



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 329 HARBORVIEW DR, ROCKWALL, TX 75032
 SUBDIVISION Harbor Landing Phase TWO LOT 5 BLOCK B
 GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____
 PROPOSED ZONING _____ PROPOSED USE _____
 ACREAGE _____ 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 DAVID BOHORQUEZ APPLICANT _____
 CONTACT PERSON DAVID BOHORQUEZ CONTACT PERSON _____
 ADDRESS 1397 GLENWICK DR ADDRESS _____
 CITY, STATE & ZIP ROCKWALL, TX 75032 CITY, STATE & ZIP _____
 PHONE 469-766-4127 PHONE _____
 E-MAIL DAVID@B6GROUPSERVICES.COM E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Bohorquez [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 \$ 200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF JUNE, 2024. 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 12 DAY OF JUNE, 2024

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

Cynthia C. Kides



MY COMMISSION EXPIRES 4-28-28



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.

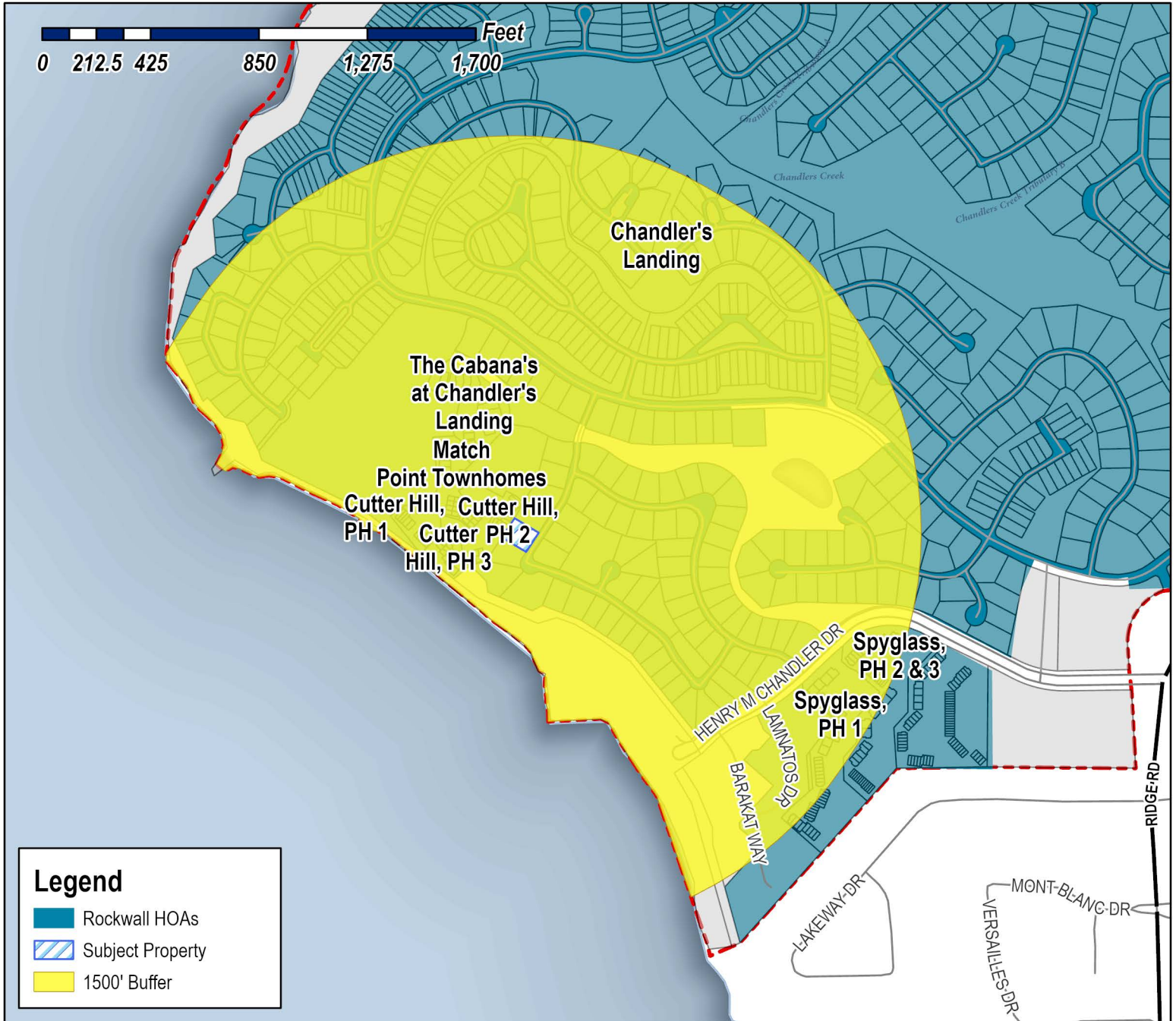




City of Rockwall

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: Z2024-030
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 329 Harborview Drive

Date Saved: 6/13/2024
 For Questions on this Case Call (972) 771-7745

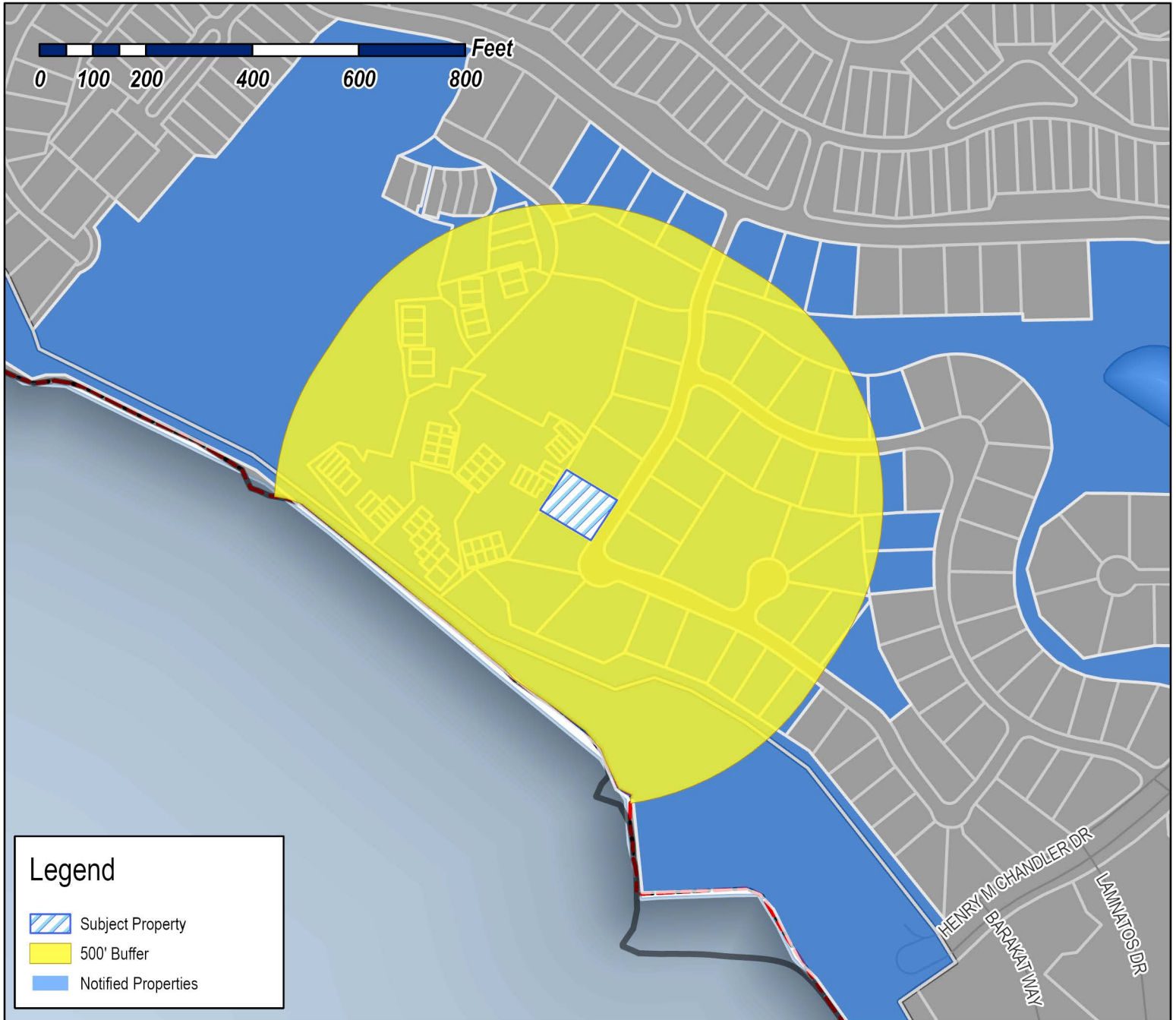




City of Rockwall

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: Z2024-030
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 329 Harborview Drive

