



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE) ^{1 & 3}
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1 & 2}
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) ²
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) ²

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) ^{1 & 3}
- ☒ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) ^{1 & 3}
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) ^{1 & 3}
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) ^{1 & 3}
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) ^{1 & 3}

NOTES:

- ¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
- ² A \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
- ³ AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

GENERAL NOTE: THE CITY OF ROCKWALL PLANNING AND ZONING DEPARTMENT ACCEPTS PAYMENT BY CHECK ONLY, EITHER IN PERSON OR BY MAIL. THE CITY OF ROCKWALL WILL NEVER REQUEST PAYMENT BY WIRE TRANSFER THROUGH EMAIL.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 184 Diana Drive, Rockwall, Texas

SUBDIVISION Rockwall Lake Properties No 2

LOT 747-A BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD75

CURRENT USE SF-7

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER Robert Wheeler

☒ APPLICANT Pascual Mojica

CONTACT PERSON Robert Wheeler

CONTACT PERSON Pascual Mojica

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF July, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED 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 ANY INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF July, 2026.

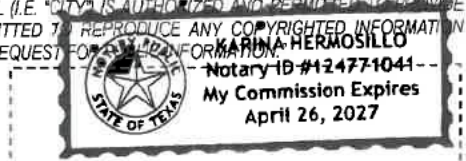
OWNER'S SIGNATURE

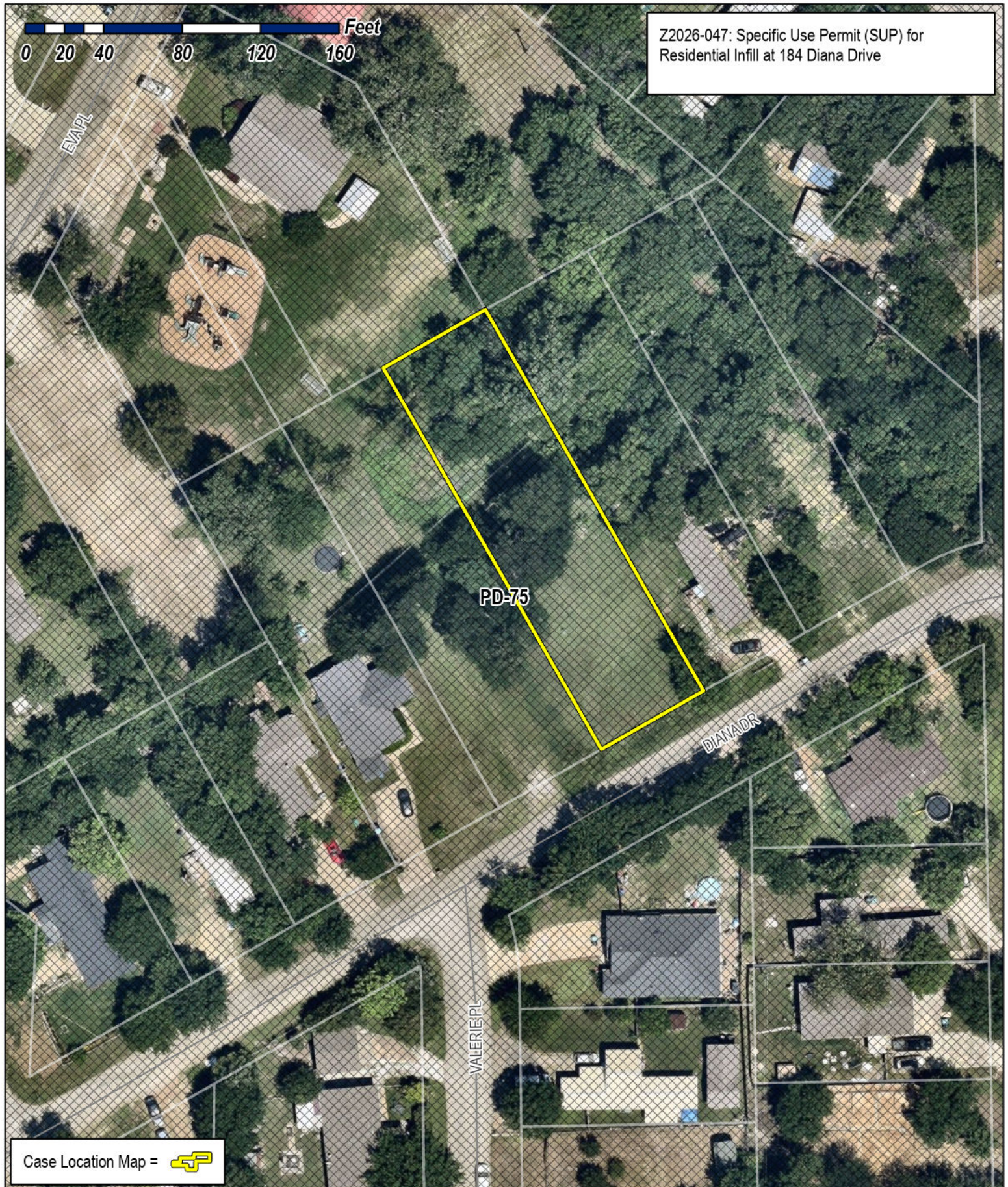
Robert Wheeler

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]

MY COMMISSION EXPIRES April 26, 2027





City of Rockwall

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

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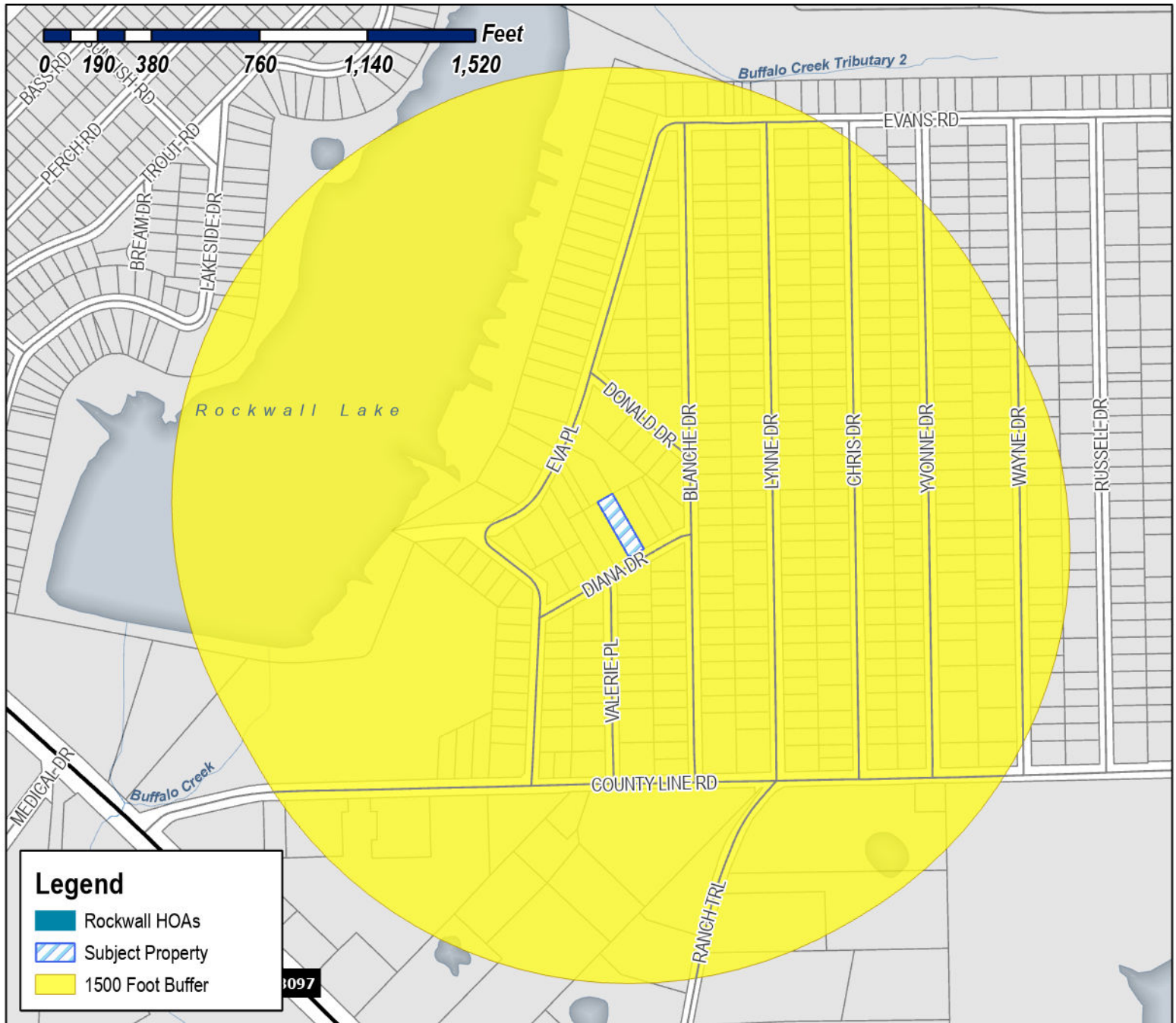




