
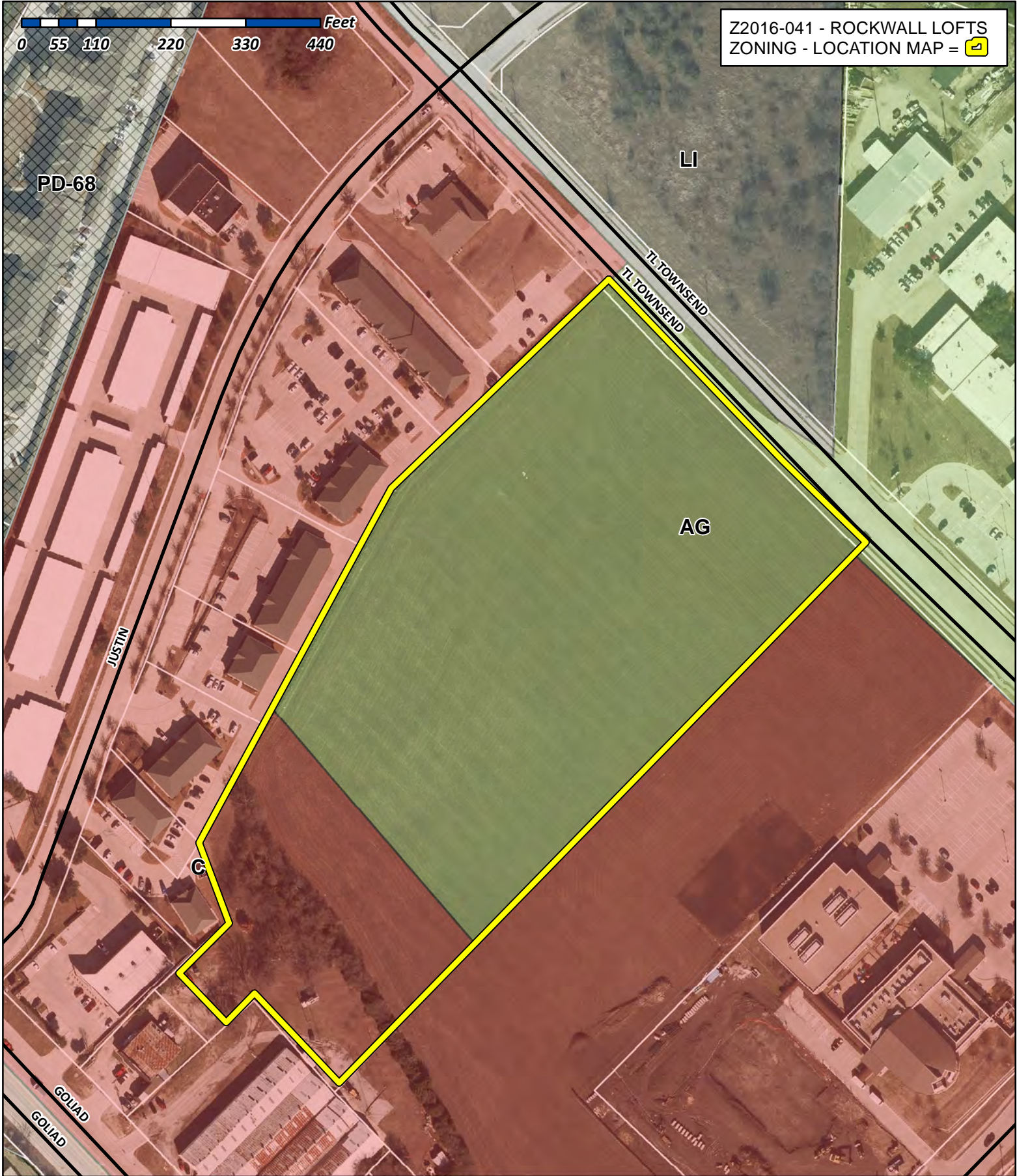


0 55 110 220 330 440 Feet

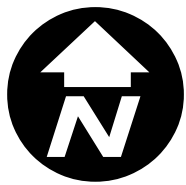
Z2016-041 - ROCKWALL LOFTS  
ZONING - LOCATION MAP = 



