



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:
CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS not yet assigned*

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION NEC E Quail Run Road and 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-70

CURRENT USE Undeveloped land

PROPOSED ZONING PD-70

PROPOSED USE Commercial (Retail)

ACREAGE 8.684 AC

LOTS [CURRENT]

LOTS [PROPOSED]

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER

APPLICANT DuWest Realty, LLC

CONTACT PERSON

CONTACT PERSON Bowen Hendrix

ADDRESS

ADDRESS 4403 North Central Expressway
Suite 200

CITY, STATE & ZIP

CITY, STATE & ZIP Dallas, TX 75025

PHONE

PHONE (214) 918-1804

E-MAIL

E-MAIL bowen@duwestrealty.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bowen Hendrix [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

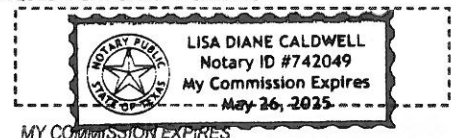
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 330.25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF January 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

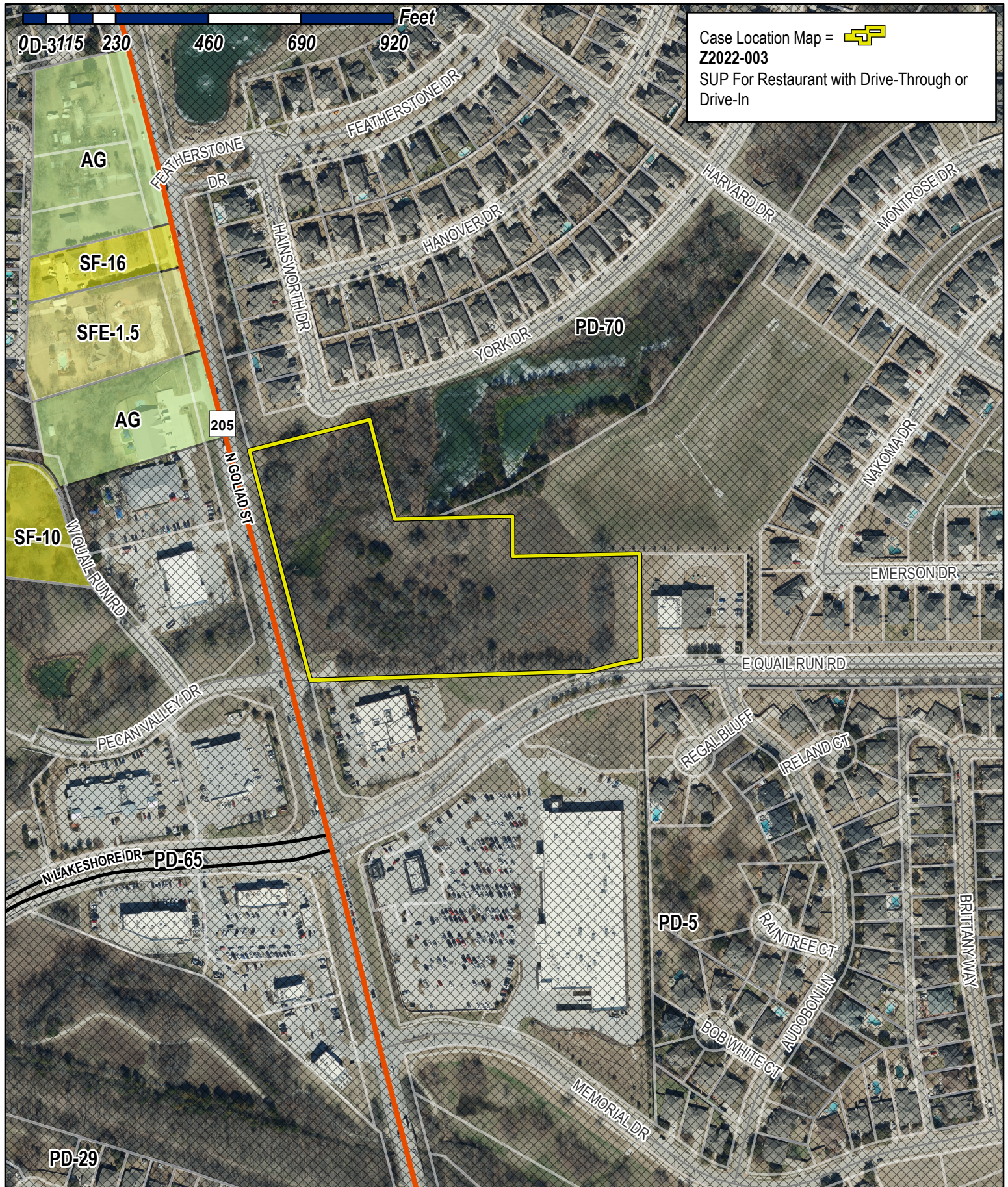
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF January 2022


OWNER'S SIGNATURE

Bowen Hendrix
Lisa Caldwell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 
Z2022-003
 SUP For Restaurant with Drive-Through or Drive-In



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.

