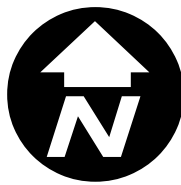


City of Rockwall

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.

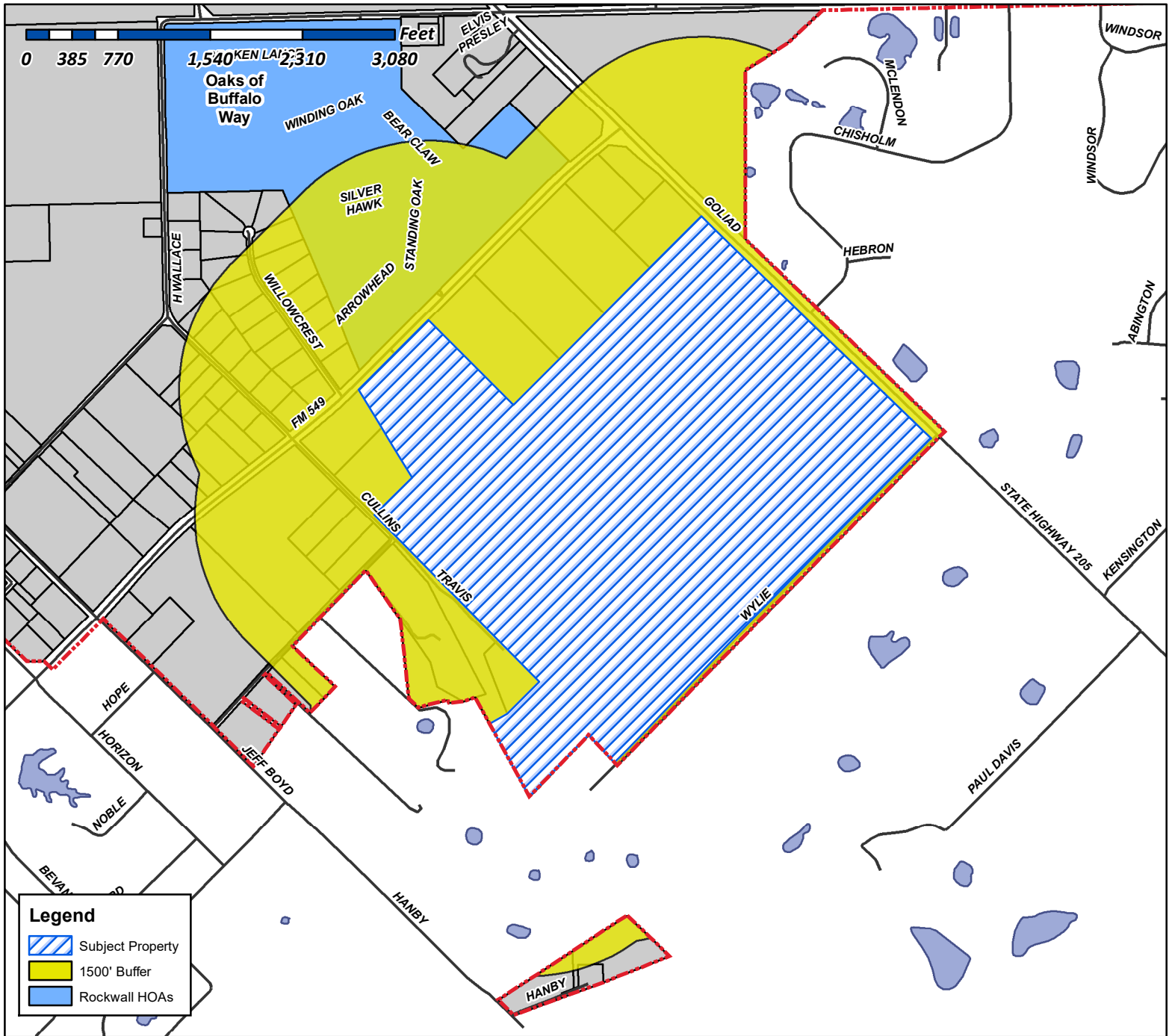




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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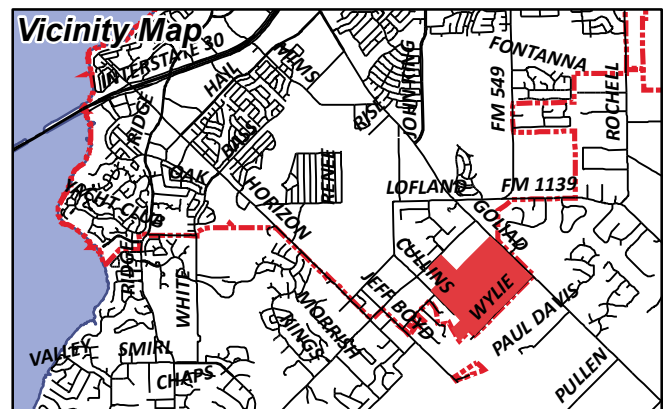
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Case Number: Z2019-005
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SWC of FM-549 & SH-205