# 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.



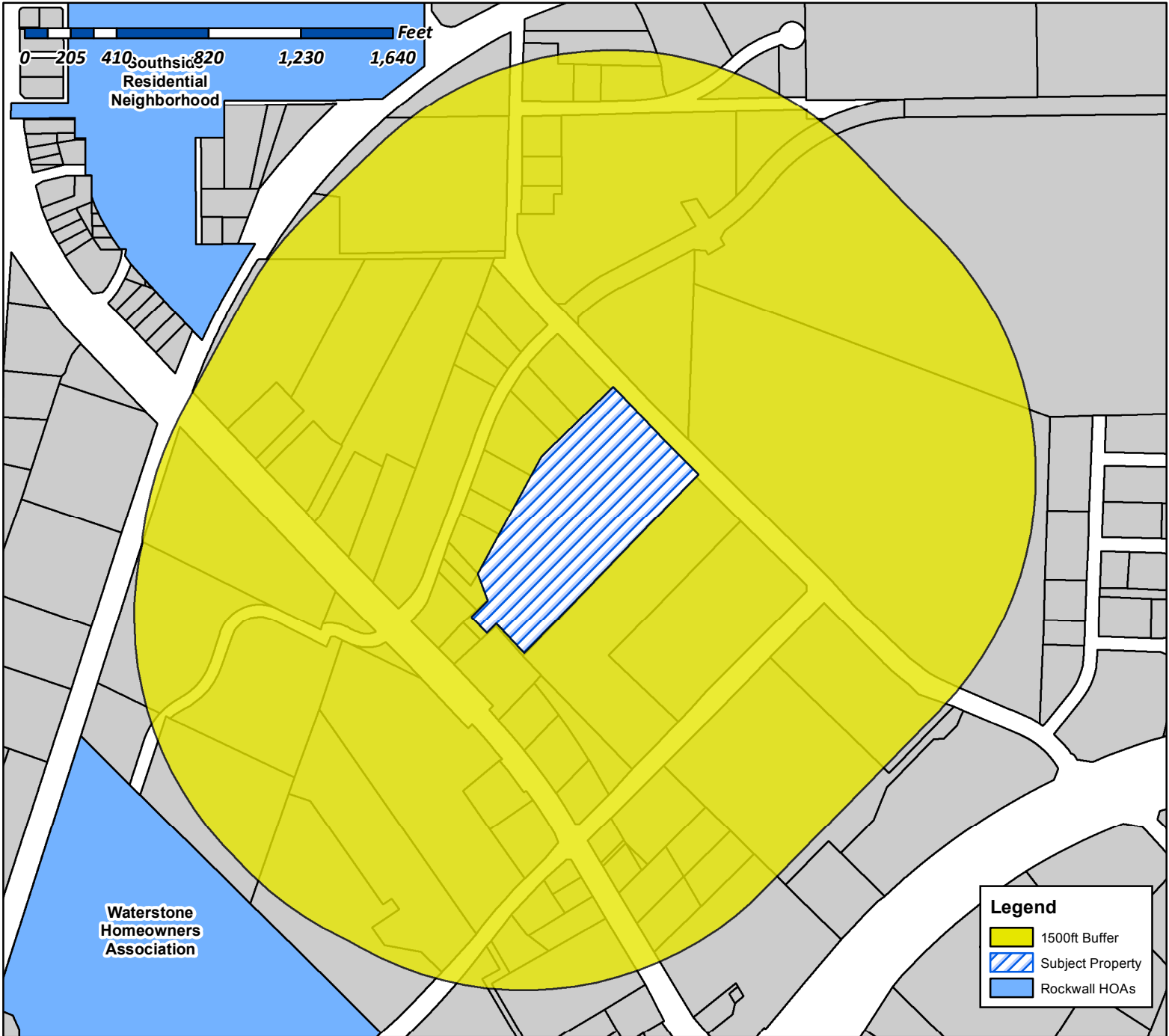
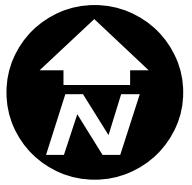




