

DEVELOPMENT APPLICATION

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

PLANNING	G & ZONING CASE NO.
<u>NOTE:</u> TH CITY UNT SIGNED B	E APPLICATION IS NOT CONSIDERED ACCEPTED BY THE IL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE ELOW.
DIRECTO	R OF PLANNING:

	Rockwall, Texas 75087				NGINEER:	
PLEASE CHECK THE	APPROPRIATE BOX BELOW	O INDICATE THE TYPE OF	DEVELOPMENT	REQL	JEST [SELECT ONLY ONF 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 ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ 8.2 ☐ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² 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. ² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.			
PROPERTY INFO	ORMATION [PLEASE PRINT]	'		100		
ADDRES SUBDIVISIO GENERAL LOCATIO	Property ID Legal Description 19924 MOTON, BLOCK 2, 19925 MOTON, BLOCK 3, N 19926 MOTON, BLOCK 2, 19927 MOTON, BLOCK 5	LOT 1,2,3 &4, FRONTAGE 1993 LOT 1,2,3 & 4 1993 LOT 1,2,3 &4, FRONTAGE 1992	32 MOTON, BI 28 MOTON, BI 36 MOTON, BI	LOCK S LOCK 6	7, LOT 2,3 & 4 9, LOT 1,2,3 & 4 6, LOT 1 & PT OF LOT 4, (REMAINDE 6, LOT 2 & PT OF LOT 3, (REMAINDE 3, LOT 1 & 2	ER OF LOT 4 IS IN THE ROAD) ER OF LOT 3 IS IN THE ROAD)
ZONING, SITE P	LAN AND PLATTING IN	IFORMATION (PLEASE F	PRINT]			
CURRENT ZONIN	G PD-32		CURRENT L	JSE	Undeveloped	
PROPOSED ZONIN	g PD-32		PROPOSED U	JSE	Condominium	
ACREAG	E 2.84	LOTS [CURRENT]	N/A		LOTS [PROPOSED]	N/A
REGARD TO ITS RESULT IN THE I	APPROVAL PROCESS, AND FAIL DENIAL OF YOUR CASE.	URE TO ADDRESS ANY OF ST.	AFF'S COMMENTS	S BY T	GE OF <u>HB3167</u> THE CITY NO LON HE DATE PROVIDED ON THE DEV	ELOPMENT CALENDAR WILL
	RIV Rockwall LLC	THOM PLEASE PRINT/CHEC	X THE PRIMARY (APPLICAN	18.70	CT/ORIGINAL SIGNATURES ARE F	REQUIRED]
CONTACT PERSON		0		15/23 8/23		
	Asher Hamilton PO Box 192054	C)	ONTACT PERSO	800	Asher Hamilton	
ADDRESS	PO BOX 192054		ADDRES	SS I	PO Box 192054	
CITY, STATE & ZIP	Dallas, TX 75219		CITY, STATE & Z	IP	Dallas, TX 75219	
PHONE	(214) 908-4684		PHON	NE 📗	(214) 908-4684	
E-MAIL	ahamilton@realtyinvestments.c	com	E-MA	IL 📗	ahamilton@realtyinvestments	.com
BEFORE ME, THE UNDE STATED THE INFORMAT	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS D FION ON THIS APPLICATION TO BE	TRUE AND CERTIFIED THE FO		Lami	[OWNER] OHEREIN IS TRUE AND CORRECT; A	THE UNDERSIGNED, WHO
S December INFORMATION CONTAINI SUBMITTED IN CONJUNC	, TO COVER THE CC	OST OF THIS APPLICATION, HAS E IG THIS APPLICATION, I AGREE THE PUBLIC. THE CITY IS AL UCH REPRODUCTION IS ASSOCIA	BEEN PAID TO THE THAT THE CITY OF LSO AUTHORIZED ATED OR IN RESPC	CITY O F ROCK AND F	PERMIT)	DAY OF PROVIDE RMATION OF PROVID
MOTARY DURI IC IN ANI	DEAD THE STATE OF TEVAS	11			MAY COMMISSION EVENES	/ /



DEVELOPMENT APPLICATION

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City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall Teyas 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:

	NOCKWall, Texas 75007		CITYE	NGINEER:		
PLEASE CHECK THE APP	ROPRIATE BOX BELOW TO INDICATE	THE TYPE OF DEVE	LOPMENT REQU	JEST [SELECT ONLY O	VE BOX]:	
☐ FINAL PLAT (\$300.00 + REPLAT (\$300.00 + AMENDING OR MIN ☐ PLAT REINSTATEM SITE PLAN APPLICAT ☐ SITE PLAN (\$250.00	00.00 + \$15.00 ACRE) 1 T (\$200.00 + \$15.00 ACRE) 1 00 + \$20.00 ACRE) 1 \$20.00 ACRE) 1 \$20.00 ACRE) 1 HOR PLAT (\$150.00) MENT REQUEST (\$100.00)	V (\$100.00)	SPECIFIC USE THER APPLICA TREE REMOVA VARIANCE RE OTES: IN DETERMINING THE PER ACRE AMOUNT. FOR	IGE (\$200.00 + \$15.00 A) PERMIT (\$200.00 + \$15 MENT PLANS (\$200.00 + TION FEES: AL (\$75.00) QUEST/SPECIAL EXCEI OR REQUESTS ON LESS THAN COLL BE ADDED TO THE APPLIC	5.00 ACRE) 1 8 2 \$15.00 ACRE) 1	ACRE.
PROPERTY INFOR	MATION [PLEASE PRINT]					
ADDRESS	19920 MOTON, BLOCK 1,	LOT 1, FRONTA	GE			
SUBDIVISION	19921 MOTON, BLOCK 1,	LOT 2, FRONTA	GE	LOT	BLOCK	
GENERAL LOCATION						
ZONING. SITE PLA	N AND PLATTING INFORMA	TION (PLEASE PRINT	rı			
CURRENT ZONING	PD-32	15 to	CURRENT USE	Undeveloped		
PROPOSED ZONING	PD-32	PI	ROPOSED USE	Condominium		
ACREAGE	, p LO	TS [CURRENT]	N/A	LOTS [PROP	OSED] N/A	
SITE PLANS AND PAREGARD TO ITS APPRESULT IN THE DEN	L <u>ATS</u> : BY CHECKING THIS BOX YOU AC PROVAL PROCESS. AND FAILURE TO ADD IAL OF YOUR CASE.	KNOWLEDGE THAT DU DRESS ANY OF STAFF'S	IE TO THE PASSA S COMMENTS BY	GE OF <u>HB3167</u> THE CITY THE DATE PROVIDED ON	NO LONGER HAS FLEXIBI THE DEVELOPMENT CALEN	LITY WITH VDAR WILL
OWNER/APPLICAN	IT/AGENT INFORMATION [PL	EASE PRINT/CHECK TH	IE PRIMARY CONT	ACT/ORIGINAL SIGNATUR	RES ARE REQUIRED]	
	Alvin Moton Jr., James Moton, Terra Moto Heard, Beulah Robertson, Tony Moton, K		APPLICANT	-RIV Properties LLC	RIV Rockwall L	LC
CONTACT PERSON [David Stubblefield	CONT	ACT PERSON	Asher Hamilton		
ADDRESS	709B W Rusk St #520		ADDRESS	PO Box 192054		
CITY, STATE & ZIP	Rockwall, TX 75087	CITY	, STATE & ZIP	Dallas, TX 75219		
PHONE	(972) 772-0100		PHONE	(214) 908-4684		
E-MAIL	david@davidstubblefield.com		E-MAIL	ahamilton@realtyinv	restments.com	
STATED THE INFORMATION "I HEREBY CERTIFY THAT I A S NEOPMATION CONTAINED	ATION (REQUIRED) GNED AUTHORITY, ON THIS DAY PERSON ON THIS APPLICATION TO BE TRUE AND M THE OWNER FOR THE PURPOSE OF THIS TO COVER THE COST OF THIS 2022 BY SIGNING THIS APPLICATION TO THE PUBLIN WITH THIS APPLICATION, IF SUCH REPRO	CERTIFIED THE FOLLO APPLICATION, ALL INFO APPLICATION, HAS BEEN LICATION, I AGREE THA C. THE CITY IS ALSO	OWING: RMATION SUBMITTI I PAID TO THE CITY T THE CITY OF ROC AUTHORIZED AND	ED HEREIN IS TRUE AND CO OF ROCKWALL ON THIS TH OKWALL (I.E. "CITY") IS AUT PERMITTED TO REPRODU	HORIZED AND PERMITTED T UCE ANY COPYRIGHTED INF	TION FEE OF DAY OF TO PROVIDE
	NO SEAL OF OFFICE ON THIS THE SUCH REPRODUCTION. IF SUCH REPRODUCTION.	DAYOF DECEM	1	2 NO. NO.	JACKIE ERVIN otary ID #1955986 Commission Expires	1
NOTARY PUBLIC IN AND F	OR THE STATE OF TEXAS \acknowledge \acknowle	rie Eru	m	J WY COMMISSION	LEXPIPES (55 33)	-2025



