



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE #

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

DIRECTOR OF PLANNING:  
CITY ENGINEER:

SIGNED BY THE  
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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 FM205, TX

SUBDIVISION W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 123; J.R. Johnson Survey, Ab. No. 128 BLOCK

GENERAL LOCATION At Intersection of Goliad & S. John King Blvd.

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural

CURRENT USE Agricultural

PROPOSED ZONING Planned Development District

PROPOSED USE Single Family, Commercial

ACREAGE 536.42

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 William Lofland

APPLICANT Michael Joyce Properties

CONTACT PERSON

CONTACT PERSON Ryan Joyce

ADDRESS 105 E. Kaufman Street

ADDRESS 767 Justin Road

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

## NOTARY VERIFICATION [REQUIRED]

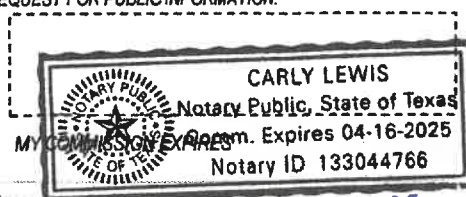
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Lofland [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

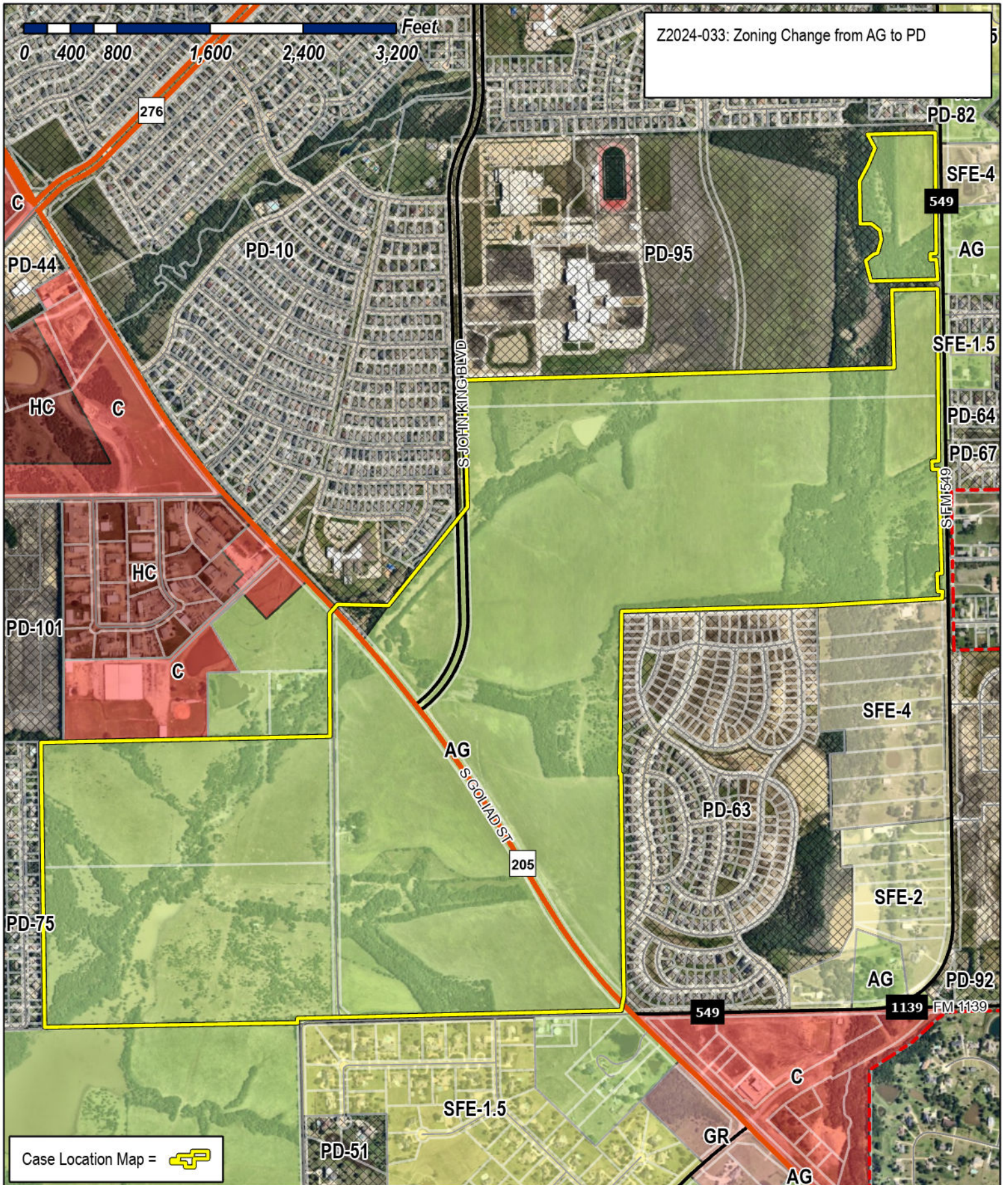
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 8246.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15<sup>th</sup> DAY OF July, 2024. BY SIGNING 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 15<sup>th</sup> DAY OF July, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2024-033: Zoning Change from AG to PD

Case Location Map =



# 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.

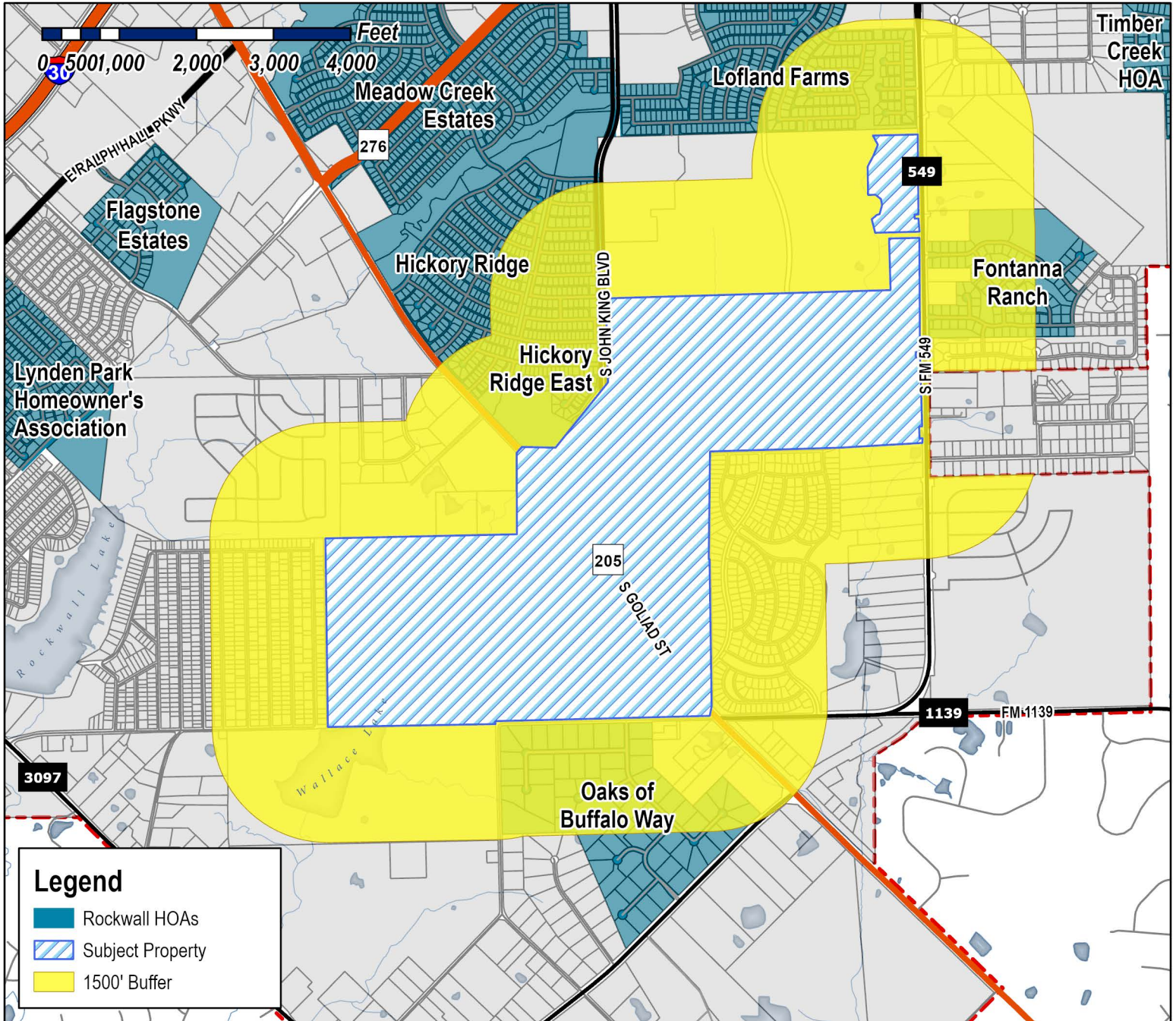




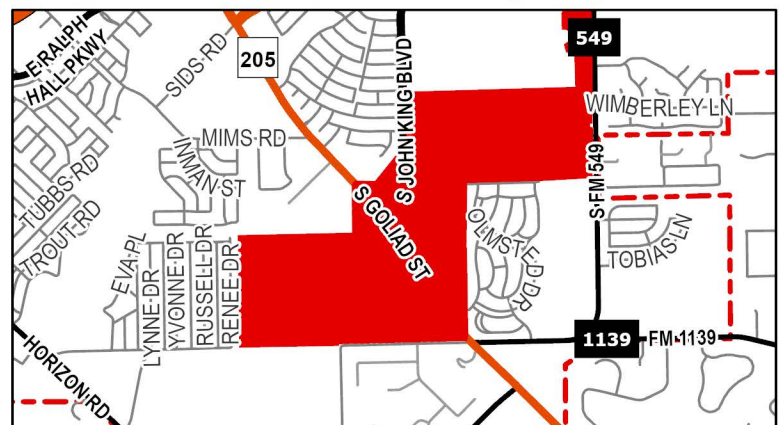
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**Case Number:** Z2024-033  
**Case Name:** Zoning Change from AG to PD  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** FM 205



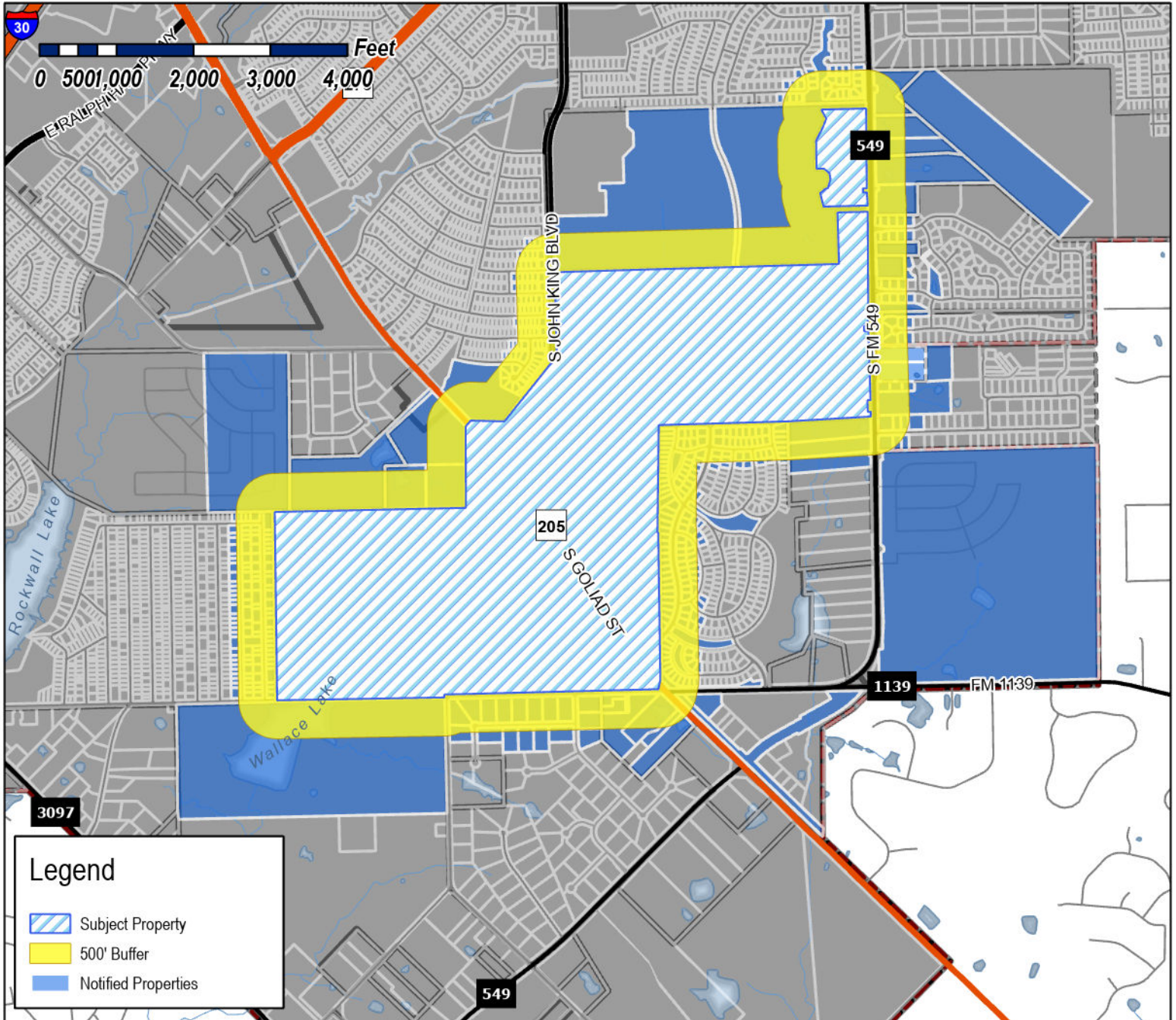
**Date Saved:** 7/18/2024  
 For Questions on this Case Call (972) 771-7745



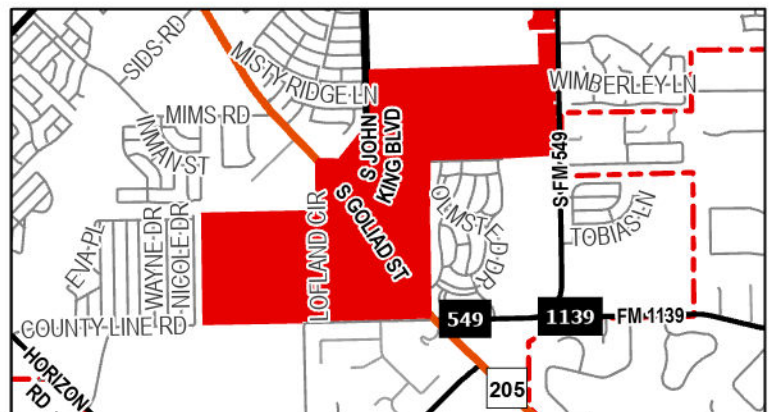
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**Date Saved:** 7/18/2024

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

ROCKWALL 205 INVESTORS LLC (1075652)  
1 CANDLELITE TRAIL  
HEATH, TX 75032

LOFLAND N L EST  
1 CARMARTHEN CT  
DALLAS, TX 75225

ROBINSON JEREMY A  
10012 TISBURY DR  
FRISCO, TX 75035

JDS & BHK PROPERTY MANAGEMENT FIRM LP  
105 CLIPPER COURT  
ROCKWALL, TX 75032

BLOOMFIELD HOMES LP  
1050 E. STATE HWY 114 EAST SUITE 210  
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

SHEPHERD PLACE HOMES INC  
10527 CHURCH RD # 201  
DALLAS, TX 75238

DEAN ANN W  
106 STANDING OAK DR  
GEORGETOWN, TX 78633

FLORES ALEJANDRO  
1070 N BEN PAYNE RD  
ROCKWALL, TX 75087

PANTZAY MARVIN A FLORES AND  
SULEIMA Y MONTERROSO  
111 NICOLE DRIVE  
ROCKWALL, TX 75032

SRP SUB, LLC  
1131 W WARNER RD STE 102  
SCOTTSDALE, AZ 85284

RESIDENT  
115 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
116 NICOLE  
ROCKWALL, TX 75032