# City of Rockwall

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385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2016-041  
**Case Name:** Zoning Change (AG to PD)  
**Case Type:** Zoning  
**Zoning:** Agriculture (AG) District  
**Case Address:** West side of T. L. Townsend Drive south of Justin Road

**Date Created:** 11/21/2016  
 For Questions on this Case Call (972) 771-7745

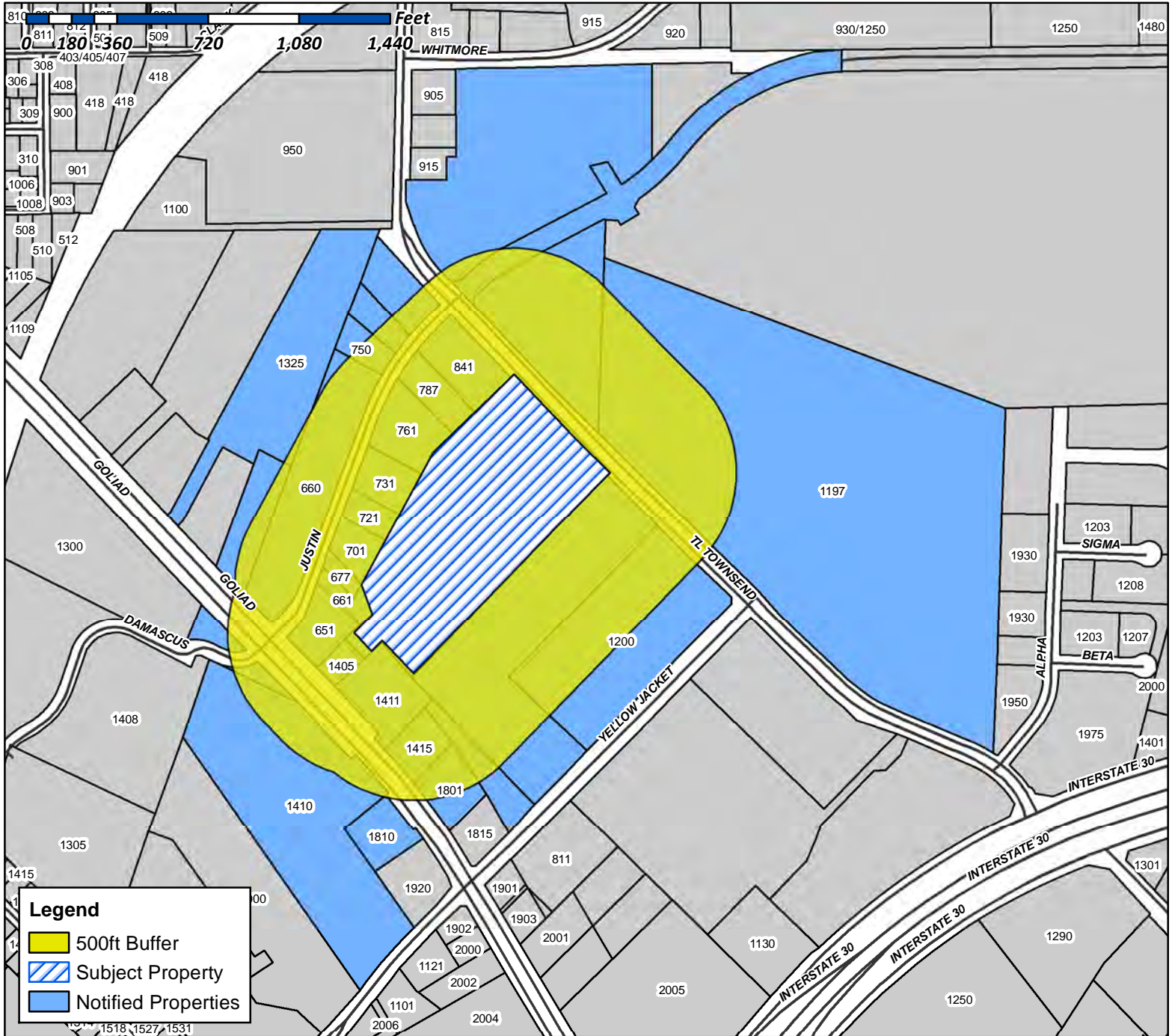




# City of Rockwall

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Rockwall, Texas 75087  
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**Case Number:** Z2016-041  
**Case Name:** Rockwall Lofts  
**Case Type:** Zoning  
**Zoning:** AG to PD  
**Case Address:** TL Townsend between Yellow Jacket and Justin

**Date Created:** 11/21/2015  
**For Questions on this Case Call (972) 771-7745**



SMARTT LOFLAND & J BOND PTNRS  
1 CARMARTHEN CT  
DALLAS, TX 75225

ROCKWALL TEXAS 2015 LLC  
109 STILL WILD LANE  
ELGIN, SC 29045

CURRENT RESIDENT  
1197 T L TOWNSEND DR  
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH  
FINANCE OFFICE  
1200 E YELLOW JACKET LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
C/O LIFENET COMMUNITY BEHAVIORAL  
HEALTHCARE  
1325 GOLIAD  
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC  
13400 BISHOP'S LANE SUITE 270  
BROOKFIELD, WI 53005

CURRENT RESIDENT  
1405 GOLIAD  
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY  
1408 S GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1410 GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
C/O RICHARD C GRANT  
1411 GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1415 GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1801 GOLIAD  
ROCKWALL, TX 75087

LONE STAR CHICKEN LP  
1810 S GOLIAD ST  