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STAFF	USE	ONLY	

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	ROCKWa	all, Texas 75007		СІТ	Y ENGINEER:			
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PLATTING APPLICA MASTER PLAT (\$ PRELIMINARY P FINAL PLAT (\$300.00 REPLAT (\$300.00 AMENDING OR N PLAT REINSTATI SITE PLAN APPLICA SITE PLAN (\$250 AMENDED SITE	\$100.00 + \$15 LAT (\$200.00 00.00 + \$20.00 0 + \$20.00 AC MINOR PLAT EMENT REQ! ATION FEES 0.00 + \$20.00	5.00 ACRE) 1 1 + \$15.00 ACRE) 1 0 ACRE) 1 CRE) 1 (\$150.00) UEST (\$100.00)	√ (\$100.00)	☐ ZONING CH ☐ SPECIFIC U ☐ PD DEVELO OTHER APPLI ☐ TREE REM ☐ VARIANCE NOTES: ☐ IN DETERMINING PER ACRE AMOUN ☐ A \$1,000.00 FEE	REQUEST/SPECIAL THE FEE, PLEASE USE T. FOR REQUESTS ON LEWILL BE ADDED TO	0.00 + \$15.00 ACR \$200.00 + \$15.00 A AL EXCEPTIONS I THE EXACT ACREAGE ESS THAN ONE ACRE, I THE APPLICATION FEI	ACRE) 1 (\$100.00) 2 WHEN MULTIPLYING BY T ROUND UP TO ONE (1) ACR E FOR ANY REQUEST TH	E. AT
	Maria de la companya			PERMIT.	ROGITON WITHOUT OR	NOT IN COMPLIANCE	TO AN APPROVED BUILDII	NG
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ADDRESS	19920	MOTON, BLOCK 1, L	OT 1, FRONT	TAGE				
SUBDIVISION	19921	MOTON, BLOCK 1, L	_OT 2, FRONT	ΓAGE	LOT		BLOCK	
GENERAL LOCATION								
ZONING. SITE PL	AN AND F	PLATTING INFORMAT	TION IPLEASE PE	RINTI				
CURRENT ZONING			ere pannen	CURRENT US	E Undeveloped			
PROPOSED ZONING	PD-32			PROPOSED US	E Condominium			
ACREAGE	,22	LOT	rs (current)	N/A	LOT	S [PROPOSED]	N/A	
	PPROVAL PR	CHECKING THIS BOX YOU ACK OCESS. AND FAILURE TO ADD R CASE.						
OWNER/APPLICA	ANT/AGEN	NT INFORMATION [PLE	ASE PRINT/CHECK	THE PRIMARY CO	ONTACT/ORIGINAL S	SIGNATURES ARE F	REQUIRED]	
⊠ OWNER		Jr., James Moton, Terra Moto ah Robertson, Tony Moton, Ka		☑ APPLICANT	-RIV Properti i	estle RIV R	Cockrall LLC	
CONTACT PERSON	David Stubb	plefield	CO	NTACT PERSON	Asher Hamil	ton		
ADDRESS	709B W Rus	sk St #520		ADDRESS	PO Box 1920	054		
CITY, STATE & ZIP	Rockwall, T	X 75087	CI	TY, STATE & ZIP	Dallas, TX	75219		
PHONE	(972) 772-0	100		PHONE	(214) 908-4	1684		
E-MAIL	david@davi	dstubblefield.com		E-MAIL	ahamilton@	grealtyinvestments	.com	
NOTARY VERIFIC BEFORE ME, THE UNDER STATED THE INFORMATION	SIGNED AUTH	EQUIRED] HORITY, ON THIS DAY PERSON, PPLICATION TO BE TRUE AND (ALLY APPEARED CERTIFIED THE FOI	Cathy A	nn Moto	OM [OWNER]	THE UNDERSIGNED,	WHO
S	D WITHIN THIS	ER FOR THE PURPOSE OF THIS A TO COVER THE COST OF THIS A 20 22 BY SIGNING THIS APPL S APPLICATION TO THE PUBLIC APPLICATION. IF SUCH REPROD	PPLICATION, HAS BE ICATION, I AGREE T. C. THE CITY IS ALS	EEN PAID TO THE CI HAT THE CITY OF I SO AUTHORIZED A	ITY OF ROCKWALL OF ROCKWALL (IF "GID ND PERMITTED IO :	N THIS THE CLUG ANTHORISED REPRODUCE, ANY, I	D.	EE OF AY OF ROVIDE NATION
GIVEN UNDER MY HAND		OFFICE ON THIS THE 55 D	Decen	nber 200	22		sion Expires 3, 2025	1
NOTARY PUBLIC IN AND	FOR THE STA	TE OF TEXA QUAL	e Er		MYCON	IMISSION EXPIRES	05 13-2	12



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CITY ENGINEER:

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PROPERTY INFORMATION [PLEASE PRINT]	
ADDRESS 19920 MOTON, BLOCK 1, LOT 1, FRO	NTAGE
SUBDIVISION 19921 MOTON, BLOCK 1, LOT 2, FRO	NTAGE LOT BLOCK
GENERAL LOCATION	
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE	E PRINTI
CURRENT ZONING PD-32	CURRENT USE Undeveloped
PROPOSED ZONING PD-32	PROPOSED USE Condominium
ACREAGE ,12 LOTS [CURRENT]	N/A LOTS [PROPOSED] N/A
SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THE REGARD TO ITS APPROVAL PROCESS. AND FAILURE TO ADDRESS ANY OF S RESULT IN THE DENIAL OF YOUR CASE.	NAT DUE TO THE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH BTAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHE	ECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
OWNER Alvin Moton Jr., James Moton, Terra Moton, Debra Heard, Beulah Robertson, Tony Moton, Kathy Moton	MAPPLICANT RIV Properties LLC RIV ROCKWALL LLC
CONTACT PERSON David Stubblefield	CONTACT PERSON Asher Hamilton
ADDRESS 709B W Rusk St #520	ADDRESS PO Box 192054
CITY, STATE & ZIP Rockwall, TX 75087	CITY, STATE & ZIP Dallas, TX 75219
PHONE (972) 772-0100	PHONE (214) 908-4684
E-MAIL david@davidstubblefield.com	E-MAIL ahamilton@realtyinvestments.com
NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE	Terra Denise Moton [OWNER] THE UNDERSIGNED, WHO
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALS	L INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF SEEN PAID TO THE CITY OF ROCKWALL ON THIS THE

NFORMATION 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."

