRIETO AND
ANGEL JAVIER SANCHEZ ROJAS
2419 LOUDON ST WEST
ROCKWALL, TX 75032

HUGHES BRYAN
2423 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2424 FM549
ROCKWALL, TX 75032

RESIDENT
245 RENEE DR
ROCKWALL, TX 75032

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
250 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
250 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2500 LOUDON ST W
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

DE LOS SANTOS CARLOS AND MARGOT
2501 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2502 LINDBERG ST
ROCKWALL, TX 75032

FURLONG FAMILY TRUST
2502 LONG COMMON NORTH
ROCKWALL, TX 75032

RESIDENT
2503 MERCERS COLONY AVE
ROCKWALL, TX 75032

JOHNSTON RODNEY DURRAL JR AND KIMBERLY
D
2504 LOUDON ST EAST
ROCKWALL, TX 75032

SIGNO FAMILY LIVING TRUST
GENARO A SIGNO AND JULITA R SIGNO-
TRUSTEES
2505 LOUDON STREET WEST
ROCKWALL, TX 75032

RESIDENT
2506 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2507 MERCERS COLONY AVE
ROCKWALL, TX 75032

GATEWOOD PAULA AND WADE
2509 LOUDON ST W
ROCKWALL, TX 75032

RESIDENT
2510 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2513 MERCERS COLONY AVE
ROCKWALL, TX 75032

JOSHI MAYURESH S AND
BINITA SINHA
2513 LOUDON ST WEST
ROCKWALL, TX 75032

ROSS SCOTT TRAVIS AND MEGAN
2517 LOUDON ST WEST
ROCKWALL, TX 75032

TAYLOR SHELLY A
2518 LONG COMMON NORTH
ROCKWALL, TX 75032

GARZA SIMONE M & HEATH
2518 LOUDON ST E
ROCKWALL, TX 75032

DENSON PATRICIA ANN
2521 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2600 LONG COMMON S
ROCKWALL, TX 75032

BOCK FAMILY TRUST OF 2003
JOSEPH C AND SHIZUKO BOCK-TRUSTEES
2601 LONG COMMON SOUTH
ROCKWALL, TX 75032

RODRIGUEZ EVANGELINA PARRA & KRYSTAL
MARIE RODRIGUEZ
2601 PATRICIA LN
GARLAND, TX 75041

RESIDENT
2605 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2608 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2609 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2612 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2613 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2616 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2617 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2617 MERCERS COLONY AVE
ROCKWALL, TX 75032

DEBRA JEAN CRUZ TRUST
DEBRA JEAN CRUZ - TRUSTEE
262 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2620 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2621 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2623 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2624 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2625 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2628 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2629 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2631 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2632 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2635 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2636 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2639 LINDBERG ST
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

RESIDENT
274 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
2741 MASSEY LN
ROCKWALL, TX 75032

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

RESIDENT
2751 MASSEY LN
ROCKWALL, TX 75032

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

SULLIVAN BRANDI KATHERINE
2770 MASSEY LN
ROCKWALL, TX 75032

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

RESIDENT
283 NICOLE DR
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

SNYDER STACY & CHARLES
2840 DEUTZ CT
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

JIMENEZ RICARDO
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
2850 DEUTZ CT
ROCKWALL, TX 75032

RESIDENT
2851 HAYMAKER DR
ROCKWALL, TX 75032

SERCY WILLIAM CHARLES AND
NORMAN WAYNE SERCY AND MARSHA MARIE
SERCY
2851 DEUTZ CT
ROCKWALL, TX 75032

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

RESIDENT
2861 DEUTZ CT
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

FOWLER KATELIN
2871 DEUTZ COURT
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

RIVERA DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

RESIDENT
291 RENEE DR
ROCKWALL, TX 75032

LAYZA & LUNA REAL ESTATE LLC
2922 S GOLIAD ST
ROCKWALL, TX 75032

RESIDENT
2922 S HWY205
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

FRANKLIN J BACHMAN TRUST
CYNTHIA KAY BACHMAN TRUSTEE
3001 SAN MARCOS DR
ROCKWALL, TX 75032

CRENSHAW JANET AND GERALD S
3005 SAN MARCOS DR
ROCKWALL, TX 75032

SCHOEN DAVID L AND MARY F
3006 SAN MARCOS DRIVE
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

HERNANDEZ ARMANDO AND DARLA DEANETTE
3009 SAN MARCOS DRIVE
ROCKWALL, TX 75032

WARNELL DONALD L AND MARIA D
3009 WIMBERLEY LN
ROCKWALL, TX 75032

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

JONES KRISTINE KAYE AND
JOSE ENRIQUE FRESQUEZ
3010 SAN MARCOS DRIVE
ROCKWALL, TX 75032

BATSON NICHOLAS AND JESSIE
3010 WIMBERLEY LANE
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

DAWA DAWA AND
TENZIN LHAMO
3011 WIMBERLEY LANE
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

SHOMETTE WILLIAM TODD AND KERRI PARSONS
3012 WIMBERLEY LN
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

COWARD ERICA AND RICHARD
3013 SAN MARCOS DRIVE
ROCKWALL, TX 75032

THOMPSON WILLIAM AND KATHY
3013 WIMBERLEY LN
ROCKWALL, TX 75087

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

RILEY CHRISTINE
3014 SAN MARCOS DRIVE
ROCKWALL, TX 75032

ZAZAKIS LAURA J AND JOHN
3014 WIMBERLEY LANE
ROCKWALL, TX 75032

TURNER CALEB MAURICE
3015 FONTANNA BLVD
ROCKWALL, TX 75032

PARKER LYNN TERRY
3015 WIMBERLEY LN
ROCKWALL, TX 75032

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

RESIDENT
302 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3025 LIMESTONE HILL LN
ROCKWALL, TX 75032

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN
ACOSTA MEJIA
303 RENEE DR
ROCKWALL, TX 75032

CULBERTSON JACK NEAL
3046 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3047 FALLBROOK DR
ROCKWALL, TX 75032

MAH JEFFERY
305 BLANCO CIR
SOUTHLAKE, TX 76092

RESIDENT
3054 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3054 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3055 DEER RIDGE DR
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

NICKERSON TERENCE & DOROTHIA
3061 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3062 DUSTY RIDGE DR
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

CRESPIN DEBRA
3063 DEER RIDGE DR.
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK DR
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

BURNS A STACEY
3070 DEER RUDGE DR
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3071 FALLBROOK DR
ROCKWALL, TX 75032

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

STEWART RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3078 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3078 LIMESTONE HILL LN
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3079 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3079 FALLBROOK DR
ROCKWALL, TX 75032

WESSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS
3081 COOLWOOD LANE
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY
3083 MISTY RIDGE LN
ROCKWALL, TX 75032

TOWNSEND NINA
3084 MISTY RIDGE LN
ROCKWALL, TX 75032

CEVALLOS JASON & MARY
3086 LIMESTONE HILL LN
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3089 COOLWOOD LN
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

JARMAN EMMA
3091 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
3092 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3092 MISTY RIDGE LN
ROCKWALL, TX 75032

DENNIS AMY L
3094 LIMESTONE HILL LN
ROCKWALL, TX 75032

RESIDENT
3097 COOLWOOD LN
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE
3099 MISTY RIDGE LN
ROCKWALL, TX 75032

SLATTER SARAH KIMBERLY
3100 COOLWOOD LN
ROCKWALL, TX 75032

REGGIA DANIELLE R
3100 MISTY RIDGE LN
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH
3102 LIMESTONE HILL LN
ROCKWALL, TX 75032

GARNER AMY
3105 MISTY RIDGE LN
ROCKWALL, TX 75032

OCHOA RENE
3107 COOLWOOD LANE
ROCKWALL, TX 75032

RESIDENT
3108 MISTY RIDGE LN
ROCKWALL, TX 75032

HAYES KRISTOPHER
3108 COOLWOOD LN
ROCKWALL, TX 75032

RUSHING MASON & JACLYN A
3111 MISTY RIDGE LANE
ROCKWALL, TX 75032

RESIDENT
3112 LIMESTONE HILL LN
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

RESIDENT
3116 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3116 MISTY RIDGE LN
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL
3117 MISTY RIDGE LANE
ROCKWALL, TX 75032

FOX PATRICK AND MEGAN
3119 COOLWOOD LANE
ROCKWALL, TX 75032

RESIDENT
312 NICOLE DR
ROCKWALL, TX 75032

ESPARZA MARCO A
312 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3124 MISTY RIDGE LN
ROCKWALL, TX 75032

VARGAS JOSE A
3124 COOLWOOD LN
ROCKWALL, TX 75032

KILPATRICK KERRY LYNN & JENNY LYNN
3125 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
3129 COOLWOOD LN
ROCKWALL, TX 75032

ROJAS AMITAY HUERTA AND SORANGEL PEREZ
PARADA
3132 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3137 COOLWOOD LN
ROCKWALL, TX 75032

STRANG DANIEL EDWARD AND SUSANNE LEIGH
3158 LUCHENBACK TRL
ROCKWALL, TX 75032

SAGNIBENE JOE AND LISA
3162 LUCKENBACH TRAIL
ROCKWALL, TX 75032

RESIDENT
319 RENEE DR
ROCKWALL, TX 75032

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

BRAGA GUILHERME CREDIDIO & YASMINI
RAMOS IZIDORO
327 NICOLE DRIVE
ROCKWALL, TX 75032

JIMENEZ RICARDO
330 RENEE DR
ROCKWALL, TX 75032

EAGLE MHS CONTRACTING INC
3336 MORNING LIGHT DRIVE
DALLAS, TX 75228

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
337 RENEE DR
ROCKWALL, TX 75032

SWAIT TIFFANY
3402 POST OAK DR
ROCKWALL, TX 75032

MENDOZA MIGUEL
3410 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3418 POST OAK DR
ROCKWALL, TX 75032

WOODWARD CHERIE J
3426 POST OAK DR
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A
3434 POST OAK DRIVE
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ
344 COUNTY LINE RD
ROCKWALL, TX 75032

ANDERSON ERICKA RENEE
3442 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3450 POST OAK DR
ROCKWALL, TX 75032

BEAVERS SHIRLEY
3460 POST OAK DR
ROCKWALL, TX 75032

OROZCO ARMANDO
3465 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3468 POST OAK DR
ROCKWALL, TX 75032

COVINGTON TEVIN TYLER
3469 POST OAK DRIVE
ROCKWALL, TX 75032

MILLAN TRESSO & LEODEGARIA
3472 POST OAK DR
ROCKWALL, TX 75032

LEWIS REX STEPHEN
3473 POST OAK DR
ROCKWALL, TX 75032

TERRELL JUSTIN C & DESIREE N
3476 POST OAK DRIVE
ROCKWALL, TX 75032

TSIC ASSOCIATES HOLDINGS TRUST
350 MEADOW GATE RD
MEADOW VISTA, CA 95722

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
353 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
358 RENEE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3601 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3602 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3606 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3607 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
363 RENEE DR
ROCKWALL, TX 75032

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 1201

RESIDENT
3702 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3702 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3703 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3703 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3705 HERRICK ST
ROCKWALL, TX 75032

RESIDENT
3705 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3706 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3706 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3707 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3707 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3709 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3710 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3710 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3710 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3711 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3711 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3713 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3714 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3714 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3715 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3717 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3718 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3718 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3719 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
372 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3721 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3722 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3722 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3723 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3725 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3725 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3726 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3727 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3729 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
373 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3731 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3735 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3739 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3743 OLMSTEAD DR
ROCKWALL, TX 75032

MCCLOUD JOY ANN
375 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3801 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3805 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3808 LOFLAND CIR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

RESIDENT
3809 OLMSTEAD DR
ROCKWALL, TX 75032

ILKENHANS JAMES CURTIS
3813 OLMSTED DRIVE
ROCKWALL, TX 75032

RESIDENT
382 NICOLE
ROCKWALL, TX 75032

RESIDENT
383 RENEE DR
ROCKWALL, TX 75032

CASTILLO JOSE &
LUZ DELGAEDO
383 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
3831 HERRICK ST
ROCKWALL, TX 75032

RESIDENT
386 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3875 SELBORNE DR
ROCKWALL, TX 75032

ROLDAN EMILY ELIZABETH AND IVAN
3901 STABLEGLEN DR
ROCKWALL, TX 75032

OSMUN DAVID CHARLES AND MARISHA
3902 STABLEGLEN DR
ROCKWALL, TX 75032

TORRES MARCUS ANTHONY AND AMANDA E
3905 STABLEGLEN AVE
ROCKWALL, TX 75032

CONFIDENTIAL OWNER
3906 STABLEGLEN DR
ROCKWALL, TX 75032

MOORE STEPHANIE RAAN AND RODNEY WAYNE
3909 STABLEGLEN DRIVE
ROCKWALL, TX 75032

GILMORE CARA D
3910 STABLEGLEN DR
ROCKWALL, TX 75032

GALLOWAY BRENT JR & JACQUELINE
3913 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MICHAEL BOBIE AND SUSAN L BOBIE LIVING
TRUST
MICHAEL BOBIE AND SUSAN L BOBIE- TRUSTEES
3917 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
395 RENEE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS
395 NICOLE DR
ROCKWALL, TX 75087

SANCHEZ ARNULFO & ORALIA
398 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
400 RENEE RD
ROCKWALL, TX 75032

ARMSTRONG HOYT AND MIMI TU ANH
4001 STABLEGLEN DR
ROCKWALL, TX 75032

BECOMING ONE MINISTRY & COUNSELING
CENTER
4002 STABLEGLEN DRIVE
ROCKWALL, TX 75032

ARCHIBALD KAREN AND MATTHEW
4003 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HUNTER BRIAN JEFFREY AND JENNIFER LYNN
4006 STABLEGLEN DR
ROCKWALL, TX 75032

SEUMANUTAFU JOHN AND CHRISTINE
4009 STABLEGLEN DRIVE
ROCKWALL, TX 75032

BETTEVY RYAN A & KIMBERLY
4010 QUINCY STREET
ROCKWALL, TX 75032

TOPALOVIC NIKOLA AND KAYLEE NAN
4010 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DUKE ROCHELLE
4013 OLMSTED DRIVE
ROCKWALL, TX 75032

HALL HUNTER AND KELSEY
4013 STABLEGLEN DRIVE
ROCKWALL, TX 75032

JANDREW DUSTY R AND JUSTIN C
4014 QUINCY STREET
ROCKWALL, TX 75032

BURNS TONYA KAY AND AUBREY LEE
4014 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
4015 QUINCY ST
ROCKWALL, TX 75032

LONG PAIGE MICHELE AND RYAN KEATHLEY
4017 OLMSTED DRIVE
ROCKWALL, TX 75032

RAMSBOTTOM DAVID BRADLEY AND DAWN
4018 QUINCY STREET
ROCKWALL, TX 75032

WESLEY ERIC CHARLES & TERRI LASHON
4019 QUINCY STREET
ROCKWALL, TX 75032

GUARDIOLA SOCORRO AND
JESSICA GUAZZONE
4023 QUINCY ST
ROCKWALL, TX 75032

TROST COOPER RANDALL & JENNIFER
4027 QUINCY ST
ROCKWALL, TX 75032

RESIDENT
408 NICOLE
ROCKWALL, TX 75032

UNDERWOOD MARK AND MICHELLE
4101 QUINCY STREET
ROCKWALL, TX 75032

HENSON DAVID ROSS AND DEBORAH PROWSE
4101 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
4102 STABLEGLEN DR
ROCKWALL, TX 75032

SIMS RUSSELL ROBERT AND CALLIE MICHELLE
4105 QUINCY STREET
ROCKWALL, TX 75032

COOK BROOKE AND MATTHEW
4105 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PARSON JESSICA L AND CHRISTOPHER P
4106 STABLEGLEN DR
ROCKWALL, TX 75032

CAMP DARROL B AND TASHIA F
4109 STABLEGLEN DR
ROCKWALL, TX 75032

DIVITTORIO ZEB ROBERT AND KELSEY LYNN
4110 STABLEGLEN DR
ROCKWALL, TX 75032

ROSOFF AMY LYNN
4111 QUINCY STREET
ROCKWALL, TX 75032

HIGDON RICKIE LEE AND ASUNCION MARINA
4113 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
414 RENEE DR
ROCKWALL, TX 75032

IRWIN MATTHEW LEE AND MYLIN NICOLE
4202 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PATTERSON KENNETH EARL AND CYNTHIA A
4205 STABLEGLEN DR
ROCKWALL, TX 75032

SHEPHERD JEFFREY W AND PAMELA A
4206 STABLE GLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
4207 QUINCY ST
ROCKWALL, TX 75032

BURKHALTER JEFFREY MICHAEL AND LINDSEY
ANN
4209 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
421 NICOLE DR
ROCKWALL, TX 75032

MELI JILL MARIE
4210 QUINCY ST
ROCKWALL, TX 75032

ROBINSON JOSEPH BROOKS
4210 STABLEGLEN DRIVE
ROCKWALL, TX 75032

OCONNELL PETER JAMES AND MICHELLE ANN
4214 QUINCY ST
ROCKWALL, TX 75032

BROWN KAREN D
4215 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

MARTINEZ RONALD W GOMEZ AND PAOLA I
CASTILLO
424 NICOLE DR
ROCKWALL, TX 75032

LOPEZ SILVIA
430 RENEE DR
ROCKWALL, TX 75032

TRAVIS MARK SUMMIT AND KAITLYN MAE
4301 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HERNANDEZ RAUL RALPH
4302 STABLEGLEN DRIVE
ROCKWALL, TX 75032

