

Z2018-010 - WALLACE TRACT (AG TO PD)
 ZONING - LOCATION MAP =



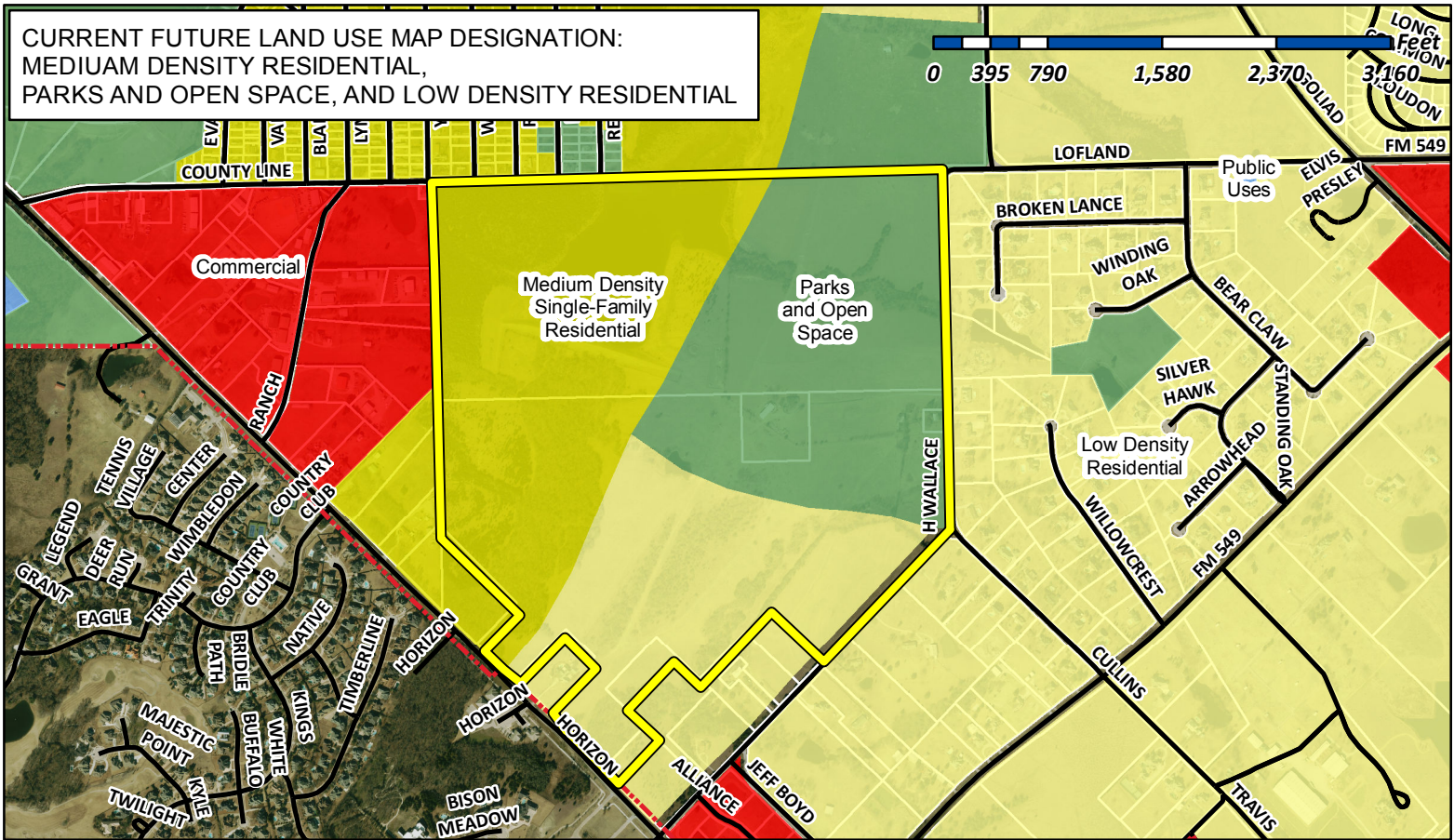
City of Rockwall

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

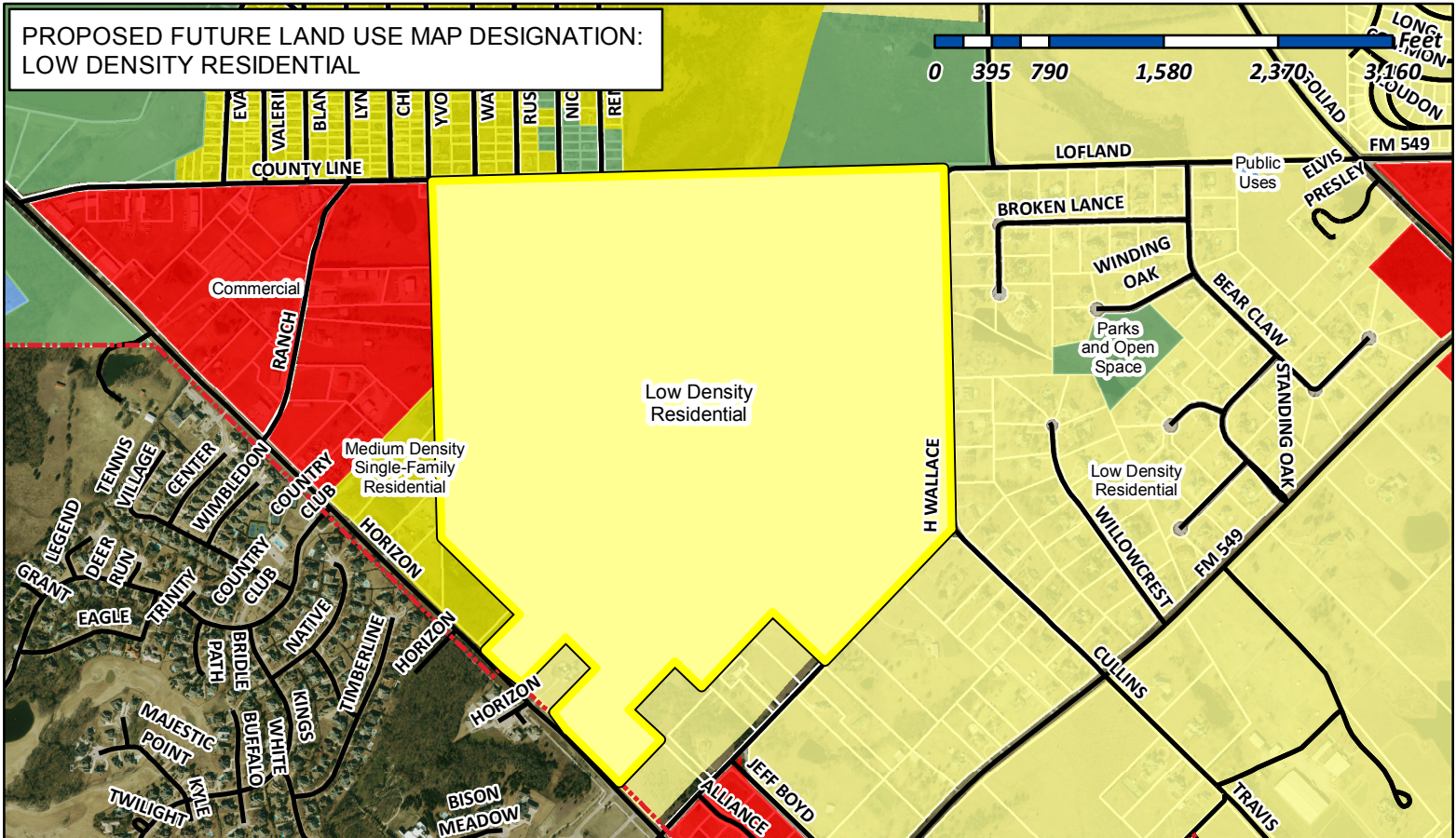
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