Date Saved: 6/13/2024

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



CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

WILLIS PATRICIA D
12218 GLADWICK DR
HOUSTON, TX 77077

CROUCH FAMILY LIVING TRUST
JERROLD F AND KATHLEEN A CROUCH TRUSTEES
134 HENRY M. CHANDLER DR.
ROCKWALL, TX 75032

BOHORQUEZ DAVID
1397 GLENWICK DRIVE
ROCKWALL, TX 75032

BRAD RHODES REALTY LLC
1514 ANDY DRIVE
SHERMAN, TX 75092

DALROCK INDEPENDENCE LLC
1718 CAPITOL AVE
CHEYENNE, WY 82001

RAY HUBBARD SMI JV LLC
17330 PRESTON ROAD SUITE 220A
DALLAS, TX 75252

ESTATE OF KENNETH GENE PONDER
ELMA PONDER, EXECUTOR
1850 ASHBOURNE DRIVE
ROCKWALL, TX 75087

VREELAND DENISE AND
DAN CALNON
1956 GEAR AVE
FAIRFIELD, IA 52556

VINES AMY
200 VZCR 3710
EDGEWOOD, TX 75117

VINES GREGORY S
200 VZCR 3710
EDGEWOOD, TX 75117

LAZYDALE PARTNERS LLP
202 N SAN JACINTO
ROCKWALL, TX 75087

SELZER DEANNA
202 RAINBOW CIRCLE
ROCKWALL, TX 75032

SLATE CRAIG AND TANYA
208 S AVENIDA DEL SEMBRADOR
TUSCAN, AZ 85745

COLLICHIO KIMBERLY ANN
210 RAINBOW CIR
ROCKWALL, TX 75032

MCCALLUM TERRY
2231 W FM 550
ROCKWALL, TX 75032

SARA M FRANKEL TRUST
SARA M FRANKEL - TRUSTEE
2366 FAYETTEVILLE AVE
HENDERSON, NV 89052

ZUCCHERO MICHAEL
24212 NOBE ST
CORONA, CA 92883

ROBERTS GARREN AND MARY BERNADETTE
FIDELMA
25112 SLEEPY HOLLOW
LAKE FOREST, CA 92630

PORTER INVESTMENTS LLC
3 COVE CREEK COURT
HEATH, TX 75032

RESIDENT
308 HARBORVIEW DR
ROCKWALL, TX 75087

RESIDENT
310 HARBORVIEW DR
ROCKWALL, TX 75087

TAYLOR ANTHONY
311 HARBOR LANDING
ROCKWALL, TX 75032

RECINOS ARNOLDO AND RUTH LIMA
311 HARBORVIEW DR
ROCKWALL, TX 75032

BARHAM ARTHUR LLOYD JR AND ANITA L
312 PORTVIEW PL
ROCKWALL, TX 75032

TCHAKAROV SVETLIN G AND
ROSSITZA I POPOVA
313 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

MASSEY MICHAEL J AND CHERYL R
313 HARBORVIEW DR
HEATH, TX 75032

PENCE DENNIS AND DIANNA
314 PORTVIEW PL
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE
315 HARBORVIEW DR
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

RESIDENT
317 HARBORVIEW DR
ROCKWALL, TX 75087

QUILLEN BOBBY RAY JR
317 HARBOR LANDING DR
ROCKWALL, TX 75032

BAILEY WAYNE & JACQUELINE
319 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

SELF JANET
319 HARBORVIEW DR
ROCKWALL, TX 75032

SELF SCOTT L & JAN
319 HARBORVIEW DR
ROCKWALL, TX 75032

POTTS JASON AND ANNA
320 PORTVIEW PLACE
ROCKWALL, TX 75032

RESIDENT
321 HARBORVIEW DR
ROCKWALL, TX 75087

LINNSTAEDTER RANDALL AND KIMBERLY
321 HARBOR LANDING DR
ROCKWALL, TX 75032

WOOD GEORGE & EVELYN
322 HARBOR LANDING DR
ROCKWALL, TX 75032

IMRIE DONALD M & CHERYL K
323 HARBOR LANDING DR
ROCKWALL, TX 75032

RIZZARI VANESSA GABRIELA
324 HARBOR LANDING DR
ROCKWALL, TX 75032

GRAY RUSSELL LEE
325 HARBOR LANDING DR
ROCKWALL, TX 75032

CULLEN GREGORY L & JEAN C
325 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
326 HARBORVIEW DR
ROCKWALL, TX 75087

DENIKE SARAH
326 HARBOR LANDING DR
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES
327 HARBORVIEW DR
ROCKWALL, TX 75032

Haidar Lamora J and
Lucinda K Polhemus
327 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
328 HARBORVIEW DR
ROCKWALL, TX 75087

WHETSELL BETTY R
328 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
329 HARBORVIEW DR
ROCKWALL, TX 75087

BOOKHOUT JAMES M & KATHRYN C
329 YACHT CLUB DR
ROCKWALL, TX 75032

MATTES JOHN AND TONG
330 HARBOR LANDING DR
ROCKWALL, TX 75032

MARTIN SERGIO ROBLEDOS AND ANDRESSA
HENDLER
330 HARBORVIEW DR
ROCKWALL, TX 75032

MERCKLING BRYAN S AND STACY D
331 HARBORVIEW DR
ROCKWALL, TX 75032

CLARK MELISSA JOYCE & MICHAEL JOHN
331 YACHT CLUB DRIVE
ROCKWALL, TX 75032

DAMALUX RENTAL AND REMODELING LLC
3320 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT
333 YACHT CLUB DR
ROCKWALL, TX 75087

TMCC TRUST
THOMAS V MCCROSSAN- TRUSTEE
333 HARBORVIEW DRIVE
ROCKWALL, TX 75032

MARTIN AND LISA MANASCO LIVING TRUST
MARTIN EDWARD MANASCO AND LISA MARIE
MANASCO- TRUSTEES
335 HARBORVIEW DR
ROCKWALL, TX 75032

MCCROSSAN LIA AND JAMES
337 HARBORVIEW DRIVE
ROCKWALL, TX 75032

KORTEMIER WILLIAM F
401 YACHT CLUB DR
ROCKWALL, TX 75032

KENTOPP RICHARD J & MELODY
403 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
405 YACHT CLUB DR
ROCKWALL, TX 75087