VIDICAN FLORIN
4306 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PETERSEN JOEL AND LEIGHANN MARIE
4309 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
431 NICOLE DR
ROCKWALL, TX 75032

MURRAY BRADY & JENNIFER
4310 STABLE GLEN DRIVE
ROCKWALL, TX 75032

ROBERTS KYLE & KATELIN
4314 SELBORNE DR
ROCKWALL, TX 75032

MILLIGAN BYRON PEYTON AND MELANIE BAILEY
4317 STABLEGLEN DR
ROCKWALL, TX 75032

LIRA MARCELINO JOSE &
ROZENEIDE S SOUSA LINS
4318 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
4319 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
433 RENEE DR
ROCKWALL, TX 75032

RESIDENT
441 NICOLE DR
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
448 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
4509 SYLVAN PARK DR
ROCKWALL, TX 75032

XU ZICAI
4509 PORTRAIT LANE
PLANO, TX 75024

WHEELER JANIS & KEVIN M
451 RENEE DR
ROCKWALL, TX 75032

RESIDENT
452 EVANS RD
ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE
452 RENEE DR
ROCKWALL, TX 75032

RESIDENT
463 RENEE DR
ROCKWALL, TX 75032

RESIDENT
464 EVANS RD
ROCKWALL, TX 75032

RESIDENT
466 RENEE DR
ROCKWALL, TX 75032

RESIDENT
470 NICOLE
ROCKWALL, TX 75032

RESIDENT
471 NICOLE DR
ROCKWALL, TX 75032

YANEZ ALONSO TORRES
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANIEL J
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANIEL J
473 RENEE DR
ROCKWALL, TX 75032

CURTIS CHRISTOPHER LEE AND
BERT G CURTIS & PAMELA S CURTIS
4735 BEAR CLAW LANE
ROCKWALL, TX 75032

SHAH MURTAZA M AND MARIA E
4755 BEAR CLAW LANE
ROCKWALL, TX 75032

HUMPHREY JAY AND KIMMIE
4768 S STATE HWY 205
ROCKWALL, TX 75032

RESIDENT
4800 LOFLAND CIR
ROCKWALL, TX 75032

HODGES TERESA ANN
481 ARACADIA WAY
ROCKWALL, TX 75087

RISTER JOHN & CHRISTINE
4815 BEAR CLAW LANE
ROCKWALL, TX 75032

RESIDENT
482 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
485 RENEE DR
ROCKWALL, TX 75032

RESIDENT
486 EVANS RD
ROCKWALL, TX 75032

JIMENEZ TOMAS
4930 CREEKRIDGE LN
GARLAND, TX 75043

RESIDENT
496 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
498 EVANS RD
ROCKWALL, TX 75032

RESIDENT
503 RENEE DR
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON
503 NICOLE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

RESIDENT
508 RENEE DR
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWILIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

DIAZ-ALMARAZ CARLOS OMAR
514 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
515 RENEE DR
ROCKWALL, TX 75032

RESIDENT
520 RENEE DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

ROSAS LAURA PATRICIA
523 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
526 NICOLE
ROCKWALL, TX 75032

RESIDENT
535 NICOLE DR
ROCKWALL, TX 75032

RUDELL TODD L AND JOANNA K
544 MUSTANG COURT
LAVON, TX 75166

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

CERVANTES-OSORNIO HECTOR AND
ERIKA J MOLINA-OLVERA
548 NICOLE DRIVE
ROCKWALL, TX 75032

RESIDENT
557 RENEE DR
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS'
ASSOCIATION INC
6750 HILLCREST PLAZA DRIVE SUITE 326
DALLAS, TX 75230

GONZALES BALTAZAR & LUZ MARIA ZUNIGA
C/O LAKE POINTE CHURCH
701 I-30
ROCKWALL, TX 75087

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

MANKUS STEPHEN & SUSAN
7401 RODEO DR
DENTON, TX 76208

BRUCE LIVING TRUST
757 AVALON DR
HEATH, TX 75032

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

RODRIGUEZ BRIAN
8 BROOKWAY CT
MANSFIELD, TX 76063

COLUNGA MARIA CRISTINA
C/O BERNABE COLUNGA
807 N JOSEPHINE ST
ROYSE CITY, TX 75189

NGUYEN ANNA
812 BLUFFCREEK LN APT 208
ARLINGTON, TX 76006

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

USCMF SN TEXAS A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

JUNFA USA, LLC
910 MELISSA LN
GARLAND, TX 75040

TAN JUDY AND
LAM KHANG DUY
914 FALCON TRAIL
MURPHY, TX 75094

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

BEDDER MANAGEMENT AUSTIN LLC
9901 BRODIE LANE SUITE 160-172
AUSTIN, TX 78748

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

MCINTIRE JUANITA
M/R
, TX

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

RCH WATER SUPPLY CORPORATION
PO BOX 2034
ROCKWALL, TX 75087

CHINN DERRICK O
PO BOX 35011
LOS ANGELES, CA 90035

PROGRESS RESIDENTIAL BORROWER 4 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2024-027: Zoning Change from an Agricultural (AG) District to a Planned Development District

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 11, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 17, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, June 17, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2024-027: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



767 Justin Rd
Rockwall, TX 75087

May 16, 2024

Mr. Ryan Miller
Director of Planning and Zoning
City of Rockwall
385 S Goliad Street
Rockwall, TX 75087

RE: Zoning Application, Lofland Tract,

Dear Mr. Miller,

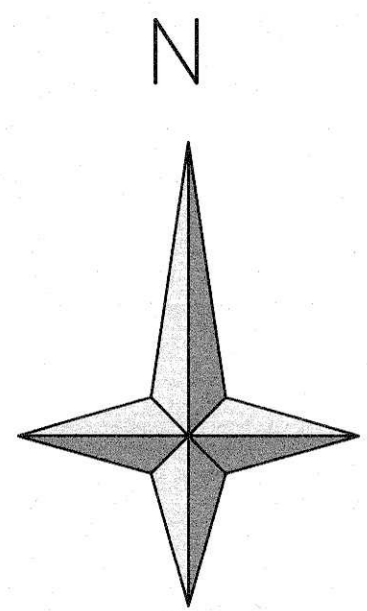
Michael Joyce Properties is submitting the attached Zoning Application, Concept Plan and Design Standards for consideration for a change in Zoning for the tracts as shown in the Concept Plan and Survey. We would like to request a change in Zoning from Agricultural District to a Planned Development District with the attached design standards.

We thank you for your consideration and look forward to working with the City of Rockwall, the Planning and Zoning Commission and the City Council on the approval of this request.

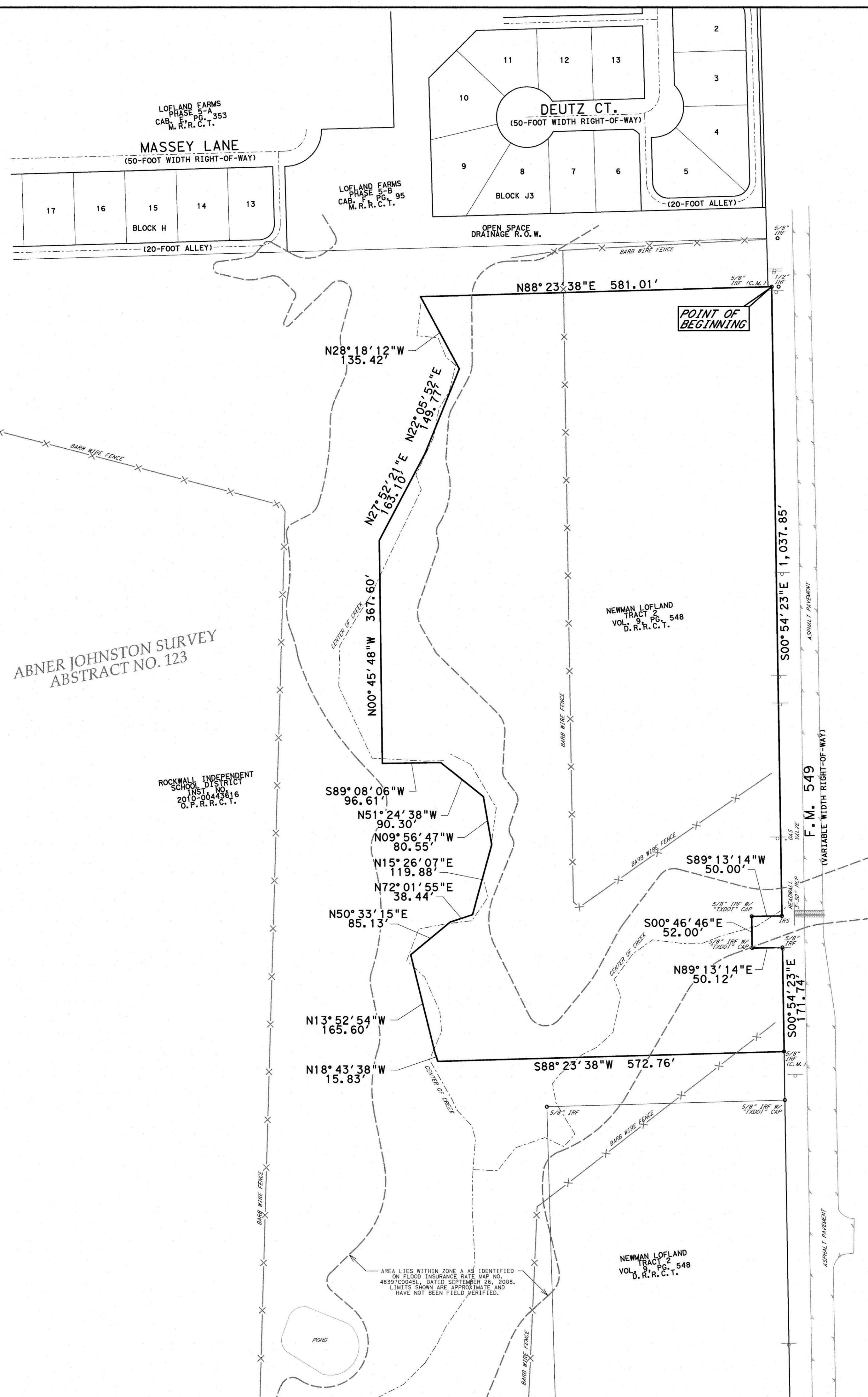
Sincerely,

A handwritten signature in blue ink, appearing to be 'RJ', is written over the word 'Sincerely,'.

Ryan Joyce
President, Michael Joyce Properties



Scale: 1"=100'



ABNER JOHNSTON SURVEY
ABSTRACT NO. 123

ROCKWALL INDEPENDENT
SCHOOL DISTRICT
INST. NO. 2010-00443616
O.P.R.C.T.

AREA LIES WITHIN ZONE 4 AS IDENTIFIED
ON FLOOD INSURANCE RATE MAP NO.
48397C0245L, DATED SEPTEMBER 26, 2008.
LIMITS SHOWN ARE APPROXIMATE AND
HAVE NOT BEEN FIELD VERIFIED.

NEWMAN LOFLAND
TRACT 2
VOL. 9, PG. 548
D. R. R. C. T.

Notes:

- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
- 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
- Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:
 - 10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect
 - 10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 2022000003059 - does not affect
 - 10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect
 - 10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
 - 10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
 - 10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect
 - 10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect
 - 10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
 - 10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
 - 10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
 - 10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
 - 10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

LEGEND

- POWER POLE
- GUY ANCHOR
- OVERHEAD ELECTRIC
- FENCELINE
- CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS 1/2 INCH IRON ROD SET WITH RED "PJB SURVEYING" CAP
- SSMH SANITARY SEWER MANHOLE
- CMP CORRUGATED METAL PIPE
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- WV WATER VALVE
- WM WATER METER
- SIGN
- TP TELEPHONE PEDESTAL
- TB TELEPHONE BOX
- TRANS. TRANSFORMER
- D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- O.P.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
- M.R.C.T. MAP RECORDS OF ROCKWALL COUNTY, TEXAS

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 2020000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.T.), being in an interior south line of a called 173.00 acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No. 2010-00443616 O.P.R.C.T.;

- THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;
- THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;
- THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;
- THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12 feet to a 5/8-inch iron rod found;
- THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74 feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00 acre tract;
- THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76 feet to a point in a creek;
- THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00 acre tract and generally along said creek, a distance of 15.83 feet;
- THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 85.13 feet;
- THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13 feet;
- THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44 feet;
- THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88 feet;
- THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55 feet;
- THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30 feet;
- THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61 feet;
- THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60 feet;
- THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10 feet;
- THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77 feet;
- THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42 feet;
- THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01 feet to the POINT OF BEGINNING and containing 16.8895 acres of land.

CERTIFICATION

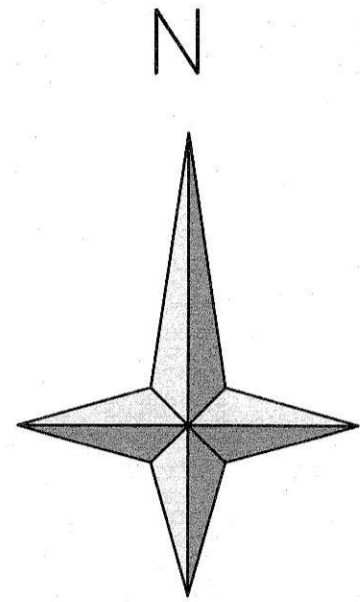
I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Quatico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

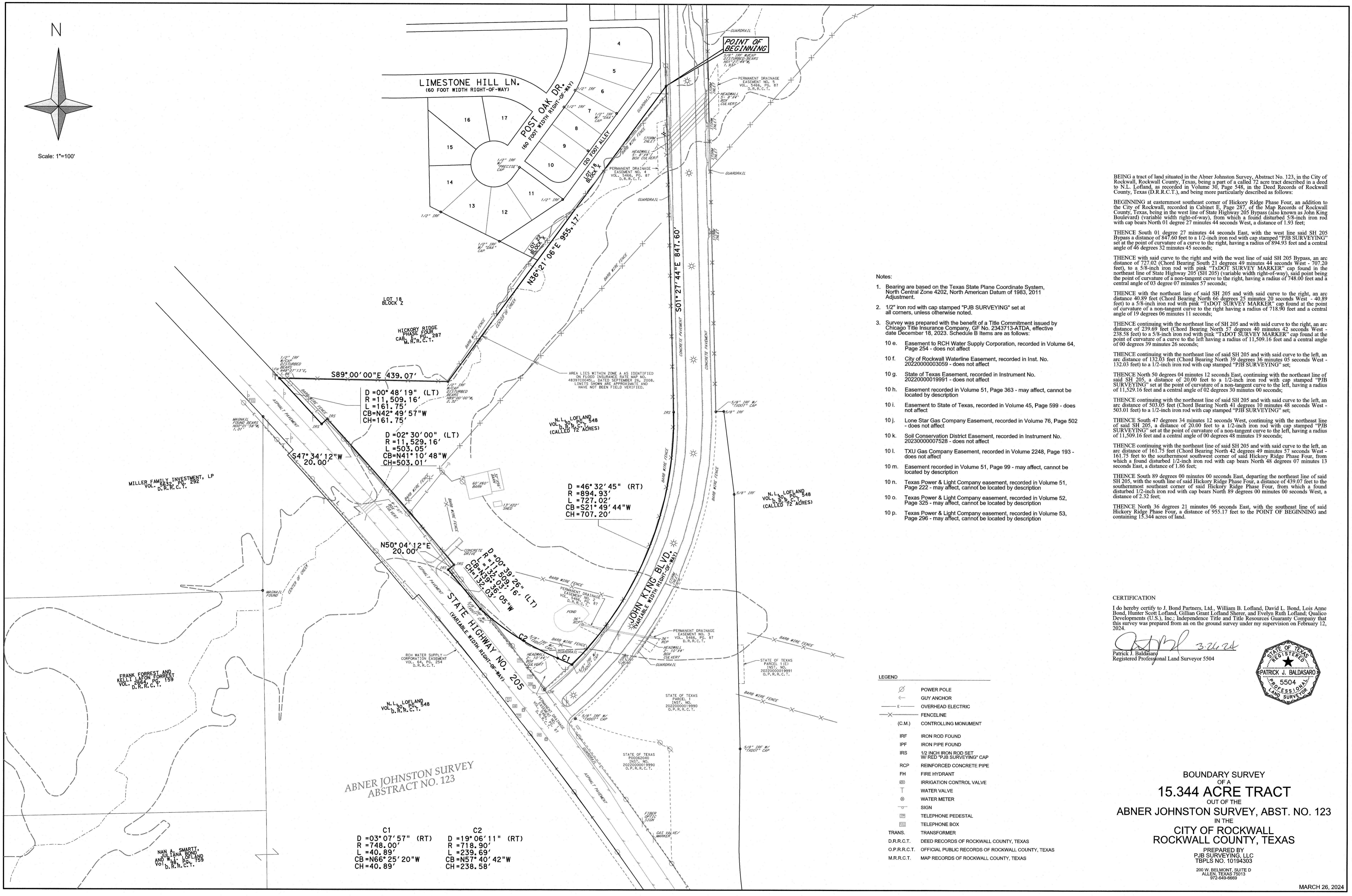


BOUNDARY SURVEY
OF A
16.8895 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669



Scale: 1"=100'



Notes:

- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
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- Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B items are as follows:
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 - Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
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 - Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
 - Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93 feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 894.93 feet and a central angle of 46 degrees 32 minutes 45 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 727.02 (Chord Bearing South 21 degrees 49 minutes 44 seconds West - 707.20 feet), to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right, having a radius of 748.00 feet and a central angle of 03 degree 07 minutes 57 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 40.89 feet (Chord Bearing North 66 degrees 25 minutes 20 seconds West - 40.89 feet) to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right having a radius of 718.90 feet and a central angle of 19 degrees 06 minutes 11 seconds;

THENCE continuing with the northeast line of SH 205 and with said curve to the right, an arc distance of 239.69 feet (Chord Bearing North 57 degrees 40 minutes 42 seconds West - 238.58 feet) to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having a radius of 11,509.16 feet and a central angle of 00 degrees 39 minutes 26 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 132.03 feet (Chord Bearing North 39 degrees 36 minutes 05 seconds West - 132.03 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05 feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West - 503.01 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16 feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75 feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West - 161.75 feet) to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86 feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07 feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 89 degrees 00 minutes 00 seconds West, a distance of 2.32 feet;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17 feet to the POINT OF BEGINNING and containing 15.344 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sheer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from on the ground survey under my supervision on February 12, 2024.