Date Created: 3/15/2019

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

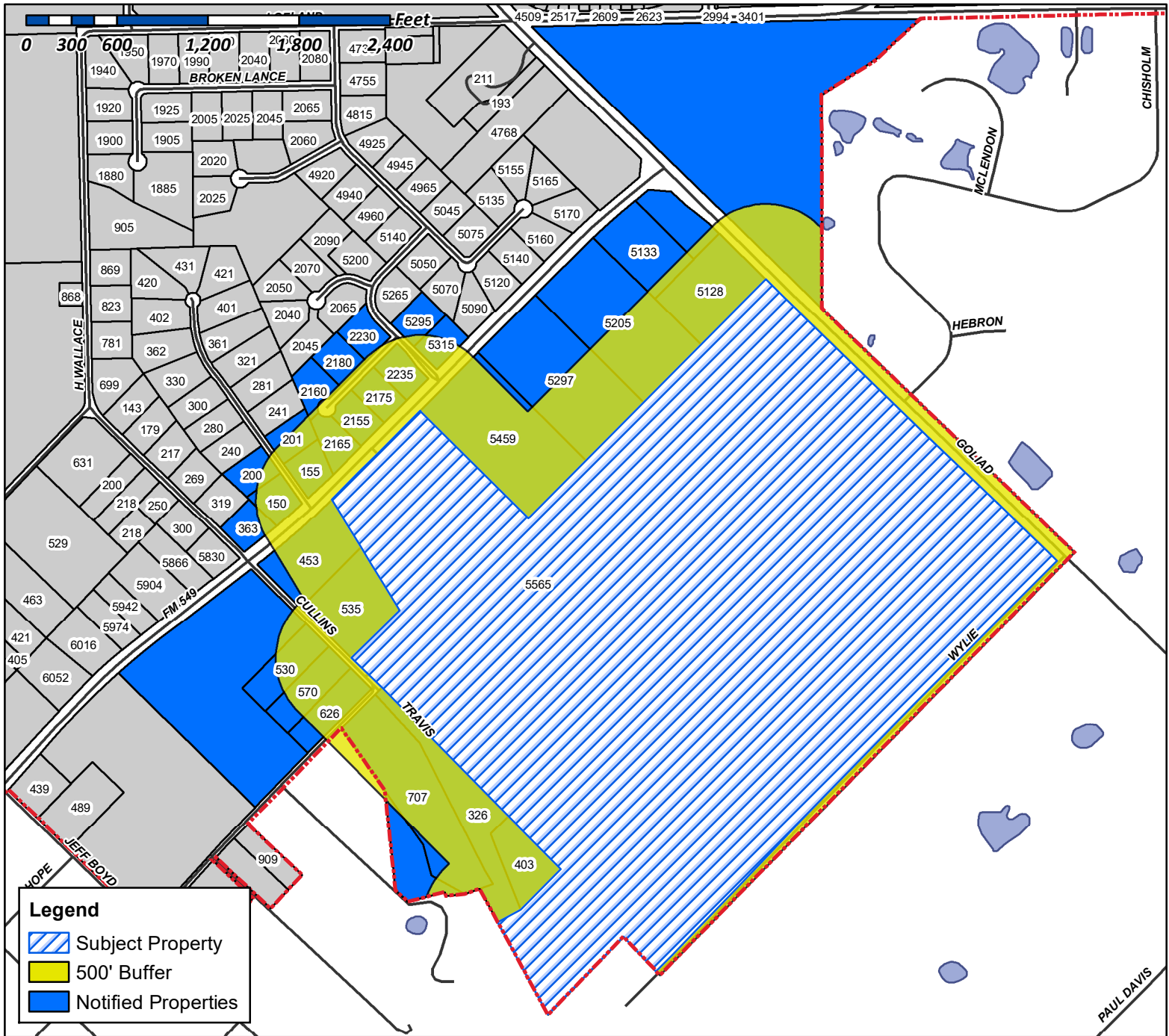




City of Rockwall

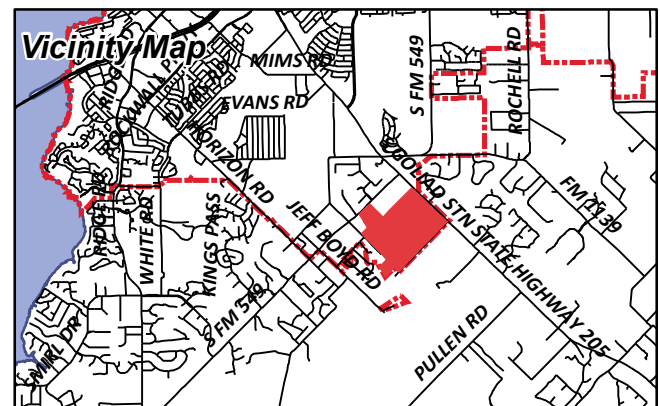
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 For Questions on this Case Call (972) 771-7745



ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
13155 NOEL RD # 900
DALLAS, TX 75240

RANEY GARY T
150 WILLOWCREST DRIVE
ROCKWALL, TX 75032

HADDOCK HOWARD J & JOAN W TRUSTEES
HADDOCK FAMILY LIVING TRUST
155 WILLOWCREST
ROCKWALL, TX 75032

CONFIDENTIAL
200 WILLOWCREST
ROCKWALL, TX 75032

MUELLER JOHN HERMAN AND MELANIE KAY
ANN BEAR-MUELLER
201 WILLOWCREST LN
ROCKWALL, TX 75032

RUCKER ROY LYDELL AND MONIFA
2155 ARROWHEAD CT
ROCKWALL, TX 75032

GRAHAM M TODD AND SHANNA R
2160 ARROWHEAD COURT
ROCKWALL, TX 75032

FLEMING KATHI
2165 ARROWHEAD CT
ROCKWALL, TX 75032

BURZAI EDWARD C & MARCIA Y
2175 ARROWHEAD CT
ROCKWALL, TX 75032

GREEN JACKIE & TAMI
2180 ARROWHEAD CT
ROCKWALL, TX 75032

RUMMEL STEVEN DAVID AND JANET L
2230 ARROWHEAD CT
ROCKWALL, TX 75032

JOHNSON BILLY RAY & JENNIFER REINHARDT
2235 ARROWHEAD CT
ROCKWALL, TX 75032

ROCKWALL 205 INVESTORS LLC
2701 SUNSET RIDGE SUITE 607