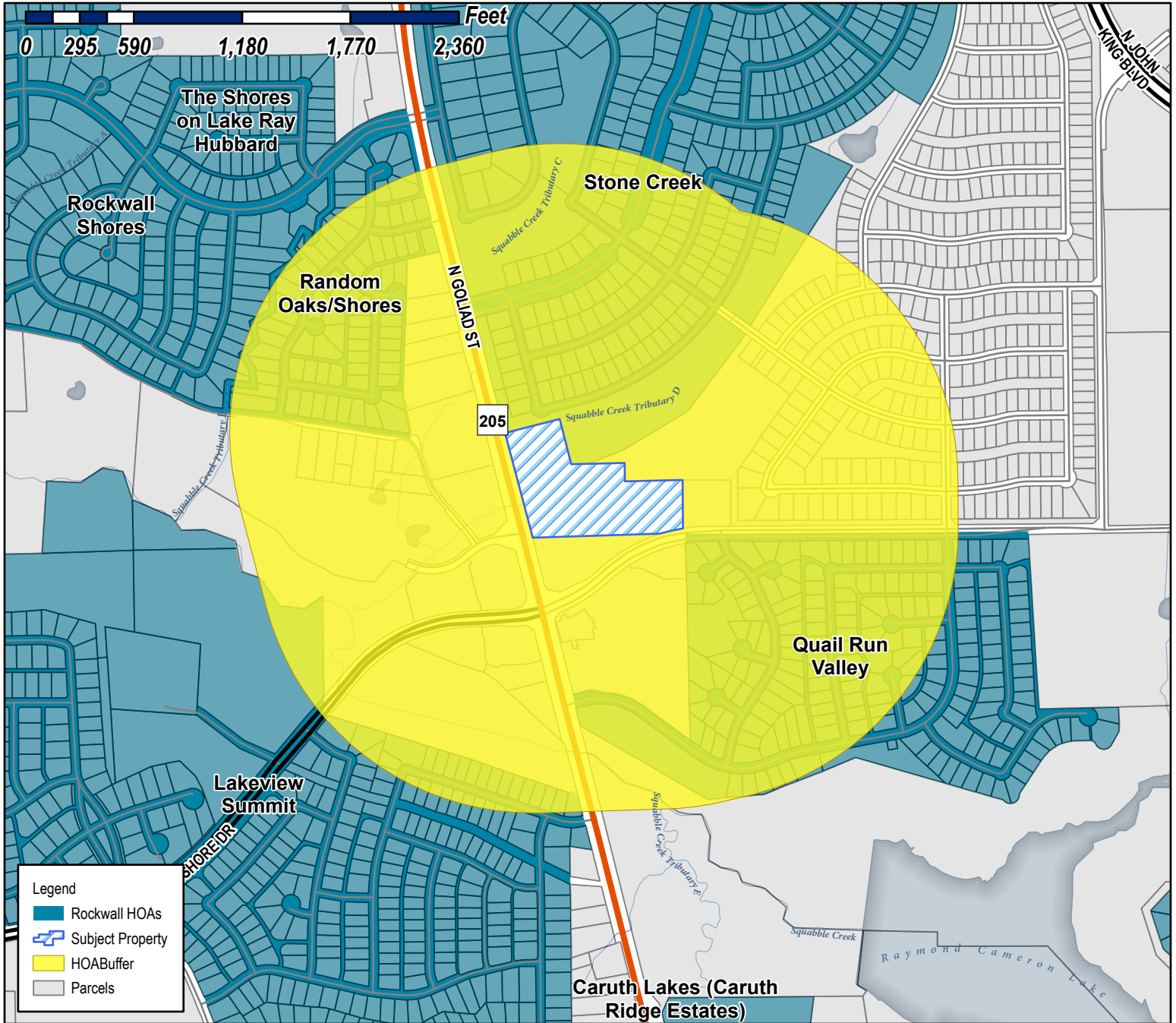




City of Rockwall

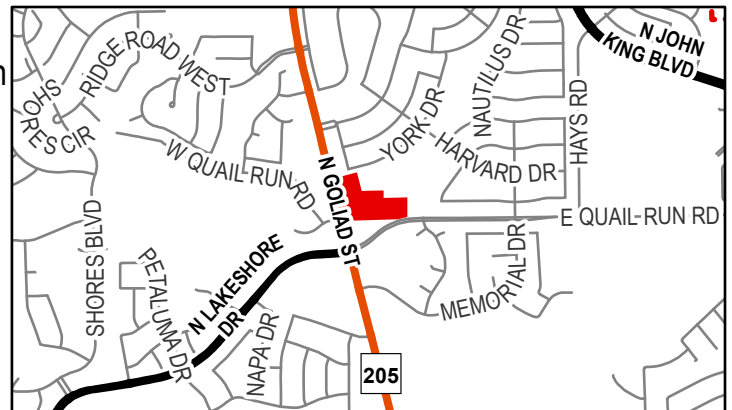
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2022-003
Case Name: SUP for Restaurant with Drive-Through or Drive-In
Case Type: Zoning
Zoning: PD-70
Case Address: NE Corner E Quail Run Rd. and SH 205