CENSULLO TERESA ANN
405 COLUMBIA DR
ROCKWALL, TX 75032

WISE RUTHANNE
407 YACHT CLUB DRIVE
ROCKWALL, TX 75032

MCKAY WILLIAM R & LINDA S
4109 DESERT GARDEN DR
PLANO, TX 75093

FRONTERA JOSE ANTONIO & CAROLINE
4241 BUENA VISTA #18
DALLAS, TX 75205

RESIDENT
426 S YACHT CLUB DR
ROCKWALL, TX 75087

JONES AMBER
426 YACHT CLUB DR UNIT H
ROCKWALL, TX 75032

PETTITT GREGORY S AND CONNIE L
426 YACHT CLUB DRIVE APT D
ROCKWALL, TX 75032

WEEKLEY PATRICIA H
426 YACHT CLUB DRIVE #G UNIT C-3
ROCKWALL, TX 75032

RESIDENT
428 YACHT CLUB DR
ROCKWALL, TX 75087

WRIGHT RHONDA LYNN
428 YACHT CLUB DR APT C
ROCKWALL, TX 75032

WRIGHT RHONDA
428C YACHT CLUB DR
ROCKWALL, TX 75032

GALLIGUEZ PRESILO A & ANNABELLE B
429 YACHT CLUB DR B UNIT A 2
ROCKWALL, TX 75032

RESIDENT
430 S YACHT CLUB DR
ROCKWALL, TX 75087

STROUD SUZETTE AND ANDY
430A YACHT CLUB
ROCKWALL, TX 75032

KAY SUZANNE KAY
430E YACHT CLUB DRIVE
ROCKWALL, TX 75032

BARRINGER VAN
4310 COCHRAN CHAPEL CIR
DALLAS, TX 75209

RESIDENT
436 S YACHT CLUB DR
ROCKWALL, TX 75087

BECK JOAN K
436 YACHT CLUB DR APT A
ROCKWALL, TX 75032

MERCKLING BRYAN AND SARAH HUSSAIN
436 YACHT CLUB DRIVE #G
ROCKWALL, TX 75032

HALL DEREK
436C YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
438 S YACHT CLUB DR
ROCKWALL, TX 75087

WALLACE BRITTANY
438 S YACHT CLUB DR APT H
ROCKWALL, TX 75032

JOHNSTON CAROL RUTH
438 YACHT CLUB #E
ROCKWALL, TX 75032

JAMES DEBRA SUE
438 YACHT CLUB DR APT D
ROCKWALL, TX 75032

BARLOW DAVID ALLEN
438 YACHT CLUB DR APT F
ROCKWALL, TX 75032

TUCKER ASHLEY NICOLE
438 YACHT CLUB DR #G
ROCKWALL, TX 75032

SFIKAS SCOTT
438 YACHT CLUB DRIVE APT C
ROCKWALL, TX 75032

RESIDENT
440 S YACHT CLUB DR
ROCKWALL, TX 75087

BROWN CYNTHIA
440 YACHT CLUB UNIT E
ROCKWALL, TX 75032

SERRANO MANUEL
440 YACHT CLUB DR UNIT B
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
4401 GMD UNIT 702
LONGBOAT KEY, FL 34228

RESIDENT
442 S YACHT CLUB DR
ROCKWALL, TX 75087

SPOENEMAN DAVID AND JODI
442A YACHT CLUB APT A
ROCKWALL, TX 75032

RESIDENT
450 S YACHT CLUB DR
ROCKWALL, TX 75087

ARMSTRONG MARK C
450 YACHT CLUB DRIVE UNIT C
ROCKWALL, TX 75032

RUYON DANA T
450A YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
452 S YACHT CLUB DR
ROCKWALL, TX 75087

SULLIVAN ROBERT MICHAEL
452 YACHT CLUB DR #B
ROCKWALL, TX 75032

ROGERS TARA MICHELLE & FRANCISCO LOPEZ
454 YACHT CLUB DR
ROCKWALL, TX 75032

MADONI DANIEL S AND BRENDA K
456 YACHT CLUB DRIVE, C UNIT 302
ROCKWALL, TX 75032

MADONI DANIEL S AND BRENDA K
456 YACHT CLUB DRIVE, C UNIT 302
ROCKWALL, TX 75032

RESIDENT
458 S YACHT CLUB DR
ROCKWALL, TX 75087

CLAYCOMB DENISE MASUNAS AND JOHN
WILLIAM
458 YACHT DRIVE 458A
ROCKWALL, TX 75032

BENDER VIRGINIA
4600 GREENVILLE AVE STE 180
DALLAS, TX 75206

RESIDENT
501 YACHT CLUB DR
ROCKWALL, TX 75087

HAMMOND LIVING TRUST
519 E I30 #704
ROCKWALL, TX 75087

HARMON H VICTOR ETUX
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

HARMON HOSEA VICTOR & ELIZABETH C
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

HOGAN CANDICE LYNN AND
KEVIN PETER CRANTZ
522 YACHT CLUB DRIVE
ROCKWALL, TX 75032

DEATON KHRISTY & ROBERT
524 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
526 YACHT CLUB DR
ROCKWALL, TX 75087

RESIDENT
528 YACHT CLUB DR
ROCKWALL, TX 75087

RESIDENT
530 YACHT CLUB DR
ROCKWALL, TX 75087

RESIDENT
532 YACHT CLUB DR
ROCKWALL, TX 75087

TROTTER STEVEN DOUGLAS & LISA ANN
534 YACHT CLUB DRIVE
ROCKWALL, TX 75032

DENNALLEY DENA S
536 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
540 YACHT CLUB DR
ROCKWALL, TX 75087

RESIDENT
542 YACHT CLUB DR
ROCKWALL, TX 75087

FULLER JULIE
5425 BYERS AVE
FORT WORTH, TX 76107

JOHNSON BETTY
544 YACHT CLUB DR
ROCKWALL, TX 75032

STENBERG SHANE & TRACY ENGLISH
5449 MARTEL
DALLAS, TX 75206

RESIDENT
546 YACHT CLUB DR
ROCKWALL, TX 75087

GIBSON JEANETTE L
548 YACHT CLUB DR
ROCKWALL, TX 75032

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM- TRUSTEE
5556 CANADA CT
ROCKWALL, TX 75032