RESIDENT  
118 RENEE DR  
ROCKWALL, TX 75032

HP TEXAS I LLC  
120 SOUTH REIVERSIDE PLAZA SUITE 2000  
CHICAGO, IL 60606

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

OLIVARES JAIME B & MARTINA G  
1209 QUAIL DR  
GARLAND, TX 75040

ODOM TERRI S  
122 JAMS LN  
ROCKWALL, TX 75032

WING-PAL LLC  
1227 WOODLAWN AVE  
DALLAS, TX 75208

WING-PAL LLC  
1227 WOODLAWN AVE  
DALLAS, TX 75208

SIERRA ZACARIAS RAMIREZ  
1244 COUNTY ROAD 2278  
QUINLAN, TX 75474

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1244 COUNTY ROAD 2278  
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ  
1244 COUNTY ROAD 2278  
QUINLAN, TX 75474

THE STATE OF TEXAS, BY AND THROUGH THE  
TEXAS TRANSPORTATION COMMISSION  
125 E 11TH STREET  
AUSTIN, TX 78701

VASQUEZ FRANCISCO  
125 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
127 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
130 RENEE DR  
ROCKWALL, TX 75032

LAU VIVIAN SO FAN AND  
RUSSELL THETU LY  
131 W SANTA ANITA TERRACE  
ARCADIA, CA 91007

VALDEZ JOSE G  
1311 PRATO AVE  
MCLENDON CHISHOLM, TX 75032

RESIDENT  
137 NICOLE DR  
ROCKWALL, TX 75032

GUTIERREZ EFREN  
1385 LOCHSPRING DR  
ROCKWALL, TX 75032

GUTIERREZ EFREN  
1385 LOCHSPRING DR  
ROCKWALL, TX 75032

RESIDENT  
139 RENEE DR  
ROCKWALL, TX 75032

IBARRA MATEO CASTRO  
140 NICOLE DR  
ROCKWALL, TX 75032

CONTRERAS JOSE A  
142 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
149 NICOLE DR  
ROCKWALL, TX 75032

NGO HA THAI  
1508 GRETCHEN DR  
CEDAR PARK, TX 78613

NGO HA THAI  
1508 GRETCHEN DR  
CEDAR PARK, TX 78613

RESIDENT  
152 NICOLE DR  
ROCKWALL, TX 75032

KIRK NORMAN & CHRISTI  
156 JAMS LN  
ROCKWALL, TX 75032

SFR JV-2 2023-1 BORROWER LLC  
15771 RED HILL AVE STE 100  
TUSTIN, CA 92780

RESIDENT  
159 NICOLE DR  
ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA  
162 RENEE DR  
ROCKWALL, TX 75032

PENA ISAAC  
16300 CR 250  
TERRELL, TX 75160

RESIDENT  
164 NICOLE DR  
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER  
1648 TROW BRIDGE  
ROCKWALL, TX 75032

VASQUEZ JESUS  
167 RENEE DR  
ROCKWALL, TX 75032

ROCK RANDALL L  
1704 ASBURY DR  
WYLIE, TX 75098

IBARRA GABRIELA AND  
EDUARDO OSORNIO  
171 CRAWFORD LN  
ROYSE CITY, TX 75189

BASWELL KEVIN T & SUZANN J  
1715 S FM 549  
ROCKWALL, TX 75032

SRP SUB LLC  
1717 MAIN ST SUITE 2000  
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.  
C/O SPECTRUM ASSOCIATION MANAGEMENT  
17319 SAN PEDRO SUITE 318  
SAN ANTONIO, TX 78232

MILLER FAMILY INVESTMENT LP  
17430 CAMPBELL RD STE 230  
DALLAS, TX 75252

CONTRERAS JOSE LUIS AND  
JUANA DIAZ  
1750 E FM 550  
ROCKWALL, TX 75032

RESIDENT  
176 NICOLE DR  
ROCKWALL, TX 75032

MEJIA JULIO & MARIA  
176 RENEE DR  
ROCKWALL, TX 75032

WALKER JANICE L  
1777 FM 549  
ROCKWALL, TX 75032

ANDRADE MARTIN &  
MARIO VALENZUELA  
179 WILLOW RIDGE CIR  
ROCKWALL, TX 75032

RESIDENT  
1791 FM549  
ROCKWALL, TX 75032

WILLIAMS MELISSA L  
180 JAMS LANE  
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC  
1800 PRESTON PARK BLVD STE 101  
PLANO, TX 75093

MEDRANO CESAR AND ANDREA MARTINEZ  
181 RENEE DR  
ROCKWALL, TX 75032

HERNANDEZ FELICITAS  
183 NICOLE DR  
ROCKWALL, TX 75032

BARKER JOHNNY  
184 WILLOW RIDGE CIRCLE  
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP  
C/O FIRST KEY HOMES LLC  
1850 PARKWAY PLACE SUITE 900  
MARIETTA, GA 30067

TERMINI EUGENE D & BONNIE  
1851 S FM 549  
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL  
GELLY DELROSARIO  
186 NICOLE DR  
ROCKWALL, TX 75032

DICHARD CHRIS E  
1903 FM 549  
ROCKWALL, TX 75032

RESIDENT  
191 RENEE DR  
ROCKWALL, TX 75032

PEARSON GREGORY AND VICKI  
1920 BROKEN LANCE LANE  
ROCKWALL, TX 75032

SCHUETTE JASON & BARBARA  
1925 BROKEN LANCE LN  
ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER  
193 ELVIS PRESLEY LN  
ROCKWALL, TX 75032

CARMONA JOSE  
194 RENEE DRIVE  
ROCKWALL, TX 75032

BADER MARKUS AND KIMBERLY  
1940 BROKEN LANCE LN  
ROCKWALL, TX 75032

RESIDENT  
195 NICOLE DR  
ROCKWALL, TX 75032

PODLESKI GREGG T & MARIANNE  
1950 BROKEN LANCE LN  
ROCKWALL, TX 75032

INGRAM JAMES KENDELL  
1957 S FM 549  
ROCKWALL, TX 75032

RESIDENT  
196 NICOLE DR  
ROCKWALL, TX 75032

WILKINSON RICHARD S  
1970 BROKEN LANCE LANE  
ROCKWALL, TX 75032

RESIDENT  
1990 BROKEN LANCE LN  
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX  
20 CALLE DEL SOL  
SAN JUAN, PR 901

MOORE JAMES S AND KATRINA D  
2005 BROKEN LANCE LANE  
ROCKWALL, TX 75032

RUIZ SONIA  
2009 WORCESTER LN  
GARLAND, TX 75040

LEDEZMA J SOCORRO AGUILAR  
201 RENEE DRIVE  
ROCKWALL, TX 75032

DELK GREGORY S AND SANDRA G  
2020 BROKEN LANCE LN  
ROCKWALL, TX 75032

HOOVER WILLIAM A AND TAMMY  
2025 BROKEN LANCE LANE  
ROCKWALL, TX 75032

CURTIS PAMELA  
2040 BROKEN LANCE LN  
ROCKWALL, TX 75032

BAKER ALEXANDER AND  
ARTEMIS LI  
2045 BROKEN LANCE LN  
ROCKWALL, TX 75032

TIPPETT TERRANCE & EMILY  
2060 BROKEN LANCE LANE  
ROCKWALL, TX 75032

RESIDENT  
2065 BROKEN LANCE LN  
ROCKWALL, TX 75032

RESIDENT  
207 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
208 NICOLE DR  
ROCKWALL, TX 75032

DRENTH HOWARD D AND TERESSA  
2080 BROKEN LANE  
ROCKWALL, TX 75032

IMBURGIA JOHN & GRACE  
211 ELVIS PRESLEY LN  
ROCKWALL, TX 75032

GAINOUS LESLIE III AND  
ERICA ESCOBAR  
2110 NEW HOLLAND DRIVE  
ROCKWALL, TX 75032

RESIDENT  
2120 NEW HOLLAND DR  
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W  
2130 GLEANER DR  
ROCKWALL, TX 75032

CAVETT DEBRA  
2130 NEW HOLLAND DR  
ROCKWALL, TX 75032

ZMOLIK JUSTIN LAWRENCE  
2139 SOUTH FM 549  
ROCKWALL, TX 75032

MEJIA SERGIO  
2140 GLEANER DR  
ROCKWALL, TX 75032

DUNK DAWNETTA M VAN  
2140 NEW HOLLAND DR  
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W  
2150 GLEANER DR  
ROCKWALL, TX 75032

RESIDENT  
221 RENEE DR  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
222 NICOLE DR  
ROCKWALL, TX 75032

RANDALL ROBERT S JR & MARY LYNN  
2287 S FM 549  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
2301 S JOHN KING BLVD  
ROCKWALL, TX 75032

KANAK INVESTMENTS LLC  
2321 FIELDCREST DR  
ROCKWALL, TX 75032

RESIDENT  
233 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
2380 FM549  
ROCKWALL, TX 75032

RESIDENT  
2390 S FM549  
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC  
23975 PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO  
LLC  
23975 PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

SH DEV KLUTTS ROCKWALL LLC  
2400 DALLAS PARKWAY SUITE 460  
PLANO, TX 75093

DIGGS DAVID WILEY  
2401 LOUDON ST WEST  
ROCKWALL, TX 75032

WILLIAMS DAVIS CRAIG AND JENNIFER IRENE  
2405 LOUDON ST WEST  
ROCKWALL, TX 75032

SWAIN STEPHEN & CAROL J  
2406 LOUDON ST E  
ROCKWALL, TX 75032



GIL ANNA AND JULIAN  
2409 LOUDON STREET WEST  
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN  
241 TROUT ST  
ROCKWALL, TX 75032

NAMIE NOMIE M III AND GINA MARIE  
2413 LOUDON ST WEST  
ROCKWALL, TX 75032

BOLDEN QUINTEN TIBERIUS AND  
ALEXANDER NICHOLAS KUJAK  
2417 LOUDON ST WEST  
ROCKWALL, TX 75032

ACKERMAN DANYELL AND ALAN  
2418 LOUDON STREET EAST  
ROCKWALL, TX 75032

MARTINEZ ALEXANDRA ISABEL PRIETO AND  
ANGEL JAVIER SANCHEZ ROJAS  
2419 LOUDON ST WEST  
ROCKWALL, TX 75032

HUGHES BRYAN  
2423 LOUDON ST WEST  
ROCKWALL, TX 75032

RESIDENT  
2424 FM549  
ROCKWALL, TX 75032

RESIDENT  
245 RENEE DR  
ROCKWALL, TX 75032

SANCHEZ PABLO  
248 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
250 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
250 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
2500 LOUDON ST W  
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS  
ASSOCIATION INC  
C/O ASSURED MANAGEMENT  
2500 LEGACY DR SUITE 220  
FRISCO, TX 75034

DE LOS SANTOS CARLOS AND MARGOT  
2501 LOUDON ST WEST  
ROCKWALL, TX 75032

RESIDENT  
2502 LINDBERG ST  
ROCKWALL, TX 75032

FURLONG FAMILY TRUST  
2502 LONG COMMON NORTH  
ROCKWALL, TX 75032

RESIDENT  
2503 MERCERS COLONY AVE  
ROCKWALL, TX 75032

JOHNSTON RODNEY DURRAL JR AND KIMBERLY  
D  
2504 LOUDON ST EAST  
ROCKWALL, TX 75032

SIGNO FAMILY LIVING TRUST  
GENARO A SIGNO AND JULITA R SIGNO-  
TRUSTEES  
2505 LOUDON STREET WEST  
ROCKWALL, TX 75032

RESIDENT  
2506 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2507 MERCERS COLONY AVE  
ROCKWALL, TX 75032

GATEWOOD PAULA AND WADE  
2509 LOUDON ST W  
ROCKWALL, TX 75032

RESIDENT  
2510 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2513 MERCERS COLONY AVE  
ROCKWALL, TX 75032

JOSHI MAYURESH S AND  
BINITA SINHA  
2513 LOUDON ST WEST  
ROCKWALL, TX 75032

ROSS SCOTT TRAVIS AND MEGAN  
2517 LOUDON ST WEST  
ROCKWALL, TX 75032

TAYLOR SHELLY A  
2518 LONG COMMON NORTH  
ROCKWALL, TX 75032

GARZA SIMONE M & HEATH  
2518 LOUDON ST E  
ROCKWALL, TX 75032

DENSON PATRICIA ANN  
2521 LOUDON ST WEST  
ROCKWALL, TX 75032

RESIDENT  
2600 LONG COMMON S  
ROCKWALL, TX 75032

BOCK FAMILY TRUST OF 2003  
JOSEPH C AND SHIZUKO BOCK-TRUSTEES  
2601 LONG COMMON SOUTH  
ROCKWALL, TX 75032

RODRIGUEZ EVANGELINA PARRA & KRYSTAL  
MARIE RODRIGUEZ  
2601 PATRICIA LN  
GARLAND, TX 75041

RESIDENT  
2605 MERCERS COLONY AVE  
ROCKWALL, TX 75032

RESIDENT  
2608 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2609 MERCERS COLONY AVE  
ROCKWALL, TX 75032

RESIDENT  
2612 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2613 MERCERS COLONY AVE  
ROCKWALL, TX 75032

RESIDENT  
2616 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2617 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2617 MERCERS COLONY AVE  
ROCKWALL, TX 75032

DEBRA JEAN CRUZ TRUST  
DEBRA JEAN CRUZ - TRUSTEE  
262 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
2620 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2621 MERCERS COLONY AVE  
ROCKWALL, TX 75032

RESIDENT  
2623 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2624 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2625 MERCERS COLONY AVE  
ROCKWALL, TX 75032

RESIDENT  
2628 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2629 MERCERS COLONY AVE  
ROCKWALL, TX 75032

RESIDENT  
2631 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2632 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2635 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2636 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2639 LINDBERG ST  
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L  
265 RENEE DR  
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L  
265 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
274 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
2741 MASSEY LN  
ROCKWALL, TX 75032

PAXTON CLAUDIA  
2750 MASSEY LN  
ROCKWALL, TX 75032

RESIDENT  
2751 MASSEY LN  
ROCKWALL, TX 75032

GARCIA ROBERT & GLENDA  
2760 MASSEY LN  
ROCKWALL, TX 75032

LAFLEUR SIEGEN  
2761 MASSEY LANE  
ROCKWALL, TX 75032

SULLIVAN BRANDI KATHERINE  
2770 MASSEY LN  
ROCKWALL, TX 75032

STANDIFER JEREMY B & KATHRYN  
2771 MASSEY LN  
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN  
2771 MCCORMICK CT  
ROCKWALL, TX 75032

RESIDENT  
283 NICOLE DR  
ROCKWALL, TX 75032

RETTMAN KRISTIE  
2830 DEUTZ COURT  
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY  
2831 DUETZ CT  
ROCKWALL, TX 75032

SNYDER STACY & CHARLES  
2840 DEUTZ CT  
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE  
2841 DEUTZ CT  
ROCKWALL, TX 75032

DUNN DAVID IRVIN II  
2841 HAYMAKER DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
2847 TANGLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
2850 DEUTZ CT  
ROCKWALL, TX 75032

RESIDENT  
2851 HAYMAKER DR  
ROCKWALL, TX 75032

SERCY WILLIAM CHARLES AND  
NORMAN WAYNE SERCY AND MARSHA MARIE  
SERCY  
2851 DEUTZ CT  
ROCKWALL, TX 75032

DUNAWAY LORI J  
2860 DEUTZ COURT  
ROCKWALL, TX 75032

RESIDENT  
2861 DEUTZ CT  
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE  
2861 HAYMAKER DR  
ROCKWALL, TX 75032

FOWLER KATELIN  
2871 DEUTZ COURT  
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS  
288 NICOLE DRIVE  
ROCKWALL, TX 75032

RIVERA DORIS MABEL  
288 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
291 RENEE DR  
ROCKWALL, TX 75032

LAYZA & LUNA REAL ESTATE LLC  
2922 S GOLIAD ST  
ROCKWALL, TX 75032

RESIDENT  
2922 S HWY205  
ROCKWALL, TX 75032

SOSA LORENA  
293 NICOLE DR  
ROCKWALL, TX 75032

FRANKLIN J BACHMAN TRUST  
CYNTHIA KAY BACHMAN TRUSTEE  
3001 SAN MARCOS DR  
ROCKWALL, TX 75032

CRENSHAW JANET AND GERALD S  
3005 SAN MARCOS DR  
ROCKWALL, TX 75032

SCHOEN DAVID L AND MARY F  
3006 SAN MARCOS DRIVE  
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA  
3009 FONTANA BOULEVARD  
ROCKWALL, TX 75032

