

Z2018-057 - AMENDMENT TO PD-59
 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.

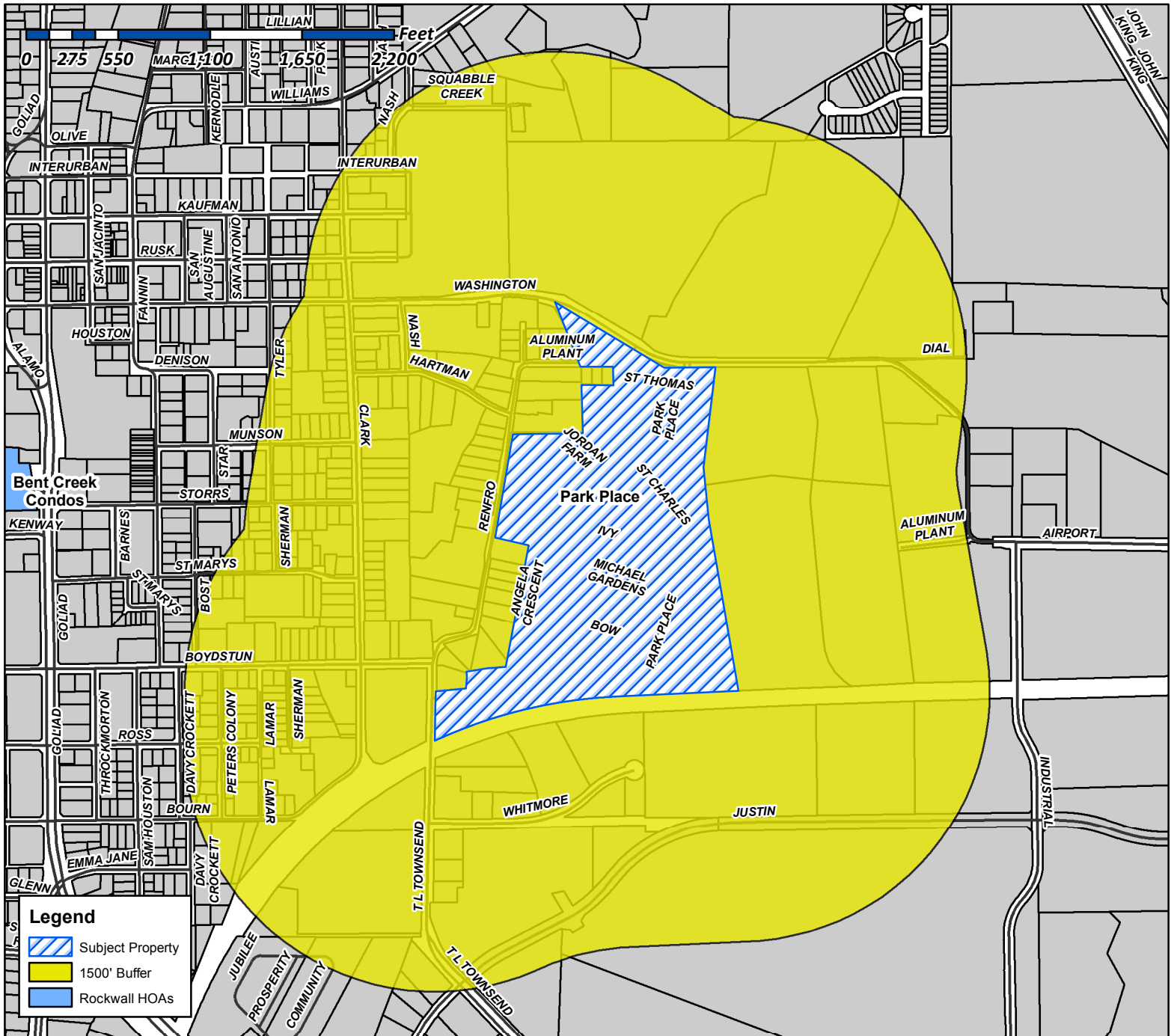




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2018-057
Case Name: Amendment to PD-59
Case Type: Zoning
Zoning: PD-59 & PD-57
Case Address: Between W. Washington Street and T.L. Townsend Drive