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

CURRENT RESIDENT
326 CULLINS RD
ROCKWALL, TX 75032

LEE SHERRIE
363 CULLINS RD
ROCKWALL, TX 75032

TRAVIS ALAN D
403 TRAVIS LN
ROCKWALL, TX 75032

TRAVIS ALAN D
403 TRAVIS LN
ROCKWALL, TX 75032

PRICE BOBBY DALE & BRETТА JEAN
453 CULLINS RD
ROCKWALL, TX 75032

ZEB MOHIUDIN DR &
NASREEN ZEB
5128 S STATE HIGHWAY 205
ROCKWALL, TX 75032

CURRENT RESIDENT
5133 S FM549
ROCKWALL, TX 75032

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

HEAGNEY SCOTT AND LISA
5295 STANDING OAK LN
ROCKWALL, TX 75032

KESSLER JAMES AND ANGELA
5297 SOUTH FM 549
ROCKWALL, TX 75032

HOPE LESLIE AND DARYL
530 CULLINS RD
ROCKWALL, TX 75032

RENTA LARRY J & VICKI
5315 STANDING OAK LN
ROCKWALL, TX 75032

WILSON BRET A & LESLIE
535 CULLINS RD
ROCKWALL, TX 75032

BARRICK CODY ANDREW
5459 S. FM 549
ROCKWALL, TX 75032

CURRENT RESIDENT
5565 S FM549
ROCKWALL, TX 75032

WESTRUP CAROLE LYNN
570 CULLINS RD
ROCKWALL, TX 75032

POPE TONY W & KARREN L
626 E CULLINS ROAD
ROCKWALL, TX 75032

BYRD GARY ETUX
707 CULLINS RD
ROCKWALL, TX 75032



Civil Engineering
Surveying
Water Resources Management
Construction Management
Environmental Consulting
Land Planning