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS (

DEVELOPMENT APPLICATION

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE

OWNER'S SIGNATURE

Pecentar

SEATT - SECTION OF THE SECTION OF TH

2012 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE

JACKIE ERVIN

Notary ID #1955986 My Commission Expires

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS (

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MY COMMISSION EXPIRES 05-23-2025

DIRECTOR OF PLANNING:

CITY ENGINEER:

	L		
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SUBDIVISION 19921 MOTON, BLOCK 1, LOT 2, FRO		LOT	BLOCK
GENERAL LOCATION	NI NOE	LOT	BEGGIN
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEAS	E PRINT]		
CURRENT ZONING PD-32	CURRENT USE	Undeveloped	
PROPOSED ZONING PD-32	PROPOSED USE	Condominium	
ACREAGE .32 LOTS [CURRENT]] N/A	LOTS [PR	OPOSED] N/A
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	CONTACT PERSON	Asher Hamilton	KIN KOCKMUNI COL
ADDRESS 709B W Rusk St #520	ADDRESS	PO Box 192054	
CITY, STATE & ZIP Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75219	
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E-MAIL david@davidstubblefield.com	E-MAIL	ahamilton@realty	rinvestments.com
NOTARY VERIFICATION (REQUIRED) BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE	Debra Li	inn Heard	¶ _[O WN ER] THE UNDERSIGNED, WHO
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL SOLD STATES APPLICATION, HAS DECEMBED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSO	AS BEEN PAID TO THE CITY EE THAT THE CITY OF ROO S ALSO AUTHORIZED AND	OF ROCKWALL ON THIS CKWALL (I.E. "CITY") IS A PERMITTED TO REPR	THE DAY O NUTHORIZED AND PERMITTED TO PROVIDE DUDGE CONTINUED THE RMATION
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 50 DAY OF Dec			Notary ID #1955986 My Commission Expires May 23, 2025
OWNER'S SIGNATURE, Soble - Con	~ & deard	TOTAL	may 23, 2023



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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☐ PRELIMINARY PL ☐ FINAL PLAT (\$300 ☐ REPLAT (\$300.00 ☐ AMENDING OR M ☐ PLAT REINSTATE SITE PLAN APPLICA ☐ SITE PLAN (\$250	100.00 + \$15.00 ACRE) 1 LAT (\$200.00 + \$15.00 ACRE) 1 0.00 + \$20.00 ACRE) 1 1 + \$20.00 ACRE) 1 IINOR PLAT (\$150.00) EMENT REQUEST (\$100.00) ATION FEES:)	☐ SPECIFIC USE ☐ PD DEVELOPE OTHER APPLICA ☐ TREE REMOV ☐ VARIANCE RE NOTES: □ IN DETERMINING THE PER ACRE AMOUNT. FE 2 A \$1,000.00 FEE W	NGE (\$200.00 + \$15.00 E PERMIT (\$200.00 + \$ MENT PLANS (\$200.00 TION FEES: AL (\$75.00) EQUEST/SPECIAL EXC E FEE, PLEASE USE THE EXPLORER REQUESTS ON LESS THAILL BE ADDED TO THE APP	015.00 ACRE) 1 8 2 0 + \$15.00 ACRE) 1	г
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SUBDIVISION		BLOCK 1, LOT 2, FRO		LOT	BLOCK	
GENERAL LOCATION	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	220011, 2012, 1110	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	201		
	AN AND DI ATTINO	INICODRA A TIONI				
CURRENT ZONING	PD-32	INFORMATION [PLEAS	CURRENT USE	Undeveloped		
	PD-32			Condominium		
PROPOSED ZONING	A14006		PROPOSED USE			
ACREAGE	.12	LOTS [CURRENT]] N/A	LOTS [PRO	DPOSED] N/A	
REGARD TO ITS A	The state of the s				TY NO LONGER HAS FLEXIBILITY WIN THE DEVELOPMENT CALENDAR	
OWNER/APPLICA	NT/AGENT INFORM	ATION [PLEASE PRINT/CH	ECK THE PRIMARY CONT	ACT/ORIGINAL SIGNATI	URES ARE REQUIRED]	
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CONTACT PERSON	David Stubblefield		CONTACT PERSON	Asher Hamilton		
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E-MAIL	david@davidstubblefield.co	m	E-MAIL	ahamilton@realtyi	nvestments.com	
NOTARY VERIFIC BEFORE ME, THE UNDERS STATED THE INFORMATION	SIGNED AUTHORITY, ON THIS	DAY PERSONALLY APPEARE BE TRUE AND CERTIFIED THE		en Moton	[OWNER] THE UNDERSIGNED, \	NHO
S	TO COVER THE C 20 22 BY SIGN WITHIN THIS APPLICATION	COST OF THIS APPLICATION, HA NING THIS APPLICATION, I AGRE TO THE PUBLIC. THE CITY IS	AS BEEN PAID TO THE CITY EE THAT THE CITY OF ROC S ALSO AUTHORIZED AND	OF ROCKWALL ON THIS T CKWALL (I.E. "CITY") IS AU PERMIT (ED TO REPRO	UTHORIZED AND PERMITTED TO PRODUCE ANY COPYRIGHTED INFORMA	Y OI DVIDI
	ON WITH THIS APPLICATION, IF AND SEAL OF OFFICE ON THIS OWNER'S SIGNATURE	SUCH REPRODUCTION IS ASSO SHE SULL PAY OF DECT	emper 2026	2 Printer	My Commission Expires May 23, 2025	



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DIRECTOR OF PLANNING:

CITY ENGINEER:

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PLEASE CHECK THE A	PPROPRIATE	BOX BELOW TO INDICATE THE TYPE	E OF DE	VELOPMENT REQU	JEST [SELECT ONLY	ONE BOX]:		
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SUBDIVISION	19921	MOTON, BLOCK 1, LOT 2, F	RONT	AGE	LOT		BLOCK	
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PROPOSED ZONING	PD-32			PROPOSED USE	Condominium			
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OWNER/APPLICA	NT/AGEN	T INFORMATION (PLEASE PRINT	CHECK	THE PRIMARY CONT	ACT/ORIGINAL SIGNAT	URES ARE F	REQUIRED]	
☑ OWNER	Alvin Moton	Jr., James Moton, Terra Moton, Debra ah Robertson, Tony Moton, Kathy Moton		☑ APPLICANT	RIV Properties LLC	RIVE	Rockwall LL	_
CONTACT PERSON	David Stubbl	lefield	CON	NTACT PERSON	Asher Hamilton	1000	-comme	
ADDRESS	709B W Rus	sk St #520		ADDRESS	PO Box 192054			
CITY, STATE & ZIP	Rockwall, T	X 75087	CI ⁻	TY, STATE & ZIP	Dallas, TX 75219			
PHONE	(972) 772-0	100		PHONE	(214) 908-4684			
E-MAIL	david@david	dstubblefield.com		E-MAIL	ahamilton@realtyi	nvestments	.com	
NOTARY VERIFIC BEFORE ME, THE UNDER STATED THE INFORMATION	SIGNED AUTH	EQUIRED] IORITY, ON THIS DAY PERSONALLY APPEA PPLICATION TO BE TRUE AND CERTIFIED	ARED A	Lyin Davis	d Moton, Je	[OWNER]	THE UNDERSIGNED,	WHC
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DEVELOPMENT APPLICATION

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

S	TA	FF	USE	ONLY	-

PLANNING & ZONING CASE NO.