Date Created: 12/17/2018
For Questions on this Case Call (972) 771-7745

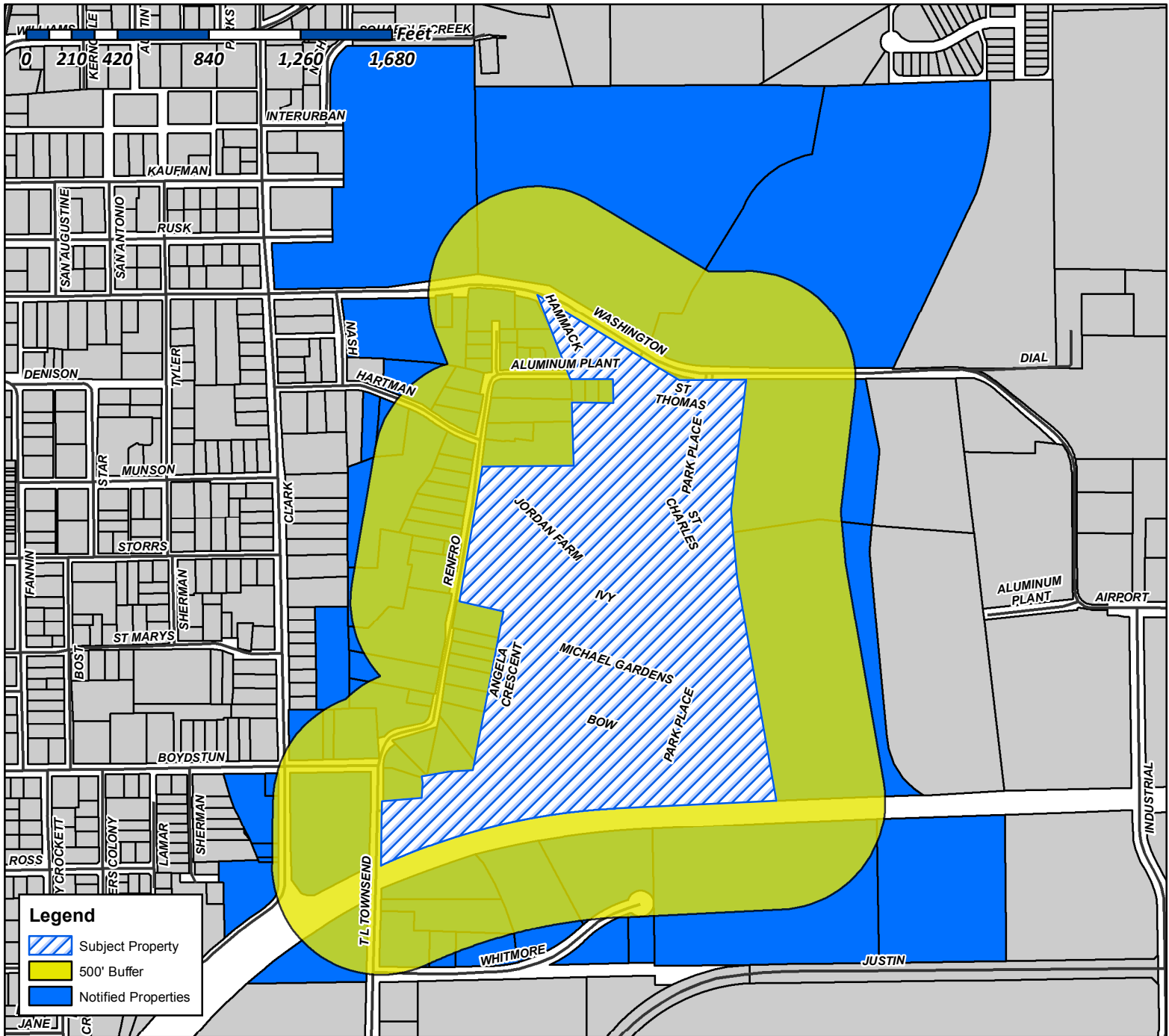




City of Rockwall

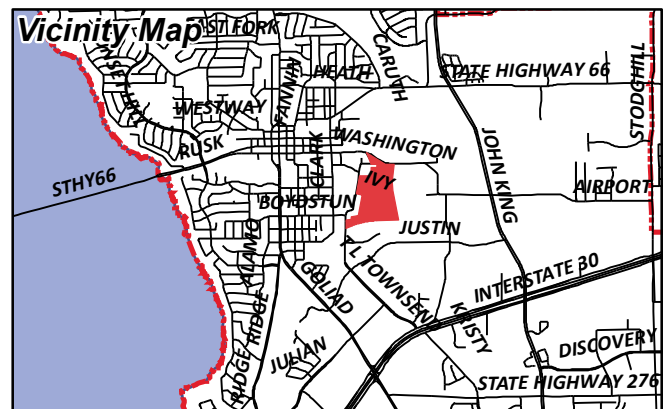
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CURRENT RESIDENT
1001 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 ST CHARLES CT
ROCKWALL, TX 75087

TENNEY LYNN H III AND CHRISTINE L
1002 IVY LN
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1008 ST CHARLES CT
ROCKWALL, TX 75087

RIPP KEEGAN & NICOLA
1008 IVY LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 IVY LN
ROCKWALL, TX 75087

ROCKWALL COUNTY
C/O COUNTY TREASURER
101 E RUSK ST SUITE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 ST CHARLES CT
ROCKWALL, TX 75087

MOORE BECKY INEZ AND
CYNTHIA ANN HUDDLESTON
1014 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1015 ST CHARLES CT
ROCKWALL, TX 75087

BUCKNER DANA RENEE
1015 IVY LN
ROCKWALL, TX 75087

ARCHER ADAM AND SHAUNA
1020 IVY LANE
ROCKWALL, TX 75087

DAVID DAVID A AND CHRISTINE A
1020 SAINT CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 IVY LN
ROCKWALL, TX 75087

LEWIS WANDA C
1023 SAINT THOMAS CT
ROCKWALL, TX 75087

FECHT JARED W & JULIE
1026 IVY LN
ROCKWALL, TX 75087

YOUNG PHIL & KATHY
1026 SAINT CHARLES COURT
ROCKWALL, TX 75087

IVEY BRUCE AND TINA
1026 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1027 IVY LN
ROCKWALL, TX 75087

FOX DENNIS AND KAREN
1027 ST THOMAS CT
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

CONFIDENTIAL
1031 SAINT THOMAS COURT
ROCKWALL, TX 75087

JACKSON JOEY W AND ANITA L
1032 IVY LANE
ROCKWALL, TX 75087

FIELDS SHAY AND JONI
1032 ST CHARLES COURT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1034 ST THOMAS CT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1034 ST THOMAS CT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1034 ST THOMAS CT
ROCKWALL, TX 75087

JOHNSON RICHARD ERIC AND DIANNA MUNRO
1035 SAINT THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1038 ST THOMAS CT
ROCKWALL, TX 75087

ALMQUIST DANA
1038 IVY LANE
ROCKWALL, TX 75087

BEER TERRY L AND
CYNTHIA OLSON
1039 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1040 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1042 ST THOMAS CT
ROCKWALL, TX 75087

