



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&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

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 INFORMATION [PLEASE PRINT]

ADDRESS 9 AMITY LN, ROCKWALL, TX, 75087

SUBDIVISION GREENLEE LOT 9 BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING INFILL LOT IN ESTABLISHED SUB. CURRENT USE _____

PROPOSED ZONING SINGLE-FAMILY HOME PROPOSED USE SINGLE-FAMILY HOME

ACREAGE 0.362 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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]

<input checked="" type="checkbox"/> OWNER <u>SAMUEL F SOFRONIE</u>	<input checked="" type="checkbox"/> APPLICANT _____
CONTACT PERSON <u>SAMUEL F SOFRONIE</u>	CONTACT PERSON _____
ADDRESS <u>2608 TRUMPET DR</u>	ADDRESS _____
CITY, STATE & ZIP <u>ROCKWALL, TX 75089</u>	CITY, STATE & ZIP _____
PHONE <u>832-991-9990</u>	PHONE _____
E-MAIL <u>SAMUELSOFRONIE@GMAIL.COM</u>	E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

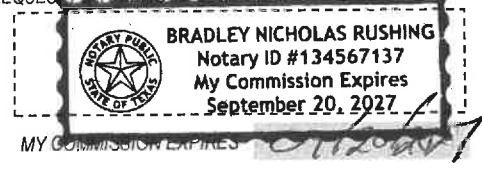
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAMUEL SOFRONIE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

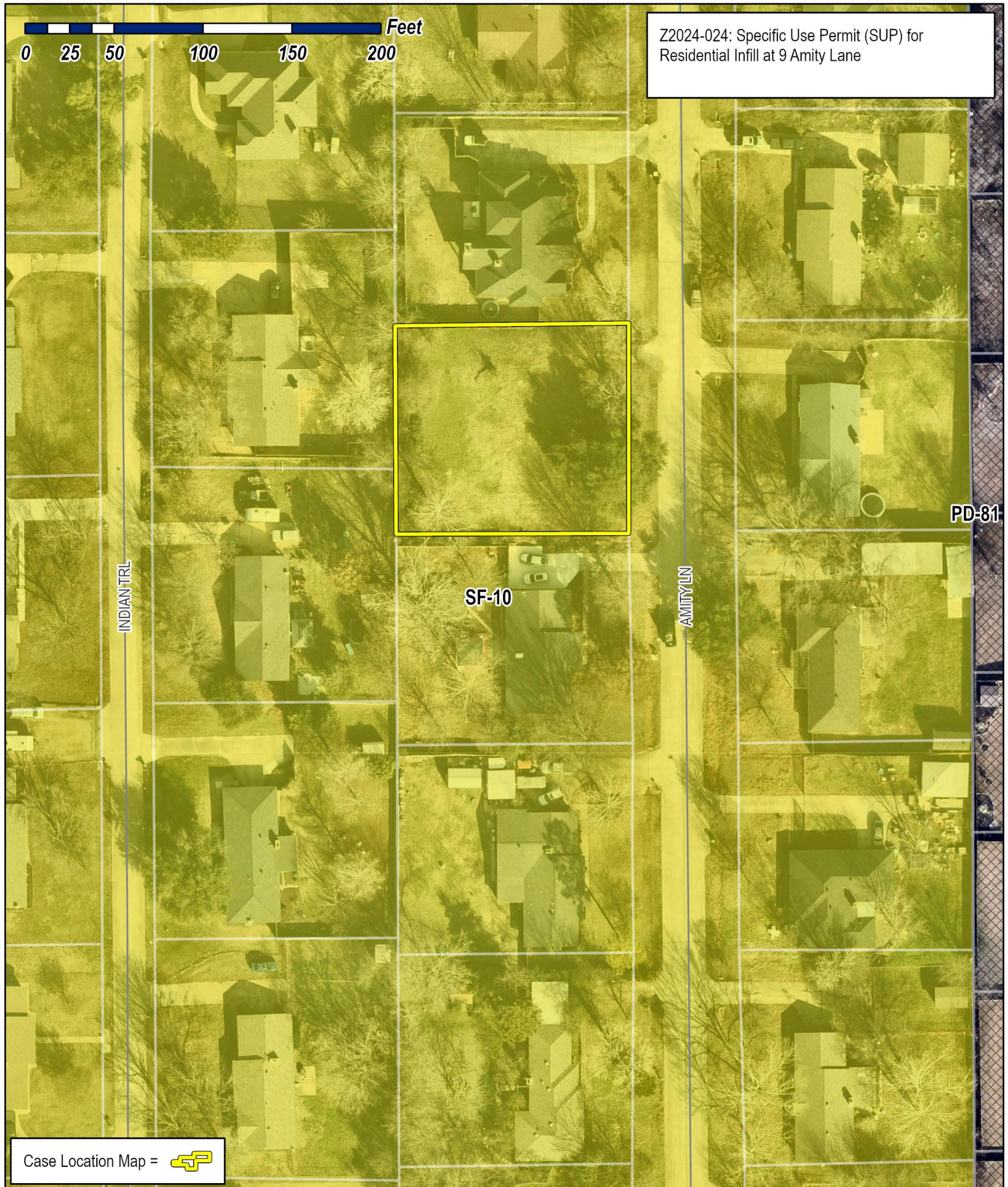
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 7th DAY OF May, 2024

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





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.

