

Z2016-039- AMENDMENT TO PD-65  
 ZONING - LOCATION MAP =



# City of Rockwall

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

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



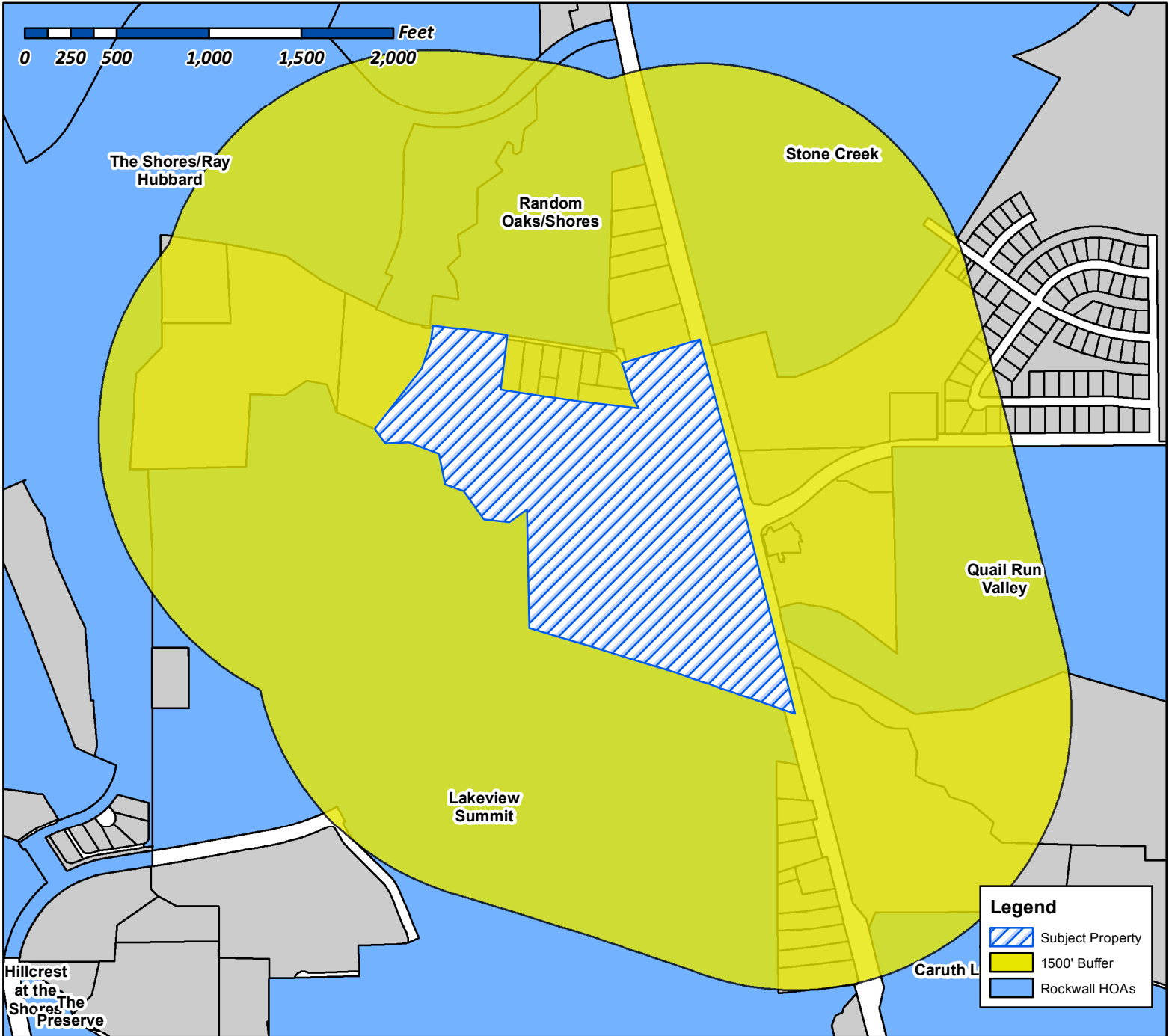
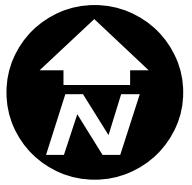




# City of Rockwall

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

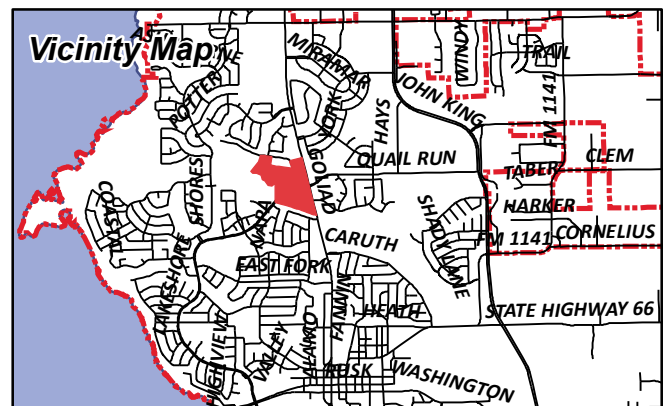
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2016-039  
**Case Name:** Lakeshore Commons  
**Case Type:** Zoning  
**Zoning:** Amendment to PD-65  
**Case Address:** West side of N. Goliad Street and N. Lakeshore Drive

**Date Created:** 11/21/2016

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

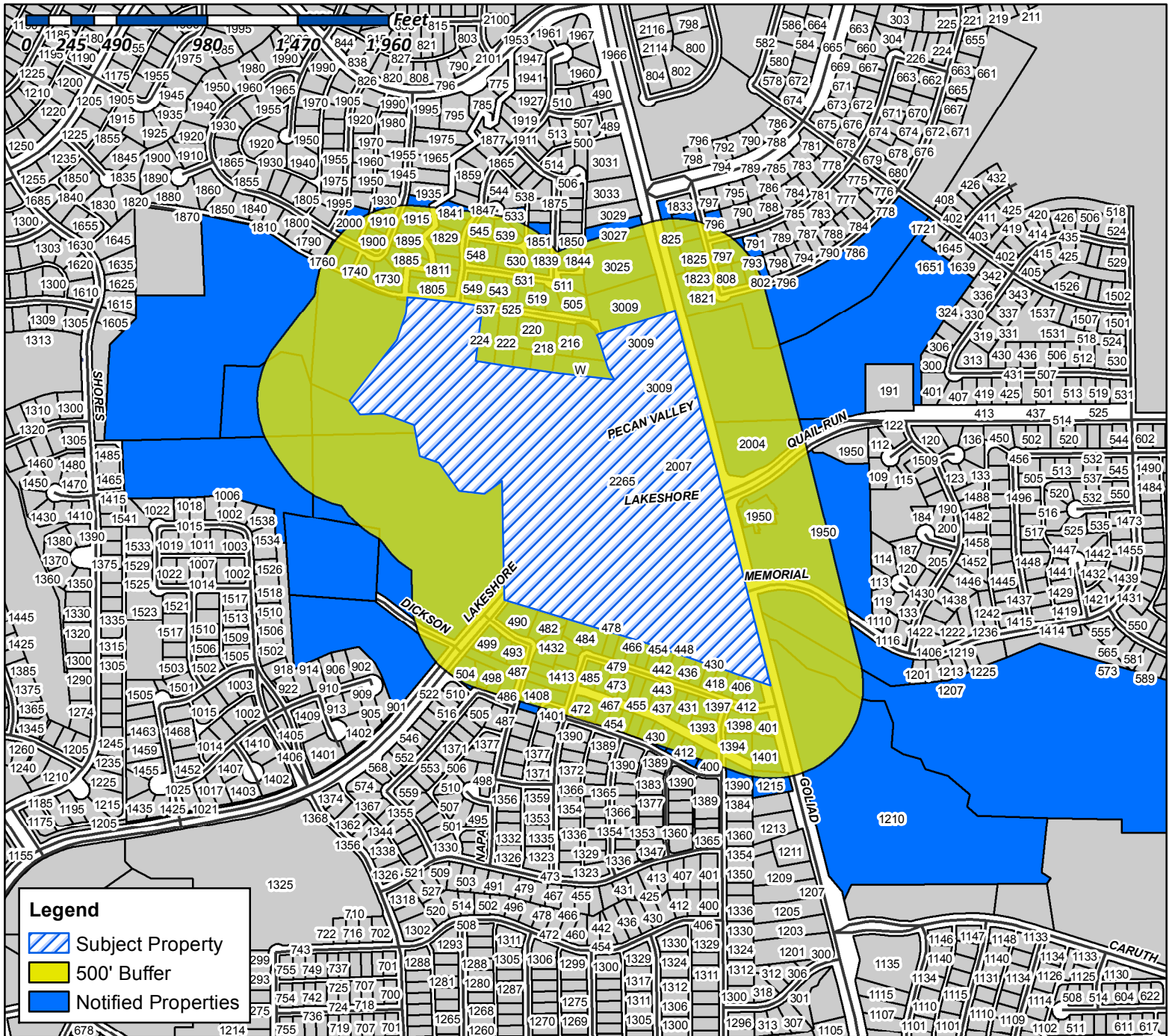




# City of Rockwall

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

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.

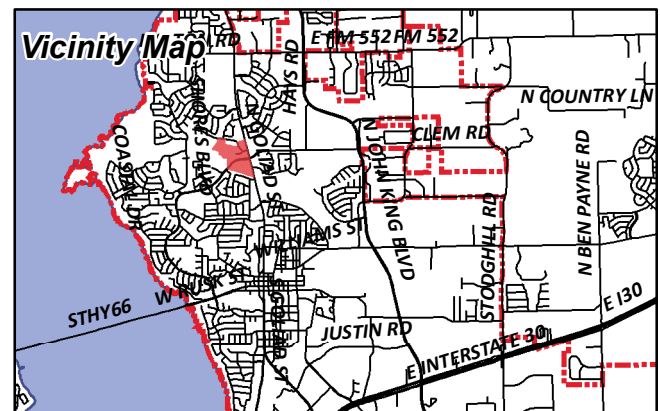


**Legend**

- Subject Property
- 500' Buffer
- Notified Properties

**Case Number:** Z2016-039  
**Case Name:** Lakeshore Commons  
**Case Type:** Zoning  
**Zoning:** Amemdment to PD-65  
**Case Address:** West side of N. Goliad Street and N. Lakeshore Drive

**Date Created:** 11/18/2016  
**For Questions on this Case Call (972) 771-7745**



KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

PULERA JOHN TRUST  
JOHN PULERA TRUSTEE  
110 AGAVE  
LAKE FOREST, CA 92630

MCCAMPBELL CHARLES C & PATRICIA S  
1203 WYNDEN CREEK DR  
HOUSTON, TX 77056

CURRENT RESIDENT  
1210 GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1215 GOLIAD  
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC  
1234 TRALEE LN  
GARLAND, TX 75044