SMITH TAMMY WILLIAMS AND RICHARD
1044 IVY LN
ROCKWALL, TX 75087

SMITH RICHARD AND TAMMY
1044 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST THOMAS CT
ROCKWALL, TX 75087

CONFIDENTIAL
1050 IVY LANE
ROCKWALL, TX 75087

HOULE GARY AND AYURNI NAKAMURA
114 MISCHIEF LN
ROCKWALL, TX 75032

TUCKER JANA
120 PLEASANT HILL LN
FATE, TX 75189

CURRENT RESIDENT
1200 E WASHINGTON
ROCKWALL, TX 75087

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

CURRENT RESIDENT
1250 JUSTIN RD
ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD
131 COPTER LN
FATE, TX 75189

ARCHULETA JOSEPH AND KATHY
1403 ST THOMAS
ROCKWALL, TX 75087

CHADICK CABE
1403 WINDSOR DRIVE
MCKINNEY, TX 75070

HOGUE MIKE AND VICKY
1498 HUBBARD DR
FORNEY, TX 75126

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
1508 BROOKHOLLOW DRIVE
SANTA ANA, CA 92705

VRANA MARK AND
PAM VRANA
1650 JOHN KING BLVD APT 3107
ROCKWALL, TX 75032

LAKEVIEW SUMMIT PROPERTIES LLC
1870 HILLCROFT DR
ROCKWALL, TX 75087

CURRENT RESIDENT
202 HAMMACK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
202 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
203 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
204 RENFRO ST
ROCKWALL, TX 75087

CANNEDY ELIZABETH R AND RANDY D
206 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
207 S NASH ST
ROCKWALL, TX 75087

POWELL SEAN DAVID
208 DWYER CT
ROCKWALL, TX 75032

RIJU LTD PARTNERSHIP, A TEXAS LTD
PARTNERSHIP
210 GLENN AVE
ROCKWALL, TX 75087

P & P ENTERPRISES
230 MYERS RD
HEATH, TX 75032

SHERMAN JOCELYN D
233 WILLINGHAM DR
COPPELL, TX 75019

JOE & DAVID TACOS LTD
2455 RIDGE RD #135
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA
256 WINDY LN
ROCKWALL, TX 75087

PIGEON MICHAEL AND COLLEEN
2603 W 10TH ST
DALLAS, TX 75211

CORDOSO FRANCISCO
2848 TANGLEGLEN DR
ROCKWALL, TX 75032

CURRENT RESIDENT
301 RENFRO ST
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

CHERRY JOHN T
303 RENFRO STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
305 PARK PLACE
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

PRATER SAMUEL LEE AND LAUREN NICOLE
305 RENFRO ST
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
309 GLENN AVE
ROCKWALL, TX 75087

COX GERALD GLEN & ROSALBA
3150 HAYS LN
ROCKWALL, TX 75087

BUCHANAN DAVID
365 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

STRADTMANN TROY H
366 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
369 JORDAN FARM CIR
ROCKWALL, TX 75087

CLINE DAVID W AND INA L
373 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

CURRENT RESIDENT
374 RENFRO ST
ROCKWALL, TX 75087

JOHNSON JENNIFER
377 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

CURRENT RESIDENT
381 JORDAN FARM CIR
ROCKWALL, TX 75087

HALL JESSIE MARIE AND
JAMIE KATE HALL
382 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
385 JORDAN FARM CIR
ROCKWALL, TX 75087

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

CAVAZOS BRUNO III AND STACI
389 JORDAN FARM CIR
ROCKWALL, TX 75087

PEURIFOY REBECCA
393 JORDAN FARM CIR
ROCKWALL, TX 75087

BIETENDORF GUY A AND CYNTHIA K
BIETENDORF
397 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

CURRENT RESIDENT
400 RENFRO ST
ROCKWALL, TX 75087

CLARK JERRY W & PAMELA
401 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
402 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
404 RENFRO ST
ROCKWALL, TX 75087

FREDERICK MARSHA
405 JORDAN FARM CIR
ROCKWALL, TX 75087

BARRON GARY S AND DELL S
405 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
406 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
408 JORDAN FARM CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
408 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
410 RENFRO ST
ROCKWALL, TX 75087

KESSLAR MARILYNN
411 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

JONES KENNETH AND CINDY
411 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
412 RENFRO ST
ROCKWALL, TX 75087

FLYNT GARY & NANCY
414 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

CURRENT RESIDENT
417 JORDAN FARM CIR
ROCKWALL, TX 75087

COLBERT PHILIP AND MARGIE
417 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
420 JORDAN FARM CIR
ROCKWALL, TX 75087

HOWARD DALE E AND JOYCE
420 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

RADNEY STEPHEN P AND MARTHA M
423 JORDAN FARM CIR
ROCKWALL, TX 75087

STANLEY STEVE AND ROBIN
423 PARK PLACE BLVD
ROCKWALL, TX 75087

STANLEY STEVEN B AND ROBIN
423 PARK PLACE BLVD
ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD
C/O GENESEE & WYOMING RAILROAD
425 E SOUTHLAKE BLVD #100
SOUTHLAKE, TX 76092

WALKER ANTHONY W AND JENNIFER
426 JORDAN FARM CIR
ROCKWALL, TX 75087

RADNEY FAMILY TRUST
STEPHEN P AND MARTHA RADNEY
429 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

MORGAN WILBUR J AND NANCY F
429 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
434 JORDAN FARM CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
435 JORDAN FARM CIR
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA
4505 LAKE HILL DR
ROWLETT, TX 75089

KRAEMER TERESA A
4525 COLE AVENUE #1105
DALLAS, TX 75205

CURRENT RESIDENT
500 RENFRO ST
ROCKWALL, TX 75087

LOVOI JOSEPH J SR AND VELMA J
501 PARK PLACE BLVD
ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C
506 RENFRO STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
507 RENFRO ST
ROCKWALL, TX 75087