HERNANDEZ ARMANDO AND DARLA DEANETTE  
3009 SAN MARCOS DRIVE  
ROCKWALL, TX 75032

WARNELL DONALD L AND MARIA D  
3009 WIMBERLEY LN  
ROCKWALL, TX 75032

POUNDS PAMELA AND PAUL B  
3010 FONTANNA BLVD  
ROCKWALL, TX 75032

JONES KRISTINE KAYE AND  
JOSE ENRIQUE FRESQUEZ  
3010 SAN MARCOS DRIVE  
ROCKWALL, TX 75032

BATSON NICHOLAS AND JESSIE  
3010 WIMBERLEY LANE  
ROCKWALL, TX 75032

CHISHOLM JILL MARIE  
3011 FONTANA BLVD  
ROCKWALL, TX 75032

DAWA DAWA AND  
TENZIN LHAMO  
3011 WIMBERLEY LANE  
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA  
3012 FONTANNA BOULEVARD  
ROCKWALL, TX 75032

SHOMETTE WILLIAM TODD AND KERRI PARSONS  
3012 WIMBERLEY LN  
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE  
3013 FONTANA BLVD  
ROCKWALL, TX 75032

COWARD ERICA AND RICHARD  
3013 SAN MARCOS DRIVE  
ROCKWALL, TX 75032

THOMPSON WILLIAM AND KATHY  
3013 WIMBERLEY LN  
ROCKWALL, TX 75087

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE  
3014 FONTANA BOULEVARD  
ROCKWALL, TX 75032

RILEY CHRISTINE  
3014 SAN MARCOS DRIVE  
ROCKWALL, TX 75032

ZAZAKIS LAURA J AND JOHN  
3014 WIMBERLEY LANE  
ROCKWALL, TX 75032

TURNER CALEB MAURICE  
3015 FONTANNA BLVD  
ROCKWALL, TX 75032

PARKER LYNN TERRY  
3015 WIMBERLEY LN  
ROCKWALL, TX 75032

SIMMONS COLTON D AND DANIELLE  
3016 FONTANNA DR  
ROCKWALL, TX 75032

RESIDENT  
302 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
3025 LIMESTONE HILL LN  
ROCKWALL, TX 75032

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN  
ACOSTA MEJIA  
303 RENEE DR  
ROCKWALL, TX 75032

CULBERTSON JACK NEAL  
3046 DUSTY RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
3047 FALLBROOK DR  
ROCKWALL, TX 75032

MAH JEFFERY  
305 BLANCO CIR  
SOUTHLAKE, TX 76092

RESIDENT  
3054 DUSTY RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
3054 FALLBROOK DR  
ROCKWALL, TX 75032

RESIDENT  
3055 DEER RIDGE DR  
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L  
3055 FALLBROOK DR  
ROCKWALL, TX 75032

NICKERSON TERENCE & DOROTHIA  
3061 DUSTY RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
3062 DUSTY RIDGE DR  
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE  
3062 DEER RIDGE DR  
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER  
3062 FALLBROOK DR  
ROCKWALL, TX 75032

CRESPIN DEBRA  
3063 DEER RIDGE DR.  
ROCKWALL, TX 75032

TATE ERIN ELIZABETH  
3063 FALLBROOK DR  
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO  
3067 DUSTY RIDGE DRIVE  
ROCKWALL, TX 75032

BURNS A STACEY  
3070 DEER RUDGE DR  
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M  
3070 DUSTY RIDGE DRIVE  
ROCKWALL, TX 75032

MADRID AYDEE E  
3070 FALLBROOK DR  
ROCKWALL, TX 75032

RESIDENT  
3071 FALLBROOK DR  
ROCKWALL, TX 75032

FORT PHILLIP D & TYRA W  
3071 DEER RIDGE DR  
ROCKWALL, TX 75032

STEWART RUDOLPH & BETTY  
3073 DUSTY RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
3078 FALLBROOK DR  
ROCKWALL, TX 75032

RESIDENT  
3078 LIMESTONE HILL LN  
ROCKWALL, TX 75032

THOMPSON LISA  
3078 DEER RIDGE DR  
ROCKWALL, TX 75032

CARRANZA GILBERTO E  
3078 DUSTY RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
3079 DUSTY RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
3079 FALLBROOK DR  
ROCKWALL, TX 75032

WESSON LAURIE K  
3079 DEER RIDGE DR  
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS  
3081 COOLWOOD LANE  
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY  
3083 MISTY RIDGE LN  
ROCKWALL, TX 75032

TOWNSEND NINA  
3084 MISTY RIDGE LN  
ROCKWALL, TX 75032

CEVALLOS JASON & MARY  
3086 LIMESTONE HILL LN  
ROCKWALL, TX 75032

CARRANZA LUCY  
3087 DEER RIDGE DR  
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA  
3087 DUSTY RIDGE DR  
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D  
3087 FALLBROOK DR  
ROCKWALL, TX 75032

RESIDENT  
3089 COOLWOOD LN  
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN  
3090 DUSTY RIDGE DR  
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D  
3090 FALLBROOK DR  
ROCKWALL, TX 75032

JARMAN EMMA  
3091 MISTY RIDGE LN  
ROCKWALL, TX 75032

RESIDENT  
3092 COOLWOOD LN  
ROCKWALL, TX 75032

RESIDENT  
3092 MISTY RIDGE LN  
ROCKWALL, TX 75032

DENNIS AMY L  
3094 LIMESTONE HILL LN  
ROCKWALL, TX 75032

RESIDENT  
3097 COOLWOOD LN  
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE  
3099 MISTY RIDGE LN  
ROCKWALL, TX 75032

SLATTER SARAH KIMBERLY  
3100 COOLWOOD LN  
ROCKWALL, TX 75032

REGGIA DANIELLE R  
3100 MISTY RIDGE LN  
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH  
3102 LIMESTONE HILL LN  
ROCKWALL, TX 75032

GARNER AMY  
3105 MISTY RIDGE LN  
ROCKWALL, TX 75032

OCHOA RENE  
3107 COOLWOOD LANE  
ROCKWALL, TX 75032

RESIDENT  
3108 MISTY RIDGE LN  
ROCKWALL, TX 75032

HAYES KRISTOPHER  
3108 COOLWOOD LN  
ROCKWALL, TX 75032

RUSHING MASON & JACLYN A  
3111 MISTY RIDGE LANE  
ROCKWALL, TX 75032

RESIDENT  
3112 LIMESTONE HILL LN  
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY  
3112 SAN MARCOS  
ROCKWALL, TX 75032

RESIDENT  
3116 COOLWOOD LN  
ROCKWALL, TX 75032

RESIDENT  
3116 MISTY RIDGE LN  
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL  
3117 MISTY RIDGE LANE  
ROCKWALL, TX 75032

FOX PATRICK AND MEGAN  
3119 COOLWOOD LANE  
ROCKWALL, TX 75032

RESIDENT  
312 NICOLE DR  
ROCKWALL, TX 75032

ESPARZA MARCO A  
312 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
3124 MISTY RIDGE LN  
ROCKWALL, TX 75032

VARGAS JOSE A  
3124 COOLWOOD LN  
ROCKWALL, TX 75032

KILPATRICK KERRY LYNN & JENNY LYNN  
3125 MISTY RIDGE LN  
ROCKWALL, TX 75032

RESIDENT  
3129 COOLWOOD LN  
ROCKWALL, TX 75032

ROJAS AMITAY HUERTA AND SORANGEL PEREZ  
PARADA  
3132 COOLWOOD LN  
ROCKWALL, TX 75032

RESIDENT  
3137 COOLWOOD LN  
ROCKWALL, TX 75032

STRANG DANIEL EDWARD AND SUSANNE LEIGH  
3158 LUCHENBACK TRL  
ROCKWALL, TX 75032

SAGNIBENE JOE AND LISA  
3162 LUCKENBACH TRAIL  
ROCKWALL, TX 75032

RESIDENT  
319 RENEE DR  
ROCKWALL, TX 75032

BENITES ROSA  
322 NICOLE DR  
ROCKWALL, TX 75032

BRAGA GUILHERME CREDIDIO & YASMINI  
RAMOS IZIDORO  
327 NICOLE DRIVE  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
330 RENEE DR  
ROCKWALL, TX 75032

EAGLE MHS CONTRACTING INC  
3336 MORNING LIGHT DRIVE  
DALLAS, TX 75228

ESPARZA ABEL AND MONICA CARMONA  
336 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
337 RENEE DR  
ROCKWALL, TX 75032

SWAIT TIFFANY  
3402 POST OAK DR  
ROCKWALL, TX 75032

MENDOZA MIGUEL  
3410 POST OAK DR  
ROCKWALL, TX 75032

RESIDENT  
3418 POST OAK DR  
ROCKWALL, TX 75032

WOODWARD CHERIE J  
3426 POST OAK DR  
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A  
3434 POST OAK DRIVE  
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ  
344 COUNTY LINE RD  
ROCKWALL, TX 75032

ANDERSON ERICKA RENEE  
3442 POST OAK DR  
ROCKWALL, TX 75032

RESIDENT  
3450 POST OAK DR  
ROCKWALL, TX 75032

BEAVERS SHIRLEY  
3460 POST OAK DR  
ROCKWALL, TX 75032

OROZCO ARMANDO  
3465 POST OAK DR  
ROCKWALL, TX 75032

RESIDENT  
3468 POST OAK DR  
ROCKWALL, TX 75032

COVINGTON TEVIN TYLER  
3469 POST OAK DRIVE  
ROCKWALL, TX 75032

MILLAN TRESSO & LEODEGARIA  
3472 POST OAK DR  
ROCKWALL, TX 75032

LEWIS REX STEPHEN  
3473 POST OAK DR  
ROCKWALL, TX 75032

TERRELL JUSTIN C & DESIREE N  
3476 POST OAK DRIVE  
ROCKWALL, TX 75032

TSIC ASSOCIATES HOLDINGS TRUST  
350 MEADOW GATE RD  
MEADOW VISTA, CA 95722

ARCADIA LAKES OF SOMERSET HOLDINGS LLC  
3500 MAPLE AVENUE #1165  
DALLAS, TX 75219

ARCADIA LAKES OF SOMERSET HOLDINGS LLC  
3500 MAPLE AVENUE #1165  
DALLAS, TX 75219

DIAZ FRANCISCO & MANUELA  
352 WAYNE DR  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
352 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
353 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
358 RENEE DR  
ROCKWALL, TX 75032

CONTRERAS NORMA  
360 NICOLE DR  
ROCKWALL, TX 75032

CONTRERAS NORMA  
360 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
3601 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
3602 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
3606 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
3607 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
363 RENEE DR  
ROCKWALL, TX 75032

WONG IU YAM IRENE  
36-38 GLENWOOD AVE  
PITTSFIELD, MA 1201

RESIDENT  
3702 OLMSTEAD DR EAST  
ROCKWALL, TX 75032

RESIDENT  
3702 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3703 BURLING ST  
ROCKWALL, TX 75032

RESIDENT  
3703 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3705 HERRICK ST  
ROCKWALL, TX 75032

RESIDENT  
3705 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
3706 OLMSTEAD DR EAST  
ROCKWALL, TX 75032

RESIDENT  
3706 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3707 BURLING ST  
ROCKWALL, TX 75032

RESIDENT  
3707 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3709 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
3710 BURLING ST  
ROCKWALL, TX 75032

RESIDENT  
3710 OLMSTEAD DR EAST  
ROCKWALL, TX 75032

RESIDENT  
3710 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3711 BURLING ST  
ROCKWALL, TX 75032

RESIDENT  
3711 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3713 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
3714 OLMSTEAD DR EAST  
ROCKWALL, TX 75032

RESIDENT  
3714 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3715 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3717 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
3718 OLMSTEAD DR EAST  
ROCKWALL, TX 75032

RESIDENT  
3718 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3719 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
372 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
3721 STABLEGLEN DR  
ROCKWALL, TX 75032



RESIDENT  
3722 OLMSTEAD DR EAST  
ROCKWALL, TX 75032

RESIDENT  
3722 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3723 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3725 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3725 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
3726 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3727 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3729 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
373 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
3731 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3735 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3739 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3743 OLMSTEAD DR  
ROCKWALL, TX 75032

MCCLOUD JOY ANN  
375 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
3801 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3805 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3808 LOFLAND CIR  
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON  
3808 LOFLAND CIR  
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON  
3808 LOFLAND CIR  
ROCKWALL, TX 75032

RESIDENT  
3809 OLMSTEAD DR  
ROCKWALL, TX 75032

ILKENHANS JAMES CURTIS  
3813 OLMSTED DRIVE  
ROCKWALL, TX 75032

RESIDENT  
382 NICOLE  
ROCKWALL, TX 75032

RESIDENT  
383 RENEE DR  
ROCKWALL, TX 75032

CASTILLO JOSE &  
LUZ DELGAEDO  
383 LAKESIDE DR  
ROCKWALL, TX 75032

RESIDENT  
3831 HERRICK ST  
ROCKWALL, TX 75032

RESIDENT  
386 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
3875 SELBORNE DR  
ROCKWALL, TX 75032

ROLDAN EMILY ELIZABETH AND IVAN  
3901 STABLEGLEN DR  
ROCKWALL, TX 75032

OSMUN DAVID CHARLES AND MARISHA  
3902 STABLEGLEN DR  
ROCKWALL, TX 75032

TORRES MARCUS ANTHONY AND AMANDA E  
3905 STABLEGLEN AVE  
ROCKWALL, TX 75032

CONFIDENTIAL OWNER  
3906 STABLEGLEN DR  
ROCKWALL, TX 75032

MOORE STEPHANIE RAAN AND RODNEY WAYNE  
3909 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

GILMORE CARA D  
3910 STABLEGLEN DR  
ROCKWALL, TX 75032

GALLOWAY BRENT JR & JACQUELINE  
3913 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

MICHAEL BOBIE AND SUSAN L BOBIE LIVING  
TRUST  
MICHAEL BOBIE AND SUSAN L BOBIE- TRUSTEES  
3917 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

RESIDENT  
395 RENEE DR  
ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS  
395 NICOLE DR  
ROCKWALL, TX 75087

SANCHEZ ARNULFO & ORALIA  
398 NICOLE DR  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
398 NICOLE DR  
ROCKWALL, TX 75032

GUERRERO ALVARO AND  
MARGARITA CASTILLO  
400 RENEE RD  
ROCKWALL, TX 75032

ARMSTRONG HOYT AND MIMI TU ANH  
4001 STABLEGLEN DR  
ROCKWALL, TX 75032

BECOMING ONE MINISTRY & COUNSELING  
CENTER  
4002 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

ARCHIBALD KAREN AND MATTHEW  
4003 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

HUNTER BRIAN JEFFREY AND JENNIFER LYNN  
4006 STABLEGLEN DR  
ROCKWALL, TX 75032

SEUMANUTAFU JOHN AND CHRISTINE  
4009 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

BETTEVY RYAN A & KIMBERLY  
4010 QUINCY STREET  
ROCKWALL, TX 75032

TOPALOVIC NIKOLA AND KAYLEE NAN  
4010 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

DUKE ROCHELLE  
4013 OLMSTED DRIVE  
ROCKWALL, TX 75032

HALL HUNTER AND KELSEY  
4013 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

JANDREW DUSTY R AND JUSTIN C  
4014 QUINCY STREET  
ROCKWALL, TX 75032

BURNS TONYA KAY AND AUBREY LEE  
4014 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
4015 QUINCY ST  
ROCKWALL, TX 75032

LONG PAIGE MICHELE AND RYAN KEATHLEY  
4017 OLMSTED DRIVE  
ROCKWALL, TX 75032

RAMSBOTTOM DAVID BRADLEY AND DAWN  
4018 QUINCY STREET  
ROCKWALL, TX 75032

WESLEY ERIC CHARLES & TERRI LASHON  
4019 QUINCY STREET  
ROCKWALL, TX 75032

GUARDIOLA SOCORRO AND  
JESSICA GUAZZONE  
4023 QUINCY ST  
ROCKWALL, TX 75032

TROST COOPER RANDALL & JENNIFER  
4027 QUINCY ST  
ROCKWALL, TX 75032

RESIDENT  
408 NICOLE  
ROCKWALL, TX 75032

UNDERWOOD MARK AND MICHELLE  
4101 QUINCY STREET  
ROCKWALL, TX 75032

HENSON DAVID ROSS AND DEBORAH PROWSE  
4101 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