MARTIN LAKESHORE PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

ULMEN PEGGY SUE
5909 VOLUNTEER PLACE
ROCKWALL, TX 75032

P&P PAINTING REPAIRS AND REMODELING
6109 PLANTATION LN
FLOWER MOUND, TX 75022

RESIDENT
7 GREENBELT
ROCKWALL, TX 75087

STIEGELMAR RICHARD L AND DORA L
7 MAGNOLIA DR
MEXICO BEACH, FL 32456

VELASCO ALEJANDRO PORTOCARRERO AND
STEPHANIE G ARAMAYO
7205 STONE MEADOW CIR
ROWLETT, TX 75088

ARMSTRONG JOHN D
804 EAGLE PASS
HEATH, TX 75032

ESPARZA KRISTIN
8565 PLAINFIELD ROAD
LYONS, IL 60534

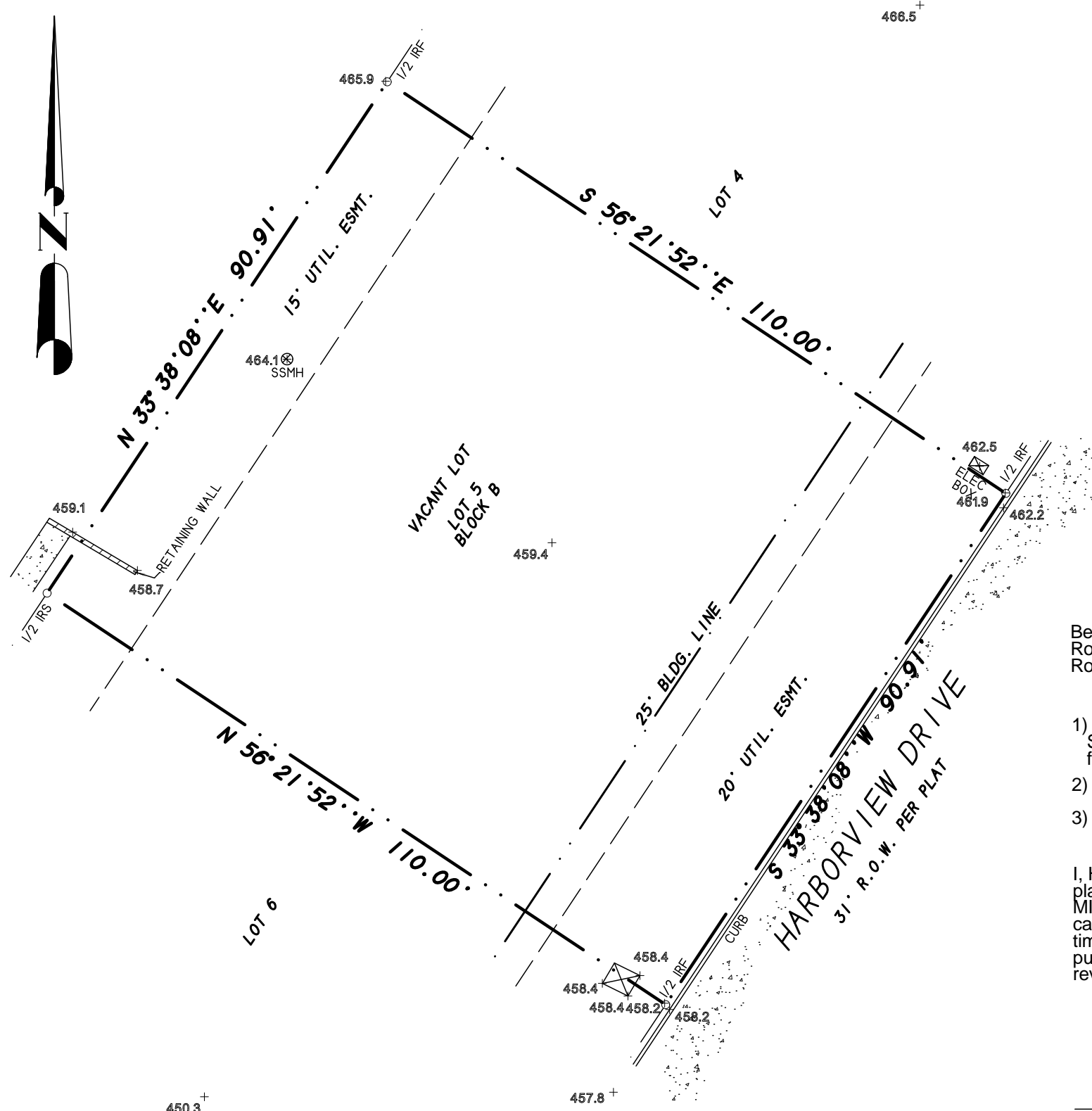
DALTON PAMELA JOY, TRUSTEE
PAMELA JOY DALTON LIVING TRUST
872 RATHBONE CIRCLE
FOLSOM, CA 95630

STEPHENSON ROBIN AND LARRY JR
9005 BRIARCREST DR
ROWLETT, TX 75089

MALLARD DAVID S & SHERRY A
9405 WAYNE AVE
LUBBOCK, TX 79424

SELF BILLY & KATIE
C/O PRO SOAP 321 HARBORVIEW DR
ROCKWALL, TX 75032

PLAT OF SURVEY



DESCRIPTION

Being Lot 5, Block B, of HARBOR LANDING PHASE TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 10, Plat Records, Rockwall County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated September 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for CAPITAL TITLE COMPANY, ROCKWALL RENTAL PROPERTIES, and MIKE WHITTLE, at HARBORVIEW DRIVE, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 29th day of June, 2009.

Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND			
⊕	⊗	⊙	⊚
TELEVISION CABLE RISER	GAS METER	TEL. PHONE RISER	FH FIRE HYDRANT
⊙	⊗	⊙	⊚
ELEC. ELECTRIC METER	ELEC. BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE
—	—	—	—
FENCE	EASEMENT LINE	A/C AIR COND. UNIT	PROPANE TANK
—	—	—	—
	PROPERTY LINES		

SURVEY DATE	JUNE 29, 2009
SCALE	1" = 20'
CLIENT	RRP
FILE #	20090418-5
GF #	NONE

SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

H.D. Fetty Land Surveyor, LLC

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

SQUARE FOOTAGE CALCULATIONS:

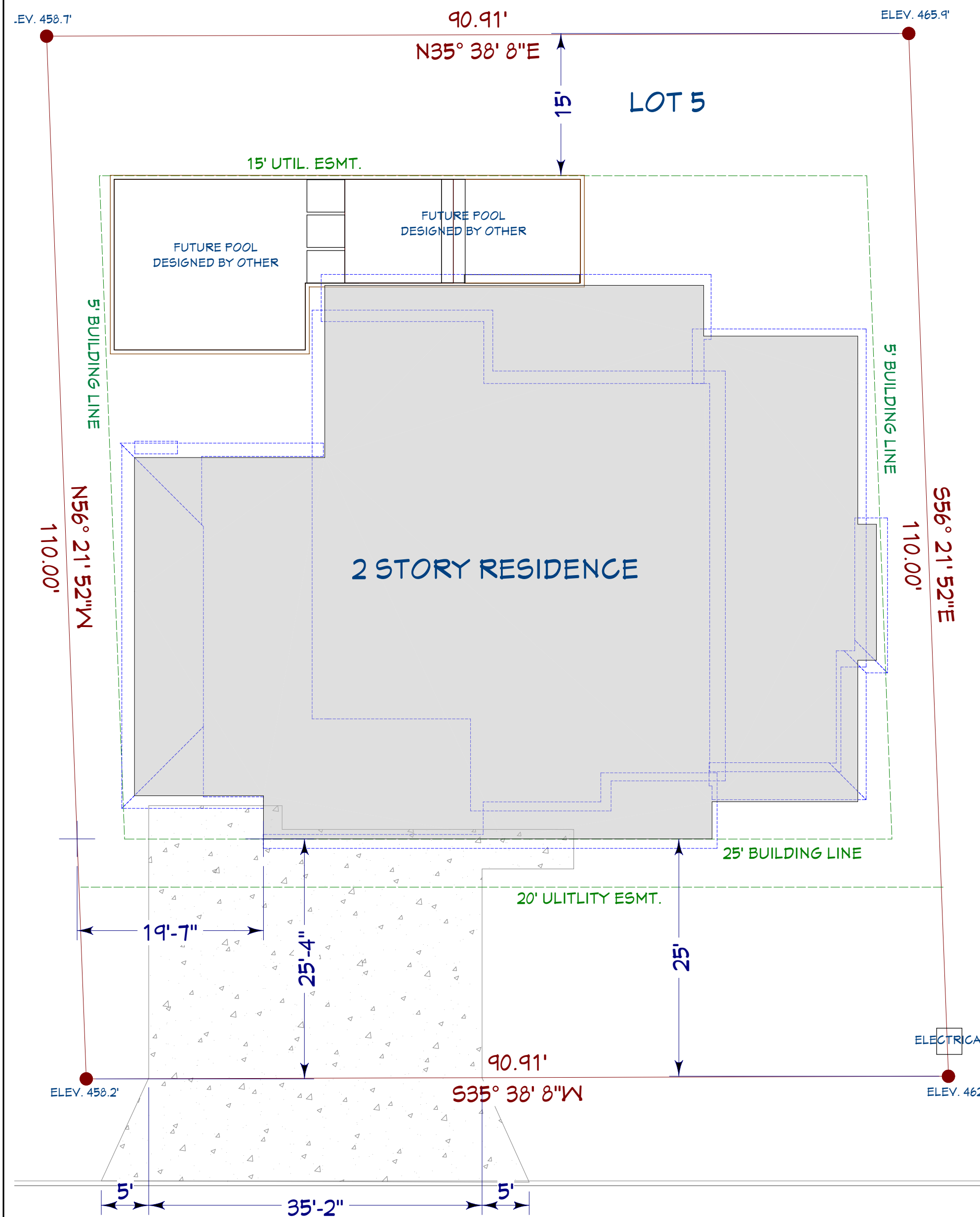
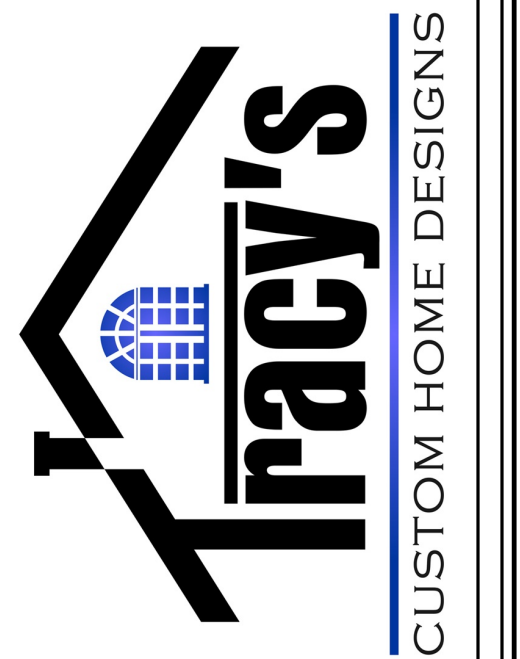
- I. GARAGE & PORCH SQFT INCLUDE BRICK LEDGE.
- II. SQFT LISTED BY ROOM ARE FOR INTERIOR AREA ONLY, SHEETROCK TO SHEETROCK. THIS TO AID IN CALCULATING HVAC LOADS & FLOORING TAKEOFFS.
- III. FLOORING MATERIAL SQFT IS CALCULATED BY SHEETROCK TO SHEETROCK AREA & INCLUDES THE AREA UNDER CABINETS.