RASMUSSEN MICHAEL AND DELILA RASMUSSEN
507 PARK PLACE BLVD
ROCKWALL, TX 75087

GARCIA MELISSA P AND
JOE DOWELL LOFTIS JR AKA JOE DOWELL LOFTIS
513 PARK PLACE BLVD
ROCKWALL, TX 75087

HOGUE ALLEN
513 RIDGEVIEW DR
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

CURRENT RESIDENT
523 PARK PLACE BLVD
ROCKWALL, TX 75087

PROPER GROUP, LLC
5250 TX-78 SUITE 750-299
SACHSE, TX 75048

CURRENT RESIDENT
535 PARK PLACE BLVD
ROCKWALL, TX 75087

HENRY PATRICIA A
541 PARK PLACE BLVD
ROCKWALL, TX 75087

DUKE JERI L
5911 PINEY BIRCH COURT
KINGWOOD, TX 77345

CURRENT RESIDENT
601 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
601 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
601 RENFRO ST
ROCKWALL, TX 75087

HOGUE MARVIN E & JOYCE M
LIFE ESTATE
602 RENFRO ST
ROCKWALL, TX 75087

CONWAY MICHAEL AND JEAN
603 S GOLIAD ST
ROCKWALL, TX 75087

CALDWELL KEVIN L & LINDA D
605 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
606 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
607 PARK PLACE BLVD
ROCKWALL, TX 75087

GOOD EARTH FUNDING INC
607 HIGHLAND COLONY PKWY SUITE 200
RIDGELAND, MS 39157

GOOD EARTH FUNDING INC
607 HIGHLAND COLONY PKWY SUITE 200
RIDGELAND, MS 39157

HARRINGTON DEBORAH
607 RENFRO ST
ROCKWALL, TX 75087

RUFF DAVE & ANNE
6105 LAKESHORE DR
ROWLETT, TX 75089

RUFF DAVID & ANNE
6105 LAKESHORE DR
ROWLETT, TX 75089

CURRENT RESIDENT
613 PARK PLACE BLVD
ROCKWALL, TX 75087

ABBOTT TODD & WHITNEY
619 RENFRO ST
ROCKWALL, TX 75087

ABBOTT TODD & WHITNEY
619 RENFRO STREET
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
% DOUGLAS A KAUFMANN
627 SORITA CIR
HEATH, TX 75032

CURRENT RESIDENT
702 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
703 TOWNSEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
703 E BOYSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
705 E BOYDSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
706 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
707 TOWNSEND
ROCKWALL, TX 75087

CURRENT RESIDENT
707 S CLARK
ROCKWALL, TX 75087

CURRENT RESIDENT
709 E BOYDSTUN AVE
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
720 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
724 E WASHINGTON ST
ROCKWALL, TX 75087

DANIEL MICHAEL D
801 ALUMINUM PLANT RD
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL
DISTRICT PUBLIC FACILITY CORP
801 E WASHINGTON ST
ROCKWALL, TX 75087

WISE ALICE
803 ALUMINUM PLANT ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
805 ALUMINUM PLANT RD
ROCKWALL, TX 75087

VARNER ROBERT R JR &
GLEN COX
815 TL TOWNSEND
ROCKWALL, TX 75087

POOL STOP INC
838 STEGER TOWN RD
ROCKWALL, TX 75032

WOOD WILLIAM AND SANDIE
8718 CLEARLAKE DR
ROWLETT, TX 75088

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
886 IVY LN
ROCKWALL, TX 75087

OGDEN DONNA AND WENDELL
891 IVY LN
ROCKWALL, TX 75087

HARRILL EVELYN
892 IVY LN
ROCKWALL, TX 75087

RAGSDALE ELIZABETH J LIFE ESTATE
LISA JANE BAKER & DONALD KIRK RAGSDALE
895 IVY LN
ROCKWALL, TX 75087

MASON MARSHA
901 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
902 ALUMINUM PLANT RD
ROCKWALL, TX 75087

WILLMON WENDY LYNN
904 ALUMINUM PLANT RD
ROCKWALL, TX 75087

CURRENT RESIDENT
905 IVY LN
ROCKWALL, TX 75087

STATON CARL E & BOBBIE JANE
906 ALUMINUM PLANT RD
ROCKWALL, TX 75087

BENEDETTO MATT
907 W HOLIDAY RD
ROCKWALL, TX 75087

MOORE CONNIE JO
908 COUNTRY CLUB DR
HEATH, TX 75032

BUCHANAN BARRY D & MELISSA M
908 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
914 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
915 WHITMORE
ROCKWALL, TX 75087

CURRENT RESIDENT
920 WHITMORE
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO
930 WHITMORE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
930/1250 JUSTIN RD
ROCKWALL, TX 75087

RUSHING JOE L & DONNA S
9414 SHEARER ST
ROWLETT, TX 75088

MARTIN CHARLES TED & RHONDA K
995 ST CHARLES CT
ROCKWALL, TX 75087

HITT FLOYD ESTATE
DOROTHY SUE HITT MATTHIES AND
LYNDEL RAY TIPTON JR INDEPENDENT CO
EXECUTORS 7836 YAMINI DR
DALLAS, TX 75230