Patrick J. Baldasaro
 Patrick J. Baldasaro
 Registered Professional Land Surveyor 5504



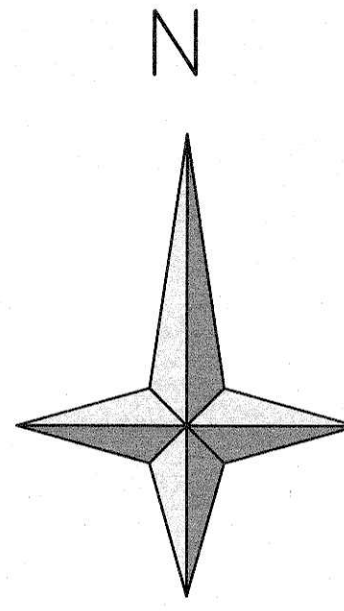
LEGEND

- POWER POLE
- GUY ANCHOR
- OVERHEAD ELECTRIC
- FENCELINE
- CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS 1/2 INCH IRON ROD SET WITH "PJB SURVEYING" CAP
- RCP REINFORCED CONCRETE PIPE
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- WV WATER VALVE
- WM WATER METER
- S SIGN
- TP TELEPHONE PEDESTAL
- TB TELEPHONE BOX
- TRANS. TRANSFORMER
- D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
- M.R.R.C.T. MAP RECORDS OF ROCKWALL COUNTY, TEXAS

BOUNDARY SURVEY
 OF A
15.344 ACRE TRACT
 OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
 IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
 PJB SURVEYING, LLC
 TBPLS NO. 10194303

200 W. BELMONT, SUITE D
 ALLEN, TEXAS 75013
 972-649-8669



Scale: 1"=200'

VICMAR I, LTD.
VOL. 2015, PG. 200
D.R.R.C.T.

LAYZA & LUNA REAL ESTATE, LLC
INST. NO. 2022000001115
O.P.R.R.C.T.

MILLER FAMILY INVESTMENT, LP
VOL. 3632, PG. 292
D.R.R.C.T.

POINT OF BEGINNING

FRANK FORREST AND
KELLI LAFON FORREST
VOL. 2488, PG. 59
D.R.R.C.T.

N.L. LOFLAND
VOL. 30, PG. 48
D.R.R.C.T.

NAN A. SMART,
JULIANA BOND
AND W. L. BOND
VOL. 88, PG. 759
D.R.R.C.T.

N.L. LOFLAND
VOL. 55, PG. 269
D.R.R.C.T.

ROCKWALL LAKE
DEVELOPMENT
NO. 79
CAB. M.R.R.C.T.

JOHN R. JOHNSON SURVEY
ABSTRACT NO. 128

WILLIAM W. FORD SURVEY
ABSTRACT NO. 80

ABNER JOHNSON SURVEY
ABSTRACT NO. 123

LOFLAND CIR.
(FORMERLY ROCKWALL
-CHILLSOLM HIGHWAY)

LOFLAND CIR. (FORMERLY ROCKWALL HIGHWAY)

BROKEN LANCE LANE (60-FOOT WIDTH RIGHT-OF-WAY)

WALLACE LANE

BEAR CLAW LN

D = 12° 47' 29" (LT)
R = 5,105.59'
L = 1,139.83'
CB = S38° 03' 31" E
CH = 1,137.46'

- LEGEND
- ⊗ POWER POLE
 - ⊙ GUY ANCHOR
 - OVERHEAD ELECTRIC
 - FENCELINE
 - (C.M.) CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - IRS 1/2" IRON ROD SET
 - W RED "PJB SURVEYING" CAP
 - SMMH SANITARY SEWER MANHOLE
 - CMP CORRUGATED METAL PIPE
 - FH FIRE HYDRANT
 - ⊗ IRRIGATION CONTROL VALVE
 - ⊗ WATER VALVE
 - ⊗ WATER METER
 - ⊗ SIGN
 - ⊗ TELEPHONE PEDESTAL
 - ⊗ TELEPHONE BOX
 - ⊗ TRAFFIC CONTROL BOX
 - ⊗ TRAFFIC SIGNAL POLE
 - ⊗ ELECTRIC BOX
 - TRANS. TRANSFORMER
 - D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
 - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
 - M.R.R.C.T. MAP RECORDS OF ROCKWALL COUNTY, TEXAS

Notes:

1. Bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" Iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B items are as follows:
 - 10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - affects, shown
 - 10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 2022000003059 - does not affect
 - 10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect
 - 10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
 - 10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
 - 10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - affects, shown
 - 10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect
 - 10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - affects, shown
 - 10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
 - 10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
 - 10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
 - 10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 48, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smart, Juliana Bond and W.L. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 55, Page 269, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a mag nail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T., and the southeast corner of a called 15.98 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found mag nail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 60 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.95 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.69 feet) to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 82.30 feet (Chord Bearing South 4 degrees 51 minutes 03 seconds East - 390.41 feet to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract and the southwest corner of said Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract of land described in deed to Vicmar I, Ltd., as recorded in Volume 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minutes 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC recorded in Instrument No. 2022000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Layza & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Layza & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an "X" set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.

CERTIFICATION

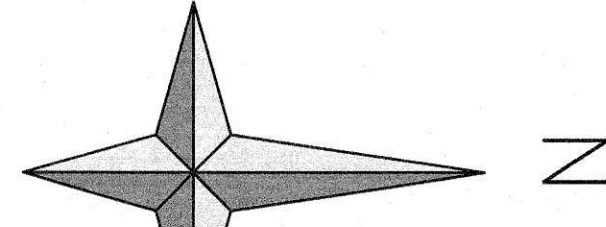
I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland, Qualico Developments (U.S.), Inc., Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

Patrick J. Baldasaro
Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

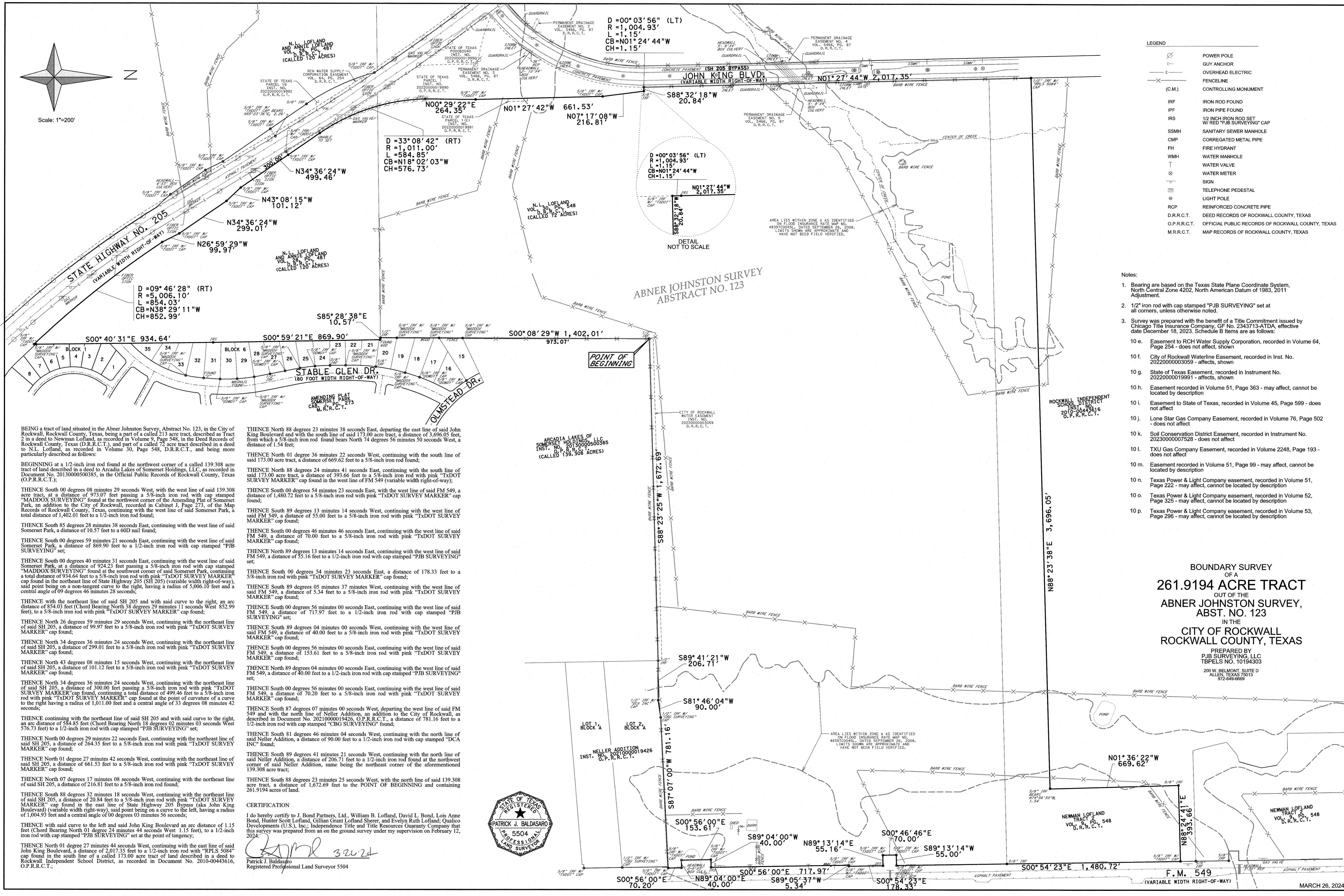


BOUNDARY SURVEY
OF A
242.2768 ACRE TRACT
OUT OF THE
JOHN. R. JOHNSON SURVEY, ABST. NO. 128
AND THE
ABNER JOHNSON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT SUITE D
ALLEN, TEXAS 75013
872-648-6669



Scale: 1"=200'



LEGEND

	POWER POLE
	GUY ANCHOR
	OVERHEAD ELECTRIC
	FENCELINE
	CONTROLLING MONUMENT
	IRON ROD FOUND
	IRON PIPE FOUND
	1/2 INCH IRON ROD SET
	WI RED "PJB SURVEYING" CAP
	SANITARY SEWER MANHOLE
	CORRUGATED METAL PIPE
	FIRE HYDRANT
	WATER MANHOLE
	WATER VALVE
	WATER METER
	SIGN
	TELEPHONE PEDESTAL
	LIGHT POLE
	REINFORCED CONCRETE PIPE
	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

- Notes:
- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
 - 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
 - Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, OF No. 2043715-ATDA, effective date December 18, 2023. Schedule B Items are as follows:
 - 10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 234 - does not affect, shown
 - 10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000030593 - affects, shown
 - 10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - affects, shown
 - 10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
 - 10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
 - 10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect
 - 10 k. Soil Conservation District Easement, recorded in Instrument No. 2023000007528 - does not affect
 - 10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
 - 10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
 - 10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
 - 10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
 - 10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BOUNDARY SURVEY
OF A
261.9194 ACRE TRACT
OUT OF THE
**ABNER JOHNSTON SURVEY,
ABST. NO. 123**
IN THE
**CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-548-6869

- BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:
- BEGINNING at a 1/2-inch iron rod found at the northwest corner of a called 139.308 acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);
- THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308 acre tract, at a distance of 973.07 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01 feet to a 1/2-inch iron rod found;
- THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57 feet to a 60D nail found;
- THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;
- THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10 feet and a central angle of 09 degrees 46 minutes 28 seconds;
- THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03 feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99 feet), to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;
- THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;
- THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;
- THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;
- THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00 feet passing a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found, continuing a total distance of 499.46 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a curve to the right having a radius of 1,011.00 feet and a central angle of 33 degrees 08 minutes 42 seconds;
- THENCE continuing with the northeast line of said SH 205 and with said curve to the right, an arc distance of 584.85 feet (Chord Bearing North 18 degrees 02 minutes 03 seconds West 576.73 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;
- THENCE North 00 degrees 29 minutes 22 seconds East, continuing with the northeast line of said SH 205, a distance of 264.35 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;
- THENCE North 01 degree 27 minutes 42 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;
- THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;
- THENCE North 01 degree 36 minutes 22 seconds East, continuing with the west line of said FM 549, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504



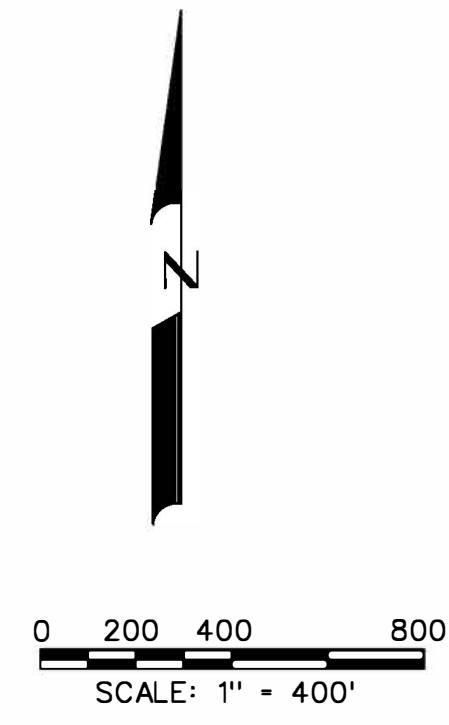
ABNER JOHNSTON SURVEY
ABSTRACT NO. 123

POINT OF BEGINNING

ARCADIA LAKES OF LLC
SOMERSET HOLDINGS, LLC
INST. NO. 20130000500385
O.P.R.R.C.T.
(CALLED 139.308 ACRES)

LOT 1
BLOCK 'A'
NELLER ADDITION
INST. NO. 2021000019426
O.P.R.R.C.T.