Date Saved: 1/14/2022
 For Questions on this Case Call (972) 771-7745

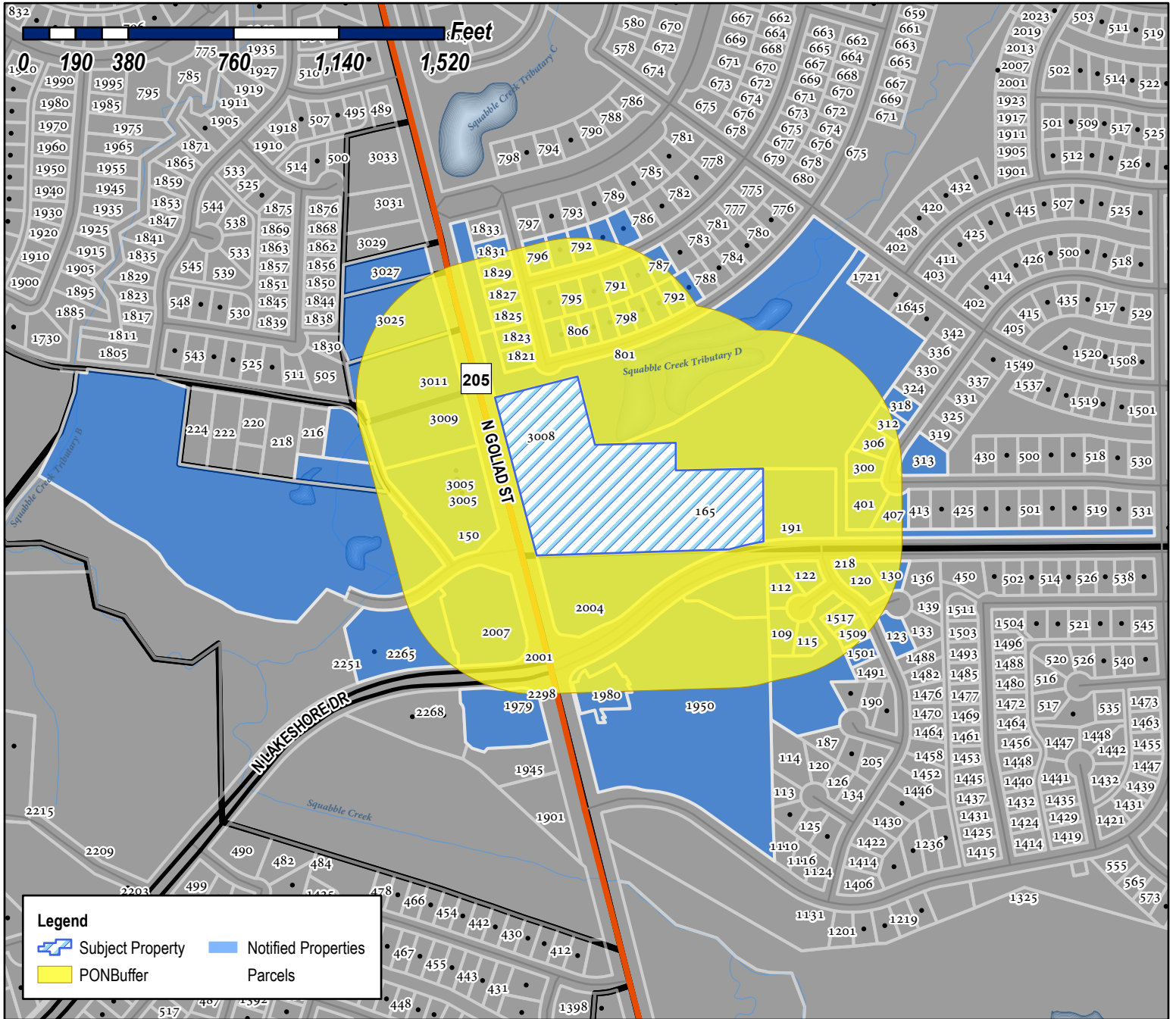




City of Rockwall

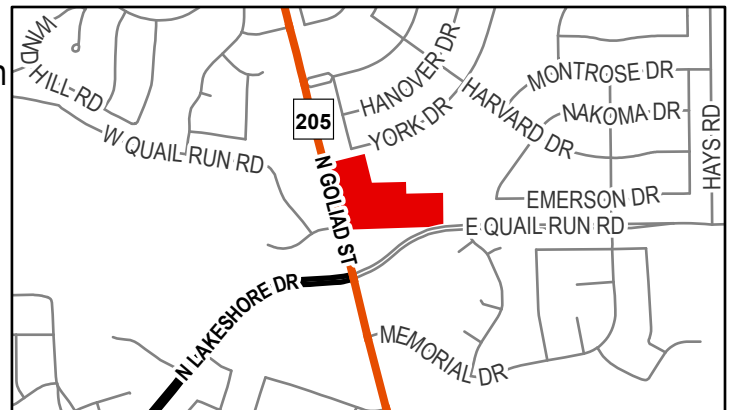
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2022-003
Case Name: SUP for Restaurant with Drive-Through or Drive-In
Case Type: Zoning
Zoning: PD-70
Case Address: NE Corner E Quail Run Rd. and SH 205

Date Saved: 1/14/2022
 For Questions on this Case Call (972) 771-7745



DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

CRUZ SANTIAGO & NINFA E
778 HANOVER DRIVE
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-
SALVADOR
796 HANOVER DR
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR
STE 220

HENRY JUSTIN WILLIAM AND MARIA
794 HANOVER DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC
120 S RIVERSIDE SUITE 2000
CHICAGO, IL 60606

DAVISON CHARLES DAVID AND NANCY JOAN
792 HANOVER DR
ROCKWALL, TX 75087

HOWLETT NEVA RAE
115 REGAL BLUFF
ROCKWALL, TX 75087

SCOTT MARK ALAN SR &
DOREEN
130 IRELAND CT
ROCKWALL, TX 75087

HELMER KALENA
1501 AUDOBON LN
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P
120 IRELAND CT
ROCKWALL, TX 75087

MILLER MATHIEL JR
1825 HAINSWORTH DRIVE
ROCKWALL, TX 75087

AFFINITY DEVELOPMENT COMPANY LLC
480 WILDWOOD FOREST DRIVE
SUITE 801
THE WOODLANDS, TX 77380

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

FUNK AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

HEIDENREICH ERIN K AND ADAM
123 IRELAND COURT
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE
SUITE 230
CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY
1829 HAINSWORTH DR
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C
1827 HAINSWORTH DRIVE
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