COX STEPHEN
M/R
, TX

CCO TRANSFERS LLC
ATTN; PROPERTY TAX DEPT
P.O. BOX 7467
CHARLOTTE, NC 28241

CCO TRANSFERS LLC
ATTN; PROPERTY TAX DEPT
P.O. BOX 7467
CHARLOTTE, NC 28241

PODINA HERB AND LAURA
PO BOX 1586
ROCKWALL, TX 75087

ALLISON DEANNA JO
PO BOX 1624
ROCKWALL, TX 75087

MISHLER MICHAEL L AND RHONDA
PO BOX 38
ROCKWALL, TX 75087

DAVIS SHAUNTE AND JACOB
PO BOX 462311
GARLAND, TX 75046

HOWELL RONALD L AND MICHELE L
PO BOX 761
ROCKWALL, TX 75087

ZONING DESCRIPTION - PD 59

BEING a tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31 as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

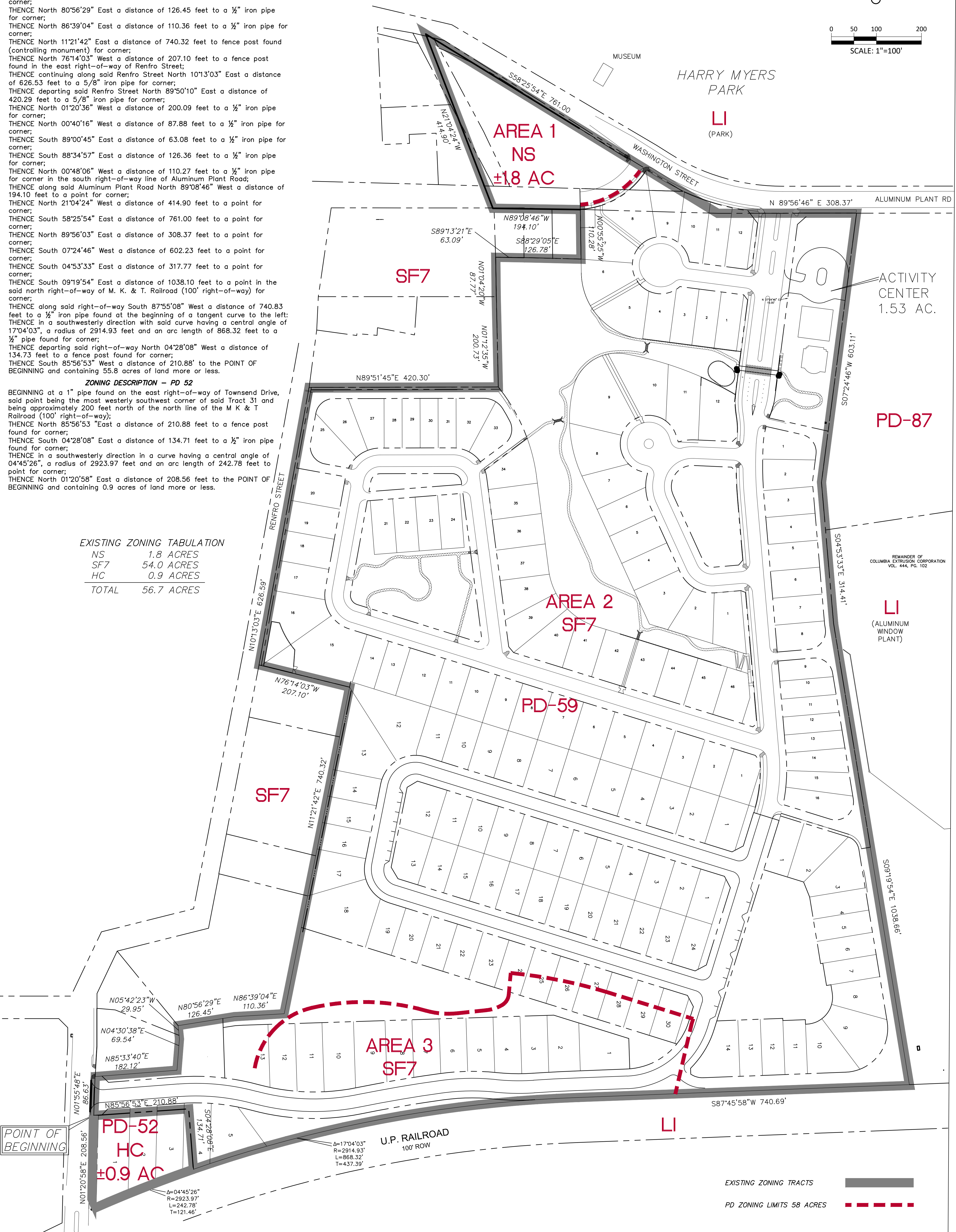
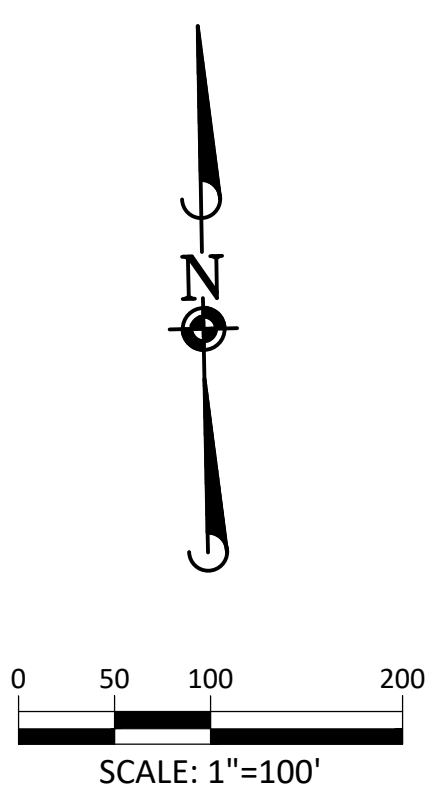
BEGINNING at a 1" pipe found on the east right-of-way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right-of-way);
 THENCE continuing along said High School Drive North 01°56'15" East a distance of 86.67 feet to a 5/8" iron pipe for corner;
 THENCE departing said High School Drive North 85°34'29" East a distance of 182.10 feet to a 5/8" iron pipe for corner;
 THENCE North 04°30'38" East a distance of 69.54 feet to a 1/2" iron pipe for corner;
 THENCE North 05°42'23" West a distance of 29.95 feet to a 1/2" iron pipe for corner;
 THENCE North 80°56'29" East a distance of 126.45 feet to a 1/2" iron pipe for corner;
 THENCE North 86°39'04" East a distance of 110.36 feet to a 1/2" iron pipe for corner;
 THENCE North 11°21'42" East a distance of 740.32 feet to fence post found (controlling monument) for corner;
 THENCE North 76°14'03" West a distance of 207.10 feet to a fence post found in the east right-of-way of Renfro Street;
 THENCE continuing along said Renfro Street North 10°13'03" East a distance of 626.53 feet to a 5/8" iron pipe for corner;
 THENCE departing said Renfro Street North 89°50'10" East a distance of 420.29 feet to a 5/8" iron pipe for corner;
 THENCE North 01°20'36" West a distance of 200.09 feet to a 1/2" iron pipe for corner;
 THENCE North 00°40'16" West a distance of 87.88 feet to a 1/2" iron pipe for corner;
 THENCE South 89°00'45" East a distance of 63.08 feet to a 1/2" iron pipe for corner;
 THENCE South 88°34'57" East a distance of 126.36 feet to a 1/2" iron pipe for corner;
 THENCE North 00°48'06" West a distance of 110.27 feet to a 1/2" iron pipe for corner in the south right-of-way line of Aluminum Plant Road;
 THENCE along said Aluminum Plant Road North 89°08'46" West a distance of 194.10 feet to a point for corner;
 THENCE North 21°04'24" West a distance of 414.90 feet to a point for corner;
 THENCE South 58°25'54" East a distance of 761.00 feet to a point for corner;
 THENCE North 89°56'03" East a distance of 308.37 feet to a point for corner;
 THENCE South 07°24'46" West a distance of 602.23 feet to a point for corner;
 THENCE South 04°53'33" East a distance of 317.77 feet to a point for corner;
 THENCE South 09°19'54" East a distance of 1038.10 feet to a point in the said north right-of-way of M. K. & T. Railroad (100' right-of-way) for corner;
 THENCE along said right-of-way South 87°55'08" West a distance of 740.83 feet to a 1/2" iron pipe found at the beginning of a tangent curve to the left; THENCE in a southwesterly direction with said curve having a central angle of 17°04'03", a radius of 2914.93 feet and an arc length of 868.32 feet to a 1/2" pipe found for corner;
 THENCE departing said right-of-way North 04°28'08" West a distance of 134.73 feet to a fence post found for corner;
 THENCE South 85°56'53" West a distance of 210.88' to the POINT OF BEGINNING and containing 55.8 acres of land more or less.