NOTICE & DISCLAIMER

UNDER NO CIRCUMSTANCES WILL TRACY'S CUSTOM HOMES BE LIABLE FOR ANY DAMAGES, WHETHER ARISING FROM TORT OR CONTRACT, INCLUDING LOSS OF DATA, LOST PROFITS, COST OF COVER, OR OTHER SPECIAL, INCIDENTAL, CONSEQUENTIAL OR INDIRECT DAMAGES ARISING OUT OF THE USE OF THESE DRAWINGS.

BOHORQUEZ RESIDENCE G ©
329 HARBORVIEW DR. ROCKWALL, TX 75032
GENERAL OVERVIEW

111 FARMERSVILLE PKWY STE. 300
 FARMERSVILLE, TX. 75442
 (972) 784-9044
 sales@tracyscustomhomes.com
 www.tracyscustomhomes.com



HARBORVIEW DRIVE

SITE PLAN

SCALE: 1" = 10'

LOT 5, BLOCK B
 HARBOR LANDING PHASE 2
 CITY OF ROCKWALL, TX

WATER LINE - 1-1/4"
 ELECTRICAL - 200AMP SERVICE



THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT & PROPERTY OF TRACY'S CUSTOM HOMES. USE OF THESE DRAWINGS & CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF TRACY'S CUSTOM HOMES IS PROHIBITED & MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

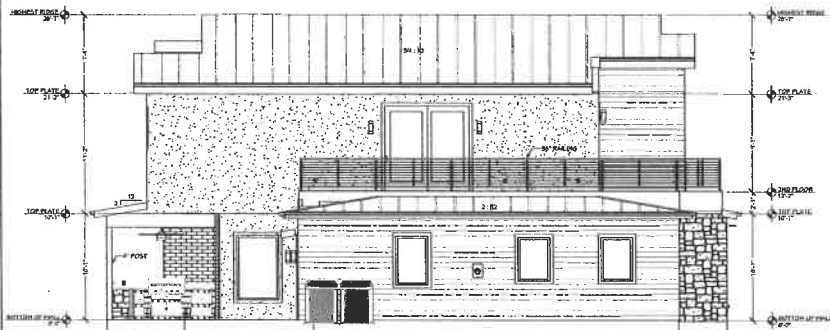
DRAWING PACKAGE		AREA (Sq. Ft.)	
PAGE #	TITLE		
1	GENERAL OVERVIEW	1st Floor Living	2630
2	MAIN FLOOR PLAN	Total Garages	833
3	UPSTAIRS & SCHEDULES	Total Porches	442
4	EXTERIOR ELEVATIONS	Total Foundation	3905
5	ROOF PLAN	2nd Floor Living	1181
6	ELECTRICAL	Total Living	3811
7	ELECTRICAL 2ND FLOOR	Total Under Roof	5086
8	ROUGH-IN	Total Sun Deck	671
9	CABINETS	Total Carpet	1196
		Total Tile	500
		Total Wood	2428

1. THE CONTRACTOR(S) SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, NOTES, & CONDITIONS PRIOR TO THE START OF ANY WORK.
 2. ALL WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DIMENSIONS
 3. THE AUTHOR OF THESE DOCUMENTS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, OR ANY PROCEDURES, OR FOR THE SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK, & SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE UNIFORM BUILDING CODES (UBC) & LOCAL BUILDING CODES, OR AS SPECIFICALLY NOTED ON THESE PLANS & CALCULATIONS, WITH THE MOST STRINGENT CONDITION GOVERNING.

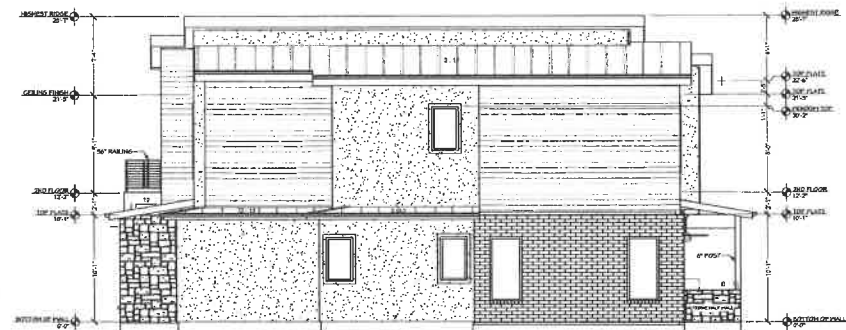
DRAWN BY: KENDALL NOTO
 CHECKED BY: ROY HOMFELD
 SHEET SIZE: ARCH D (24" x 36")



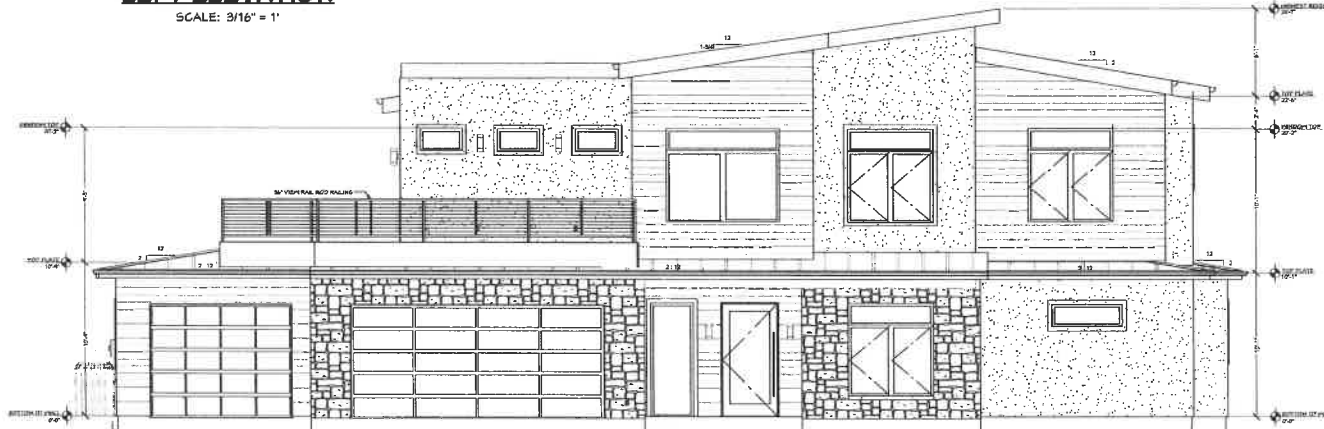
REAR ELEVATION
SCALE: 1/4" = 1'



LEFT ELEVATION
SCALE: 3/16" = 1'



RIGHT ELEVATION
SCALE: 3/16" = 1'



