



City of Rowlett
Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75030-0099
www.rowlett.com

AGENDA DATE: 04/07/15

AGENDA ITEM: 8B

TITLE

Conduct a public hearing and consider an ordinance approving Major Warrants related to the following Form Based Code standards: lighting, residential building types, ceiling height, flex-space, building materials (including signage), stairwell treatment, and continuous building frontage for property located at 3900 and 3908 Main Street.

STAFF REPRESENTATIVE

Daniel Acevedo, Urban Designer
Marc Kurbansade, Director of Development Services

SUMMARY

The Village of Rowlett is a \$30 million project on approximately 12 acres of City-owned property that will introduce a range of urban densities within various modern housing concepts, local retail and commercial destinations, high quality pedestrian amenities and a unique vibe all its own.

The Integral/Catalyst team has been working closely with City Staff to craft a Development Plan for the project that is in keeping with the principles of the City's Form Based Code (FBC). They have largely been able to accomplish this goal. However, due to unique circumstances and/or specific design preferences, Major Warrants are being requested. City Council is being asked to consider action to approve Warrants detailed throughout this report.

BACKGROUND INFORMATION

The Village of Rowlett project is generally located south of Main Street, east of Commerce Drive and west of Skyline Drive. It is approximately 12 ± acres located within the Downtown Urban Village FBC District that was rezoned on November 6, 2012, as part of the Realize Rowlett 2020 Phase II Initiative and is governed by the City's FBC. A location map can be viewed as Attachment 1.

Downtown Rowlett has been a focus of City development efforts as a way to create a vibrant community core while leveraging the City's commitment nearly 30 years ago to bring public transportation – Dallas Area Rapid Transit (DART) to Rowlett. Several City facilities (City Hall campus, Library, Development Services, Public Works & Utilities and the Animal Shelter) all reside within the current Downtown boundaries. In addition to the commitment of public transit (DART), the community has invested in several infrastructure improvement projects over the last ten years to prepare Downtown for future development.

In 2010, the City embarked on Realize Rowlett 2020. Realize Rowlett 2020 is the City's Comprehensive Plan that guides decisions on all development. Phase I served to update the

comprehensive plan and was adopted by City Council on September 11, 2011. Phase II was about implementing the vision and led to the adoption of new zoning regulations in four key areas on November 6, 2012, to ensure the vision was realized for these areas. Downtown was one of the initial key areas and, in addition to the new zoning regulations, a formal Strategic Downtown Plan was also adopted at that time.

A key component and action item from the Strategic Downtown Plan and incorporated in the overall Economic Development Strategic Plan is the use of key City-owned properties to catalyze development within Downtown. The Village of Rowlett project is the culmination of all the previously mentioned strategic efforts.

The rest of this report will outline the Major Warrants requested by the applicant associated with their Development Plan submittal. It is important to note that this Major Warrant request only pertains to the specific elements outlined in detail below. All renderings and plans provided herein are intended to show the applicant's intent as it pertains to the specific Major Warrant requests. However, detailed Development Plans are subject to all other FBC requirements, which may include further administrative approvals.

On March 24, 2015, Planning and Zoning Commission voted unanimously to recommend approval of Warrants 1-3, 5, 6 and 8 (as numbered in the Discussion Section below). They also voted 5-2 to recommend denial of Warrant 4. It should be noted that Warrant 7 was removed from formal consideration as it was satisfied after publishing the necessary legal advertisement, but before publishing the staff report. Video from the Planning and Zoning Commission meeting can be viewed as Item C.1 at the following link:

<http://rowlettx.swagit.com/play/03242015-893>

DISCUSSION

The Major Warrants requested are outlined below. Staff has included commentary in italics below each request:

1. *Reduction in lighting requirements to allow for an average of 1 foot candle for residential and 2 foot candles for commercial areas.*

The primary emphasis of the existing Form-Based Code requirements is to provide a minimum level of lighting throughout a development to ensure an adequate illumination level in order to provide for a safe pedestrian environment. Through the City's lighting consultant, Staff have recently been active in developing and testing what those standards mean and how best to implement their intent.

Recently, staff has studied a local example (Firewheel Town Center at Garland) that has a comparable standard to what is being requested, where the retail areas throughout the development have an average of two foot candles and slightly less than one foot candle in the residential areas. Staff also has studied Downtown Rowlett and found that in the

most well-lit areas, the pedestrian level light average is also approximately two foot candles. It is staff's professional opinion that this standard is adequate and consistent with the intent of lighting requirements throughout the Urban Village District.