ZONING DESCRIPTION - PD 52

BEGINNING at a 1" pipe found on the east right-of-way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200 feet north of the north line of the M K & T Railroad (100' right-of-way);
 THENCE North 85°56'53" East a distance of 210.88 feet to a fence post found for corner;
 THENCE South 04°28'08" East a distance of 134.71 feet to a 1/2" iron pipe found for corner;
 THENCE in a southwesterly direction in a curve having a central angle of 04°45'26", a radius of 2923.97 feet and an arc length of 242.78 feet to point for corner;
 THENCE North 01°20'58" East a distance of 208.56 feet to the POINT OF BEGINNING and containing 0.9 acres of land more or less.

EXISTING ZONING TABULATION

NS	1.8 ACRES
SF7	54.0 ACRES
HC	0.9 ACRES
TOTAL	56.7 ACRES



EXISTING ZONING TRACTS
 PD ZONING LIMITS 58 ACRES

EX A

PARK PLACE
 PD 59
 ROCKWALL TEXAS
 EXISTING ZONING PLAN

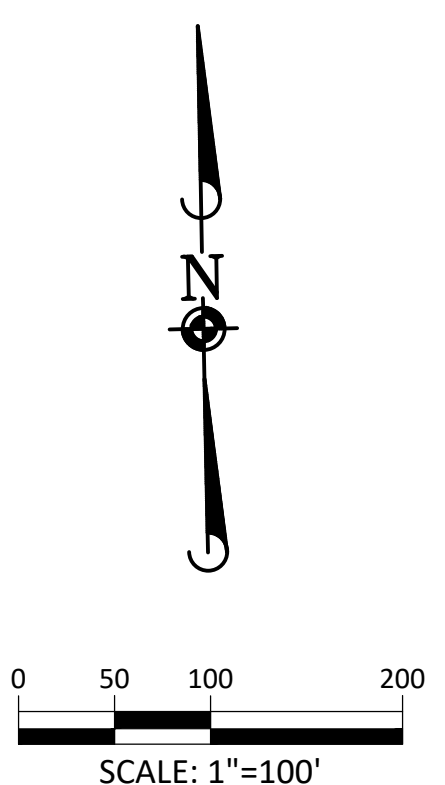


TOMDEN ENGINEERING, L.L.P.
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 FIRM No. 19244 tjones@tomden.com