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

MY COMMISSION EXPIRES 05-23-3025

DIRECTOR OF PLANNING:

CITY ENGINEER

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PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO IN	DICATE THE TYPE O	OF DEVELOPMENT REQ	UEST [SELECT ONLY C	ONE BOX]:	-
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PROPOSED ZONING	PD-32		PROPOSED USE	Condominium		
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OWNER/APPLICA	ANT/AGENT INFORMATIO	N [PLEASE PRINT/CH	HECK THE PRIMARY CONT	TACT/ORIGINAL SIGNATU	RES ARE REQUIRED]	
🗷 OWNER	Alvin Moton Jr., James Moton, Ter Heard, Beulah Robertson, Tony M		X APPLICANT	RIV Properties LLC	RIV ROCKWATURE	
CONTACT PERSON	David Stubblefield		CONTACT PERSON	Asher Hamilton		
ADDRESS	709B W Rusk St #520		ADDRESS	PO Box 192054		
CITY, STATE & ZIP	Rockwall, TX 75087		CITY, STATE & ZIP	Dallas, TX 75219		
PHONE	(972) 772-0100		PHONE	(214) 908-4684		
E-MAIL	david@davidstubblefield.com		E-MAIL	ahamilton@realtyin	vestments.com	
NOTARY VERIFIC BEFORE ME, THE UNDER STATED THE INFORMATI	CATION (REQUIRED) ISIGNED AUTHORITY, ON THIS DAY P ON ON THIS APPLICATION TO BE TRU	ERSONALLY APPEARE JE AND CERTIFIED THE	ED <u>Bewlah Jea</u>	an Robertson	[OWNER] THE UNDERSIGNED,	WHO
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION



DEVELOPMENT APPLICATION

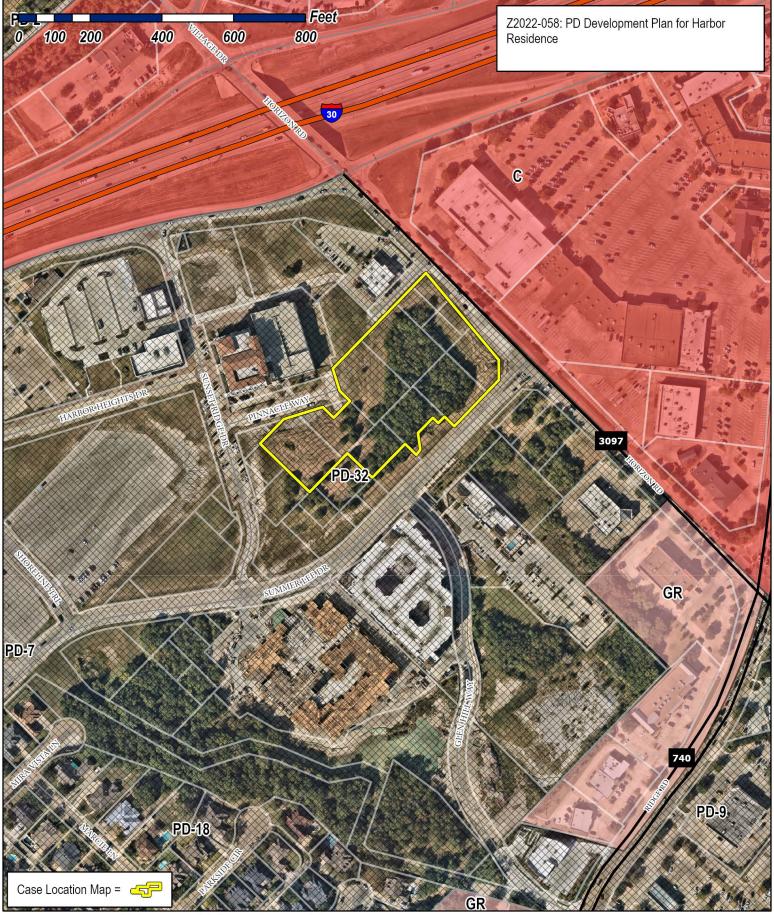
City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

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:

DI EAGE			CITY	ENGINEER:	A second	THE RESERVE
PLEASE CHECK THE	APPROPRIATE BOX BELOW TO INDICATE THE T CATION FEES:	YPE OF DEVELOPME	NT DE	OUEOT		HALL THE TANK
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ADDRESS	709B W Rusk St #520	ADDRES	SS	PO Box 192054		
CITY, STATE & ZIP	Rockwall, TX 75087	VIII	7/60 7/60 8/16			
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E-MAIL d	avid@davidstubblefield.com	1.5	3013	The state of the s		
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City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(P): (972) 771-7745 (W): www.rockwall.com

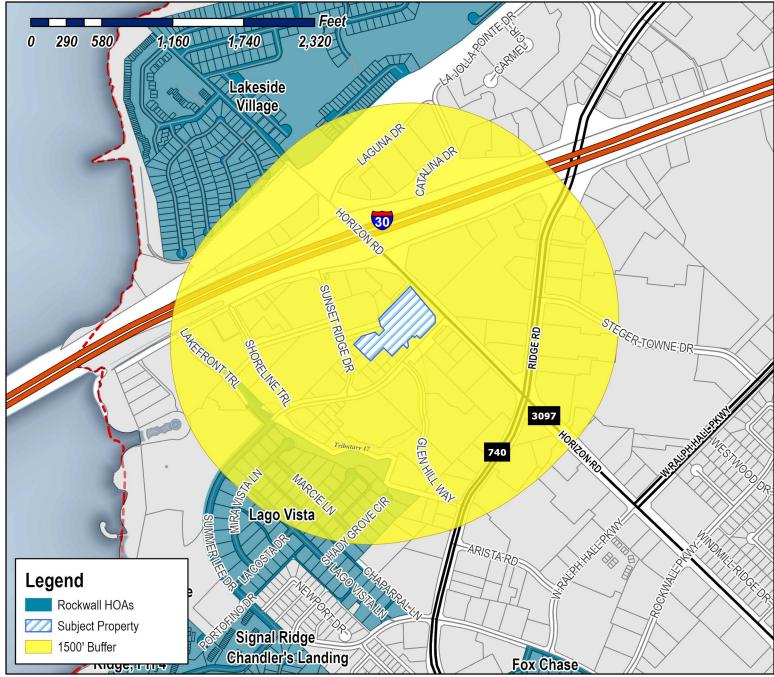
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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Case Number: Z2022-058

Case Name: PD Development Plan for Harbor

Residence

Case Type: Zoning

Zoning: Planned Development District 32

(PD-32)

Case Address:

Date Saved: 12/12/2022

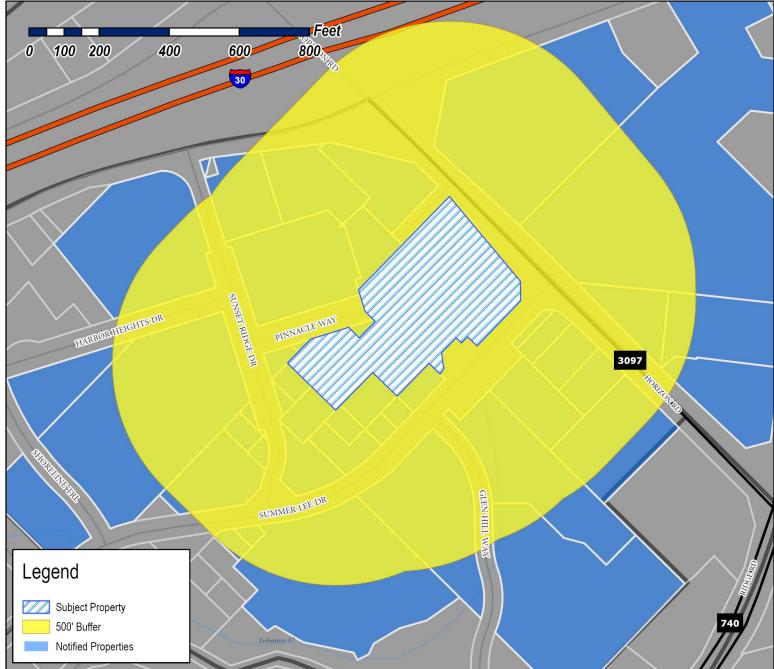
For Questions on this Case Call (972) 771-7745





