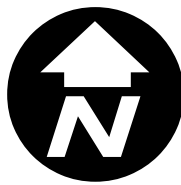


City of Rockwall

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.

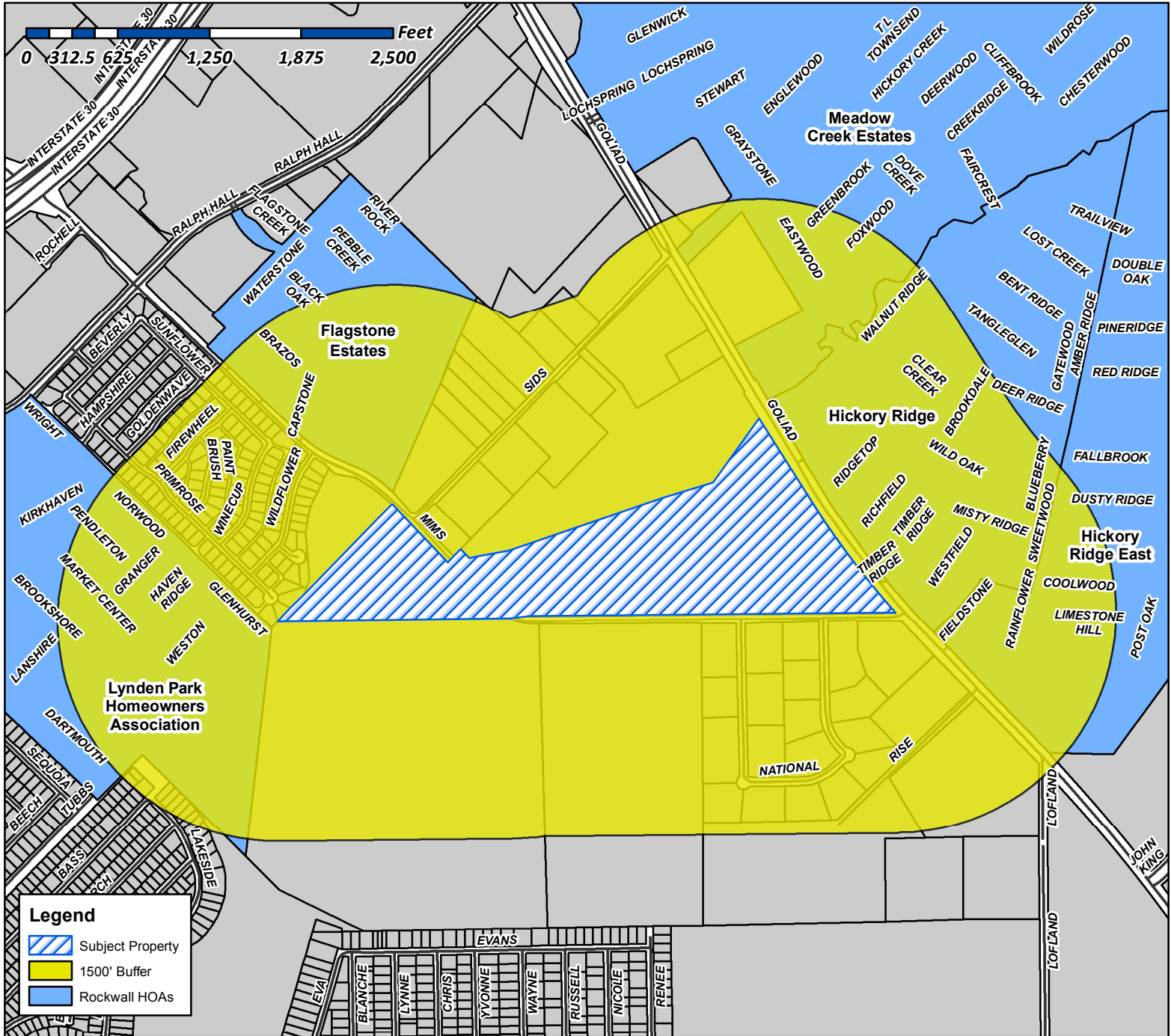




City of Rockwall

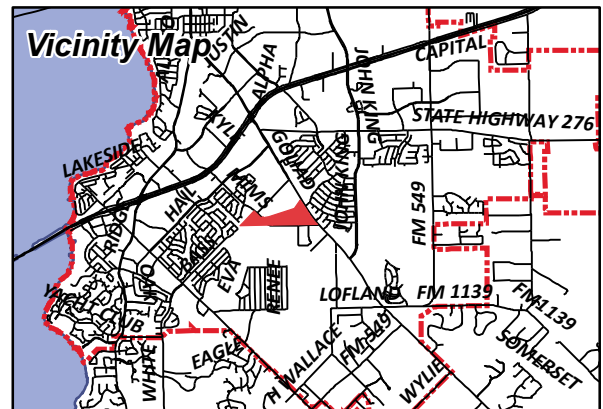
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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: Z2018-017
Case Name: Zoning Change (C & HC to PD)
Case Type: Zoning
Zoning: Commercial & Heavy Commercial District
Case Address: Northwest Corner of S. Goliad Street and Mims Road