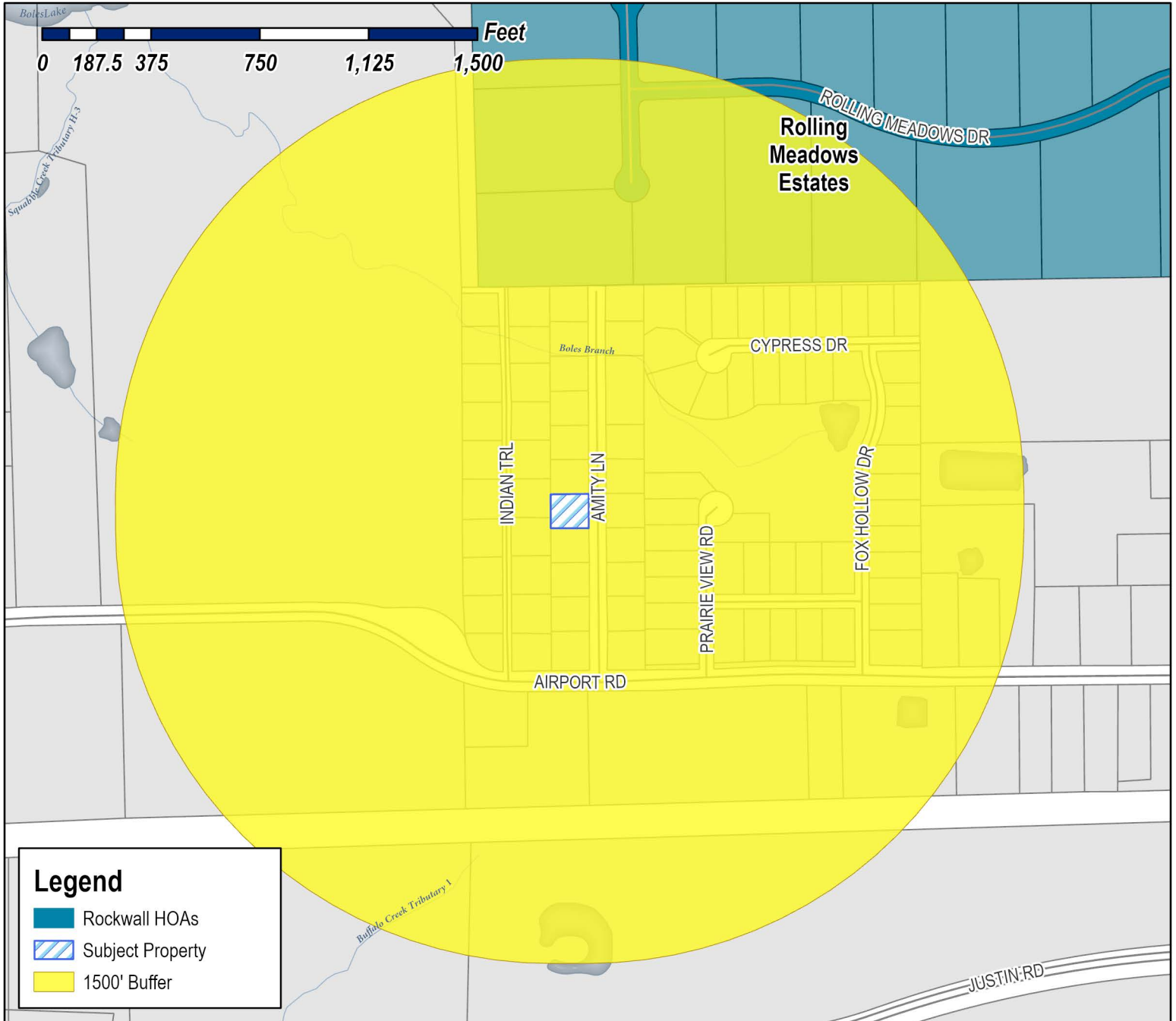




City of Rockwall

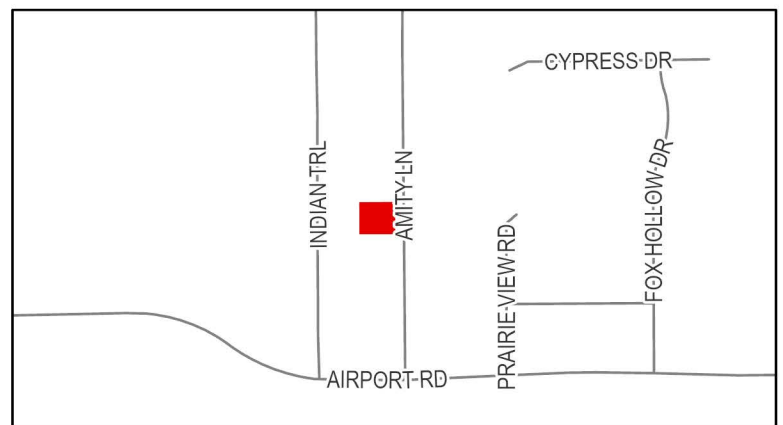
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Case Number: Z2024-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 9 Amity Lane