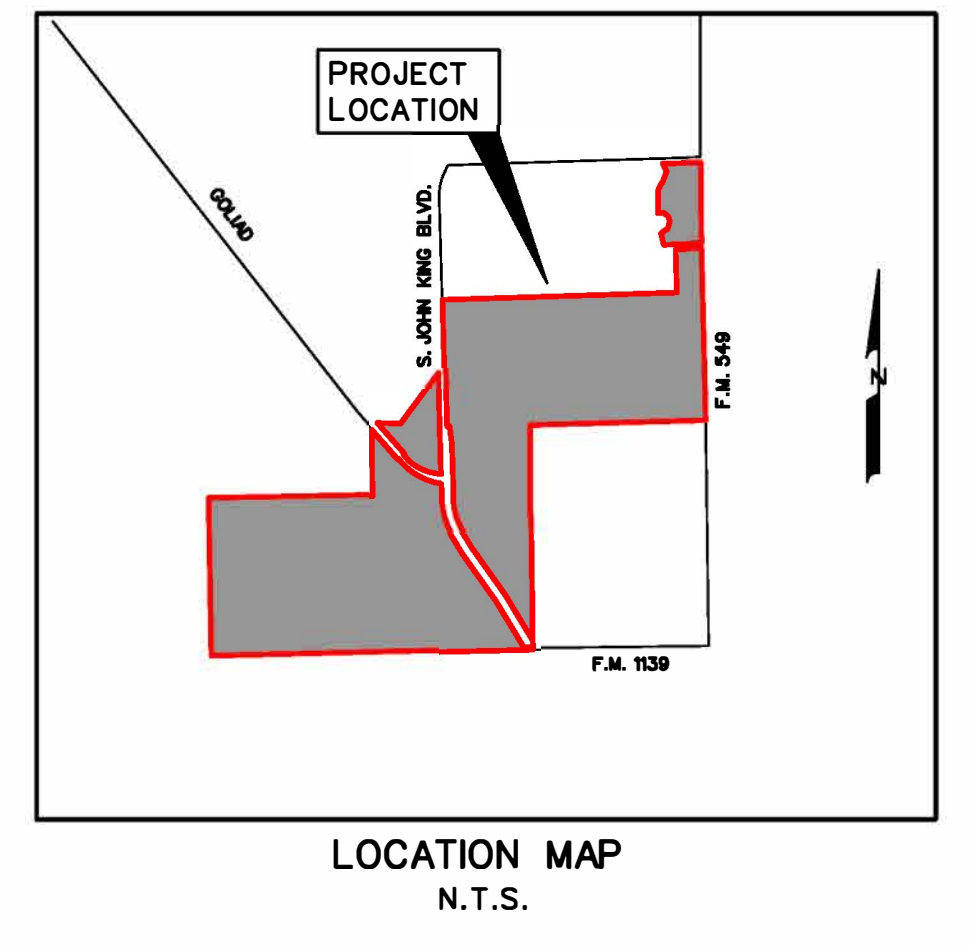
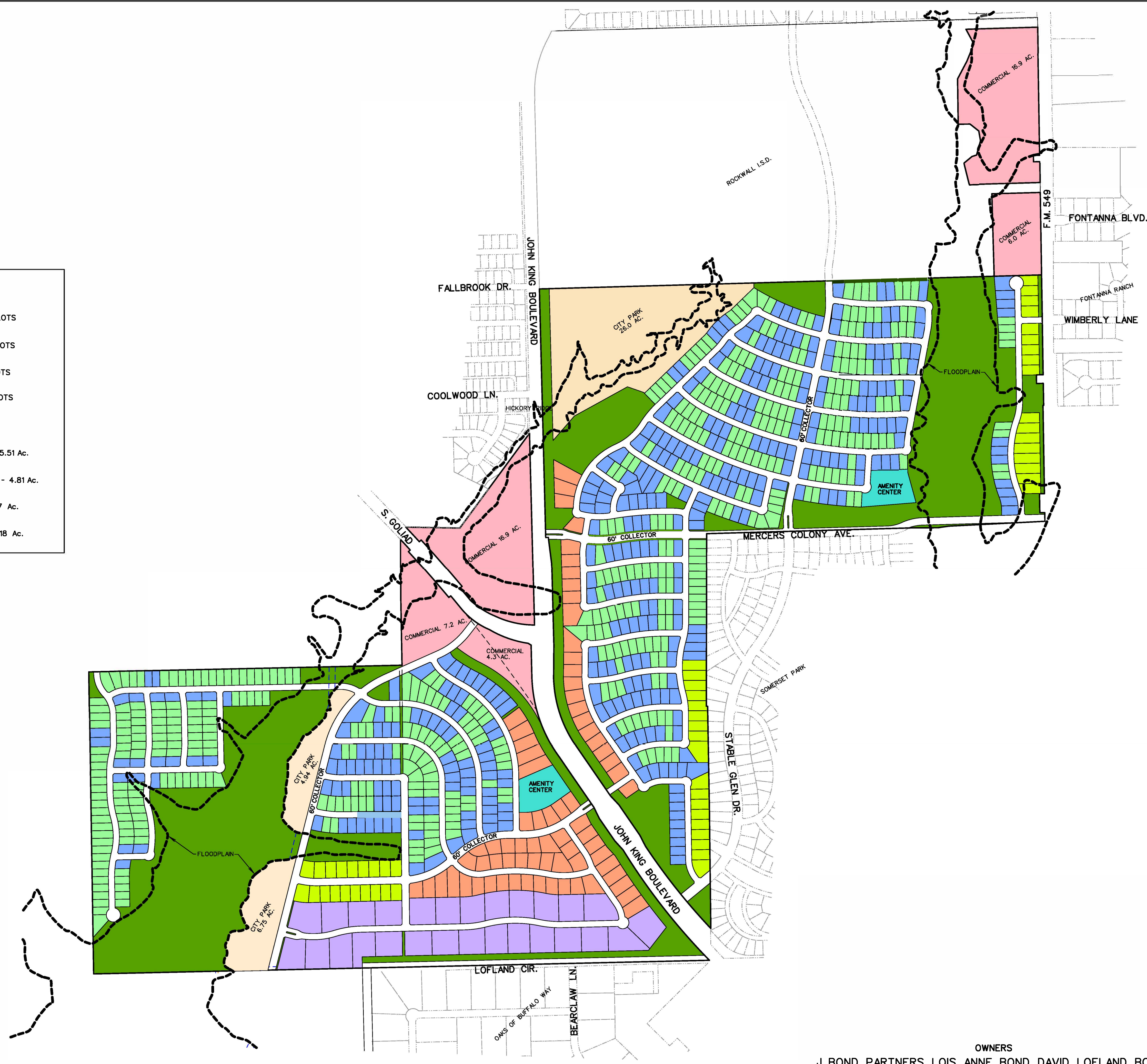
N88° 23' 38" E 3,696.05'



LEGEND

TYPICAL LOT SIZES

	- 62' X 125' - 467 LOTS
	- 72' X 125' - 367 LOTS
	- 80' X 135' - 54 LOTS
	- 100' X 150' - 74 LOTS
	- 1 ACRE - 27 LOTS
	- OPEN SPACE - 125.51 Ac.
	- AMENITY CENTER - 4.81 Ac.
	- CITY PARK - 37.7 Ac.
	- COMMERCIAL - 51.18 Ac.



TOTAL ACRES	540.33
GROSS COMMERCIAL ACRES	51.18
TOTAL RESIDENTIAL LOTS	989
RESIDENTIAL DENSITY	1.830
TOTAL FLOOD PLAIN ACRES	87.09
TOTAL OPEN SPACE ACRES	125.51

CONCEPT PLAN
OF
JUNIPER
SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE






CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.

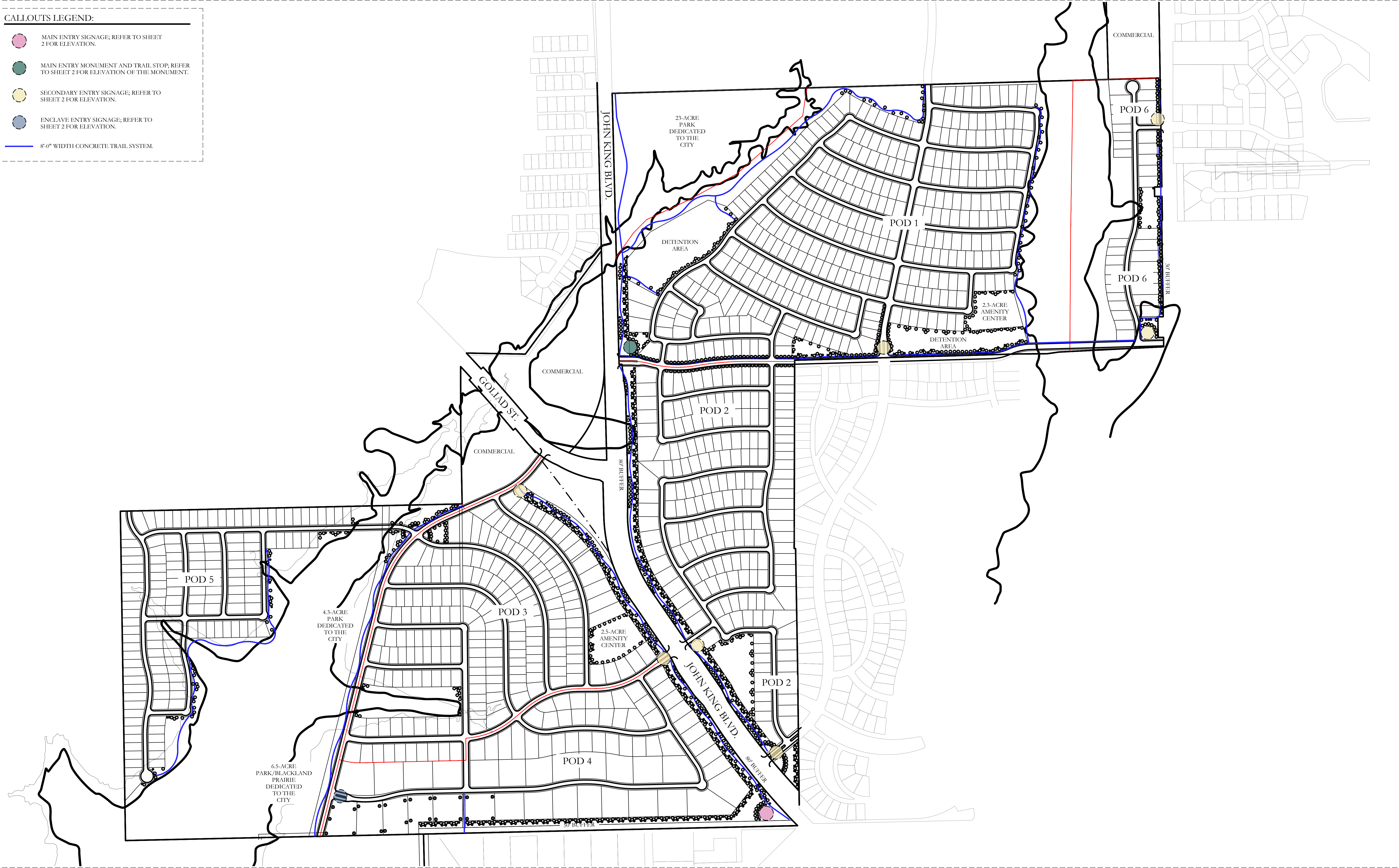
OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
MAY 2024 SCALE 1" = 400'

CASE NO. XXXX

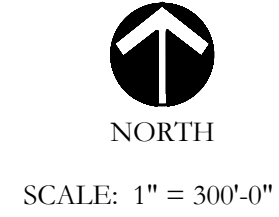
CALLOUTS LEGEND:

-  MAIN ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
-  MAIN ENTRY MONUMENT AND TRAIL STOP; REFER TO SHEET 2 FOR ELEVATION OF THE MONUMENT.
-  SECONDARY ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
-  ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
-  8'-0" WIDTH CONCRETE TRAIL SYSTEM.



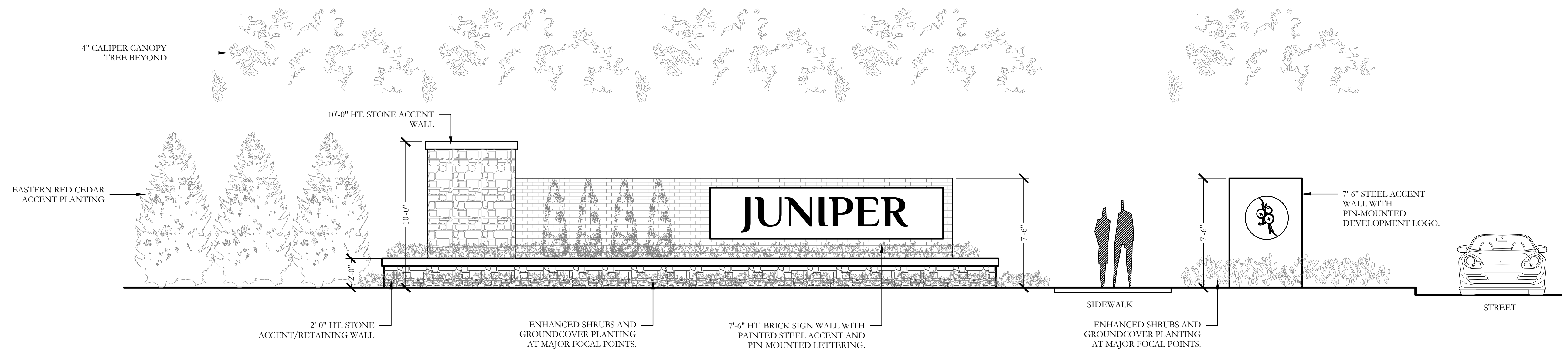
JUNIPER / OVERALL LAYOUT PLAN

City of Rockwall, Rockwall County, Texas



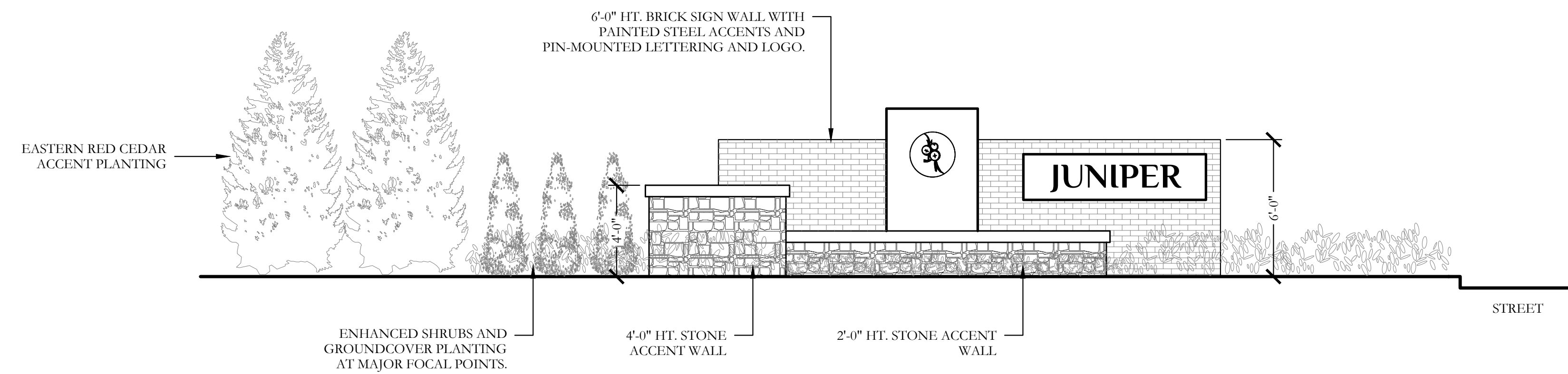
SHEET 1 OF 4
Owner Submittal 5-7-2024





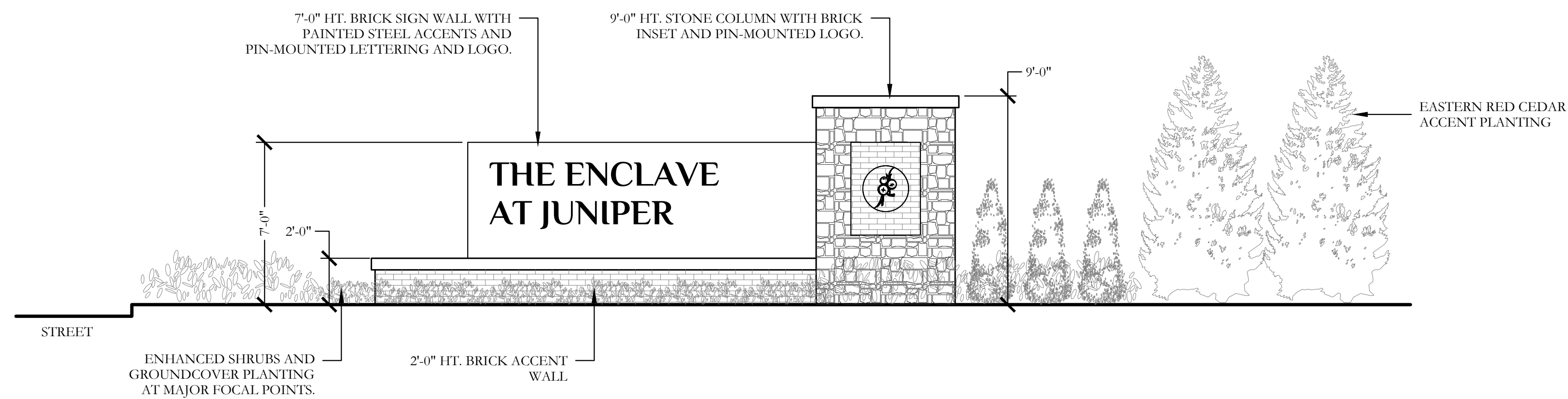
MAIN ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



SECONDARY ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



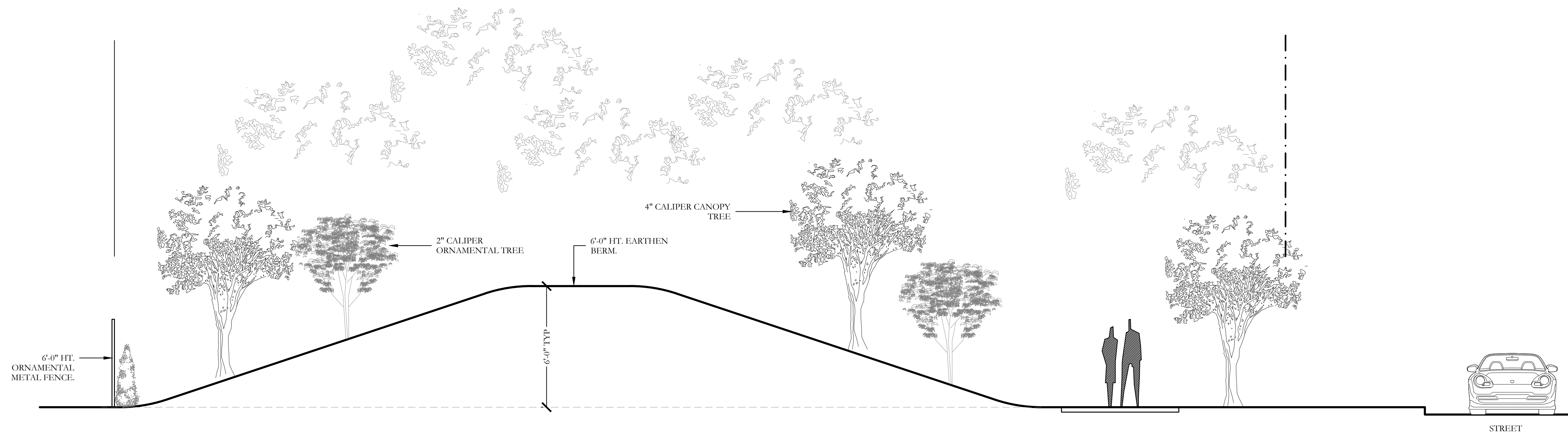
ENCLAVE ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"