ROCKWALL, TX 75087

ADV ROCKWALL PROPERTY OWNER LLC  
2600 ELDORADO PKWY SUITE 110  
MCKINNEY, TX 75070

CAMERON & CAMERON  
4090 EAST FM 552  
ROCKWALL, TX 75087

EAST SHORE J/V  
5499 GLEN LAKES DR STE 110  
DALLAS, TX 75231

ROCKWALL SENIOR COMMUNITY LP  
C/O LIFENET COMMUNITY BEHAVIORAL  
HEALTHCARE  
5605 N MACARTHUR BLVD SUITE 580  
IRVING, TX 75038

CURRENT RESIDENT  
DEPARTMENT #8088  
651 JUSTIN RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
660 JUSTIN RD  
ROCKWALL, TX 75087

BREEN & MCKEON LLP  
661 JUSTIN RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
677 JUSTIN RD  
ROCKWALL, TX 75087

COUCH AND DAVIS PROPERTIES LLC  
685 JUSTIN RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
701 JUSTIN DR  
ROCKWALL, TX 75087

FIRST FINANCIAL NETWORK  
721 JUSTIN RD STE 101  
ROCKWALL, TX 75087

CURRENT RESIDENT  
731 JUSTIN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
750 JUSTIN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
761 JUSTIN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
787 JUSTIN DR  
ROCKWALL, TX 75087

CENTRAL APPRAISAL DISTRICT OF  
ROCKWALL COUNTY THE  
841 JUSTIN DR  
ROCKWALL, TX 75087

TEASDALE INVESTMENTS LLC  
C/O RICHARD C GRANT  
CULHANE MEADOWS PLLC 100 CRESCENT CT  
SUITE 700  
DALLAS, TX 75201

DAIKER PARTNERS LTD  
PO BOX 1059  
ROCKWALL, TX 75087

DAIKER PARTNERS LTD  
PO BOX 1059  
ROCKWALL, TX 75087

1995 OSPREY LLC  
PO BOX 1688  
ROCKWALL, TX 75087

AUTO ZONE INC  
DEPARTMENT #8088  
PO BOX 2198  
MEMPHIS, TN 38101

WHITFORD D R  
PO BOX 307  
PALMER, TX 75152

ROCKWALL ICE CREAM HOLDINGS LLC  
PO BOX 852  
WAXAHACHIE, TX 75168





SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

ROCKWALL LOFTS CONCEPTUAL ELEVATIONS  
ROCKWALL, TEXAS

SCALE 3/32"=1'-0"