Date Saved: 5/17/2024
 For Questions on this Case Call (972) 771-7745

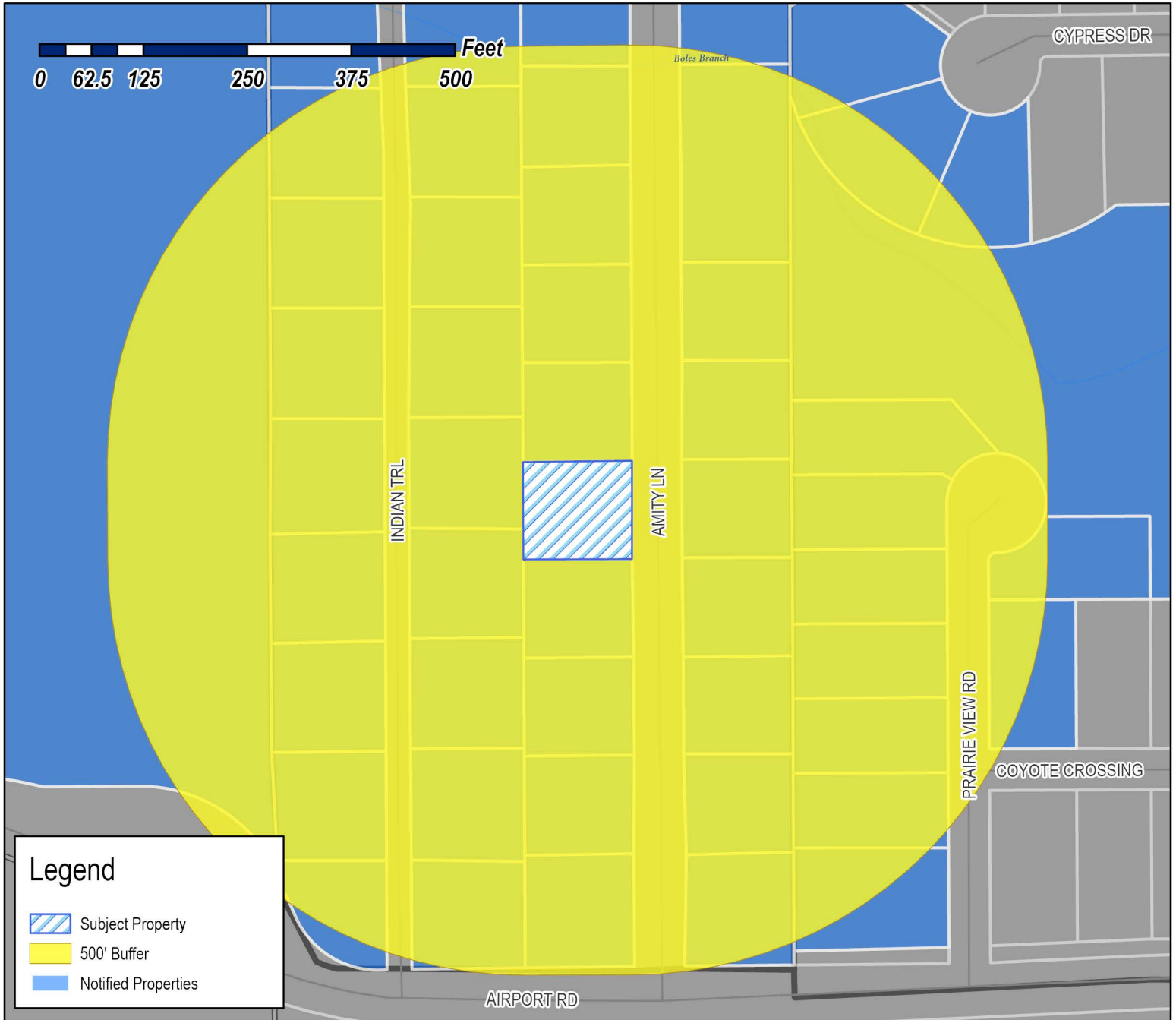




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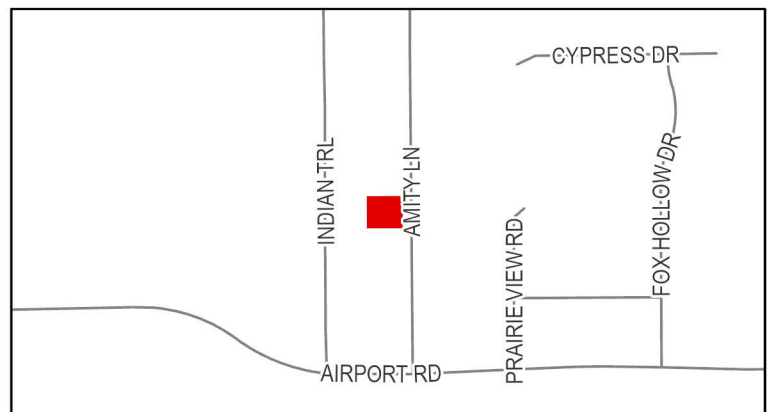
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TABIRA JACOB M & MARIA A
574 GARRETT DR
ROCKWALL, TX 75087

HOWLAND JERRY
5 INDIAN TRL
ROCKWALL, TX 75087

MASON KAREN
6 INDIAN TRL
ROCKWALL, TX 75087

JOHNSON JOHN
16 AMITY LANE
ROCKWALL, TX 75087

SANCHEZ MARISELA
17 AMITY LN
ROCKWALL, TX 75087

BENTLEY THOMAS R AND HERTA
15869 COUNTY ROAD 605
FARMERSVILLE, TX 75442

LEVVIS MARC
20 AMITY LN
ROCKWALL, TX 75087

MIXON DEMPSEY W JR & DEANNA
3 INDIAN TRL
ROCKWALL, TX 75087

ZHANG CHUNSHENG
1075 WEST ROAD
LA HABRA HEIGHTS, CA 90631

HOMES NOW LLC
718 DEEP WELL DRIVE
ALLEN, TX 75002

CHEPETLA JORGE LUIS DOMINGUEZ AND SARAI
8 AMITY LN
ROCKWALL, TX 75087

HERNANDEZ GERARDO & KARLA
1320 BLAIR DR
MESQUITE, TX 75150

HARRELL AMY
PO BOX 1601
ROCKWALL, TX 75087

MARIENAU ALLYSON
11 AMITY LANE
ROCKWALL, TX 75087

LAWRENCE KELLY D
12 AMITY LANE
ROCKWALL, TX 75087

SIMONITCH MARK S
13 AMITY LN
ROCKWALL, TX 75087

HARRISON-RASHIN IAN G & SUSAN ASHLEY HALE
14 AMITY LN
ROCKWALL, TX 75087

PARRISH ELSIE JOAN
1601 SUNSET HILL DR
ROCKWALL, TX 75087

HARRELL JEFFREY WARREN
4 AMITY LN
ROCKWALL, TX 75087

STEPHENS MARK B & JULIANNE S
5 AMITY LN
ROCKWALL, TX 75087

TUGGLE JEREMY EUGENE AND AMY MICHELLE
6 AMITY LN
ROCKWALL, TX 75087

GRIFFIN PATTY CORNELIUS
PO BOX 511
FATE, TX 75132

FINK JAMI
12 INDIAN TRL
ROCKWALL, TX 75087

KIMBRELL MIKE
13 INDIAN TRL
ROCKWALL, TX 75087

TOVAR JULIAN AND ERIKA
14 INDIAN TRAIL
ROCKWALL, TX 75087

3600 INVESTMENTS LLC
206 WELLINGTON RD
IRVING, TX 75063

SALAZAR ALFRED
16 INDIAN TRL
ROCKWALL, TX 75087

MANROSS ROBERT AND AVERY
17 INDIAN TRL
ROCKWALL, TX 75087

TAYLOR JAMES AND
JILL MARIE ROGERS
2 INDIAN TRAIL
ROCKWALL, TX 75087

GARCIA SELENA YESENIA
590 SUN VALLEY DRIVE
FATE, TX 75189

GUZMAN JOSE ANTONIO
7 INDIAN TRL
ROCKWALL, TX 75087

VOTH DOUGLAS & LEAH
8 INDIAN TRL
ROCKWALL, TX 75087

VOTH DOUGLAS & LEAH
8 INDIAN TRL
ROCKWALL, TX 75087

LAVOIE SHAUN AND AMANDA
2 AMITY LANE
ROCKWALL, TX 75087

WALN ASHLEY
1 AMITY LANE
ROCKWALL, TX 75087

HERRERA SARAH E AND DANIEL O
11 INDIAN TR
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

RANEY FAMILY 2014 TRUST
STEVEN A RANEY AND CATHERINE E RANEY -
TRUSTEES
406 PRAIRIE VIEW ROAD
ROCKWALL, TX 75087

WOODS PATRICK LAFRONCE AND JOANETTE Y
2601 CYPRESS DR
ROCKWALL, TX 75087

PATEL TIMIRKUMAR
321 PRAIRIE VIEW RD
ROCKWALL, TX 75087

CURRY CHRISTOPHER AND MICHELLE
314 PRAIRIE VIEW RD
ROCKWALL, TX 75087

BLANTON RACHEL LAUREN AND
MATTHEW THOMAS MITCHELL
322 PRAIRIE VIEW RD
ROCKWALL, TX 75087

HALTER JO DENISE
326 PRAIRIE VIEW RD
ROCKWALL, TX 75087

CRENSHAW SAMUEL C & LAUREN B
330 PRAIRIE VIEW ROAD
ROCKWALL, TX 75087

AMPIL JAMES
402 PRAIRIE VIEW RD
ROCKWALL, TX 75087

SAFRANEK TIMOTHY
318 PRAIRIE VIEW RD
ROCKWALL, TX 75087

GLAZE STEPHEN PETER AND JULIA ANN
WILLIAMS-GLAZE
2603 COYOTE CROSSING
ROCKWALL, TX 75087

2019 S M JEFFUS REVOCABLE TRUST
STANLEY EUGENE JEFFUS & MELBA LOUISE
JEFFUS - TRUSTEES
2006 CYPRESS DR
ROCKWALL, TX 75087