JUNIPER / ENTRY MONUMENT ELEVATIONS

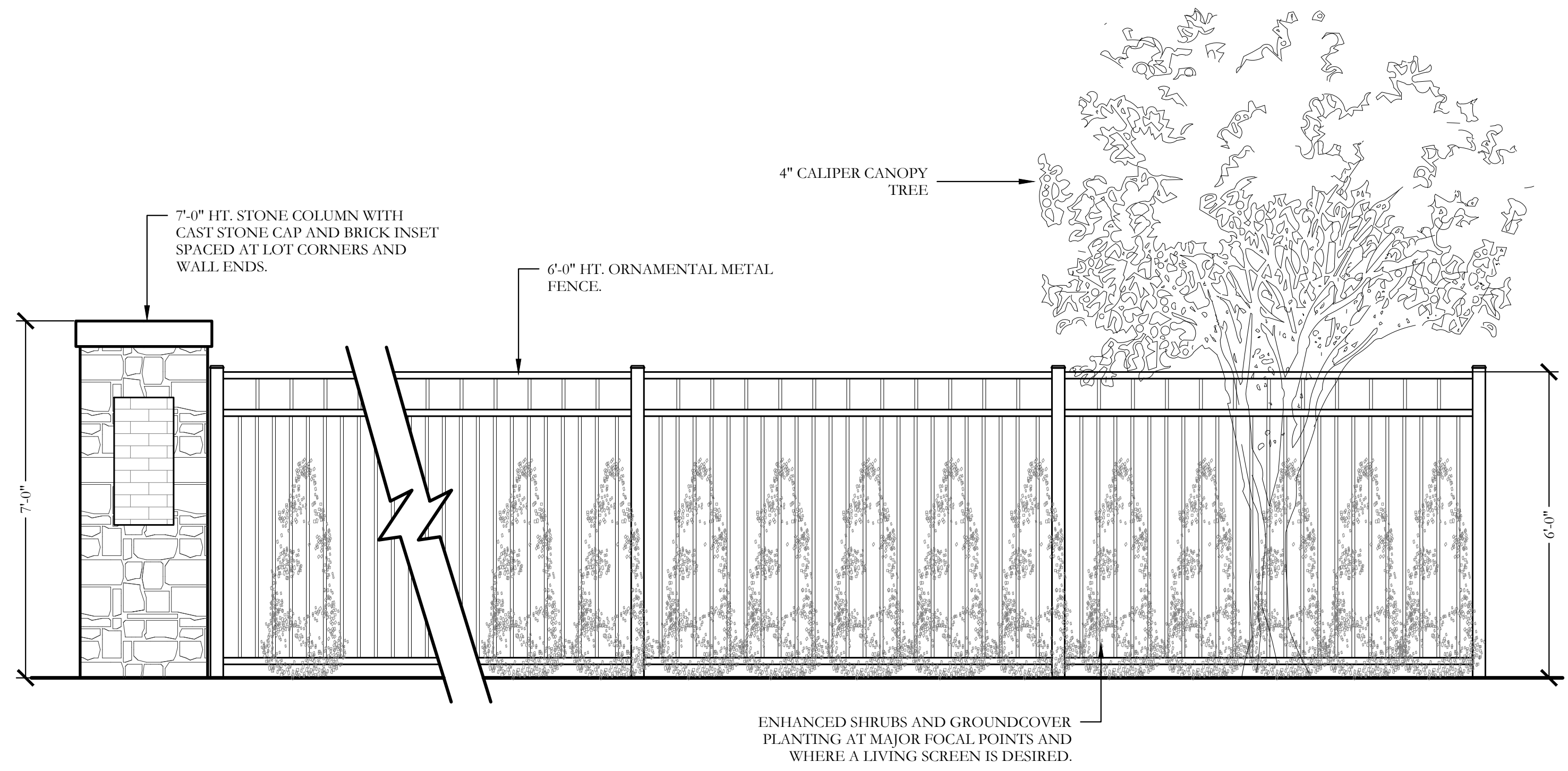
City of Rockwall, Rockwall County, Texas

SHEET 2 OF 4
Owner Submittal 5-7-2024



TYPICAL CROSS SECTION OF JOHN KING BLVD.
ELEVATION

SCALE: 1/4" = 1'-0"



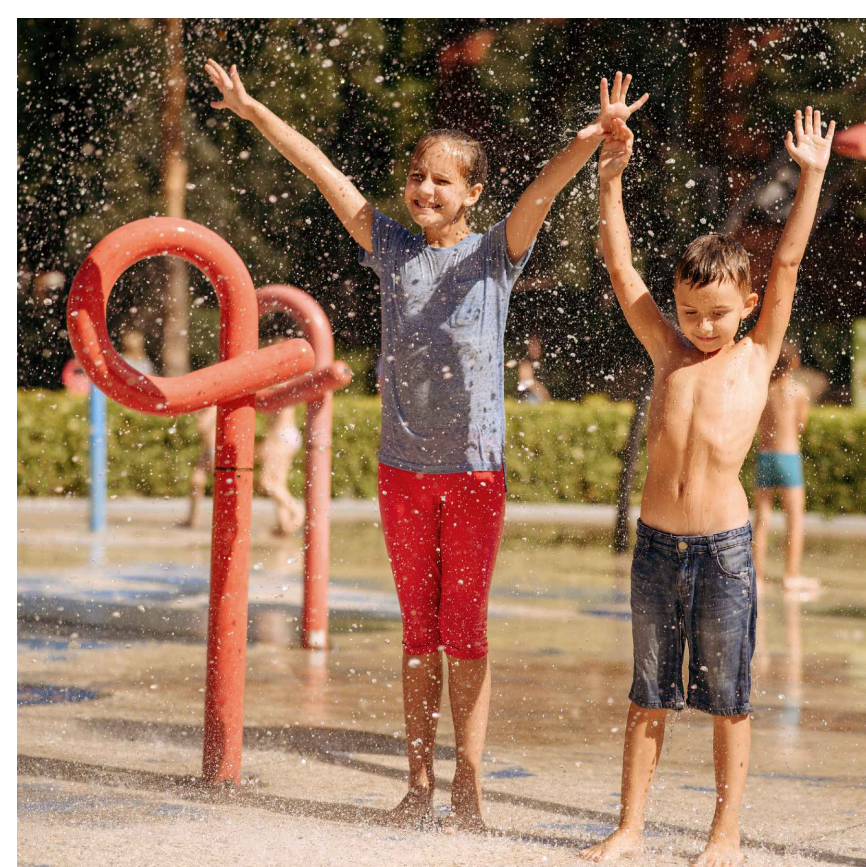
TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION

SCALE: 1/2" = 1'-0"

JUNIPER / TYPICAL SCREENING DETAILS

City of Rockwall, Rockwall County, Texas

SHEET 3 OF 4
Owner Submittal 5-7-2024



JUNIPER / AMENITY CENTER INSPIRATION PAGE

City of Rockwall, Rockwall County, Texas

SHEET 4 OF 4
Owner Submittal 5-7-2024

16 SOUTH CENTRAL RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

POINTS OF REFERENCE

- A. Meadow Creek Estates Subdivision
- B. Hickory Ridge Subdivision
- C. Lofland Farms Subdivision
- D. RISD's Career Academy
- E. Somerset Park Subdivision
- F. Sterling Farms Subdivision
- G. Fontanna Ranch Subdivision
- H. Timber Creek Subdivision

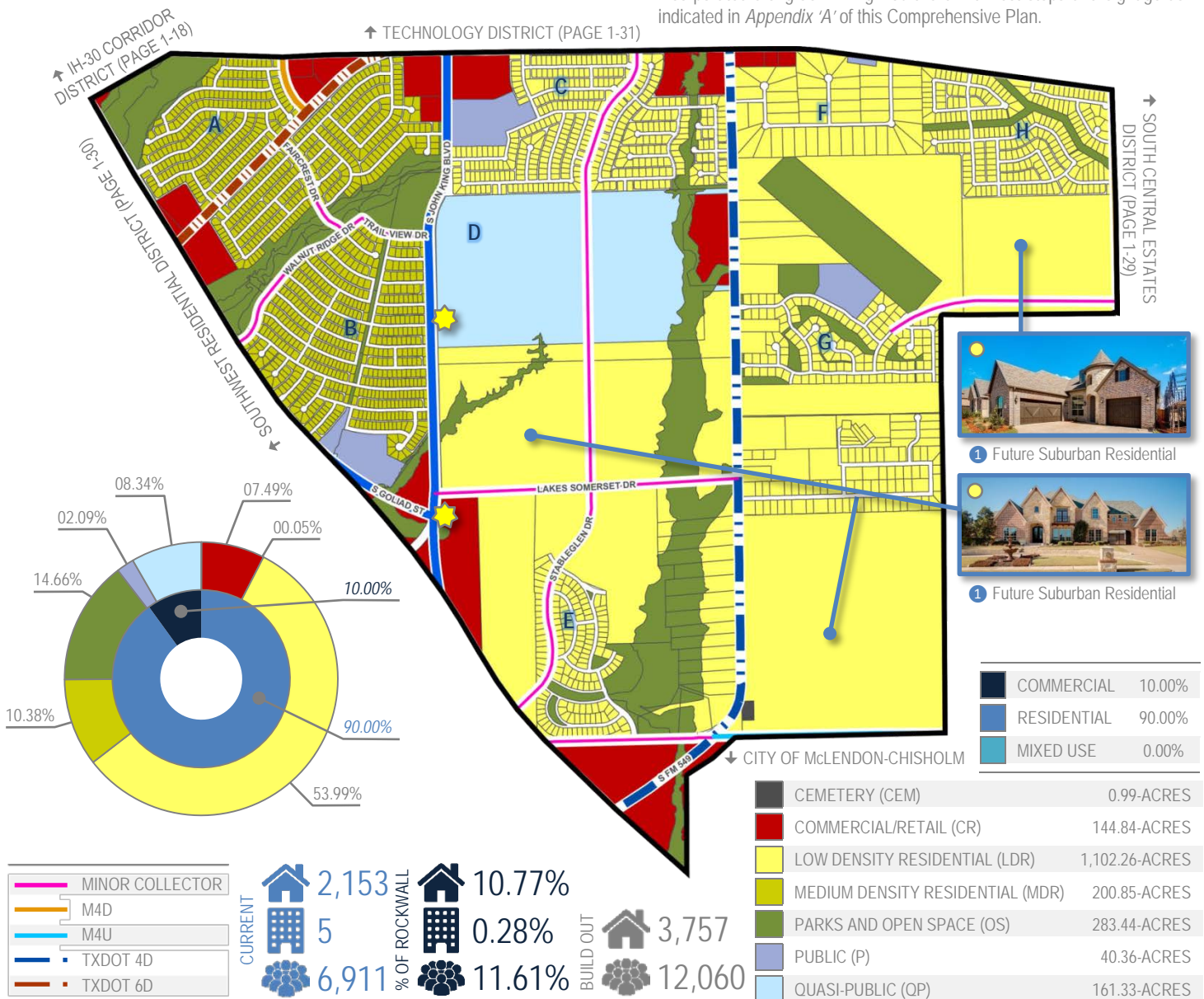
LAND USE PALETTES

- Current Land Use
- Future Land Use
- John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

- 1 **Suburban Residential.** This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
- 2 **Commercial Land Uses.** Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [SH-205] and SH-276 and S. Goliad Street [SH-205] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
- 3 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in Appendix 'A' of this Comprehensive Plan.



18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1 Suburban Residential. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

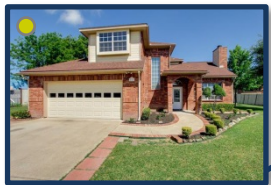
2 Commercial/Industrial Land Uses. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (i.e. *residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3 Transitional Areas. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

4 Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street). The intersection at Sids Road and S. Goliad Street [SH-205] -- also identified as the future intersection of SH-276 and S. Goliad Street -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [SH-205]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



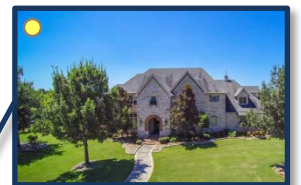
1 Current Suburban Residential



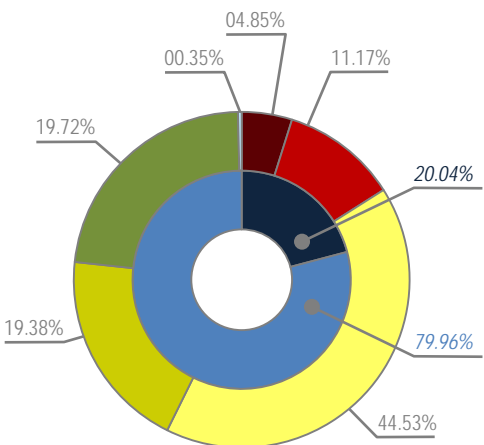
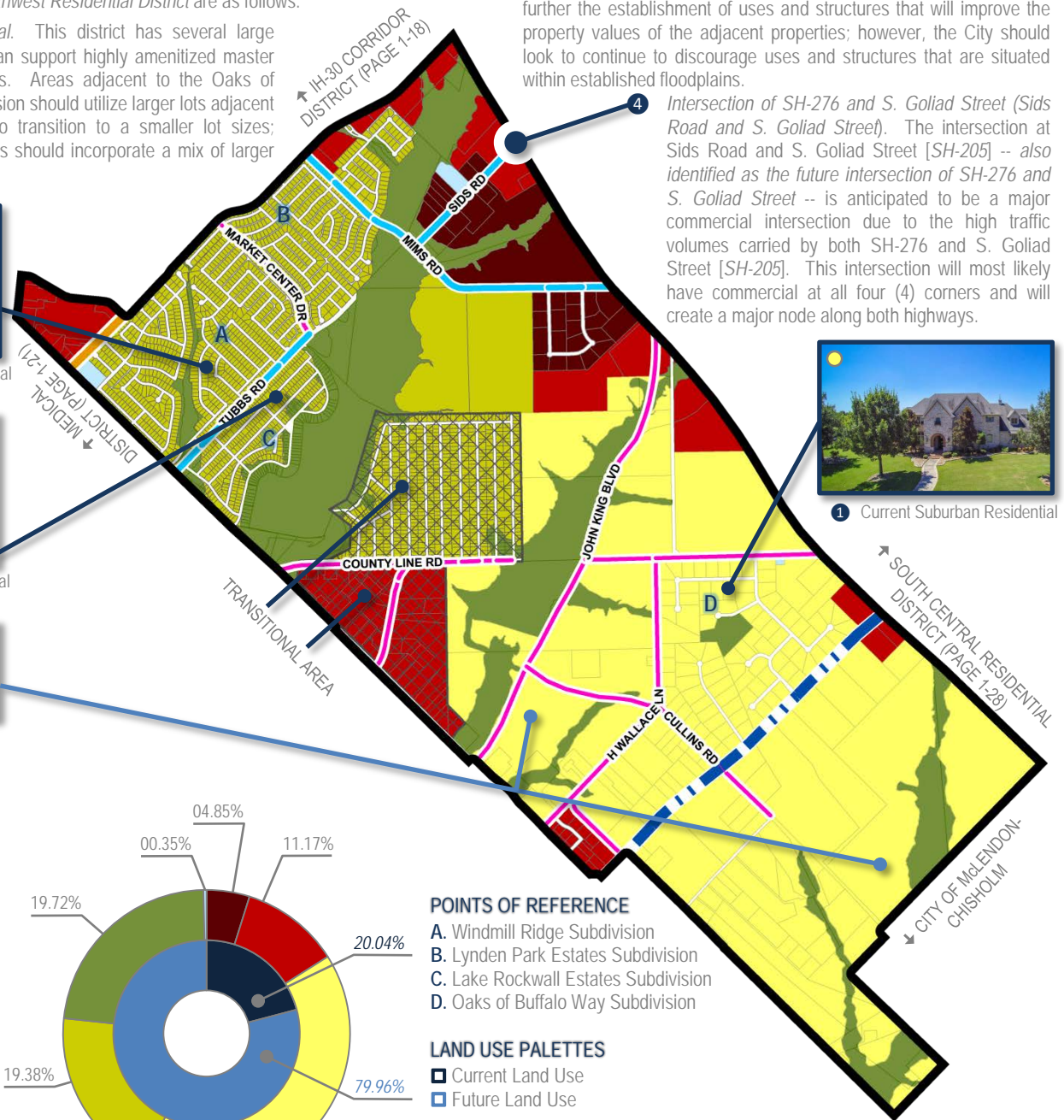
1 Current Suburban Residential