CURRENT FUTURE LAND USE MAP DESIGNATION:
 MEDIUM DENSITY RESIDENTIAL,
 PARKS AND OPEN SPACE, AND LOW DENSITY RESIDENTIAL



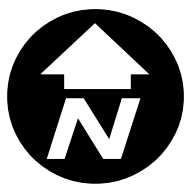
PROPOSED FUTURE LAND USE MAP DESIGNATION:
 LOW DENSITY RESIDENTIAL



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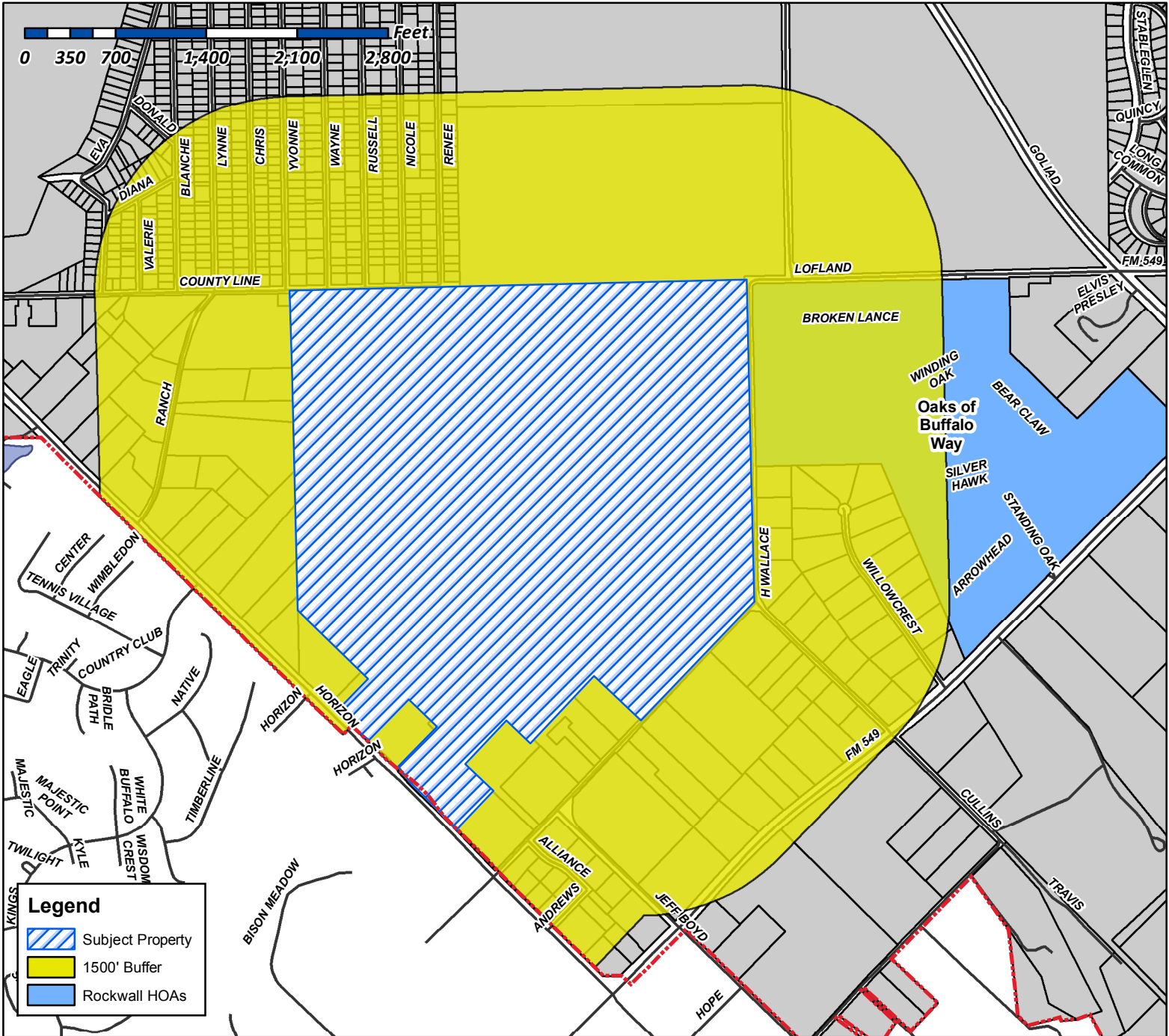




City of Rockwall

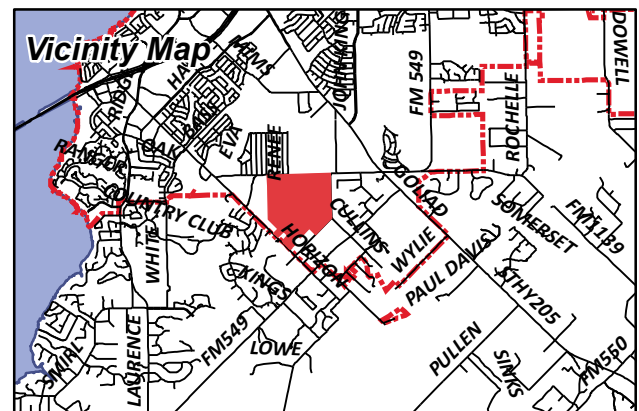
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2018-010
Case Name: Wallace Tract (AG to PD)
Case Type: Zoning
Zoning: AG
Case Address: Tract Bound by Horizon Road
 H Wallace Lane and County Line Road