Date Created: 03/16/2018
For Questions on this Case Call (972) 771-7745

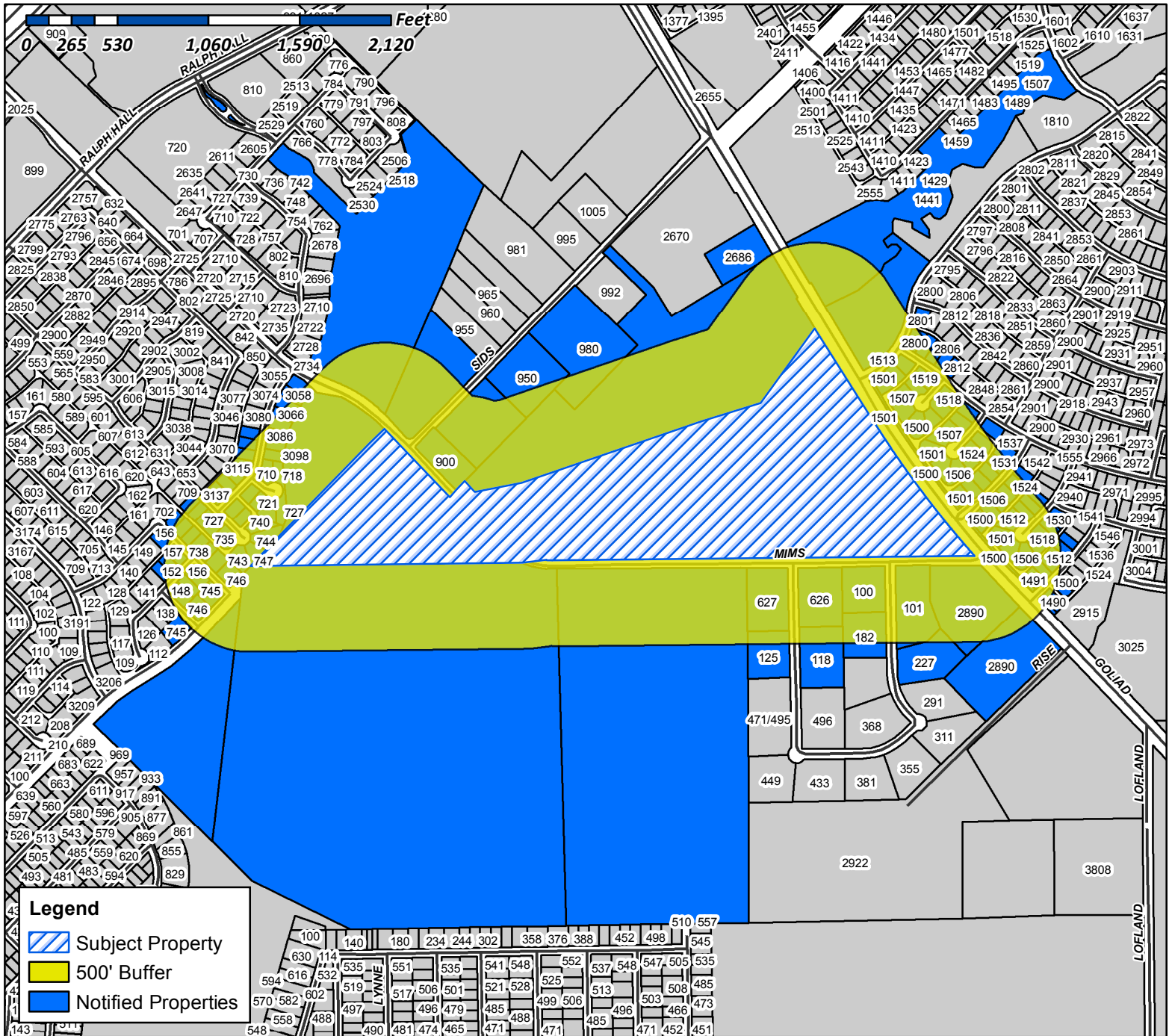




City of Rockwall

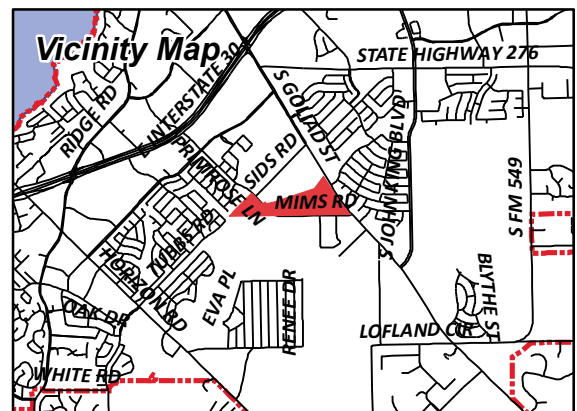
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



Case Number: Z2018-017
Case Name: Zoning Change (AG, C & HC to PD)
Case Type: Zoning
Zoning: AG, C, & HC District
Case Address: Northwest Corner of S. Goliad Street and Mims Road

Date Created: 03/16/2018
For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
100 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
101 NATIONAL DR
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

LEMMOND BRENTON & KIMBERLY
10349 S STATE HWY 205
ROCKWALL, TX 75032

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

SCOTTFREE INVESTMENTS LP
118 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
125 NATIONAL DR
ROCKWALL, TX 75032

MOORE LEE OSCAR & SHRYL ANN
1251 MARLIN AVENUE
SEAL BEACH, CA 90740

DING CHENG LIANG AND LUH LUH TING
1406 ROSALIA AVE
SAN JOSE, CA 95130

CURRENT RESIDENT
1441 FOXWOOD LN
ROCKWALL, TX 75032

MCSWAIN BILLY
148 NATIONAL DR
ROCKWALL, TX 75032

PEACOCK JAY C & ROBYN M
148 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
149 WESTON CT
ROCKWALL, TX 75032

ZIYADEH MUNEEB R ABU
1490 FIELDSTONE DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1500 RICHFIELD CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1500 WESTFIELD LN
ROCKWALL, TX 75032

CONFIDENTIAL
1500 FIELDSTONE DR
ROCKWALL, TX 75032

PEWICK JAMES & SHANNA PEWICK
1500 RIDGETOP CT
ROCKWALL, TX 75032

LUSK DERRICK L
1500 TIMBER RIDGE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

GARY SHAWN
1501 RICHFIELD CT
ROCKWALL, TX 75032

HOWERTON RICKY D & CHRISTINE A
1501 RIDGETOP COURT
ROCKWALL, TX 75032

SAHLOU WALIYE BESHAH
1501 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

MARTINEZ JOSUE
1501 WALNUT RIDGE DR
ROCKWALL, TX 75032

JONES MYRON D
1501 WESTFIELD LN
ROCKWALL, TX 75032

DOUGLAS LEANNE
1506 RICHFIELD COURT
ROCKWALL, TX 75032

TATOM DANNY & TRACI
1506 RIDGETOP CT
ROCKWALL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER
TWO
AMBER GARDNER & HER SUCCESSORS TRUSTEE
1506 TIMBER RIDGE
ROCKWALL, TX 75032

HOGAN CHAD & STEFANIE
1506 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 WALNUT RIDGE DR
ROCKWALL, TX 75032

HOYL ROBERT & DARLA
1507 RICHFIELD CT
ROCKWALL, TX 75032

TORRES JOSLYN NOEL & ANDREW
1507 RIDGETOP COURT
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ
1507 WESTFIELD LN
ROCKWALL, TX 75032

JS CUSTOM HOMES LLC
1509 LEXINGTON DR
GARLAND, TX 75041

BROOKS CLINT E
1512 RICHFIELD CT
ROCKWALL, TX 75032

LOPEZ ANDREW T & LAUREL L
1512 RIDGETOP COURT
ROCKWALL, TX 75032

DAVIDSON ANTHONY D & CLOTEAL M
1512 TIMBER RIDGE DR
ROCKWALL, TX 75032

LIM KATCHHAUY & MONY KROUCH
1512 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 WALNUT RIDGE DR
ROCKWALL, TX 75032

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

CROSSWHITE MICHAEL B
1513 RICHFIELD CT
ROCKWALL, TX 75032

HROMATKA EDWARD J & MARIA L
1513 RIDGETOP CT
ROCKWALL, TX 75032

AMIN DEVESHCHANDRA A AND
MANISHA D AMIN
1513 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1518 RIDGETOP CT
ROCKWALL, TX 75032

JIMENEZ SANTIAGO & MARIA D
1518 RICHFIELD CT
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA
1518 TIMBER RIDGE DR
ROCKWALL, TX 75032

GRAEF DAVID R & DIANE J
1518 WESTFIELD LN
ROCKWALL, TX 75032

ACOSTA CORAZON
1519 FIELDSTONE DR
ROCKWALL, TX 75032

JACKSON SHANNON D AND
VANCE R EKQUIST
1519 RICHFIELD CT
ROCKWALL, TX 75032

HURLEY MARTHA AND DAVID
1519 RIDGETOP CT
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH & GINO AND
SHARLE L CAMP
1519 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

AL-GHAZAWI OMAR AND SAMAH ALMALKAWIE
1519 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
152 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1524 WESTFIELD LN
ROCKWALL, TX 75032

BURRIS ELWOOD & DOROTHY L
1524 RICHFIELD CT
ROCKWALL, TX 75032

MEBRATU GEZI
1524 TIMBER RIDGE DR
ROCKWALL, TX 75032

SAWYER CHARLENE &
DANNY & CHARLOTTE SAWYER
1525 FIELDSTONE DR
ROCKWALL, TX 75032

PATRICK RICHARD & BRANDY
1525 RICHFIELD CT
ROCKWALL, TX 75032

WHALEN DANIEL & KYONG SUK
1525 TIMBER RIDGE DR
ROCKWALL, TX 75032

SHAH MURTAZA & MARIA
1525 WESTFIELD LN
ROCKWALL, TX 75032

RICHARDS NINA R
153 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1530 WESTFIELD LN
ROCKWALL, TX 75032

LABLANK CORTLIN AND ASHLEY
1530 RICHFIELD CT
ROCKWALL, TX 75032

CHODUN ERIC
1530 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1531 WESTFIELD LN
ROCKWALL, TX 75032

SHAHER LORI E
1531 TIMBER RIDGE DR
ROCKWALL, TX 75032

RYSZARD PROPERTIES LLC
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
156 WESTON CT
ROCKWALL, TX 75032

PENA YOAMY G & JOAQUIN S
156 HAVEN RIDGE DRIVE
ROCKWALL, TX 75032

EISENSTEIN JENNIPHER
157 WESTON CT
ROCKWALL, TX 75032

DOS HILLS INC
1701 SHERBURNE DR
KELLER, TX 76262

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

CURRENT RESIDENT
182 NATIONAL DR
ROCKWALL, TX 75032

GREGORY COREY ALAN
2124 BURTON DR APT 207
AUSTIN, TX 78741

WATTS KYLA & CALE
218 STANFORD CT
HEATH, TX 75032

CURRENT RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75032

NGUYEN JENNIFER
2608 SANTA ROSA AVE
ODESSA, TX 79763

CURRENT RESIDENT
2686 S HWY205
ROCKWALL, TX 75032

CROSS RONALD D & EMMA R
2800 MISTY RIDGE LN
ROCKWALL, TX 75032

HARDMAN MARK
2801 WILD OAK LN
ROCKWALL, TX 75032

GRANGER MATTHEW P AND LEAH K
2806 MISTY RIDGE LN
ROCKWALL, TX 75032

PRICE BETTY L
2812 MISTY RIDGE LN
ROCKWALL, TX 75032

CONFIDENTIAL
2818 MISTY RIDGE LN
ROCKWALL, TX 75032

DABNEY TERESA AND
WILBERT HANEY
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

AXUM MARC R & DEBRA S
2849 WILD OAK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75032