RESIDENT  
4102 STABLEGLEN DR  
ROCKWALL, TX 75032

SIMS RUSSELL ROBERT AND CALLIE MICHELLE  
4105 QUINCY STREET  
ROCKWALL, TX 75032

COOK BROOKE AND MATTHEW  
4105 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

PARSON JESSICA L AND CHRISTOPHER P  
4106 STABLEGLEN DR  
ROCKWALL, TX 75032

CAMP DARROL B AND TASHIA F  
4109 STABLEGLEN DR  
ROCKWALL, TX 75032

DIVITTORIO ZEB ROBERT AND KELSEY LYNN  
4110 STABLEGLEN DR  
ROCKWALL, TX 75032

ROSOFF AMY LYNN  
4111 QUINCY STREET  
ROCKWALL, TX 75032

HIGDON RICKIE LEE AND ASUNCION MARINA  
4113 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
414 RENEE DR  
ROCKWALL, TX 75032

IRWIN MATTHEW LEE AND MYLIN NICOLE  
4202 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

PATTERSON KENNETH EARL AND CYNTHIA A  
4205 STABLEGLEN DR  
ROCKWALL, TX 75032

SHEPHERD JEFFREY W AND PAMELA A  
4206 STABLE GLEN DRIVE  
ROCKWALL, TX 75032

RESIDENT  
4207 QUINCY ST  
ROCKWALL, TX 75032

BURKHALTER JEFFREY MICHAEL AND LINDSEY  
ANN  
4209 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
421 NICOLE DR  
ROCKWALL, TX 75032

MELI JILL MARIE  
4210 QUINCY ST  
ROCKWALL, TX 75032

ROBINSON JOSEPH BROOKS  
4210 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

OCONNELL PETER JAMES AND MICHELLE ANN  
4214 QUINCY ST  
ROCKWALL, TX 75032

BROWN KAREN D  
4215 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

DRCE TRUST  
4219 ASHMONT CT  
DALLAS, TX 75287

DRCE TRUST  
4219 ASHMONT CT  
DALLAS, TX 75287

MARTINEZ RONALD W GOMEZ AND PAOLA I  
CASTILLO  
424 NICOLE DR  
ROCKWALL, TX 75032

LOPEZ SILVIA  
430 RENEE DR  
ROCKWALL, TX 75032

TRAVIS MARK SUMMIT AND KAITLYN MAE  
4301 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

HERNANDEZ RAUL RALPH  
4302 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

VIDICAN FLORIN  
4306 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

PETERSEN JOEL AND LEIGHANN MARIE  
4309 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

RESIDENT  
431 NICOLE DR  
ROCKWALL, TX 75032

MURRAY BRADY & JENNIFER  
4310 STABLE GLEN DRIVE  
ROCKWALL, TX 75032

ROBERTS KYLE & KATELIN  
4314 SELBORNE DR  
ROCKWALL, TX 75032

MILLIGAN BYRON PEYTON AND MELANIE BAILEY  
4317 STABLEGLEN DR  
ROCKWALL, TX 75032

LIRA MARCELINO JOSE &  
ROZENEIDE S SOUSA LINS  
4318 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
4319 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
433 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
441 NICOLE DR  
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA  
441 LYNNE DR  
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA  
441 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
448 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
4509 SYLVAN PARK DR  
ROCKWALL, TX 75032

XU ZICAI  
4509 PORTRAIT LANE  
PLANO, TX 75024

WHEELER JANIS & KEVIN M  
451 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
452 EVANS RD  
ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE  
452 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
463 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
464 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
466 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
470 NICOLE  
ROCKWALL, TX 75032

RESIDENT  
471 NICOLE DR  
ROCKWALL, TX 75032

YANEZ ALONSO TORRES  
473 RENEE DR  
ROCKWALL, TX 75032

MAYHALL DANNE J  
473 RENEE DR  
ROCKWALL, TX 75032

MAYHALL DANNE J  
473 RENEE DR  
ROCKWALL, TX 75032

CURTIS CHRISTOPHER LEE AND  
BERT G CURTIS & PAMELA S CURTIS  
4735 BEAR CLAW LANE  
ROCKWALL, TX 75032

SHAH MURTAZA M AND MARIA E  
4755 BEAR CLAW LANE  
ROCKWALL, TX 75032

HUMPHREY JAY AND KIMMIE  
4768 S STATE HWY 205  
ROCKWALL, TX 75032

RESIDENT  
4800 LOFLAND CIR  
ROCKWALL, TX 75032

HODGES TERESA ANN  
481 ARACADIA WAY  
ROCKWALL, TX 75087

RISTER JOHN & CHRISTINE  
4815 BEAR CLAW LANE  
ROCKWALL, TX 75032

RESIDENT  
482 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
485 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
486 EVANS RD  
ROCKWALL, TX 75032

JIMENEZ TOMAS  
4930 CREEKRIDGE LN  
GARLAND, TX 75043

RESIDENT  
496 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
498 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
503 RENEE DR  
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON  
503 NICOLE DR  
ROCKWALL, TX 75032

VALDEZ EUSEBIO  
505 EVANS  
ROCKWALL, TX 75032

VALDEZ EUSEBIO  
505 EVANS  
ROCKWALL, TX 75032

RESIDENT  
508 RENEE DR  
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC  
C/O RANDY PARDUE  
508 TWILIGHT TRAIL SUITE 99  
RICHARDSON, TX 75080

DIAZ-ALMARAZ CARLOS OMAR  
514 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
515 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
520 RENEE DR  
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ  
522 EVANS DR  
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ  
522 EVANS DR  
ROCKWALL, TX 75032

ROSAS LAURA PATRICIA  
523 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
526 NICOLE  
ROCKWALL, TX 75032

RESIDENT  
535 NICOLE DR  
ROCKWALL, TX 75032

RUDELL TODD L AND JOANNA K  
544 MUSTANG COURT  
LAVON, TX 75166

GALLARDO RENE AND  
MARIBEL GALLARDO  
547 NICOLE DR  
ROCKWALL, TX 75087

GALLARDO RENE AND  
MARIBEL GALLARDO  
547 NICOLE DR  
ROCKWALL, TX 75087

CERVANTES HECTOR AND  
ERIKA MOLINA  
548 NICOLE DRIVE  
ROCKWALL, TX 75032

CERVANTES-OSORNIO HECTOR AND  
ERIKA J MOLINA-OLVERA  
548 NICOLE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
557 RENEE DR  
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &  
HAWKINS HAOHAI YAO  
5887 KILLARNEY CIR  
SAN JOSE, CA 95138

PEOPLES DONNIE  
589 CORNELIUS  
ROCKWALL, TX 75087

WALLACE LAND PARTNERS L P  
6271 HORIZON RD  
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS'  
ASSOCIATION INC  
6750 HILLCREST PLAZA DRIVE SUITE 326  
DALLAS, TX 75230

GONZALES BALTAZAR & LUZ MARIA ZUNIGA  
C/O LAKE POINTE CHURCH  
701 I-30  
ROCKWALL, TX 75087

ESTRADA NOHEMA  
705 LAKESIDE DR  
ROCKWALL, TX 75032

MANKUS STEPHEN & SUSAN  
7401 RODEO DR  
DENTON, TX 76208

BRUCE LIVING TRUST  
757 AVALON DR  
HEATH, TX 75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
787 HAIL DRIVE  
ROCKWALL, TX 75032

ML VENTURES, LLC  
7908 BOULDER RIVER TRAIL  
MCKINNEY, TX 75070

RODRIGUEZ BRIAN  
8 BROOKWAY CT  
MANSFIELD, TX 76063

COLUNGA MARIA CRISTINA  
C/O BERNABE COLUNGA  
807 N JOSEPHINE ST  
ROYSE CITY, TX 75189

NGUYEN ANNA  
812 BLUFFCREEK LN APT 208  
ARLINGTON, TX 76006

SN DFW LLC  
8390 E VIA DE VENTURA F-110 #303  
SCOTTSDALE, AZ 85258

USCMF SN TEXAS A LLC  
8390 E VIA DE VENTURA F-110 #303  
SCOTTSDALE, AZ 85258

JUNFA USA, LLC  
910 MELISSA LN  
GARLAND, TX 75040

TAN JUDY AND  
LAM KHANG DUY  
914 FALCON TRAIL  
MURPHY, TX 75094

BAYOUD JENNIFER  
940 COTTON DEPOT LN APT 440  
FT WORTH, TX 76102

BEDDER MANAGEMENT AUSTIN LLC  
9901 BRODIE LANE SUITE 160-172  
AUSTIN, TX 78748

AMH 2014-3 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 23975  
PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

MCINTIRE JUANITA  
M/R  
, TX

HENSON RICHARD W & SHARON ES  
PO BOX 1091  
ROCKWALL, TX 75087

RCH WATER SUPPLY CORPORATION  
PO BOX 2034  
ROCKWALL, TX 75087

CHINN DERRICK O  
PO BOX 35011  
LOS ANGELES, CA 90035

PROGRESS RESIDENTIAL BORROWER 4 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

POWERS JUSTIN D  
PO BOX 850  
ROCKWALL, TX 75087



767 Justin Rd  
Rockwall, TX 75087

July 18, 2024

Mr. Ryan Miller  
Director of Planning and Zoning  
City of Rockwall  
385 S Goliad Street  
Rockwall, TX 75087

RE: Zoning Application, Lofland Tract,

Dear Mr. Miller,

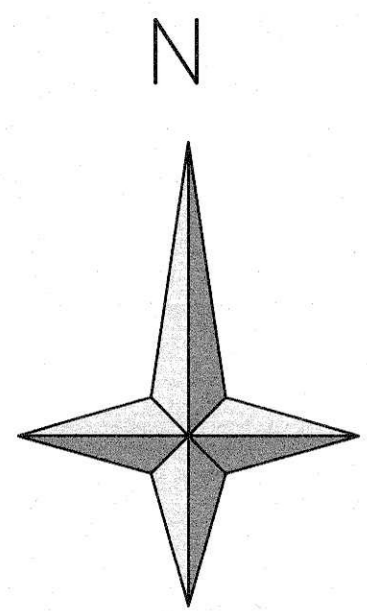
Michael Joyce Properties is submitting the attached Zoning Application, Concept Plan and Design Standards for consideration for a change in Zoning for the tracts as shown in the Concept Plan and Survey. We would like to request a change in Zoning from Agricultural District to a Planned Development District with the attached design standards.

We thank you for your consideration and look forward to working with the City of Rockwall, the Planning and Zoning Commission and the City Council on the approval of this request.

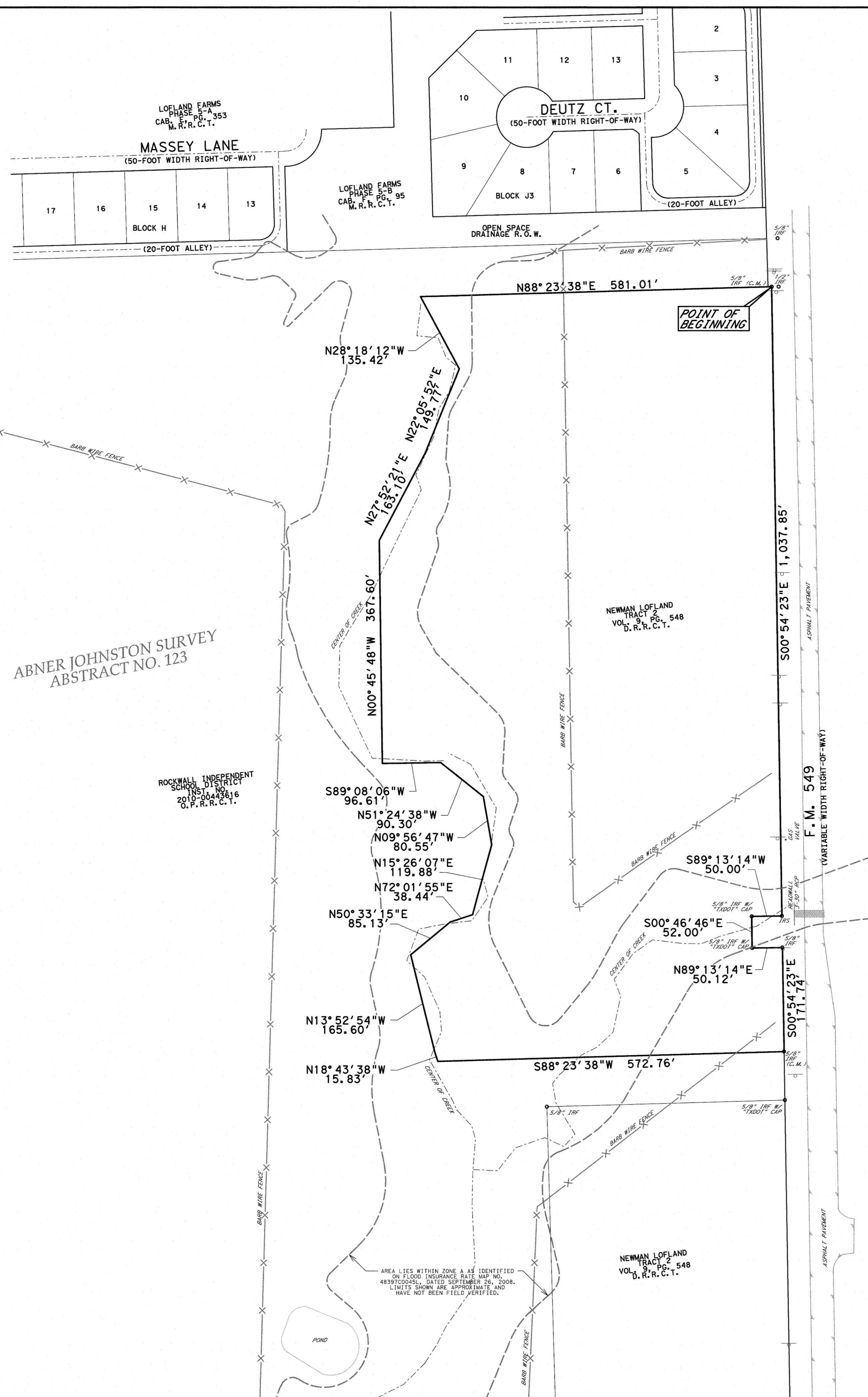
Sincerely,



Ryan Joyce  
President, Michael Joyce Properties



Scale: 1"=100'



ABNER JOHNSTON SURVEY  
ABSTRACT NO. 123

ROCKWALL INDEPENDENT  
SCHOOL DISTRICT  
INST. NO. 2010-00443616  
O.P.R.C.T.

AREA LIES WITHIN ZONE 4 AS IDENTIFIED  
ON FLOOD INSURANCE RATE MAP NO.  
48397C0045L, DATED SEPTEMBER 26, 2008.  
LIMITS SHOWN ARE APPROXIMATE AND  
HAVE NOT BEEN FIELD VERIFIED.

NEWMAN LOFLAND  
TRACT 2  
VOL. 9, PG. 548  
D. R. R. C. T.