Date Created: 02/19/2018
For Questions on this Case Call (972) 771-7745

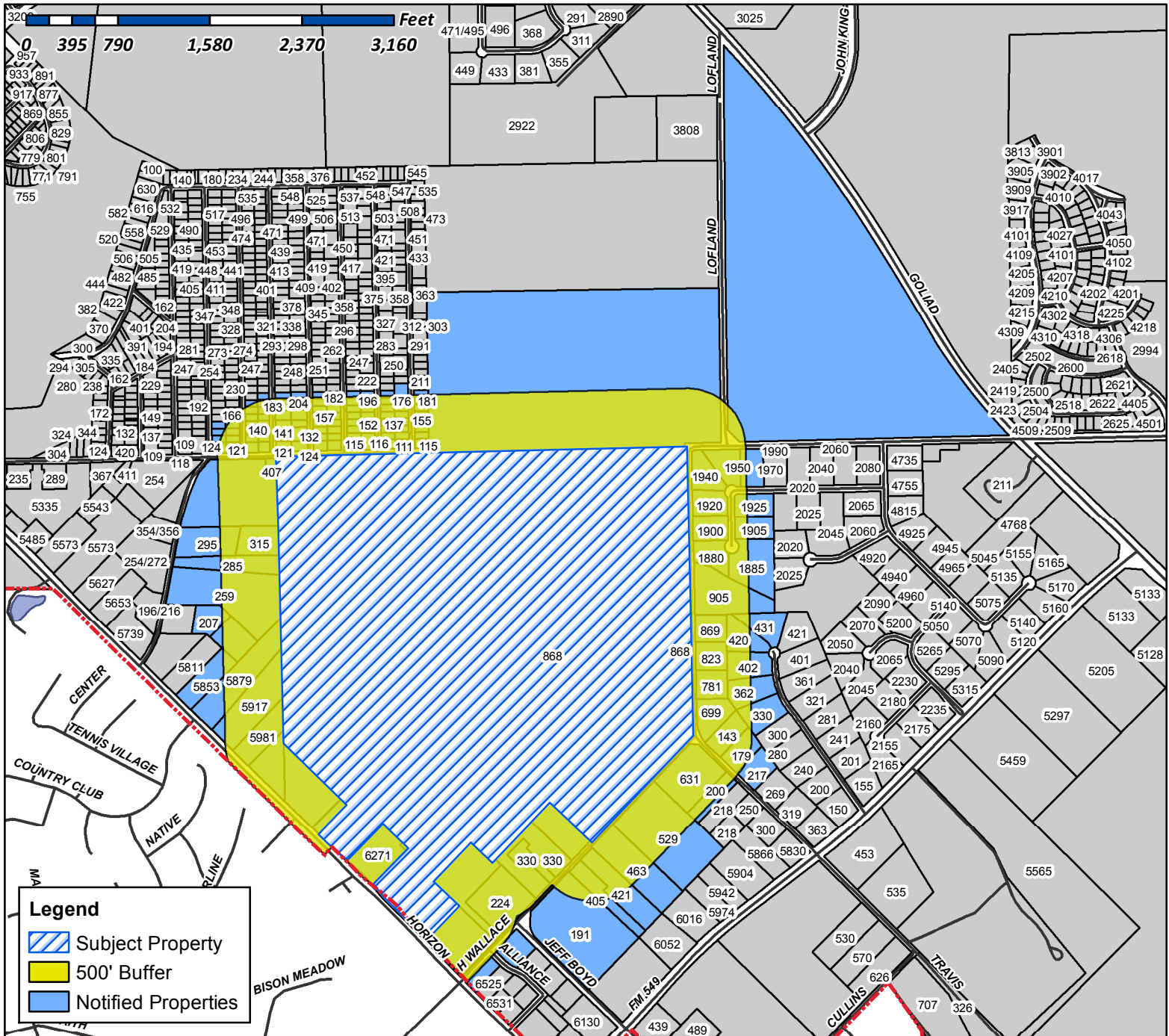




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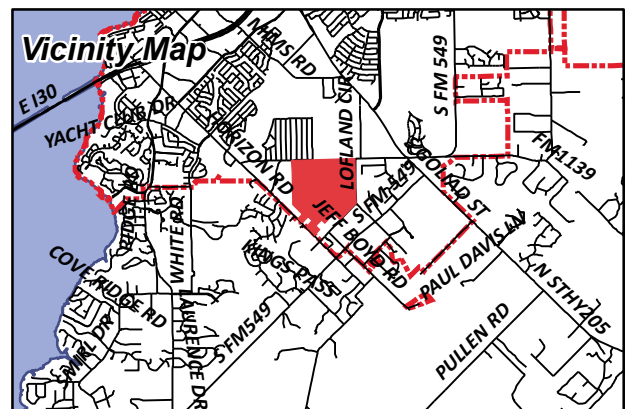
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Date Created: 02/19/2018

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



LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

TAYLOR CLIFF AND SHEENA
106 YORKSHIRE DR
HEATH, TX 75032

ARCHIBALD L D & CARLA R REVOCABLE
LIVING TRUST
1100 SW MCKINNEY ST LOT 179
RICE, TX 75155

SERRANO RAMON AND LORENA AMAYA
111 NICOLE DR
ROCKWALL, TX 75032

LUECKE PATRICIA L MRS
1110 OAKMONT DR
RICHARDSON, TX 75081

PEREZ GILBERTO AND
JUANITA PEREZ
112 LYNNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
115 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
115 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
115 WAYNE DR
ROCKWALL, TX 75032

DIAZ CARLOS O &
YOVANA M CHAVEZ
115 RUSSELL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
116 NICOLE
ROCKWALL, TX 75032

CURRENT RESIDENT
116 RUSSELL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
118 RENEE DR
ROCKWALL, TX 75032

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

CURRENT RESIDENT
121 LYNNE DR
ROCKWALL, TX 75032

PARTIDA EDUARDO A AND IRMA
121 YVONNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
124 YVONNE DR
ROCKWALL, TX 75032

DE SANTIAGO OSCAR MANUEL ACOSTA
124 WAYNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
125 WAYNE DR
ROCKWALL, TX 75032

RANGEL ADELA
125 CHRIS DR
ROCKWALL, TX 75032

VASQUEZ FRANSISCO
125 NICOLE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
127 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
128 RUSSELL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
130 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
130 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
131 LYNNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
132 WAYNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
133 RUSSELL DR
ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT
134 YVONNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
135 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
137 NICOLE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
139 RENEE DR
ROCKWALL, TX 75032

SANCHEZ ROSA &
ISMAEL PALACIOS
140 CHRIS DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

HOLGUIN CECILIA
140 YVONNE DRIVE
ROCKWALL, TX 75032

JONES CHARLES WILLARD
141 YVONNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
142 RUSSELL DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
143 LYNNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
143 RUSSELL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
143 WAYNE DR
ROCKWALL, TX 75032

PINKSTON RONALD L & KAREN L
143 CULLINS RD
ROCKWALL, TX 75032

BETETA RUTH E
1452 GREENBROOK DR
ROCKWALL, TX 75032

ALMARAZ JUAN V DIAZ
147 CHRIS LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
149 NICOLE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
150 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
152 NICOLE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
154 RENEE DR
ROCKWALL, TX 75032

MARQUEZ FELIX C
154 RUSSELL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
155 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
155 RUSSELL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
157 LYNNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
157 WAYNE DR
ROCKWALL, TX 75032

RODRIGUEZ YUNIOR ARROYO
158 WAYNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
159 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
159 NICOLE DR
ROCKWALL, TX 75032

FIDGER BRIAN
C/O LIGHTHOUSE REALTY
1592 NORTH HILLS DR
ROCKWALL, TX 75087

JTS ALLIANCE INC
16 MEADOWLAKE DR
HEATH, TX 75032

ZAVALA HUMBERTO & IMELDA
160 YVONNE DR
ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

AGUILLON JOSE LUIS
163 BASS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
164 NICOLE DR
ROCKWALL, TX 75032

MARTINEZ JOSE G
165 YVONNE DR
ROCKWALL, TX 75032

LOREDO SUSANA
166 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
167 RUSSELL DR
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
168 RUSSELL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
169 WAYNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
171 NICOLE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
172 YVONNE DR
ROCKWALL, TX 75032

CARRILLO JORGE
173 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
176 NICOLE DR
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

NAYLOR DAVID A AND SARAH R
179 CULLINS
ROCKWALL, TX 75032

CURRENT RESIDENT
180 YVONNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
181 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
181 RUSSELL DR
ROCKWALL, TX 75032

JIMENEZ ALMA RODRIGUEZ
181 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
182 RUSSELL DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

YANEZ FERNANDO AND
JUAN A YANEZ
183 YVONNE
ROCKWALL, TX 75032

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

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

BRECHEEN DAN & KAREN
1880 BROKEN LANCE LN
ROCKWALL, TX 75032

POLLOCK MICHAEL
1885 BROKEN LANCE LN
ROCKWALL, TX 75032

SANCHEZ ALEJANDRO &
KARLA CAMACHO
190 YVONNE DR
ROCKWALL, TX 75032

LYON ROBERT CHARLES
1900 BROKEN LANCE LANE
ROCKWALL, TX 75032

WALKER WILLIAM G JR & TRACY L
1905 BROKEN LANCE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
191 RENEE DR
ROCKWALL, TX 75032

HUNT JACKSON W JR
191 JEFF BOYD RD
ROCKWALL, TX 75032

WESTMORELAND WILBUR A &
KERI L
1920 BROKEN LANCE LN
ROCKWALL, TX 75032

AVILA LUZ MARIA
1924 DEVONSHIRE
GARLAND, TX 75041

SAFIEDDINE RABIH AND LAURIE ANN BARAKAT
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