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Case Number: Z2022-058

Case Name: PD Development Plan for Harbor

Residence

Case Type: Zoning

Zoning: Planned Development District 32

(PD-32)

Case Address:

Date Saved: 12/12/2022

For Questions on this Case Call: (972) 771-7746



SONG CORPORATION 1200 HORIZON RD ROCKWALL, TX 75032 CAIN DOYLE E 1375 COUNTY ROAD 2290 MINEOLA, TX 75773 CAIN DOYLE 1375 COUNTY ROAD 2290 MINEOLA, TX 75773

MHC ROCKWALL LLC 1468 KIMBROUGH RD SUITE 103 GERMANTOWN, TN 38138 ROCKWALL HARBOR HILL, LTD 15653 HIGHWAY 243 KAUFMAN, TX 75142 BENT TREE REALTY CO 16475 DALLAS PKWY STE 880 ADDISON, TX 75001

ADEBOWALE OLUMIDE 17639 TRINITY MEADOW LANE RICHMOND, TX 77407 WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL
ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS, TX 75232

RESIDENT 2400 SUMMER LEE DR ROCKWALL, TX 75032

RESIDENT 2500 SUMMER LEE DR ROCKWALL, TX 75032 RESIDENT 2500 SUMMER LEE DR ROCKWALL, TX 75032 BRYANT JUDY GRACE AND DOUGLASS FREDERICK WYGAL 2528 MARK MESQUITE, TX 75150

RESIDENT 2620 SUNSET RIDGE DR ROCKWALL, TX 75032 RESIDENT 2651 SUNSET RIDGE DR ROCKWALL, TX 75032 RESIDENT 2701 SUNSET RIDGE ROCKWALL, TX 75032

101 HUBBARD DR LLC 2701 SUNSET RIDGE DR SUITE 610 ROCKWALL, TX 75032 HH RETAIL CENTER LP 2701 SUNSET RIDGE DR SUITE 610 ROCKWALL, TX 75032 HARBOR HEIGHTS INVESTORS LP 2701 SUNSET RIDGE DR SUITE 610 ROCKWALL, TX 75032

101 HUBBARD DR LLC 2701 SUNSET RIDGE DR SUITE 610 ROCKWALL, TX 75032 RESIDENT 2850 RIDGE RD ROCKWALL, TX 75032 RESIDENT 2860 RIDGE RD ROCKWALL, TX 75032

MOTON ALVIN D SR & ETHEL 3419 LILY LN ROWLETT, TX 75089 MOTON ETHEL REED C/O OF TONY C MOTON 3419 LILY LN ROWLETT, TX 75089 CITY OF ROCKWALL ATTN;MARY SMITH 385 S GOLIAD ST ROCKWALL, TX 75087

KATHERINE BANNER FAMILY TRUST KATHERINE BANNER- TRUSTEE 4 CHURCH HILL ROAD HIGH FALLS, NY 12240

RESIDENT 405 130 ROCKWALL, TX 75032 ATTICUS REAL ESTATE SERVICES INC 5339 ALPHA RD STE 300 DALLAS, TX 75240

ATTICUS SUMMER LEE TOWNHOMES LLC 5339 ALPHA ROAD SUITE 300 DALLAS, TX 75240 EIGHTYTWENTY REAL ESTATE HOLDINGS LLC 5740 PROSPECT AVE SUITE 2001 DALLAS, TX 75206 RESIDENT 600 HORIZON DR ROCKWALL, TX 75032 CARSON MARK R 701 N MUNSON RD ROYSE CITY, TX 75189 BUILDERS ASSOCIATES #3 ATTN: ARNOLD SCHLESINGER 9595 WILSHIRE BLVD STE 700 BEVERLY HILLS, CA 90212

TX FLORENCE APARTMENTS LLC 9757 NE JUANITA DRIVE SUITE 300 KIRKLAND, WA 98034

SPATEX GROUP PARTNERSHIP C/O GARY SHULTZ PO BOX 190569 DALLAS, TX 75219 CULPEPPER /SPATEX JV %GARY SHULTZ PO BOX 190569 DALLAS, TX 75219 SPATEX GROUP PARTNERSHIP C/O GARY SHULTZ PO BOX 190569 DALLAS, TX 75219

W & R PROPERTIES INC PO BOX 657 KAUFMAN, TX 75142

CITY OF ROCKWALL

ORDINANCE NO. 22-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE IORDINANCE NO. 20-021 OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 3.59-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1, 2, 3, & 4, BLOCK 2; LOTS 1, 2, 3, & 4, BLOCK 3; LOTS 1, 2, 3, & 4, BLOCK 5; LOTS 1 & 2 AND A PORTION OF LOTS 3 & 4, BLOCK 6; LOTS 2, 3, & 4, BLOCK 7; LOTS 1 & 2, BLOCK 8; AND LOTS 1, 2, 3, & 4, BLOCK 9. MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A': PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE: PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Asher Hamilton of RIV Properties, on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict* and the *Horizon/Summer Lee*, on a 3.95-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 20-02], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the Subject Property; and,

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated

herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

- **SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,
- **SECTION 4.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:
 - (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
 - (2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.
 - (3) The proposed condominium building shall not contain more than 176 urban residential units.
 - (4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [as amended].
 - (5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance.
 - (6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the PD Site Plan.
- **SECTION 5.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;
- **SECTION 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;
- **SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is

Z2022-001: PD Development Plan for PD-32 Ordinance No. 22-10; PD-32

different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,

THIS THE 7TH DAY OF MARCH, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: February 22, 2022

2nd Reading: March 7, 2022

SEAL SEAL

Z2022-001: PD Development Plan for PD-32 Ordinance No. 22-10; PD-32

Legal Description and Location Map

PARCEL 1 (TRACTS 1 & 2)

<u>TRACT 1:</u> All that certain 0.705-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lots 1, 3 and 4, of Block 2 and Lots 1 and 2 and part of Lots 3 and 4, of Block 4 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap (illegible) found at the north end of a corner clip at the intersection of Summer Lee Drive, a variable width public right-of-way and Horizon Drive, a variable width public right-of-way per the right-of-way dedication to the City of Rockwall recorded in Instrument Number2005-0000338484 of the Official Public Records of said county;

THENCE with the northwest right-of-way line of Summer Lee Drive the following courses and distances;

South 38°15'10" West, a distance of 44.84-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°54'47" West, a distance of 14.91-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°55'59" West, a distance of 131.01-feet to a ½-inch iron rebar with a cap (illegible) found for corner in the southwest line of said Lot 3, Block 4 and in the northeast line of Lot 4, Block 6 of said addition;

THENCE North 45°23'07" West, with said southwest line and said northeast line, passing at a distance of 38.12-feet, to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in said northwest right-of-way line and the east corner of a called 0.160-acre tract of land described in a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records, continuing with said southwest line of said Lot 3, Block 4, the southwest line of Lot 2, Block 4, the northwest line of said Lot 4, Block 6, the northwest line of Lot 1, Block 6 of said addition, and the northwest line of said 0.160-acre tract, in all, a total distance of 139.41-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set for the west corner of said Lot 2, Block 4, the north corner of said Lot 1,Block 6 and in the southeast line of a 40 foot wide easement, recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2 Block 4 and said Lot 1 and Lot 2, Block 2 and said southeast line of said 40 foot wide easement, a distance of 230.94-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southwest right-of-way line of said Horizon Drive at the beginning of a non-tangent curve to the left, with a radius of 510.50-feet and a chord which bears South 37°22'46" East, a distance of 14.17-feet;

THENCE with said southwest right-of-way line of Horizon drive the following courses and distances;

Along said curve to the left, with a central angle of 01°35'26" and an arc distance of 14.17-feet to a ½-inch iron rebar with a cap (illegible) found for the beginning of a compound curve to the left, with a radius of 576.50-feet, and a chord which bears South 41°42'06" East, a distance of 70.67-feet;

Along said curve to the left, with a central angle of 07°01'39" and an arc distance of 70.71-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 45°16'48" East, a distance of 17.37-feet to the *POINT OF BEGINNING* and containing 0.705-acres (30,690 square-feet) of land.