TAYEM ALEXANDER G & CINDY SIKES  
1245 WALES DR  
ROCKWALL, TX 75032

VU THONG H  
12913 ELROND DR  
OKLAHOMA CITY, OK 73170

CRAIG JONATHAN P  
1390 CALISTOGA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1393 CALISTOGA DR  
ROCKWALL, TX 75087

OLOYA MARIANNE M  
1394 CALISTOGA DR  
ROCKWALL, TX 75087

RICH SANDY & MARVIN D  
1395 GRASS VALLEY DRIVE  
ROCKWALL, TX 75087

ADAMS JOHN ROBERT JR AND TANYA SUE  
1397 CALISTOGA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1398 CALISTOGA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1401 GOLIAD ST  
ROCKWALL, TX 75087

BARTHOLOMEW HARRY D &  
BEATRICE W  
1401 GRASS VALLEY DR  
ROCKWALL, TX 75087

LATIMER RICHARD C & SHELLY D  
1402 NAPA DR  
ROCKWALL, TX 75087

MOSES TIMOTHY MICKEY & SHEILA BRUMLEVE  
1408 NAPA DR  
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN  
1408 S LAKESHORE DR  
ROCKWALL, TX 75087

GIBBS CHARLES D & CATHERINE T  
1413 GRASS VALLEY DRIVE  
ROCKWALL, TX 75087

JOLLEY JULIE M  
1419 GRASS VALLEY DR  
ROCKWALL, TX 75087

SEYOUM BETHLEHEM  
1420 NAPA DR  
ROCKWALL, TX 75087

MERAZ BELINDA  
1425 GRASS VALLEY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1426 NAPA DR  
ROCKWALL, TX 75087

GRAY JAMES & MEGAN B  
1432 NAPA DR  
ROCKWALL, TX 75087

PETTINGER WESLEY & HEDWIG A  
1501 BANBURY CT  
RICHARDSON, TX 75082

YMCA OF DALLAS  
1621 W WALNUT HILL LN  
IRVING, TX 75038

STARK ROBERT JR & KIMBERLY A  
1730 WIND HILL RD  
ROCKWALL, TX 75087

LAKEVIEW SUMMIT HOMEOWNERS  
ASSOCIATION  
C/O SPECTRUM ASSOCIATION MGT.  
17319 SAN PEDRO SUITE #318  
SAN ANTONIO, TX 78232



CLARK CHARLES L & SANDRA J TRUSTEES  
CHARLES L & SANDRA J CLARK FAMILY TRUST  
1739 MORLEY STREET  
SIMI VALLEY, CA 93065

HORST JOCELYNE AND ELMER  
1740 WIND HILL RD  
ROCKWALL, TX 75087

JORDAN GORDON AND ANNE-MARIE  
1760 WIND HILL RD  
ROCKWALL, TX 75087

CUTLER STEVEN R  
1770 WIND HILL RD  
ROCKWALL, TX 75087

WRIGHT MELINDA M  
1805 RANDOM OAKS DR  
ROCKWALL, TX 75087

ULSRUD TAREN A & JASON ULSRUD  
1811 RANDOM OAKS DR  
ROCKWALL, TX 75087

MARINO ADRIAN AND JEANNIE  
1817 RANDOM OAKS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1821 HAINSWORTH DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1823 HAINSWORTH DR  
ROCKWALL, TX 75087

NICHOLS MONTE C & SHERRI E  
1823 RANDOM OAKS DR  
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L  
1825 HAINSWORTH DR  
ROCKWALL, TX 75087

COMPTON BRADFORD D AND REBECCA  
1827 HAINSWORTH DR  
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY  
1829 HAINSWORTH DR  
ROCKWALL, TX 75087

DUNLOP FRANK W & CHERYL L AUSTIN DUNLOP  
1829 RANDOM OAKS DR  
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D  
1830 OAK BEND DRIVE  
ROCKWALL, TX 75087

BOBACK STEPHEN P & DONNA A  
1835 RANDOM OAKS DR  
ROCKWALL, TX 75087

MONTGOMERY BARRY A AND MARY R  
1838 OAK BEND DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1839 OAK BEND DR  
ROCKWALL, TX 75087

WEBB JENNIFER & SCOTT  
1841 RANDOM OAKS DR  
ROCKWALL, TX 75087

MULLET STEPHEN PAUL  
1844 OAK BEND DR  
ROCKWALL, TX 75087

RAKOW DONALD E JR & RHONDA  
1845 OAK BEND DR  
ROCKWALL, TX 75087

BELL JEFFREY A & LARISSA  
1850 OAK BEND DRIVE  
ROCKWALL, TX 75087

DOYLE BRYAN RONALD AND SABINE  
1851 OAK BEND DR  
ROCKWALL, TX 75087

RILEY JORI  
1857 OAK BEND DR  
ROCKWALL, TX 75087

JACKSON GARY & NICHOLE L  
1885 CREEKSIDE DR  
ROCKWALL, TX 75087

RHYNER KENNETH R & VALERIE L  
1895 CREEKSIDE DR  
ROCKWALL, TX 75087

VALFRE JONATHAN B  
1900 CREEKSIDE DRIVE  
ROCKWALL, TX 75087

VARNON JIM HR AND JULIA A  
1905 CREEKSIDE DR  
ROCKWALL, TX 75087

PEARRE CHARLES W & JANET L  
1915 CREEKSIDE DR  
ROCKWALL, TX 75087

GUILFOYLE JOANNE AND HENRY PASTERCZYK  
1920 CREEKSIDE DR  
ROCKWALL, TX 75087



CAGLE CHRISTOPHER  
1925 CREEKSIDE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1950 GOLIAD  
ROCKWALL, TX 75087

ALBERS STEPHEN  
1965 CLUBLAKE  
ROCKWALL, TX 75087

BENNETT BYRON R & STACEY L  
1990 MURIFIELD AVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2000 MURIFIELD AVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2004 GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2007 GOLIAD  
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC  
203 E INTERSTATE 30  
ROCKWALL, TX 75087

DEAN LANTY W & MARY F  
216 W QUAIL RUN RD  
ROCKWALL, TX 75087

DEAN LANTY W & MARY F  
216 W QUAIL RUN RD  
ROCKWALL, TX 75087

HYDE TRENT D & DEBRA A  
218 W QUAIL RUN RD  
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D  
220 W QUAIL RUN RD  
ROCKWALL, TX 75087

CANADA CECILIA A  
222 W QUAIL RUN RD  
ROCKWALL, TX 75087

OEXMAN ALVIN H ET UX  
224 W QUAIL RUN RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2265 NORTH LAKESHORE DR  
ROCKWALL, TX 75087

ZHOU XIAOQI AND LIRONG LI  
227 BRANDON LN  
MURPHY, TX 75094

KHATER CHARLES J  
2368 E FM 552  
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC  
C/O LONE STAR ASSOC MANAGEMENT  
2500 LEGACY DR STE 220  
FRISCO, TX 75034

CURRENT RESIDENT  
3009 GOLIAD ST  
ROCKWALL, TX 75087

CLARK TROY & JANICE  
3025 N GOLIAD ST  
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY  
3027 N GOLIAD ST  
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC  
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN  
LEGAL DEPT.  
3150 HORIZON RD  
ROCKWALL, TX 75032

FARAH NICOLAS & SIMONE  
3402 ANTHONY CIRCLE  
ROWLETT, TX 75088

LOK JAMES S H & JANE F L TRUSTEES  
LOK FAMILY TRUST  
3926 KINGRIDGE DR  
SAN MATEO, CA 94403

BONNER THOMAS LANCE & RACHEL LEA  
400 FREMONT DRIVE  
ROCKWALL, TX 75087

NEAL DEMETRIA J  
401 SONOMA DR  
ROCKWALL, TX 75087

SMITH W MARK & RENE M  
406 FREMONT DR  
ROCKWALL, TX 75087

LEDBETTER TOM E & LYLY K  
406 SONOMA DR  
ROCKWALL, TX 75087

SEUBERT ELIZABETH A  
412 FREMONT DR  
ROCKWALL, TX 75087

SEARS BRUCE A & MICHELLE R  
418 FREMONT DR  
ROCKWALL, TX 75087



KANUTH KATE E & ROBERT G  
418 SONOMA DR  
ROCKWALL, TX 75087

JAVKER REALTY CORP  
42 BOND ST  
NEW YORK, NY 10012

MORRIS JANNA  
424 FREMONT DR  
ROCKWALL, TX 75087

BRAHIMAJ SHABAN A  
424 SONOMA DR  
ROCKWALL, TX 75087

DANNA RUSSELL JOHN & SUSAN LYNN  
430 SONOMA DRIVE  
ROCKWALL, TX 75087

INGALLS MICHELE  
431 SONOMA DRIVE  
ROCKWALL, TX 75087

MCCAW TUCKER  
436 FREMONT DR  
ROCKWALL, TX 75087

MILLER TOBY M &  
TAMY J STIVES  
436 SONOMA DR  
ROCKWALL, TX 75087

HARRISON JEFFERY F & SHARON  
437 SONOMA DRIVE  
ROCKWALL, TX 75087

BARTON ADELAIDE  
442 FREMONT DR  
ROCKWALL, TX 75087

RENICK TINA NEILE  
442 SONOMA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
443 SONOMA DR  
ROCKWALL, TX 75087

DUFFY WAYNE T & JO ELLEN  
448 FREMONT DR  
ROCKWALL, TX 75087

TOMASINO JUAN C &  
DEIDRA LOVEJOY  
448 SONOMA DR  
ROCKWALL, TX 75087

KLEINSCHMIDT DUSTIN AND STACY  
449 SONOMA DR  
ROCKWALL, TX 75087

PLESSINGER RICHARD W & JANE C  
454 FREMONT DR  
ROCKWALL, TX 75087

BAXTER LINDA E  
454 SONOMA DR  
ROCKWALL, TX 75087

GIPSON JAMES G & JOAN M  
455 SONOMA DR  
ROCKWALL, TX 75087

RHODES JOHN AND ANGKANA  
460 FREMONT DR  
ROCKWALL, TX 75087

LOVEJOY LARRY S & MELISSA L  
460 SONOMA DR  
ROCKWALL, TX 75087

SOSANYA AKINTOLA & TITILAYO  
461 SONOMA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
466 SONOMA DR  
ROCKWALL, TX 75087

ELLIOTT DEBRA LYNN  
466 FREMONT DRIVE  
ROCKWALL, TX 75087

MARCOE STEVEN J AND SUSAN M  
467 SONOMA DR  
ROCKWALL, TX 75087

WALLIS NANCY  
472 FREMONT DR  
ROCKWALL, TX 75087

SIMMONS DUSTAN LEE & FAYE E  
472 SONOMA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
473 SONOMA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
478 SONOMA DR  
ROCKWALL, TX 75087