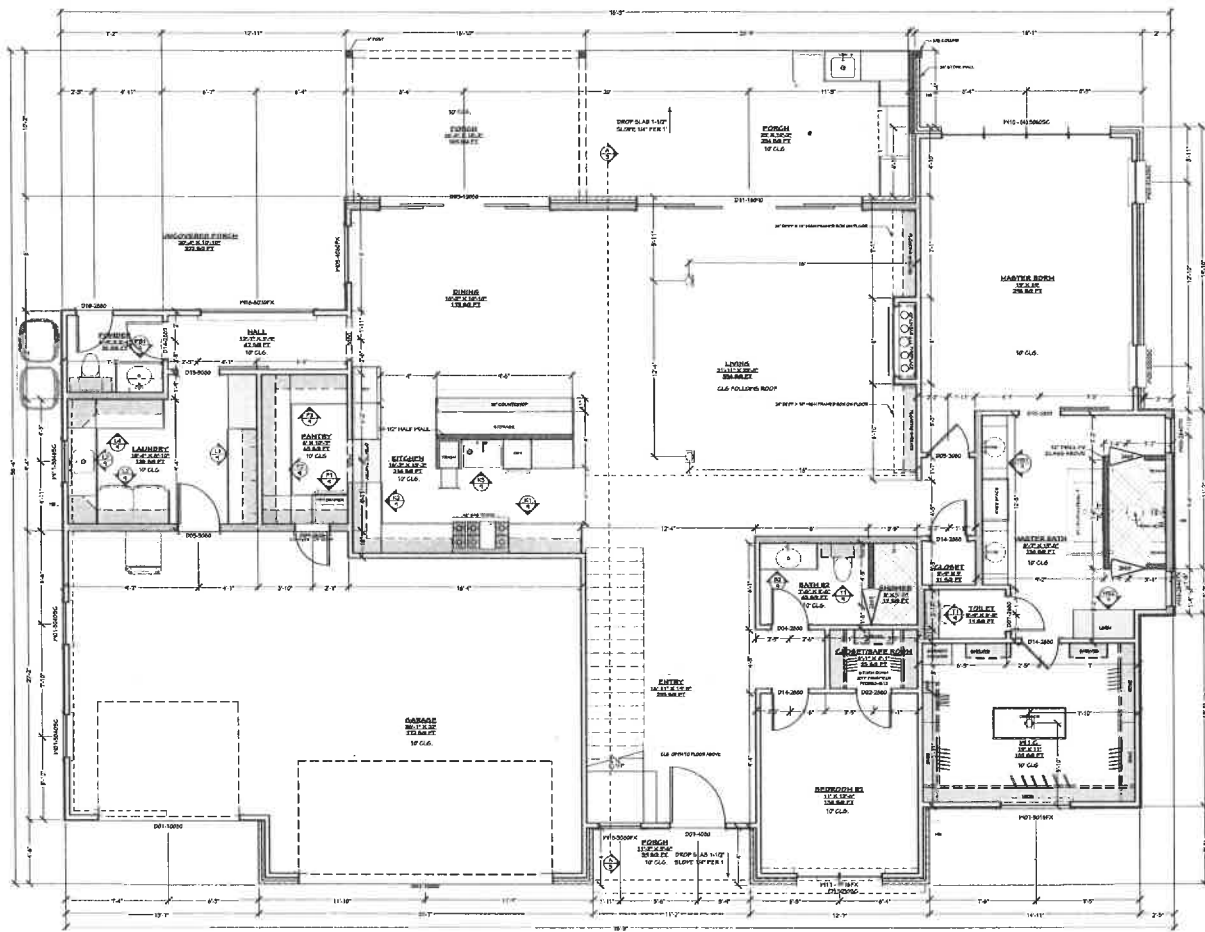
FRONT ELEVATION
SCALE: 1/4" = 1'

NOTICE & DISCLAIMER
UNDER NO CIRCUMSTANCES WILL TRACY'S CUSTOM HOMES BE LIABLE FOR ANY DAMAGES, WHETHER ARISING FROM TORT OR CONTRACT, INCLUDING LOSS OF DATA, LOST PROFITS, COST OF COVER, OR OTHER SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR INDIRECT DAMAGES ARISING OUT OF THE USE OF THESE DRAWINGS.

BOHORQUEZ RESIDENCE G ©
329 HARBORVIEW DR. ROCKWALL, TX 75082
EXTERIOR ELEVATIONS

111 FARMERSVILLE PKWY STE. 300
FARMERSVILLE, TX 75442
(972) 754-9044
sales@tracyscustomhomes.com
www.tracyscustomhomes.com





MAIN FLOOR PLAN
SCALE: 1/4" = 1'

ITEM	UNIT	AREA (SQ. FT.)
Living		1,910'
Dining		4,102'
Kitchen		1,102'
Breakfast Room		107'
Master Bedroom		4,102'
Bedroom - 1		1,102'
Bedroom - 2		1,102'
Bedroom - 3		1,102'
Bedroom - 4		1,102'
Bedroom - 5		1,102'
Bedroom - 6		1,102'
Bedroom - 7		1,102'
Bedroom - 8		1,102'
Bedroom - 9		1,102'
Bedroom - 10		1,102'
Bedroom - 11		1,102'
Bedroom - 12		1,102'
Bedroom - 13		1,102'
Bedroom - 14		1,102'
Bedroom - 15		1,102'
Bedroom - 16		1,102'
Bedroom - 17		1,102'
Bedroom - 18		1,102'
Bedroom - 19		1,102'
Bedroom - 20		1,102'
Bedroom - 21		1,102'
Bedroom - 22		1,102'
Bedroom - 23		1,102'
Bedroom - 24		1,102'
Bedroom - 25		1,102'
Bedroom - 26		1,102'
Bedroom - 27		1,102'
Bedroom - 28		1,102'
Bedroom - 29		1,102'
Bedroom - 30		1,102'
Bedroom - 31		1,102'
Bedroom - 32		1,102'
Bedroom - 33		1,102'
Bedroom - 34		1,102'
Bedroom - 35		1,102'
Bedroom - 36		1,102'
Bedroom - 37		1,102'
Bedroom - 38		1,102'
Bedroom - 39		1,102'
Bedroom - 40		1,102'
Bedroom - 41		1,102'
Bedroom - 42		1,102'
Bedroom - 43		1,102'
Bedroom - 44		1,102'
Bedroom - 45		1,102'
Bedroom - 46		1,102'
Bedroom - 47		1,102'
Bedroom - 48		1,102'
Bedroom - 49		1,102'
Bedroom - 50		1,102'
Bedroom - 51		1,102'
Bedroom - 52		1,102'
Bedroom - 53		1,102'
Bedroom - 54		1,102'
Bedroom - 55		1,102'
Bedroom - 56		1,102'
Bedroom - 57		1,102'
Bedroom - 58		1,102'
Bedroom - 59		1,102'
Bedroom - 60		1,102'
Bedroom - 61		1,102'
Bedroom - 62		1,102'
Bedroom - 63		1,102'
Bedroom - 64		1,102'
Bedroom - 65		1,102'
Bedroom - 66		1,102'
Bedroom - 67		1,102'
Bedroom - 68		1,102'
Bedroom - 69		1,102'
Bedroom - 70		1,102'
Bedroom - 71		1,102'
Bedroom - 72		1,102'
Bedroom - 73		1,102'
Bedroom - 74		1,102'
Bedroom - 75		1,102'
Bedroom - 76		1,102'
Bedroom - 77		1,102'
Bedroom - 78		1,102'
Bedroom - 79		1,102'
Bedroom - 80		1,102'
Bedroom - 81		1,102'
Bedroom - 82		1,102'
Bedroom - 83		1,102'
Bedroom - 84		1,102'
Bedroom - 85		1,102'
Bedroom - 86		1,102'
Bedroom - 87		1,102'
Bedroom - 88		1,102'
Bedroom - 89		1,102'
Bedroom - 90		1,102'
Bedroom - 91		1,102'
Bedroom - 92		1,102'
Bedroom - 93		1,102'
Bedroom - 94		1,102'
Bedroom - 95		1,102'
Bedroom - 96		1,102'
Bedroom - 97		1,102'
Bedroom - 98		1,102'
Bedroom - 99		1,102'
Bedroom - 100		1,102'

AREA (SQ. FT.)	
1st Floor Living	2630
Total Garages	833
Total Porches	442
Total Foundation	3905
2nd Floor Living	1181
Total Living	3811
Total Under Foot	5588
Total Sun Deck	671
Total Carpet	1196
Total Tile	500
Total Wood	2428

BUILDING CONTRACTORS/OWNER TO VERIFY ALL DIMENSIONS, SPECS. & CONNECTIONS BEFORE CONSTRUCTION BEGINS.
PLANS DESIGNED BY WCL INC.