SOUTH GOLIAD STREET

JUSTIN ROAD

T L TOWNSEND DRIVE

FIRST UNITED METHODIST CHURCH



# ROCKWALL LOFTS SITE PLAN

ROCKWALL, TEXAS



SCALE 1"=100'-0"

0' 100' 200'



# Justin Road & Townsend Drive

Being a 12.59 acres tract of land situated in Rockwall County, Texas, of the B.J. Lewis Survey, Abstract No. 225, and being the remainder of a tract of land conveyed to Bill R. Cameron and Raymond B. Cameron, by Deed recorded in Volume 101, Page 837, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner lying in the Southwest right-of-way line of Townsend Drive (variable width right-of-way) said point being the Northeasterly corner of the remainder of said Cameron tract from which a 1/2 inch iron rod found bears South 45 degrees 34 minutes 26 seconds West a distance of 12.42 feet said iron rod being the North corner of Lot 5, Block 1 of First United Methodist Church Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet G, Page 345, Map Records, Rockwall County, Texas;

THENCE South 45 degrees 34 minutes 26 seconds West, along the Northwest line of said Lot 5, a distance of 1111.29 feet to an "X" set for corner at the West corner of said Lot 5 and lying in the Northeast line of a tract of land conveyed to T Rock, L.P., a Texas limited liability partnership, by Deed recorded in Volume 3321, Page 302, Deed Records, Rockwall County, Texas;

THENCE North 41 degrees 58 minutes 25 seconds West, along said Northeast line of T Rock tract, a distance of 181.27 feet to a 1/2 inch iron rod found for corner at the North corner of said T Rock tract;

THENCE South 45 degrees 30 minutes 05 seconds West, along the Northwest line of said T Rock tract a distance of 60.60 feet to a 1/2 inch iron rod set for corner at the East corner of a tract of land conveyed to Donald Richard Whitford, by Deed recorded in Volume 102, Page 686, Deed Records, Rockwall County, Texas;

THENCE North 42 degrees 13 minutes 19 seconds West, along the Northeast line of said Whitford tract, a distance of 100.00 feet to a 1/2 inch iron rod set for corner at the North corner of said Whitford tract and lying in the Southeast line of Lot 2A, Block A of Lofland Industrial Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet D, Page 63, Map Records, Rockwall County, Texas;

THENCE North 48 degrees 09 minutes 15 seconds East, a distance of 103.71 feet to a 1/2 inch iron rod found for corner at the East corner of Lot 2B-B of Lot 5, Block 1 of Lofland Industrial Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet E, Page 356, Map Records, Rockwall County, Texas;

THENCE North 19 degrees 02 minutes 57 seconds West, along the Northeast line of said Lot 2B-B, a distance of 126.59 feet to a 1/2 inch iron rod found for corner at the North corner of said Lot 2B-B and the common South corner of Lot 5-R of Lofland Industrial Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet E, Page 228, Map Records, Rockwall County, Texas;

THENCE North 29 degrees 46 minutes 36 seconds East, along the Southeast line of said Lofland Industrial Park Addition, a distance of 594.01 feet to an "X" found for corner;

THENCE North 47 degrees 24 minutes 56 seconds East, along said Southeast line of said Lofland Industrial Park Addition, passing at a distance of 430.2 feet a 1/2 inch iron rod set for witness and continuing a total distance of 443.65 feet to a point for corner lying in said Townsend Drive;

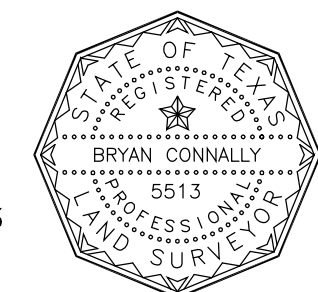
THENCE South 42 degrees 29 minutes 30 seconds East, along said Southwest right-of-way line of Townsend Drive, a distance of 368.83 feet to a point for corner;

THENCE South 44 degrees 21 minutes 15 seconds East, continuing along the Southwest right-of-way line of Townsend Drive, a distance of 173.11 feet to the POINT OF BEGINNING and containing 548,470 square feet or 12.59 acres of land.