City of Rockwall

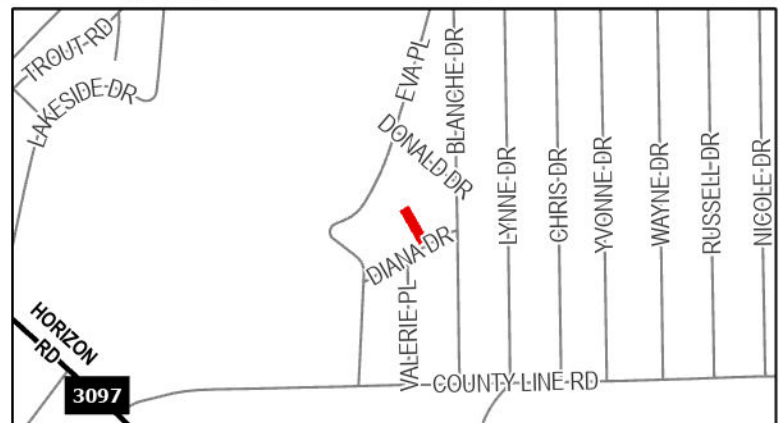
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Case Number: Z2026-047
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development 75
(PD-75) District
Case Address: 184 Diana Drive

Date Saved: 7/20/2026
For Questions on this Case Call (972) 771-7745

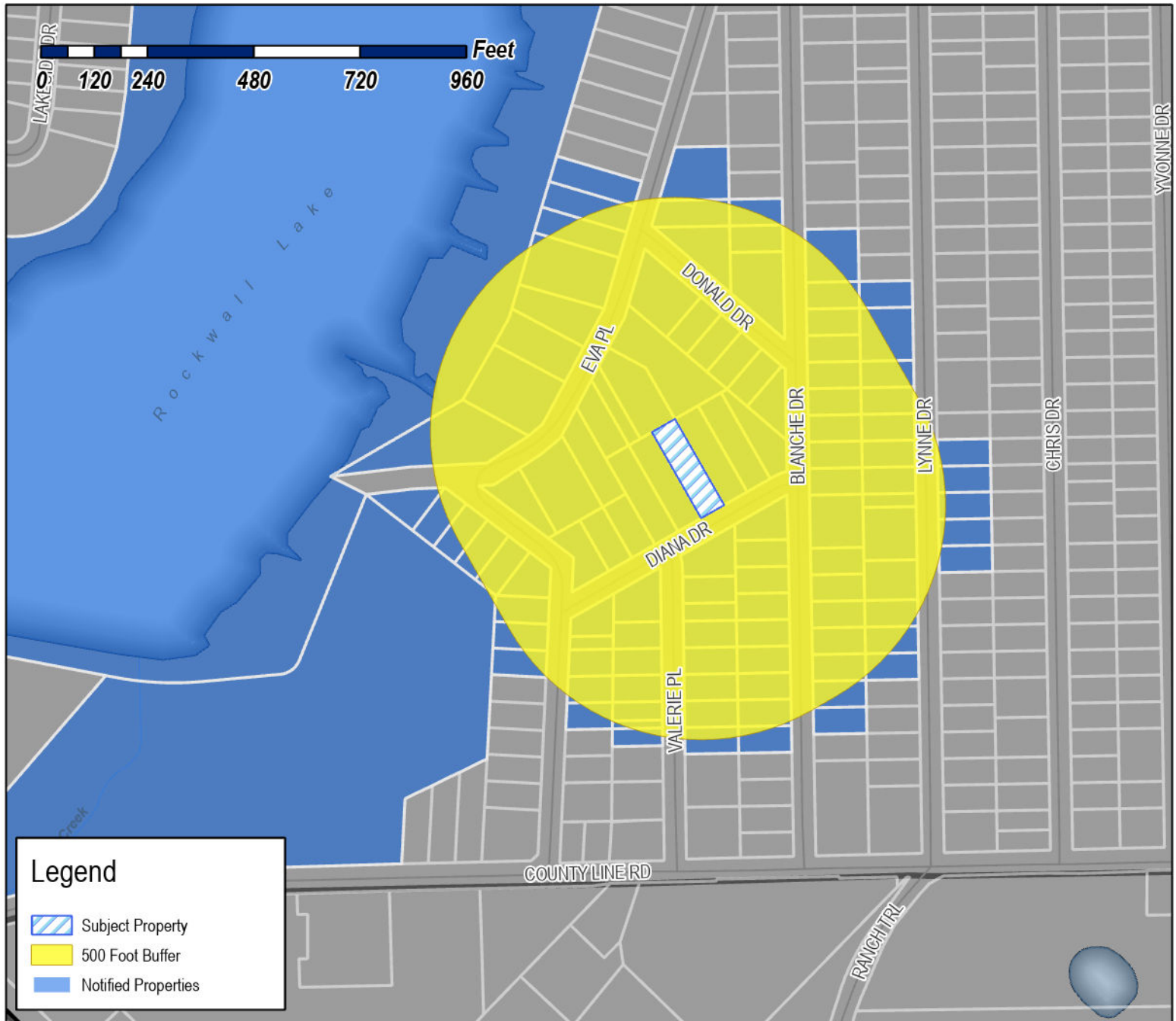




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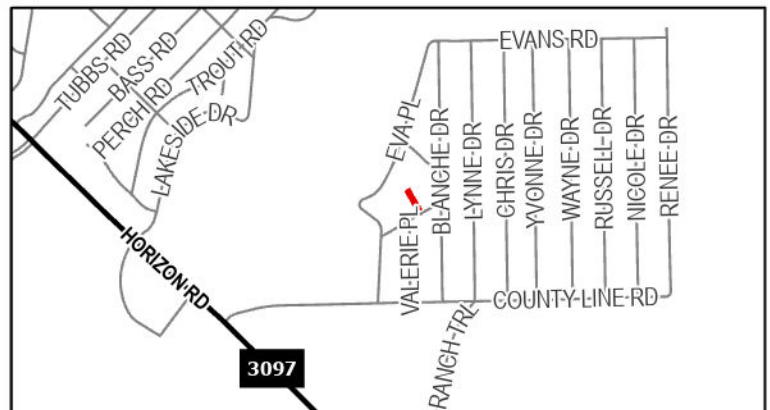
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ROCKWALL ISD TR
1050 Williams St
Rockwall, TX 75087