NOTICE & DISCLAIMER
UNDER NO CIRCUMSTANCES WILL TRACY'S CUSTOM HOMES BE LIABLE FOR ANY DAMAGES, WHETHER ARISING FROM TORT OR CONTRACT, INCLUDING LOSS OF DATA, LOST PROFITS, COST OF COVER, OR OTHER SPECIAL, INCIDENTAL, CONSEQUENTIAL OR INDIRECT DAMAGES ARISING OUT OF THE USE OF THESE DRAWINGS.

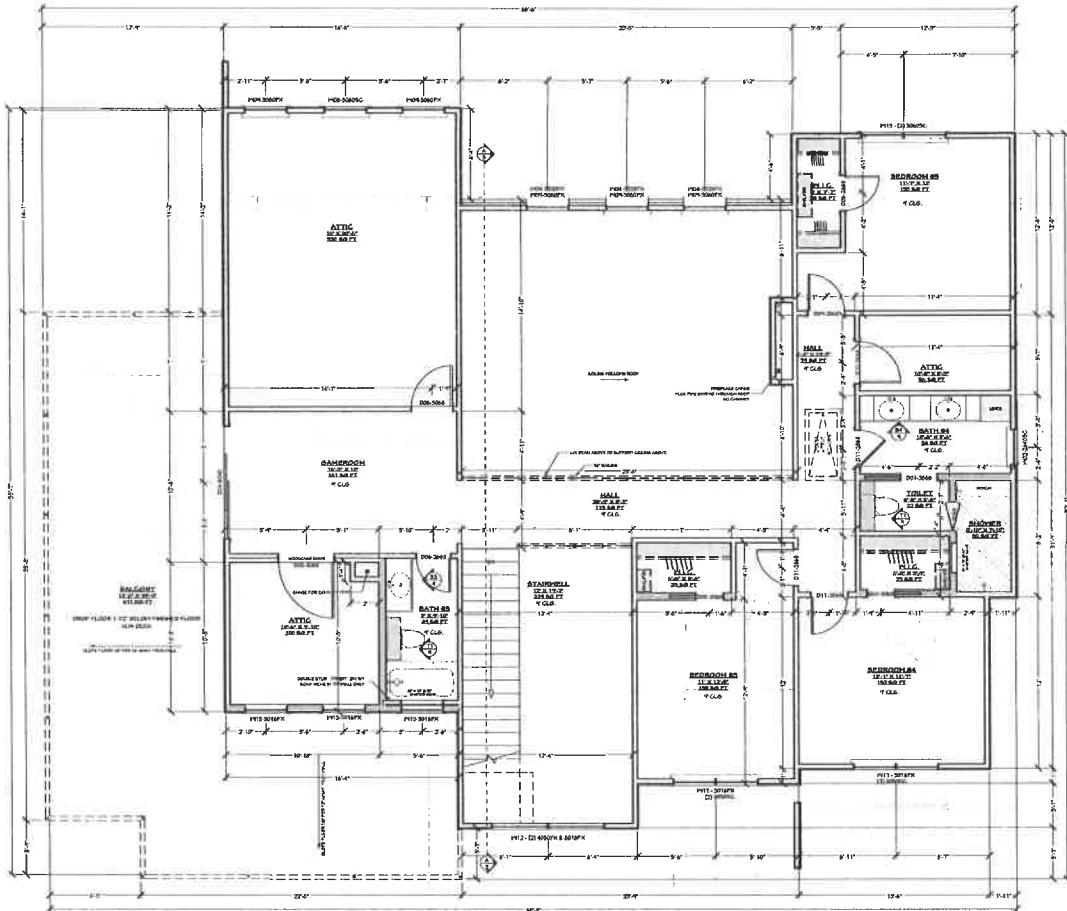
BOHORQUEZ RESIDENCE G ©
329 HARBORVIEW DR. ROCKWALL, TX 75032
MAIN FLOOR PLAN

111 FARMERSVILLE PKWY STE. 300
FARMERSVILLE, TX, 75442
(972) 784-9044
sales@tracyscustomhomes.com
www.tracyscustomhomes.com

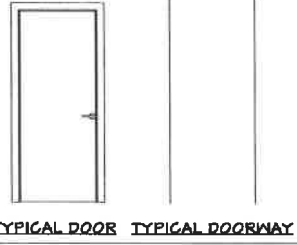


NO.	SYMBOL	QTY	DESCRIPTION	SIZE	TYPE	
D01	[Symbol]	1	1000	1 5/8"	34726 514"	Comp
D02	[Symbol]	1	1000	1 5/8"	34726 12"	Comp
D03	[Symbol]	1	1200 L R EX	1 5/8"	34726 112"	Quad Slab
D04	[Symbol]	1	2000 R EX	1 5/8"	34726 514"	Slab
D05	[Symbol]	1	2000 L EX	1 5/8"	34726 12"	Hinged
D06	[Symbol]	1	3000 R EX	1 5/8"	34726 112"	Hinged
D07	[Symbol]	1	4000 L EX	1 5/8"	34726 514"	Hinged
D08	[Symbol]	1	4000 R EX	1 5/8"	34726 112"	Hinged
D09	[Symbol]	1	3000 L EX	1 5/8"	34726 112"	Hinged
D10	[Symbol]	1	2000 R EX	1 5/8"	34726 514"	Hinged
D11	[Symbol]	1	1000 L R EX	1 5/8"	34726 112"	Quad Slab

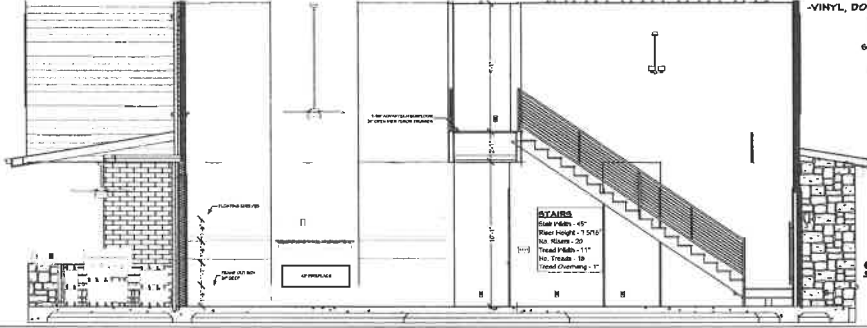
NO.	SYMBOL	QTY	DESCRIPTION	SIZE	TYPE	
D01	[Symbol]	1	3360 R	1 5/8"	34726 112"	Fixed
D02	[Symbol]	1	2400 L R	1 5/8"	34726 112"	Hinged
D03	[Symbol]	1	2000 L	1 5/8"	34726 112"	Fixed
D04	[Symbol]	1	2000 L R	1 5/8"	34726 112"	Hinged
D05	[Symbol]	1	1000 L R	1 5/8"	34726 112"	Hinged
D06	[Symbol]	3	2400 L R	1 5/8"	34726 112"	Hinged
D07	[Symbol]	1	2400 R H	1 5/8"	34726 112"	Hinged
D08	[Symbol]	1	2000 R	1 5/8"	34726 112"	Fixed
D09	[Symbol]	1	2000 L R	1 5/8"	34726 112"	Hinged
D10	[Symbol]	1	2000 R H	1 5/8"	34726 112"	Hinged
D11	[Symbol]	3	2400 R H	1 5/8"	34726 112"	Hinged
D12	[Symbol]	4	3360 R H	1 5/8"	34726 112"	Hinged
D13	[Symbol]	1	1000 L	1 5/8"	34726 112"	Bar