TYSON ANNETTE L  
479 SONOMA DR  
ROCKWALL, TX 75087

ROECKER EDWARD A JR  
482 SUTTER DR  
ROCKWALL, TX 75087



CURRENT RESIDENT  
484 SONOMA DR  
ROCKWALL, TX 75087

DELCORE LISA LOFLAND  
4849 FRANKFORD RD APT 1113  
DALLAS, TX 75287

GEIGER TIMOTHY J & HEIDI  
485 SONOMA DRIVE  
ROCKWALL, TX 75087

CHAW GLORY &  
TIMOTHY AULBAUGH  
486 PRESIDIO DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
487 SUTTER DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
490 SUTTER DR  
ROCKWALL, TX 75087

JONES KELLEY  
492 PRESIDIO DR  
ROCKWALL, TX 75087

BARRON FREIDA & ESTUS  
493 SUTTER DR  
ROCKWALL, TX 75087

SMITH JENNIE C & LAWRENCE TRAVIS  
498 PRESIDIO DRIVE  
ROCKWALL, TX 75087

LUU THU  
499 SUTTER DR  
ROCKWALL, TX 75087

TAYLOR JAREN  
502 ROBIN RIDGE  
SUNNYVALE, TX 75182

YEAGER TODD & TONI  
504 PRESIDIO DR  
ROCKWALL, TX 75087

ARRIAGA HENRY  
505 HIDDEN OAK LN  
ROCKWALL, TX 75087

JASMAN JAMES BLAKE  
511 HIDDEN OAK LN  
ROCKWALL, TX 75087

MURRAY NANCY J  
519 HIDDEN OAK LN  
ROCKWALL, TX 75087

FITZGERALD GLORIA J MCWHIRTER & DON  
525 HIDDEN OAK LANE  
ROCKWALL, TX 75087

JUAREZ CORAL AND JOSE A  
530 HIDDEN OAK LN  
ROCKWALL, TX 75087

HANKINS ANGELA &  
MICHAEL ELDON WHIPPLE  
531 HIDDEN OAK LN  
ROCKWALL, TX 75087

THIRION MARK P & ELIZABETH  
533 TALL OAKS PL  
ROCKWALL, TX 75087

SAPUTA DUANE & MONICA  
536 HIDDEN OAK LN  
ROCKWALL, TX 75087

COLE MARK A  
537 HIDDEN OAK LN  
ROCKWALL, TX 75087

WALN IRMA SUE  
REVOCABLE LIVING TRUST  
539 TALL OAKS PL  
ROCKWALL, TX 75087

HAYES MELANIE S  
542 HIDDEN OAK LN  
ROCKWALL, TX 75087

VASQUEZ GLORIA  
545 TALL OAKS PL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
548 HIDDEN OAK LN  
ROCKWALL, TX 75087

GURSS JACK AND TAMERA  
549 HIDDEN OAK LN  
ROCKWALL, TX 75087

REBAC OF ROCKWALL LLC  
6000 UNIVERSITY AVE STE 350  
WEST DES MOINES, IA 50266

DREES CUSTOM HOMES LP  
6225 N HWY 161 #150  
IRVING, TX 75038

KLEMM OTTO H & MERY  
667 SANCTUARY GOLF PLACE  
APOPKA, FL 32712

HARP CHRISTOPHER J AND PENNY  
793 HANOVER DR  
ROCKWALL, TX 75087



NURMI DOUGLAS B & LISA R  
795 HANOVER DRIVE  
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-  
SALVADOR  
796 HANOVER DR  
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A  
797 HANOVER DRIVE  
ROCKWALL, TX 75087

GRYKA THOMAS MICHAEL AND CAROL ANN  
802 YORK DR  
ROCKWALL, TX 75087

JONES ARLEEN CORDOVA  
804 YORK DR  
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L  
806 YORK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
808 YORK DR  
ROCKWALL, TX 75087

STONE CREEK SF LTD  
8214 WESTCHESTER DR STE 710  
DALLAS, TX 75225

STONE CREEK BALANCE LTD  
8214 WESTCHESTER STE 710  
DALLAS, TX 75225

CURRENT RESIDENT  
825 GOLIAD ST  
ROCKWALL, TX 75087

WAY FAMILY TRUST  
8441 S FM ROAD 549  
ROCKWALL, TX 75032

MERITAGE HOMES OF TEXAS LLC  
8840 CYPRESS WATERS BLVD SUITE 100  
DALLAS, TX 75019

MERITAGE HOMES OF TEXAS LLC  
8840 CYPRESS WATERS BLVD SUITE 100  
DALLAS, TX 75019

JENKINS BENJAMIN M & ANGELA K  
P O BOX 2172  
ROCKWALL, TX 75087

KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

PULERA JOHN TRUST  
JOHN PULERA TRUSTEE  
110 AGAVE  
LAKE FOREST, CA 92630

MCCAMPBELL CHARLES C & PATRICIA S  
1203 WYNDEN CREEK DR  
HOUSTON, TX 77056

CURRENT RESIDENT  
1210 GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1215 GOLIAD  
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC  
1234 TRALEE LN  
GARLAND, TX 75044

TAYEM ALEXANDER G & CINDY SIKES  
1245 WALES DR  
ROCKWALL, TX 75032

VU THONG H  
12913 ELROND DR  
OKLAHOMA CITY, OK 73170

CRAIG JONATHAN P  
1390 CALISTOGA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1393 CALISTOGA DR  
ROCKWALL, TX 75087

OLOYA MARIANNE M  
1394 CALISTOGA DR  
ROCKWALL, TX 75087

RICH SANDY & MARVIN D  
1395 GRASS VALLEY DRIVE  
ROCKWALL, TX 75087

ADAMS JOHN ROBERT JR AND TANYA SUE  
1397 CALISTOGA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1398 CALISTOGA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1401 GOLIAD ST  
ROCKWALL, TX 75087

BARTHOLOMEW HARRY D &  
BEATRICE W  
1401 GRASS VALLEY DR  
ROCKWALL, TX 75087

LATIMER RICHARD C & SHELLY D  
1402 NAPA DR  
ROCKWALL, TX 75087

MOSES TIMOTHY MICKEY & SHEILA BRUMLEVE  
1408 NAPA DR  
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN  
1408 S LAKESHORE DR  
ROCKWALL, TX 75087

GIBBS CHARLES D & CATHERINE T  
1413 GRASS VALLEY DRIVE  
ROCKWALL, TX 75087

JOLLEY JULIE M  
1419 GRASS VALLEY DR  
ROCKWALL, TX 75087

SEYOUM BETHLEHEM  
1420 NAPA DR  
ROCKWALL, TX 75087

MERAZ BELINDA  
1425 GRASS VALLEY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1426 NAPA DR  
ROCKWALL, TX 75087

GRAY JAMES & MEGAN B  
1432 NAPA DR  
ROCKWALL, TX 75087

PETTINGER WESLEY & HEDWIG A  
1501 BANBURY CT  
RICHARDSON, TX 75082

YMCA OF DALLAS  
1621 W WALNUT HILL LN  
IRVING, TX 75038

STARK ROBERT JR & KIMBERLY A  
1730 WIND HILL RD  
ROCKWALL, TX 75087

LAKEVIEW SUMMIT HOMEOWNERS  
ASSOCIATION  
C/O SPECTRUM ASSOCIATION MGT.  
17319 SAN PEDRO SUITE #318  
SAN ANTONIO, TX 78232



CLARK CHARLES L & SANDRA J TRUSTEES  
CHARLES L & SANDRA J CLARK FAMILY TRUST  
1739 MORLEY STREET  
SIMI VALLEY, CA 93065

HORST JOCELYNE AND ELMER  
1740 WIND HILL RD  
ROCKWALL, TX 75087

JORDAN GORDON AND ANNE-MARIE  
1760 WIND HILL RD  
ROCKWALL, TX 75087

CUTLER STEVEN R  
1770 WIND HILL RD  
ROCKWALL, TX 75087

WRIGHT MELINDA M  
1805 RANDOM OAKS DR  
ROCKWALL, TX 75087

ULSRUD TAREN A & JASON ULSRUD  
1811 RANDOM OAKS DR  
ROCKWALL, TX 75087

MARINO ADRIAN AND JEANNIE  
1817 RANDOM OAKS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1821 HAINSWORTH DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1823 HAINSWORTH DR  
ROCKWALL, TX 75087

NICHOLS MONTE C & SHERRI E  
1823 RANDOM OAKS DR  
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L  
1825 HAINSWORTH DR  
ROCKWALL, TX 75087

COMPTON BRADFORD D AND REBECCA  
1827 HAINSWORTH DR  
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY  
1829 HAINSWORTH DR  
ROCKWALL, TX 75087

DUNLOP FRANK W & CHERYL L AUSTIN DUNLOP  
1829 RANDOM OAKS DR  
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D  
1830 OAK BEND DRIVE  
ROCKWALL, TX 75087

BOBACK STEPHEN P & DONNA A  
1835 RANDOM OAKS DR  
ROCKWALL, TX 75087

MONTGOMERY BARRY A AND MARY R  
1838 OAK BEND DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1839 OAK BEND DR  
ROCKWALL, TX 75087

WEBB JENNIFER & SCOTT  
1841 RANDOM OAKS DR  
ROCKWALL, TX 75087

MULLET STEPHEN PAUL  
1844 OAK BEND DR  
ROCKWALL, TX 75087

RAKOW DONALD E JR & RHONDA  
1845 OAK BEND DR  
ROCKWALL, TX 75087

BELL JEFFREY A & LARISSA  
1850 OAK BEND DRIVE  
ROCKWALL, TX 75087

DOYLE BRYAN RONALD AND SABINE  
1851 OAK BEND DR  
ROCKWALL, TX 75087

RILEY JORI  
1857 OAK BEND DR  
ROCKWALL, TX 75087

JACKSON GARY & NICHOLE L  
1885 CREEKSIDE DR  
ROCKWALL, TX 75087

RHYNER KENNETH R & VALERIE L  
1895 CREEKSIDE DR  
ROCKWALL, TX 75087

VALFRE JONATHAN B  
1900 CREEKSIDE DRIVE  
ROCKWALL, TX 75087

VARNON JIM HR AND JULIA A  
1905 CREEKSIDE DR  
ROCKWALL, TX 75087

PEARRE CHARLES W & JANET L  
1915 CREEKSIDE DR  
ROCKWALL, TX 75087

GUILFOYLE JOANNE AND HENRY PASTERCZYK  
1920 CREEKSIDE DR  
ROCKWALL, TX 75087

CAGLE CHRISTOPHER  
1925 CREEKSIDE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1950 GOLIAD  
ROCKWALL, TX 75087

ALBERS STEPHEN  
1965 CLUBLAKE  
ROCKWALL, TX 75087

BENNETT BYRON R & STACEY L  
1990 MURIFIELD AVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2000 MURIFIELD AVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2004 GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2007 GOLIAD  
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC  
203 E INTERSTATE 30  
ROCKWALL, TX 75087