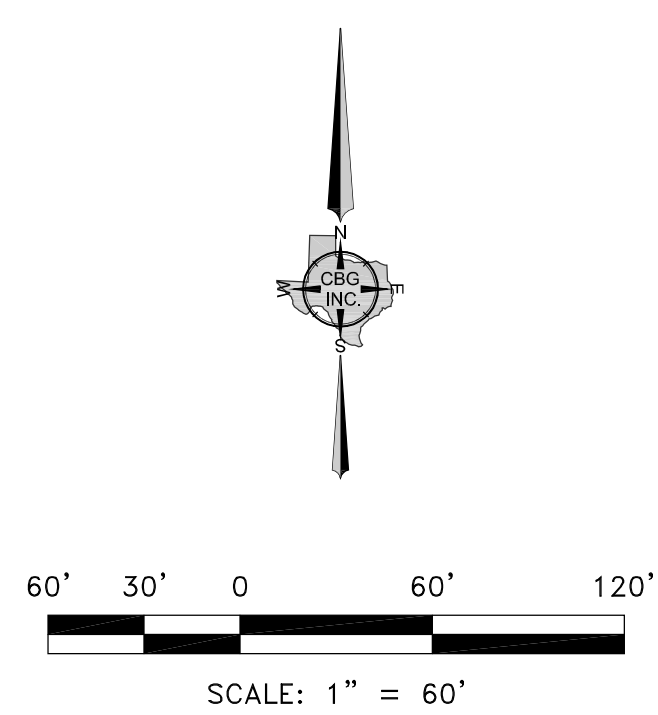
This survey is made in conjunction with the information provided by the client. CBG Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

Executed this 24th day of May, 2012

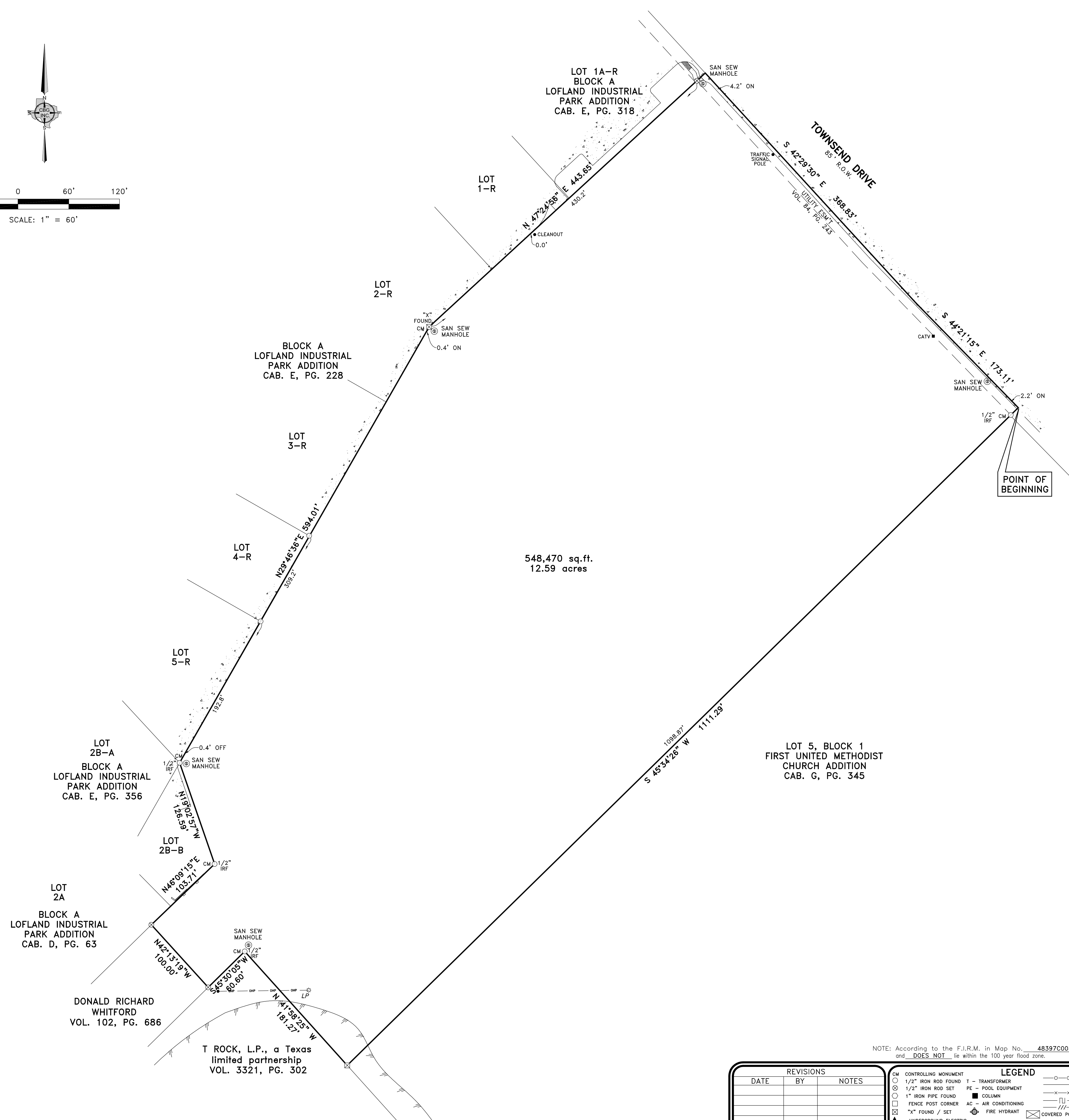
*Bryan Connolly*  
Bryan Connolly  
Registered Professional Land Surveyor No. 5513



ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



SCALE: 1" = 60'



548,470 sq. ft.  
12.59 acres

POINT OF BEGINNING

NOTE: According to the F.I.R.M. in Map No. 4B397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

NOTES:  
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

| REVISIONS |    |       |
|-----------|----|-------|
| DATE      | BY | NOTES |
|           |    |       |
|           |    |       |
|           |    |       |

| LEGEND |                                     |
|--------|-------------------------------------|
| CM     | CONTROLLING MONUMENT                |
| ○      | 1/2" IRON ROD FOUND                 |
| ○      | 1" IRON PIPE FOUND                  |
| □      | FENCE POST CORNER                   |
| ✕      | "X" FOUND / SET                     |
| ▲      | UNDERGROUND ELECTRIC                |
| △      | OVERHEAD ELECTRIC                   |
| ●      | POWER POLE                          |
| —      | ASPHALT PAVING                      |
| —      | GRAVEL/ROCK ROAD OR DRIVE           |
| T      | TRANSFORMER                         |
| PE     | POOL EQUIPMENT                      |
| ■      | COLUMN                              |
| AC     | AIR CONDITIONING                    |
| ⊗      | FIRE HYDRANT                        |
| DES    | DES - DES OVERHEAD ELECTRIC SERVICE |
| ORP    | ORP - ORP OVERHEAD POWER LINE       |
| —      | CHAIN LINK FENCE                    |
| —      | WOOD FENCE                          |
| —      | 0.5" WIDE TYPICAL BARBED WIRE       |
| —      | IRON FENCE                          |
| —      | PIPE FENCE                          |
| —      | COVERED PORCH/DECK OR CARPORT       |

**C.B.G. Surveying, Inc.**  
12025 Shiloh Rd, Suite 230  
Dallas, Texas 75228  
P 214-349-9485 F 214-349-2216  
www.cbgsd.com

| SCALE    | DATE     | JOB NO.   | G.F. NO. | DRAWN |
|----------|----------|-----------|----------|-------|
| 1" = 60' | 05-24-12 | 1201832-1 |          | CHRIS |

**12.59 ACRES**  
B.J. LEWIS SURVEY, ABSTRACT NO. 225  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
JUSTIN ROAD AND TOWNSEND DRIVE