2ND FLOOR PLAN
SCALE: 1/4" = 1'



TYPICAL DOOR **TYPICAL DOORWAY**



TYPICAL WINDOW
-VINYL, DOUBLE PANE, LOW E 566-
DH - Double Hung
SH - Single Hung
FX - Fixed
GC - Single Casement
LB - Left Sliding
RB - Right Sliding

SECTION A-A
SCALE: 1/4" = 1'

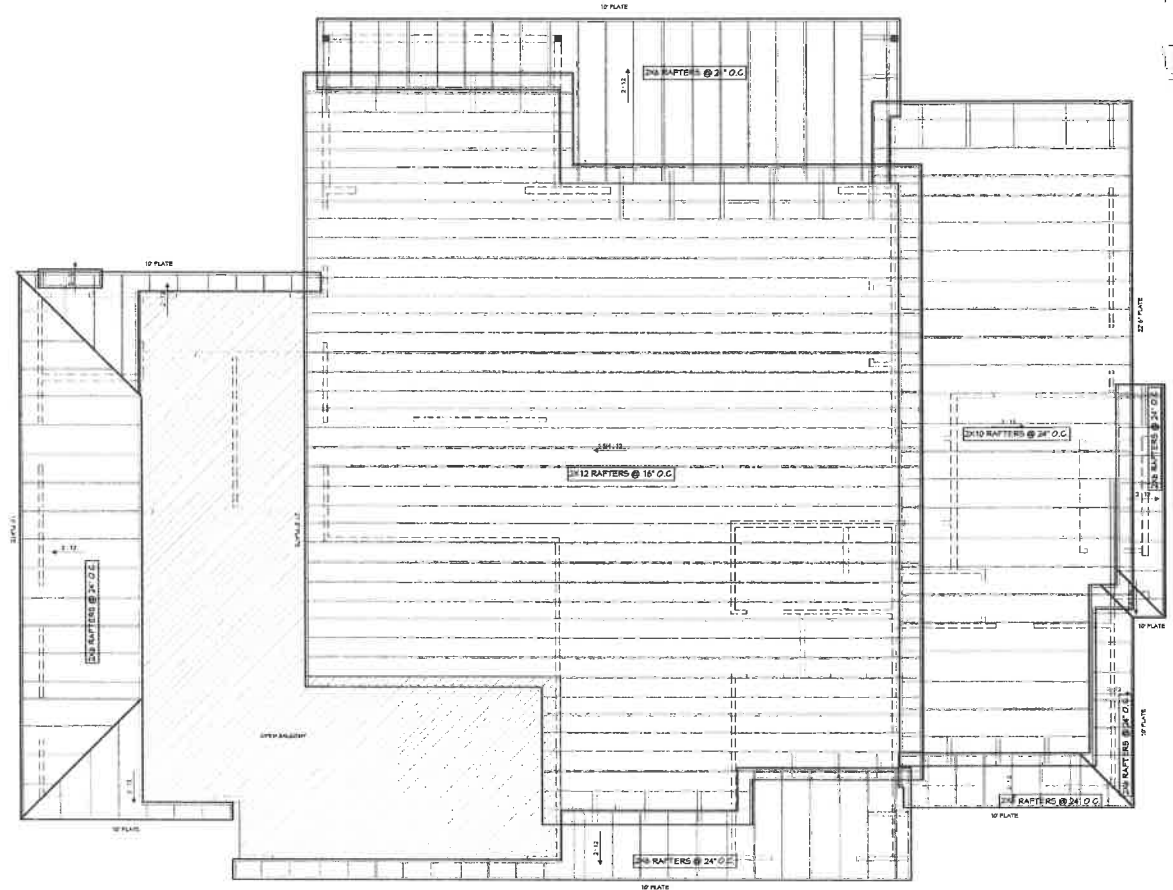
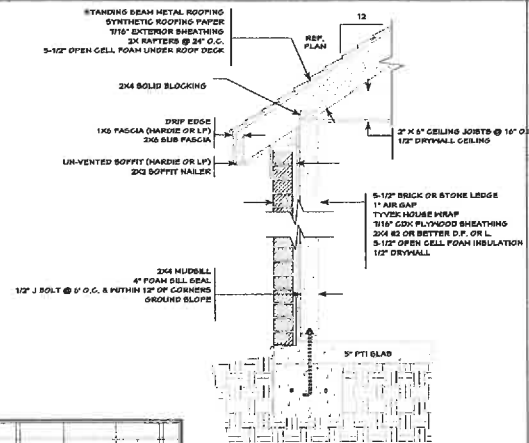
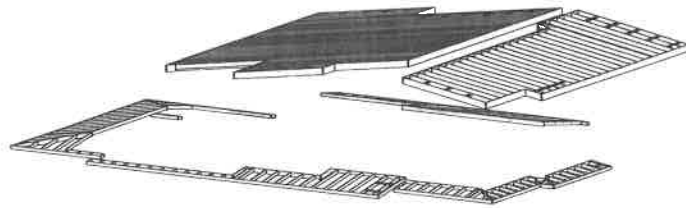
Window Size	Qty	Typ	Temp	Unit
W101-01 3000R	2	40"		1
W102-01 3000R	1	40"		1
W103-01 3000R	1	40"		1
W104-01 3000R	3	40"		1
W105-01 3000R	2	40"		1
W106-01 3000R	3	40"		1
W107-01 3000R	1	40"		1
W108-01 3000R	1	40"		1
W109-01 3000R	1	40"		1
W110-01 3000R	1	40"		1
W111-01 3000R	1	40"		1
W112-01 3000R	1	40"		1
W113-01 3000R	1	40"		1
W114-01 3000R	1	40"		1
W115-01 3000R	1	40"		1
W116-01 3000R	1	40"		1
W117-01 3000R	1	40"		1
W118-01 3000R	1	40"		1

NOTICE & DISCLAIMER
UNDER NO CIRCUMSTANCES WILL TRACY'S CUSTOM HOMES BE LIABLE FOR ANY DAMAGES, WHETHER ARISING FROM TORT OR CONTRACT, INCLUDING LOSS OF DATA, LOST PROFITS, COST OF COVER, OR OTHER SPECIAL, INCIDENTAL, CONSEQUENTIAL OR INDIRECT DAMAGES ARISING OUT OF THE USE OF THESE DRAWINGS.

BOHORQUEZ RESIDENCE G ©
329 HARBORVIEW DR. ROCKWALL, TX 75032
UPSTAIRS & SCHEDULES

111 FARMERSVILLE PKWY STE. 300
FARMERSVILLE, TX, 75442
(972) 784-9044
sales@tracyscustomhomes.com
www.tracyscustomhomes.com





ROOF PLAN
SCALE: 1/4" = 1'
3,582 SF of Metal Roofing

ROOFING NOTES:
ROOFING SHALL BE FASTENED ACCORDING TO MANUFACTURER'S INSTRUCTIONS TO SOLIDLY SHEATHED ROOFS, NOT LESS THAN 4 NAILS PER EACH 50 TO 40" STRIP SHINGLES & 2 NAILS PER EACH 11" TO 15" INDIVIDUAL SHINGLE
SOFFITS:
12" GABLES
16" HP VENTED HARDIEPLANK (PORCHES & GARAGES)
NON-VENTED HARDIEPLANK (LIVING AREA)

NOTICE & DISCLAIMER
UNDER NO CIRCUMSTANCES WILL TRACY'S CUSTOM HOMES BE LIABLE FOR ANY DAMAGES, WHETHER ARISING FROM TORT OR CONTRACT, INCLUDING LOSS OF DATA, LOST PROFITS, COST OF COVER, OR OTHER SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR INDIRECT DAMAGES ARISING AS A RESULT OF THE USE OF THESE DRAWINGS.

BOHORQUEZ RESIDENCE G ©
329 HARBORVIEW DR. ROCKWALL, TX 75082
ROOF PLAN

111 FARMERSVILLE PKWY STE. 300
FARMERSVILLE, TX. 75442
(972) 784-9044
sales@tracyscustomhomes.com
www.tracyscustomhomes.com