DEAN LANTY W & MARY F  
216 W QUAIL RUN RD  
ROCKWALL, TX 75087

DEAN LANTY W & MARY F  
216 W QUAIL RUN RD  
ROCKWALL, TX 75087

HYDE TRENT D & DEBRA A  
218 W QUAIL RUN RD  
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D  
220 W QUAIL RUN RD  
ROCKWALL, TX 75087

CANADA CECILIA A  
222 W QUAIL RUN RD  
ROCKWALL, TX 75087

OEXMAN ALVIN H ET UX  
224 W QUAIL RUN RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2265 NORTH LAKESHORE DR  
ROCKWALL, TX 75087

ZHOU XIAOQI AND LIRONG LI  
227 BRANDON LN  
MURPHY, TX 75094

KHATER CHARLES J  
2368 E FM 552  
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC  
C/O LONE STAR ASSOC MANAGEMENT  
2500 LEGACY DR STE 220  
FRISCO, TX 75034

CURRENT RESIDENT  
3009 GOLIAD ST  
ROCKWALL, TX 75087

CLARK TROY & JANICE  
3025 N GOLIAD ST  
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY  
3027 N GOLIAD ST  
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC  
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN  
LEGAL DEPT.  
3150 HORIZON RD  
ROCKWALL, TX 75032

FARAH NICOLAS & SIMONE  
3402 ANTHONY CIRCLE  
ROWLETT, TX 75088

LOK JAMES S H & JANE F L TRUSTEES  
LOK FAMILY TRUST  
3926 KINGRIDGE DR  
SAN MATEO, CA 94403

BONNER THOMAS LANCE & RACHEL LEA  
400 FREMONT DRIVE  
ROCKWALL, TX 75087

NEAL DEMETRIA J  
401 SONOMA DR  
ROCKWALL, TX 75087

SMITH W MARK & RENE M  
406 FREMONT DR  
ROCKWALL, TX 75087

LEDBETTER TOM E & LYLY K  
406 SONOMA DR  
ROCKWALL, TX 75087

SEUBERT ELIZABETH A  
412 FREMONT DR  
ROCKWALL, TX 75087

SEARS BRUCE A & MICHELLE R  
418 FREMONT DR  
ROCKWALL, TX 75087



KANUTH KATE E & ROBERT G  
418 SONOMA DR  
ROCKWALL, TX 75087

JAVKER REALTY CORP  
42 BOND ST  
NEW YORK, NY 10012

MORRIS JANNA  
424 FREMONT DR  
ROCKWALL, TX 75087

BRAHIMAJ SHABAN A  
424 SONOMA DR  
ROCKWALL, TX 75087

DANNA RUSSELL JOHN & SUSAN LYNN  
430 SONOMA DRIVE  
ROCKWALL, TX 75087

INGALLS MICHELE  
431 SONOMA DRIVE  
ROCKWALL, TX 75087

MCCAW TUCKER  
436 FREMONT DR  
ROCKWALL, TX 75087

MILLER TOBY M &  
TAMY J STIVES  
436 SONOMA DR  
ROCKWALL, TX 75087

HARRISON JEFFERY F & SHARON  
437 SONOMA DRIVE  
ROCKWALL, TX 75087

BARTON ADELAIDE  
442 FREMONT DR  
ROCKWALL, TX 75087

RENICK TINA NEILE  
442 SONOMA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
443 SONOMA DR  
ROCKWALL, TX 75087

DUFFY WAYNE T & JO ELLEN  
448 FREMONT DR  
ROCKWALL, TX 75087

TOMASINO JUAN C &  
DEIDRA LOVEJOY  
448 SONOMA DR  
ROCKWALL, TX 75087

KLEINSCHMIDT DUSTIN AND STACY  
449 SONOMA DR  
ROCKWALL, TX 75087

PLESSINGER RICHARD W & JANE C  
454 FREMONT DR  
ROCKWALL, TX 75087

BAXTER LINDA E  
454 SONOMA DR  
ROCKWALL, TX 75087

GIPSON JAMES G & JOAN M  
455 SONOMA DR  
ROCKWALL, TX 75087

RHODES JOHN AND ANGKANA  
460 FREMONT DR  
ROCKWALL, TX 75087

LOVEJOY LARRY S & MELISSA L  
460 SONOMA DR  
ROCKWALL, TX 75087

SOSANYA AKINTOLA & TITILAYO  
461 SONOMA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
466 SONOMA DR  
ROCKWALL, TX 75087

ELLIOTT DEBRA LYNN  
466 FREMONT DRIVE  
ROCKWALL, TX 75087

MARCOE STEVEN J AND SUSAN M  
467 SONOMA DR  
ROCKWALL, TX 75087

WALLIS NANCY  
472 FREMONT DR  
ROCKWALL, TX 75087

SIMMONS DUSTAN LEE & FAYE E  
472 SONOMA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
473 SONOMA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
478 SONOMA DR  
ROCKWALL, TX 75087

TYSON ANNETTE L  
479 SONOMA DR  
ROCKWALL, TX 75087

ROECKER EDWARD A JR  
482 SUTTER DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
484 SONOMA DR  
ROCKWALL, TX 75087

DELCORE LISA LOFLAND  
4849 FRANKFORD RD APT 1113  
DALLAS, TX 75287

GEIGER TIMOTHY J & HEIDI  
485 SONOMA DRIVE  
ROCKWALL, TX 75087

CHAW GLORY &  
TIMOTHY AULBAUGH  
486 PRESIDIO DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
487 SUTTER DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
490 SUTTER DR  
ROCKWALL, TX 75087

JONES KELLEY  
492 PRESIDIO DR  
ROCKWALL, TX 75087

BARRON FREIDA & ESTUS  
493 SUTTER DR  
ROCKWALL, TX 75087

SMITH JENNIE C & LAWRENCE TRAVIS  
498 PRESIDIO DRIVE  
ROCKWALL, TX 75087

LUU THU  
499 SUTTER DR  
ROCKWALL, TX 75087

TAYLOR JAREN  
502 ROBIN RIDGE  
SUNNYVALE, TX 75182

YEAGER TODD & TONI  
504 PRESIDIO DR  
ROCKWALL, TX 75087

ARRIAGA HENRY  
505 HIDDEN OAK LN  
ROCKWALL, TX 75087

JASMAN JAMES BLAKE  
511 HIDDEN OAK LN  
ROCKWALL, TX 75087

MURRAY NANCY J  
519 HIDDEN OAK LN  
ROCKWALL, TX 75087

FITZGERALD GLORIA J MCWHIRTER & DON  
525 HIDDEN OAK LANE  
ROCKWALL, TX 75087

JUAREZ CORAL AND JOSE A  
530 HIDDEN OAK LN  
ROCKWALL, TX 75087

HANKINS ANGELA &  
MICHAEL ELDON WHIPPLE  
531 HIDDEN OAK LN  
ROCKWALL, TX 75087

THIRION MARK P & ELIZABETH  
533 TALL OAKS PL  
ROCKWALL, TX 75087

SAPUTA DUANE & MONICA  
536 HIDDEN OAK LN  
ROCKWALL, TX 75087

COLE MARK A  
537 HIDDEN OAK LN  
ROCKWALL, TX 75087

WALN IRMA SUE  
REVOCABLE LIVING TRUST  
539 TALL OAKS PL  
ROCKWALL, TX 75087

HAYES MELANIE S  
542 HIDDEN OAK LN  
ROCKWALL, TX 75087

VASQUEZ GLORIA  
545 TALL OAKS PL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
548 HIDDEN OAK LN  
ROCKWALL, TX 75087

GURSS JACK AND TAMERA  
549 HIDDEN OAK LN  
ROCKWALL, TX 75087

REBAC OF ROCKWALL LLC  
6000 UNIVERSITY AVE STE 350  
WEST DES MOINES, IA 50266

DREES CUSTOM HOMES LP  
6225 N HWY 161 #150  
IRVING, TX 75038

KLEMM OTTO H & MERY  
667 SANCTUARY GOLF PLACE  
APOPKA, FL 32712

HARP CHRISTOPHER J AND PENNY  
793 HANOVER DR  
ROCKWALL, TX 75087



NURMI DOUGLAS B & LISA R  
795 HANOVER DRIVE  
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-  
SALVADOR  
796 HANOVER DR  
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A  
797 HANOVER DRIVE  
ROCKWALL, TX 75087

GRYKA THOMAS MICHAEL AND CAROL ANN  
802 YORK DR  
ROCKWALL, TX 75087

JONES ARLEEN CORDOVA  
804 YORK DR  
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L  
806 YORK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
808 YORK DR  
ROCKWALL, TX 75087

STONE CREEK SF LTD  
8214 WESTCHESTER DR STE 710  
DALLAS, TX 75225

STONE CREEK BALANCE LTD  
8214 WESTCHESTER STE 710  
DALLAS, TX 75225

CURRENT RESIDENT  
825 GOLIAD ST  
ROCKWALL, TX 75087

WAY FAMILY TRUST  
8441 S FM ROAD 549  
ROCKWALL, TX 75032

MERITAGE HOMES OF TEXAS LLC  
8840 CYPRESS WATERS BLVD SUITE 100  
DALLAS, TX 75019

MERITAGE HOMES OF TEXAS LLC  
8840 CYPRESS WATERS BLVD SUITE 100  
DALLAS, TX 75019

JENKINS BENJAMIN M & ANGELA K  
P O BOX 2172  
ROCKWALL, TX 75087

# Moore Worth Investments

November 3, 2016

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

**RE: Letter of Explanation for Zoning Request to Amend Ordinance 06-02 for Parcel 5 and Parcel 3.**

Dear Ryan:

Please accept this letter as formal request to amend the above referenced Ordinance to delete Section 4.7 and 4.8 for Parcel 3 in their entirety and delete Section 6.9 and 6.10 for Parcel 5 in their entirety. This request is being made on behalf of our proposed tenants who include Chick-fil-A, Wells Fargo Bank, Starbucks and 7-Eleven. All tenants have their own unique prototypical buildings, which include a flat *not* pitched roof. The flat roof is an essential feature and integral part their “brand identity”. In addition, we would like to transfer the ability to have a maximum of six (6) dispensers that could accommodate twelve (12) vehicles for a retail/gas store from Parcel 5 to Parcel 3 and will agree to waive the right to have retail/gas store as a permitted use on Parcel 5. Thank you in advance for your time and consideration concerning our request and we look forward to hearing from you.