STAEV GHINICA
299 PHEASANT HILL DR
ROCKWALL, TX 75032

LLC SERIES G
RONALD SPENCER FAMILY INVESTMENTS
3021 RIDGE RD SUITE A-277
ROCKWALL, TX 75032

RACK PARTNERS LTD
3021 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

CHRISTIAN LARRY N
3058 WILDFLOWER WAY
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

MARKS WESLEY & AMY E
3066 WILDFLOWER WAY
ROCKWALL, TX 75032

MCFARLAND RODERIC B
3074 WILDFLOWER WAY
ROCKWALL, TX 75032

BARNETT VIRGINIA M
3080 WILDFLOWER WAY
ROCKWALL, TX 75032

ELLIOTT PAULA C
3086 WILDFLOWER WAY
ROCKWALL, TX 75032

HUDSON JOHN D & KATHY L
3092 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3095 WILDFLOWER WAY
ROCKWALL, TX 75032

CANETTY CHAYRA SANCHEZ
3101 WILDFLOWER WAY
ROCKWALL, TX 75032

CHRISTIAN LON K JR
3104 WILDFLOWER WAY
ROCKWALL, TX 75032

SILVA GLADYS E
3107 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3115 WILDFLOWER WAY
ROCKWALL, TX 75032

PEREZ ELIZABETH
3120 W NORTHWEST HWY
DALLAS, TX 75220

COOPER TERESA L
3123 WILDFLOWER WAY
ROCKWALL, TX 75032

SHIVERS WAYNE A
3129 WILDFLOWER WAY
ROCKWALL, TX 75032

PRICE TIMOTHY F & DIANA M
3137 WILDFLOWER WAY
ROCKWALL, TX 75032

BODFORD ALVIN M
C/O EPES TRANSPORT SYSTEM
3400 EDGEFIELD COURT
GREENSBORO, NC 27409

FALLS DAVID & TERRI
3608 LAKESIDE DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

CLARK RICHARD A II
5019 MERLIN DR
SAN ANTONIO, TX 78218

STAGLIANO FAMILY TRUST
5501 ST ANDRES CT
PLANO, TX 75093

JACOBS DAVID RAY
626 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
627 NATIONAL DR
ROCKWALL, TX 75032

CHEN CHAI
708 GLENHURST DR
ROCKWALL, TX 75032

REECE EDDY P & JUDY
709 BLUEBELL CT
ROCKWALL, TX 75032

LEBLANC BRIAN E
709 PRIMROSE LN
ROCKWALL, TX 75032

TURNER LAQUITTA L
710 BLUEBELL CT
ROCKWALL, TX 75032

CLARK JEAN F & KRISTINE L
714 GLENHURST DR
ROCKWALL, TX 75032

RIDDLE RONALD E & LINDA K
715 BLUEBELL CT
ROCKWALL, TX 75032

GRIFFITH ALLYSON RENEE SCARBER
715 PRIMROSE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
718 BLUEBELL CT
ROCKWALL, TX 75032

MISSELL KASSIE DANIELLE & KEVIN MICHAEL
720 GLENHURST DR
ROCKWALL, TX 75032

JONES JAMES & MARY
721 BLUEBELL CT
ROCKWALL, TX 75032

HARRIS CHAD &
MISTY PIERCE
721 PRIMROSE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
726 GLENHURST DR
ROCKWALL, TX 75032

CURRENT RESIDENT
727 PRIMROSE LN
ROCKWALL, TX 75032

NUGENT GAYLEEN K
727 BLUEBELL CT
ROCKWALL, TX 75032

BRIDGMAN SHAWN AND RENEE
728 PRIMROSE LN
ROCKWALL, TX 75032

SOAITA MARIUS & DANIELA M
732 GLENHURST DR
ROCKWALL, TX 75032

GULICK ANNA C
734 PRIMROSE LN
ROCKWALL, TX 75032

TIPPING DORA MARIA
735 PRIMROSE LN
ROCKWALL, TX 75032

HUDDLESTON EMILY D AND
BRYON STEWART JR
738 GLENHURST DR
ROCKWALL, TX 75032

LEWIS GOMER J & CHARLSIE J
740 PRIMROSE LN
ROCKWALL, TX 75032

SITTER KAREEN RUTH
743 PRIMROSE LN
ROCKWALL, TX 75032

HEFFLER MICHAEL A
744 PRIMROSE LN
ROCKWALL, TX 75032

ROACH SHANE D AND LEANNE L
745 BRAEWICK DR
FATE, TX 75032

WINTERS KEVIN R & STELIANA V
745 GLENHURST DR
ROCKWALL, TX 75032

ORAVSKY JAMES S & GINGER L
746 BRAEWICK DR
ROCKWALL, TX 75032

CZARNOPYS BENJAMIN J & ROBIN K
746 GLENHURST DR
ROCKWALL, TX 75032

HOLLAND JON E
747 PRIMROSE LN
ROCKWALL, TX 75032

WHITE CODY
7828 OLD HICKORY DR
N RICHLAND HILLS, TX 76182

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
8360 LBJ FRWY SUITE 300
DALLAS, TX 75243

CURRENT RESIDENT
900 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
950 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
980 SIDS RD
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
AGOURA HILLS, CA 91301

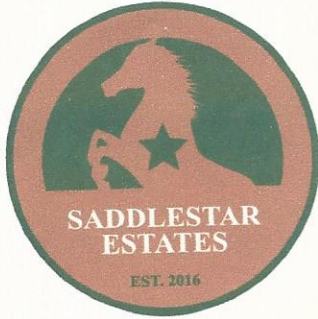
ASBURY MICHAEL & LEANN
PO BOX 1012
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

ESTEP KIP
PO BOX 2
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE
INC
PO BOX 37
ROCKWALL, TX 75087

D & A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087



PAT ATKINS
Director of Land Development and Acquisitions

3076 Hays Lane,
Rockwall,
Texas 75038

972.388.6383
kpatatkins@yahoo.com

3-16-18

ENCLAVE ROCKWALL

63.72 ACRES-Z2017-052

ROCKWALL , TEXAS

RE: Enclave Zoning –Re-Submittal

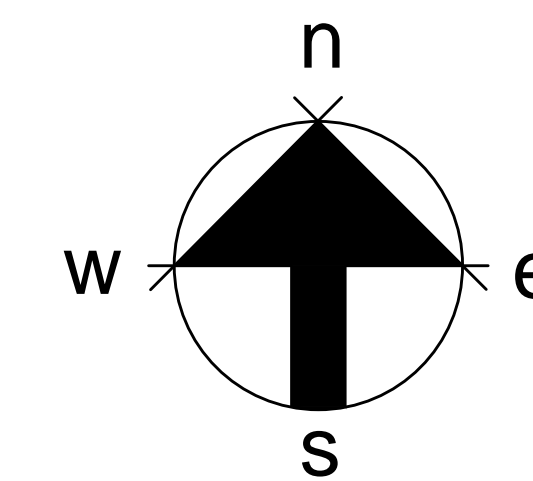
DEAR MR. GONZALES , MRS. MORALES

AS AUTHORIZED REPRESENTATIVE AND APPLICANT FOR THE 63.72 ACRES , WE ARE HEREBY FORMALLY RESUBMITTING OUR APPLICATION , WITH THE FOLLOWING MODIFICATIONS TO THE ORIGINAL SUBMITTAL.