March 15, 2019

City of Rockwall
Planning Department
385 S Goliad
Rockwall, TX 75087

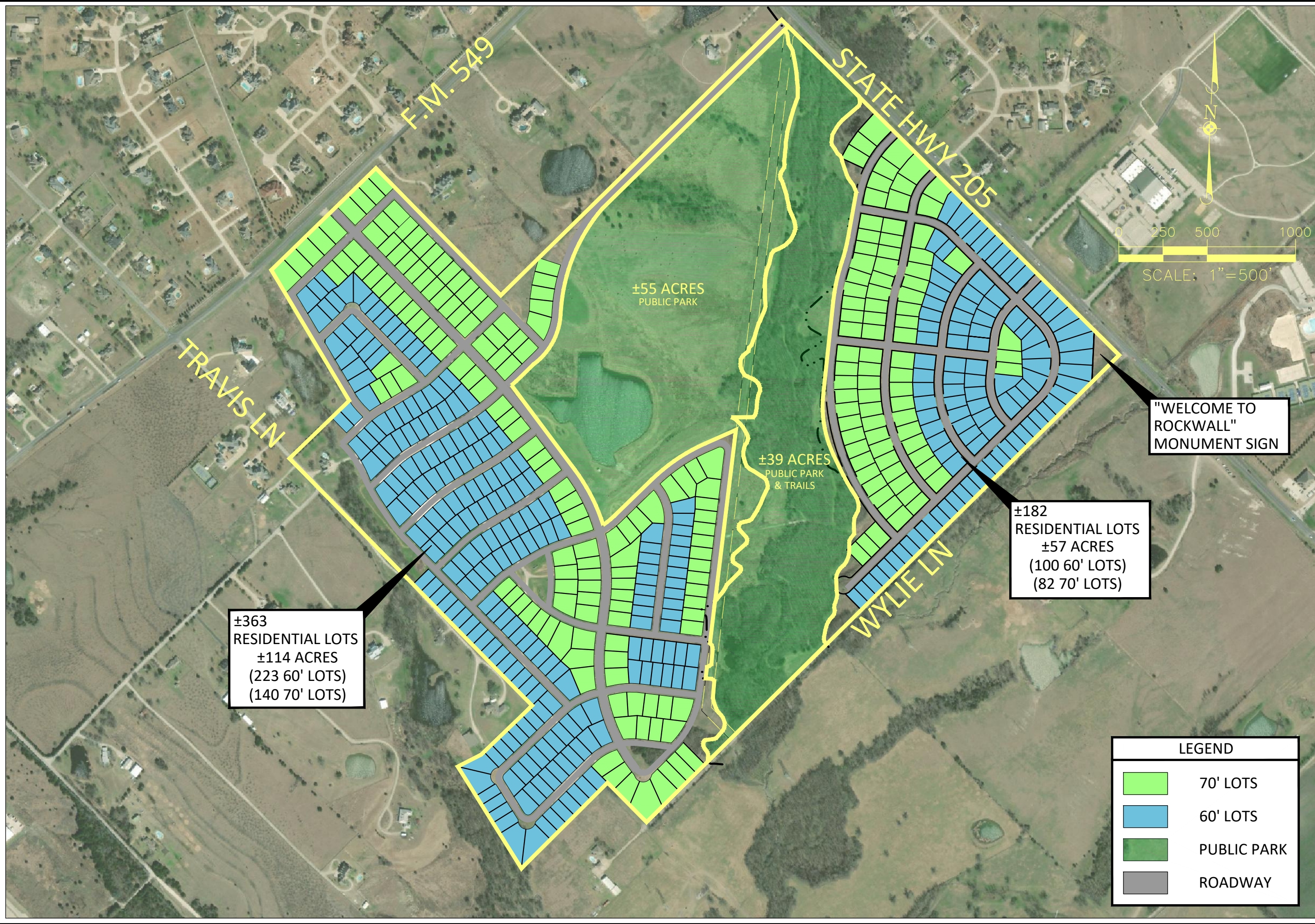
RE: Proposed +/-545 Lot Residential PD & Regional Park
Located @ South Corner of FM 549 & SH 205

Dear Staff,

The subject development will consist of +/-545 single family lots and a +/-94 Acre Regional Park located on a 264.5 acre tract. The Concept Plan included with this submittal is representative of our vision of the development. Our team is currently working with the City's Parks Department on general programming for the Regional Park to identify a yearly maintenance budget as requested by Council. The proposed Park area within the flood plain is currently accessible via existing equestrian trails paralleling the creek. Please feel free to contact us if you have any questions regarding our project or application.