Sincerely,

  
Worth Williams

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	78.45'	16°20'41"	78.18'	N 59°23'12" W
C 2	375.00'	255.73'	39°04'23"	250.81'	S 61°14'03" E
C 3	425.00'	111.71'	15°03'37"	111.39'	S 34°10'03" E
C 4	225.00'	160.70'	40°55'19"	157.31'	S 47°05'53" E

Course	Bearing	Distance
L 1	N 85°27'52" W	78.82'
L 2	N 76°44'54" W	144.35'
L 3	N 57°21'09" W	60.80'
L 4	N 63°58'26" W	146.84'
L 5	N 45°32'48" W	94.99'
L 6	N 32°32'55" W	52.94'
L 7	N 47°01'28" W	16.40'
L 8	S 41°41'51" E	80.58'
L 9	S 26°38'14" E	16.01'
L 10	S 22°26'27" W	50.00'

**DESCRIPTION**

All that certain lot, tract or parcel of land situated in the J.H.B. Jones Survey, Abstract No. 124 and the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Realty, Ltd., to Arkoma Development, L.L.C., as recorded in Volume 4247, Page 95 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner in a North line of that tract of land described as Tract 2 in a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5670, Page 162 of the Real Property Records of Rockwall County, Texas (hereinafter called The City Tract), at a West corner of the Final Plat of North Lakeshore Valley, Lots 1 & 2, Block B, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet G, Slide 281 of the Plat Records of Rockwall County, Texas, said point also being at the beginning of a curve to the right, said point also being at the Southwest corner of Pecan Valley Drive (50' right-of-way per plat recorded in Cabinet G, Slide 281, Plat Records of Rockwall County, Texas);

THENCE in a Northwesterly direction with a North line of The City Tract and with said curve to the right having a central angle of 16 deg. 20 min. 41 sec., a radius of 275.00 feet, a chord bearing of N. 59 deg. 23 min. 12 sec. W., a chord distance of 78.18 feet and an arc length of 78.45 feet to a 1/2" iron rod set for corner at a North corner of The City Tract;

THENCE in a Westerly direction with the North line of The City Tract the following:

S. 38 deg. 47 min. 07 sec. W. a distance of 169.83 feet to a 1/2" iron rod set for corner;  
 N. 85 deg. 27 min. 52 sec. W. a distance of 78.82 feet to a 1/2" iron rod set for corner;  
 N. 76 deg. 44 min. 54 sec. W. a distance of 144.35 feet to a 1/2" iron rod set for corner;  
 N. 57 deg. 21 min. 09 sec. W. a distance of 60.80 feet to a 1/2" iron rod set for corner;  
 N. 63 deg. 58 min. 26 sec. W. a distance of 146.84 feet to a 5/8" iron rod found for corner;  
 N. 45 deg. 32 min. 48 sec. W. a distance of 94.99 feet to a 1/2" iron rod set for corner;  
 N. 32 deg. 32 min. 55 sec. W. a distance of 52.94 feet to a 5/8" iron rod found;  
 N. 47 deg. 01 min. 28 sec. W. a distance of 16.40 feet to a 1/2" iron rod set for corner;

THENCE N. 09 deg. 13 min. 46 sec. E. leaving the North line of The City Tract, a distance of 310.04 feet to a 1/2" iron rod set for corner;

THENCE S. 80 deg. 46 min. 14 sec. E. a distance of 197.67 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right;  
 THENCE in a Southeasterly direction with said curve to the right having a central angle of 39 deg. 04 min. 23 sec., a radius of 375.00 feet, a chord bearing of S. 61 deg. 14 min. 03 sec. E., a chord distance of 250.81 feet and an arc length of 255.73 feet to a 1/2" iron rod set for corner;

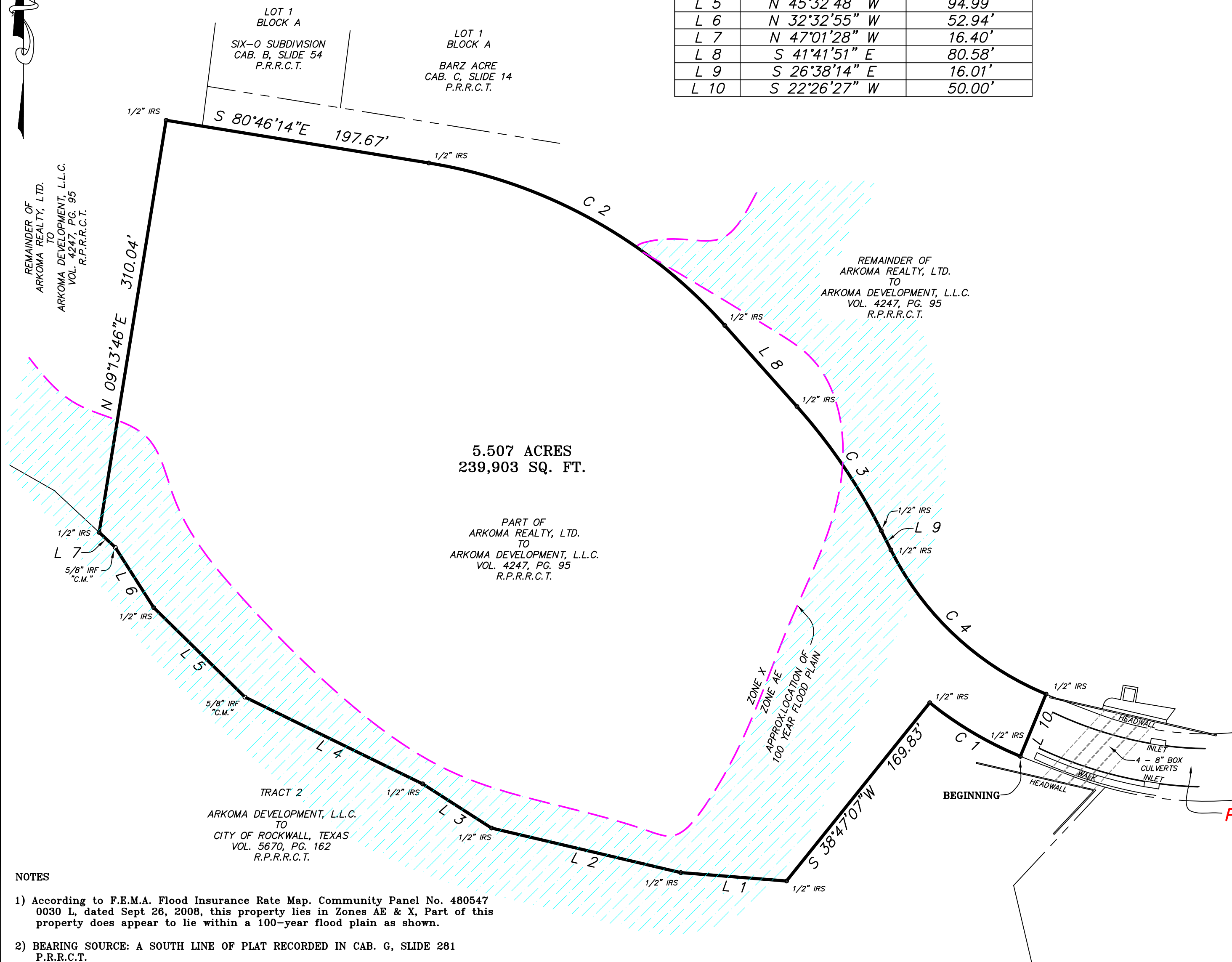
THENCE S. 41 deg. 41 min. 51 sec. E. a distance of 80.58 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right;

THENCE in a Southeasterly direction with said curve to the right having a central angle of 15 deg. 03 min. 37 sec., a radius of 425.00 feet, a chord bearing of S. 34 deg. 10 min. 03 sec. E., a chord distance of 111.39 feet and an arc length of 111.71 feet to a 1/2" iron rod set for corner;

THENCE S. 26 deg. 38 min. 14 sec. E. a distance of 16.01 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left;

THENCE in a Southeasterly direction with said curve to the left having a central angle of 40 deg. 55 min. 19 sec., a radius of 225.00 feet, a chord bearing of S. 47 deg. 05 min. 53 sec. E., a chord distance of 157.31 feet and an arc length of 160.70 feet to a 1/2" iron rod set for corner at a Northwest corner of Pecan Valley Drive;

THENCE S. 22 deg. 26 min. 27 sec. W. with the West line of Pecan Valley Drive a distance of 50.00 feet to the POINT OF BEGINNING and containing 5.507 acres or 239,903 square feet of land.



**PECAN VALLEY DRIVE**  
 50' RIGHT-OF-WAY DEDICATION  
 CAB. G, SLIDE 281  
 P.R.R.C.T.

**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0030 L, dated Sept 26, 2008, this property lies in Zones AE & X. Part of this property does appear to lie within a 100-year flood plain as shown.
- 2) BEARING SOURCE: A SOUTH LINE OF PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.
- 3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
- 4) SURVEY PREPARED WITH BENEFIT OF TITLE COMMITMENT, G.F. NO. 1002-151716-RTT EFFECTIVE DATE JUNE 18, 2015, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- 5) "C.M." = CONTROL MONUMENT
- 6) THE FOLLOWING EASEMENTS DO NOT LIE ON THIS TRACT: (i) VOL. 38, PG. 98, D.R.R.C.T. (ii) VOL. 33, PG. 611, D.R.R.C.T. (iii) VOL. 45, PG. 167, D.R.R.C.T. (iv) VOL. 197, PG. 526, R.P.R.R.C.T. (v) VOL. 63, PG. 263, D.R.R.C.T. (vi) VOL. 66, PG. 612, D.R.R.C.T. (vii) VOL. 81, PG. 89, D.R.R.C.T. (viii) VOL. 197, PG. 529 (ix) VOL. 197, PG. 532 (x) VOL. 358, PG. 62, R.P.R.R.C.T. (xi) VOL. 360, PG. 314, R.P.R.R.C.T. (xii) VOL. 258, PG. 820, R.P.R.R.C.T. (xiii) VOL. 5090, PG. 233, O.P.R.R.C.T. (xiv) VOL. 5162, PG. 182, O.P.R.R.C.T. (xv) VOL. 5199, PG. 158, O.P.R.R.C.T. (xvi) VOL. 5318, PG. 89, O.P.R.R.C.T. (xvii) VOL. 5368, PG. 8, O.P.R.R.C.T. (xviii) VOL. 5368, PG. 13, O.P.R.R.C.T. (xix) VOL. 5368, PG. 23, O.P.R.R.C.T. (xx) VOL. 5368, PG. 28, O.P.R.R.C.T. (xxi) VOL. 5368, PG. 38, O.P.R.R.C.T. (xxii) VOL. 5368, PG. 43, O.P.R.R.C.T. (xxiii) VOL. 5583, PG. 183, O.P.R.R.C.T. (xxiv) VOL. 2765, PG. 106, R.P.R.R.C.T. (xxv) VOL. 3828, PG. 49 R.P.R.R.C.T. (xvi) VOL. 3228, PG. 31 D.R.R.C.T. (xvii) VOL. 2817 PG. 70, D.R.R.C.T. (xviii) VOL. 2563, PG. 37 D.R.R.C.T. (xix) VOL. 45, PG. 516 D.R.R.C.T. (xxx) VOL. 81, PG. 97 D.R.R.C.T.