HERREROS ANTELMO &
SONIA T SERNA
109 DIANA DR
ROCKWALL, TX 75032

MARTINEZ FLORENTINO TREJO AND MARIA DEL
ROCIO RUBIO DE TREJO
11540 SINCLAIR AVENUE
DALLAS, TX 75218

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

HODGES LEANDRA MARIE
123 VAUGHN LN
QUINLAN, TX 75474

FERNANDEZ URBANO
1235 VZ CR3425
WILLS POINT, TX 75169

FERNANDEZ URBANO
1235 VZ CR3425
WILLS POINT, TX 75169

RESIDENT
126 DONALD DR
ROCKWALL, TX 75032

MORRIS AUBREY KEITH
133 DONALD DR
ROCKWALL, TX 75032

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134 YVONNE DR
ROCKWALL, TX 75032

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136 DIANA DR
ROCKWALL, TX 75032

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145 DONALD DR
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149 VALERIE PL
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VARGAS RICARDO
149 Blanche Dr
Rockwall, TX 75032

RESIDENT
154 DIANA
ROCKWALL, TX 75032

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154 DIANA DR
ROCKWALL, TX 75032

VAZQUEZ RAMON LOPEZ
156 BLANCHE DR
ROCKWALL, TX 75032

MORALES RAMIRO JR
159 EVA PLACE
ROCKWALL, TX 75032

TEPOX FABIOLA DOMINGUEZ
159 VALERIE PL
ROCKWALL, TX 75032

DURAN ROCIO
160 VALERIE PL
ROCKWALL, TX 75032

LORENZ PAOLA
162 DIANA DR
ROCKWALL, TX 75032

ESTATE OF DOROTHY M GRAY
162 DONALD DR
ROCKWALL, TX 75032

RESIDENT
163 BLANCHE DR
ROCKWALL, TX 75032

MORENO FABIOLA
163 DONALD
ROCKWALL, TX 75032

RESIDENT
168 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
168 VALERIE PL
ROCKWALL, TX 75032

RESIDENT
172 VALERIE PL MARIANA SIFUENTES
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173 DONALD DR
ROCKWALL, TX 75032

RESIDENT
173 EVA PL
ROCKWALL, TX 75032

TONG VINCENT
174 SUNRAY CREEK DR
KATY, TX 77493

TONG VINCENT HIEU AND
TIFFANY PHU
174 SUNRAY CREEK DR
KATY, TX 77493

LOC PHU AND VINCENT TONG
174 SUNRAY CREEK DR
KATY, TX 77493

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175 VALERIE PL
ROCKWALL, TX 75032

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175 Blanche Dr
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ROCKWALL, TX 75032

RESIDENT
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RESIDENT
184 LILLIAN DR
ROCKWALL, TX 75032

RESIDENT
185 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
187 VALERIE PL MARIA BLANCA RESENDIZ
ROCKWALL, TX 75032

ORTEGA RUBEN
187 EVA PL
ROCKWALL, TX 75032

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190 BLANCHE DR
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192 LYNNE DR
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CRISTINA MORENO SALAZAR
192 VALERIE PLACE
ROCKWALL, TX 75032

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ROCKWALL, TX 75032

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195 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
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ROCKWALL, TX 75032

CONTRERAS MANUEL AND MARIA G
198 EVA PL
ROCKWALL, TX 75032

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199 VALERIE PL
ROCKWALL, TX 75032

MELENDEZ HOPE
199 DIANA DR
ROCKWALL, TX 75032

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LUCIA ARROYO-ESPINOSA
202 BLANCHE DR
ROCKWALL, TX 75032

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202 VALERIE PLACE
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204 DIANA
ROCKWALL, TX 75032

RESIDENT
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ROCKWALL, TX 75032

ADAMS JAMES W
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

ADAMS JAMES & DEBBIE
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

ADAMS JAMES W
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

RESIDENT
209 EVA PL
ROCKWALL, TX 75032

RESIDENT
209 VALERIE PL
ROCKWALL, TX 75032

URBINA ARACELI C
209 BLANCHE DR
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D
212 LYNNE DR
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D
212 LYNNE DR
ROCKWALL, TX 75032

RICO RUIZ CARLOS AND MARIA
212 VALERIE PL
ROCKWALL, TX 75032

RICO CARLOS
212 VALERIE PL
ROCKWALL, TX 75032

RESIDENT
214 DIANA
ROCKWALL, TX 75032

RESIDENT
214 EVA PL
ROCKWALL, TX 75032

FLORES ALEJANDRO & GABRIELA CERVANTES-
OSORNIO
214 BLANCHE DR
ROCKWALL, TX 75032

RUIZ JOSE C
219 VALERIE PL
ROCKWALL, TX 75032

RESIDENT
226 BLANCHE DR
ROCKWALL, TX 75032

LANDIN MARTHA P
228 EVA PL
ROCKWALL, TX 75032

GUADALUPE JOSE AND
ANGELA ANN GUTIERREZ
229 BLANCHE DR
ROCKWALL, TX 75032

GUTIERREZ JOSE G & ANGELA A
229 BLANCHE DR
ROCKWALL, TX 75032

SCHULKE VANESSA AND ANTHONY FRESQUEZ
229 Valerie Pl
Rockwall, TX 75032

PEREZ FERMIN
230 LYNN DRIVE
ROCKWALL, TX 75032

RESIDENT
234 BLANCHE DR
ROCKWALL, TX 75032

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235 LYNNE DR
ROCKWALL, TX 75032

RAMIREZ MARTHA E
235 LYNNE DRIVE
ROCKWALL, TX 75032

VARGAS EMMANUEL LAZARO AND
BEATRIZ LEAL FERNANDEZ
238 EVA PL
ROCKWALL, TX 75032

RESIDENT
245 EVA
ROCKWALL, TX 75032

RESIDENT
247 BLANCHE DR
ROCKWALL, TX 75032

CARMONA EVELIA
249 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
254 EVA PL C/O DON/AUDREY BLAKENSHIP
ROCKWALL, TX 75032

RESIDENT
254 LYNNE DR
ROCKWALL, TX 75032

SALAZAR-CARMONA MIRIAM GUADALUPE
263 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
265 BLANCHE DR TIFFANY PHU
ROCKWALL, TX 75032