OFFUTT LYNZIE AND ELMO M
2602 CYPRESS DR
ROCKWALL, TX 75087

RESIDENT
4 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
19 AMITY LN
ROCKWALL, TX 750587

RESIDENT
15 AMITY LN
ROCKWALL, TX 750587

RESIDENT
7 AMITY LN
ROCKWALL, TX 750587

RESIDENT
9 AMITY LN
ROCKWALL, TX 750587

RESIDENT
10 AMITY LN
ROCKWALL, TX 750587

RESIDENT
3 AMITY LN
ROCKWALL, TX 750587

RESIDENT
1 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
15 INDIAN TRL
ROCKWALL, TX 750587

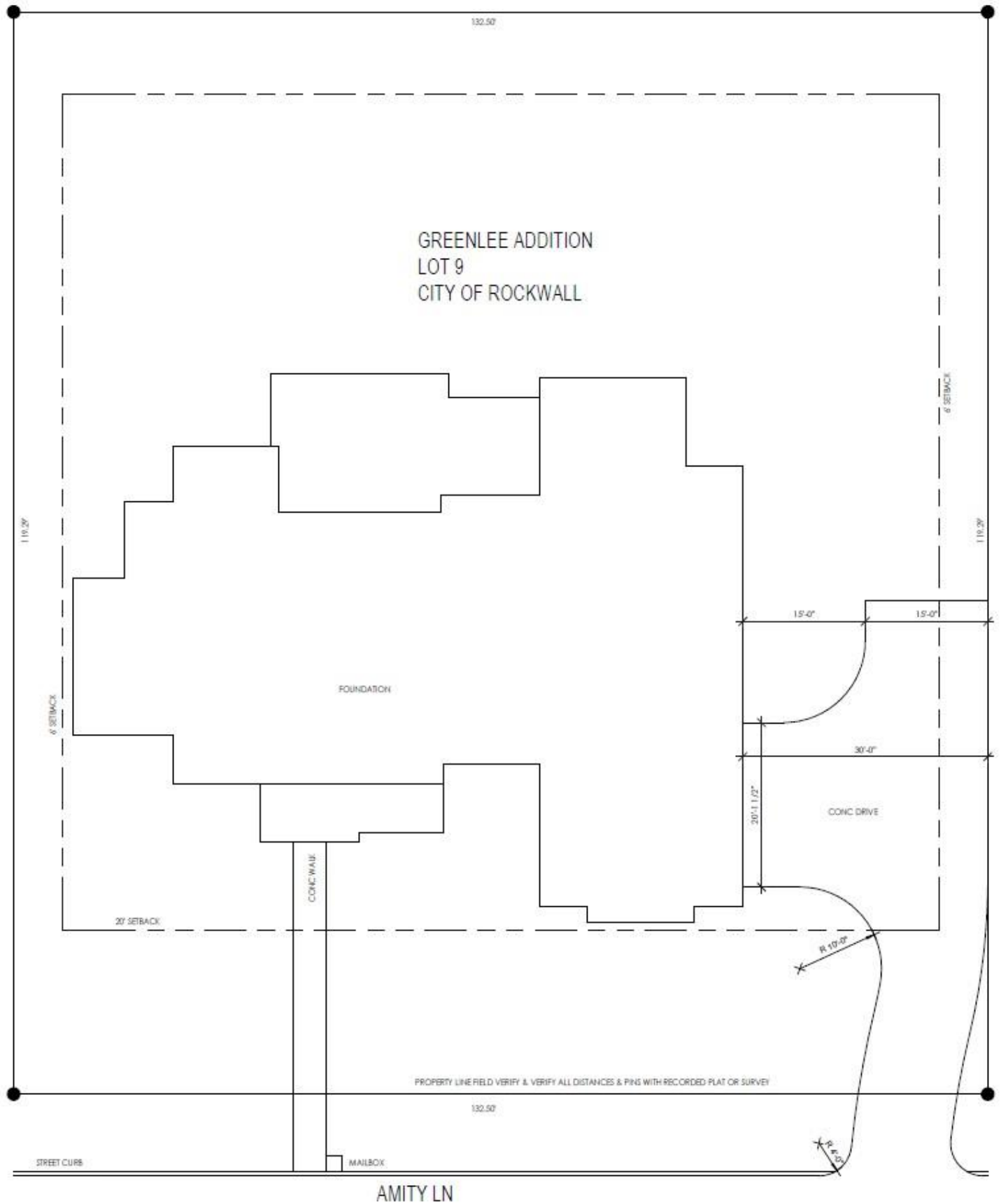
RESIDENT
18 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
9 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
1815 AIRPORT RD
ROCKWALL, TX 750587

RESIDENT
312 FOX HOLLOW DR
ROCKWALL, TX 750587

Exhibit "C" Residential Plot Plan





1 ELEVATION FRONT
1/4" = 1'-0"



2 ELEVATION BACK
1/4" = 1'-0"

- 11' PLATE
11'-1 1/8"
- 10' PLATE
10'-1 1/8"
- 9' PLATE
9'-1 1/8"
- FINISHED FLOOR
0"

ROOFING AS SEL OVER 15# OR 30# FELT OVER 7/16 MIN DECKING NO TEARS OR MISSING PATCHES IN FELT WILL BE ALLOWED PLACE DECKING CLIPS BETWEEN EACH RAFTER ACROSS TOP AND BOTTOM OF DECKING

RAFTERS @ 24" O.C.
CLG JOISTS @ 16" O.C.
REF INTERNATIONAL BUILDING CODES
FOR BRACING (PURLINS AND STRONGBACKS, ETC)
REF SPAN TABLE CHARTS IN SAID CODES
TO DETERMINE SIZE OF RAFTERS AND JOIST