Notes:

- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
- 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
- Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:
  - 10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect
  - 10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 2022000003059 - does not affect
  - 10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect
  - 10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
  - 10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
  - 10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect
  - 10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect
  - 10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
  - 10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
  - 10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
  - 10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
  - 10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

LEGEND

- POWER POLE
- GUY ANCHOR
- OVERHEAD ELECTRIC
- FENCELINE
- CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS 1/2 INCH IRON ROD SET WITH RED "PJB SURVEYING" CAP
- SSMH SANITARY SEWER MANHOLE
- CMP CORRUGATED METAL PIPE
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- WV WATER VALVE
- WM WATER METER
- SIGN
- TP TELEPHONE PEDESTAL
- TB TELEPHONE BOX
- TRANS. TRANSFORMER
- D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- O.P.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
- M.R.C.T. MAP RECORDS OF ROCKWALL COUNTY, TEXAS

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 2020000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.T.), being in an interior south line of a called 173.00 acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No. 2010-00443616 O.P.R.C.T.;

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12 feet to a 5/8-inch iron rod found;

THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74 feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00 acre tract;

THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76 feet to a point in a creek;

THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00 acre tract and generally along said creek, a distance of 15.83 feet;

THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 85.13 feet;

THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13 feet;

THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44 feet;

THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88 feet;

THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55 feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30 feet;

THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61 feet;

THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60 feet;

THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10 feet;

THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77 feet;

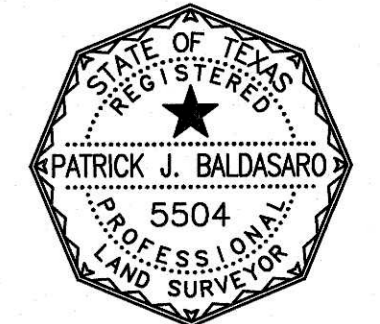
THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42 feet;

THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01 feet to the POINT OF BEGINNING and containing 16.8895 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Quatico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

Patrick J. Baldasaro  
Registered Professional Land Surveyor 5504



BOUNDARY SURVEY  
OF A  
**16.8895 ACRE TRACT**  
OUT OF THE  
**ABNER JOHNSTON SURVEY, ABST. NO. 123**  
IN THE  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

PREPARED BY  
PJB SURVEYING, LLC  
TBPELS NO. 10194303  
200 W. BELMONT, SUITE D  
ALLEN, TEXAS 75013  
972-649-6669



BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 2020000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.C.T.), being in an interior south line of a called 173.00 acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No, 2010-00443616 O.P.R.R.C.T.;

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12 feet to a 5/8-inch iron rod found;

THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74 feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00 acre tract;

THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76 feet to a point in a creek;

THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00 acre tract and generally along said creek, a distance of 15.83 feet;

THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 165.60 feet;

THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13 feet;

THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44 feet;

THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88 feet;

THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55 feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30 feet;

THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61 feet;

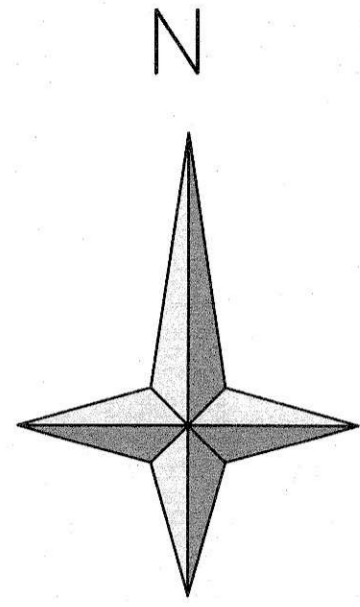
THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60 feet;

THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10 feet;

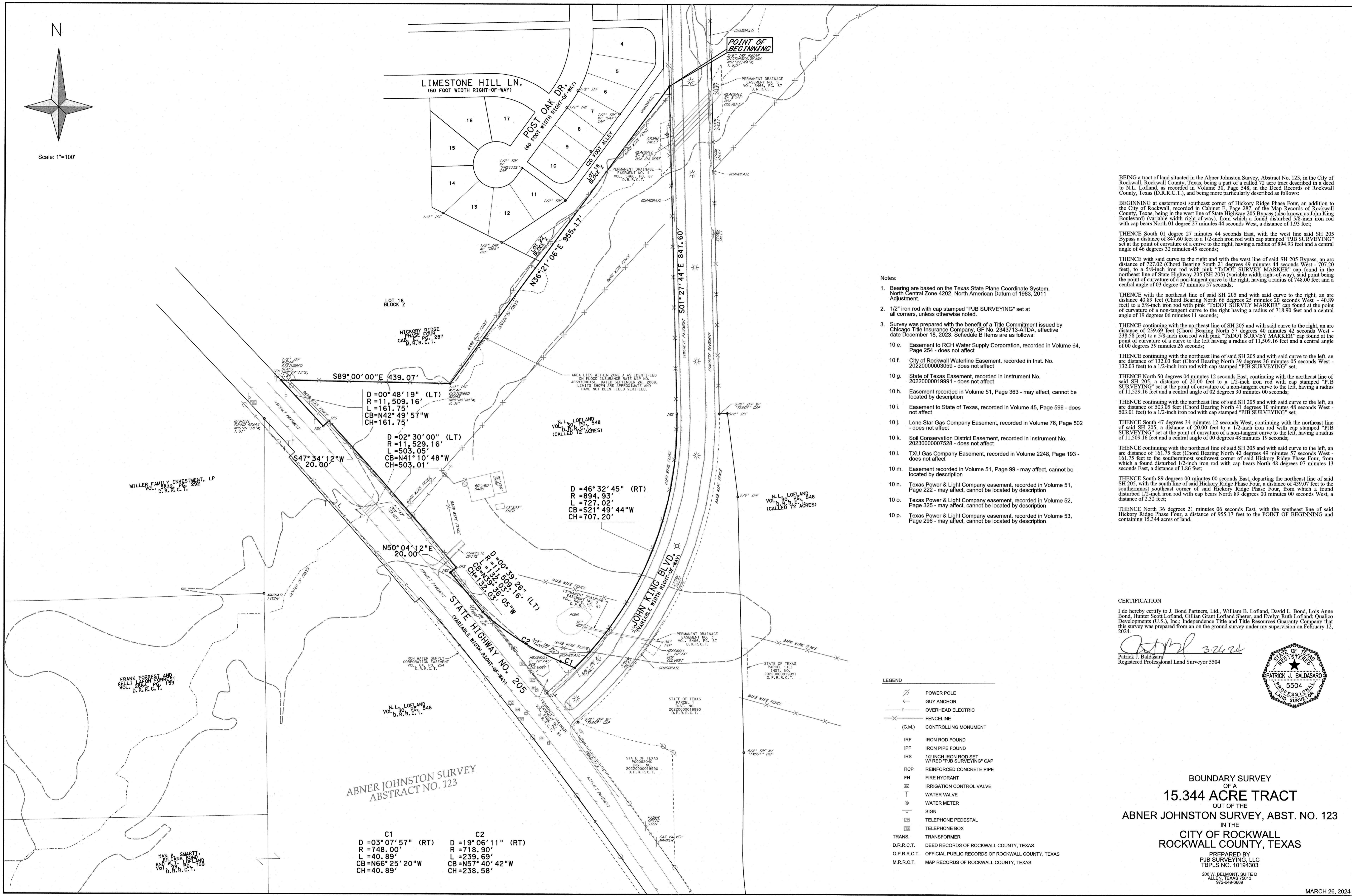
THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77 feet;

THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42 feet;

THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01 feet to the POINT OF BEGINNING and containing 16.8895 acres of land.



Scale: 1"=100'



Notes:

- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
- 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
- Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B items are as follows:
  - Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect
  - City of Rockwall Waterline Easement, recorded in Inst. No. 2022000003059 - does not affect
  - State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect
  - Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
  - Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
  - Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect
  - Soil Conservation District Easement, recorded in Instrument No. 2023000007528 - does not affect
  - TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
  - Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
  - Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
  - Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
  - Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93 feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 894.93 feet and a central angle of 46 degrees 32 minutes 45 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 727.02 (Chord Bearing South 21 degrees 49 minutes 44 seconds West - 707.20 feet), to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right, having a radius of 748.00 feet and a central angle of 03 degree 07 minutes 57 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 40.89 feet (Chord Bearing North 66 degrees 25 minutes 20 seconds West - 40.89 feet) to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right having a radius of 718.90 feet and a central angle of 19 degrees 06 minutes 11 seconds;

THENCE continuing with the northeast line of SH 205 and with said curve to the right, an arc distance of 239.69 feet (Chord Bearing North 57 degrees 40 minutes 42 seconds West - 238.58 feet) to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having a radius of 11,509.16 feet and a central angle of 00 degrees 39 minutes 26 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 132.03 feet (Chord Bearing North 39 degrees 36 minutes 05 seconds West - 132.03 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05 feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West - 503.01 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16 feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75 feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West - 161.75 feet) to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86 feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07 feet to the southernmost southeast corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 89 degrees 00 minutes 00 seconds West, a distance of 2.32 feet;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17 feet to the POINT OF BEGINNING and containing 15.344 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sheer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from on the ground survey under my supervision on February 12, 2024.

*Patrick J. Baldasaro* 3/26/24  
 Patrick J. Baldasaro  
 Registered Professional Land Surveyor 5504



LEGEND

	POWER POLE
	GUY ANCHOR
	OVERHEAD ELECTRIC
	FENCELINE
	(C.M.) CONTROLLING MONUMENT
	IRF IRON ROD FOUND
	IPF IRON PIPE FOUND
	IRS 1/2 INCH IRON ROD SET
	WI REED "PJB SURVEYING" CAP
	RCP REINFORCED CONCRETE PIPE
	FH FIRE HYDRANT
	⊙ IRRIGATION CONTROL VALVE
	T WATER VALVE
	⊙ WATER METER
	— SIGN
	⊠ TELEPHONE PEDESTAL
	⊡ TELEPHONE BOX
	TRANS. TRANSFORMER
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

BOUNDARY SURVEY  
 OF A  
**15.344 ACRE TRACT**  
 OUT OF THE  
**ABNER JOHNSTON SURVEY, ABST. NO. 123**  
 IN THE  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

PREPARED BY  
 PJB SURVEYING, LLC  
 TBPLS NO. 10194303  
 200 W. BELMONT, SUITE D  
 ALLEN, TEXAS 75013  
 972-649-8669

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93 feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 894.93 feet and a central angle of 46 degrees 32 minutes 45 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 727.02 (Chord Bearing South 21 degrees 49 minutes 44 seconds West - 707.20 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being the point of curvature of a non-tangent curve to the right, having a radius of 748.00 feet and a central angle of 03 degree 07 minutes 57 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance 40.89 feet (Chord Bearing North 66 degrees 25 minutes 20 seconds West - 40.89 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right having a radius of 718.90 feet and a central angle of 19 degrees 06 minutes 11 seconds;

THENCE continuing with the northeast line of SH 205 and with said curve to the right, an arc distance of 239.69 feet (Chord Bearing North 57 degrees 40 minutes 42 seconds West - 238.58 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having a radius of 11,509.16 feet and a central angle of 00 degrees 39 minutes 26 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 132.03 feet (Chord Bearing North 39 degrees 36 minutes 05 seconds West - 132.03 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05 feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West - 503.01 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

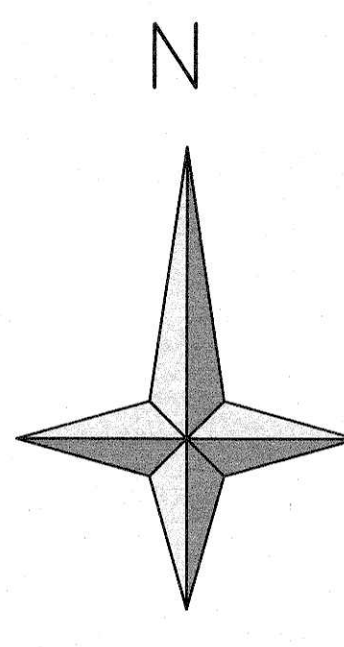
THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point

of curvature of a non-tangent curve to the left, having a radius of 11,509.16 feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75 feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West - 161.75 feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86 feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07 feet to the southernmost southeast corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 89 degrees 00 minutes 00 seconds West, a distance of 2.32 feet;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17 feet to the POINT OF BEGINNING and containing 15.344 acres of land.



Scale: 1"=200'

VICMAR I, LTD. VOL. 2015, PG. 200 D.R.R.C.T.

LAYZA & LUNA REAL ESTATE, LLC INST. NO. 2022000001115 O.P.R.R.C.T.

MILLER FAMILY INVESTMENT, LP VOL. 2015, PG. 292 D.R.R.C.T.

POINT OF BEGINNING

FRANK FORREST AND KELLI LAFON FORREST VOL. 2015, PG. 59 D.R.R.C.T.

N.L. LOFLAND VOL. 30, PG. 48 D.R.R.C.T.

NAN A. SMART, JULIANA BOND AND W. J. BOND VOL. 2015, PG. 759 D.R.R.C.T.

ROCKWALL LAKE DEVELOPMENT CAB. NO. 79 M.R.R.C.T.

N.L. LOFLAND VOL. 55, PG. 269 D.R.R.C.T.

JOHN R. JOHNSON SURVEY ABSTRACT NO. 128

WILLIAM W. FORD SURVEY ABSTRACT NO. 80

ABNER JOHNSON SURVEY ABSTRACT NO. 123

LOFLAND CIR (FORMERLY ROCKWALL-CHILLSOLM HIGHWAY)

LOFLAND CIR. (FORMERLY ROCKWALL-HIGHWAY)

BROKEN LANCE LANE (60-FOOT WIDTH RIGHT-OF-WAY)

WALLACE LANE

BEAR CLAW LN (60-FOOT WIDTH RIGHT-OF-WAY)

- LEGEND
- POWER POLE
  - GUY ANCHOR
  - OVERHEAD ELECTRIC
  - FENCELINE
  - CONTROLLING MONUMENT
  - IRF
  - IPF
  - IRP
  - 12 INCH IRON ROD SET WITH RED "PJB SURVEYING" CAP
  - SSMH
  - CMP
  - FH
  - I
  - W
  - M
  - S
  - TP
  - TB
  - TC
  - TSP
  - EB
  - TRANS.
- D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS  
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS  
M.R.R.C.T. MAP RECORDS OF ROCKWALL COUNTY, TEXAS

- Notes:
- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
  - 1/2" Iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
  - Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B items are as follows:
    - 10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - affects, shown
    - 10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 2022000003059 - does not affect
    - 10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect
    - 10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
    - 10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
    - 10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - affects, shown
    - 10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect
    - 10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - affects, shown
    - 10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
    - 10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
    - 10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
    - 10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 48, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smart, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 55, Page 269, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a mag nail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T., and the southeast corner of a called 15.98 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found mag nail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 90 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.95 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.69 feet) to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 82.30 feet (Chord Bearing South 4 degrees 51 minutes 03 seconds East - 390.41 feet to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract and the southwest corner of said Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract of land described in deed to Vicmar I, Ltd., as recorded in Volume 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minutes 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC recorded in Instrument No. 2022000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Layza & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Layza & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an "X" set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland, Qualico Developments (U.S.), Inc., Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

*Patrick J. Baldasaro* 3.20.24  
Patrick J. Baldasaro  
Registered Professional Land Surveyor 5504



BOUNDARY SURVEY  
OF A  
**242.2768 ACRE TRACT**  
OUT OF THE  
**JOHN. R. JOHNSON SURVEY, ABST. NO. 128**  
AND THE  
**ABNER JOHNSON SURVEY, ABST. NO. 123**  
IN THE  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

PREPARED BY  
PJB SURVEYING, LLC  
TBPELS NO. 10194303  
200 W. BELMONT SUITE D  
ALLEN, TEXAS 75013  
872-648-6669

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.91 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.19 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 392.30 feet (Chord Bearing South 24 degrees 51 minutes 03 seconds East - 390.41 feet) to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC, recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Layza & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Layza & Luna tract and the southwest corner



of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an "X" set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.



BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 120 acre tract described in a deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487 D.R.R.C.T., and part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of a called 139.308 acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308 acre tract, at a distance of 973.07 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01 feet to a 1/2-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57 feet to a 60D nail found;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10 feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03 feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found, continuing a total distance of 499.46 feet (unable to set) to the point of curvature of a curve to the right having a radius of 1,011.00 feet and a central angle of 33 degrees 08 minutes 42 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the right, an arc distance of 584.85 feet (Chord Bearing North 18 degrees 02 minutes 03 seconds West 576.73 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 00 degrees 29 minutes 22 seconds East, continuing with the northeast line of said SH 205, a distance of 264.35 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 01 degree 27 minutes 42 seconds West, continuing with the northeast line of said SH 205, a distance of 661.53 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 32 minutes 18 seconds West, continuing with the northeast line of said SH 205, a distance of 20.84 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93 feet and a central angle of 00 degrees 03 minutes 56 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 1.15 feet (Chord Bearing North 01 degree 24 minutes 44 seconds West 1.15 feet), to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35 feet to a 1/2-inch iron rod with "RPLS 5084" cap found in the south line of a called 173.00 acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00 acre tract, a distance of 3,696.05 feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54 feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00 acre tract, a distance of 669.62 feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00 acre tract, a distance of 393.66 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

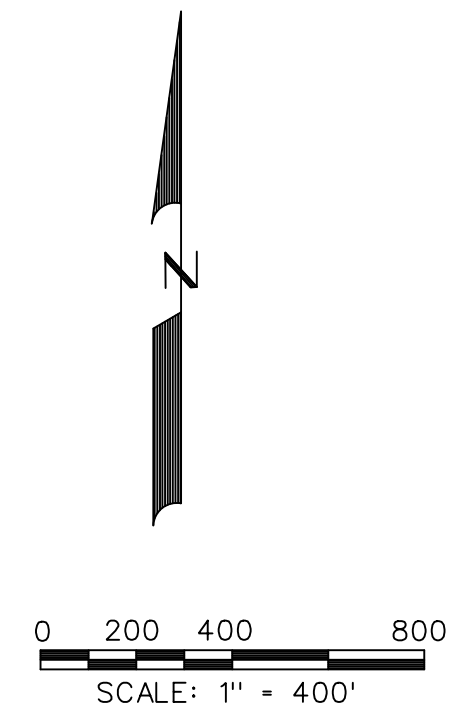
THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00 feet to a 1/2-inch iron rod with cap stamped "DCA INC" found;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71 feet to a 1/2-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308 acre tract;

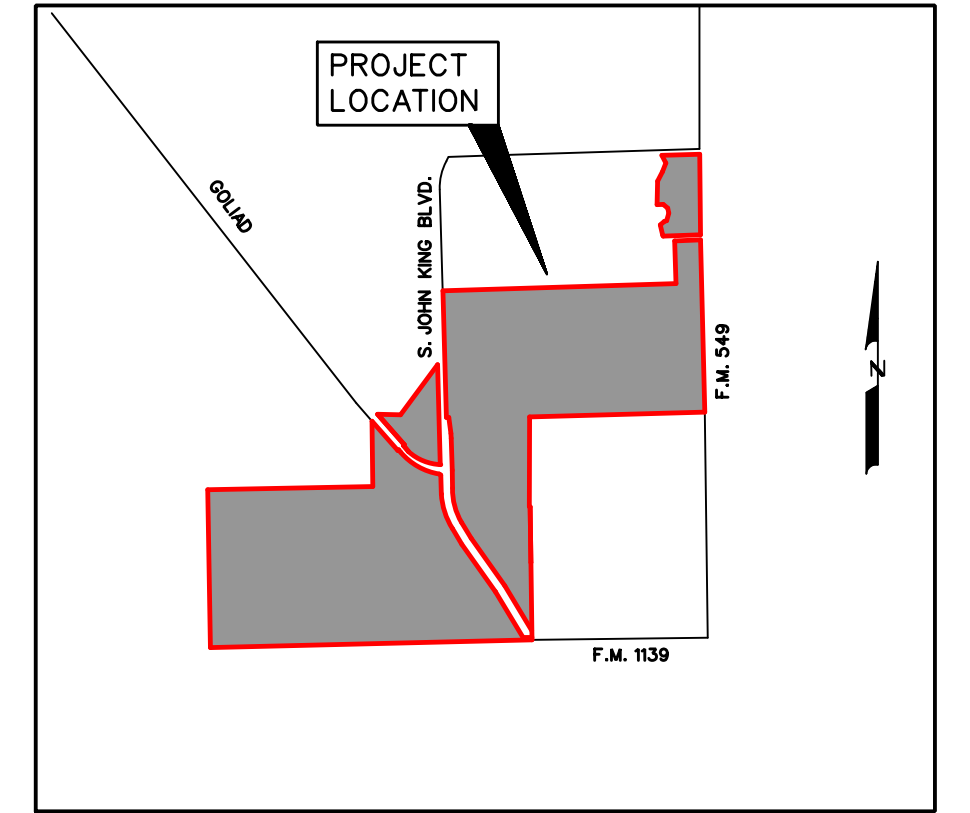
THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.



**LEGEND**

TYPICAL LOT SIZES

	- 52' X 125' - 65 LOTS
	- 62' X 125' - 308 LOTS
	- 72' X 125' - 377 LOTS
	- 82' X 125' - 125 LOTS
	- 100' X 150' - 46 LOTS
	- 1/2 ACRE LOT - 15 LOTS
	- 1 ACRE - 24 LOTS
	- OPEN SPACE - 136.80 Ac.
	- AMENITY CENTER - 4.81 Ac.
	- CITY PARK - 37.7 Ac.
	- COMMERCIAL - 41.0 Ac.



LOCATION MAP  
N.T.S.

TOTAL ACRES	536.42
GROSS COMMERCIAL ACRES	41.0
TOTAL RESIDENTIAL LOTS	960
RESIDENTIAL DENSITY*	1.789
GROSS RESIDENTIAL DENSITY**	1.938
TOTAL FLOOD PLAIN ACRES	87.09
TOTAL OPEN SPACE ACRES	136.80

NOTE:  
\* CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES)  
\*\* CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES-GROSS COMMERCIAL ACRES)

CONCEPT PLAN  
OF  
**JUNIPER**  
SITUATED IN THE  
W.H. BAIRD SURVEY, ABSTRACT NO. 25  
A. JOHNSON SURVEY, ABSTRACT NO. 123  
J.R. JOHNSON SURVEY, ABSTRACT NO. 128




IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

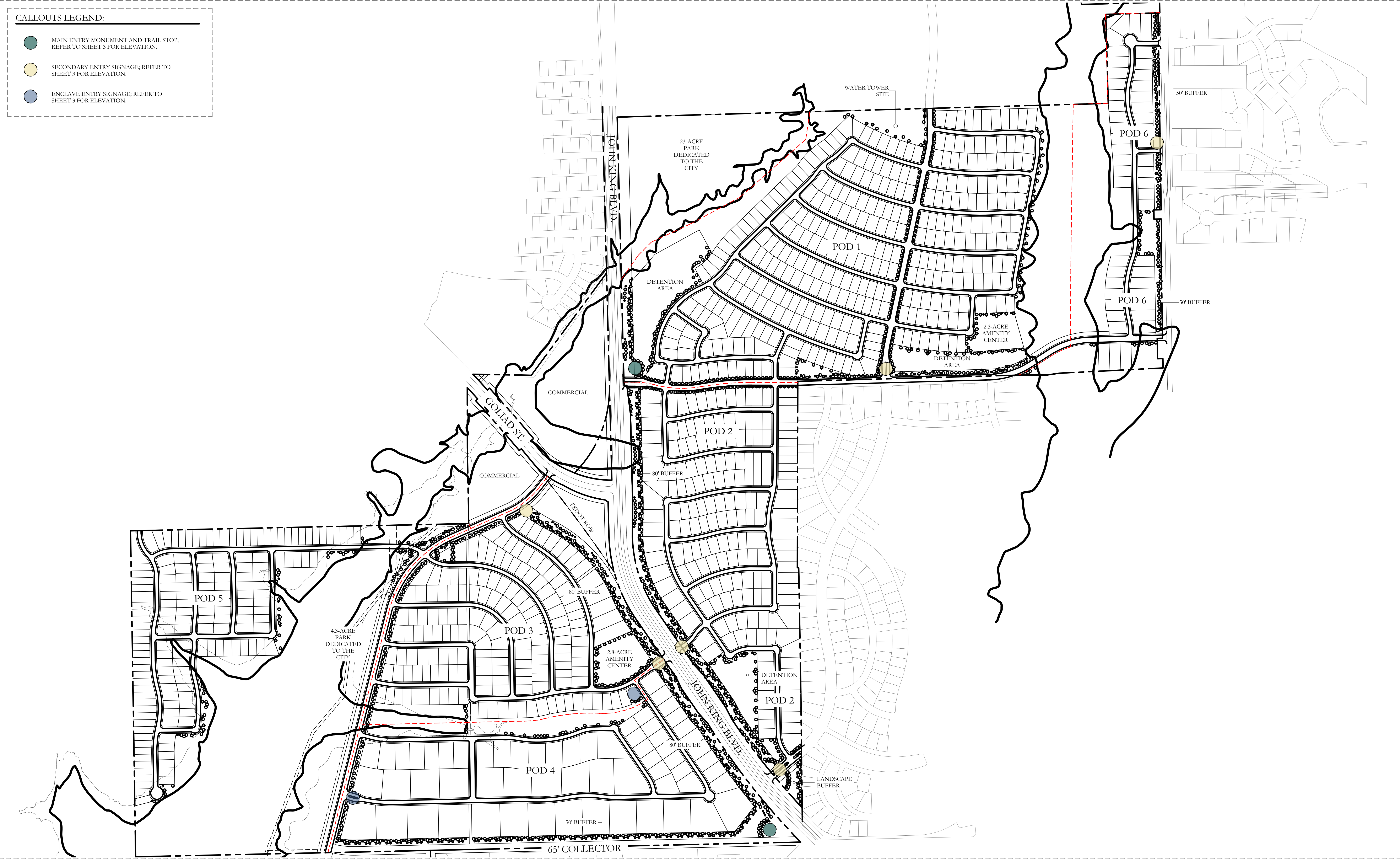
OWNERS  
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,  
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,  
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND  
1 CARMARTHEN COURT  
DALLAS, TEXAS 75225

JULY 2024 SCALE 1" = 400'

CASE NO. XXXX

CALLOUTS LEGEND:

-  MAIN ENTRY MONUMENT AND TRAIL STOP; REFER TO SHEET 3 FOR ELEVATION.
-  SECONDARY ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
-  ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.



JUNIPER / OVERALL LAYOUT PLAN

City of Rockwall, Rockwall County, Texas



NORTH




SCALE: 1" = 300'-0"

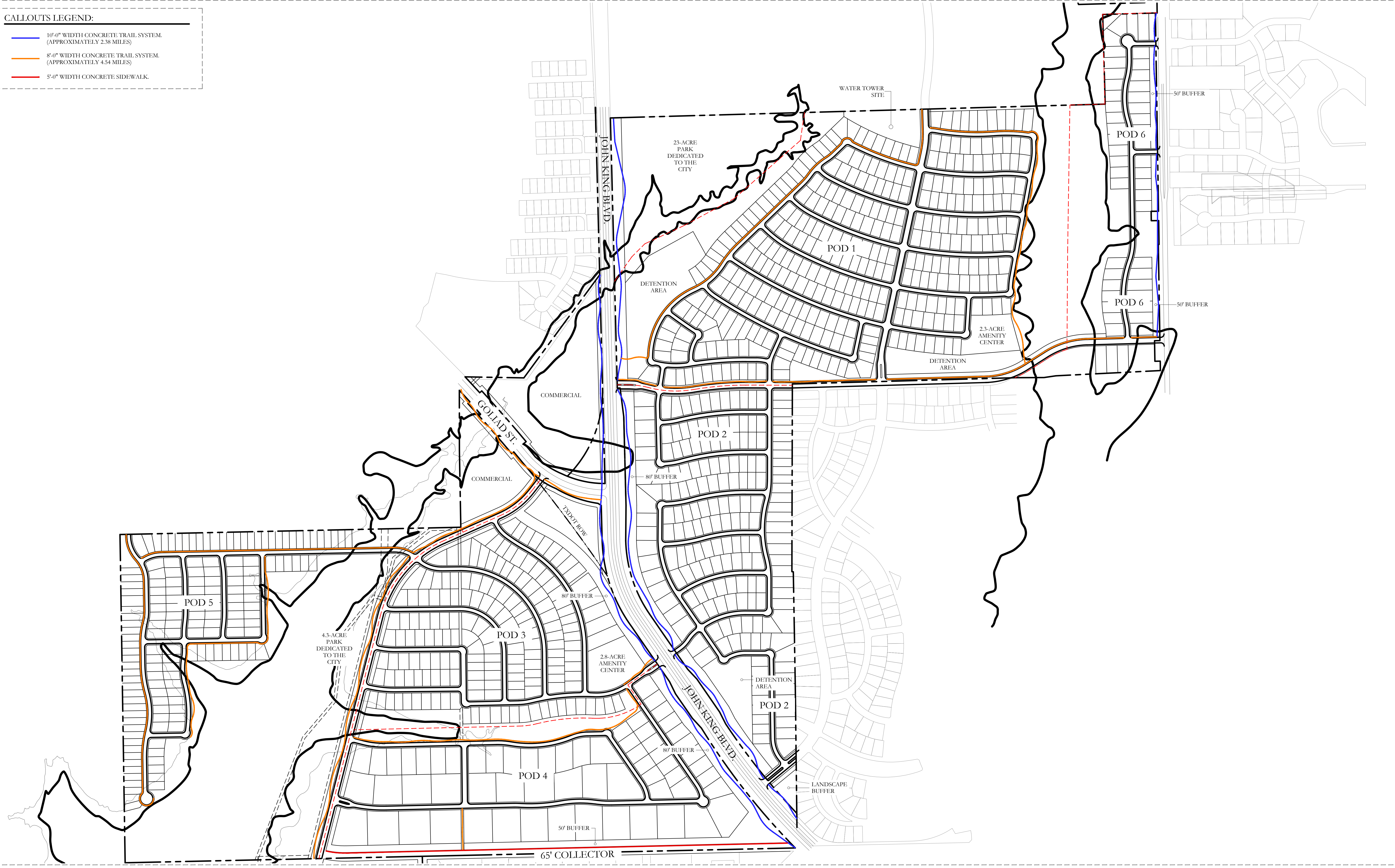


TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SHEET 1 OF 5  
Owner Submittal 7-17-2024

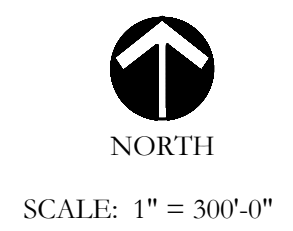
**CALLOUTS LEGEND:**

	10'-0" WIDTH CONCRETE TRAIL SYSTEM (APPROXIMATELY 2.38 MILES)
	8'-0" WIDTH CONCRETE TRAIL SYSTEM (APPROXIMATELY 4.54 MILES)
	5'-0" WIDTH CONCRETE SIDEWALK



**JUNIPER / OVERALL SIDEWALK AND TRAIL PLAN**

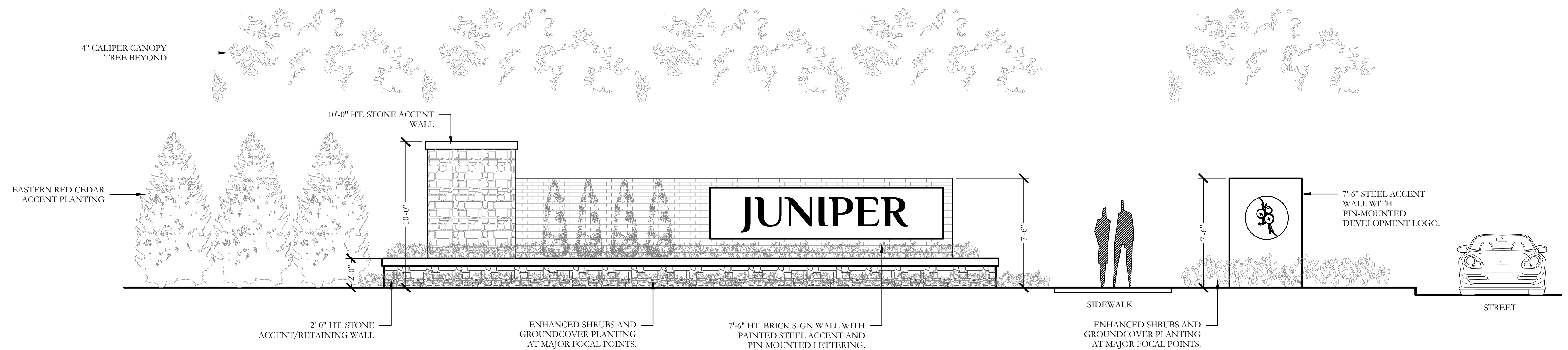
City of Rockwall, Rockwall County, Texas