- 1. REQUIREMENT OF CONSTRUCTION OF THE WESTERN TWO LANES OF S.H. 205 WITH FACILITIES AGREEMENT**
- 2. REQUIREMENT OF THE MINIMUM OF 20% OPEN SPACE.**
- 3. SINGLE FAMILY GARAGE ORIENTATION TO BE A MINIMUM OF 5' OFFSET FROM THE MAIN STRUCTURE**
- 4. TOWNHOUSE AND C-3 DISTRICT REQUIRING ROCKWALL ARCHITECTURAL REVIEW COMMITTEE APPROVAL BEFORE BUILDING PERMIT.**
- 5. UPDATED TRAFFIC REPORT REFLECTING COUNTS DURING SCHOOL TIMES.**
- 6. SUP REQUIREMENT FOR GASOLINE SERVICE USES IN GENERAL RETAIL DISTRICT.**

SINCERELY-PAT ATKINS – DIRECTOR

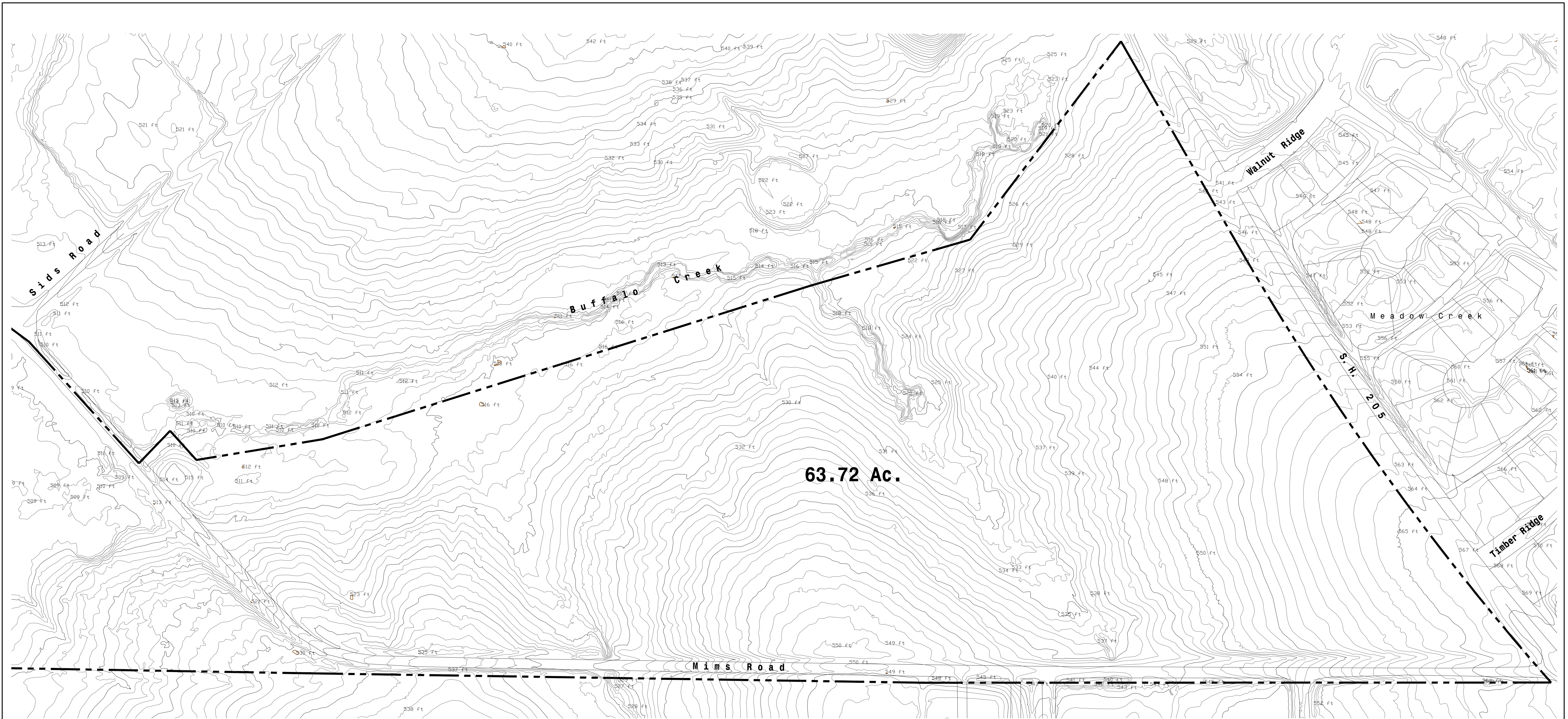

SADDLESTAR LAND DEVELOPMENT LLC



LOCATION MAP
for
the enclave
city of rockwall, rockwall county, texas

Developer:
SADDLESTAR
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383
Contact: Pat Atkins

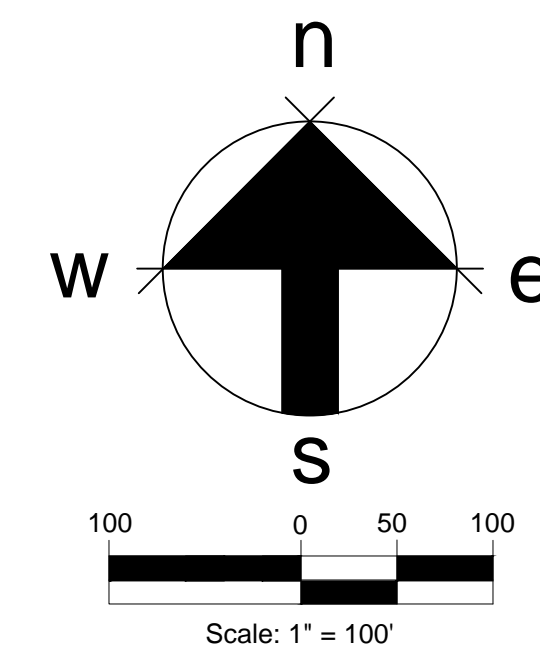
ENGINEERINGCONCEPTS
& DESIGN, L.P.
CIVIL ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES
FIRM REGISTRATION #F-001145
201 WINDO CIRCLE, SUITE 200, WYLE, TX 75098
972.941.8400 WWW.EDCUP.COM FAX: 972.941.8401



63.72 Ac.



Vicinity Map
n. t. s.



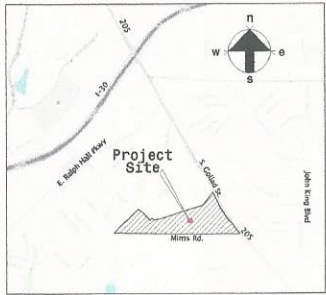
Lidar Topography Map
for
the enclave
city of rockwall, rockwall county, texas

Developer:
SADDLESTAR
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383
Contact: Pat Atkins

ENGINEERINGCONCEPTS
& DESIGN, L.P.
CIVIL ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES
FIRM REGISTRATION #P-001145
201 WINDOOR DR. SUITE 200, WILCOX, TX 75098
972.941.8400 WWW.ECDLP.COM FAX: 972.941.8401

Oct. 11, 2017

Scale: 1" = 100'

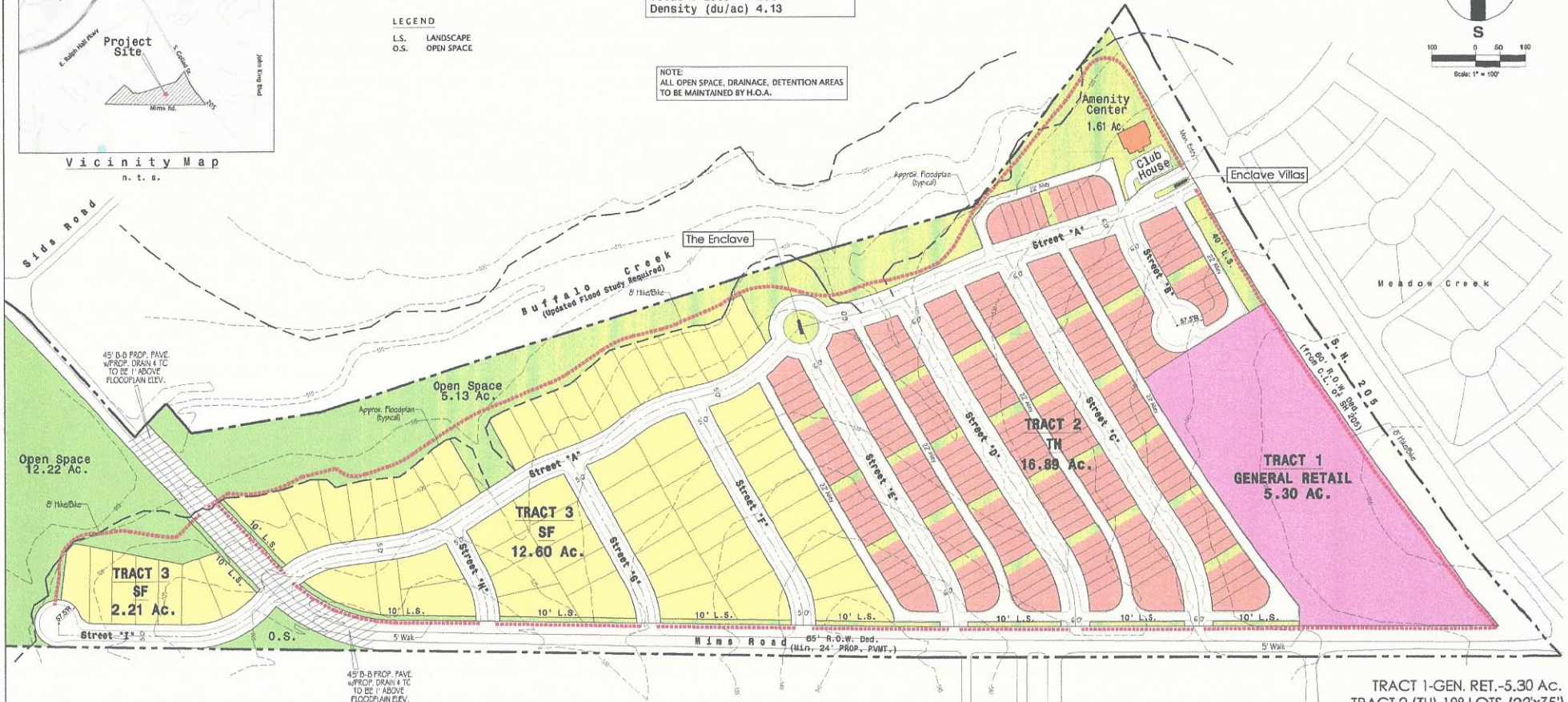
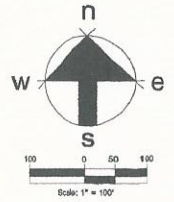


Vicinity Map
n. t. s.