INSULATION IN ATTIC

DOUBLE TOP PLATE AVOID NAILING
TOGETHER BETWEEN STUDS FASTEN
CORNERS WITH 5 16# NAILS

METAL DRIP EDGING

1 X 2 TRIM OVER 1 X 6 OR 1 X 8 FASCIA
OVER 2 X 6 OR 2 X 8 SUBFASCIA

WHEN 1 HR RATING IS REQD INSERT 5/8"
FIRE RATED GYP BD BEHIND 1/4" HARDIE
SOFFIT & INSTALL 3/4" HARDIE FASCIA

2 X 4 OUTRIGGERS @ 24" O.C.

SOFFIT VENTS IF NOT FOAM INSULATION

1 X 4 FRIEZE BOARD

2 X 4 STUDS @ 16" O.C.
OR 2 X 6 STUDS @ 24" O.C.
REF FLOOR PLAN FOR THICKNESS

INSULATION
R13 IN 2 X 4 WALLS
R19 2 X 6 WALLS

EXTERIOR GRADE SHEATHING
(7/16) THICKNESS MIN.)
CAULK JOINTS, OR INSTALL
BUILDING WRAP IF FOIL FACED,
TAPE JOINTS WITH FOIL TAPE

STUCCO :
DRAIN MAT BEHIND THE SCRATCH COAT
ELASTOMERIC COATING ON THE OUTSIDE LAYER
METAL TERMINATION AIR/VENT TRIM PIECE AT THE BOTTOM

MOISTURE RESISTANT BASE PLATE
FASTEN STUDS WITH 3 16# NAILS

WALL - WOOD FRAMING WITH STUCCO
1" = 1'-0"

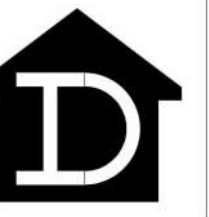
COPYRIGHT BY IMAGINATION DESIGNS, LLC

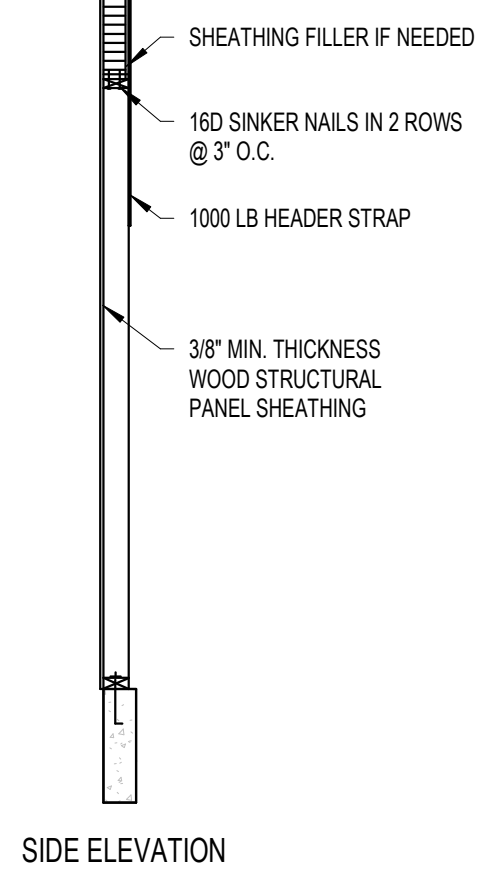
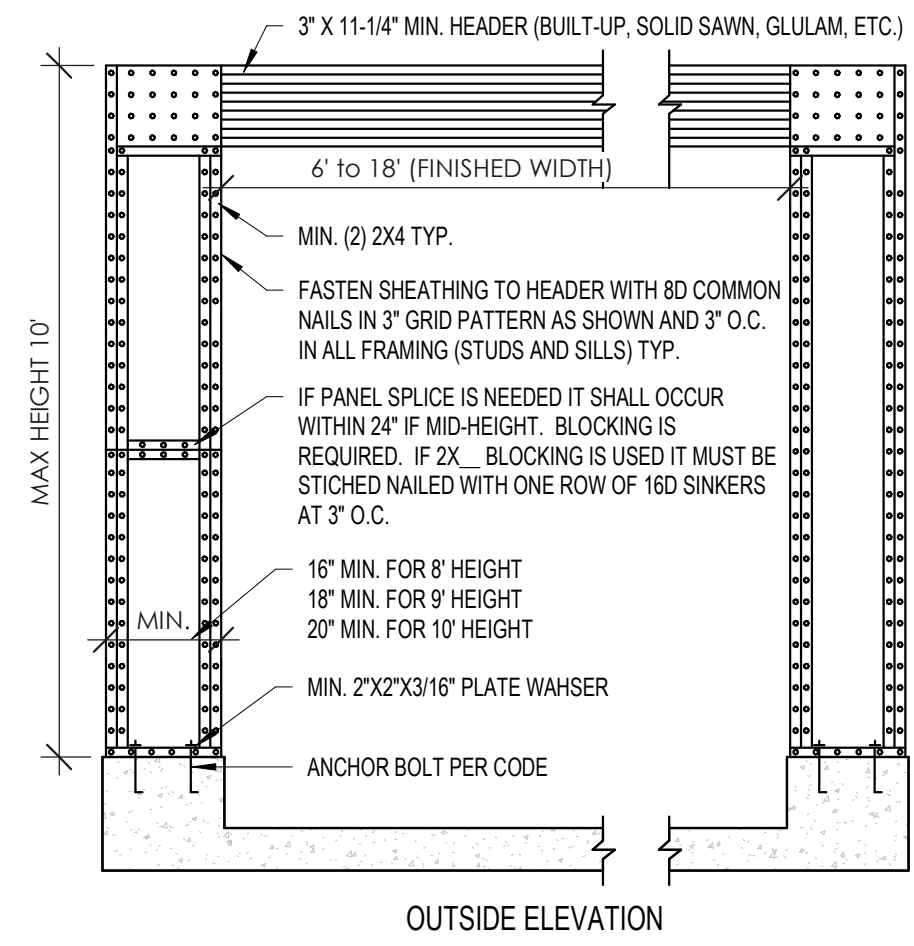


① ELEVATION LEFT
1/4" = 1'-0"