HUFF BILLY AND CHRISTA
193 RUSSELL DR
ROCKWALL, TX 75032

HUFF BILLY AND CHRISTA
193 RUSSELL DR
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

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

CURRENT RESIDENT
195 NICOLE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
195 WAYNE DR
ROCKWALL, TX 75032

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

CURRENT RESIDENT
196 NICOLE DR
ROCKWALL, TX 75032

BENGE TRACY L & JAY D
1970 BROKEN LANCE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
198 RUSSELL DR
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 00901

RAMIREZ RUBIN & MARTHA
200 CHAMBERLAIN DR
FATE, TX 75189

LAMBE ROBERT J & DONNA
200 CULLINS RD
ROCKWALL, TX 75032

CROWN CASTLE TOWERS 09 LLC
2000 CORPORATE DRIVE
CANONSBURG, PA 15317

MEZA FRANCISCO J AND YOLANDA S
2004 MIDLAKE
ROCKWALL, TX 75032

YANEZ JUAN
201 YVONNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
204 WAYNE DR
ROCKWALL, TX 75032

MEDINA MARIA V AND
MARITZA ALONSO
204 YVONNE
ROCKWALL, TX 75032

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

THRASH LEFTY & MARTHA
217 CULLINS RD
ROCKWALL, TX 75032

DAVID B RENO II & PATRICIA J RENO REVOCABLE
LIVING TRUST
218 RUSSELL DRIVE
ROCKWALL, TX 75032

MORTON MARGARET ANNE WALLACE
224 H WALLACE LN
ROCKWALL, TX 75032

ACKERT MARY J MRS
2241 HIGHWOOD DR
DALLAS, TX 75228

MCMULLEN KENNETH & SANDRA A
259 RANCH TRL
ROCKWALL, TX 75032

JIMENEZ RICARDO
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

CURRENT RESIDENT
285 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
295 RANCH TRAIL
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

WALLACE DONALD J & CATHERINE
330 H WALLACE LN
ROCKWALL, TX 75032

WALLACE DONALD J
330 H WALLACE LN
ROCKWALL, TX 75032

ADAMS JEFFREY BLAKE & CATHY
330 WILLOWCREST
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
34 LAKEWAY DR
HEATH, TX 75032

CONTRERAS JUANA
353 CHRIS DR
ROCKWALL, TX 75032

BAUGHER JAMES M AND
MARY BETH BAUGHER
362 WILLOWCREST
ROCKWALL, TX 75032

MOREAU KIMBERLYN G & STEPHEN M
402 WILLOWCREST
ROCKWALL, TX 75032

KRECEK JANETTE C
405 H WALLACE LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
407 RANCH TRAIL
ROCKWALL, TX 75032

OLGUIN CIRILO
412 CHRIS DR
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
420 LYNNE DR
ROCKWALL, TX 75032

MILLER JASON D & JANITH L
420 WILLOWCREST
ROCKWALL, TX 75032

INGHAM JULIE A AND MARK A
421 H WALLACE LN
ROCKWALL, TX 75032

DRCE TRUST
4219 ASHMON CT
DALLAS, TX 75287

SWAIN BRENT MERRICK
431 WILLOWCREST
ROCKWALL, TX 75032

CLEM MILFORD
433 THISTLE DR
GARLAND, TX 75043

LICEA JOSE DELFINO
448 LYNNE DR
ROCKWALL, TX 75032

WILCK PAUL J JR
463 H WALLACE LN
ROCKWALL, TX 75032

MORENO NOE
474 BASS RD
ROCKWALL, TX 75032

BARRON GILDARDO
505 LILLIAN ST
ROCKWALL, TX 75087

MCCOSH GORDON ETUX
529 H WALLACE LN
ROCKWALL, TX 75032

ROCKWALL LAKE PROPERTIES
5713 SECREST DRIVE CT
GOLDEN, CO 80403

CURRENT RESIDENT
5853 FM3097
ROCKWALL, TX 75032

MCCOY SHIREE DAY
5879 FM 3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5917 FM3097
ROCKWALL, TX 75032

BINDER CARL JR
5981 FM 3097
ROCKWALL, TX 75032

SHEPHERD PLACE HOMES INC
620 ROWLETT RD
GARLAND, TX 75043

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

WALLACE JOHN H JR
6271 HORIZON RD
ROCKWALL, TX 75032

WALLACE MICHAEL
6271 HORIZON ROAD
ROCKWALL, TX 75032

LATHAM REX K ET UX
631 H WALLACE LN
ROCKWALL, TX 75032

STEVENS DWAYNE ETUX
699 H WALLACE LN
ROCKWALL, TX 75032

RAMIREZ ZACARIAS
703 T L TOWNSEND DR
ROCKWALL, TX 75087

ACUNA NINFA
703 T L TOWNSEND DR
ROCKWALL, TX 75087

SIERRA ZACARIAS RAMIREZ
703 T L TOWNSEND DR
ROCKWALL, TX 75087

CANIZALES ELIDA VILLAREAL
760 COUNTY LINE RD
ROCKWALL, TX 75032

ESPARZA NORA
7723 GLENMERE TRAIL
SACHSE, TX 75048

GREGG RODNEY P
781 H WALLACE LN
ROCKWALL, TX 75032

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

DANIELS COREY L & CAROL A
808 RENEE DR
ROCKWALL, TX 75032

MERRITT PAUL C & LOUISE
823 H WALLACE LN
ROCKWALL, TX 75032

WOODHILL DENTAL SPECIALTIES I LLC
8355 WALNUT HILL LN SUITE 100
DALLAS, TX 75237

CURRENT RESIDENT
868 H WALLACE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
868 WALLACE LN
ROCKWALL, TX 75032

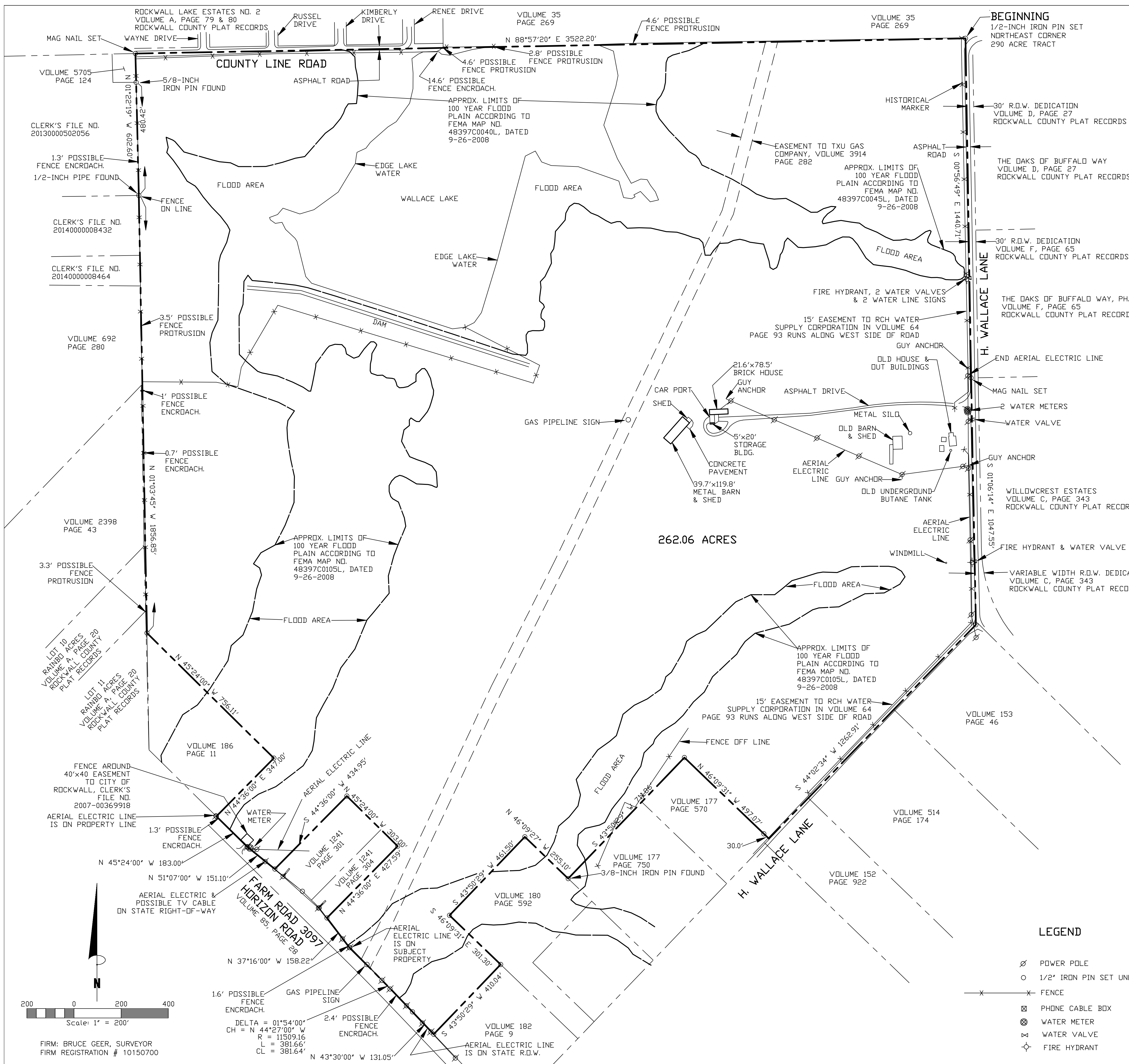
KINNEY DAVID D & DIANA S
869 H WALLACE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
905 H WALLACE LN
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO
9233 WHISKERS RD
QUINLAN, TX 75474