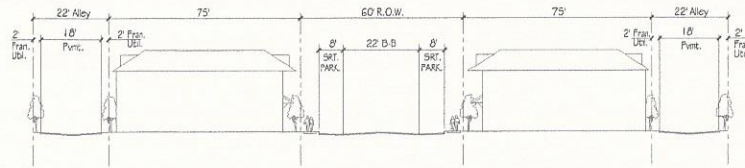
Land Use Data	
Prop. Zoning	SF-6-R
Total Area	63.72 Ac.
Open Space	21.5 Ac. (33%)
Total # Lots	263
Density (du/ac)	4.13

LEGEND
L.S. LANDSCAPE
O.S. OPEN SPACE

NOTE:
ALL OPEN SPACE, DRAINAGE, DETENTION AREAS
TO BE MAINTAINED BY H.O.A.



Townhouse Front Elevation
R.L.S.



Tract 2 - TH - Typical Section
R.L.S.

TRACT 1-GEN. RET.-5.30 Ac.
TRACT 2 (TH)-198 LOTS (22x75')
TRACT 3 (SF)-65 LOTS (50'x120')
63.72 Ac.

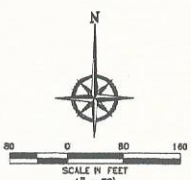
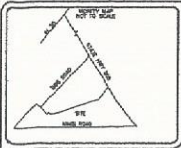
Z2017-052
Concept Plan
for
the enclave
city of rockwall, rockwall county, texas

Developer:
BARDI STAR LAND DEV.
3076 Hays Lane
Rockwall, Texas 75087
972.368.6383
Contact: Pat Adkins



Nov. 21, 2017

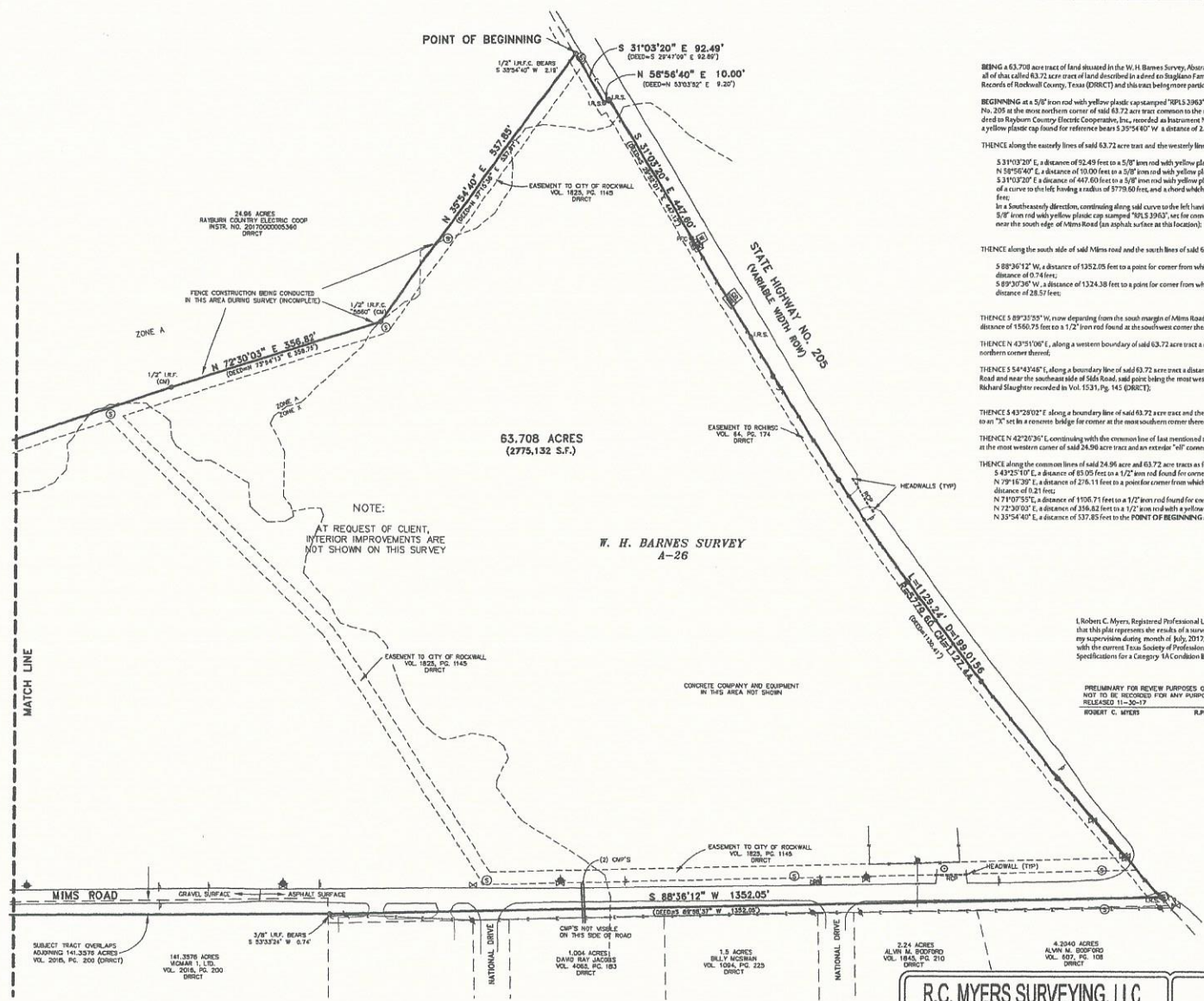
Scale: 1" = 100'



LEGEND

AT	ATT. CABLE BOX
EV	ELECTRIC VALVE
TP	TRANSFORMER ON PAD
SC	SEWERY SEWER CLEANOUT
WC	WATER VALVE
HR	FIRE HYDRANT
GM	GAS MANHOLE
WM	WATER METER
PF	POWER POLE
SM	SEWERY SEWER MANHOLE
TR	TRAPPIST SIGN
OW	OVERHEAD ELECTRIC LINE
CL	CHAIN LINK FENCE
CM	CORRUGATED METAL PIPE
CP	REINFORCED CONCRETE PIPE
IR	5/8" IRON ROD SET W/ YELLOW CAP "3/4"
IRP	IRON ROD FOUND
CM	CONTROL MOMENT
DIRCT	DEED RECORD, ROCKWALL COUNTY, TEXAS
DIRCT	PLAT RECORD, ROCKWALL COUNTY, TEXAS

TITLE COMMITMENT NOTES:
 The subject tract of land may be affected by the following:
 Volume 53, Page 106 (19)
 This tract of land is subject to the following:
 Volume 84, Page 174 (18) shown hereon
 Volume 182, Page 141 (10) shown hereon
 Volume 1915, Page 63 (10) shown hereon
 Volume 6257, Page 141 (10) shown hereon



BEING a 63.708 acre tract of land situated in the W. H. Barnes Survey, Abstar No. 26, City of Rockwall, Rockwall County, Texas, and being all that called 63.72 acre tract of land described in a deed to Suggins Family Trust recorded as Instrument No. 2015000018059, Deed Records of Rockwall County, Texas (DIRCT) and the tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "NPL33963" set for corner in the west right-of-way line of State Highway No. 205 at the most northern corner of said 63.72 acre tract common to the most eastern corner of a called 24.96 acre tract described in a deed to Rayburn Country Electric Cooperative, Inc., recorded as Instrument No. 2017000000330 (DIRCT), from which a 1/2" iron rod with a yellow plastic cap found for reference bears S 33°54'40" W a distance of 2.19 feet.