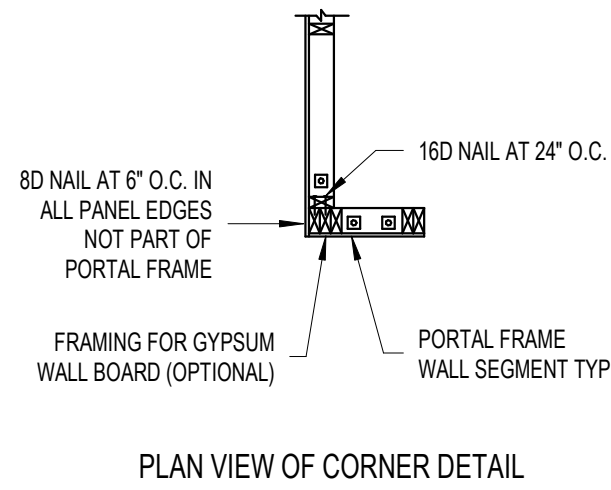
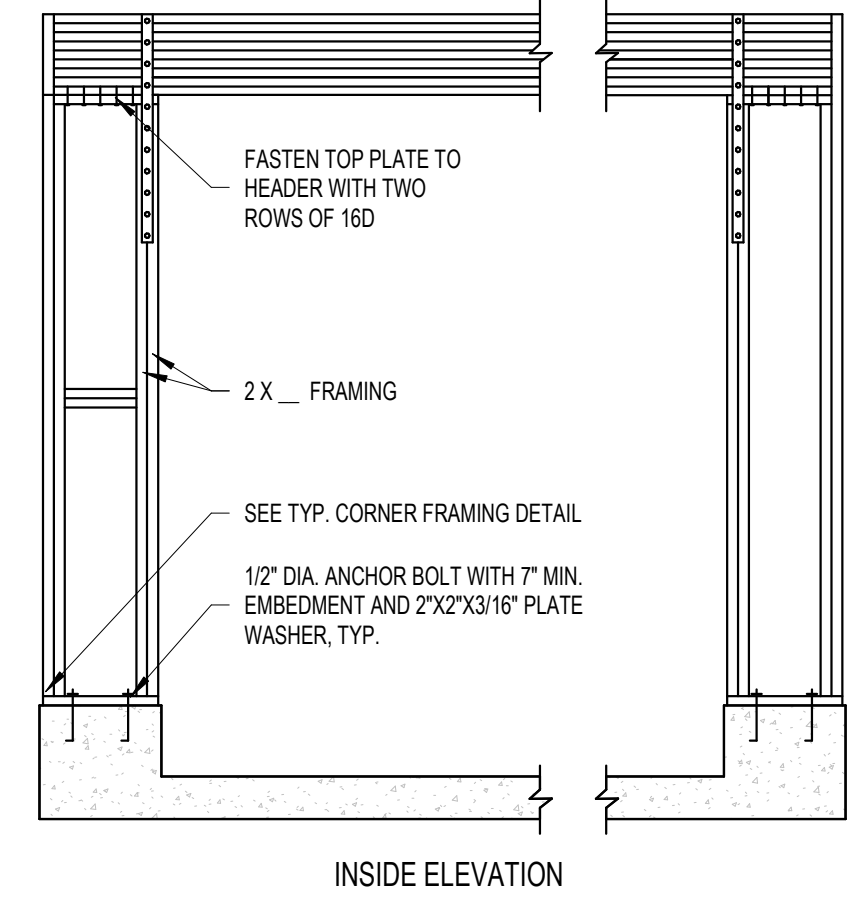
② ELEVATION RIGHT
1/4" = 1'-0"





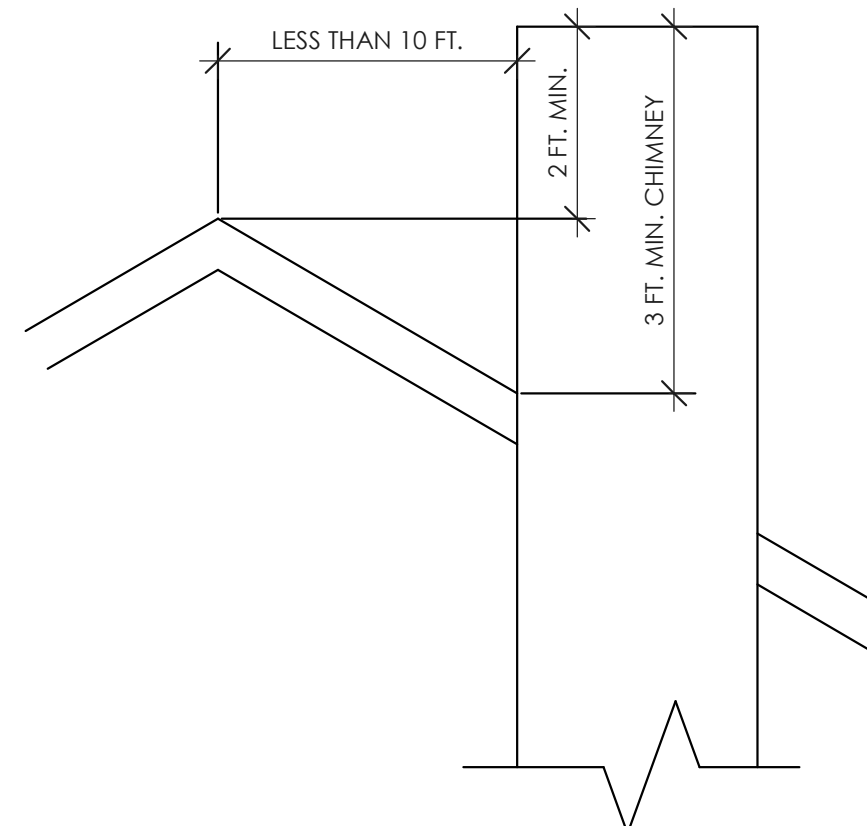
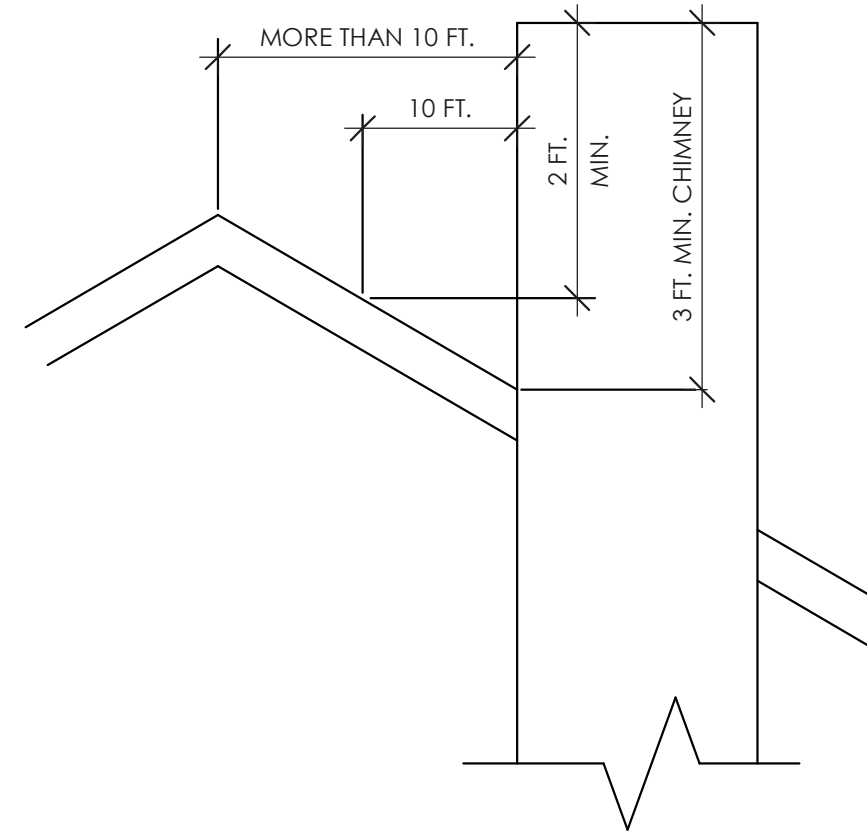
NOTE:
 IMAGINATION DESIGNS, LLC DOES NOT MAKE A SITE VISIT OR INVESTIGATE THE SLOPE OF THE LAND OR OTHER OBSTACLES THAT REQUIRE ADJUSTMENT TO THE PLACEMENT OF THE HOME, SIDEWALKS, FENCES, DRIVEWAYS, TREES, OR MAILBOXES ON THE LOT. BUILDER TO VERIFY ALL SETBACKS AND EASEMENTS AND PROPERTY LINES ARE CORRECT AND NOTIFY THE DESIGNER OF ANY CORRECTIONS NECESSARY. CONTRACTOR AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS IMAGINATION DESIGNS, LLC FOR ANY PROBLEMS THAT MAY ARISE BEFORE, DURING, OR AFTER THE CONSTRUCTION OF THIS RESIDENCE, AND SHALL ASSUME FULL RESPONSIBILITY FOR ALL ENGINEERING AND CITY CODE CONSTRUCTION PARAMETERS. CONTRACTOR SHALL VERIFY AND ASSUME FULL RESPONSIBILITY FOR ALL DIMENSIONS AND SPECIFICATIONS ON THESE PLANS. START OF WORK SHALL MEAN FULL ACCEPTANCE OF THESE TERMS.