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

GLEASON DIANE
PO BOX 824312
DALLAS, TX 75382



DESCRIPTION 262.06 ACRES

SITUATED in Rockwall County, Texas, in the W. W. Ford survey, abstract no. 80, being a survey of part of the 290 acre tract described in a deed from J. O. Wallace and wife, Mary E. Wallace to J. H. Wallace, dated September 19, 1947, recorded in volume 42, page 616 of the Rockwall County deed records, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin set at the northeast corner of said 290 acre tract, at the extension of H. Wallace Lane from the south and east; same being the northwest corner of The Oaks of Buffalo Way, Phase 1, recorded in volume D, page 27 of the Rockwall County plat records;

THENCE southerly with said H. Wallace Lane as follows:

South 00°56'49" East, with the west line of said The Oaks of Buffalo Way, Phase 1, passing the west-southwest corner of said The Oaks of Buffalo Way, Phase 1 and the northeast corner of The Oaks of Buffalo Way, Phase II recorded in volume F, page 65 of the Rockwall County plat records at 814.17 feet and continuing with the west line of said The Oaks of Buffalo Way, Phase II, in all 1440.71 feet to a mag nail set;

South 01°06'14" East, with the west line of Willowcrest Estates, recorded in volume C, page 343 of the Rockwall County plat records, 1047.55 feet to a mag nail set;

THENCE South 44°02'34" West, 1262.91 feet to a 1/2-inch iron pin set;

THENCE North 46°09'31" West, with the northeast line of the 3.00 acre tract recorded in volume 177, page 570, 497.07 feet to a 1/2-inch iron pin set at the north corner of said 3.00 acre tract;

THENCE South 43°50'29" West, with the northwest line of said 3.00 acre tract, passing the west corner of said 3.00 acre tract and the north corner of the 5.17 acre tract at 281.36 feet and continuing with the northwest line of said 5.17 acre tract, in all, 711.86 feet to a 3/8-inch iron pin found at the west corner of said 5.17 acre tract; same being in the northwest line of the 5.00 acre tract recorded in volume 180, page 592;

THENCE North 46°09'27" West, with the northeast line of said 5.00 acre tract, 265.10 feet to a 1/2-inch iron pin set at the north corner of said 5.00 acre tract;

THENCE South 43°50'29" West, with the northwest line of said 5.00 acre tract, 461.50 feet to a 1/2-inch iron pin set at the west corner of said 5.00 acre tract;

THENCE South 46°09'31" East, with the southwest line of said 5.00 acre tract, 301.30 feet to a 1/2-inch iron pin set at the north corner of the 5.00 acre tract recorded in volume 182, page 9;

THENCE South 43°50'29" West, with the northwest line of the last mentioned 5.00 acre tract, 410.04 feet to a 1/2-inch iron pin set in the northeast right-of-way line of Farm Road 3097 (Horizon Road);

THENCE in a northwest direction with the northeast right-of-way line of said Farm Road 3097 (Horizon Road) as follows:

North 43°30'00" West, 131.05 feet to a 1/2-inch iron pin set at the P.C. of a curve to the left;

With said curve to the left, a radius of 11509.16 feet, an arc length of 381.66 feet, a central angle of 01°54'00", a chord direction of North 44°27'00" West and a chord length of 381.64 feet to a 1/2-inch iron pin set;

THENCE North 37°16'00" West, 158.22 feet to a 1/2-inch iron pin set at the south corner of the 1.00 acre tract recorded in volume 1241, page 304;

THENCE North 44°36'00" East, with the southeast line of said 1.00 acre tract, 427.59 feet to a 1/2-inch iron pin set at the east corner of said 1.00 acre tract;

THENCE North 45°24'00" West, with the northeast line of said 1.00 acre tract, passing the north corner of said 1.00 acre tract and the east corner of the 1.954 acre tract recorded in volume 1241, page 301 at 103.00 feet and continuing with the northeast line of said 1.954 acre tract, in all, 303.00 feet to a 1/2-inch iron pin set at the north corner of said 1.954 acre tract;

THENCE South 44°36'00" West, with the northwest line of said 1.954 acre tract, 434.95 feet to a 1/2-inch iron pin set at the west corner of said 1.954 acre tract; same being in the northeast right-of-way line of said Farm Road 3097 (Horizon Road);

THENCE in a northwest direction with the northeast right-of-way line of said Farm Road 3097 (Horizon Road) as follows:

North 51°07'00" West, 151.10 feet to a 1/2-inch iron pin set;

North 45°24'00" West, 183.00 feet to a 1/2-inch iron pin set in the southeast line of the 5.00 acre tract recorded in volume 186, page 11;

THENCE North 44°36'00" East, with the southeast line of last mentioned 5.00 acre tract, 347.00 feet to a 1/2-inch iron pin set at the east corner of said last mentioned 5.00 acre tract;

THENCE North 45°24'00" West, with the northeast line of said last mentioned 5.00 acre tract, 756.11 feet to a 1/2-inch iron pin set;

THENCE North 01°03'45" West, 1856.85 feet to a 1/2-inch pipe found at the northeast corner of the 2.04 acre tract recorded as clerk's file no. 2014000008432 and the southeast corner of the 9.76 acre tract recorded as clerk's file no. 20130000502056;

THENCE North 01°22'19" West, with the east line of said 9.76 acre tract, passing a 5/8-inch iron pin found the east-northeast corner of said 9.76 acre tract at 480.42 feet and continuing with the east line of the 10 acre tract recorded in volume 5705, page 124, in all, 602.60 feet to a mag nail set at the northwest corner of said 290 acre tract, in the center of County Line Road (east-west paved road);

THENCE North 88°57'20" East, with the north line of said 290 acre tract and with said County Line Road, passing the end of said County Line Road at approximately 1151 feet and continuing in all, 3522.20 feet to the PLACE OF BEGINNING and containing 262.06 acres.