TRACT 2: All that certain 0.463-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall

Legal Description and Location Map

County, Texas and being Lots 1, 2, 3 and 4, Block 3 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 3, and at the intersection of a 20 foot wide easement, recorded in said addition, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found bears North 73°52'22" West a distance of 22.02-feet and a 5/8 inch iron rebar with a cap stamped "Sam Inc" found bears North 88°48'34" East, a distance of 27.56-feet:

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2, Block 3 and the southeast line of the 20-foot-wide easement, a distance of 131.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 3 and the west corner of Lot 2, Block 1 of said addition;

THENCE South 45°21'44" East, with the northeast line of said Lot 1 and Lot 4, Block 3 and the southwest line of said Lot 2, Block 1 and Lot 3, Block 1 of said addition, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 4, Block 3, the south corner of said Lot 3, Block 1 and in the northwest line of a 40 foot wide easement as recorded in said addition;

THENCE South 43°50'43" West, with the southeast line of said Lot 3 and Lot 4 Block 3 and said northwest line of said 40 foot wide easement, a distance of 131.01feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 3 and at the intersection of said northwest line of the 40 foot wide easement and the northeast line of said 20 foot wide easement;

THENCE North 45°21'44" West, with the southwest line of said Lot 2 and Lot 3, Block 3, and the northeast line of said 20-feet wide easement, a distance of 154.01-feet to the POINT OF BEGINNING and containing 0.463-acres (20,176 square-feet) of land.

Parcel 2

All that certain 0.160-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 1 and part of Lot 4, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being same 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said 0.160-acre tract, in the northeast line of said Lot 4, Block 6, the southwest line of Lot 3, Block 4 of said addition and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap (illegible) found in said northwest right-of-way line bears South45°23'07" East, a distance of 38.12-feet;

THENCE with the southeast line of said 0.160-acre tract and said northwest right-of-way line, the following courses and distances:

South 49°50'10" West, a distance of 25.57-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner:

North 45°40'41" West, a distance of 20.93-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southeast line of said Lot 1, Block 6 and the northwest line of said Lot 4, Block 6;

South 44°13'18" West, a distance of 39.98-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6, the west corner

Legal Description and Location Map

of said Lot 4, Block 6 the north corner of Lot 3, Block 6 of said addition, the east corner of Lot 2, Block 6 of said addition, and the east corner of a called 0.18-acre tract described in a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of said Official Public Records;

THENCE North 45°21'44" West, with the southwest line of said 0.160-acre tract, the southwest line of said Lot 1, Block 6, the northeast line of said 0.18-acre tract, and the northeast line of said Lot 2, Block 6, passing at a distance of 77.43-feet, a 1/2inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 1, Block 6, the north corner of said Lot 2, Block 6 and in the southeast line of a 40foot wide easement, recorded in said addition, in all, a total distance of 97.43-feet to the west corner of said 0.160-acre tract, the north corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the center of said 40-foot-wide easement, a distance of 65.51-feet to the north corner of said 0.160-acre tract;

THENCE South 45°23'21" East, with the northeast line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 6, the west corner of said Lot 2, Block 4 of said addition, continuing with said northeast line of the 0.160-acre tract, the northeast line of said Lot 1 and Lot 4, Block 6, and the southwest line of said Lot 2 and Lot 3, Block 4, in all, a total distance of 121.30-feet to the *POINT OF BEGINNING* and containing 0.160-acres (6,964 square-feet) of gross area, 0.130-acres (5,654 square-feet) of net area of land.

Parcel 3

All that certain 0.175-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 2 and part of Lot 3, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract, in the southwest line of said Lot 3, Block 6 and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found in said right-of-way bears South 45°21'27" East, a distance of 19.89-feet;

THENCE North 45°21'27" West, with the southwest line of said 0.18-acre tract, said southwest line of Lot 3, Block 6 and, in said northwest right-of-way line, passing at a distance of 43.01-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 2, Block 6, the west corner of said Lot 3, Block 6 and the west corner of Lot 1, Block 8 of said addition, departing said northwest right-of-way line and continuing with said southwest line of the 0.18-acre tract, the southwest line of said Lot 2, Block 6 and the northwest line of said Lot 1, Block 8, passing at a distance of 119.67-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 6, the north corner of said Lot 1, Block 8 and in the southeast line of a 40 foot wide easement recorded in said addition, continuing with said southwest line of the 0.18-acre tract, in all, a total distance of 139.67-feet to the west corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the northwest line of said 0.18-acre tract and in the center of said 40 food wide easement, a distance of 65.50-feet to the north corner of said 0.18-acre tract and the west corner of a called 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records;

THENCE South 45°21'44" East, with the northeast line of said 0.18-acre tract and the southwest line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 2, Block 6 and the west corner of said Lot 1, Block 6, continuing with said northeast line of the 0.18-acre tract, the northeast line of said Lot 2, Block 6, said southwest line of the 0.160-acre tract and the southwest line of said Lot 1, Block 6, in all, a total distance of 97.43-feet to

Z2022-001: PD Development Plan for PD-32 Ordinance No. 22-10; PD-32

Legal Description and Location Map

a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said 0.18-acre tract, the west corner of said Lot 2, Block 6, the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6 and, in said northwest right-of-line of Summer Lee Drive;

THENCE with the southeast line of said 0.18-acre tract and said northwest right-of-way line, the following courses and distances:

South 44°13'18" West, a distance of 19.50-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner:

South 09°43'47" East, a distance of 46.51-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 29°14'41" West, a distance of 19.61-feet to the *POINT OF BEGINNING* and containing 0.175-acres (7,635 square-feet) of gross area and 0.145-acres (6,325 square-feet) of net area of land.

Parcel 4

All that certain 0.230-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1 and 2, Block 8 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said Lot 2, Block 8, the west corner of Lot 3, Block 8 of said addition, the east corner of Lot 1, Block 10 of said addition and the north corner of Lot 4,Block 8 of said addition, from which, a ½-inch iron rebar with a cap stamped "RPLS5034" found bears South 45°21'46" East, a distance of 63.39-feet;

THENCE North 45°21'46" West, with the southwest line of said Lot 2, Block 8 and the northeast line of said Lot 1, Block 10, a distance of 76.12-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 8,the north corner of said Lot 1, Block 10 and in the southeast line of a 40 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2 Block 8 and said southeast line of the 40 foot wide easement, a distance of 130.96feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 8, the west corner of Lot 2, Block 6 of said addition and in the southwest line of a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county;

THENCE South 45°21'27" East, with the northeast line of said Lot 1, Block 8, the southwest line of said Lot 2, Block 6 and said southwest line of the 0.18-acre tract, a distance of 76.66-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 1, Block 8, the south corner of said Lot 2, Block 6, the west corner of Lot 3, Block 6 of said addition and the north corner of said Lot 4, Block 8, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way bears South 45°21'27" East, a distance of 43.01-feet;

THENCE South 44°04'51" West, with the southeast line of said Lot 1 and Lot 2, Block 8 and the northwest line of said Lot 3 and Lot 4, Block 8, passing at a distance of 114.25-feet, a ½-inch iron rebar found, in all, a total distance of 130.95feet to the POINT OF BEGINNING and containing 0.230-acres (10,002 square-feet) of land.