1 Future Suburban Residential



1 Current Suburban Residential



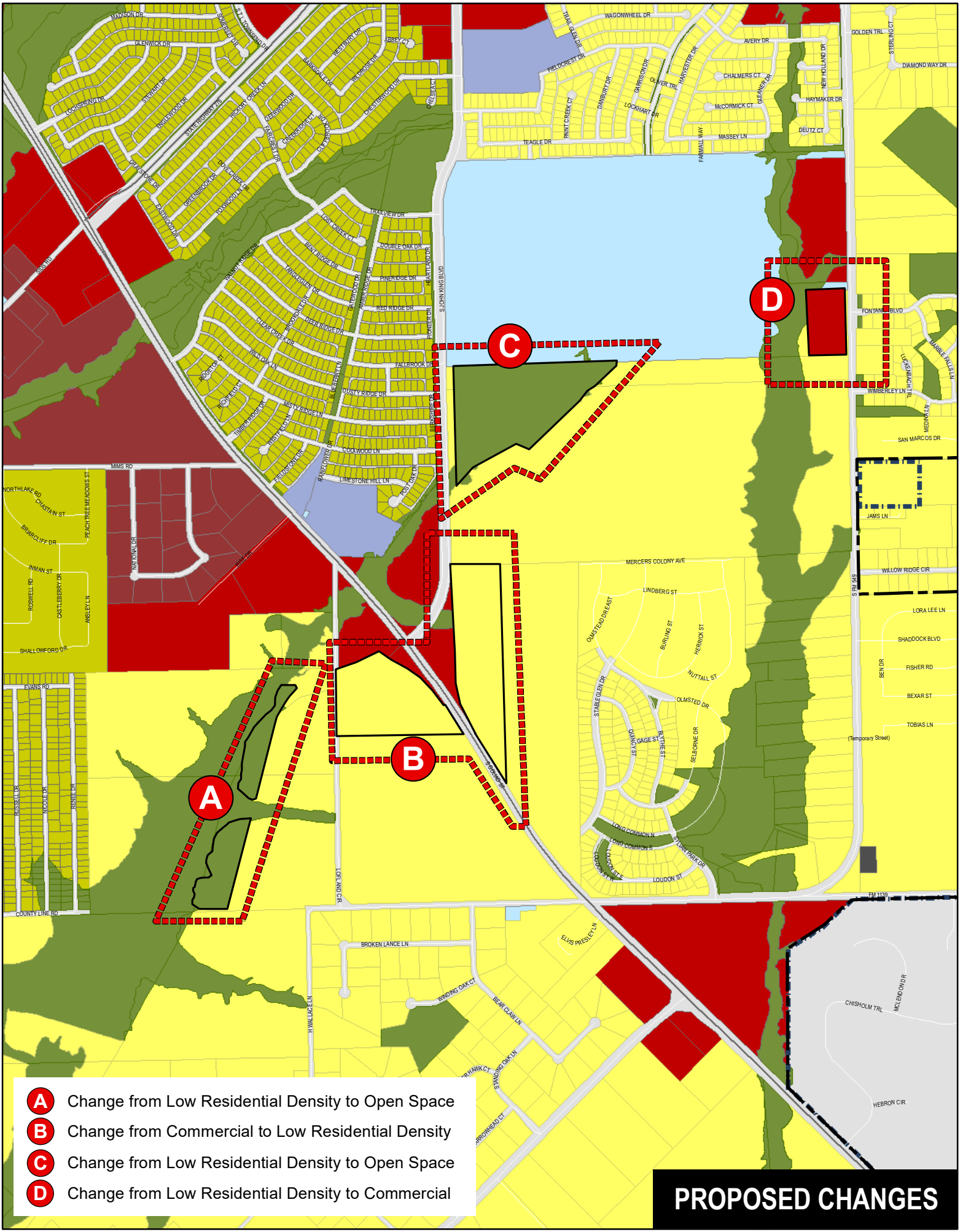
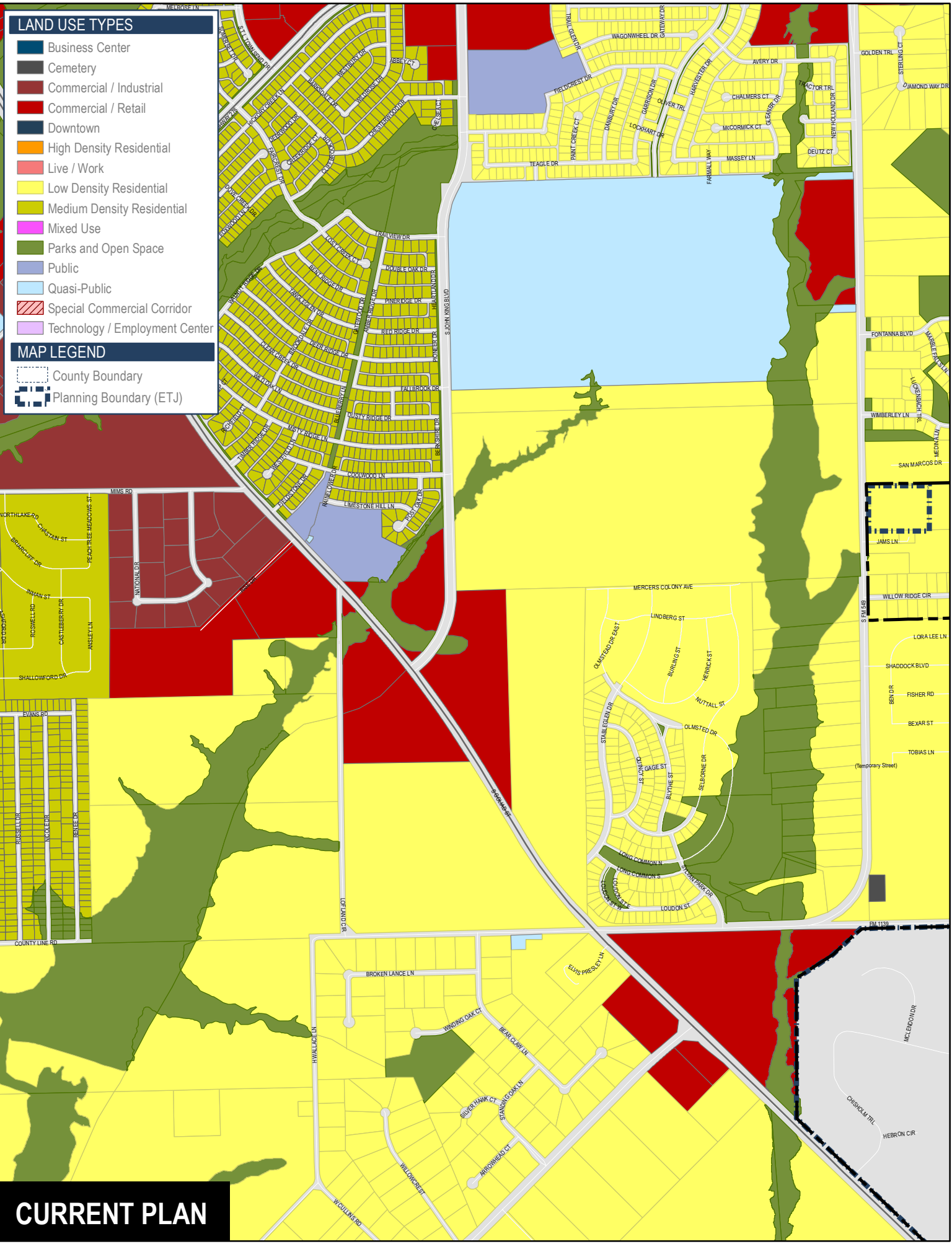
- POINTS OF REFERENCE**
- A. Windmill Ridge Subdivision
 - B. Lynden Park Estates Subdivision
 - C. Lake Rockwall Estates Subdivision
 - D. Oaks of Buffalo Way Subdivision

- LAND USE PALETTES**
- Current Land Use
 - Future Land Use

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

- BUILD OUT: 4,251
- % OF ROCKWALL: 10.95%
- % OF ROCKWALL: 10.34%
- % OF ROCKWALL: 12.49%
- CURRENT: 2,190
- CURRENT: 188
- CURRENT: 7,437

MINOR COLLECTOR
M4D
M4U
TXDOT 4D



CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 544.89-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 3 & 3-1 OF THE A. JOHNSON SURVEY, ABSTRACT NO. 123; TRACTS 7 & 7-2 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25; AND TRACTS 3 & 4 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and General Retail (GR) District land uses, on a 544.89-acre tract of land identified Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

amended zoning classification for the *Subject Property*;

SECTION 3. That development of the trails and trail heads for the *Subject Property* shall generally be in accordance with the *Trail and Trail Head Plan*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the amenities for the *Subject Property* shall generally be in accordance with the *Amenity Center Guidelines*, depicted in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That a *Master Parks and Open Space Plan* for the *Subject Property* -- prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* depicted in *Exhibit 'C'* and *Trail Layout Plan* depicted in *Exhibit 'D'* of this ordinance -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 7. That residential development on the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 7(b) through 7(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan*. A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat*. A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City

concurrently with a *Master Parks and Open Space Plan* application for the development.

- (e) *Preliminary Plat*. A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan*. A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.
- (g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 8. That commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

SECTION 9. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 10. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 11. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 12. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1ST DAY OF JULY, 2024.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 17, 2024

2nd Reading: July 1, 2024

DRAFT
ORDINANCE
05.28.2024

Exhibit 'A':
Legal Description

BOUNDARY 1

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213-acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found at the northwest corner of a called 139.308-acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308-acre tract, at a distance of 973.07-feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01-feet to a ½-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57-feet;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90-feet;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23-feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10-feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03-feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99-feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 55 degrees 23 minutes 36 seconds West, continuing with the northeast line of said SH 205, a distance of 19.60-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found on a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 06 degrees 20 minutes 55 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 1,275.25-feet (Chord Bearing North 34 degrees 13 minutes 17 seconds West - 1,274.59-feet), to the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93-feet and a central angle of 52 degrees 52 minutes 54 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 927.51-feet (Chord Bearing North 24 degrees 59 minutes 44 seconds East - 894.94-feet), to the point of tangency;

Exhibit 'A':
Legal Description

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35-feet to a ½-inch iron rod with "RPLS 5084" cap found in the south line of a called 173.00-acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00-acre tract, a distance of 3,696.05-feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54-feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00-acre tract, a distance of 669.62-feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00-acre tract, a distance of 393.66-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16-feet;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97-feet;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00-feet;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16-feet;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00-feet;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71-feet to a ½-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308-acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308-acre tract, a

Exhibit 'A':
Legal Description

distance of 1,672.69-feet to the *POINT OF BEGINNING* and containing 268.2965-acres of land.

BOUNDARY 2

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120-acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60-acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05-acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598-acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72-acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72-acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81-feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01-feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16-feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29-feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East 116.29-feet);

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00-feet to a point on a non-tangent curve to the right, having a radius of 11,389.16-feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95-feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East 496.91-feet);

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00-feet to a point on a non-tangent curve to the right, having a radius of 11,409.16-feet and a central angle of 08 degrees 54 minutes 51 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,775.05-feet (Chord Bearing South 35 degrees 28 minutes 22 seconds East 1,773.26-feet) to a point from which a found 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap bears North 55 degrees 23 minutes 36 seconds East, a distance of 2.26-feet;

THENCE South 55 degrees 23 minutes 36 seconds West, continuing with the southwest line of said SH 205, a distance of 44.21-feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 299.87-feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12-feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52-feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56-feet to a point on a non-tangent curve to the left, having a radius of 5,105.59-feet

Exhibit 'A':
Legal Description

and a central angle of 12 degrees 47 minutes 28 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.82-feet (Chord Bearing South 38 degrees 03 minutes 30 seconds East 1,137.45-feet) to the south line of said Lofland 72-acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72-acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42-feet passing the southwest corner of said Lofland 72-acre tract and the southeast corner of said Lofland 60-acre tract, continuing with the south line of said Lofland 60-acre tract and the north line of said Lofland Circle, a total distance of 2,789.02-feet to the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60-acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98-feet to the southwest corner of said Lofland 60-acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60-acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25-feet to the northwest corner of said Lofland 60-acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60-acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28-feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC, recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60-acre tract and the south line of said Lazya & Luna Real Estate, LLC tract, a distance of 1,232.98-feet to a 1/2-inch iron rod found at the southeast corner of Lazya & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60-acre tract and the south line of said Forrest tract, a total distance of 2,545.43-feet to the southeast corner of said Forrest tract, being in the west line of said Lofland 72-acre tract;

THENCE North 01 degree 05 minutes 11 seconds West, with the west line of said Lofland 72-acre tract and the east line of said Forrest tract, a distance of 571.91-feet to the *POINT OF BEGINNING* and containing 242.8992-acres of land.

BOUNDARY 3

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213-acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 20200000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.C.T.), being in an interior south line of a called 173.00-acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No. 2010-00443616 O.P.R.R.C.T.;

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85-feet;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a

Exhibit 'A':
Legal Description

distance of 50.00-feet;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00-feet;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12-feet to a 5/8-inch iron rod found;

THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74-feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00-acre tract;

THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76-feet to a point in a creek;

THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00-acre tract and generally along said creek, a distance of 15.83-feet;

THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 165.60-feet;

THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13-feet;

THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44-feet;

THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88-feet;

THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55-feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30-feet;

THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61-feet;

THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60-feet;

THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10-feet;

THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77-feet;

THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42-feet;

THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01-feet to the *POINT OF BEGINNING* and containing 16.89-acres of land.

BOUNDARY 4

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

Exhibit 'A':
Legal Description

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93-feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60-feet to the point of curvature of a curve to the right, having a radius of 894.93-feet and a central angle of 52 degrees 46 minutes 14 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 824.25 (Chord Bearing South 24 degrees 56 minutes 28 seconds West 795.42-feet), to the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 01 degree 59 minutes 12 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the left, an arc distance of 399.07-feet (Chord Bearing North 38 degrees 56 minutes 12 seconds West 399.05-feet);

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00-feet the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16-feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05-feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West 503.01-feet);

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00-feet to the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75-feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West 161.75-feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed ½-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86-feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07-feet to the southernmost southeast corner of said Hickory Ridge Phase Four;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17-feet to the *POINT OF BEGINNING* and containing 15.5866-acres of land.