RESIDENT
266 LYNNE DR ATTN;MARY SMITH
ROCKWALL, TX 75032

RESIDENT
273 LYNNE DR
ROCKWALL, TX 75032

ESCOBAR AURELIO
274 EVA PL
ROCKWALL, TX 75032

ESCOBAR AURELIO
274 EVA PL
ROCKWALL, TX 75032

RESIDENT
276 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
280 EVA PL
ROCKWALL, TX 75032

RESIDENT
281 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
281 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
283 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
288 LYNNE DR
ROCKWALL, TX 75032

HERNANDEZ MARIA CESARIA
288 EVA PL
ROCKWALL, TX 75032

RESIDENT
294 EVA PL
ROCKWALL, TX 75032

OLIVA MARIA ELIDA MUNIZ &
SERGIO HERREROS
300 EVA PL
ROCKWALL, TX 75032

RESIDENT
302 LYNNE DR
ROCKWALL, TX 75032

VAZQUEZ JUAN MIGUEL & MARTHA PATRICIA
304 BLANCHE DR
ROCKWALL, TX 75032

VAZQUEZ JUAN MIGUEL & MARTHA PATRICIA
304 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
305 EVA PL
ROCKWALL, TX 75032

WESLEY ASHLEY MONIQUE
305 BLANCHE DR
ROCKWALL, TX 75032

BARRON INOCENCIO & HILDA AND
MONTSERRAT BARRON
310 LYNNE DR
ROCKWALL, TX 75032

NEXTEL PARTS & SUPPLIES INC
311 E I-30
ROCKWALL, TX 75087

RESIDENT
316 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
317 BLANCHE DR
ROCKWALL, TX 75032

222 SWORD LLC
3225 McLeod Dr Ste 777
Las Vegas, NV 89121

MAZARIEGOS EDGAR & SONIA I
3248 BLACKLAND RD
ROYSE CITY, TX 75189

UC F JOSE FAUSTO
329 BLANCHE DR
ROCKWALL, TX 75032

SALAZAR JOEL
335 EVA PL
ROCKWALL, TX 75032

RESIDENT
341 BLANCHE DR
ROCKWALL, TX 75032

MORENO SALVADOR
352 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
353 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
355 EVA
ROCKWALL, TX 75032

RESIDENT
362 LYNNE DR
ROCKWALL, TX 75032

PALICIOS MARIA
365 LYNNE DR
ROCKWALL, TX 75032

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370 EVA PLACE
ROCKWALL, TX 75032

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373 BLANCHE DR
ROCKWALL, TX 75032

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375 EVA
ROCKWALL, TX 75032

RAMIREZ RIGOBERTO AND
MARGARITA ESCOBAR
376 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
382 EVA AKA AMERICA A FUERTE
ROCKWALL, TX 75032

CRUZ YULY VANESSA
382 EVA PL
ROCKWALL, TX 75032

FUERTE AMERICA ALEJANDRINA
AKA AMERICA A FUERTE
3826 ROAN CIR
GARLAND, TX 75043

RESIDENT
383 EVA PL
ROCKWALL, TX 75032

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
390 BLANCHE DR MARGARITA ESCOBAR
ROCKWALL, TX 75032

RESIDENT
391 EVA
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO &
MARIA BLANCA RESENDIZ
397 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
400 EVA
ROCKWALL, TX 75032

RESIDENT
401 EVA
ROCKWALL, TX 75032

RAOFPUR DAVID
4219 ASHMONT CT
DALLAS, TX 75287

RESIDENT
422 EVA
ROCKWALL, TX 75032

GREENVILLE E-Z RENT LLC
430 Renee Dr
Rockwall, TX 75032

MBA CUSTOM HOMES LLC
430 RENEE DRIVE
ROCKWALL, TX 75032

SARABIA SILVESTRE
4322 BOWSER AVE APT 203
DALLAS, TX 75219

RONQUILLO ALMA DELIA
444 Eva Pl
Rockwall, TX 75032

CANADY JERRY ANN
4565 Highway 27 N
Story, AR 71970

ESTRADA ERASMO &
CRISTINA GARCIA
458 EVA PL
ROCKWALL, TX 75032

RESIDENT
463 EVA PL
ROCKWALL, TX 75032

RESIDENT
468 EVA
ROCKWALL, TX 75032

GARZA ISAI
482 EVA PL
ROCKWALL, TX 75032

RESIDENT
485 EVA
ROCKWALL, TX 75032

UC RUBEN A
506 LILLIAN ST
ROCKWALL, TX 75087

HILGENFELD DONNA & ROSS
6409 ALTA OAKS DR
GARLAND, TX 75043

GUTIERREZ DONATILO & BLANCA
6514 BUNKER HILL CT
ROWLETT, TX 75089

GUEVARA JOSE
6938 STATE HIGHWAY 50
COMMERCE, TX 75428

LAKEPOINTE CHURCH, INC
701 E INTERSTATE 30
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

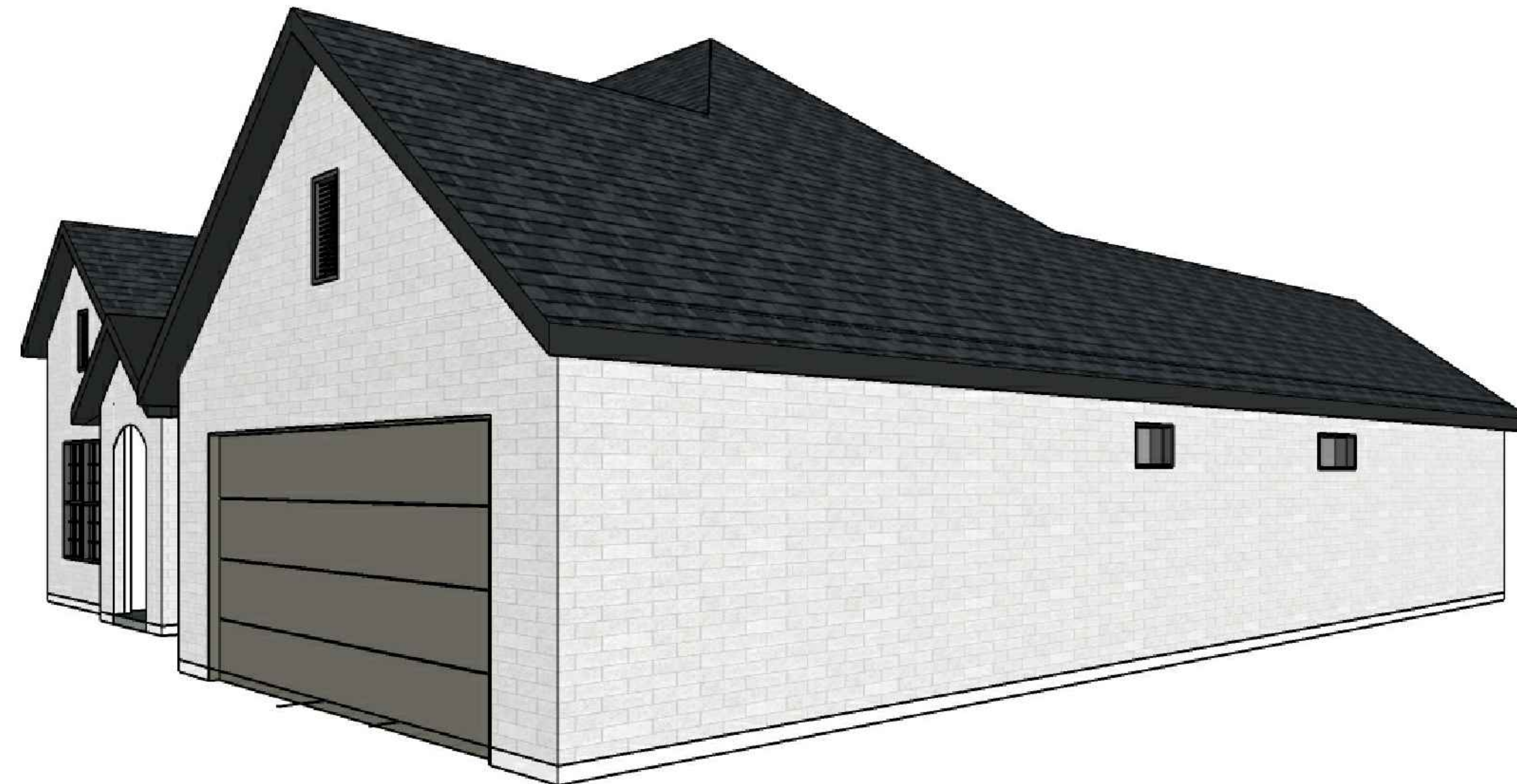
PERLA SERVICES LLC
827 W 9TH ST
DALLAS, TX 75208