Thank you,


Brian Bridgewater, P.E.
Manhard Consulting



HERITAGE PARK - ZONING CONCEPT PLAN
SOUTHWEST CORNER OF F.M. 549 & S.H. 205
ROCKWALL, ROCKWALL COUNTY, TEXAS

DRAWN BY: **TRB** RELEASE DATE: **03/15/2019** SCALE: **1" = 500'** CODE: **611.011.001**

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Manhard
CONSULTING

12225 Greenville Avenue, Suite 1000, Dallas, TX 75243 ph: 972.972.4250 manhard.com
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
 Construction Managers | Environmental Scientists | Landscape Architects | Planners
 Texas Board of Professional Engineers Registration No. F-18141

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) 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 below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below;

Table 1: Lot Composition

Lot Type	Minimum Lot Size	Minimum Lot Size	Dwelling Units	Dwelling %
A	60' x 120'	7,200	323	60%
B	70' x 130'	9,100	222	40%
Total Acreage – 265 acres			545 total Units (2.1 per acre)	

3. *Density and Dimensional Requirements.* The maximum permissible density for the Subject Property shall not exceed 2.1 dwelling units per gross acre of land. All lots shall conform to the standards depicted in Table 2 below and generally conform to Exhibit F of this ordinance.

Table 2: Lot Dimensional Requirements

Minimum Lot Width (1)	60'	70'
Minimum Lot Depth	120'	130'
Minimum Lot Area	7,200 SF	9,100 SF
Minimum Front Yard Setback (2) & (5)	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (Adjacent to Street) (2) & (5)	10'	10'
Maximum Height (3)	30'	30'
Minimum Rear Yard Setback (4)	20'	20'
Minimum Area / Dwelling Unit	2,000 SF	2,300 SF
Maximum Lot Coverage	65%	65%
Permitted Encroachment into Required Setbacks	Allowed	Allowed

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) Porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks

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

- (a) **Masonry Requirement.** The minimum masonry requirement for the exterior facades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, stucco, cast stone, and cementaceous fiberboard horizontal lap-siding (e.g. HardiBoard or Hardy Plank).
- (b) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch.
- (c) **Garage Orientation.** Garages may be oriented toward the street in a front entry configuration; however, the front façade of the garage must be situated a minimum of ten (10) feet behind the front façade of the primary structure or porch structure. In addition the following architectural elements must be included on all front entry homes:
 - 1) Divided bay garage doors
 - 2) Carriage style hardware and lighting
 - 3) Cedar clad garage doors
 - 4) Driveways must be constructed with ornamental stamped concrete brick pavers.

5. *Anti-Monotony Restrictions.* The development shall adhere to the following anti-monotony restrictions:

- (A) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least five (5) intervening homes of differing appearance on the opposite side of the street. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - 1) Number of stories
 - 2) Permitted encroachment type and layout
 - 3) Roof type and layout
 - 4) Articulation of the front façade
- (B) Permitted encroachment (Porches) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (C) Each phase of the subdivision will allow for a maximum four (4) compatible roof Colors. All roof shingles shall be an architectural or dimensional shingle.

6. *Fencing Standards.* All individual residential fencing 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:

- (A) No front yard fences allowed
- (B) *Corner Lots.* Corner lots shall utilize a wood fence that extends no further than the back (rear) corner of the house. The fence shall be a minimum of six (6) feet tall. The fence shall be located a minimum of five (5) feet from the sidewalk's edge.
- (C) *Rear Yard Fences.* Rear yard fences shall not extend forward, towards the front of the house, beyond the back (rear) corner of the house.
- (D) *Wood Fences.* All wood fences shall be constructed of a standard fencing material (minimum of ½" thickness or better; spruce fencing will not be allowed), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be stained and sealed with all pickets being placed on the "public side" facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.
- (E) *Wrought Iron/Tubular Steel.* Lots located along the perimeter of roadways, abutting open space, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
- (F) *Solid Fences (including wood fences).* All solid fences shall incorporate a decorative top rail or cap detailing 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 shall be a minimum of four (4) 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 the subdivision:
 - (1) Canopy/shade trees. Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.
 - (2) 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 the buffers shall be maintained by the Homeowner's Association (HOA).