SHEET 2 OF 5  
Owner Submittal 7-17-2024

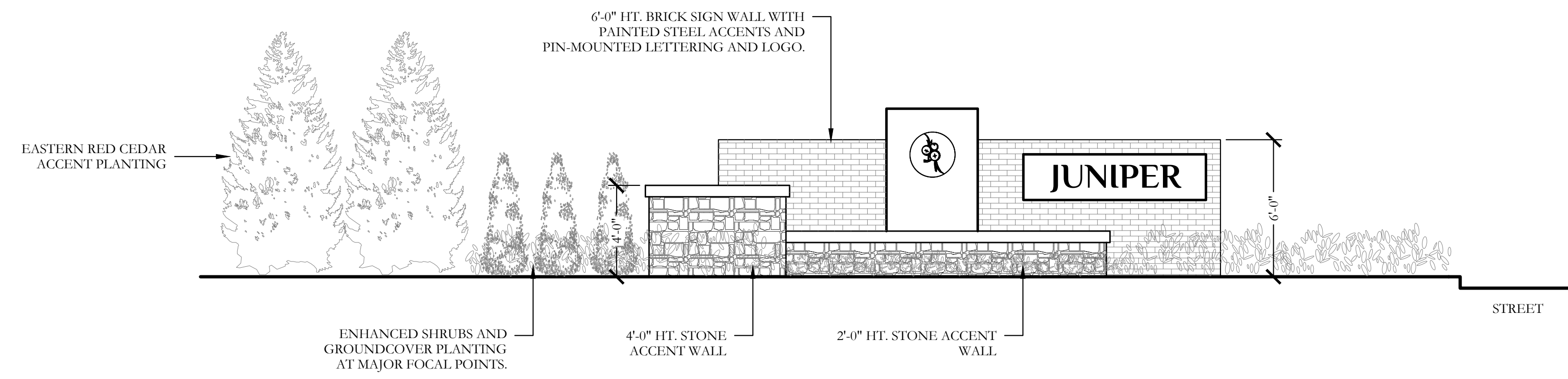






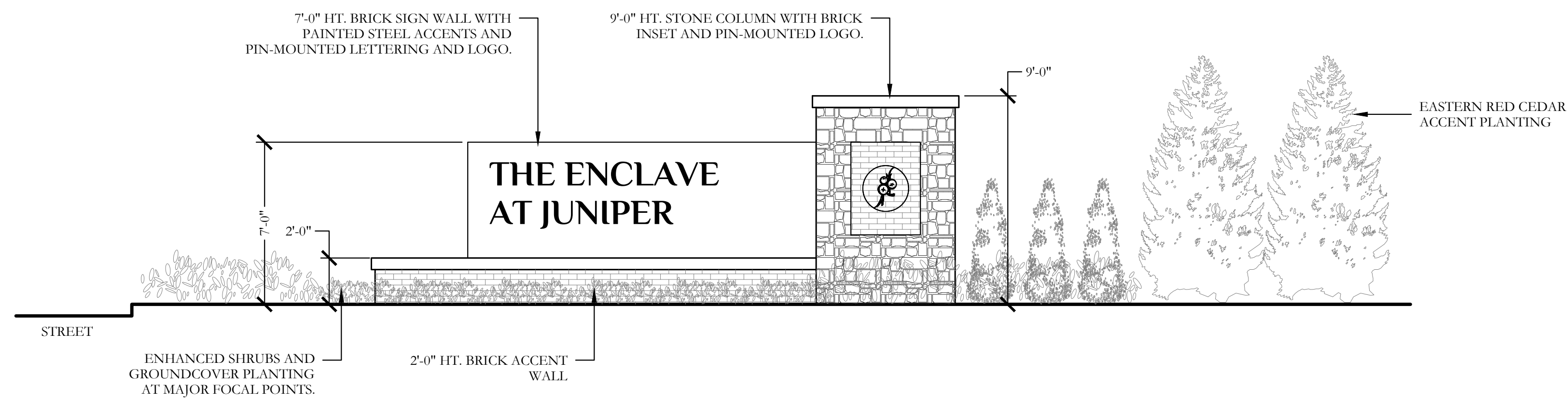
MAIN ENTRY SIGNAGE  
ELEVATION

SCALE: 1/4" = 1'-0"



SECONDARY ENTRY SIGNAGE  
ELEVATION

SCALE: 1/4" = 1'-0"



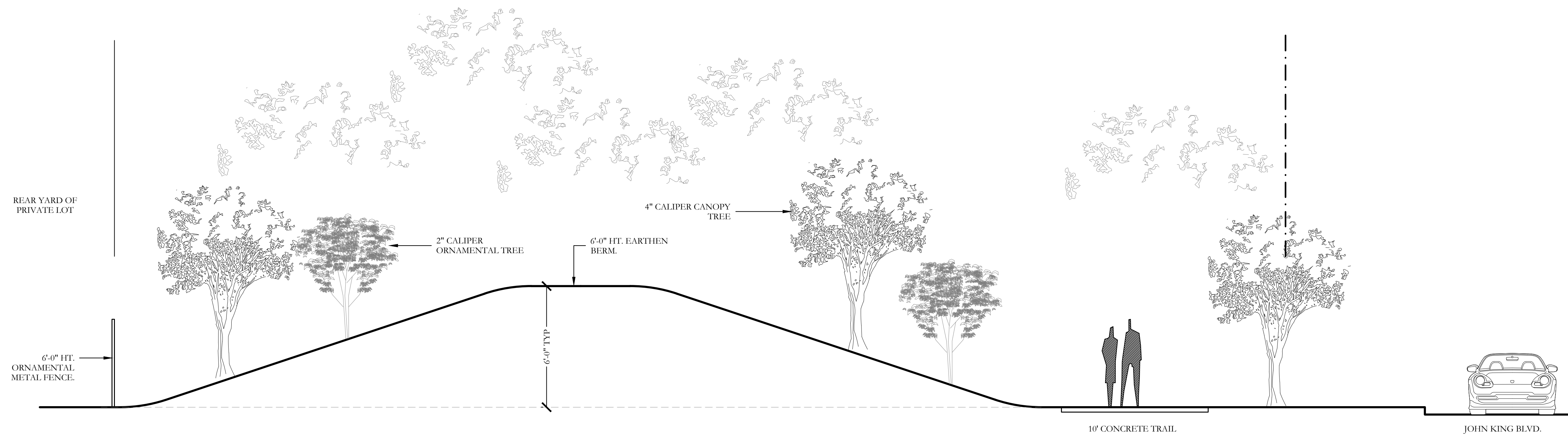
ENCLAVE ENTRY SIGNAGE  
ELEVATION

SCALE: 1/4" = 1'-0"

JUNIPER / ENTRY MONUMENT ELEVATIONS

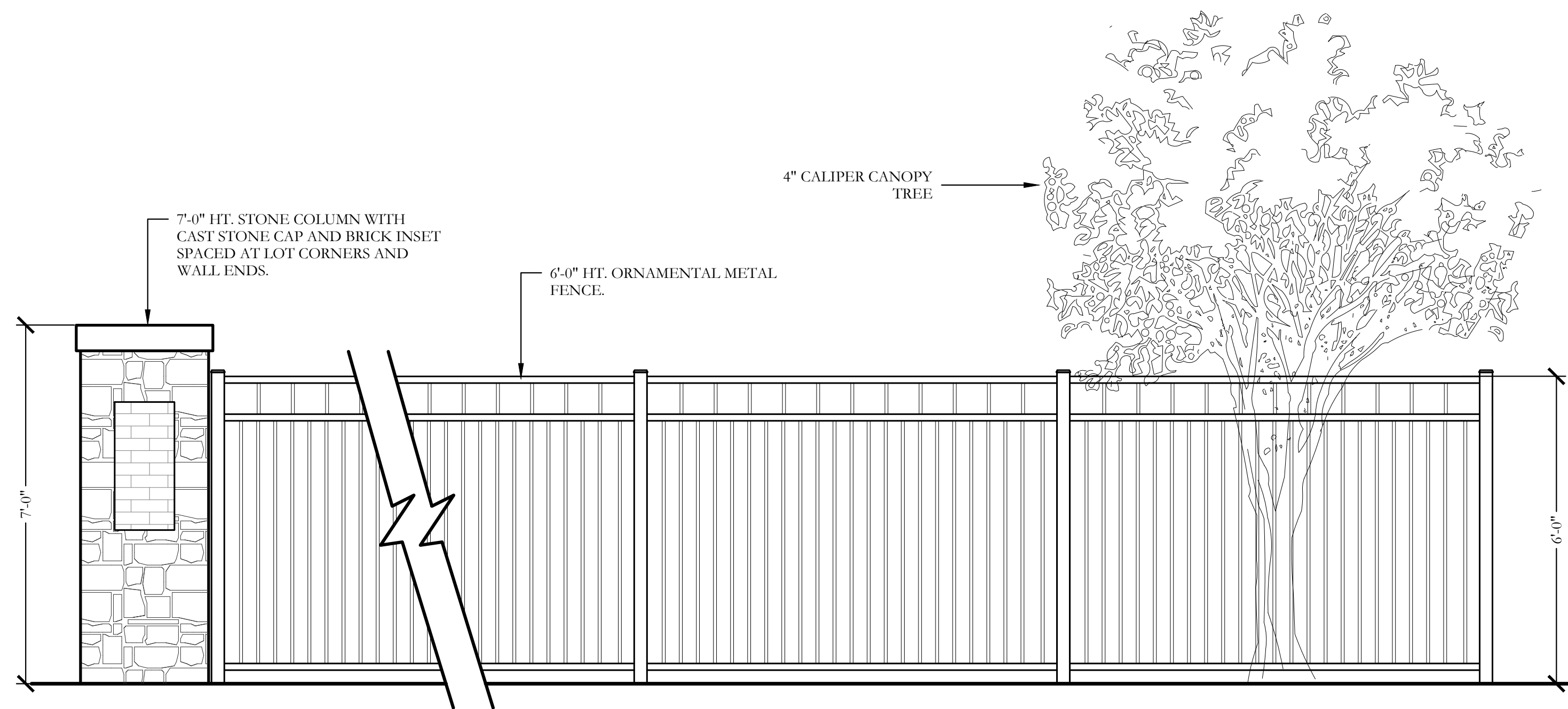
City of Rockwall, Rockwall County, Texas

SHEET 3 OF 5  
Owner Submittal 7-17-2024



TYPICAL CROSS SECTION OF JOHN KING BLVD.  
ELEVATION

SCALE: 1/4" = 1'-0"



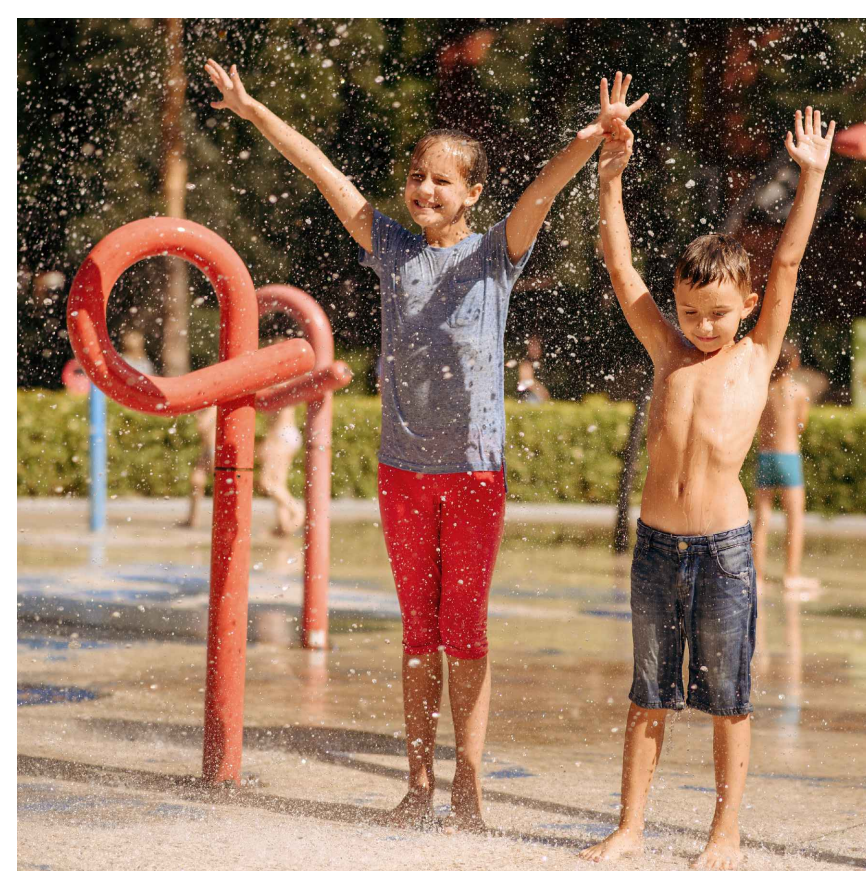
TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS  
ELEVATION

SCALE: 1/2" = 1'-0"

JUNIPER / TYPICAL SCREENING DETAILS

City of Rockwall, Rockwall County, Texas

SHEET 4 OF 5  
Owner Submittal 7-17-2024



JUNIPER / AMENITY CENTER INSPIRATION PAGE

City of Rockwall, Rockwall County, Texas

SHEET 5 OF 5  
Owner Submittal 7-17-2024

Lot Type	Min Lot Size	Min Lot Size	Dwelling Units	% Dwel Un	actual sq ftg
1 acre	185 x 200	43560	24	2.50%	37000
1/2 acre		21780	15	1.56%	
100'	100x150	12000	46	4.79%	15000
82'	82x125	9600	125	13.02%	10250
72'	72x125	8640	377	39.27%	9000
62'	62x125	7440	308	32.08%	7750
52'	52x125		65	6.77%	6500
			960	100.00%	

Total Acres                    536.42  
 Gross Commercial            41  
 Total Res Lots                960  
 Residential Density         1.789            1.790            = #res lots/total acres  
 Gross Res Density            1.938            = #res lots/(total acres-gross commercial)  
 Total Flood Plain Acres     87.09  
 Total Open Space Acres     136.8

**Exhibit 'F':**  
*Density and Development Standards*

(1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) Residential Land Uses. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) Non-Residential Land Uses. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- CONVENT, MONASTERY, OR TEMPLE
- COMMERCIAL PARKING GARAGE
- RESIDENCE HOTEL
- MOTEL
- CEMETERY/MAUSOLEUM
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPITAL
- MORTUARY OR FUNERAL CHAPEL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- TRADE SCHOOL
- MINOR AUTO REPAIR GARAGE
- SELF SERVICE CAR WASH
- SERVICE STATION
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- ANTENNA DISH
- COMMERCIAL FREESTANDING ANTENNA
- HELIPAD
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY

(2) Residential Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

**Exhibit 'F':  
Density and Development Standards**

**TABLE 1: LOT COMPOSITION**

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	185' x 200'	43,560 SF	24	2.50%
B	100' x 200'	21,780 SF	15	1.56%
C	100' x 150'	12,000 SF	46	4.79%
D	82' x 125'	9,600 SF	125	13.02%
E	72' x 125'	8,640 SF	377	39.27%
F	62' x 125'	7,440 SF	308	32.08%
G	52' x 125'	6,000	65	6.77
<i>Maximum Permitted Units:</i>			960	100.00%

(3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

(a) Residential. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed 1.938 dwelling units per gross acre of land; however, in no case should the proposed development exceed 960 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS**

Lot Type (see Concept Plan) ►	A	B	C	D	E	F	G
<i>Minimum Lot Width</i> <sup>(1)</sup>	185'	100'	100'	80'	72'	62'	52'
<i>Minimum Lot Depth</i>	200'	200'	110'	110'	110'	110'	110'
<i>Minimum Lot Area (SF)</i>	43,560	21,780	12,000	9,600	8,640	7,440	6000
<i>Minimum Front Yard Setback</i> <sup>(2), (5) &amp; (6)</sup>	30'	30'	20'	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	15'	15'	10'	6'	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> <sup>(2) &amp; (5)</sup>	15'	15'	15'	15'	15'	15'	15'
<i>Minimum Length of Driveway Pavement</i>	20'	20'	20'	20'	20'	20'	20'
<i>Maximum Height</i> <sup>(3)</sup>	35'	35'	35'	35'	35'	35'	35'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	30'	30'	10'	10'	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	3,200	3,200	3,200	2,800	2,500	2,200	2,000
<i>Minimum Garage Spaces</i>	3	3	3	3	2	2	2

General Notes:

- <sup>1</sup>: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front or rear lot width reduced by 20% as measured at the front or rear property line provided that the lot width will be met at the *Front Yard* and *Rear Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5</sup>: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- <sup>6</sup>: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

(b) Non-Residential. Except as modified by this Planned Development District ordinance,

**Exhibit 'F':**

*Density and Development Standards*

the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the General Retail (GR)

**Exhibit 'F':**  
*Density and Development Standards*

District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a General Retail (GR) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of a 50-foot landscape buffer utilizing a berm and three (3) tiered screening (*i.e.* [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

- (4) *Building Standards for Residential.* All residential development shall adhere to the following building standards:
- (a) *Masonry Requirement.* The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



**Exhibit 'F':**  
*Density and Development Standards*



**Exhibit 'F':**  
*Density and Development Standards*

FIGURE 3: EXAMPLES OF HORIZONTAL LAP



- (b) Roof Pitch. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) Garage Orientation and Garage Doors. This development shall adhere to the following garage design standards and orientation requirements:
- (1) Type 'A', 'B' & 'C' Lots. The Type 'A', 'B' & 'C' Lots (i.e. the yellow, orange and purple lots depicted in Exhibit 'C') shall be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.
  - (2) Type 'D' & 'E' Lots. A total of 22.54% or 188 of the Type 'D' & 'E' Lots (i.e. blue and green colored lots depicted in Exhibit 'C') may have garage configurations that are oriented in a Front Entry garage configuration (i.e. where the garage door faces the street); however the front façade of the garage shall be setback a minimum of five (5) feet behind the front façade of the primary structure and the front yard building setback shall be increased to 25-feet. The remaining 77.46% or 646 of the Type 'D' & 'E' Lots shall be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, the following architectural elements must be incorporated into all garage configurations: [1] divided garage bay doors (i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent), [2] carriage style hardware and lighting, [3] decorative wood doors or wood overlays on insulated metal doors, and [4] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in Figure 4.