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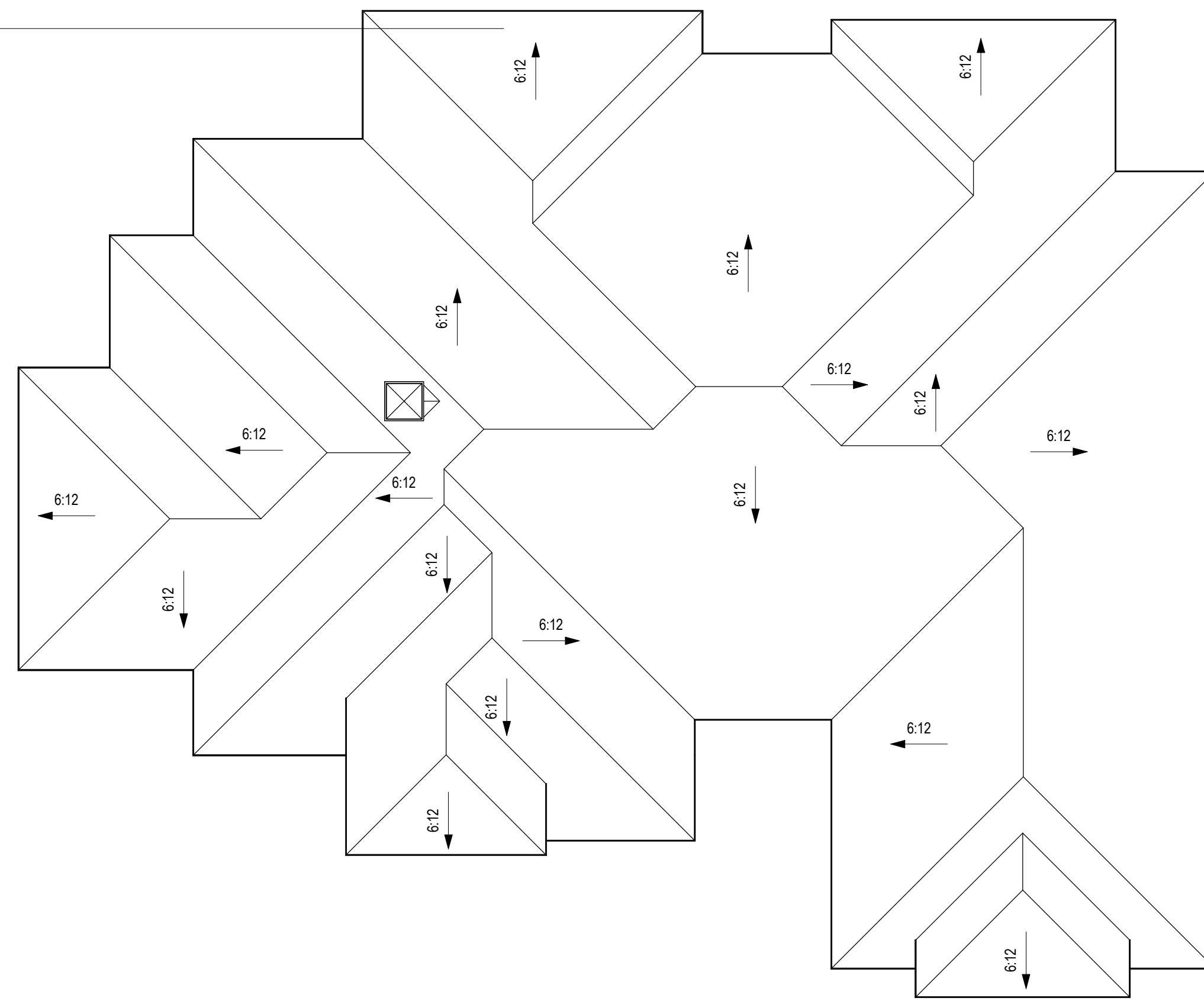


NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALLS FULLY SHEATHED WITH PLYWOOD OR OSB

NARROW WALL FRAMING
 1/2" = 1'-0"