REBAC OF ROCKWALL, LLC
6000 UNIVERSITY AVE
STE 350
WEST DES MOINES, IA 50266

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032
NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

LAND GEOFFREY ALLISON & ERNANI MAXINE
787 HANOVER DR
ROCKWALL, TX 75087

ODEYEMI ADETUNJI
808 YORK DR
ROCKWALL, TX 75087

CRANDALL BRANT
804 YORK DRIVE
ROCKWALL, TX 75087

NUTTER GREG AND KRISTIN LARSON-NUTTER
794 YORK DRIVE
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

TYSON STEPHANIE AND CARY
401 EMERSON DRIVE
ROCKWALL, TX 75087

ADCOCK ISAAC AND CHRISTINA
306 NOKOMA DRIVE
ROCKWALL, TX 75087

CLARK ALLAN JR
313 NAKOMA DR
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING
TRUST
MICHAEL H & ELAINE W ALBRITTON TRUSTEES
791 HANOVER DRIVE
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

CHAPMAN BOBBY E II AND AMY L CHAMPMAN
1821 HAINSWORTH DRIVE
ROCKWALL, TX 75087

PODINA LAUREN ADRIA & MICHAEL
802 YORK DRIVE
ROCKWALL, TX 75087

KELLY TIMOTHY
790 YORK DRIVE
ROCKWALL, TX 75087

HAMPTON GEORGE T & BRENDA J
109 REGAL BLF
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

HUFF ELLIOTT AND TOBIE
312 NAKOMA DRIVE
ROCKWALL, TX 75087

MACKIE EMILY & ANDREW STINSON
300 NAKOMA DRIVE
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
6807 OVERBROOK DR
PARKER, TX 75002

HOOVER THOMAS E AND CHELSEA L
789 HANOVER DRIVE
ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER
796 YORK DR
ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE
798 YORK DR
ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE
792 YORK DR
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE
SUITE 230
MCMILLAN GARY AND SANDI
112 REGAL BLUFF
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CARLSON CURT AND MARIA
318 NAKOMA DRIVE
ROCKWALL, TX 75087

ETHERIDGE CHRIS
407 EMERSON DRIVE
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION
1024 S GREENVILLE AVE
SUITE 230
ALLEN, TX 75002

MOORE WORTH INVESTMENTS LLC
8445 FREEPORT PKWY
SUITE 175
IRVING, TX 75063

JCDB GOLIAD HOLDINGS LLC C/O DA GOLIAD
PARTNERS LP AND
DAVID R NELSON-ROTH IRA AND DAVID NELSON
8350 N CENTRAL EXPRESSWAY
SUITE 1300

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-003: SUP for a Restaurant with Drive-Through or Drive-In in Planned Development District 70 (PD-70)

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a Specific Use Permit (SUP) for a Restaurant with Less Than 2,000 SF with Drive Through or Drive-In to construct two (2) restaurants on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, February 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 22, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Tuesday, February 22, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2022-003: SUP for a Restaurant with Drive-Through or Drive-In in Planned Development District 70 (PD-70)

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



January 13, 2022

Planning Dept.
City of Rockwall
385 S Goliad St.
Rockwall, Texas 75087

Re: SUP Site Plan
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Site Plan request of approximately 8.684 acres of land located off SH205 in Rockwall, Texas. It is our understanding that a SUP Site Plan is required to allow drive thru uses on the subject tract. The proposed development will include two retail with endcap drive thrus, The property is currently vacant. This SUP requests that drive thru uses be permitted for both buildings as shown on the SUP Site Plan.