Exhibit 'B':
Survey

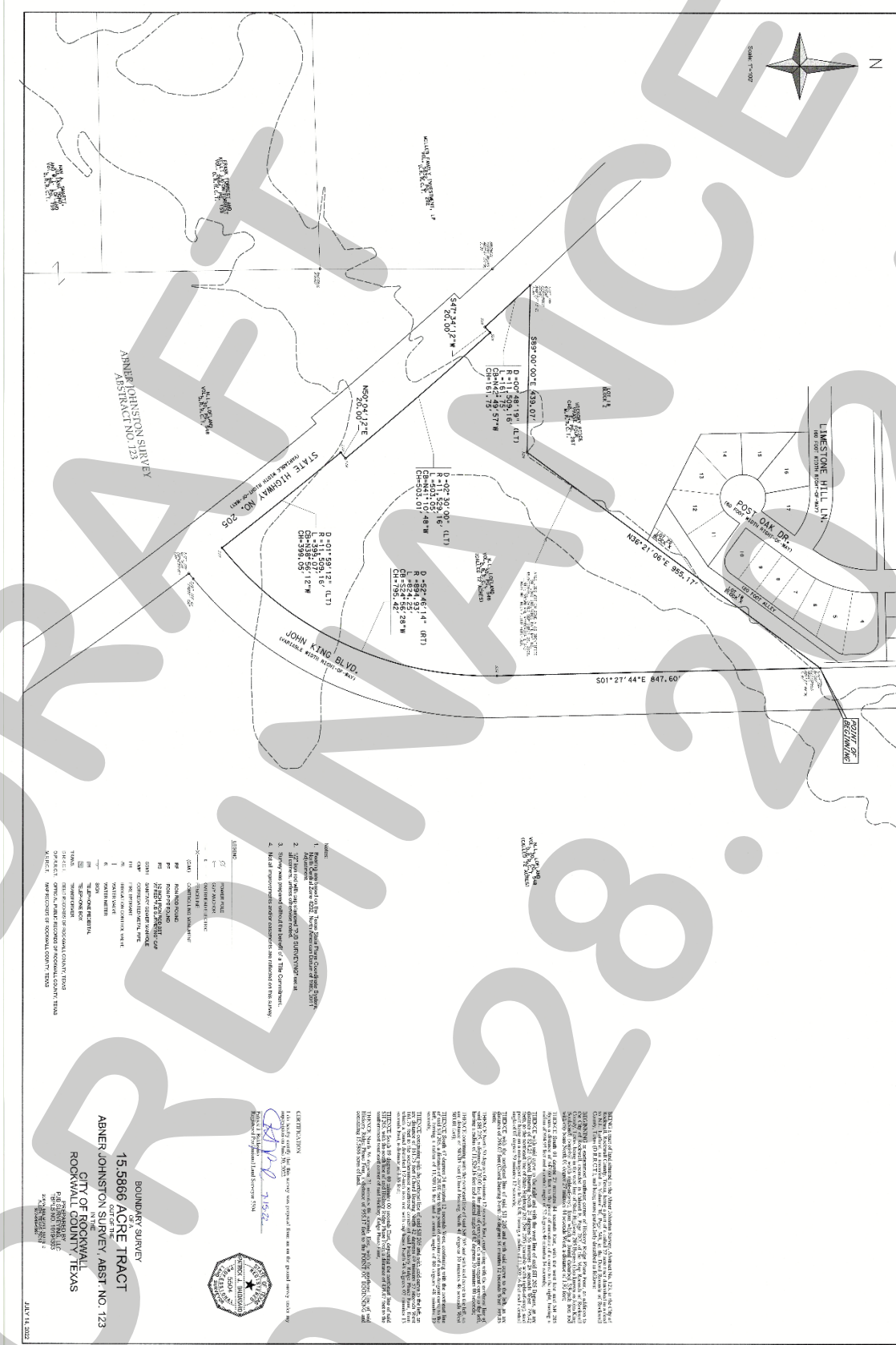


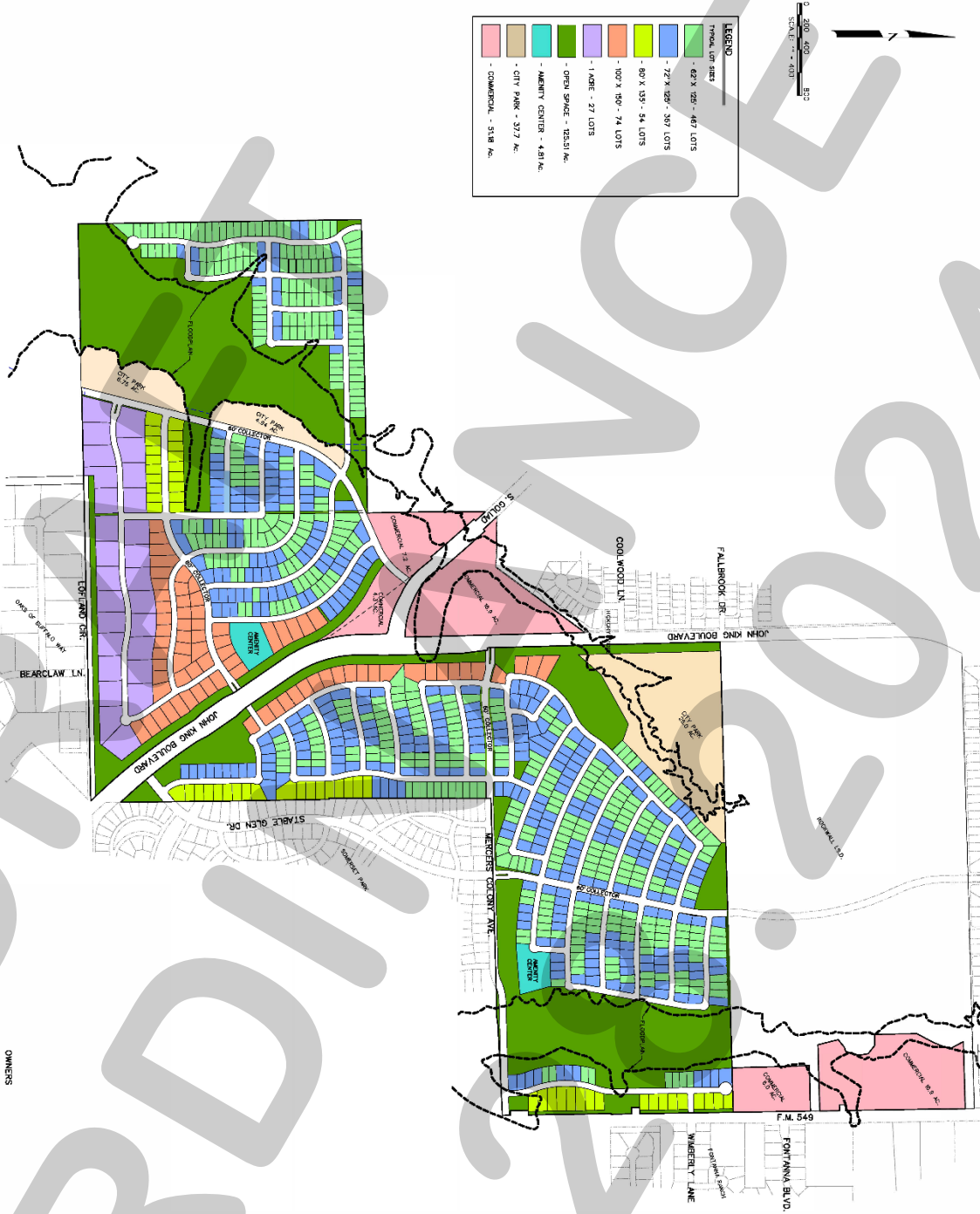
Exhibit 'B':
Survey



Exhibit 'B':
Survey



Exhibit 'C': Concept Plan



LEGEND

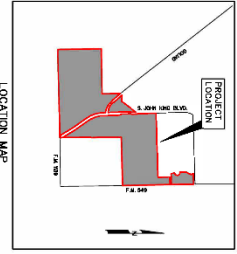
TYPICAL LOT SIZES	DESCRIPTION
62' X 125'	487 LOTS
72' X 125'	397 LOTS
80' X 135'	54 LOTS
100' X 150'	74 LOTS
1	1 HOME - 27 LOTS
	OPEN SPACE - 125.51 AC.
	CITY PARK - 37.7 AC.
	COMMERCIAL - 51.8 AC.

OWNERS
 J BOND PARTNERS, LUIS ANNE BOND, DAVID LOFTLAND BOND,
 WILLIAM BRIGGS LOFTLAND, HUNTER SCOTT LOFTLAND,
 CILLIAN GRANT LOFTLAND, SHERER & EVELYN RUTH LOFTLAND
 DEVELOPER
 J. CARPENTIER COOPER
 14.0001 TEXAS 75025

W.H. BARD SURVEY, ABSTRACT NO. 25
 A. JOHNSON SURVEY, ABSTRACT NO. 123
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128
 IN THE
 CITY OF ROCKWALL
 COUNTY OF DALLAS, TEXAS
 ROCKWALL PREPARED BY
 CORWIN ENGINEERING, INC.
 280 W. BELMONT, SUITE E
 ALDINE, TEXAS 75005
 A. 2725-580-1000
 MAY 2024 SCALE: 1" = 400'
 CAS# NO. XXXX

TOTAL ACRES 546.33

GROSS COMMERCIAL ACRES	51.8
TOTAL RESIDENTIAL LOTS	889
RESIDENTIAL DENSITY	1.630
TOTAL FLOOD PLAN ACRES	87.09
TOTAL OPEN SPACE ACRES	125.51



**Exhibit 'D':
Entry Signage and Trail Plan**

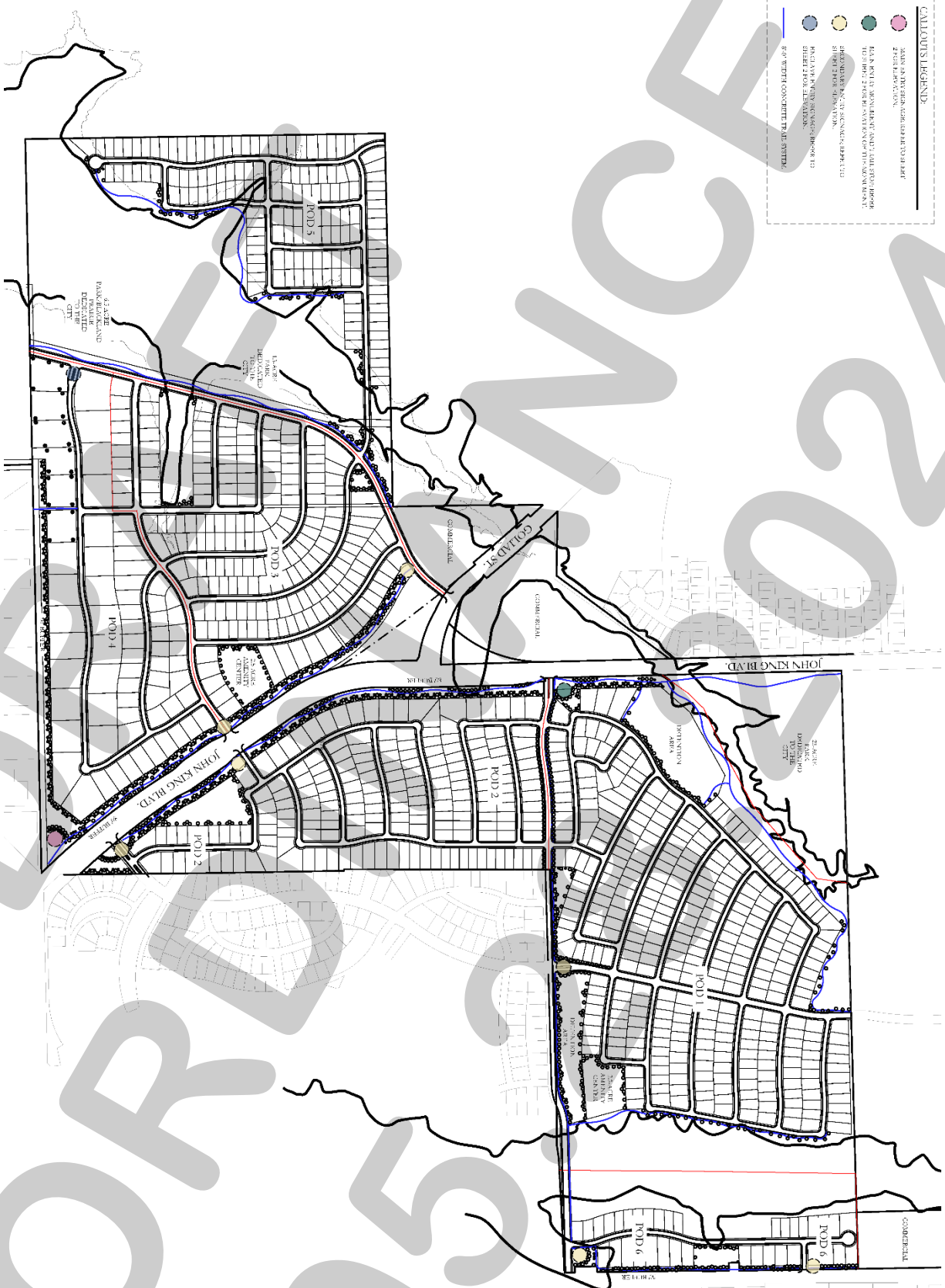


Exhibit 'E':
Amenity Centers

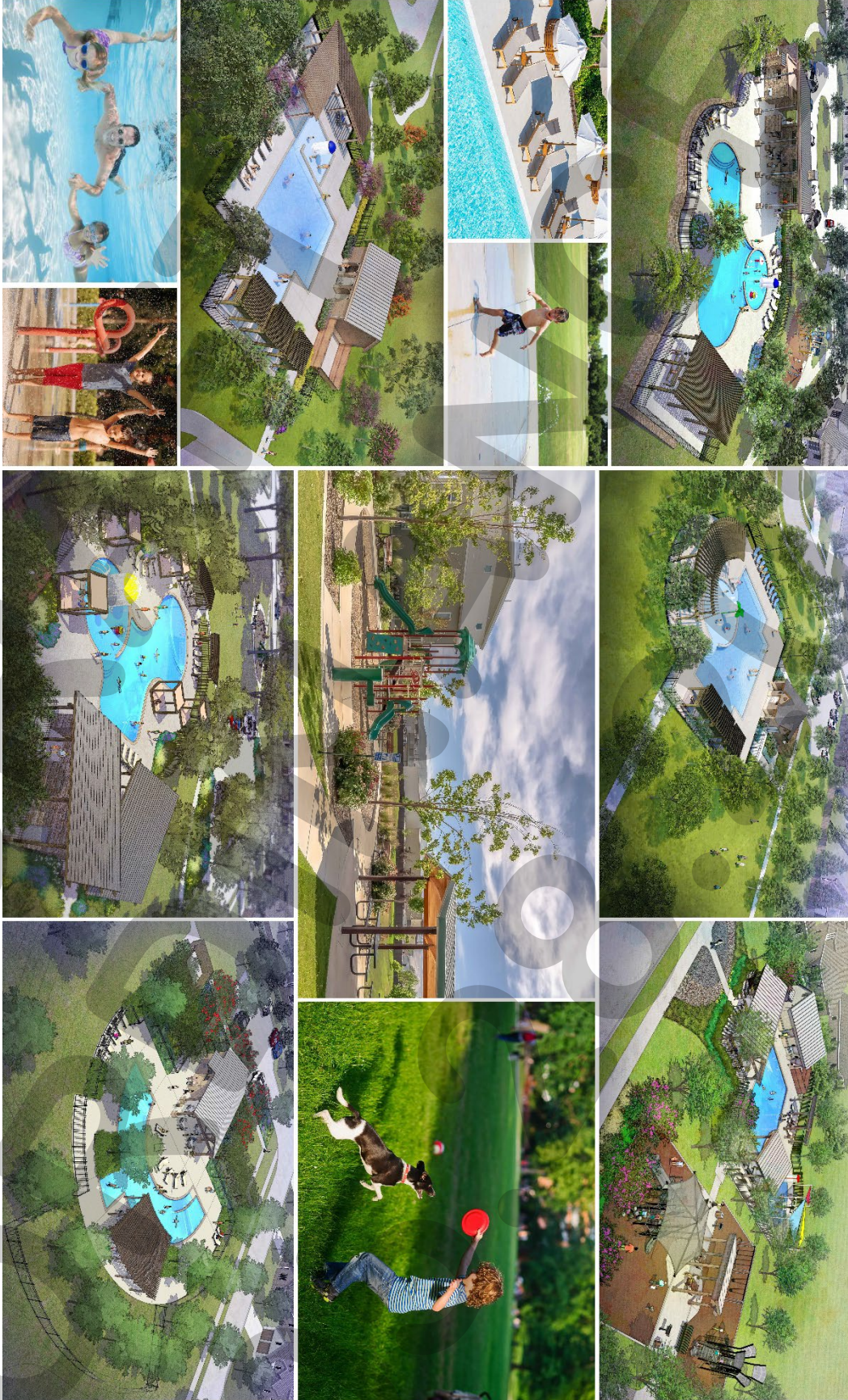


Exhibit 'F':
Density and Development Standards

(1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) Residential Land Uses. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) Non-Residential Land Uses. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- CONVENT, MONASTERY, OR TEMPLE
- COMMERCIAL PARKING GARAGE
- RESIDENCE HOTEL
- MOTEL
- CEMETERY/MAUSOLEUM
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPITAL
- MORTUARY OR FUNERAL CHAPEL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- RETAIL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- TRADE SCHOOL
- MINOR AUTO REPAIR GARAGE
- SELF SERVICE CAR WASH
- SERVICE STATION
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- ANTENNA DISH
- COMMERCIAL FREESTANDING ANTENNA
- HELIPAD
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY

(2) Residential Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

<u>LOT TYPE</u>	<u>MINIMUM LOT SIZE (FT)</u>	<u>MINIMUM LOT SIZE (SF)</u>	<u>DWELLING UNITS (#)</u>	<u>DWELLING UNITS (%)</u>
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**Exhibit 'F':
Density and Development Standards**

A	185' x 200'	43,560 SF	27	2.73%
B	100' x 110'	12,000 SF	71	7.18%
C	80' x 110'	9,600 SF	54	5.46%
D	72' x 110'	8,640 SF	372	37.61%
D	62' x 110'	7,440 SF	465	41.02%
<i>Maximum Permitted Units:</i>			989	100.00%

(3) **Density and Dimensional Requirements.** Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

(a) **Residential.** Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed 2.02 dwelling units per gross acre of land; however, in no case should the proposed development exceed 989 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

<i>Lot Type (see Concept Plan) ▶</i>	A	B	C	D	E
<i>Minimum Lot Width</i> ⁽¹⁾	185'	100'	80'	72'	62'
<i>Minimum Lot Depth</i>	200'	110'	110'	110'	110'
<i>Minimum Lot Area (SF)</i>	43,560	12,000	9,600	8,640	7,440
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	30'	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	15'	10'	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	15'	15'	15'	15'	15'
<i>Minimum Length of Driveway Pavement</i>	20'	20'	20'	20'	20'
<i>Maximum Height</i> ⁽³⁾	35'	35'	35'	35'	35'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	30'	10'	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	3,200	3,200	2,800	2,500	2,200
<i>Maximum Lot Coverage</i>	3	3	3	2	2

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard* and *Rear Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- ⁶: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

(b) **Non-Residential.** Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the General Retail (GR)

Exhibit 'F':
Density and Development Standards

District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a General Retail (GR) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of a 50-foot landscape buffer utilizing a berm and three (3) tiered screening (*i.e.* [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

- (4) *Building Standards for Residential.* All residential development shall adhere to the following building standards:
- (a) *Masonry Requirement.* The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



Exhibit 'F':
Density and Development Standards

FIGURE 3: EXAMPLES OF HORIZONTAL LAP



- (b) Roof Pitch. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) Garage Orientation and Garage Doors. This development shall adhere to the following garage design standards and orientation requirements:
- (1) Type 'A', 'B' & 'C' Lots. The Type 'A', 'B' & 'C' Lots (i.e. the yellow, orange and purple lots depicted in Exhibit 'C') shall be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.
 - (2) Type 'D' & 'E' Lots. A total of 22.54% or 188 of the Type 'D' & 'E' Lots (i.e. blue and green colored lots depicted in Exhibit 'C') may have garage configurations that are oriented in a Front Entry garage configuration (i.e. where the garage door faces the street); however the front façade of the garage shall be setback a minimum of five (5) feet behind the front façade of the primary structure and the front yard building setback shall increased to 25-feet. The remaining 77.46% or 646 of the Type 'D' & 'E' Lots shall be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.