To BT Investments, LLC, First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9 and 11 of Table A thereof. The fieldwork was completed on August 31, 2015.

Date of Plat or Map: August 31, 2015

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"  
 Bobby W. Stovall, R.P.L.S. No. 3703

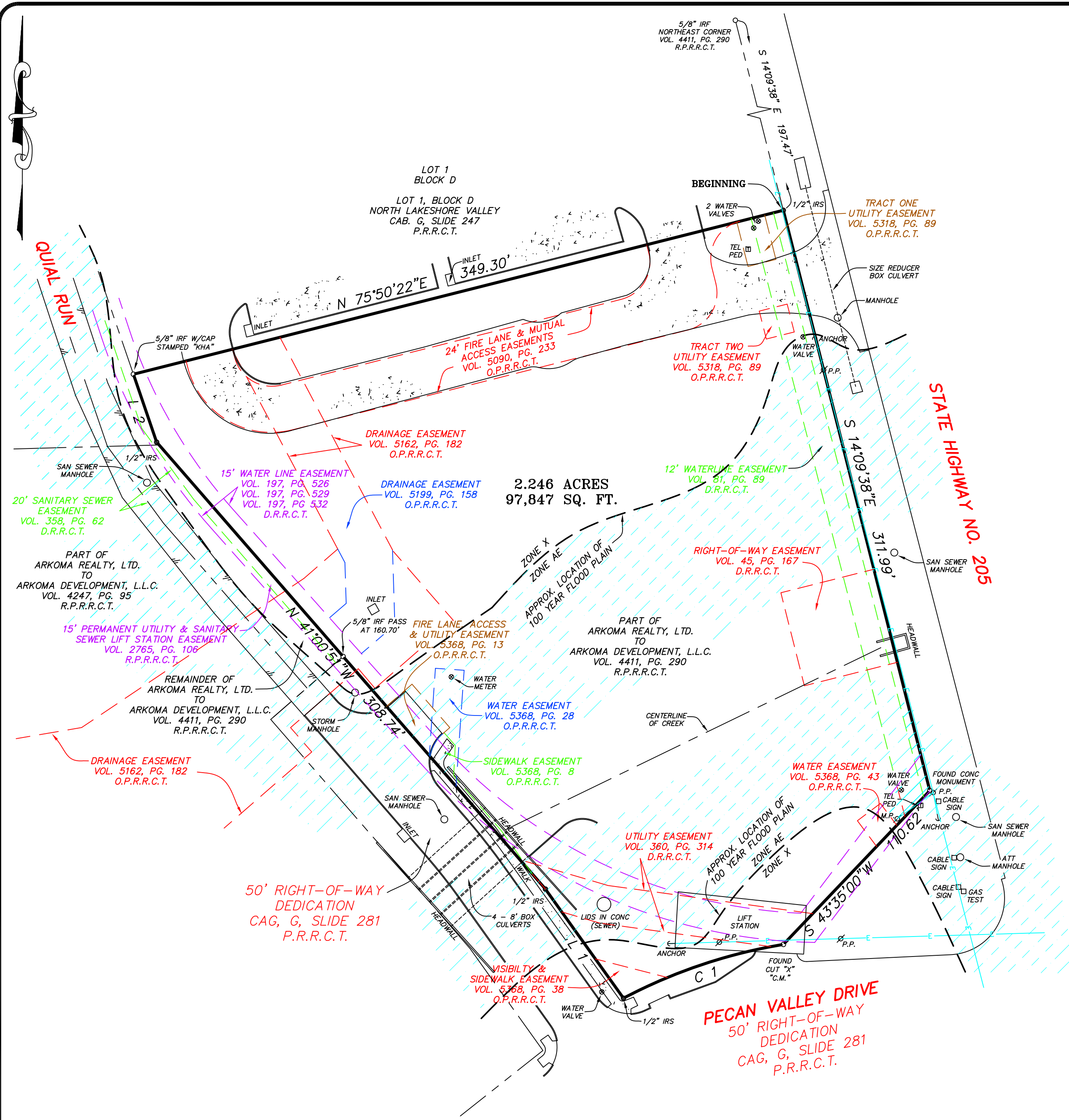
**STOVALL & ASSOCIATES** SURVEYORS  
 FIRM LICENSE NO. 10079000

LEGEND	
● GAS METER	—X—X— FENCE
○ I.R.F. IRON ROD FOUND	▬ BOUNDARY LINE
▬ BRICK WALL	▬ CONCRETE
▬ ELEC. SERVICE	▬ ROCK WALL
▬ CROSS THE WALL	▬ ASPHALT

SCALE: 1" = 60' DATE: AUG. 31, 2015  
 JOB NO. 150270-B OF NO. \_\_\_\_\_  
 I.N.T. A.R. B.W.S.

P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-1119 ● info@stovallassociates.com





**DESCRIPTION**

All that certain lot, tract or parcel of land situated in the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Realty, Ltd., to Arkoma Development, L.L.C., as recorded in Volume 4411, Page 290 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner in the West line of State Highway No. 205 at the Southeast corner of Lot 1, Block D of Lot 1, Block D, North Lakeshore Valley, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet G, Slide 247 of the Plat Records of Rockwall County, Texas, said point being S. 14 deg. 09 min. 38 sec. E. a distance of 197.47 feet from a 5/8" iron rod found at the Northeast corner of the above cited Subject Tract;

THENCE S. 14 deg. 09 min. 38 sec. E. with the West line of State Highway No. 205 a distance of 311.99 feet to a concrete monument found for corner;

THENCE S. 43 deg. 35 min. 00 sec. W. with a Northwest line of State Highway No. 205 a distance of 110.62 feet to an "X" cut in concrete found for corner at the intersection of the Northwest line of State Highway No. 205 with the North line of Pecan Valley Drive (50' right-of-way per plat recorded in Cabinet G, Slide 281, Plat Records of Rockwall County, Texas), said point also being an East corner of the Final Plat of North Lakeshore Valley, Lots 1 & 2, Block B, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet G, Slide 281 of the Plat Records of Rockwall County, Texas (hereinafter called North Lakeshore Valley Plat), said point also being at the beginning of a non-tangent curve to the left;

THENCE in a Southwesterly direction with the North line of Pecan Valley Drive and with said non-tangent curve to the left having a central angle of 18 deg. 24 min. 13 sec., a radius of 275.00 feet, a chord bearing of S. 71 deg. 24 min. 38 sec. W., a chord distance of 87.95 feet and an arc length of 88.33 feet to a 1/2" iron rod set for corner at an interior corner of said North Lakeshore Valley Plat;

THENCE N. 35 deg. 33 min. 55 sec. W. with a Northeast line of said North Lakeshore Valley Plat a distance of 69.89 feet to a 1/2" iron rod set for corner;

THENCE N. 41 deg. 00 min. 51 sec. W. with a Northeast line of said North Lakeshore Valley Plat at a distance of 160.70 feet, and continuing for a total distance of 308.74 feet to a 1/2" iron rod set for corner;

THENCE N. 18 deg. 54 min. 05 sec. W. a distance of 37.43 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the Southwest corner of Lot 1, Block D;

THENCE N. 75 deg. 50 min. 22 sec. E. with the South line of Lot 1, Block D a distance of 349.30 feet to the POINT OF BEGINNING and containing 2.246 acres or 97,847 square feet of land.

**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0030 L, dated Sept 28, 2008, this property lies in Zones AE & X, Part of this property does appear to lie within a 100-year flood plain as shown.
- 2) BEARING SOURCE: A SOUTH LINE OF PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.
- 3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
- 4) SURVEY PREPARED WITH BENEFIT OF TITLE COMMITMENT, G.F. NO. 1002-151716-RTT EFFECTIVE DATE JUNE 18, 2015, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- 5) "C.M." = CONTROL MONUMENT
- 6) THE FOLLOWING EASEMENTS DO NOT LIE ON THIS TRACT: (i) VOL. 66, PG. 612, D.R.R.C.T. (ii) VOL. 358, PG. 82, R.P.R.R.C.T. (iii) VOL. 258, PG. 820, R.P.R.R.C.T. (iv) VOL. 5368, PG. 23, O.P.R.R.C.T. (v) VOL. 5583, PG. 183, O.P.R.R.C.T. (vi) VOL. 3828, PG. 49 R.P.R.R.C.T. (vii) VOL. 3228, PG. 31 D.R.R.C.T. (viii) VOL. 2817 PG. 70, D.R.R.C.T. (ix) VOL. 2563, PG. 37 D.R.R.C.T. (x) VOL. 45, PG. 516 D.R.R.C.T. (xi) VOL. 81, PG. 97 D.R.R.C.T.
- 7) THIS TRACT IS SUBJECT TO THE FOLLOWING EASEMENTS (i) VOL. 63, PG. 263 D.R.R.C.T. (ii) VOL. 38, PG. 98 D.R.R.C.T. (iii) VOL. 33, PG. 611 D.R.R.C.T.

To BT Investments, LLC, First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9 and 11 of Table A thereof. The fieldwork was completed on August 31, 2015.