OLIVA ANGEI MELISSA CASTRO
8839 COUNTY ROAD 3602
QUINLAN, TX 75474

LA REN CORPORATION
C/O DON/AUDREY BLAKENSHIP
P.O. BOX 2155
ROCKWALL, TX 75087

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

HTX INVESTMENTS, LLC
PO BOX 741209
HOUSTON, TX 77274



SEAL

PROJECT/PLAN ID

184 DIANA DR.

DATE:

7/16/26

DRAWN BY:

IR

CHECKED BY:

ER

DESCRIPTION:

**ONE STORY
SINGLE FAMILY RESIDENCE;
4 BEDROOMS, 2.5 BATHROOMS
TWO CAR ATTACHED GARAGE**

SCALE:

NTS

SHEET TITLE:

3D ELEVATION

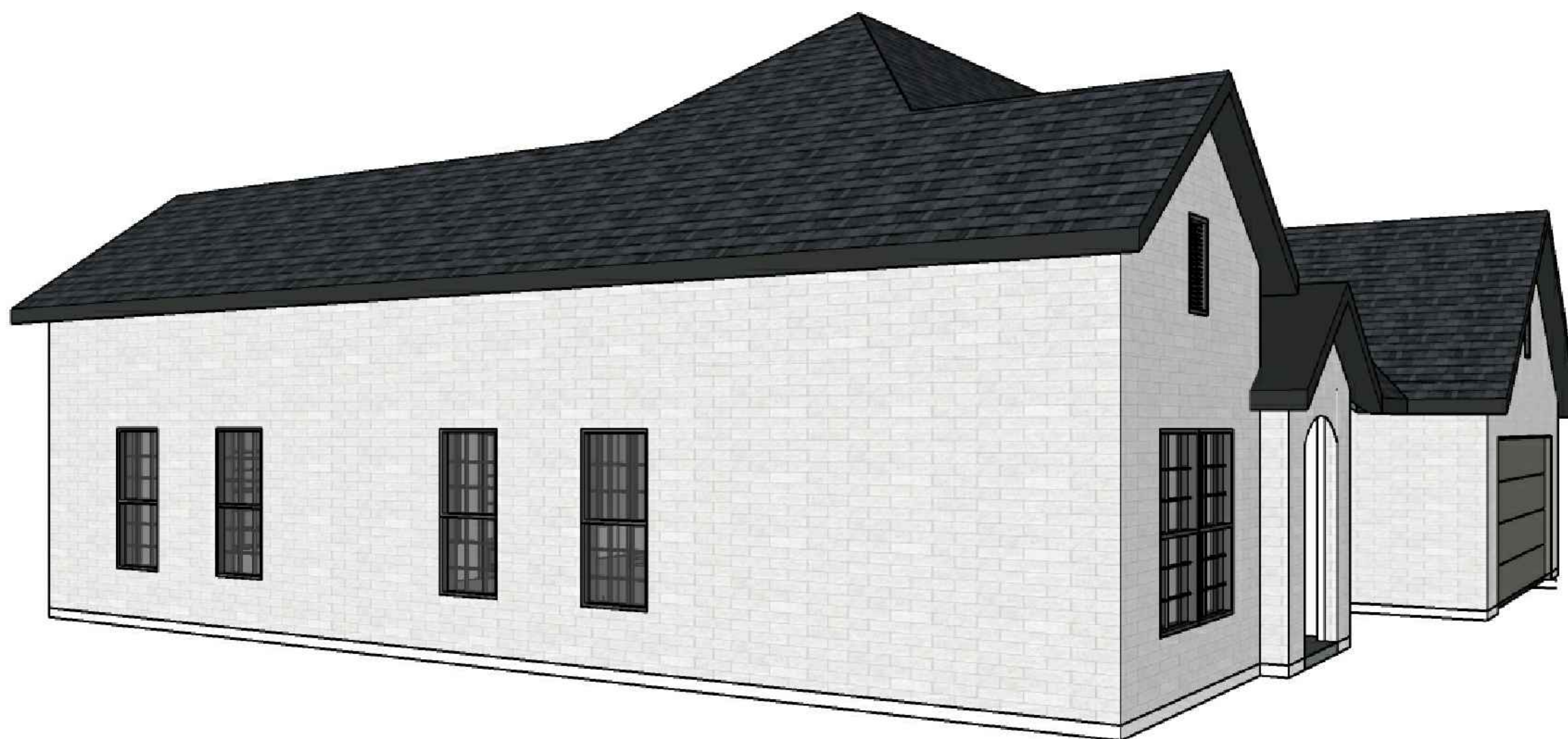
SHEET #:

A5.01

FILE NAME:

A5.01_3D ELEVATIONS

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SEAL

PROJECT/PLAN ID

184 DIANA DR.

DATE:

7/16/26

DRAWN BY:

IR

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ER

DESCRIPTION:

**ONE STORY
SINGLE FAMILY RESIDENCE;
4 BEDROOMS, 2.5 BATHROOMS
TWO CAR ATTACHED GARAGE**

SCALE:

NTS

SHEET TITLE:

3D ELEVATION

SHEET #:

A5.02

FILE NAME:

A5.02_3D ELEVATIONS

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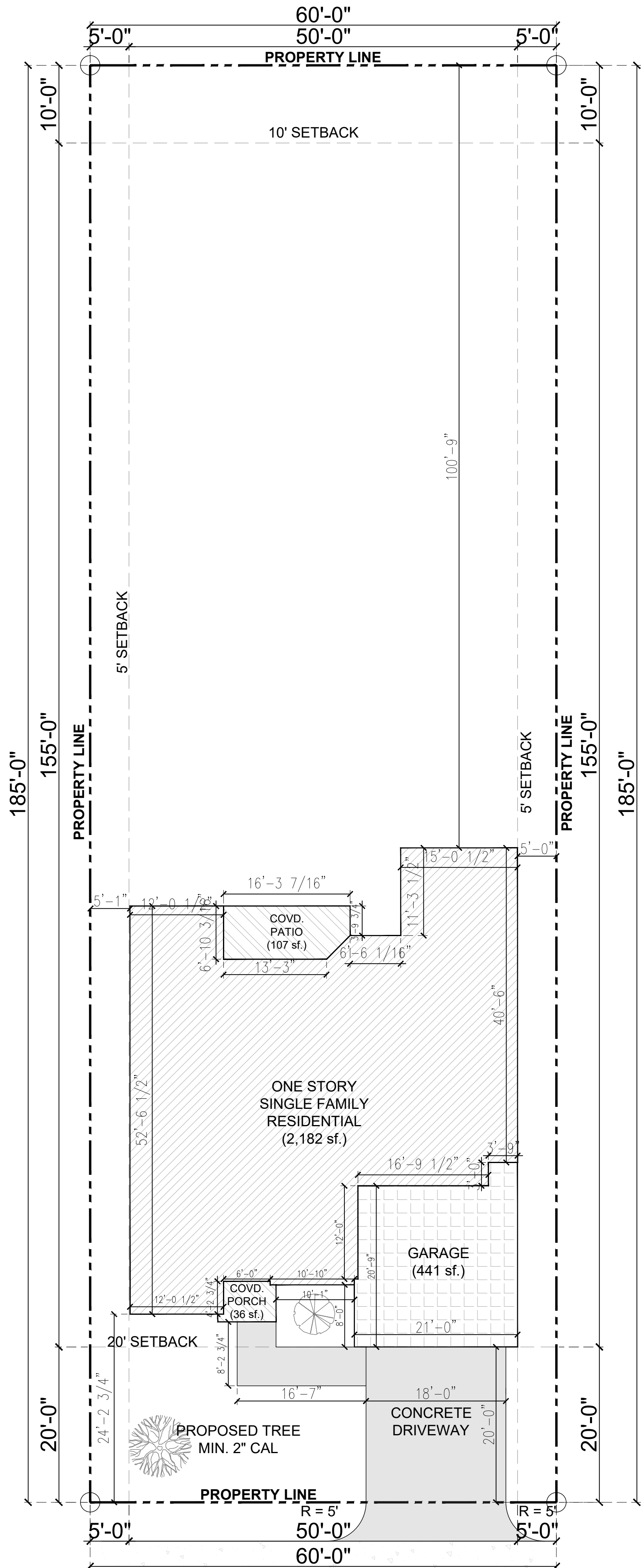
1

A5.02

3D ELEVATION

NTS

ZONING INFO
PD-75
Front Yard 20'
Side Yard 5'
Rear Yard 10'
HT 32'
Lot Cov 45%



SITE PLAN LEGEND	
---	PROPERTY LINE
- - -	SETBACK / BL
----	BUILDING FOOTPRINT
----	EASEMENT
.....	LOT SUBDIVISION
—○—	WOOD FENCE
—●—	IRON FENCE
○	LOT CORNER
○	UTILITY POLE
○	ELECTRIC POLE
○	WATER METER
○	MAN HOLE
▨	LIVING AREA
▨	GARAGE / CARPORT
▨	PORCH / PATIO
▨	CONCRETE PAVING
▨	PAVING

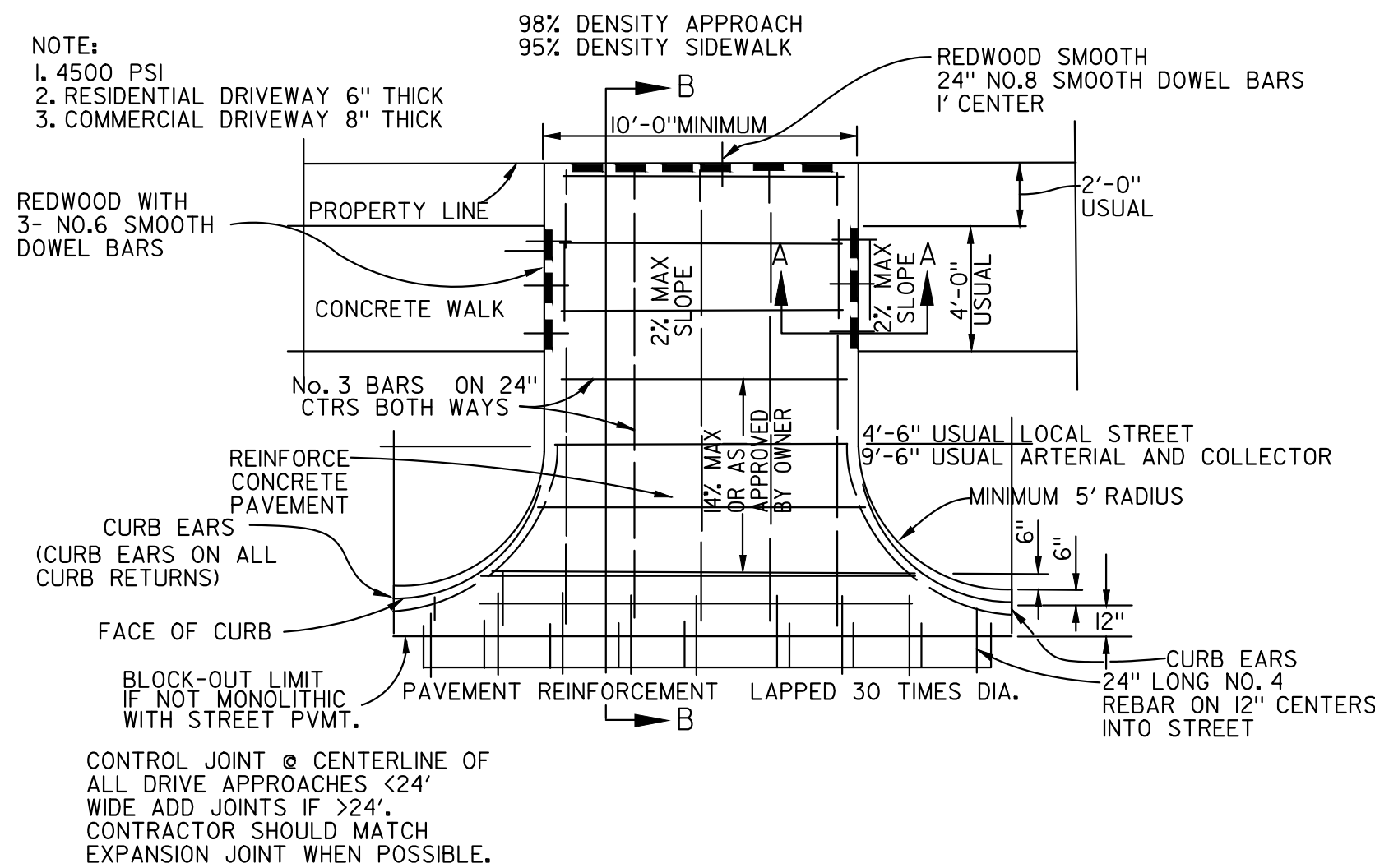
PROJECT INFORMATION	
ZONING	PD-75
LEGAL DESCRIPTION	ROCKWALL LAKE EST #2 LOT 747 A
TYPE	V-(B)
CLIMATE ZONE	ZONE 3A (WARM HUMID)
PROJECT DESCRIPTION	ONE STORY SINGLE FAMILY RESIDENCE 4 BEDROOMS, 2.5 BATHROOMS TWO CAR ATTACHED GARAGE