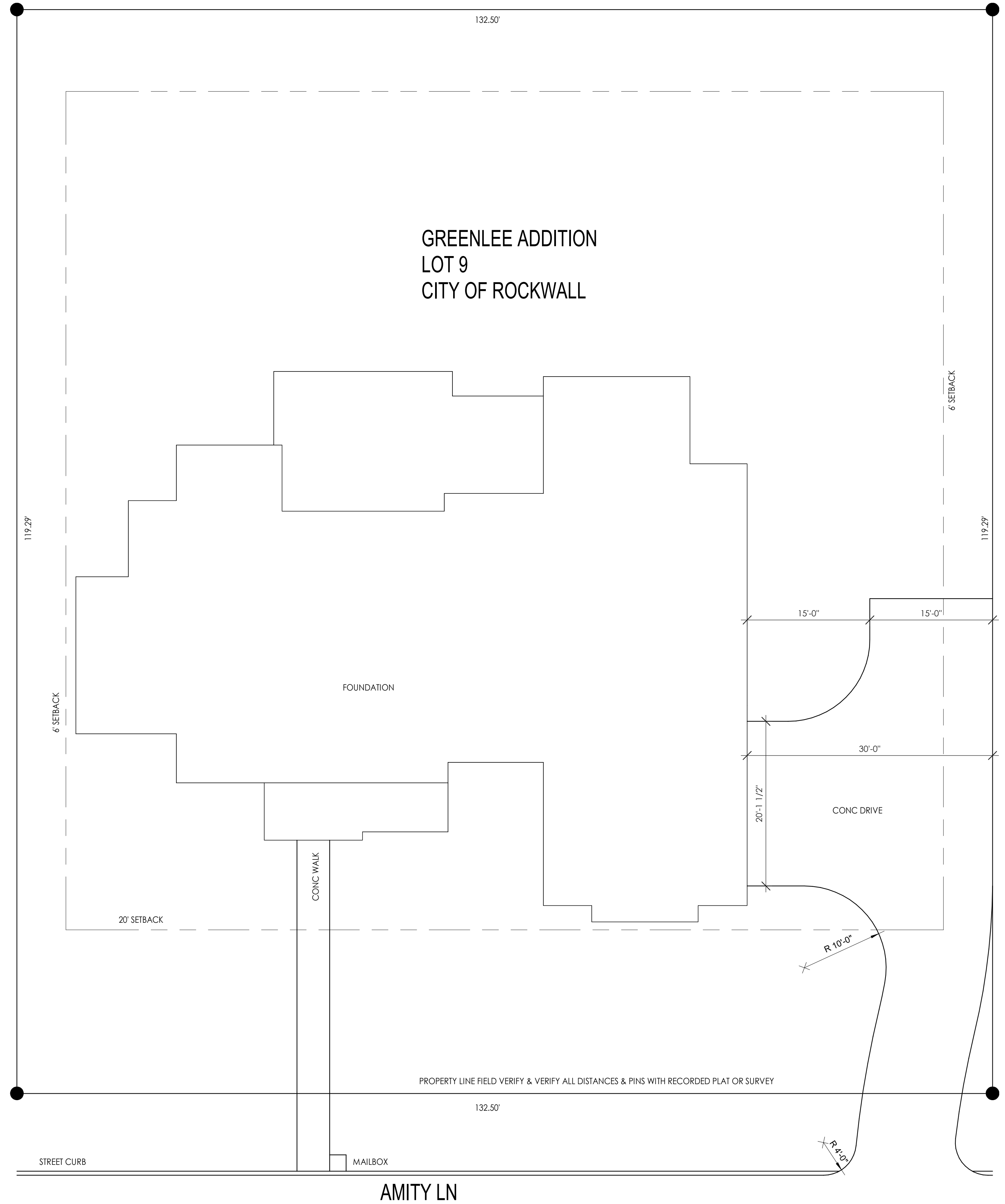


CHIMNEY REQUIREMENTS
 1/2" = 1'-0"



NOTE: INSTALL ICE SHIELD UNDERLAYMENT ON ALL LOW PITCH ROOFS, SHED ROOFS, LOW SLOPE VALLEYS, OR ANY AREA THAT MAY GET AN ICE DAM

1 ROOF PLAN
 1/8" = 1'-0"



2 SITE PLAN
 1/8" = 1'-0"





BOUNDARY SURVEY

LOT 9

**GREENLEE ADDITION
EBENEZER M. ELLIOTT SURVEY
ABSTRACT NUMBER 77
ROCKWALL COUNTY, TEXAS**

**EBENEZER M. ELLIOTT SURVEY
ABSTRACT No. 77**

LOT 11

N89°43'10"E 132.50'

1/2" IRON
ROD SET

3/8" IRON
ROD FOUND

CONCRETE
DRIVE

**LOT 9
15,806 SQ.FT**

VACANT LOT

S00°16'50"E 119.29'

S00°16'50"E 119.29'

**AMITY LN
(60' R.O.W.)**

OWNER:
GERARDO HERNANDEZ AND
KARLA HERNANDEZ
VOL. 6257, PAGE 248
O.P.R.R.C.T.

1/2" IRON
ROD SET

S89°43'10"W 132.50'

3/8" IRON
ROD FOUND

LOT 7

ACCEPTED BY _____

NOTES

1. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.
2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON PANEL NO. 48397C0045L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS.
3. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN COMMITMENT GF NO. JB0001919, OF WFG NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 30, 2023 ISSUED SEPTEMBER 6, 2023. USE





BOUNDARY SURVEY

LOT 9

**GREENLEE ADDITION
EBENEZER M. ELLIOTT SURVEY
ABSTRACT NUMBER 77
ROCKWALL COUNTY, TEXAS**

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DRIVE

**LOT 9
15,806 SQ.FT**

VACANT LOT

OWNER:
GERARDO HERNANDEZ AND
KARLA HERNANDEZ
VOL. 6257, PAGE 248
O.P.R.R.C.T.

S00°16'50"E 119.29'

S00°16'50"E 119.29'

AMITY LN
(.60' R.O.W.)

1/2" IRON
ROD SET

S89°43'10"W 132.50'

3/8" IRON
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LOT 7

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4. PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS AS RECORDED IN CAB. A, SLIDE 151.

LEGAL DESCRIPTION

Being Lot 9 of GREENLEE ADDITION, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 151, Plat Records, Rockwall County, Texas.

**JACKSON
LAND
SURVEYING**



60' 30' 0 60'



SCALE IN FEET



Jim Jackson

JIM W. JACKSON
REGISTERED PROFESSIONAL
LAND SURVEYOR No.6981
TBPESL # 10194824

To:

City of Rockwall,

Samuel F. Sofronie,

The reason for this Specific Use Permit (SUP) application is to request the approval of a change in zoning from Residential Infill in an Established Subdivision to Single-family home on a 0.36-acre parcel of land described as Lot 9, Greenlee Sub-division, (SF-10) District, situated at the following address 9 Amity Ln, Rockwall, TX 75087.

Thank you