- (1) *Landscape Buffer and Sidewalks (FM 549)*. A minimum of a 20 foot landscape buffer shall be provided along the frontage of FM 549 (outside of the required right-of-way dedication) and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30 inches and a maximum height of 48 inches. In addition, at least one canopy tree shall be planted per 50 feet of linear frontage. A minimum of a five (5) foot sidewalk shall be required along FM 549.
- (2) *Landscape Buffer (SH 205)*. A minimum of a 20 foot landscape buffer shall be provided along the frontage of SH 205 (outside of the required right-of-way dedication), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30 inches and a maximum height of 48 inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100 feet of linear frontage.
- (C) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. 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.
- (D) *Street Trees and Hardscape*. Street tree and hardscape plans indicating the location of all sidewalk and trails shall be reviewed and approved with the PD Site Plan.
- (E) *Lighting*. Light poles shall not exceed 20 feet in total height. All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (F) *Sidewalks*. At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.
- (G) *Open Space*. The development shall consist of a minimum of 35 % open space and generally conform with the Open Space Plan contained in Exhibit ___ of this ordinance.
- (H) *Neighborhood signage*. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan.

- (I) *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 Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood open space and common areas, irrigation, landscaping, screening fences associated with this development.

- (J) *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.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	121.99'	5796.43'	1°12'21"	N 45°17'37" E	121.99'

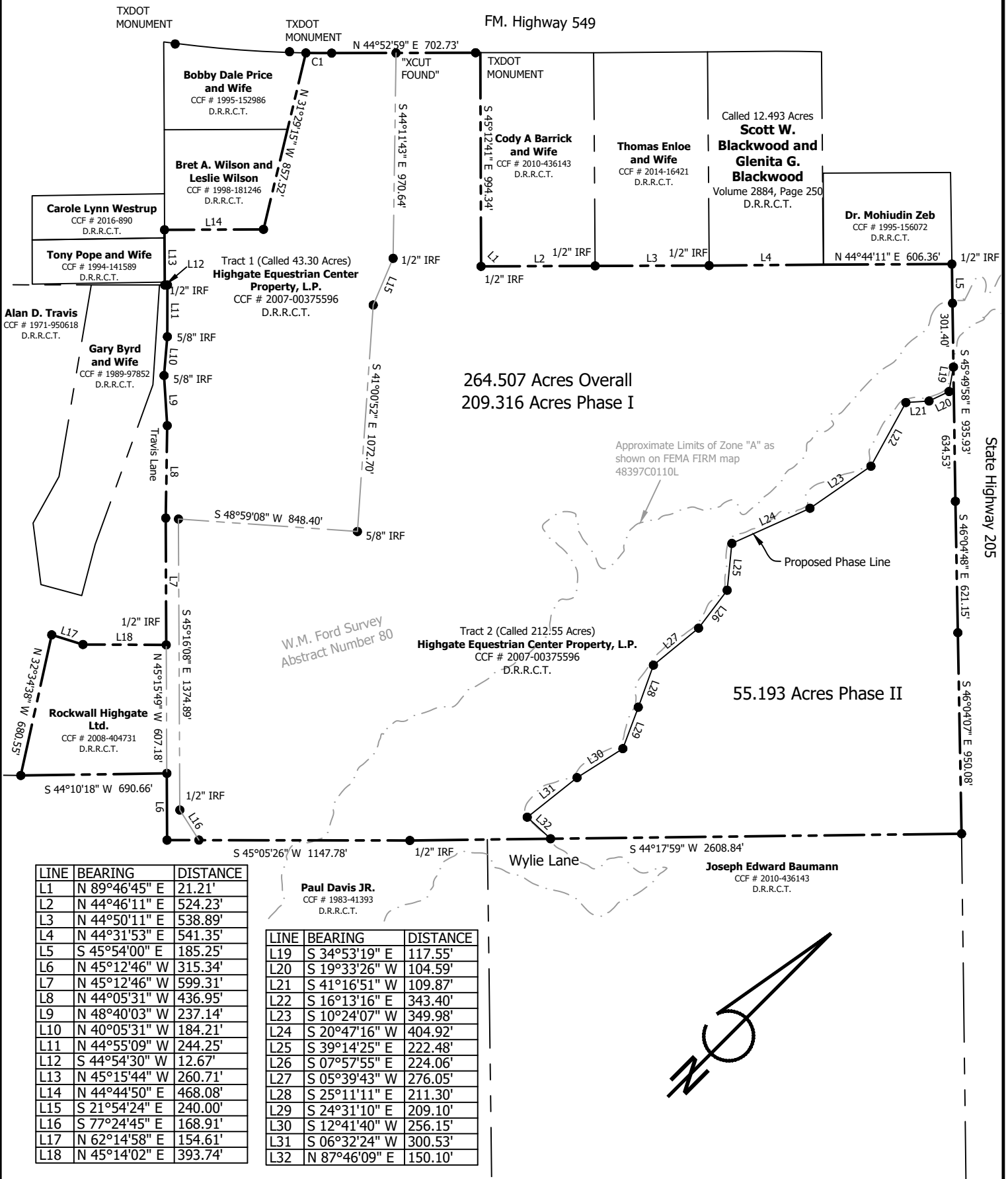
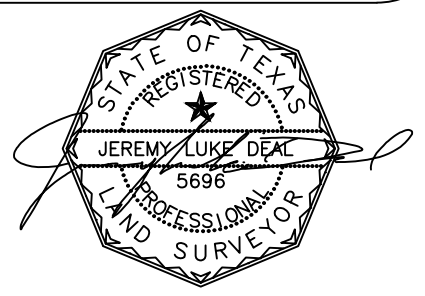
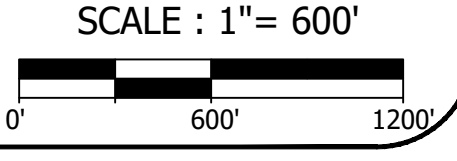