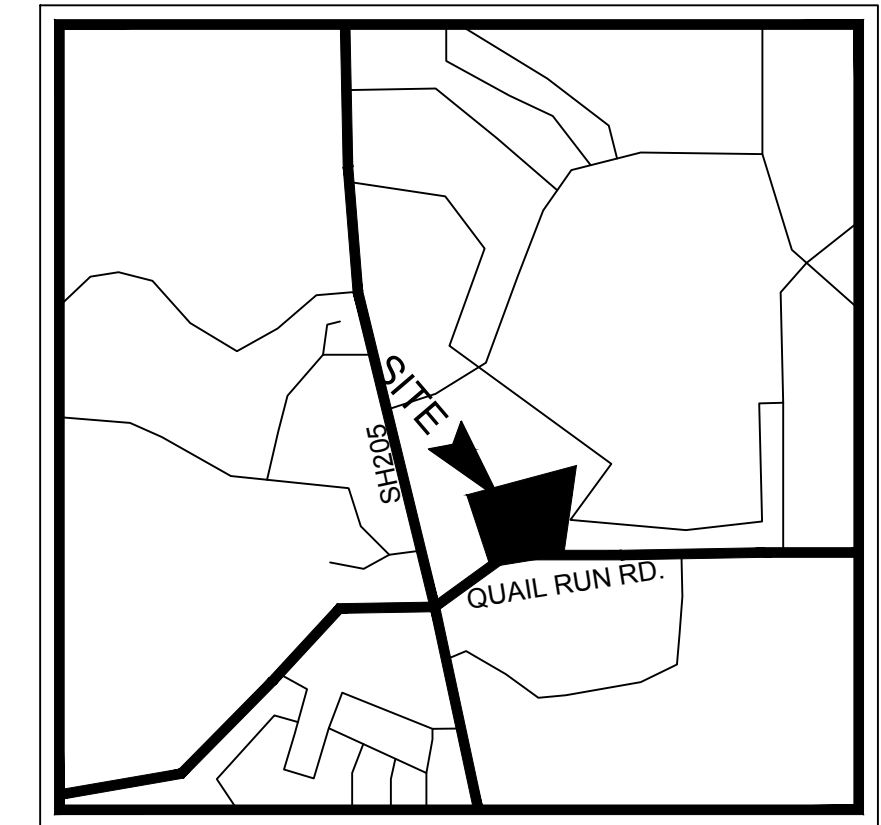
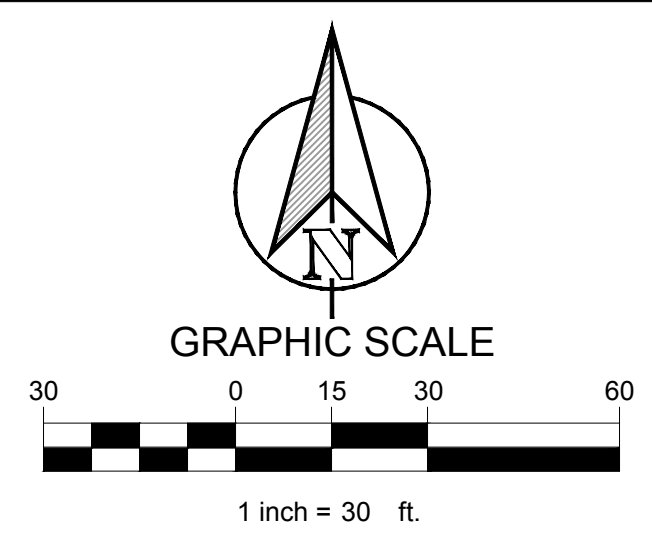
Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky".

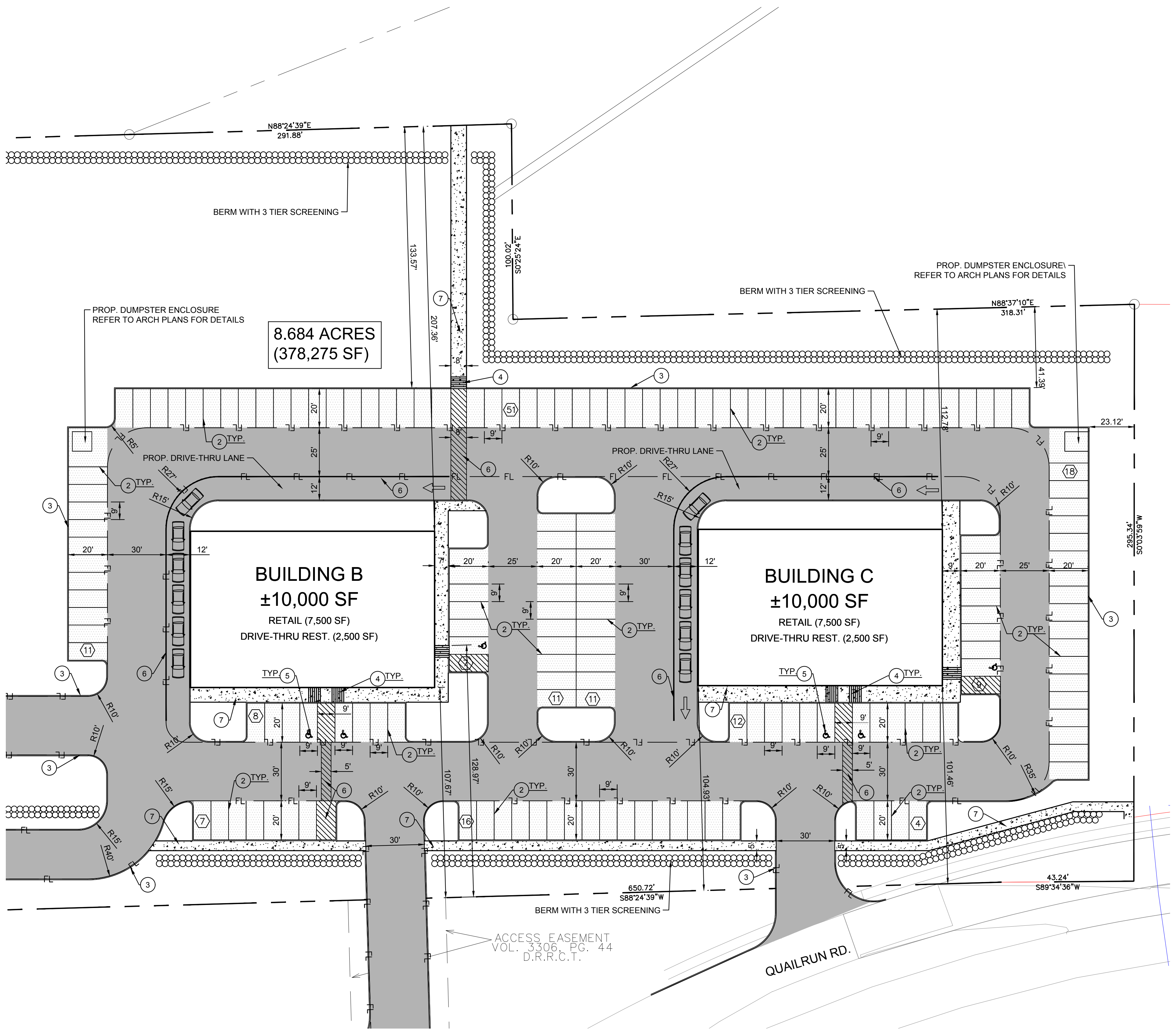
Drew Donosky , P.E.