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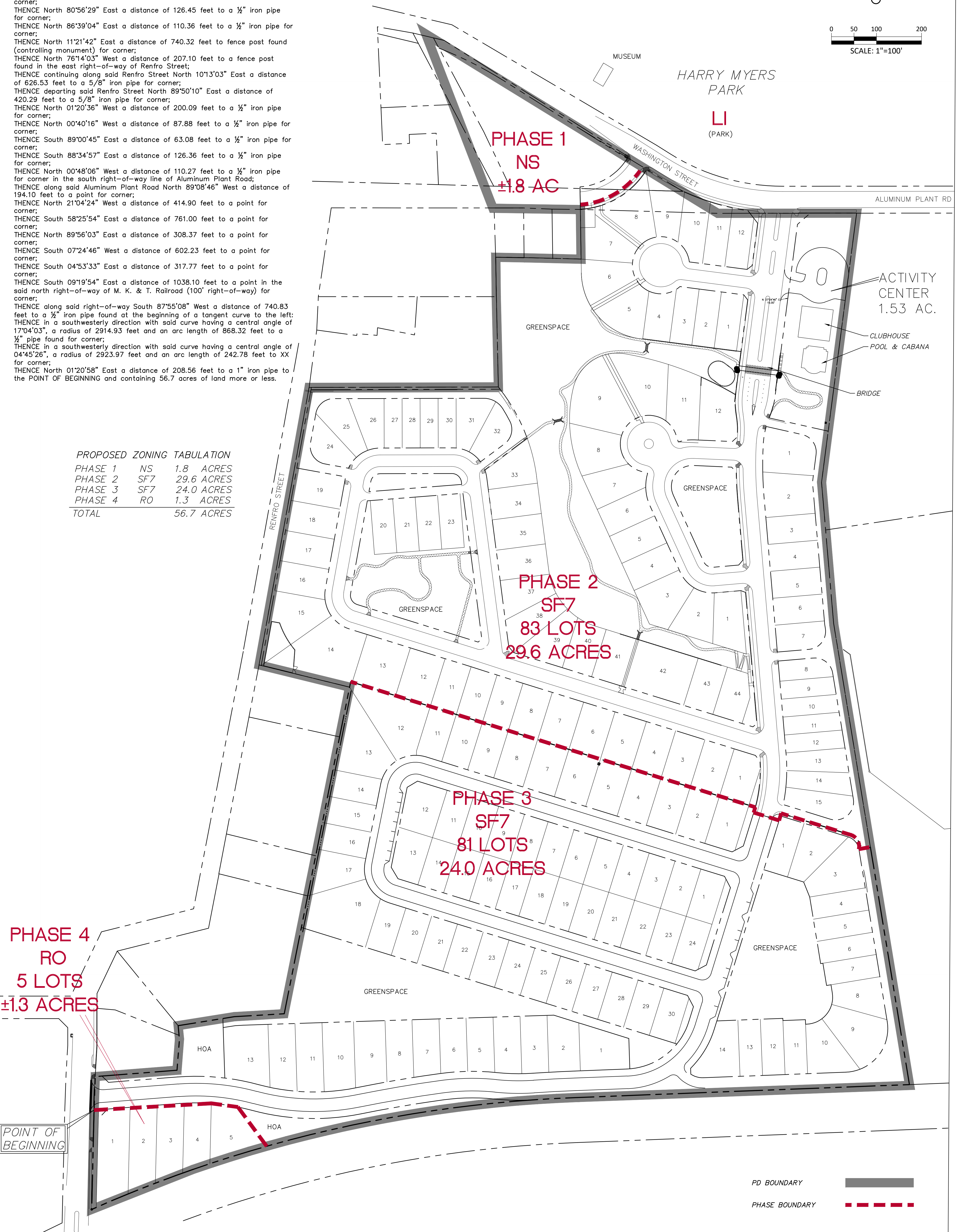
ZONING DESCRIPTION - REVISED PD 59

BEING a tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31 as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:
 BEGINNING at a 1" pipe found on the east right-of-way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right-of-way);
 THENCE continuing along said High School Drive North 01°56'15" East a distance of 86.67 feet to a 5/8" iron pipe for corner;
 THENCE departing said High School Drive North 85°34'29" East a distance of 182.10 feet to a 5/8" iron pipe for corner;
 THENCE North 04°30'38" East a distance of 69.54 feet to a 1/2" iron pipe for corner;
 THENCE North 05°42'23" West a distance of 29.95 feet to a 1/2" iron pipe for corner;
 THENCE North 80°56'29" East a distance of 126.45 feet to a 1/2" iron pipe for corner;
 THENCE North 86°39'04" East a distance of 110.36 feet to a 1/2" iron pipe for corner;
 THENCE North 11°21'42" East a distance of 740.32 feet to fence post found (controlling monument) for corner;
 THENCE North 76°14'03" West a distance of 207.10 feet to a fence post found in the east right-of-way of Renfro Street;
 THENCE continuing along said Renfro Street North 10°13'03" East a distance of 626.53 feet to a 5/8" iron pipe for corner;
 THENCE departing said Renfro Street North 89°50'10" East a distance of 420.29 feet to a 5/8" iron pipe for corner;
 THENCE North 01°20'36" West a distance of 200.09 feet to a 1/2" iron pipe for corner;
 THENCE North 00°40'16" West a distance of 87.88 feet to a 1/2" iron pipe for corner;
 THENCE South 89°00'45" East a distance of 63.08 feet to a 1/2" iron pipe for corner;
 THENCE South 88°34'57" East a distance of 126.36 feet to a 1/2" iron pipe for corner;
 THENCE North 00°48'06" West a distance of 110.27 feet to a 1/2" iron pipe for corner in the south right-of-way line of Aluminum Plant Road;
 THENCE along said Aluminum Plant Road North 89°08'46" West a distance of 194.10 feet to a point for corner;
 THENCE North 21°04'24" West a distance of 414.90 feet to a point for corner;
 THENCE South 58°25'54" East a distance of 761.00 feet to a point for corner;
 THENCE North 89°56'03" East a distance of 308.37 feet to a point for corner;
 THENCE South 07°24'46" West a distance of 602.23 feet to a point for corner;
 THENCE South 04°53'33" East a distance of 317.77 feet to a point for corner;
 THENCE South 09°19'54" East a distance of 1038.10 feet to a point in the said north right-of-way of M. K. & T. Railroad (100' right-of-way) for corner;
 THENCE along said right-of-way South 87°55'08" West a distance of 740.83 feet to a 1/2" iron pipe found at the beginning of a tangent curve to the left;
 THENCE in a southwesterly direction with said curve having a central angle of 17°04'03", a radius of 2914.93 feet and an arc length of 868.32 feet to a 1/2" pipe found for corner;
 THENCE in a southwesterly direction with said curve having a central angle of 04°45'26", a radius of 2923.97 feet and an arc length of 242.78 feet to XX for corner;
 THENCE North 01°20'58" East a distance of 208.56 feet to a 1" iron pipe to the POINT OF BEGINNING and containing 56.7 acres of land more or less.