Office work completed on January 22, 2016

Bruce Geer

Bruce Geer, Registered Professional Land Surveyor, No. 4117
 1101 W. University Drive (U. S. Highway 380)
 McKinney, Texas 75069
 972-562-3959
 972-542-5751-fax

According to FEMA maps no. 48397C0040L, 48397C0105L and 48397C0045L, all dated 9-26-2008, part of the above described tract of land is in the 100 year flood plain.

Bearing base and controlling monuments: Bearings seen on right-of-way deed in volume 85, page 28 and used calculated line between a bent concrete marker found on northeast right-of-way line of Farm Road 3097 at station 134+17.23 and concrete right-of-way marker found on said northeast right-of-way line at station 70+00. Right-of-way map is on file at the TxDOT Dallas District office.

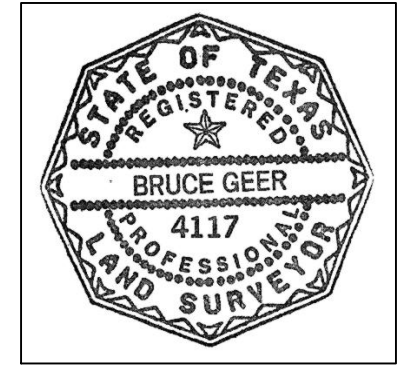
25 foot wide easements to Lone Star Gas Company in volume 76, page 514 and volume 76, page 516 apply to the above described tract. Exact location of easements were not mentioned in said easement documents.

Easement to Kaufman-Van Zandt Conservation District in volume 51, page 101 applies to the above described tract of land. Easement states 25.3 acres are in the permanent pool and 36 acres are in the flood pool. Exact location of this easement is not mentioned in said easement document.

Easement to Texas Utilities Electric Company in volume 1414, page 238 does not apply to the above described tract of land.

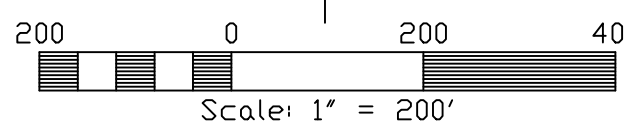
Blanket easement to Farmers Electric Cooperative, Inc. in volume 3756, page 15 applies to the above described tract of land. Easement becomes 20 feet in width when overhead or underground lines are installed.

- LEGEND**
- ⊗ POWER POLE
 - 1/2" IRON PIN SET UNLESS OTHERWISE NOTED
 - FENCE
 - ⊗ PHONE CABLE BOX
 - ⊗ WATER METER
 - ⊗ WATER VALVE
 - ⊗ FIRE HYDRANT

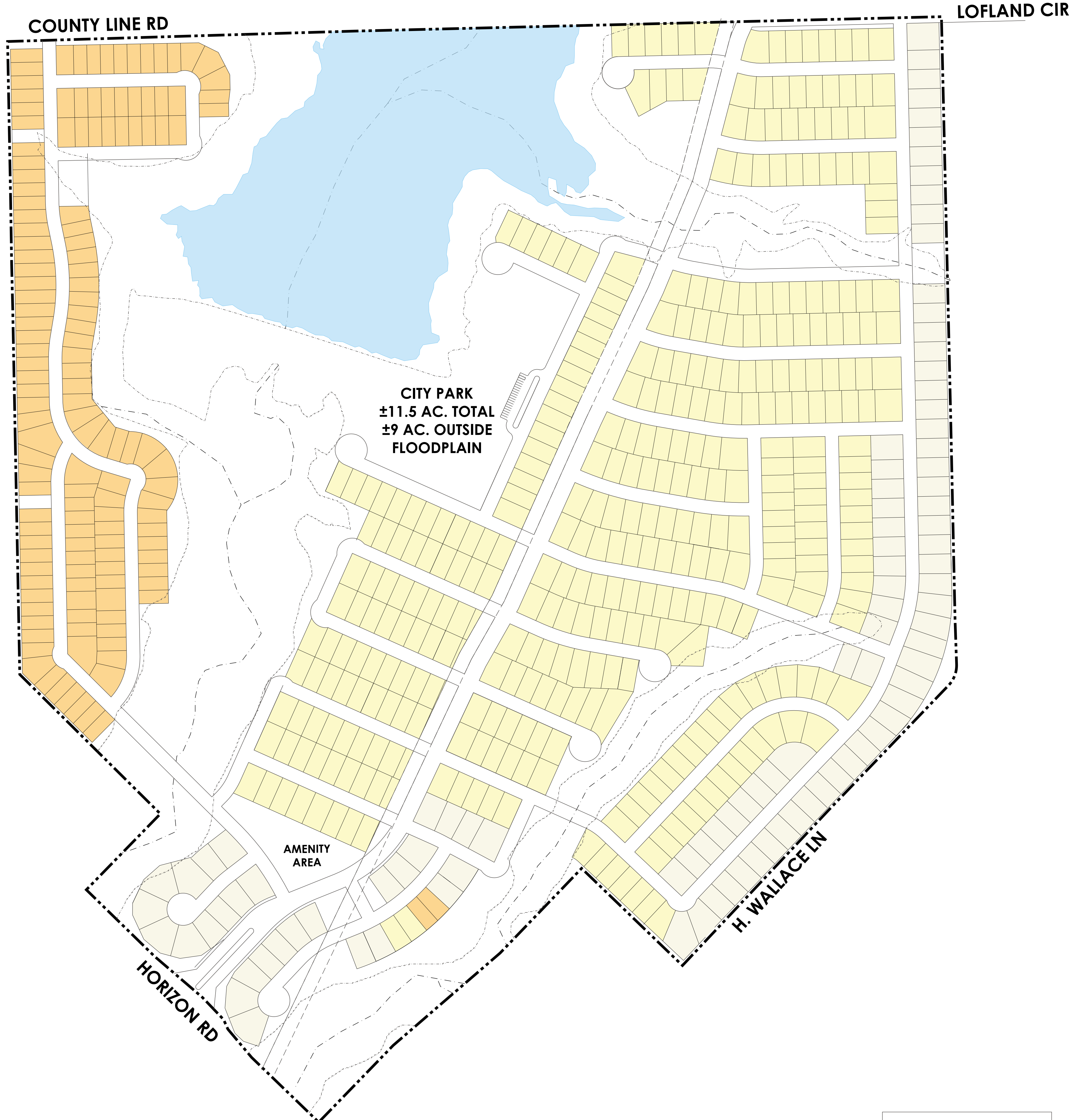


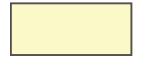


262.06 ACRES
 W. W. FORD SURVEY
 ABSTRACT NO. 80
 CITY OF ROCKWALL
 ROCKWALL COUNTY
 TEXAS

FIRM: BRUCE GEER, SURVEYOR
 FIRM REGISTRATION # 10150700



DELTA = 01°54'00"
 CH = N 44°27'00" W
 R = 11509.16
 L = 381.66'
 CL = 381.64'



LOT TYPE	
	A
	B
	C

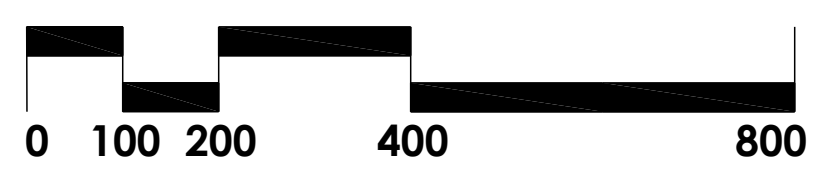
ZONING CONCEPT PLAN

Wallace Tract Concept

Rockwall, Texas

February 16, 2017

Drawing name: \\dalf02\Projects\NAI\SLD\WFXO7000\700 CADD\709 Planning_Landscape\Planning\Wallace Tract PD_Concept_02.13.2018.dwg
Plotted on: Feb 16, 2018 - 8:18am



NOTE: This plan is diagrammatic only and is intended to show potential configuration. This plan is only conceptual and is not based upon a detailed survey of existing site conditions such as property limits, subsurface conditions, limits of trees, topography, utilities, easements, etc. February 16, 2018

February 16, 2018

Ryan Miller
City of Rockwall
385 S Goliad
Rockwall, Texas 75087



Re: Wallace Tract – Proposed PD Zoning – Separate Applicant Requests

Dear Ryan,

Hines is hereby requesting a zoning change on the property bound by Wallace Lane, Horizon Road, County Line Road, and Lofland Circle. The purpose of this request is to create a Planned Development (PD) for a proposed single-family, master-planned community. Please find the zoning change application and PD Development Standards along with the proposed Concept Plan in this submittal.