Based on research from local examples and feedback from the City's lighting consultant, staff and the Urban Design Officer (UDO) are supportive of this request.

2. Allowance for single family residential and side by side (duplex) units throughout the development, designed to New Neighborhood standards.



Urban Village district standards prohibit the construction of single-family units. Though existing conditions in the Downtown lend themselves to a residential fabric due to existing development patterns, the intent of the Urban Village zoning district is to generate a more compact, urban fabric, implementing attached product that allows for a much higher density.

In this scenario, the applicant is requesting the ability to create a more contextually sensitive transition to the existing single family fabric on the west than what is allowed, by providing a series of single-family and two-family houses. These units are reflective of the townhome type in their articulation, but with a scale that is less compact in nature.

The FBC zoning district that is the most appropriate for single-family dwellings is the New Neighborhood district. It is staff and UDO's recommendation that New Neighborhood standards be applied to these units as a condition of this warrant request. Key components of those standards include how the buildings interact with the street through setbacks, finished grade height, material shifts, transparency, porches and public/private realm transitions. It should be noted that the UDO does not support the condition of the subject residential units being located at-grade. This has been addressed with the language of the warrant requiring that buildings be constructed to New Neighborhood standards.

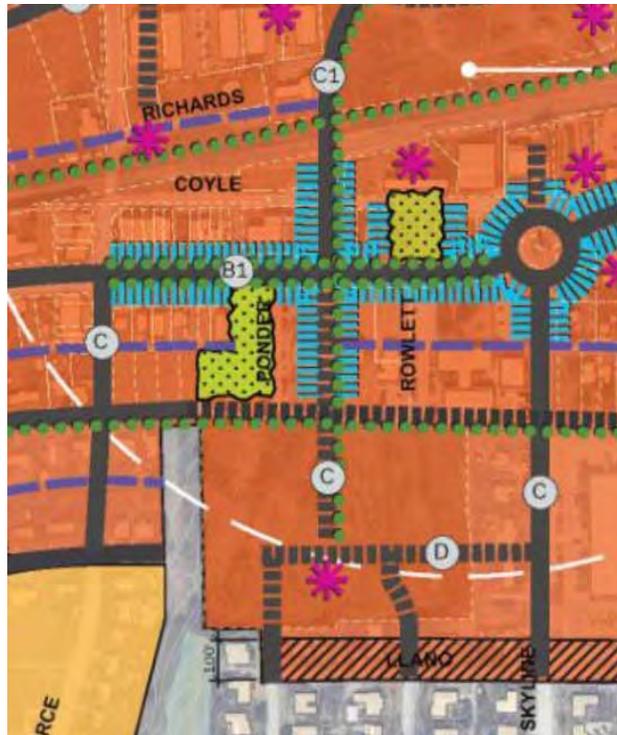
Based on our analysis, it is staff's opinion that the applicant has and will successfully incorporate New Neighborhood standards for the proposed units. It is further staff's opinion that the applicant will deliver the product necessary for a vibrant, well designed public realm that generates the transitional shift to a much denser product type. For these reasons, staff and the UDO are supportive of this request as it is written. (Attachment 2-Site Plan and Elevations)

3. Reduction from the required 12'-0" minimum clear ceiling height for at grade residential units, to allow for 10'-0" minimum at grade.

The purpose behind the requirements to provide a minimum clear ceiling height on the main level is complex in nature. This standard, as applied through the Urban Village district, is aimed at generating a high quality environment through a uniformly articulated and hierarchically significant first floor. This standard implements a value gradient vertically through each individual building, creating first floors that not only interact with the street, but also are detailed in a way that places much more emphasis and energy on the ground level. By nature this generates a façade that is not static at each floor, and is emphasized on the ground level, further advancing a pedestrian-scaled public realm. Because this gradient is mostly external to the building programming, additional consideration is made in the code to allow a 10'-0" ceiling height when the unit is elevated to have a stoop entry.

The Warrant requested is for the use of 10'-0" ceilings on the ground level for units that are at-grade. In efforts to be responsive towards intent issues regarding the ceiling height requirement and its implications, the applicant has gone through the effort of addressing these concerns through additional emphasis of the base and tri-partite articulation. Through this exercise, staff and the UDO feel that the impact of the lower ceiling height has been mitigated and is supportive of this Warrant. (See Attachment 3) The UDO is supportive of this request however, made a distinction that the Townhomes should not be supported as an at-grade residential type, due to the separation gradient created with stoops, as detailed in Attachment 9.