Date of Plat or Map: August 31, 2015

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

Bobby W. Stovall, R.P.L.S. No. 3703

Course	Bearing	Distance
L 1	N 35°33'55" W	69.89'
L 2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W

**STOVALL & ASSOCIATES** SURVEYORS  
 FIRM LICENSE NO. 10079000

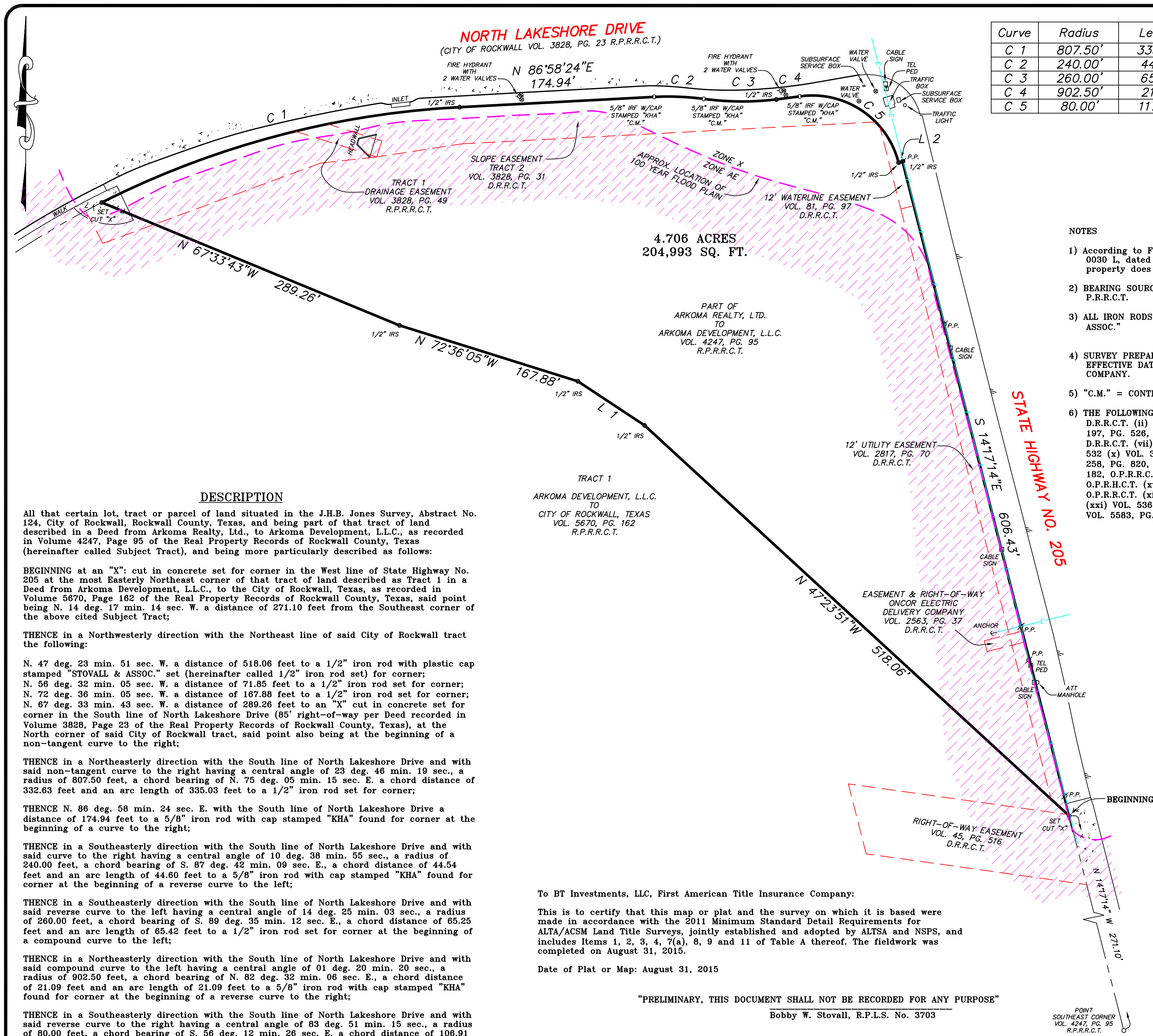
LEGEND

● GAS	○ I.R.F.	— X —	BRICK WALL	—	CONCRETE
○ GAS METER	○ IRON ROD FOUND	—	FENCE	—	BOUNDARY LINE
▼ ELEC	○ I.R.S.	—	ELEC. SERVICE	—	CROSS TIE WALL
○ ELECTRIC METER	○ IRON ROD SET	—	ROCK WALL	—	ASPHALT

SCALE: 1" = 40' DATE: AUG. 31, 2015  
 JOB NO. 150270-C GF NO. \_\_\_\_\_  
 I.N.T. A.R. B.W.S.

P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-1119 ● info@stovallassociates.com





Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	807.50'	335.03'	23°46'19"	332.63'	N 75°05'15" E
C 2	240.00'	44.60'	10°38'55"	44.54'	S 87°42'09" E
C 3	260.00'	65.42'	14°25'03"	65.25'	S 89°35'12" E
C 4	902.50'	21.09'	1°20'20"	21.09'	N 82°32'06" E
C 5	80.00'	117.08'	83°51'15"	106.91'	S 56°12'26" E

Course	Bearing	Distance
L 1	N 56°32'05" W	71.85'
L 2	N 75°43'11" E	3.66'

**DESCRIPTION**

All that certain lot, tract or parcel of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Realty, Ltd., to Arkoma Development, L.L.C., as recorded in Volume 4247, Page 95 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at an "X": cut in concrete set for corner in the West line of State Highway No. 205 at the most Easterly Northeast corner of that tract of land described as Tract 1 in a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5670, Page 162 of the Real Property Records of Rockwall County, Texas, said point being N. 14 deg. 17 min. 14 sec. W. a distance of 271.10 feet from the Southeast corner of the above cited Subject Tract;

THENCE in a Northwesterly direction with the Northeast line of said City of Rockwall tract the following:

N. 47 deg. 23 min. 51 sec. W. a distance of 518.06 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner;  
 N. 56 deg. 32 min. 05 sec. W. a distance of 71.85 feet to a 1/2" iron rod set for corner;  
 N. 72 deg. 36 min. 05 sec. W. a distance of 167.88 feet to a 1/2" iron rod set for corner;  
 N. 87 deg. 33 min. 43 sec. W. a distance of 289.26 feet to an "X" cut in concrete set for corner in the South line of North Lakeshore Drive (85' right-of-way per Deed recorded in Volume 3828, Page 23 of the Real Property Records of Rockwall County, Texas), at the North corner of said City of Rockwall tract, said point also being at the beginning of a non-tangent curve to the right;

THENCE in a Northeasterly direction with the South line of North Lakeshore Drive and with said non-tangent curve to the right having a central angle of 23 deg. 46 min. 19 sec., a radius of 807.50 feet, a chord bearing of N. 75 deg. 05 min. 15 sec. E. a chord distance of 332.63 feet and an arc length of 335.03 feet to a 1/2" iron rod set for corner;

THENCE N. 86 deg. 58 min. 24 sec. E. with the South line of North Lakeshore Drive a distance of 174.94 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a curve to the right;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said curve to the right having a central angle of 10 deg. 38 min. 55 sec., a radius of 240.00 feet, a chord bearing of S. 87 deg. 42 min. 09 sec. E., a chord distance of 44.54 feet and an arc length of 44.60 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a reverse curve to the left;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said reverse curve to the left having a central angle of 14 deg. 25 min. 03 sec., a radius of 260.00 feet, a chord bearing of S. 89 deg. 35 min. 12 sec. E., a chord distance of 65.25 feet and an arc length of 65.42 feet to a 1/2" iron rod set for corner at the beginning of a compound curve to the left;

THENCE in a Northeasterly direction with the South line of North Lakeshore Drive and with said compound curve to the left having a central angle of 01 deg. 20 min. 20 sec., a radius of 902.50 feet, a chord bearing of N. 82 deg. 32 min. 06 sec. E., a chord distance of 21.09 feet and an arc length of 21.09 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a reverse curve to the right;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said reverse curve to the right having a central angle of 83 deg. 51 min. 15 sec., a radius of 80.00 feet, a chord bearing of S. 56 deg. 12 min. 26 sec. E. a chord distance of 106.91 feet and an arc length of 117.08 feet to a 1/2" iron rod set for corner;

THENCE N. 75 deg. 43 min. 11 sec. E. with a South line of North Lakeshore Drive a distance of 3.66 feet to a 1/2" iron rod set for corner at the intersection of the South line of North Lakeshore Drive with the West line of State Highway No. 205;

THENCE S. 14 deg. 17 min. 14 sec. E. with the West line of State Highway No. 205 a distance of 606.43 feet to the POINT OF BEGINNING and containing 4.706 acres or 204,993 square feet of land.

TRACT 1  
 ARKOMA DEVELOPMENT, L.L.C.  
 TO  
 CITY OF ROCKWALL, TEXAS  
 VOL. 5670, PG. 162  
 R.P.R.R.C.T.

4.706 ACRES  
 204,993 SQ. FT.

**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0030 L, dated Sept 26, 2008, this property lies in Zones AE & X. Part of this property does appear to lie within a 100-year flood plain as shown.
- 2) BEARING SOURCE: A SOUTH LINE OF PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.
- 3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
- 4) SURVEY PREPARED WITH BENEFIT OF TITLE COMMITMENT, G.F. NO. 1002-151716-RTT EFFECTIVE DATE JUNE 18, 2015, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- 5) "C.M." = CONTROL MONUMENT
- 6) THE FOLLOWING EASEMENTS DO NOT LIE ON THIS TRACT: (i) VOL. 38, PG. 98, D.R.R.C.T. (ii) VOL. 33, PG. 611, D.R.R.C.T. (iii) VOL. 45, PG. 167, D.R.R.C.T. (iv) VOL. 197, PG. 526, R.P.R.R.C.T. (v) VOL. 63, PG. 263, D.R.R.C.T. (vi) VOL. 66, PG. 612, D.R.R.C.T. (vii) VOL. 81, PG. 89, D.R.R.C.T. (viii) VOL. 197, PG. 529 (ix) VOL. 197, PG. 532 (x) VOL. 358, PG. 62, R.P.R.R.C.T. (xi) VOL. 360, PG. 314, R.P.R.R.C.T. (xii) VOL. 258, PG. 820, R.P.R.R.C.T. (xiii) VOL. 5090, PG. 233, O.P.R.R.C.T. (xiv) VOL. 5162, PG. 182, O.P.R.R.C.T. (xv) VOL. 5199, PG. 158, O.P.R.R.C.T. (xvi) VOL. 5318, PG. 89, O.P.R.R.C.T. (xvii) VOL. 5368, PG. 8, O.P.R.R.C.T. (xviii) VOL. 5368, PG. 13, O.P.R.R.C.T. (xix) VOL. 5368, PG. 23, O.P.R.R.C.T. (xx) VOL. 5368, PG. 28, O.P.R.R.C.T. (xxi) VOL. 5368, PG. 38, O.P.R.R.C.T. (xxii) VOL. 5368, PG. 43, O.P.R.R.C.T. (xxiii) VOL. 5583, PG. 183, O.P.R.R.C.T. (xxiv) VOL. 2765, PG. 106, R.P.R.R.C.T.