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 201 cities in 21 countries. Hines has approximately \$100 billion of assets under management, including \$54.5 billion for which Hines provides fiduciary investment management services, and \$45.5 billion for which Hines provides third-party property-level services. The firm has 113 developments currently underway around the world. Historically, Hines has developed, redeveloped or acquired 1,262 properties, totaling over 414 million square feet. The firm's current property and asset management portfolio includes 529 properties, representing over 213 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most-respected real estate organizations in the world. Visit www.hines.com for more information.

In addition to the single-family related items discussed in the PD, Hines has several separate requests, detailed below:

Wallace Lane:

Hines is proposing access to the community through a combination of Horizon and County Line roads (see the enclosed access point exhibit for reference). The project will therefore not add any traffic to the existing Wallace Lane. The other adjacent property that utilizes Wallace Lane, The Oaks at Buffalo Way, has been developed as large lot single-family and is currently the highest and best use for that property. Hines is proposing that the Rockwall Major Thoroughfare plan be amended to call for no expansion to the existing Wallace Lane to reflect the road's sparsely traveled status.

Future Water Line Reimbursement:

As part of the single-family development, Hines will install an off-site water line to connect to the existing water infrastructure along Highway 205 when project phasing demands deem the improvements necessary. The proposed water line will provide capacity to the Wallace Tract as well as other future developments along the path of the line. Discussions with City of Rockwall staff have affirmed that a pro rata reimbursement

as repayment to Hines or its assigns will be disbursed at the time the benefited properties develop. Hines is requesting that the City put in place a reimbursement agreement that will last 10 years with subsequent 10 year extensions to be exercised at Hines or its assigns discretion and details the reimbursement amounts Hines can expect.

City Park Dedication:


Following successful zoning, Hines intends to present to the City of Rockwall Parks Board the plan to dedicate +/- 11 acres for a City of Rockwall Regional Park and an additional amount of open space to be utilized for the City to seek additional grant funding. The park will be dedicated during the platting of the adjacent phase. The City of Rockwall will maintain the Regional Park while the Association created by Hines will maintain the project's internal private park improvements.

Please contact me with any questions.

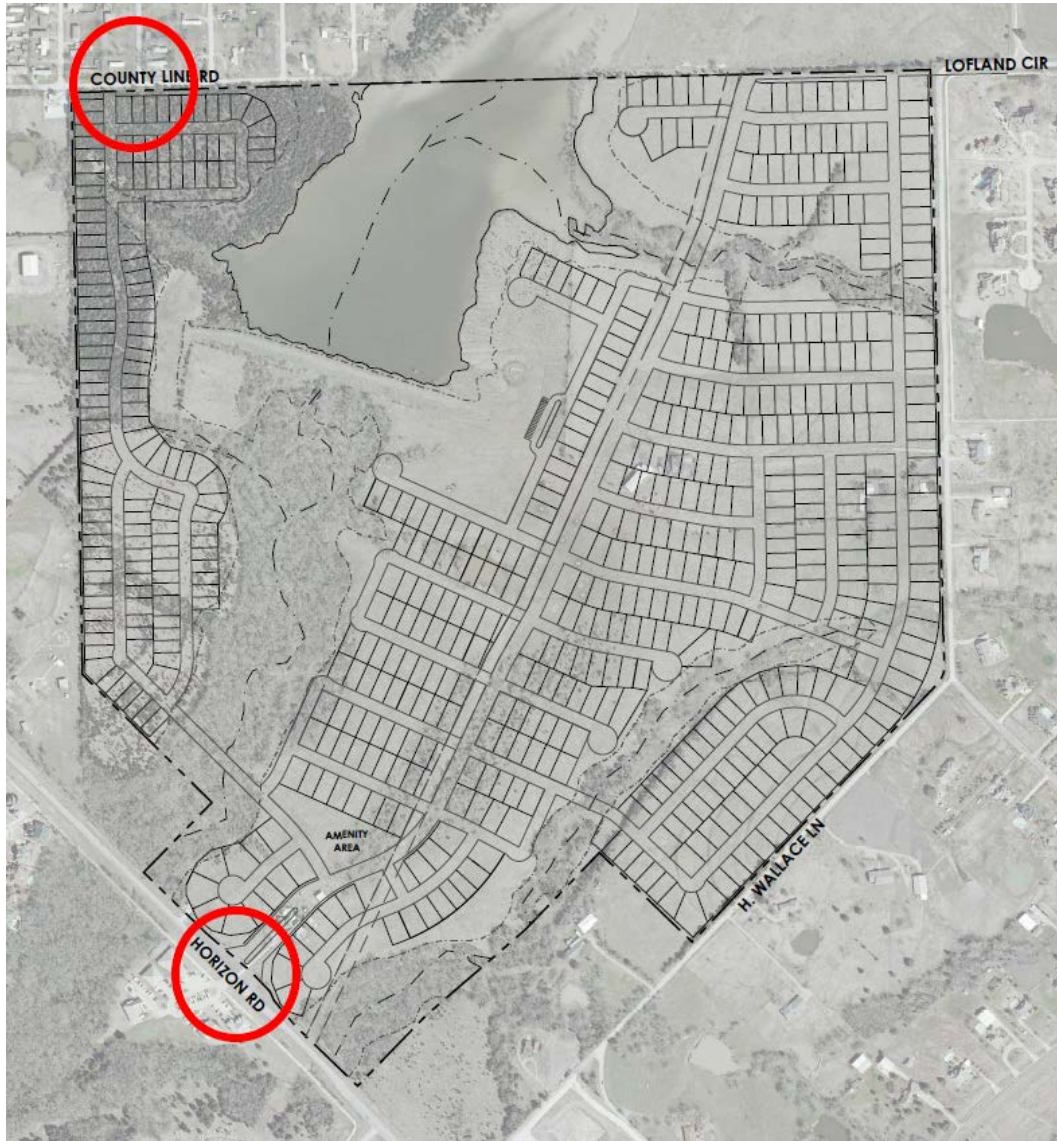
Sincerely,

Hines Interests Limited Partnership,
a Delaware limited partnership,
its sole Member

By: Hines Holding, Inc.,
a Texas corporation,
its General Partner


By: _____
Name: Robert W. Witte
Title: Senior Managing Director

Access Point Exhibit



**Exhibit B Wallace Tract:
PD Development Standards**

A. GENERAL REQUIREMENTS

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted with the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the Concept Plan depicted in Exhibit 'B' and stated in Table 1, which is as follows:

Table 1: Lot Composition

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Maximum Dwelling Units (#)</i>
A	60' x 120'	7,200 SF	385
B	70' x 120'	8,400 SF	110
C	50' x 110'	5,500 SF	150