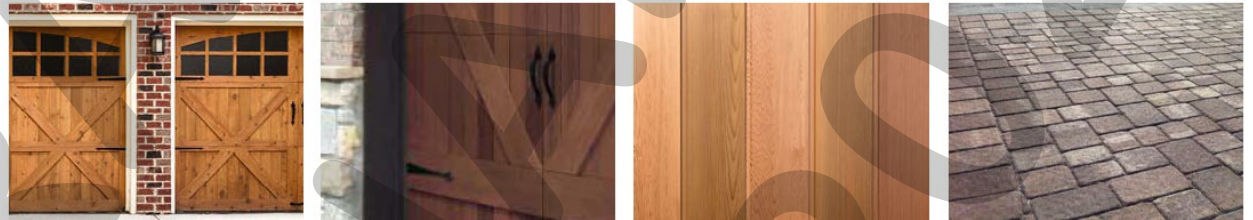
All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, the following architectural elements must be incorporated into all garage configurations: [1] divided garage bay doors (i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent), [2] carriage style hardware and lighting, [3] decorative wood doors or wood overlays on insulated metal doors, and [4] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in Figure 4.

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

FIGURE 4. EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES



DIVIDED BAYS

CARRIAGE HARDWARE

CEDAR CLADDING

ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES

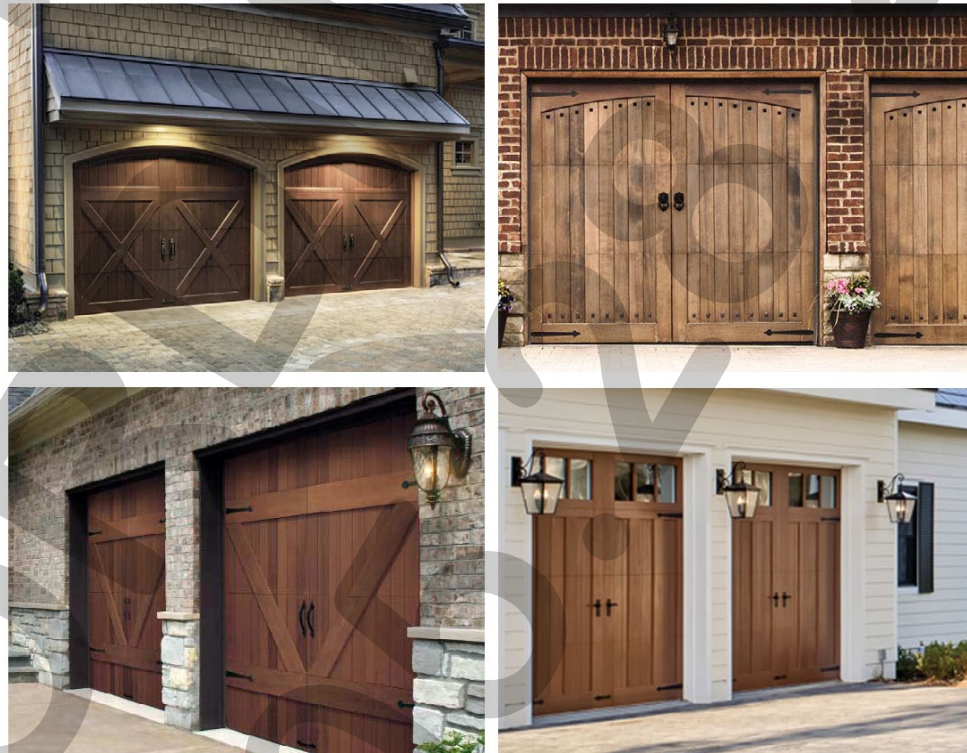


Exhibit 'F':
Density and Development Standards

- (5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see *Figures 7 & 8* below).

TABLE 3: ANTI-MONOTONY MATRIX

<u>Lot Type</u>	<u>Minimum Lot Size</u>	<u>Elevation Features</u>
A	185' x 200'	(1), (2), (3), (4), (5)
B	100' x 110'	(1), (2), (3), (4), (5)
C	80' x 110'	(1), (2), (3), (4), (5)
D	72' x 110'	(1), (2), (3), (4), (5)
E	62' x 110'	(1), (2), (3), (4), (5)

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following three (3) items deviate:
- (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
 - (5) Garage Orientation
- (c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

... CONTINUED ON NEXT PAGE

Exhibit 'F':
Density and Development Standards

FIGURE 7. PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



FIGURE 8. PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.

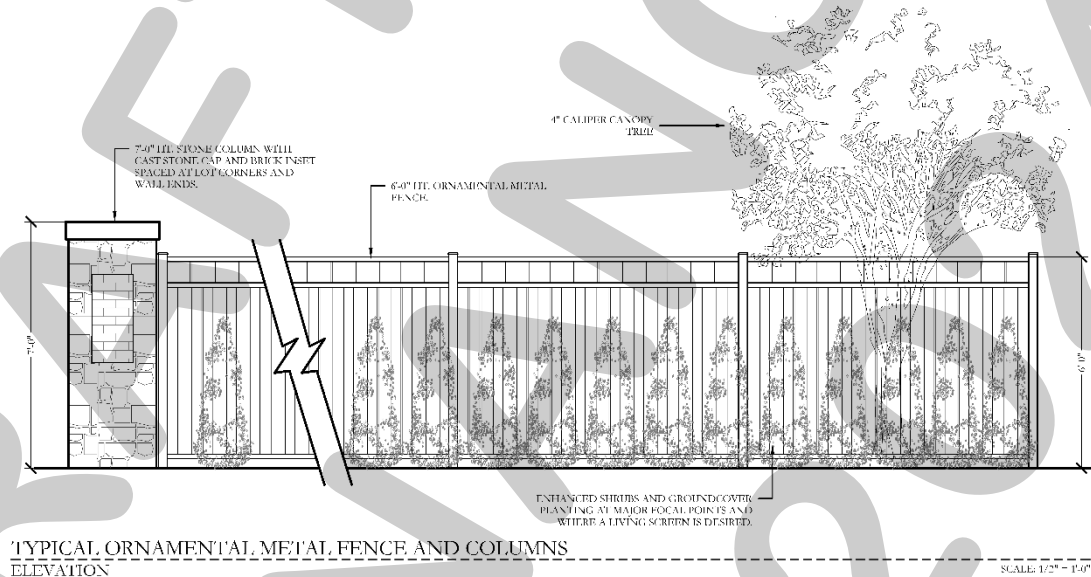


- (6) **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) **Front Yard Fences.** Front yard fences shall be prohibited.
 - (b) **Wood Fences.** All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
 - (c) **Wrought Iron/Tubular Steel.** Lots located along the perimeter of roadways (*i.e. John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

Exhibit 'F':
Density and Development Standards

- (d) **Corner Lots.** Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot center spacing that begins at the rear property line corner and terminates ten (10) feet behind the front yard building setback line (*see Figure 9*). A maximum of six (6) foot wrought iron fence shall be constructed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of ten (10) feet. The property owner shall be required to maintain both sides of the fence.

FIGURE 9. TYPICAL ORNAMENTAL METAL FENCE WITH COLUMNS

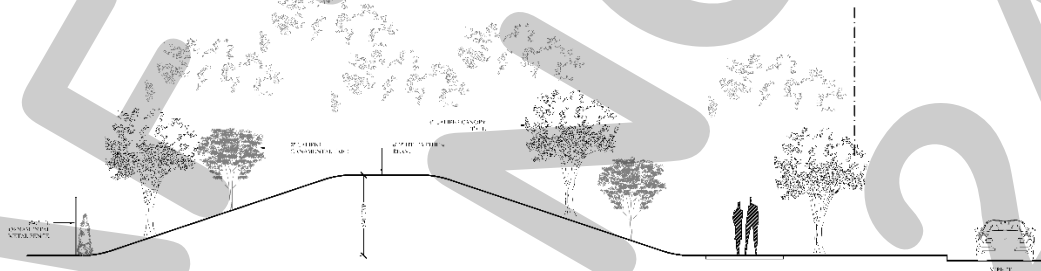


- (e) **Solid Fences (including Wood Fences).** All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (f) **Fence in Easements.** No fencing shall be constructed in or across the City of Rockwall's easements.
- (7) **Landscape and Hardscape Standards.**
- (a) **Landscape.** Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
- (b) **Landscape Buffers.** All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). All trail locations shall generally be in accordance with *Exhibit 'D'* of this ordinance.
- (1) **Landscape Buffer and Sidewalks (John King Boulevard).** A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard (*outside of and*

Exhibit 'F':
Density and Development Standards

beyond any required right-of-way dedication), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to John King Boulevard shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

FIGURE 10. TYPICAL CROSS SECTION OF LANDSCAPE BUFFER FOR JOHN KING BOULEVARD



- (2) *Landscape Buffer and Sidewalks (S. Goliad Street [SH-205])*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard and S. Goliad Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 80-foot landscape buffer.
- (3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 50-foot landscape buffer shall be provided along FM-549 for the residential property (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 50-foot landscape buffer. All residential lots backing to FM-549 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines.
- (4) *Landscape Buffer and Sidewalks (Perimeter Minor Collectors)*. A minimum of a 30-foot landscape buffer shall be provided along all *Perimeter Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.
- (5) *Landscape Buffer and Sidewalks (Minor Collectors)*. A minimum of a ten (10) foot landscape buffer shall be provided along all *Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A

Exhibit 'F':
Density and Development Standards

meandering five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

- (6) *Landscape Buffer and Sidewalks (Lofland Circle)*. A minimum of a 50-foot landscape buffer shall be provided along Lofland Circle across from the existing residential lots in the Oaks of Buffalo Way subdivision after which point the landscape buffer may be reduced to ten (10) feet. The segment of landscape buffer that is required to be 50-feet wide shall incorporate a minimum of a 48-inch berm and a five (5) foot meandering sidewalk along the entire landscape buffer. The entire landscape buffer along Lofland Circle shall incorporate a solid living screen utilizing evergreen trees - *- either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan --*, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers.
- (7) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch continuous *built-up* berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.
- (8) *Landscape Screening in the Western Triangle South of Stable Glen Drive (Adjacent to the Somerset Park Subdivision)*. In order to create a solid living screen adjacent to the homes in the Somerset Park Subdivision that will back to the proposed open space on the west side of SH-205 (*i.e. south of Stable Glen Drive*) a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan --*, a minimum of four (4) caliper inches in size, will be planted on ten (10) foot centers along the entire adjacency.
- (c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

Exhibit 'F':
Density and Development Standards

- (8) Street. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (i.e. base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.
- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) Open Space/Public Park. The development shall consist of a minimum of 20.00% open space (or a minimum of 108.066-acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.
- (13) Amenity Center. Amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance and generally in accordance with the images depicted in *Exhibit 'E'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the two (2) amenity centers shall be approved with the *PD Site Plan*.
- (14) Trails. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'D'* of this ordinance, and shall provide connectivity to the proposed parks.
- (15) Trail Rest Stop. A trail rest stop shall be constructed at the location as depicted in *Exhibit 'D'* of this ordinance and shall include a rest bench, shade structure, water fountain, and bike repair station.
- (16) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*; however, they should generally conform with *Figures 11, 12 & 13*.

... CONTINUED ON NEXT PAGE

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

FIGURE 11. MAIN ENTRY SIGNAGE

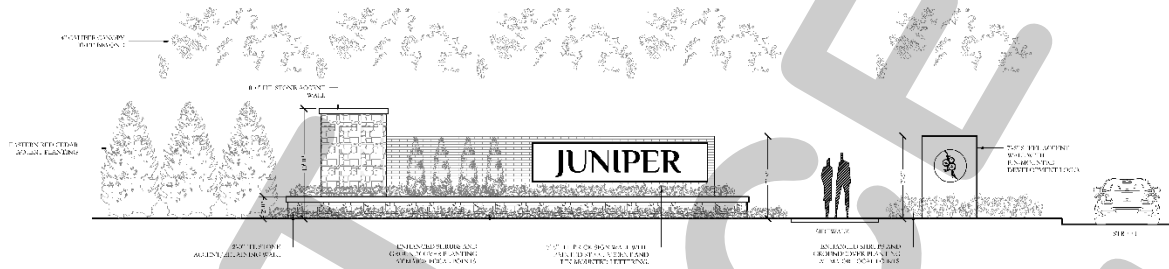


FIGURE 12. SECONDARY ENTRY SIGNAGE

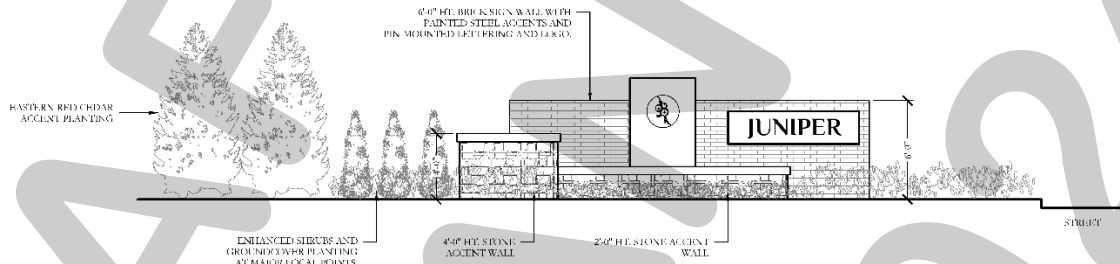
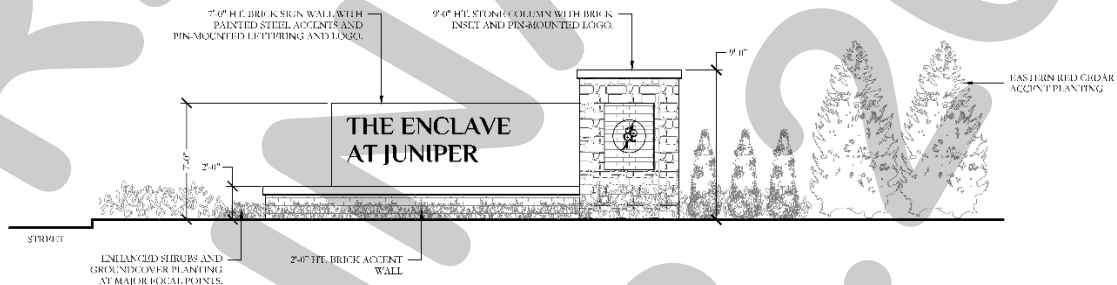


FIGURE 13. ENCLAVE ENTRY SIGNAGE



- (17) **Homeowner's Association (HOA).** A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (18) **Variances.** The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: June 11, 2024
SUBJECT: Z2024-027; *Zoning Change (AG to PD for SF-10 & GR) for the Juniper Subdivision*

On June 4, 2024, the applicant -- *Ryan Joyce of Michael Joyce Properties* -- sent an email to staff requesting to withdraw *Case No. Z2024-027*. According to the applicant, the purpose of the withdrawal request is to allow the applicant time to "... handle some contractual issues ..." and to make changes to the concept plan to address community feedback. According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." This means that the Planning and Zoning Commission will need to vote on the applicant's request to withdraw. Should the Planning and Zoning Commission have any questions staff will be available at the June 11, 2024 meeting.



767 Justin Rd
Rockwall, TX 75087

June 4, 2024

Mr. Ryan Miller
Director of Planning and Zoning
City of Rockwall
385 S Goliad Street
Rockwall, TX 75087

RE: Zoning Application, Lofland Tract,

Dear Mr. Miller,

Michael Joyce Properties , as the applicant for the Lofland Tract zoning case, would like to request a withdraw of this application at this time. We are needing to handle some contractual issues as well as make some changes to our overall concept plan based on community and council feedback. We will be resubmitting this case for a request in zoning change at the July submittal date.

Sincerely,

A handwritten signature in blue ink, appearing to read 'RJ', is written over the typed name and title. The signature is fluid and stylized.

Ryan Joyce
President, Michael Joyce Properties