VICINITY MAP
N.T.S.

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 DREW DONOSKY
 Engineer
 P.E. No. 125651 Date 1/13/2022

**DUWEST ROCKWALL
 SH 205 & QUAIL RUN RD
 ROCKWALL, TX**



8.684 ACRES
(378,275 SF)

BUILDING B
 ±10,000 SF
 RETAIL (7,500 SF)
 DRIVE-THRU REST. (2,500 SF)

BUILDING C
 ±10,000 SF
 RETAIL (7,500 SF)
 DRIVE-THRU REST. (2,500 SF)

SITE DATA TABLE	
SITE AREA	8.684 AC (378,275 SF)
ZONING	PD-70
PROPOSED USE	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	BUILDING B- 10,00 SF BUILDING C- 10,000 SF
LOT COVERAGE	5.2 %
FLOOR TO AREA RATIO	0.05 : 1
BUILDING HEIGHT	1 STORY

PARKING DATA TABLE	
PARKING REQ.	
RETAIL (15,000 SF) 1/ 250 SF	60 SPACES
DRIVE-THRU RESTAURANT (5,000 SF) 1/ 100 SF	50 SPACES
TOTAL:	110 SPACES
ADA PARKING	5 SPACES
PARKING PROVIDED	162 SPACES (6 ADA)

CONSTRUCTION SCHEDULE	
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PROPOSED SAWCUT
	PARKING COUNT

CONSTRUCTION SCHEDULE	
①	PROP. FULL DEPTH SAWCUT
②	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PROP. CURB & GUTTER
④	PROP. PEDESTRIAN RAMP
⑤	PROP. HANDICAP SYMBOL
⑥	PROP. PAVEMENT STRIPING
⑦	PROP. SIDEWALK

- NOTES:
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

DUWEST ROCKWALL, TX	
LEGAL DESCRIPTION AND/OR ADDRESS: STONE CREEK BALANCE LTD ABSTRACT. NO 131 8.684 AC (378,275 SF)	
OWNER: DUWEST REALTY, LLC 4403 N. CENTRAL EXWAY SUITE #200 DALLAS, TX 75025 CONTACT: BOWEN HENDRIX PH: 214.918.1804	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 CONTACT: DREW DONOSKY PH: 817.281.0572	
CASE NUMBER	

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS THIS ____ DAY OF ____.

CITY SITE PLAN

DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 1/13/2022

SHEET
SP-1
 File No. 2020-021

AMIRA ABDALLAH
 1/13/2022 1:32 PM
 Z:\PROJECTS\PROJECTS\2022-002 DUWEST ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 1/13/2022 1:32 PM

Rockwall CAD

Property Search Results > 11325 CITY OF ROCKWALL for Year 2021

Tax Year:

Property

Account

Property ID:	11325	Legal Description:	ABS A0131, S KING, TRACT 5, 11.723 ACRES
Geographic ID:	0131-0000-0005-00-OR	Zoning:	A
Type:	Real	Agent Code:	
Property Use Code:	D2		
Property Use Description:	D2		

Location

Address:	QUAIL RUN RD TX	Mapsc0:	
Neighborhood:	EXEMPT PROPERTY	Map ID:	2-2
Neighborhood CD:	N-EXEMPT		

Owner

Name:	CITY OF ROCKWALL	Owner ID:	11146
Mailing Address:	00000	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$293,080	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$293,080	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$293,080	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$293,080	

Taxing Jurisdiction

Owner: CITY OF ROCKWALL
 % Ownership: 100.0000000000%
 Total Value: \$293,080

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
--------	-------------	----------	-----------------	---------------	---------------

CAD	ROCKWALL CAD	0.000000	\$293,080	\$0	\$0.00
CRW	CITY OF ROCKWALL	0.350000	\$293,080	\$0	\$0.00
GRW	ROCKWALL COUNTY	0.313100	\$293,080	\$0	\$0.00
SRW	ROCKWALL ISD	1.273600	\$293,080	\$0	\$0.00
Total Tax Rate:		1.936700			
				Taxes w/Current Exemptions:	\$0.00
				Taxes w/o Exemptions:	\$5,676.08

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C1	VACANT LT/TR NON WF	11.7230	510653.88	0.00	0.00	\$293,080	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$293,080	0	293,080	\$0	\$293,080
2020	\$0	\$298,940	0	298,940	\$0	\$298,940
2019	\$0	\$293,080	0	293,080	\$0	\$293,080
2018	\$0	\$293,080	0	293,080	\$0	\$293,080
2017	\$0	\$293,080	0	293,080	\$0	\$293,080
2016	\$0	\$263,770	0	263,770	\$0	\$263,770
2015	\$0	\$263,770	0	263,770	\$0	\$263,770
2014	\$0	\$263,770	0	263,770	\$0	\$263,770
2013	\$0	\$263,770	0	263,770	\$0	\$263,770
2012	\$0	\$263,770	0	263,770	\$0	\$263,770
2011	\$0	\$263,770	0	263,770	\$0	\$263,770
2010	\$0	\$263,770	0	263,770	\$0	\$263,770
2009	\$0	\$263,770	1,230	1,230	\$0	\$1,230
2008	\$0	\$263,770	1,230	1,230	\$0	\$1,230