4. Exemption from the requirement to provide for Flex Space at Grade on Ponder and Rowlett Street, while still providing for a Live-Work component on the ground level.



The approved Regulating Plan contemplated the extension of Martin Drive south of Main Street and continuing until it ultimately intersected with the extension of Christine Street (see above figure). In this Regulating Plan, flex-space at grade is required for the portion of the Martin Drive Extension between Main Street and Dennis Street (refer to attached Regulating Plan included as Attachment 4). The proposed Development Plan does not include an extension of Martin Drive, but instead includes the extension of two streets, Rowlett Street and Ponder Drive. Upon analysis of the proposed Development Plan, staff concluded that it was reasonable to allow for utilization of the existing Ponder and Rowlett Streets, to carry through rather than Martin, as it further improves north-south connectivity. Since Martin Drive is not being extended, the requirement for flex space at grade is being required for the portions of both Ponder and Rowlett Streets from Main Street to Dennis Street.

Based on the definition of Flex-Space at Grade found in the Appendix of the FBC, the requirements for that product are as follows:

“...floor area built to provide for flexibility of use over time, and which is constructed in a manner that can accommodate residential, office or retail use. It will conform to commercial Building Code standards and ADA accessibility, and have at least a 12-foot clear ceiling height.” (FBC Appendix Article 6) Furthermore, the requirements for transparency of those facades would be at a 60% minimum on the ground level (FBC 2.8.6.c.2.iv).

Due to the importance for the potential to convert to office/retail over time and draw activity off of the core of Main Street, the applicant is providing a live-work component, while

requesting exemption from Flex -Space at Grade requirements. The primary areas of concern are regarding the 12'-0" ceiling heights, as well as transparency at 60 percent minimum on the ground level. In terms of ceiling height the applicant is proposing a 10'-0" ceiling height. After site visits and analysis of existing conditions of other developments, staff has found that this is consistent with other live-work applications found in Downtown Plano and Addison Circle, which at a smaller scale (30-ft depth), still allow for the conversion of residential to office/retail use. As a caveat to that consideration, ceiling heights and transparency are a prominent factor that dramatically affect the streetscape for retail and commercial storefront applications. The applicant has gone through the effort to emphasize and accent the base of the building through architectural treatments and accents, window hierarchy, and has maximized the proposed openings on the ground level to help address and mitigate this concern (Attachment 5). For these reasons, staff is supportive of this request.

The UDO does not support this Warrant for the reasons detailed in Attachment 9.

5. Allowance for the utilization of Cement Fiber Board as a primary building material.

The applicant is proposing a material gradient throughout the district that starts with full masonry facades on Main Street, to fully cementitious fiber board at the southern portion, to tie the thematic, narrative of the Village of Rowlett as an agrarian industrial community together (Attachment 6). As the code is written, there is an allowance for cementitious fiber board to be used up to 30 percent of the façade as an accent material or as a primary material via Minor Warrant. Since, however this shift does not just apply to one building, but the entire development, staff felt it appropriate to bring this request up to the Major Warrant level.

Since the FBC essentially calls for full masonry buildings by-right, it is appropriate to look at what implications a cementitious fiber board material has, and how best this material can be executed to ensure the highest level of craftsmanship as it directly relates to the longevity of each façade. As a material, cementitious fiber board is highly durable, and lower maintenance than wood siding, of which it is attempting to emulate. Best practices in these wood traditions typically have masonry bases where the building meets the ground to protect from deterioration, as well as casing, trim, and water table detailing that protects the material from water infiltration. These details continue to be relevant in the cementitious fiber board application. The applicant has implemented these best practices in their use of the cementitious fiber board, as well as proposes to apply it in a way to meet the FBC's requirement for tri-partite architecture. For this reason, staff is supportive of this request.

The UDO does not support this Warrant for the reasons detailed in Attachment 9.

6. Allowance for a large landmark roof sign for the building on Main Street.

The proposed design calls for a large landmark sign to be mounted on the roof of the building on Main Street (Attachment 7). The intent of this sign is to provide district wide theming that is classic and recognizable to anyone arriving Downtown. Typically, this type of branding helps to establish the district and set it apart as a unique place in which people identify. Because of these reasons, Staff and the UDO are supportive of this request.

7. Stairwell treatment

After the notice for Major Warrants was published, staff and the applicant worked through a solution and resolved this item as a Minor Warrant, pursuant to section 2.4.2.e of the Form Based Code.