**Exhibit 'F':  
Density and Development Standards**

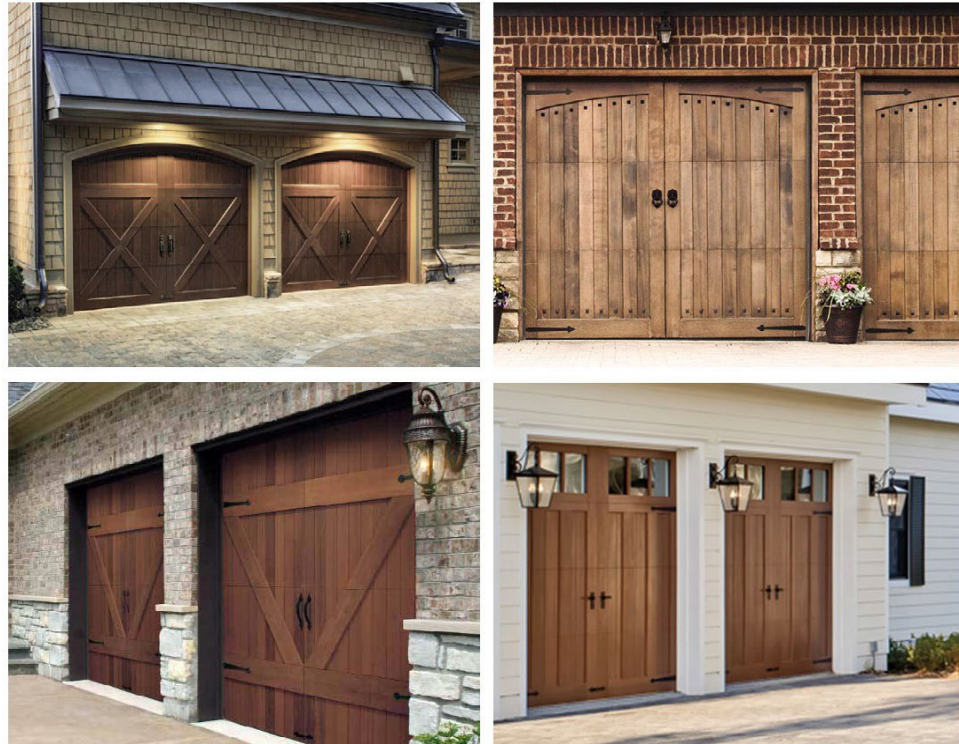
**FIGURE 4. EXAMPLES OF ENHANCED WOOD GARAGE DOOR**



**FIGURE 5: EXAMPLES OF UPGRADED FINISHES**



**FIGURE 6: EXAMPLES OF UPGRADED GARAGES**



**Exhibit 'F':**  
*Density and Development Standards*

- (5) Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see *Figures 7 & 8* below).

TABLE 3: ANTI-MONOTONY MATRIX

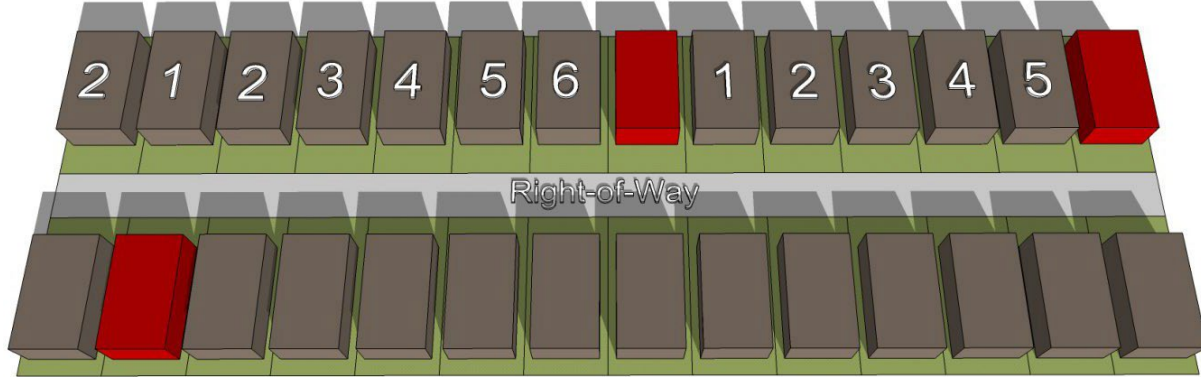
<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	185' x 200'	(1), (2), (3), (4), (5)
B	100' x 110'	(1), (2), (3), (4), (5)
C	80' x 110'	(1), (2), (3), (4), (5)
D	72' x 110'	(1), (2), (3), (4), (5)
E	62' x 110'	(1), (2), (3), (4), (5)

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following three (3) items deviate:
- (1) Number of Stories
  - (2) Permitted Encroachment Type and Layout
  - (3) Roof Type and Layout
  - (4) Articulation of the Front Façade
  - (5) Garage Orientation
- (c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

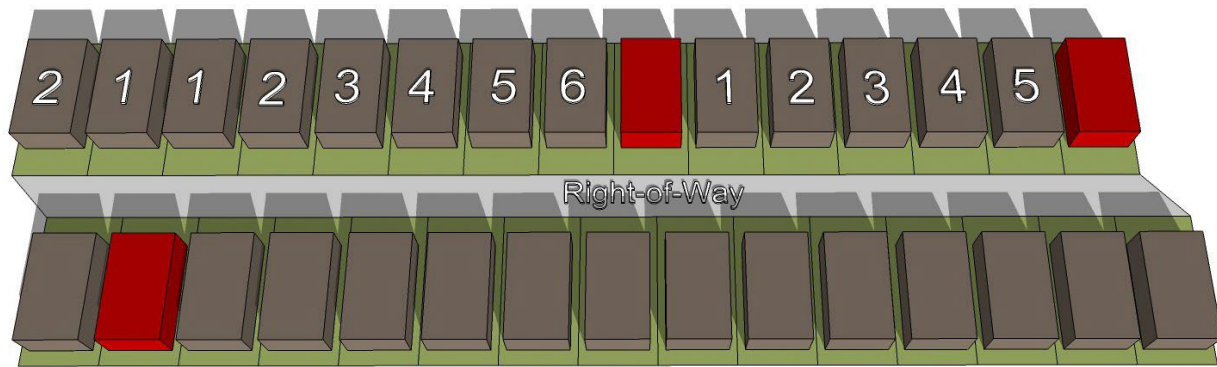
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**FIGURE 7. PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.**



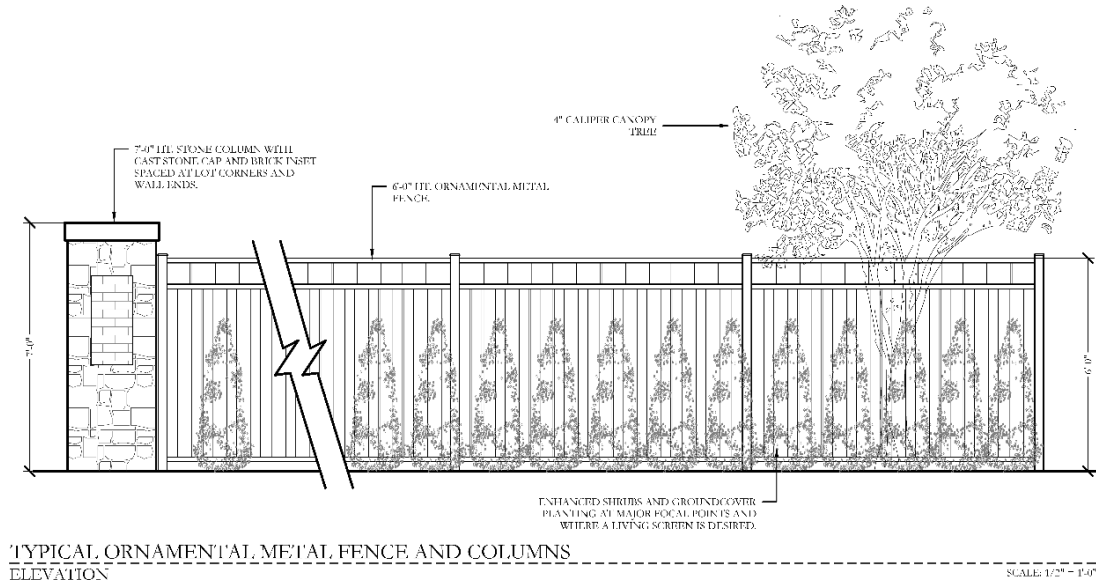
**FIGURE 8. PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.**



- (6) **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) **Front Yard Fences.** Front yard fences shall be prohibited.
  - (b) **Wood Fences.** All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
  - (c) **Wrought Iron/Tubular Steel.** Lots located along the perimeter of roadways (*i.e. John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

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- (d) **Corner Lots**. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot center spacing that begins at the rear property line corner and terminates ten (10) feet behind the front yard building setback line (*see Figure 9*). A maximum of six (6) foot wrought iron fence shall be constructed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of ten (10) feet. The property owner shall be required to maintain both sides of the fence.



**FIGURE 9. TYPICAL ORNAMENTAL METAL FENCE WITH COLUMNS**

- (e) **Solid Fences (including Wood Fences)**. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (f) **Fence in Easements**. No fencing shall be constructed in or across the City of Rockwall's easements.
- (7) **Landscape and Hardscape Standards**.
- (a) **Landscape**. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
- (b) **Landscape Buffers**. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). All trail locations shall generally be in accordance with *Exhibit 'D'* of this ordinance.
- (1) **Landscape Buffer and Sidewalks (John King Boulevard)**. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard (*outside of and*

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beyond any required right-of-way dedication), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to John King Boulevard shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

FIGURE 10. TYPICAL CROSS SECTION OF LANDSCAPE BUFFER FOR JOHN KING BOULEVARD



- (2) *Landscape Buffer and Sidewalks (S. Goliad Street [SH-205])*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard and S. Goliad Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 80-foot landscape buffer.
- (3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 50-foot landscape buffer shall be provided along FM-549 for the residential property (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 50-foot landscape buffer. All residential lots backing to FM-549 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines.
- (4) *Landscape Buffer and Sidewalks (Perimeter Minor Collectors)*. A minimum of a 30-foot landscape buffer shall be provided along all *Perimeter Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.
- (5) *Landscape Buffer and Sidewalks (Minor Collectors)*. A minimum of a ten (10) foot landscape buffer shall be provided along all *Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A

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meandering five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

- (6) *Landscape Buffer and Sidewalks (Lofland Circle)*. A minimum of a 50-foot landscape buffer shall be provided along Lofland Circle across from the existing residential lots in the Oaks of Buffalo Way subdivision after which point the landscape buffer may be reduced to ten (10) feet. The segment of landscape buffer that is required to be 50-feet wide shall incorporate a minimum of a 48-inch berm and a five (5) foot meandering sidewalk along the entire landscape buffer. The entire landscape buffer along Lofland Circle shall incorporate a solid living screen utilizing evergreen trees - *- either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan --*, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers.
- (7) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch continuous *built-up* berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.
- (8) *Landscape Screening in the Western Triangle South of Stable Glen Drive (Adjacent to the Somerset Park Subdivision)*. In order to create a solid living screen adjacent to the homes in the Somerset Park Subdivision that will back to the proposed open space on the west side of SH-205 (*i.e. south of Stable Glen Drive*) a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan --*, a minimum of four (4) caliper inches in size, will be planted on ten (10) foot centers along the entire adjacency.
- (c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.



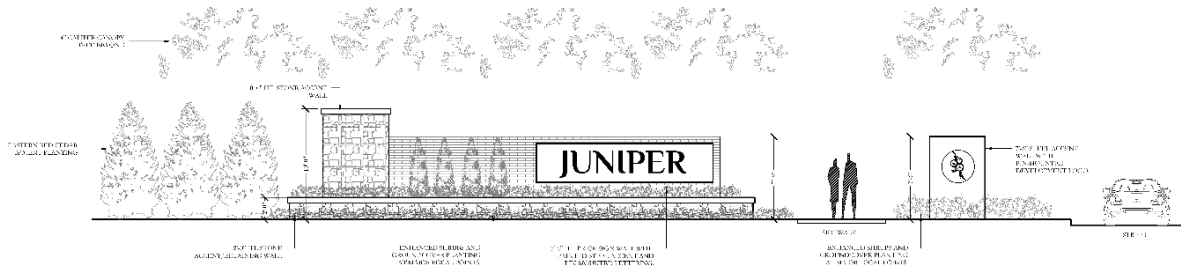
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- (8) Street. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (i.e. base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.
- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) Open Space/Public Park. The development shall consist of a minimum of 20.00% open space (or a minimum of 108.066-acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.
- (13) Amenity Center. Amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance and generally in accordance with the images depicted in *Exhibit 'E'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the two (2) amenity centers shall be approved with the *PD Site Plan*.
- (14) Trails. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'D'* of this ordinance, and shall provide connectivity to the proposed parks.
- (15) Trail Rest Stop. A trail rest stop shall be constructed at the location as depicted in *Exhibit 'D'* of this ordinance and shall include a rest bench, shade structure, water fountain, and bike repair station.
- (16) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*; however, they should generally conform with *Figures 11, 12 & 13*.

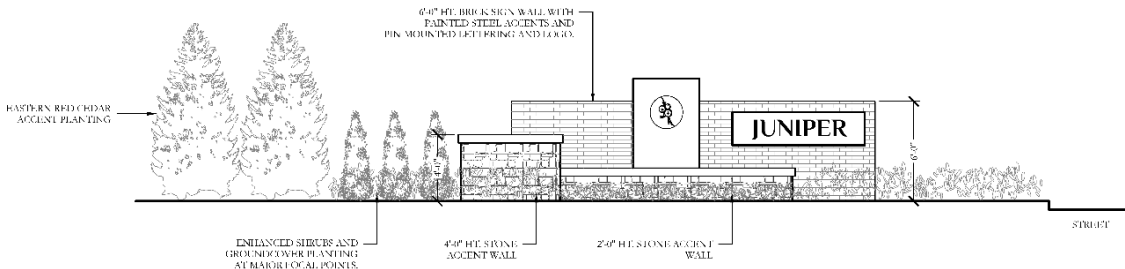
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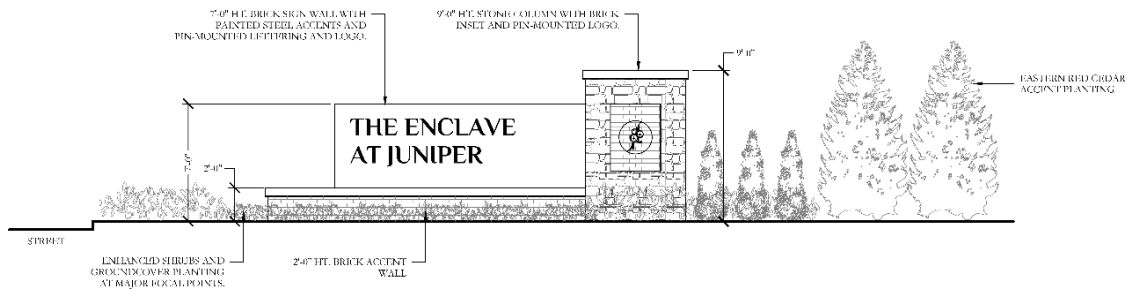
**FIGURE 11. MAIN ENTRY SIGNAGE**



**FIGURE 12. SECONDARY ENTRY SIGNAGE**



**FIGURE 13. ENCLAVE ENTRY SIGNAGE**



- (17) **Homeowner's Association (HOA).** A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (18) **Variances.** The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.