Maximum Permitted Units: 645

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article V, *District Development Standards*, of the Unified Development Code (UDC), are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.50 dwelling units per gross acre of land; however, in no case should the proposed development exceed 645 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 PD Concept Plan)▶</i>	A	B	C
<i>Minimum Lot Width/Frontage⁽¹⁾</i>	60'	70'	50'
<i>Minimum Lot Depth</i>	120	120	110
<i>Minimum Lot Area</i>	7,200 SF	8,400 SF	5,500 SF
<i>Minimum Front Yard Setback⁽²⁾</i>	20	20	20
<i>Minimum Side Yard Setback</i>	5	5	5
<i>Minimum Side Yard Setback (Adjacent to the Street)⁽²⁾</i>	15	15	15
<i>Minimum Length of Driveway Pavement</i>	20	20	20
<i>Maximum Height⁽³⁾</i>	36	36	36
<i>Minimum Rear Yard Setback⁽⁴⁾</i>	15	15	15
<i>Garage Orientation</i>	Front or J-Swing	Front or J-Swing	Front
<i>Maximum of Front Entry Garages Permitted</i>	70% or 270 lots	70% or 270 lots	100% or 150 lots
<i>Minimum Area / Dwelling Unit (SF)⁽⁵⁾</i>	2,200	2,500	2,000
<i>Maximum Lot Coverage</i>	65%	65%	50'

General Notes:

1. The minimum lot width shall be measured at the *Front Yard Building Setback*.
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. As measured from the rear yard property line.
5. A minimum of 25% of Lot Type C must have a *Front Yard Setback* of 25'
6. Up to 25% of Lot Type C can be less than 2,000 SF but greater than 1,800 SF.
7. Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally,

Exhibit B Wallace Tract:
PD Development Standards

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.

4. *Building Standards.* All development shall adhere to the following building standards:

- a) *Masonry Requirement.* The minimum masonry requirement for the exterior facades of a building shall be 90%, where 100% of front elevation shall be masonry with exception of above roof line and architectural façade features). No visible siding adjacent to major thoroughfare allowed. Hardie Board or similar cementaceous material may be used on up to 50% of the total masonry requirement.
- b) *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of sunrooms and porches, which shall have minimum of a 4:12 roof pitch. Rear elevation may have 6:12 roof pitch.
- c) *Garage Orientation and Driveway Standards.* Garages may be oriented toward the street in a front entry configuration; however, the front façade of the garage door must be situated equal to or behind the front façade of the primary structure. Swing, Traditional Swing, or J-Swing garages are permitted to have a second garage door facing the street. All garage doors are required to be upgraded finish with examples to include "Carriage House Collection" by Overhead Door Corporation or approved alternate. All driveways are required to include upgraded finish, treatment, or materials. No standard broom-finish concrete driveways are allowed.

5. *Anti-Monotony Restrictions.* The development shall adhere to an *Anti-Monotony rule.*

- a) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties.
- b) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and three (3) intervening homes of differing appearance on the opposite side of the street. The rear elevation of the homes backing to open spaces or to an adjacent thoroughfare shall not repeat without at least four (4) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - i. Number of Stories
 - ii. Permitted Encroachment Type and Layout
 - iii. Roof Type and Layout
 - iv. Articulation of the Front Façade

*****NOTE*** Please insert the monotony chart from Z2015-016: Discovery Lakes (AG to PO), Ordinance No. 15-24**

- c) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural composition.

6. *Fencing Standards.* All individual residential fences 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.

Exhibit B Wallace Tract:
PD Development Standards

- a) *Wood Fences.* All wood fences shall be constructed of board-on-board Cedar and stained a consistent medium-brown.
- b) *Decorative Metal Fencing.* Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a tubular steel fence or decorative metal fence.
- c) *Corner Lots.* Corner lots fences (i.e. adjacent to the street) shall provide masonry columns at 45-foot off center spacing that begins at the rear of the property line. Fencing shall be setback from the side property line adjacent to the street a minimum of five (5) feet.
- d) *Solid Fences (including Wood Fences).* All solid fences shall incorporate a decorative top rail or cap into the design of the fence.

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, unless specifically provided by this PD Ordinance, shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this PD development:
 - i. *Canopy/Shade Trees.* Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Burk Elm, Allen Elm, Chinese Pistachio, Shumard Oak, Sycamore, Live Oak, and Burr Oak.
 - ii. *Accent/Ornamental/Under-Story Trees.* Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.
- b) *Landscape Buffers.* All landscape buffers and plantings located within buffers shall be maintained by the Homeowner's Association (HOA). A minimum of a 20-foot landscape buffer shall be provided along the frontage of Horizon Road and a minimum 10-foot landscape buffer shall be provided along the frontage of H. Wallace Lane and County Line Road (outside of and beyond any required right-of-way dedication).
- c) *Streetscape Landscape.* Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy Trees.
 - i. Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
 - ii. Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.
 - iii. For purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

Exhibit B Wallace Tract:
PD Development Standards

- d) *Street Trees.* Street Trees shall generally be planted in conformance with the PD Concept Plan as depicted in this ordinance. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of a 14' vertical clearance height for any trees overhanging a public roadway. All street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm sewer lines.
 - e) *Irrigation Requirements.* Irrigation shall be installed for required landscaping located within improved common areas, landscape buffers and/or open space lawn areas. 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. Landscape Irrigation will not be required in Native/Natural areas near the NRCS lake dam, overflow structure, and floodplain areas proposed to be left undisturbed.
 - f) *Hardscape.* Hardscape plans indicating the location of sidewalks and trails shall be reviewed and approved with the PD Site Plan.
8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City Street standards.
 9. *Curbing.* Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
 10. *Lighting.* Light poles shall not exceed 20-feet in total height (i.e. base and lighting standard). All fixtures should be directed downward and be positioned to contain all light within the development area.
 11. *Sidewalks.* At a minimum, all sidewalks located on lay down curb section streets shall begin four (4) feet behind the back of curb and be at a minimum of five (5) feet in overall width.
 12. *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. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*i.e. 3-phase lines*), or additional lines that are added to existing poles, may be above ground if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power lines along the perimeter of the *Subject Property*. Temporary power lines constructed across 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.
 13. *Open Space.* The development shall consist of a minimum 20% open space (including any park land dedicated to the City of Rockwall), and generally conform to the PD Concept Plan contained in this ordinance. Existing floodplain shall only count up to 10% of the required 20%. All open space areas shall be maintained by the Homeowner's Association (HOA).

Exhibit B Wallace Tract:
PD Development Standards

Developer shall provide within the Subject Property enhanced landscaping areas within the Subject Property (generally depicted below). Final design will be determined at development.



14. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision, in general conformance to the signage shown below. Final design and location of entry features shall be reviewed and approved with the PD Site Plan.

**Exhibit B Wallace Tract:
PD Development Standards**



15. Amenity Center. The development shall include a fully established turfed and irrigated private Amenity Center as generally depicted in the PD Concept Plan and below. The final design of the Amenity Center will be determined with the Planned Development Site Plan. This area shall incorporate the following improvements:

- a) Upgraded Playground facilities
- b) Covered Shade Structure
- c) Swimming pool & accessory uses
- d) Picnic Area
- e) Benches
- f) Landscaping features including upgraded planting beds, Canopy Trees, and Ornamental Trees



16. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the

Exhibit B Wallace Tract:
PD Development Standards

Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.

17. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

DRAFT

Exhibit B Wallace Tract:
PD Development Standards

Sample Images:

Enhanced Garage:



Enhanced Driveway Finish Options:

Aggregate Finish



Masonry Banding



Exhibit B Wallace Tract:
PD Development Standards

Stamped Color Concrete



Rock Salt Finish Concrete



DRAFT