PROPOSED ZONING TABULATION

PHASE 1	NS	1.8	ACRES
PHASE 2	SF7	29.6	ACRES
PHASE 3	SF7	24.0	ACRES
PHASE 4	RO	1.3	ACRES
TOTAL		56.7	ACRES



EX B

PARK PLACE
 PD 59
 ROCKWALL TEXAS
 CONCEPT PLAN

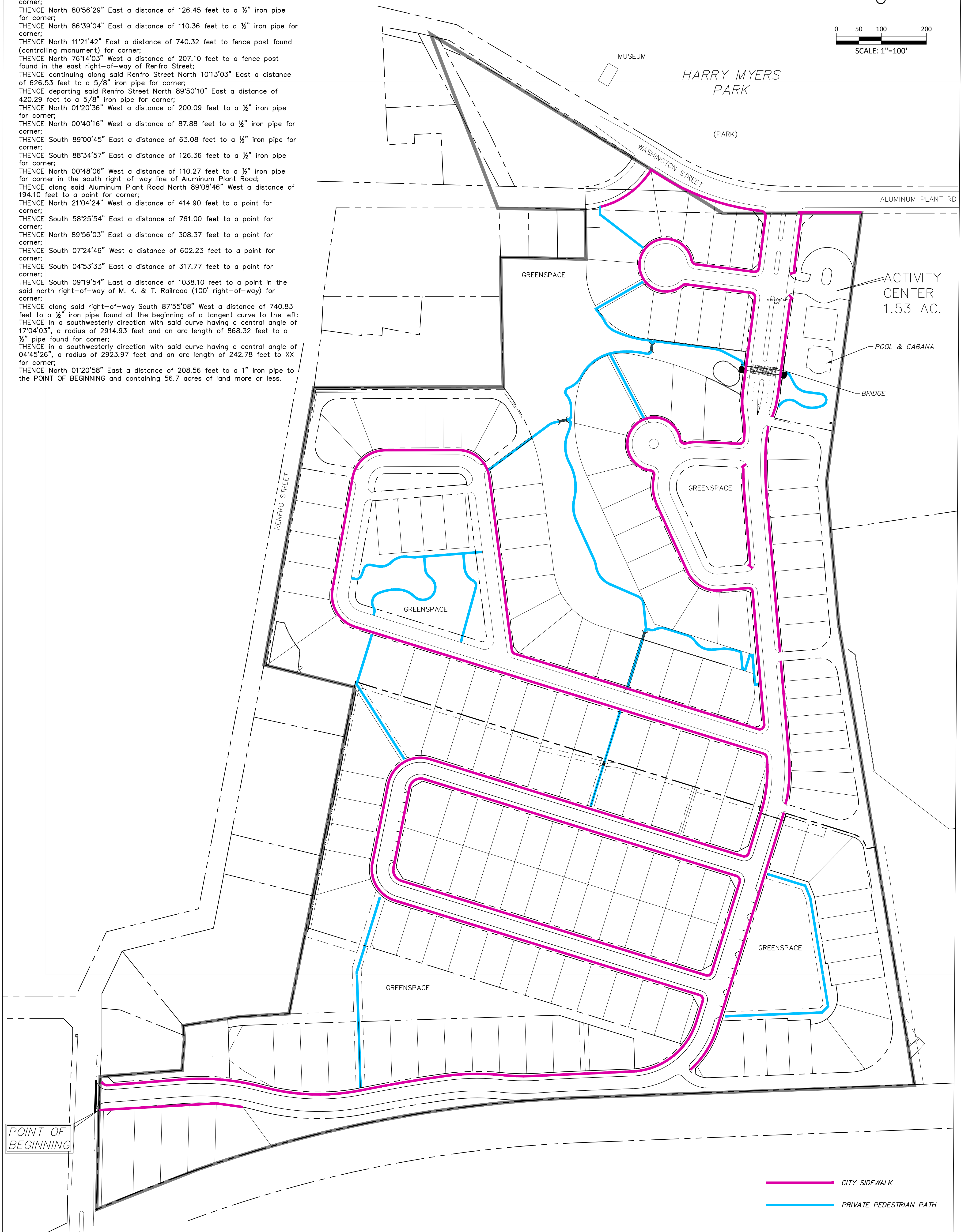
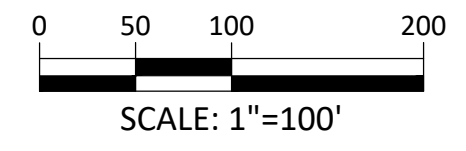


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POINT OF BEGINNING

— CITY SIDEWALK
 — PRIVATE PEDESTRIAN PATH

EX C

PARK PLACE
 PD 59
 ROCKWALL TEXAS
 PEDESTRIAN PLAN



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