EXHIBIT SHOWING
264.507 Acres of land situated in the W.M. Survey, Abstract Number 80, Rockwall County, Texas.

Project Number: 180164 Date: February 18, 2019
 Revised Date:
 Revision Notes:
 Sheet 1 of 4



REALSEARCH OF TEXAS, LLC
 P.O. Box 1006, Godley, Texas 76044
 Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
 "Thou shalt not remove thy neighbor's landmark" Deut. 19:14
 TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968



LEGAL DESCRIPTION (OVERALL)

BEING a 264.507 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found;

THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract,;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls:

North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangent curve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's File Number 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 07 Seconds East, continuing along said East right-of-way line, a distance of 950.08 feet, to the POINT OF BEGINNING, and containing 264.507 acres of land, more or less.

Project Number: 180164

Date: February 18, 2019

Revised Date:

Revision Notes:

Sheet 2 of 4



REALSEARCH OF TEXAS, LLC

P.O. Box 1006, Godley, Texas 76044

Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org

"Thou shalt not remove thy neighbor's landmark" Deut. 19:14

TBPLS Firm Registration # 10158200

TBPE Firm Registration # 17968

LEGAL DESCRIPTION (PHASE I)

BEING a 209.316 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being a portion of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said called 43.30 acre tract, being on the northwest line of Wylie Lane;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls:

North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangent curve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's File Number 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said southwest right-of-way line, a distance of 301.40 feet, to a point for corner;

THENCE Southwesterly, departing said West right-of-way line and over and across said called 212.55 acre tract, the following calls:

South 34 Degrees 53 Minutes 19 Seconds East, a distance of 117.55 feet, to a point for corner;

South 19 Degrees 33 Minutes 26 Seconds West, a distance of 104.59 feet, to a point for corner;

South 41 Degrees 16 Minutes 51 Seconds West, a distance of 109.87 feet, to a point for corner;

South 16 Degrees 13 Minutes 16 Seconds East, a distance of 343.40 feet, to a point for corner;

South 10 Degrees 24 Minutes 07 Seconds West, a distance of 349.98 feet, to a point for corner;

South 20 Degrees 47 Minutes 16 Seconds West, a distance of 404.92 feet, to a point for corner;