Parcel 5

All that certain 1.245-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1, 3 and 4, and part of Lot 2 Block 5, Lots 3 and 4 and part of Lot 2, Block 7 and Lots 1, 2, 3 and 4, Block 9 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A,

Z2022-001: PD Development Plan for PD-32

Ordinance No. 22-10; PD-32

Legal Description and Location Map

Slide 47B of the Plat Records of said county, and being all of the tract of land described in a General Warranty Deed to Dimensions Real Estate Services, recorded in Instrument No.2011-00451974 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of Lot 2, Block 9, the north corner of Lot 1, Block 11 of said addition, and in the southwest line of a 20 foot wide easement recorded in said addition:

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 9 and Lot 2, Block 7 and said southeast line of the 20 foot wide easement, a distance of 135.22-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the northwest line of said Lot 2, Block 7 and in the south right-of-way line of Pinnacle Way, a 58 foot wide public right-of-way, from which a ½-inch iron rebar found at the intersection of said south right-of-way line of Pinnacle Way and the east right-of-way line of Sunset Ridge Drive, a variable width public right-of-way bears South 72°49'03" West, a distance of 184.95-feet;

THENCE North 72°49'03" East, with said south right-of-way line of Pinnacle Way, a distance of 69.48-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner in the northeast line of said Lot 2, Block 9:

THENCE South 45°37'46" East, continuing with said south right-of-way line of Pinnacle Way and with the northeast line of said Lot 2, Block 9, a distance of 42.61-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the east corner of said Lot 2, Block 9, the north corner of said Lot 3, Block 9 and the west corner of said Lot 4, Block 7;

THENCE North 44°12'16" East, continuing with said south right-of-way line of Pinnacle Way and with the northwest line of said Lot 4, Block 7, a distance of 65.39feet to a 5/8 inch iron rebar with a cap stamped "Maddox" found for the north corner of said Lot 4, Block 7, the west corner of said Lot 3, Block 7, the south corner of said Lot 2, Block 7, and the east corner of the terminus of said Pinnacle Way;

THENCE North 45°28'03" West, with the east right-of-way line of said Pinnacle Way and the southwest line of said Lot 2, Block 7, a distance of 41.44-feet to a 5/8-inch iron rebar with a cap stamped "Maddox" found in said east right-of-way line of Pinnacle Way;

THENCE North 17°34'51" West, departing said southwest line of said Lot 2, Block 7 and continuing with said east right-of-way line of Pinnacle Way, passing at a distance of 28.13-feet to the north corner of the terminus of said Pinnacle Way, in all, a total distance of 40.12-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set in the northwest line of said Lot 2, Block 5 and in the southeast line of a20 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 5 and said southeast line of the 20 foot wide easement, a distance of 112.80feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 5 and the intersection of said southeast line of the 20 foot wide easement and the southwest line of another 20 foot wide easement recorded in said addition, from which a 5/8 inch iron rebar with a cap stamped "Sam Inc" bears North 44°39'37" West, a distance of 19.25-feet;

THENCE South 45°21'44" East, with the northwest lines of said Lot 1 and Lot 4, Block 5 and said southwest line of the 20 foot wide easement, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 4, Block 5 and the intersection of said southwest line of the 20 foot wide easement and the northwest line of a 40 foot wide easement recorded in said addition;

THENCE South 43°50'43" West, with the southeast lines of said Lots 3 and 4, Block 5, Lots 3 and 4, Block 7 and Lots 3 and 4, Block 9 and said northwest line of the 40 foot wide easement, a distance of 393.33-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 9 and the east corner of said Lot 4, Block 11 of said addition, from which a ½-inch iron rebar found bears South

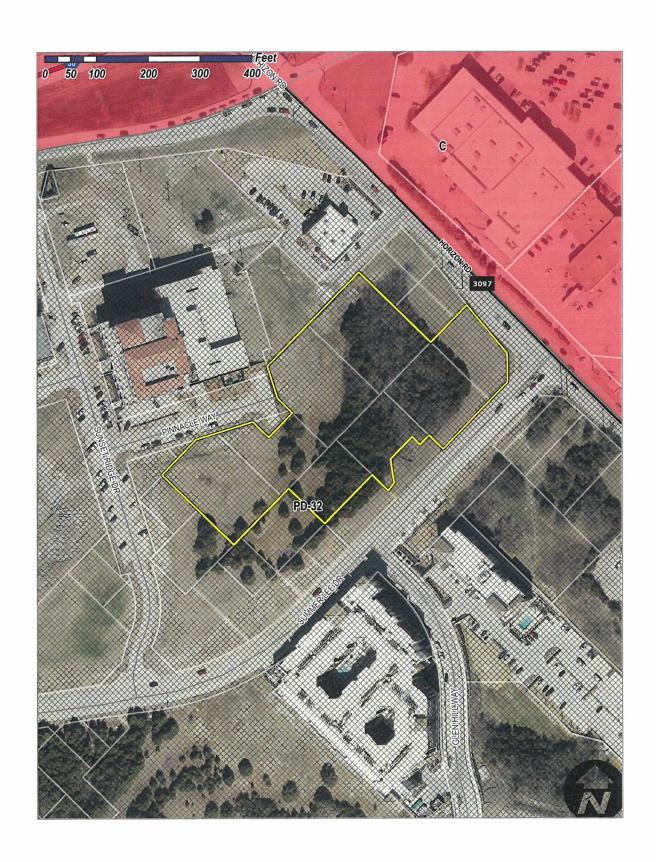
Legal Description and Location Map

45°25'13" East, a distance of 18.07-feet;

THENCE North 45°25'13" West, with the southwest lines of said Lots 2 and 3, Block 9 and the northwest lines of said Lots 1 and 4, Block 11, passing at a distance of 78.94-feet, a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the west corner of said Lot 3, Block 9, the south corner of said Lot 2, Block 9, the east corner of said Lot 1, Block 11, and the north corner of said Lot 4, Block 11, in all, a total distance of 154.01-feet to the POINT OF BEGINNING and containing 1.245-acres (54,217 square-feet) of land.

Z2022-001: PD Development Plan for PD-32 Page 9 City of Rockwall, Texas Ordinance No. 22-10; PD-32

Exhibit 'A': Legal Description and Location Map



Z2022-001: PD Development Plan for PD-32 Page 10 Ordinance No. 22-10; PD-32

Exhibit 'B': Concept Plan

PROJECT DATA			
SITE AREA:	REQUIRED PARKING:	KING:	
2.84 ACRES (ESTIMATED)	I BR UNITS	104 UNITS	156 SPACES
60% LOT COVERAGE	2 BR UNITS	72 UNITS	144 SPACES
THE COLD VEIVE STORY BILLIDING	TOTAL UNITS	176 UNITS	300 SPACES
209,000 GSF			
167,200 NRSF	PROVIDED PARKING:	KING:	
OSO SE AVO INIT SIZE	GARAGES		300 SPACES
176 UNITS	TOTAL PARKING	Ç)	300 SPACES
INTERIOR AMENITY SPACE 7,500 GSF	300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT	PACES PROVID	ĕ