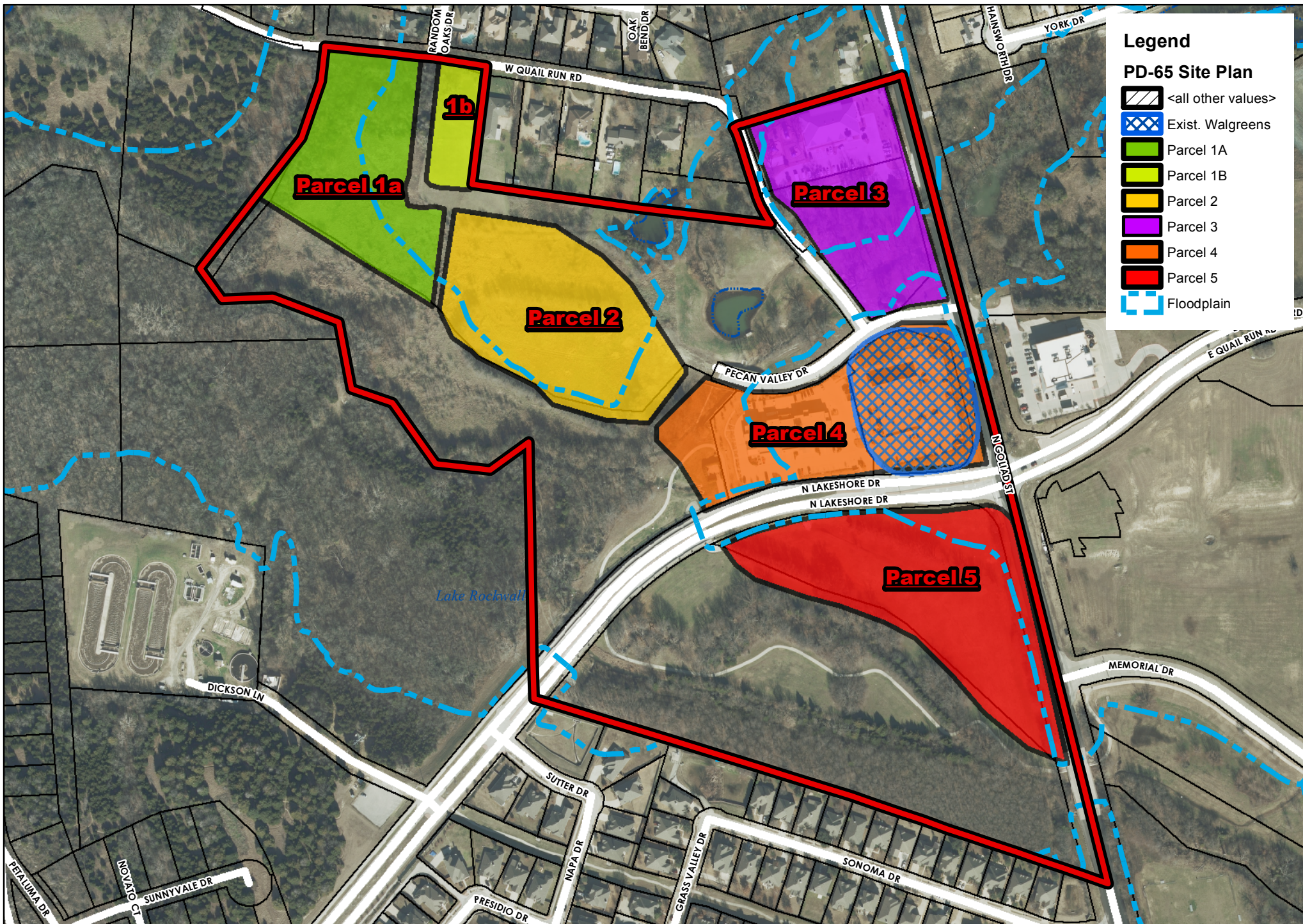
To BT Investments, LLC, First American Title Insurance Company:  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9 and 11 of Table A thereof. The fieldwork was completed on August 31, 2015.  
 Date of Plat or Map: August 31, 2015

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"  
 Bobby W. Stovall, R.P.L.S. No. 3703

**STOVALL & ASSOCIATES** SURVEYORS  
 FIRM LICENSE NO. 10079000

LEGEND	
● GAS	○ I.R.F.
● GAS METER	○ IRON ROD FOUND
▼ ELEC.	○ I.R.S.
○ ELECTRIC METER	○ IRON ROD SET
— FENCE	— ELEC. SERVICE
— BOUNDARY LINE	— CROSS THE WALL
— CONCRETE	— ROCK WALL
— ASPHALT	— ASPHALT



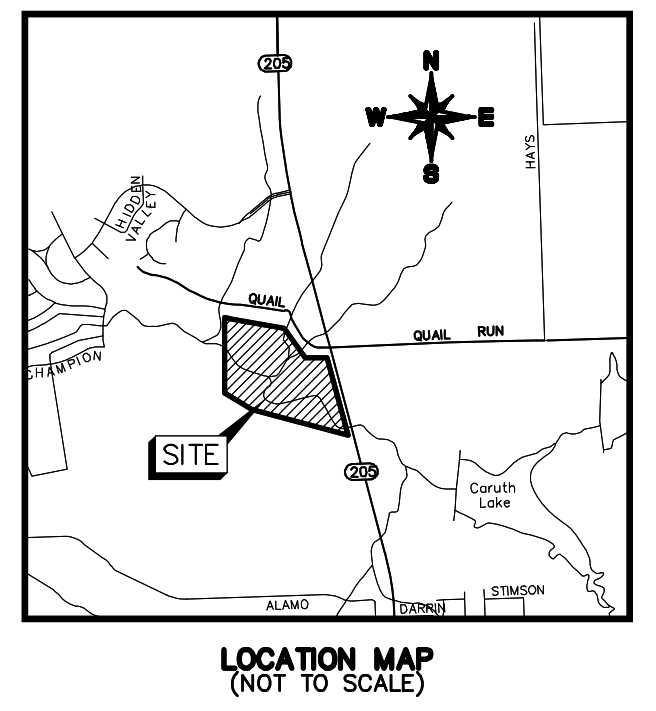
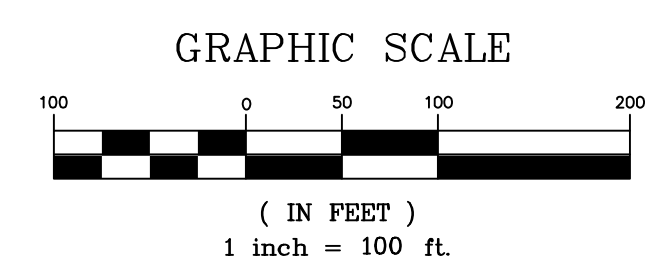
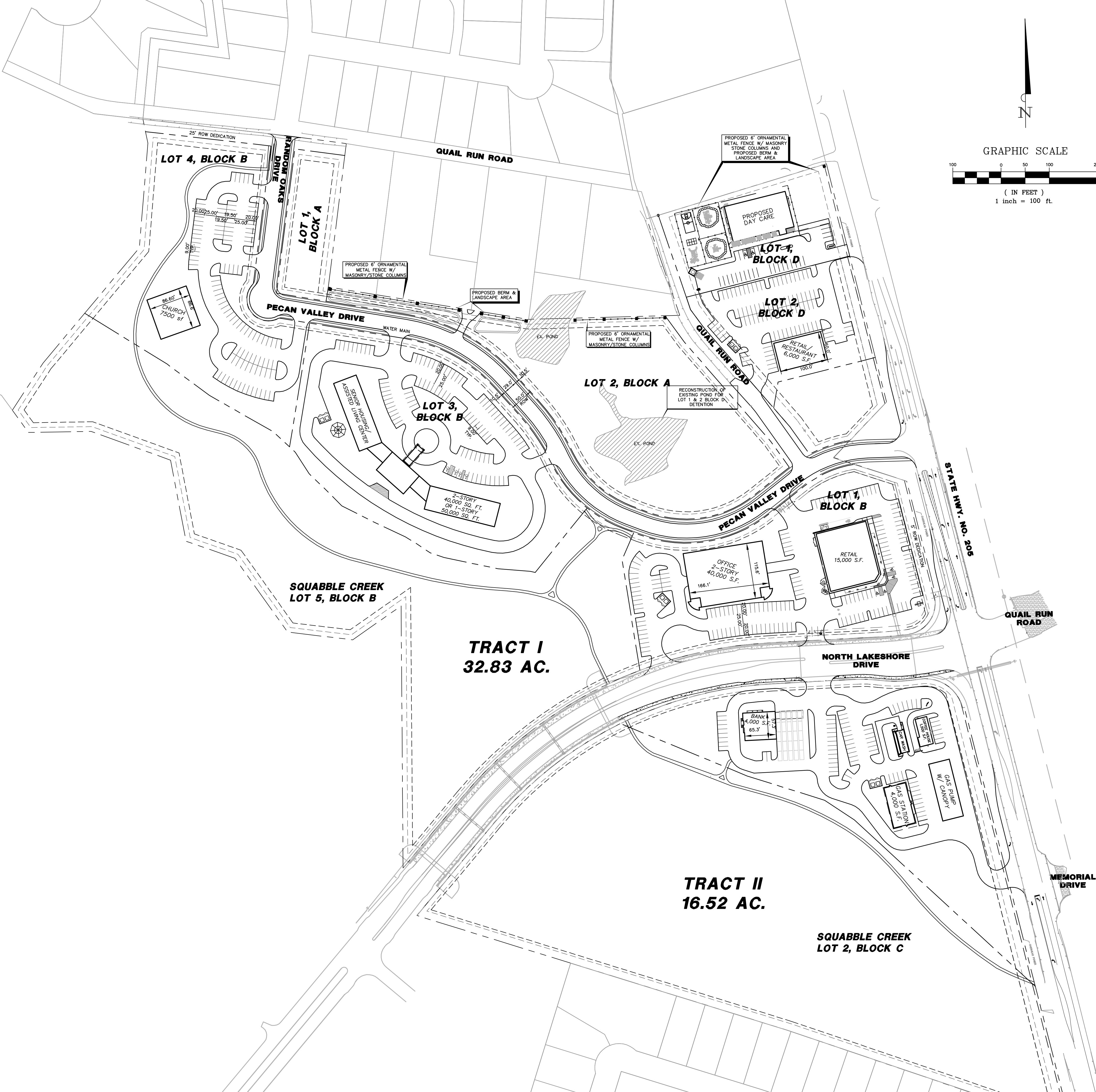


**Legend**

**PD-65 Site Plan**

-  <all other values>
-  Exist. Walgreens
-  Parcel 1A
-  Parcel 1B
-  Parcel 2
-  Parcel 3
-  Parcel 4
-  Parcel 5
-  Floodplain





No.	Date	Revisions

**Kimley-Horn and Associates, Inc.**  
 5750 Geneva Court, Suite 200  
 Frisco, Texas 75034  
 Tel. No. (972) 355-3580  
 Fax No. (972) 355-3779

**NORTH LAKESHORE VALLEY**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

**PD SITE PLAN**

Date: November 8, 2007  
 Drawn by: JPF / KFD  
 Checked by: DKK  
 Approved by: DKK  
 Acad File: 10c\_PD\_Site Plan  
 Project No. 68108000

SHEET  
**1**  
 OF 1

- NOTES:
- REFER TO SITE ARCHITECTURAL DETAILS FOR ADDITIONAL INFORMATION ON:
    - TRAIL SYSTEM DETAILS
    - SCREENING/BUFFERING DETAILS
    - ENTRY DETAILS
    - FENCING DETAILS
    - STREET DETAILS
    - WATER FEATURES
    - LIGHTING STANDARDS
    - CONCEPTUAL BUILDING ELEVATIONS