THENCE along the easterly lines of said 63.72 acre tract and the westerly lines of said Highway right-of-way as follows:

S 31°03'20" E a distance of 92.49 feet to a 5/8" iron rod with yellow plastic cap stamped "NPL33963", set for corner;
 N 58°56'40" E a distance of 10.00 feet to a 5/8" iron rod with yellow plastic cap stamped "NPL33967", set for corner;
 S 31°03'20" E a distance of 447.60 feet to a 5/8" iron rod with yellow plastic cap stamped "NPL33963", set for corner at the beginning of a curve to the left having a radius of 1979.60 feet, and a chord which bears South 36 deg. 39 min. 10 sec. East, a distance of 1127.44 feet;
 in a Southeastern direction, continuing along said curve to the left having a central angle of 11°11'41", an arc distance of 1128.24 to a 5/8" iron rod with yellow plastic cap stamped "NPL33963", set for corner at the southeast corner of said 63.72 acre tract and being near the south edge of Mims Road (an asphalt surface at this location).

THENCE along the south side of said Mims Road and the south lines of said 63.72 acre tract as follows:

S 89°36'12" W a distance of 1352.05 feet to a point for corner from which a 3/8" iron rod found for reference bears S 53°33'24" W a distance of 0.74 feet;
 S 89°30'30" W a distance of 1234.38 feet to a point for corner from which a 5/8" iron rod set for reference bears S 43°31'32" E a distance of 28.51 feet.

THENCE S 89°35'53" W, now departing from the south margin of Mims Road and continuing with a south line of said 63.72 acre tract a distance of 1566.75 feet to a 1/2" iron rod found at the southwest corner thereof;

THENCE N 43°51'00" E, along a western boundary of said 63.72 acre tract a distance of 1133.75 feet to a 1/2" iron rod set for corner at a northern corner thereof;

THENCE S 54°43'48" E, along a boundary line of said 63.72 acre tract a distance of 183.64 feet to a point for corner near the center of Mims Road and near the southern side of said Road, said point being the most western corner of a called 1.50 acre tract described in a deed to Richard Slaughter recorded in Vol. 1531, Page 145 (DIRCT);

THENCE S 43°28'02" E along a boundary line of said 63.72 acre tract and the southwest line of said 1.50 acre tract a distance of 353.08 feet to an "X" set in a concrete bridge on the most southern corner thereof.

THENCE N 42°20'36" E, continuing with the common line of last mentioned tracts a distance of 95.95 feet to a 1/2" iron rod found for corner at the most western corner of said 24.96 acre tract and an exterior "off" corner of said 63.72 acre tract;

THENCE along the common lines of said 24.96 acre and 63.72 acre tracts as follows:

S 43°25'10" E a distance of 83.05 feet to a 1/2" iron rod found for corner;
 N 79°16'30" E a distance of 276.11 feet to a point for corner from which a 1/2" iron rod found for reference bears S 80°54'11" E a distance of 0.21 feet;
 N 71°07'55" E a distance of 1106.71 feet to a 1/2" iron rod found for corner;
 N 72°30'03" E a distance of 358.82 feet to a 1/2" iron rod with a yellow cap stamped "5860" found for corner;
 N 35°54'40" E a distance of 537.85 feet to the **POINT OF BEGINNING** and containing 63.708 acres or 2,775,132 square feet of land.

I, Robert C. Myers, Registered Professional Land Surveyor, do hereby certify that this plan represents the results of a survey made on the ground under my supervision during month of July, 2017, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition B Survey.

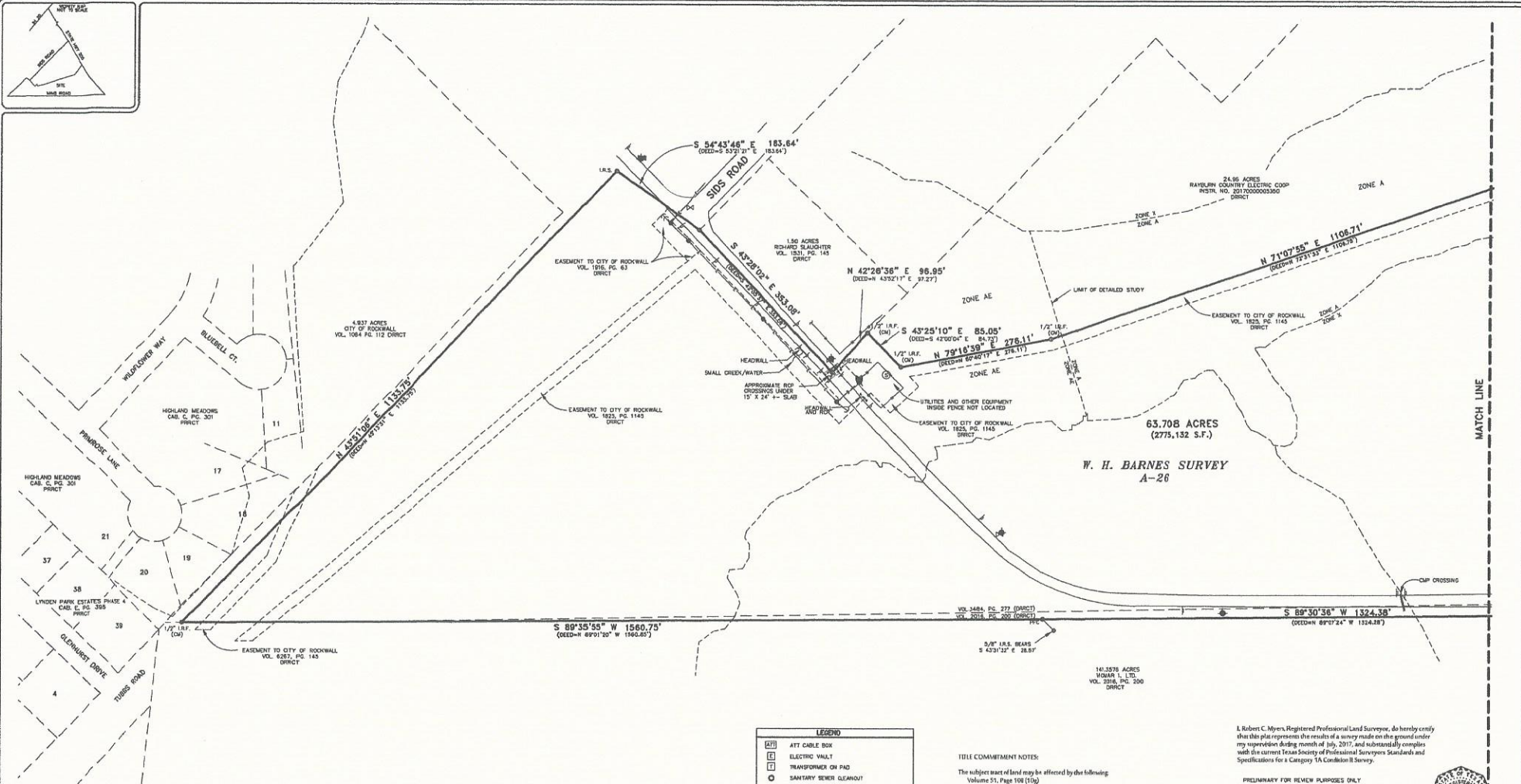
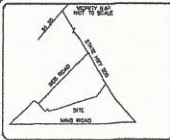
PRELIMINARY FOR REVIEW PURPOSES ONLY
 NOT TO BE RECORDED FOR ANY PURPOSE
 RELEASED 11-30-17
 ROBERT C. MYERS R.P.L.S. NO. 2983



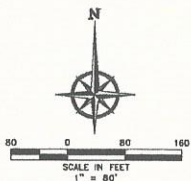
R.C. MYERS SURVEYING, LLC
 "Registered Professional Land Surveyors"
 48 ANDRUS COURT (714) 822-0836
 BURNING WOOD, TEXAS 75102 (972) 424-8877
 Robert "Cody" Myers, R.P.L.S. 3093
 cmyers@rcmyersurveying.com Firm No. 10192200

Client: ATKINS
 Job No.: 427
 Drawn by: RCM
 Date: 11-15-17
 Release:
 Sheet 1 of 2

LAND TITLE SURVEY
 OF
63.708 ACRES
 SITUATED IN THE
W.H. BARNES SURVEY, ABST. NO. 26
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS



- NOTES:**
1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TXS3-NCT).
 2. This survey was prepared with the benefit of Title Commitment CF No. LT-19153-1901531700064, effective date of August 22, 2017, issued on September 6, 2017. No research of record easements has been performed on these tracts since the effective dates of the policy mentioned above.
 3. By graphical plotting, part of the parcel described hereon lies within Special Flood Hazard Area (SFHA) Zones "AL" and "A" as delineated on the Rockwall County, Texas Flood Insurance Rate Map, Map Number 48297C0043, dated September 26, 2008, as published by the Federal Emergency Management Agency. This Surveyor utilized the above referenced floodplain information for his determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency as some other source. This statement shall not create liability on the part of the surveyor.
 4. (Deeds) references deed calls described in a deed to Stagiano Family Trust, recorded as Instrument No. 20150000018959 (DBRCT).
 5. At the time of the survey there were no buildings located on the subject property.
 6. Field work was completed on 11-20-17.
 7. Per instructions from client, interior improvements were not located.