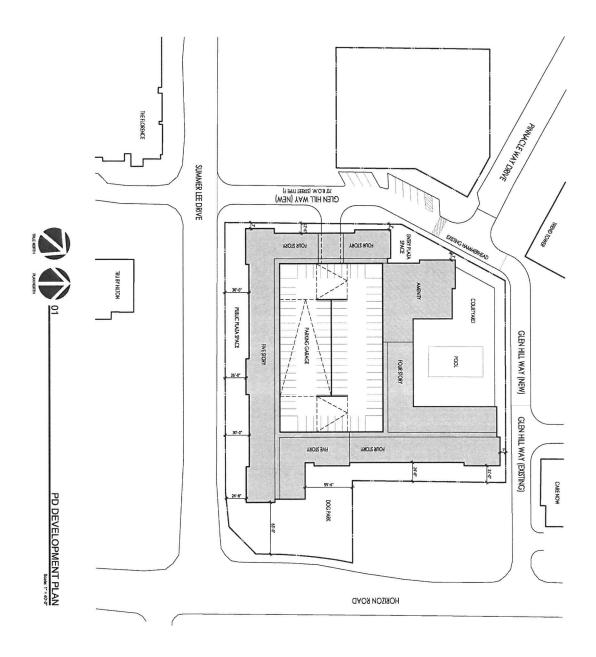
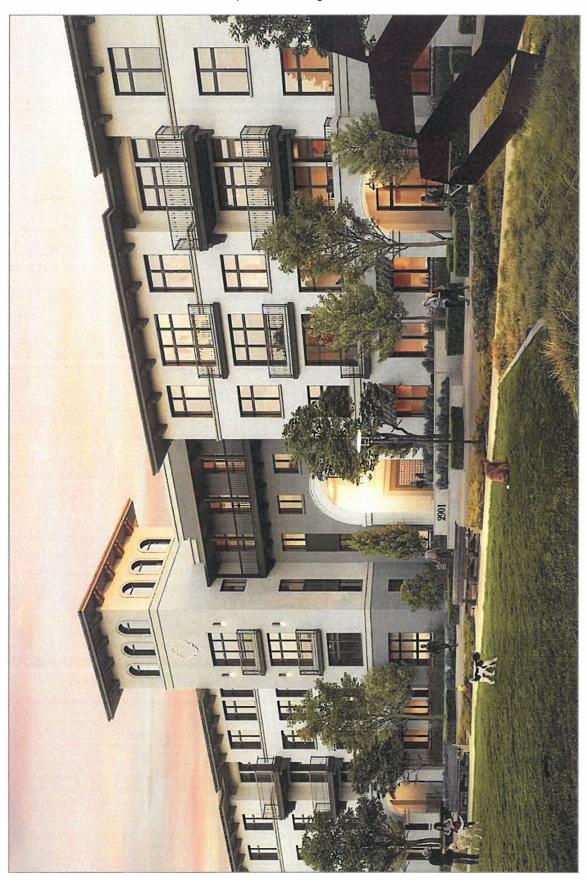
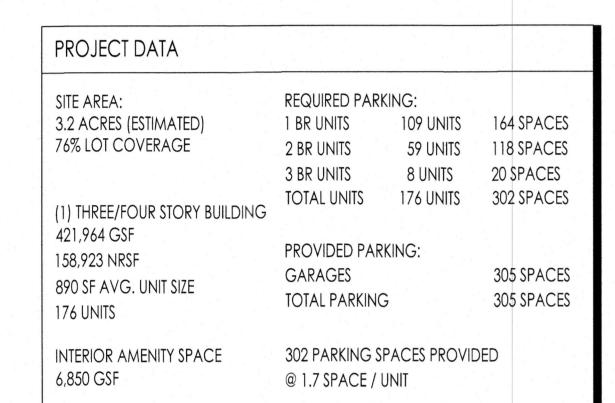
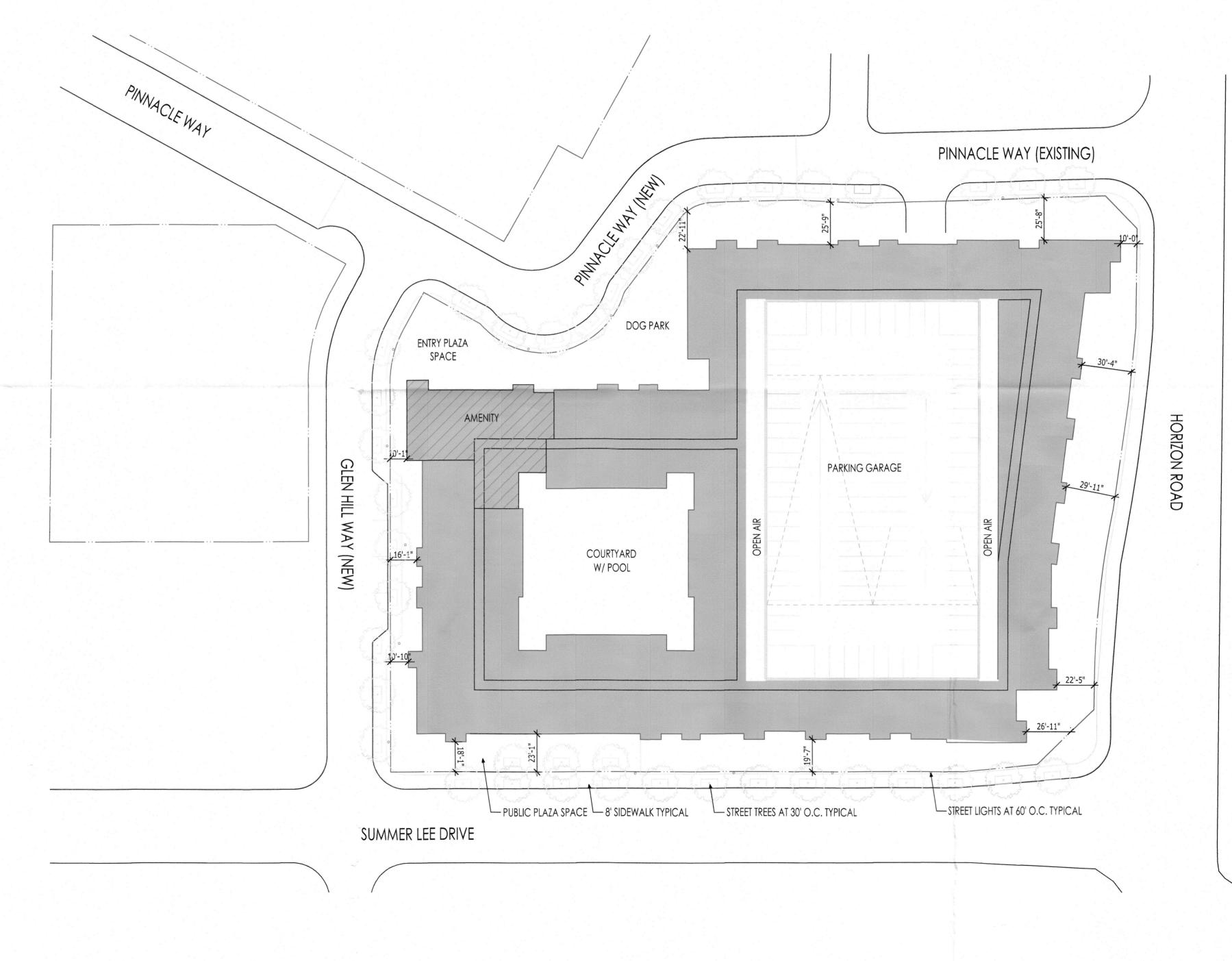


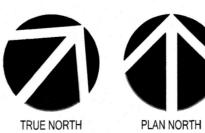
Exhibit 'C':Conceptual Building Elevations



Z2022-001: PD Development Plan for PD-32 Ordinance No. 22-10; PD-32

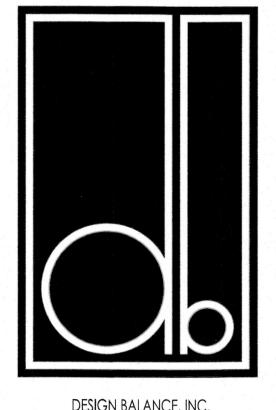








PD DEVELOPMENT PLAN
Scale: 1" = 40'-0"



DESIGN BALANCE, INC. 2231 RIDGE ROAD, SUITE 200 ROCKWALL, TEXAS 75087 214.668.2306

RIV PROPERTIES, LLC P.O. BOX 192054 DALLAS, TX 75219 214.908.4684

RESIDENCE BOR HARI

PROJECT NUMBER: 22008

DATE ISSUED:

12/12/2022

REVISIONS:

SHEET TITLE:

PD DEVELOPMENT PLAN

SHEET NAME:

CASE NUMBER:

Z2022-001