2 VICINITY MAP
C2.01 NTS

PROJECT AREA CALCULATION			
LIVING AREA (AC)		NON CONDITION AREA	
FIRST LEVEL	2,182 SF.	GARAGE	441 SF.
		COVD. PORCH	36 SF.
		COVD. PATIO	107 SF.
LOT AREA CALCULATION			
TOTAL LIVING AREA (AC)	2,182 SF.	LOT AREA	11,099 SF.
TOTAL UNDER ROOF	2,766 SF.	NON ROOF AREA	8,333 SF.
FOOTPRINT	2,766 SF.	% OF LOT	24.92 %

ROCKWALL LAKE EST #2 LOT 747 A



DRIVEWAY PAVING DETAILS

SEAL

PROJECT/PLAN ID
184 DIANA DR.

DATE:
7/16/26

DRAWN BY:
IR

CHECKED BY:
ER

DESCRIPTION:
**ONE STORY
SINGLE FAMILY RESIDENCE;
4 BEDROOMS, 2.5 BATHROOMS
TWO CAR ATTACHED GARAGE**

SCALE:
1" = 10' - 0"

SHEET TITLE:
SITE PLAN

SHEET #:
C2.01

FILE NAME:
C2.01_SITE PLAN

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1 SITE PLAN
C2.01 1" = 10' - 0"

NOTE: All new residential homes require a drive approach and sidewalk installation. Unless an existing, compliant drive approach and sidewalk are already present on the lot. Drive approach, sidewalk and right of way (ROW) permits to be pulled simultaneously. Minimum of two site trees required. Please refer to the city site tree specifications to comply with the applicable jurisdictional requirements. Should a fence permit need to be added to your drawings, an additional fee will apply. Please contact our customer service team at 214-946-4300.

LOT 735-A **LOT 736-A** **LOT 737-A**

LOT 748-A **LOT 747-A** **LOT 746-A**

DIANA DRIVE
(50' RIGHT-OF-WAY)

LEGAL DESCRIPTION
Being Lot 747-A, of ROCKWALL LAKE PROPERTY, Addition to Rockwall County, Texas, according to the plat recorded in Cabinet A, Slide 121, Plat Record 51, Volume 59, page 519, & Volume 83, Page 1, affect the property.

NOTES
1) To the best of my knowledge and belief the plat is correct.
2) All elevations shown hereon are based on the Rockwall Lake Property Survey, relative to each other only.

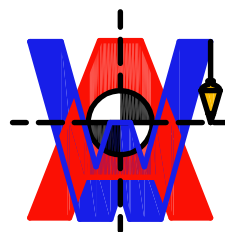
FLOOD
According to the Flood Insurance Rate Map No. 48397C 0040L, dated 09-26-2008, the property is located in Zone "X" & Zone "A". This information is for informational purposes only. For more information, visit the FEMA.org Map Center, surveyor assumes no responsibility for the accuracy of the FEMA website. Seller's responsibility.

GRAPHIC SCALE
1-INCH = 20 FEET
BASIS OF BEARING DERIVED FROM PLAT RECORDED IN CAB. A, SL. 121, P.R.R.C.T.

Site Benchmark
"MAG" NAIL SET IN ASPHALT
PAVING ELEVATION = 526.52'

Boundary Details:
Top: N 61°06'13" E 60.00' PLAT
Left: N 28°53'46" W 185.00' PLAT (DIRECTIONAL CONTROL)
Right: S 28°53'46" E 185.00' PLAT
Bottom: S 61°06'13" W 60.00' PLAT
Diagonal: OHU (On Highway Utility)
Fence Line: FENCE LINE POSTS ONLY
Distances: 515.45', 516.50', 515.33', 522.16', 525.16', 525.62', 343.02' TO 5/8" IRF(CRD)
Offsets: 1.2' (OUT), 1.8' (OUT), 0.5' (OUT), 0.4' (IN)
CRD: CORNER POINT
N63°31'00"W 211.22' TO "PK" NAIL FOUND (CRD)

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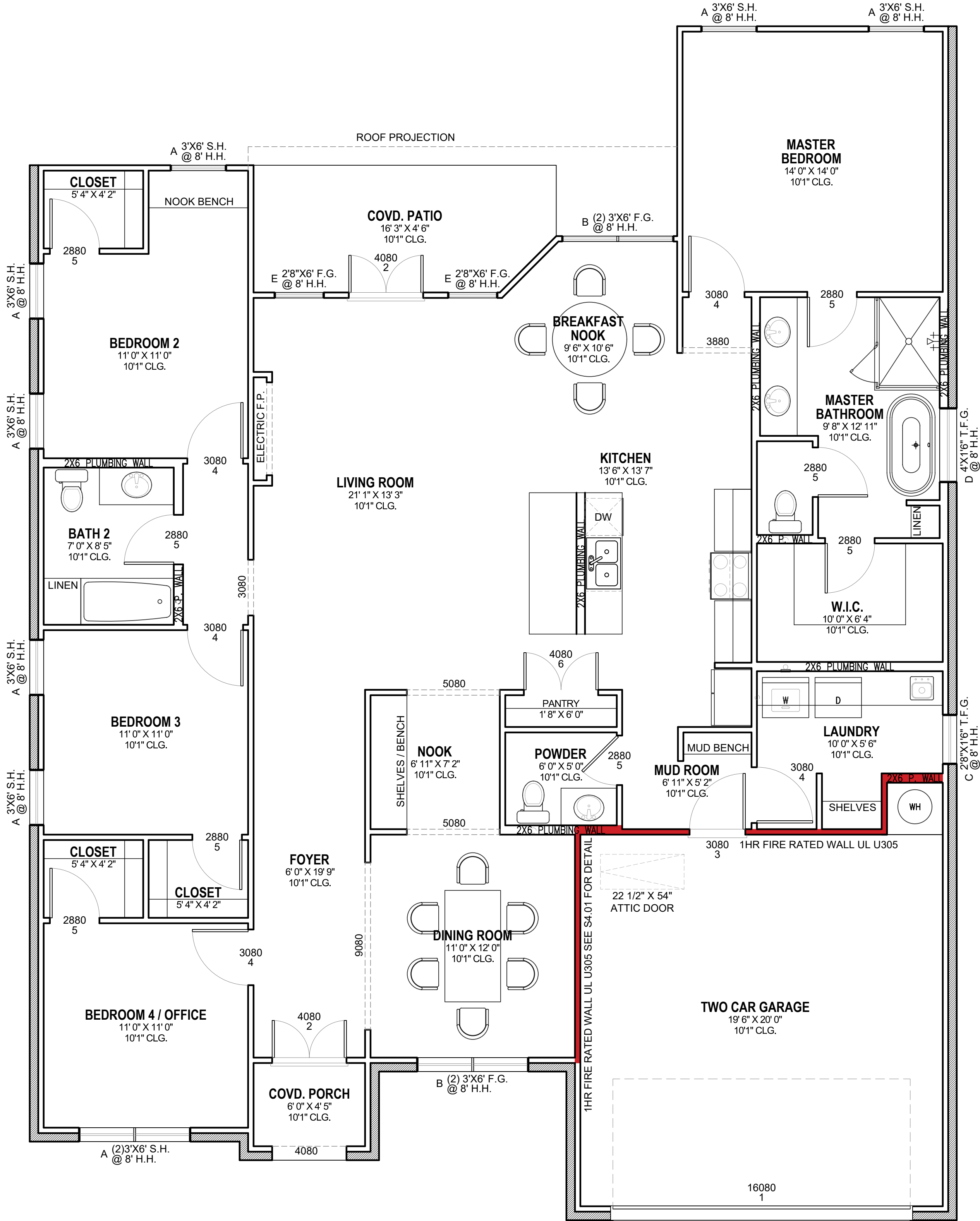
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB# 26-0954	DRAWN BY: TJS
DATE 07-13-2026	G.F. NO. FR-2792-BW
CERTIFY TO: ROBERT WHEELER	TITLE CO. XX