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/31/2019	WD	WARRANTY DEED	ARKOMA DEVELOPMENT LLC	CITY OF ROCKWALL	2019	000023397	
2	12/12/2005	WD	WARRANTY DEED	ARKOMA REALTY LTD	ARKOMA DEVELOPMENT LLC	4247	95	0
3	10/1/2001	WD	WARRANTY DEED	COLLINS WM T	ARKOMA REALTY LTD	2279	273	0

Tax Due

Property Tax Information as of 01/13/2022

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2021	CITY OF ROCKWALL	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	ROCKWALL COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	ROCKWALL ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021 TOTAL:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	CITY OF ROCKWALL	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	ROCKWALL COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	ROCKWALL ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020 TOTAL:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CITY OF ROCKWALL TOTAL:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	CITY OF ROCKWALL	\$293,080	\$1136.86	\$1136.86	\$0.00	\$0.00	\$0.00	\$0.00
2019	ROCKWALL COUNTY	\$293,080	\$952.51	\$952.51	\$0.00	\$0.00	\$0.00	\$0.00
2019	ROCKWALL ISD	\$293,080	\$3956.58	\$3956.58	\$0.00	\$0.00	\$0.00	\$0.00
2019 TOTAL:			\$6045.95	\$6045.95	\$0.00	\$0.00	\$0.00	\$0.00
2018	CITY OF ROCKWALL	\$293,080	\$1178.48	\$1178.48	\$0.00	\$0.00	\$0.00	\$0.00
2018	ROCKWALL COUNTY	\$293,080	\$962.48	\$962.48	\$0.00	\$0.00	\$0.00	\$0.00
2018	ROCKWALL ISD	\$293,080	\$4191.04	\$4191.04	\$0.00	\$0.00	\$0.00	\$0.00
2018 TOTAL:			\$6332.00	\$6332.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	CITY OF ROCKWALL	\$293,080	\$1241.49	\$1241.49	\$0.00	\$0.00	\$0.00	\$0.00
2017	ROCKWALL COUNTY	\$293,080	\$1025.19	\$1025.19	\$0.00	\$0.00	\$0.00	\$0.00
2017	ROCKWALL ISD	\$293,080	\$4220.35	\$4220.35	\$0.00	\$0.00	\$0.00	\$0.00
2017 TOTAL:			\$6487.03	\$6487.03	\$0.00	\$0.00	\$0.00	\$0.00
2016	CITY OF ROCKWALL	\$263,770	\$1198.31	\$1198.31	\$0.00	\$0.00	\$0.00	\$0.00
2016	ROCKWALL COUNTY	\$263,770	\$991.51	\$991.51	\$0.00	\$0.00	\$0.00	\$0.00
2016	ROCKWALL ISD	\$263,770	\$3864.23	\$3864.23	\$0.00	\$0.00	\$0.00	\$0.00
2016 TOTAL:			\$6054.05	\$6054.05	\$0.00	\$0.00	\$0.00	\$0.00
2015	CITY OF ROCKWALL	\$263,770	\$1280.08	\$1280.08	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROCKWALL COUNTY	\$263,770	\$1044.27	\$1044.27	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROCKWALL ISD	\$263,770	\$3798.29	\$3798.29	\$0.00	\$0.00	\$0.00	\$0.00
2015 TOTAL:			\$6122.64	\$6122.64	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF ROCKWALL	\$263,770	\$1306.98	\$1306.98	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROCKWALL COUNTY	\$263,770	\$1044.27	\$1044.27	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROCKWALL ISD	\$263,770	\$3798.29	\$3798.29	\$0.00	\$0.00	\$0.00	\$0.00
2014 TOTAL:			\$6149.54	\$6149.54	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF ROCKWALL	\$263,770	\$1325.45	\$1325.45	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROCKWALL COUNTY	\$263,770	\$1044.26	\$1044.26	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROCKWALL ISD	\$263,770	\$3851.04	\$3851.04	\$0.00	\$0.00	\$0.00	\$0.00
2013 TOTAL:			\$6220.75	\$6220.75	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF ROCKWALL	\$263,770	\$1325.44	\$1325.44	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROCKWALL COUNTY	\$263,770	\$1019.21	\$1019.21	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROCKWALL ISD	\$263,770	\$3877.42	\$3877.42	\$0.00	\$0.00	\$0.00	\$0.00
2012 TOTAL:			\$6222.07	\$6222.07	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF ROCKWALL	\$263,770	\$1327.02	\$1327.02	\$0.00	\$0.00	\$0.00	\$0.00
2011	ROCKWALL ISD	\$263,770	\$3877.42	\$3877.42	\$0.00	\$0.00	\$0.00	\$0.00