LEGEND

(AB)	ATT CABLE BOX
(E)	ELECTRIC VALVE
(T)	TRANSFORMER OR PAD
(S)	SANITARY SEWER CLEANOUT
(W)	WATER VALVE
(H)	FIRE HYDRANT
(G)	GAS MANHOLE
(M)	WATER METER
(P)	POWER POLE
(SM)	SHORTLEY SEWER MANHOLE
(D)	TRAFFIC SIGN
(U)	UTILITY WIRE
(OL)	OVERHEAD ELECTRIC LINE
(CL)	CHAIN LINK FENCE
(CP)	CORROGATED METAL PIPE
(RP)	REINFORCED CONCRETE PIPE
(RS)	5/8" IRON ROD SET W/YELLOW CAP "3963"
(RF)	IRON ROD FOUND
(CM)	CONTROL MONUMENT
(DBCT)	DEED RECORDS, ROCKWALL COUNTY, TEXAS
(PRCT)	PLAT RECORDS, ROCKWALL COUNTY, TEXAS

TITLE COMMITMENT NOTES:

The subject tract of land may be affected by the following:

- Volume 51, Page 108 (10)
- This tract of land is subject to the following:
 - Volume 64, Page 174 (10) shown horizon
 - Volume 1025, Page 143 (10) shown horizon
 - Volume 1916, Page 63 (10) shown horizon
 - Volume 6267, Page 145 (10) shown horizon

I, Robert C. Myers, Registered Professional Land Surveyor, do hereby certify that this plat represents the results of a survey made on the ground under my supervision during month of July, 2017, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

PRELIMINARY FOR REVIEW PURPOSES ONLY
NOT TO BE RECORDED FOR ANY PURPOSE
RELEASED 11-30-17

ROBERT C. MYERS R.P.L.S. NO. 3963



R.C. MYERS SURVEYING, LLC

"Registered Professional Land Surveyors"

488 ARROYO COURT
BURNHELM, TEXAS 75102
972.434-4074 Fax
Robert "Calvin" Myers, R.P.L.S. 3963
rmyers@rcmyersurveying.com Firm No. 10192300

Client: ATKINS
Job No: 427
Drawn by: RCM
Date: 11-16-17
Revised:
Sheet 2 of 2

LAND TITLE SURVEY
OF
63.708 ACRES
SITUATED IN THE
W. H. BARNES SURVEY, ABST. NO. 26
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

Untitled Map

Write a description for your map.

Legend

- Feature 1
- Feature 2
- Feature 3
- Feature 4
- Fuji Ceramics
- Glacier
- How Big is this?
- Toronto, Ontario, Canada
- WW



Google Earth

700 ft



Handwritten notes at the bottom of the page, including 'Holly Bound Lane One', 'Holly Bound Lane Two', 'Holly Bound Lane Three', 'Holly Bound Lane Four', 'Holly Bound Lane Five', 'Holly Bound Lane Six', 'Holly Bound Lane Seven', 'Holly Bound Lane Eight', 'Holly Bound Lane Nine', 'Holly Bound Lane Ten', 'Holly Bound Lane Eleven', 'Holly Bound Lane Twelve', 'Holly Bound Lane Thirteen', 'Holly Bound Lane Fourteen', 'Holly Bound Lane Fifteen', 'Holly Bound Lane Sixteen', 'Holly Bound Lane Seventeen', 'Holly Bound Lane Eighteen', 'Holly Bound Lane Nineteen', 'Holly Bound Lane Twenty'.

DEVELOPMENT OUTLINE



The property consists of 63.72 Acres of Land, adjacent to S.H 205 a 120' Major Thoroughfare, also Mims Road a 65' Major Collector , South of and adjacent to Buffalo Creek consisting of 19 acres of open space. The property is sparsely vegetated on the southern 63 acres with native tree's. The Planned Development will create a pedestrian oriented neighborhood allowing for residential access to retail office and opens pace amenity areas. New homes construction will range from \$250K Enclave Villas Townhouse and Enclave Urban Housing \$350k and up. The homes will be marketed towards young families, young professionals and empty nesters lifestyle. Creating an additional 129 million dollars to the City of Rockwall tax base. There will be a Master H.O.A. required within the development of the property. We are excited to bring this upscale residential retail-office development to this area which surpasses expectations required in your Comprehensive Master Plan . A master trail system , along with the required Landscape Buffer along S.H. 205 , Mims Road and Buffalo Creek will be implemented which will encourage pedestrian access to all uses.

RESIDENTIAL ZONING LEGAL DECIPTION

Being a 57.506 acre tract of land situated in the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, and being a part of that called 63.72 acre tract of land described in a deed to Stagliano Family Trust recorded as Instrument No. 20150000018059, Deed Records of Rockwall County, Texas (DRRCT) and this tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963" set for corner in the west right-of-way line of State Highway No. 205 at the most northern corner of said 63.72 acre tract common to the most eastern corner of a called 24.96 acre tract described in a deed to Rayburn Country Electric Cooperative, Inc., recorded as Instrument No. 20170000005360 (DRRCT), from which a 1/2" iron rod with a yellow plastic cap found for reference bears S 35°54'40" W a distance of 2.19 feet.

THENCE along the easterly lines of said 63.72 acre tract and the westerly lines of said Highway right-of-way as follows:

S 31°03'20" E, a distance of 92.49 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;
N 58°56'40" E, a distance of 10.00 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;
S 31°03'20" E a distance of 447.60 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963" set for corner at the beginning of a curve to the left having a radius of 5779.60 feet, and a chord which bears S 31°59'17" E, a distance of 188.13 feet;
In a Southeasterly direction, continuing along said curve to the left having a central angle of 01°51'54", an arc distance of 188.14 feet to point for corner;

THENCE S 57°02'49" W, a distance of 320.00 feet to a point for corner at the beginning of a curve to the left having a radius of 6099.60 feet, and a chord which bears S 35°40'22" E, a distance of 585.40 feet;

THENCE Southeasterly along said curve to the left having a central angle of 05°30'03", an arc distance of 585.62 feet to a point for corner;

THENCE S 01°23'48" E, a distance of 107.50 feet to a point in the south line of said 63.72 acre tract near the south edge of Mims Road;

THENCE along the south side of said Mims road and the south lines of said 63.72 acre tract as follows:

S 88°36'12" W, a distance of 854.00 feet to a point for corner from which a 3/8" iron rod found for reference bears S 53°33'24" W a distance of 0.74 feet;
S 89°30'36" W , a distance of 1324.38 feet to a point for corner from which a 5/8" iron rod set for reference bears S 43°31'32" E a distance of 28.57 feet;

THENCE S 89°35'55" W, now departing from the south margin of Mims Road and continuing with a south line of said 63.72 acre tract a distance of 1560.75 feet to a 1/2" iron rod found at the southwest corner thereof;

THENCE N 43°51'06" E , along a western boundary of said 63.72 acre tract a distance of 1133.75 feet to a 1/2" iron rod set for corner at a northern corner thereof;

THENCE S 54°43'46" E, along a boundary line of said 63.72 acre tract a distance 183.64 feet to a point for corner near the center of Mims Road and near the southeast side of Sids Road, said point being the most western corner of a called 1.50 acre tract described in a deed to Richard Slaughter recorded in Vol. 1531, Pg. 145 (DRRCT);

THENCE S 43°28'02" E along a boundary line of said 63.72 acre tract and the southwest line of said 1.50 acre tract a distance of 353.08 feet to an "X" set in a concrete bridge for corner at the most southern corner thereof;

THENCE N 42°26'36" E, continuing with the common line of last mentioned tracts a distance of 96.95 feet to a 1/2" iron rod found for corner at the most western corner of said 24.96 acre tract and an exterior "ell" corner of said 63.72 acre tract;

THENCE along the common lines of said 24.96 acre and 63.72 acre tracts as follows:

S 43°25'10" E, a distance of 85.05 feet to a 1/2" iron rod found for corner;

N 79°16'39" E, a distance of 276.11 feet to a point for corner from which a 1/2" iron rod found for reference bears S 60°54'11" E, a distance of 0.21 feet;

N 71°07'55"E, a distance of 1106.71 feet to a 1/2" iron rod found for corner;

N 72°30'03" E, a distance of 356.82 feet to a 1/2" iron rod with a yellow cap stamped "5560" found for corner;

N 35°54'40" E, a distance of 537.85 feet to the **POINT OF BEGINNING** and containing 57.506 acres or 2,504,964 square feet of land.