"A professional company operating in your best interest"

DESIGN IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE

[R304.1] – Minimum Room Areas (≥70 Sq Ft)
[R305.1] – Ceiling Height (≥7'-0")
[R310.1] – Emergency Escape & Rescue Openings (Bedrooms)
[R311.7] – Stairways
[R302.5] – Garage Separation
[R314, R315] – Smoke/CO Alarms
[R311.2] – Egress Door Requirements
[R308.4] – Safety Glazing At Required Locations
[N1102.1.1 (R402.1.1)] – Thermal Performance For Fenestration
[R311.2] – Means Of Egress
[R302.5] – Garage Separation
[R312.1–312.2] – Guards And Handrails



SEAL

PROJECT/PLAN ID

184 DIANA DR.

DATE:

7/16/26

DRAWN BY:

IR

CHECKED BY:

ER

DESCRIPTION:

ONE STORY
SINGLE FAMILY RESIDENCE;
4 BEDROOMS, 2.5 BATHROOMS
TWO CAR ATTACHED GARAGE

SCALE:

1/4" = 1' - 0"

SHEET TITLE:

FLOOR PLAN

SHEET #:

A1.02

FILE NAME:

A1.02_FLOOR PLAN

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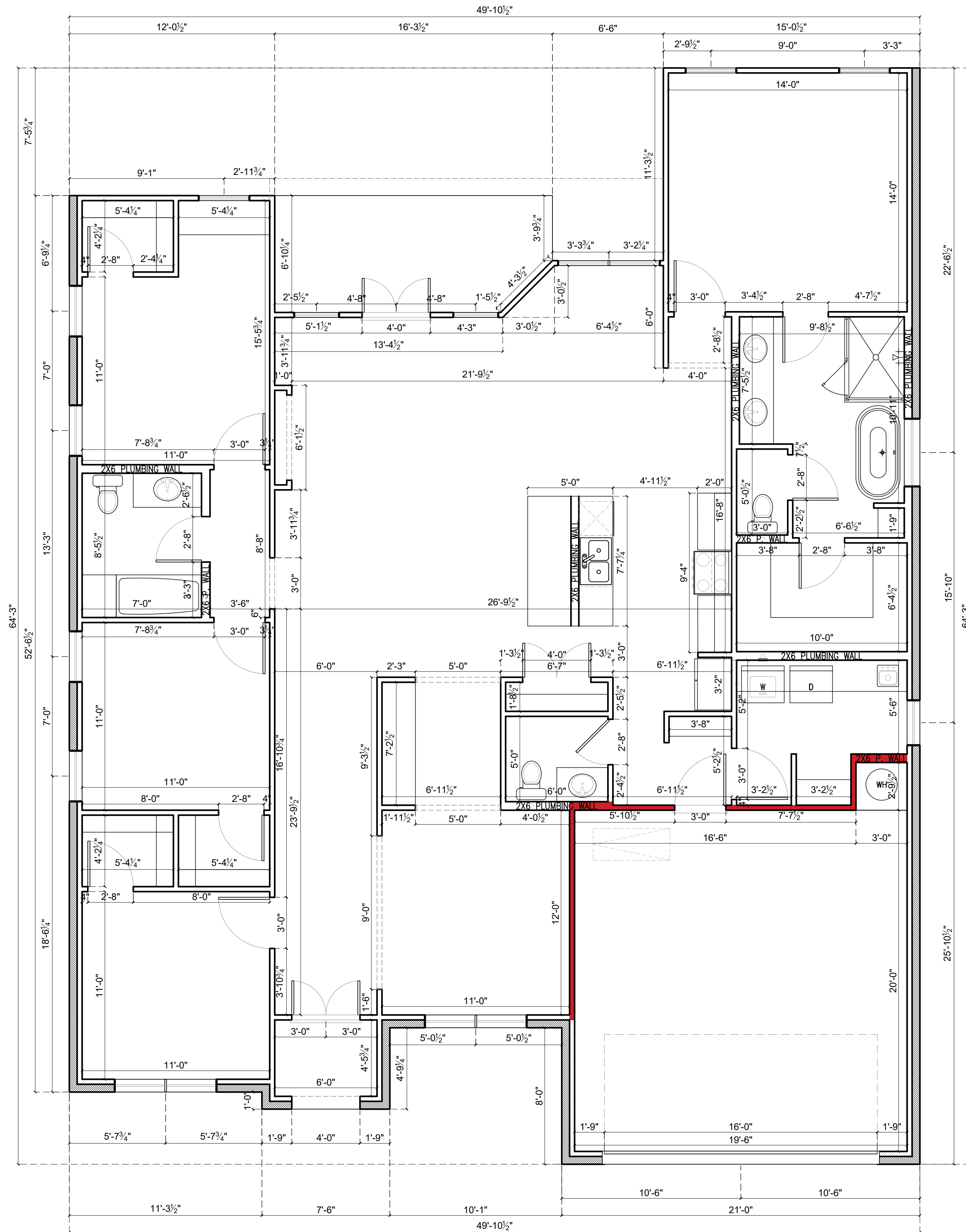
1

FLOOR PLAN

A1.02

1/4" = 1' - 0"

- [R304.1] – Minimum Room Areas (≥70 Sq Ft)
- [R305.1] – Ceiling Height (≥7'-0")
- [R310.1] – Emergency Escape & Rescue Openings (Bedrooms)
- [R311.7] – Stairways
- [R302.5] – Garage Separation
- [R314, R315] – Smoke/CO Alarms
- [R311.2] – Egress Door Requirements
- [R308.4] – Safety Glazing At Required Locations
- [N1102.1.1 (R402.1.1)] – Thermal Performance For Fenestration
- [R311.2] – Means Of Egress
- [R302.5] – Garage Separation
- [R312.1–312.2] – Guards And Handrails



PROJECT/PLAN ID
184 DIANA DR.

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4 BEDROOMS, 2.5 BATHROOMS
TWO CAR ATTACHED GARAGE

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

SHEET TITLE:
DIMENSIONS PLAN

SHEET #:

A1.01

FILE NAME:
A1.01_DIMENSIONS PLAN

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A1.01	1	DIMENSION PLAN
		1/4" = 1' - 0"