2011	ROCKWALL COUNTY	\$263,770	\$1019.21	\$1019.21	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$6223.65	\$6223.65	\$0.00	\$0.00	\$0.00	\$0.00
2010	ROCKWALL COUNTY	\$263,770	\$1019.21	\$1019.21	\$0.00	\$0.00	\$0.00	\$0.00
2010	CITY OF ROCKWALL	\$263,770	\$1327.02	\$1327.02	\$0.00	\$0.00	\$0.00	\$0.00
2010	ROCKWALL ISD	\$263,770	\$3877.42	\$3877.42	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$6223.65	\$6223.65	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF ROCKWALL	\$291,844	\$1592.16	\$1592.16	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL ISD	\$291,844	\$4652.12	\$4652.12	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF ROCKWALL	\$1,230	\$6.19	\$6.19	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL ISD	\$1,230	\$18.08	\$18.08	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL COUNTY	\$291,844	\$1189.71	\$1189.71	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL COUNTY	\$1,230	\$4.61	\$4.61	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$7462.87	\$7462.87	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROCKWALL COUNTY	\$1,230	\$4.61	\$4.61	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROCKWALL COUNTY	\$291,844	\$1266.31	\$1266.31	\$0.00	\$0.00	\$0.00	\$0.00
2008	CITY OF ROCKWALL	\$1,230	\$6.19	\$6.19	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROCKWALL ISD	\$1,230	\$18.08	\$18.08	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROCKWALL ISD	\$291,844	\$4952.43	\$4952.43	\$0.00	\$0.00	\$0.00	\$0.00
2008	CITY OF ROCKWALL	\$291,844	\$1694.94	\$1694.94	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$7942.56	\$7942.56	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF ROCKWALL	\$256,675	\$1528.91	\$1528.91	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROCKWALL ISD	\$256,675	\$4619.76	\$4619.76	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF ROCKWALL	\$1,230	\$5.99	\$5.99	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROCKWALL ISD	\$1,230	\$18.08	\$18.08	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROCKWALL COUNTY	\$256,675	\$1102.35	\$1102.35	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROCKWALL COUNTY	\$1,230	\$4.30	\$4.30	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$7279.39	\$7279.39	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROCKWALL COUNTY	\$230,884	\$1050.25	\$1050.25	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROCKWALL COUNTY	\$1,230	\$4.31	\$4.31	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF ROCKWALL	\$1,230	\$5.23	\$5.23	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROCKWALL ISD	\$1,230	\$21.03	\$21.03	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROCKWALL ISD	\$230,884	\$5110.39	\$5110.39	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF ROCKWALL	\$230,884	\$1270.13	\$1270.13	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$7461.34	\$7461.34	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF ROCKWALL	\$167,580	\$843.47	\$843.47	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROCKWALL ISD	\$167,580	\$4298.51	\$4298.51	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF ROCKWALL	\$1,100	\$4.06	\$4.06	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROCKWALL ISD	\$1,100	\$20.68	\$20.68	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROCKWALL COUNTY	\$167,580	\$803.43	\$803.43	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROCKWALL COUNTY	\$1,100	\$3.86	\$3.86	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$5974.01	\$5974.01	\$0.00	\$0.00	\$0.00	\$0.00
2004	ROCKWALL COUNTY	\$1,100	\$3.86	\$3.86	\$0.00	\$0.00	\$0.00	\$0.00
2004	ROCKWALL ISD	\$1,100	\$20.68	\$20.68	\$0.00	\$0.00	\$0.00	\$0.00
2004	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$28.50	\$28.50	\$0.00	\$0.00	\$0.00	\$0.00
2003	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
2003	ROCKWALL ISD	\$1,100	\$20.68	\$20.68	\$0.00	\$0.00	\$0.00	\$0.00
2003	ROCKWALL COUNTY	\$1,100	\$3.89	\$3.89	\$0.00	\$0.00	\$0.00	\$0.00

2003 TOTAL:			\$28.53	\$28.53	\$0.00	\$0.00	\$0.00	\$0.00
2002	ROCKWALL COUNTY	\$1,100	\$3.89	\$3.89	\$0.00	\$0.00	\$0.00	\$0.00
2002	ROCKWALL ISD	\$1,100	\$20.21	\$20.21	\$0.00	\$0.00	\$0.00	\$0.00
2002	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
2002 TOTAL:			\$28.06	\$28.06	\$0.00	\$0.00	\$0.00	\$0.00
2001	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
2001	ROCKWALL ISD	\$1,100	\$20.24	\$20.24	\$0.00	\$0.00	\$0.00	\$0.00
2001	ROCKWALL COUNTY	\$1,100	\$3.89	\$3.89	\$0.00	\$0.00	\$0.00	\$0.00
2001 TOTAL:			\$28.09	\$28.09	\$0.00	\$0.00	\$0.00	\$0.00
2000	ROCKWALL COUNTY	\$1,100	\$3.89	\$3.89	\$0.00	\$0.00	\$0.00	\$0.00
2000	ROCKWALL ISD	\$1,100	\$17.36	\$17.36	\$0.00	\$0.00	\$0.00	\$0.00
2000	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
2000 TOTAL:			\$25.21	\$25.21	\$0.00	\$0.00	\$0.00	\$0.00
1999	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
1999	ROCKWALL ISD	\$1,100	\$16.73	\$16.73	\$0.00	\$0.00	\$0.00	\$0.00
1999	ROCKWALL COUNTY	\$1,100	\$3.89	\$3.89	\$0.00	\$0.00	\$0.00	\$0.00
1999 TOTAL:			\$24.58	\$24.58	\$0.00	\$0.00	\$0.00	\$0.00
1998	ROCKWALL ISD	\$1,100	\$16.39	\$16.39	\$0.00	\$0.00	\$0.00	\$0.00
1998	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
1998 TOTAL:			\$20.35	\$20.35	\$0.00	\$0.00	\$0.00	\$0.00
ARKOMA DEVELOPMENT LLC TOTAL:			\$98384.82	\$98384.82	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):			\$98384.82	\$98384.82	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (972) 771-2034