South 39 Degrees 14 Minutes 25 Seconds East, a distance of 222.48 feet, to a point for corner;

South 07 Degrees 57 Minutes 55 Seconds East, a distance of 224.06 feet, to a point for corner;

South 05 Degrees 39 Minutes 43 Seconds West, a distance of 276.05 feet, to a point for corner;

South 25 Degrees 11 Minutes 11 Seconds East, a distance of 211.30 feet, to a point for corner;

South 24 Degrees 31 Minutes 10 Seconds East, a distance of 209.10 feet, to a point for corner;

South 12 Degrees 41 Minutes 40 Seconds West, a distance of 256.15 feet, to a point for corner;

South 06 Degrees 32 Minutes 24 Seconds West, a distance of 300.53 feet, to a point for corner;

North 87 Degrees 46 Minutes 09 Seconds East, a distance of 150.10 feet, to a point for corner, being on the North line of said Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along said North line, a distance of 665.41 feet, to a point for corner;

THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said North line, a distance of 1147.78 feet, to the POINT OF BEGINNING, and containing 209.316 acres of land, more or less.

Project Number: 180164

Date: February 18, 2019

Revised Date:

Revision Notes:

Sheet 3 of 4



REALSEARCH OF TEXAS, LLC

P.O. Box 1006, Godley, Texas 76044

Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org

"Thou shalt not remove thy neighbor's landmark" Deut. 19:14

TBPLS Firm Registration # 10158200

TBPE Firm Registration # 17968



LEGAL DESCRIPTION (PHASE II)

BEING a 55.193 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being a portion of a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found at the northernmost corner of said called 212.55 acre tract, same being the easternmost corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas, and being on the southwest right-of-way line of State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said southwest right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said southwest right-of-way line, a distance of 301.40 feet, to the POINT OF BEGINNING;

THENCE Southwesterly, departing said southwest right-of-way line and over and across said called 212.55 acre tract, the following calls:

South 34 Degrees 53 Minutes 19 Seconds East, a distance of 117.55 feet, to a point for corner;

South 19 Degrees 33 Minutes 26 Seconds West, a distance of 104.59 feet, to a point for corner;

South 41 Degrees 16 Minutes 51 Seconds West, a distance of 109.87 feet, to a point for corner;

South 16 Degrees 13 Minutes 16 Seconds East, a distance of 343.40 feet, to a point for corner;

South 10 Degrees 24 Minutes 07 Seconds West, a distance of 349.98 feet, to a point for corner;

South 20 Degrees 47 Minutes 16 Seconds West, a distance of 404.92 feet, to a point for corner;

South 39 Degrees 14 Minutes 25 Seconds East, a distance of 222.48 feet, to a point for corner;

South 07 Degrees 57 Minutes 55 Seconds East, a distance of 224.06 feet, to a point for corner;

South 05 Degrees 39 Minutes 43 Seconds West, a distance of 276.05 feet, to a point for corner;

South 25 Degrees 11 Minutes 11 Seconds East, a distance of 211.30 feet, to a point for corner;

South 24 Degrees 31 Minutes 10 Seconds East, a distance of 209.10 feet, to a point for corner;

South 12 Degrees 41 Minutes 40 Seconds West, a distance of 256.15 feet, to a point for corner;

South 06 Degrees 32 Minutes 24 Seconds West, a distance of 300.53 feet, to a point for corner;

North 87 Degrees 46 Minutes 09 Seconds East, a distance of 150.10 feet, to a point for corner, being on the North line of said Wylie Lane;

THENCE North 44 Degrees 17 Minutes 59 Seconds East, along the North line of said Wylie Lane, a distance of 2608.84 feet, to a point for corner at the intersection of said North line and the southwest right-of-way line of said State Highway No. 205;

THENCE North 46 Degrees 04 Minutes 07 Seconds East, departing said North line and along the said southwest right-of-way line, a distance of 950.08 feet, to a point for corner;

THENCE North 46 Degrees 04 Minutes 48 Seconds West, continuing along said southwest right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE North 45 Degrees 49 Minutes 58 Seconds West, continuing along said southwest right-of-way line, a distance of 634.53 feet, to the POINT OF BEGINNING, and containing 55.193 acres or land, more or less.

Project Number: 180164

Date: February 18, 2019

Revised Date:

Revision Notes:

Sheet 4 of 4



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