COMMERCIAL ZONING LEGAL DESCRIPTION

Being a 6.202 acre tract of land situated in the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, and being a part of that called 63.72 acre tract of land described in a deed to Stagliano Family Trust recorded as Instrument No. 20150000018059, Deed Records of Rockwall County, Texas (DRRCT) and this tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963" set for corner in the west right-of-way line of State Highway No. 205 at the southeast corner of said 63.72 acre tract and being near the south edge of Mims Road (an asphalt surface at this location);

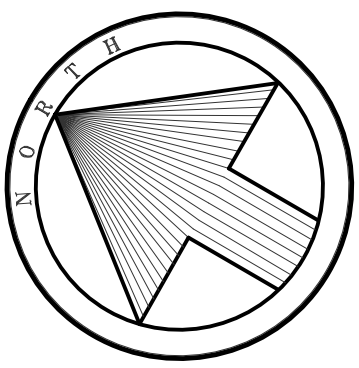
THENCE S 88°36'12" W, along the south side of said Mims road and the south line of said 63.72 acre tract, a distance of 498.05 feet to a point for corner;

THENCE N 01°23'48" W, a distance of 107.50 feet to a point for corner at the beginning of a non-tangent curve to the right having a radius of 6099.60 feet, and a chord which bears N 35°40'22" W, a distance of 585.40 feet;

THENCE Northwesterly along said curve to the right, through a central angle of 05°30'03", an arc distance of 585.62 feet to a point for corner;

THENCE N 57°02'49" E, a distance of 320.00 feet to a point for corner in the common line of said 63.72 acre tract and said Highway right-of-way, said point being in a curve to the left having a radius of 5779.60 feet, and a chord which bears S 37°35'08" E, a distance of 940.06 feet;

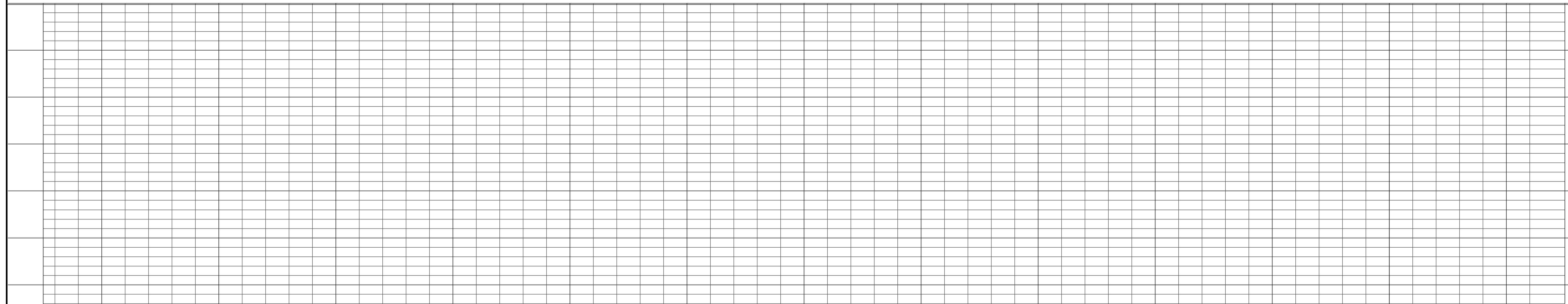
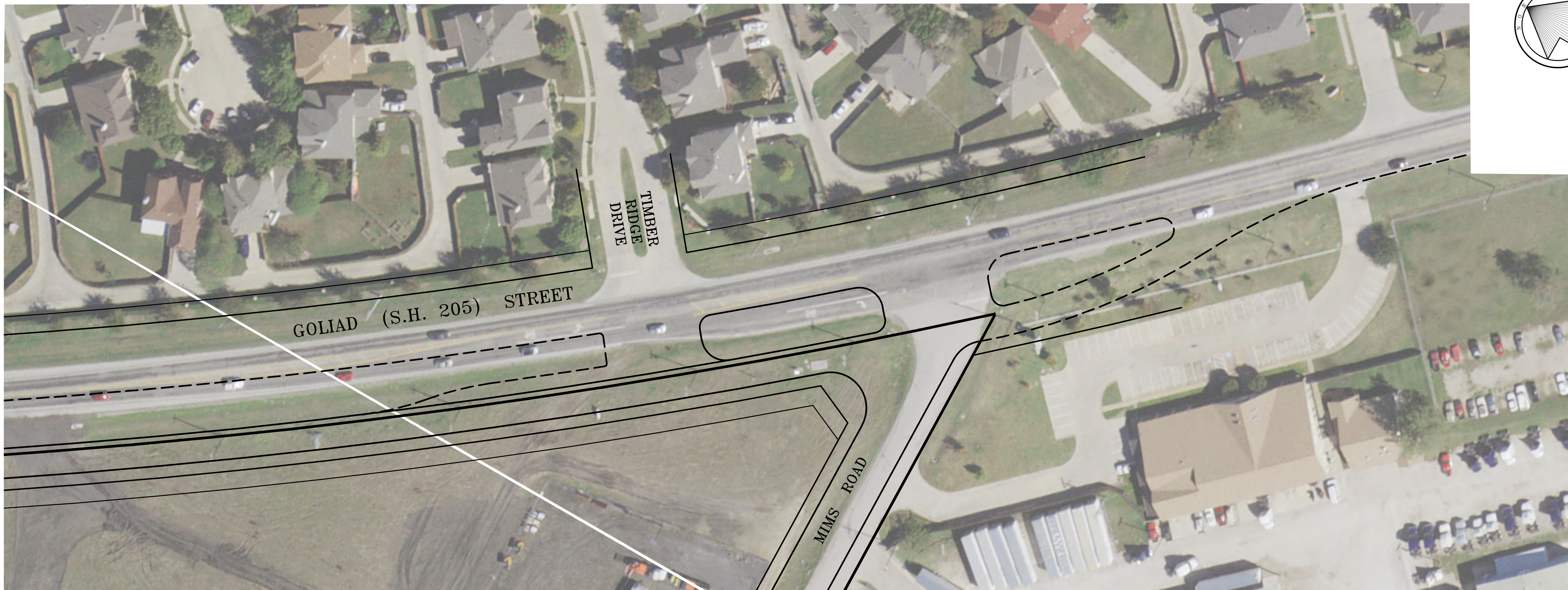
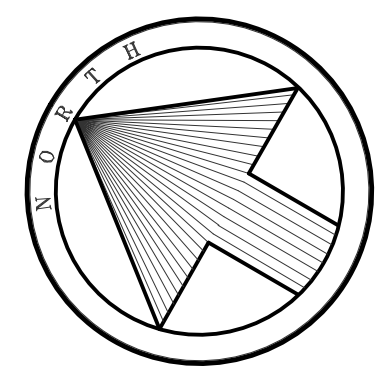
THENCE Southeasterly, along said common line and said curve to the left, through a central angle of 09°19'46", an arc distance of 941.10 feet to the **POINT OF BEGINNING** and containing 6.202 acres or 270,168 square feet of land.



WALNUT
RIDGE
DRIVE

GOLIAD (S.H. 205) STREET

							PAVING CONCEPT						
							GOLIAD (S.H. 205) STREET ROCKWALL, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.							
		3/2018	1"=40'			1/2							



PAVING CONCEPT						
GOLIAD (S.H. 205) STREET						
ROCKWALL, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
		3/2018	1"=40'			2/2