It should be noted that it is the opinion of the UDO that this item should be considered as a Major Warrant. Furthermore, the UDO does not support this Warrant for the reasons detailed in Attachment 9.

8. Reduction to continuous building frontage requirement associated with the two following conditions: 1. Bungalow court frontage along Christine and Dennis Streets; 2. Leasing office frontage along Market Street

Bungalow Court Frontage

As seen in the Development Plan (Attachment 2), this condition consists of single bungalow units at the hard corners and corresponding parking sheds located to the west of each of these units. The parking sheds as seen in Attachment 10, are designed to help define the pedestrian realm, utilizing architectural elements complementary to the project's overall theme. Furthermore, the design of the bungalow court incorporated a pedestrian public open space, rather than utilize this area for off street parking, as would be typical in a conventional development. Therefore, placing parking along the street edge, while still incorporating architectural elements, as previously mentioned, was a reasonable trade off. It is staff's opinion that the proposed condition is in keeping with the theme of Urban Village.

Leasing Office Frontage

The central and southern portion of the Village of Rowlett is predominantly Mixed Residential building types that meet the overall building frontage requirements of the FBC. The Leasing Office (proposed on northeast corner of Market Street and Rowlett Street), which is connected via a canopy that connect with a Fitness Center building on the opposite corner, serves primarily as a civic type building. These two buildings, coupled with the unique architectural treatment of an overhead canopy connecting the two, serves to create a "sense of place" in this area of the development. Although the street frontage where the Leasing Office is located does not meet the strict criteria set forth in the FBC, the proposed pedestrian scale elements (i.e., gifts to the street) along with the civic nature of this building helps create a street condition in keeping with the spirit of the FBC.

Due to the aforementioned summary of the two components of this Major Warrant request, staff is recommending approval of this Major Warrant.

Public Hearing Notices:

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. Forty nine (49) notices were mailed to property owners within 200 feet of the subject property on March 9, 2015, and as of Friday March 27, 2015 Staff has received two total responses in opposition and zero in favor. In addition, 134 courtesy notices were mailed to property owners within 500 feet. Five responses were returned in favor and two in opposition. These responses are included as Attachment 8.

FINANCIAL/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends approval of all Major Warrant requests.

The UDO recommends approval of the Major Warrant requests related to lighting, single family units, and roof signage; recommends approval with conditions for the reduction to the continuous building frontage; and recommends denial of Warrants related to stairwells, Flex Space at Grade, and cementitious fiber board as a primary façade material.

ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, GRANTING MAJOR WARRANTS FOR PROPERTY LOCATED AT 3900 AND 3908 MAIN STREET, FURTHER DESCRIBED AS 11.54 +/- ACRES OF LAND BEING SITUATED IN THE WILLIAM CRABTREE SURVEY, ABSTRACT NO. 347, BEING A PORTION OF LOT 1 AND ALL OF LOT 2, BLOCK A, MUNICIPAL COMPLEX ADDITION AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO LARRY RANEY AND SPOUSE, JOANNE RANEY, RECORDED IN VOLUME 2002110, PAGE 9227, DEED RECORDS, DALLAS COUNTY, TX, AND ALSO BEING ALL OF LOT 3R-1AR, BLOCK A, MUNICIPAL COMPLEX ADDITION; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with the laws of the State of Texas and the ordinances of the City, have given requisite notice by publication and otherwise, and after holding due public hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Major Warrants set forth hereinafter should be approved.

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

Section 1: That the City Council of the City of Rowlett, Texas does hereby grant major warrants to the Form Based Code – Urban Village zoning district, and authorizes the hereinafter enumerated exceptions to the requirements imposed therein, for property located at 3900 and 3908 Main Street, further described as 11.54 +/- acres of land being situated in the William Crabtree Survey, Abstract No. 347, being a portion of Lot 1 and all of Lot 2, Block A, Municipal Complex Addition and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, Deed Records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, Municipal Complex Addition (“Property”), said major warrants being as follows:

1. Reduction in lighting requirements to allow for an average of 1 foot candle for residential areas and 2 foot candles for commercial areas.
2. Allowance for single family residential and side-by-side (duplex) units designed to New Neighborhood standards. This warrant shall be confined to the area shown in Exhibit A.
3. Reduction from the required 12’-0” minimum clear ceiling height for at grade residential units, to allow for 10’-0” minimum at grade.
4. Exemption from the requirement to provide for Flex Space at Grade on Ponder and Rowlett Street while still providing for a Live-Work component on the ground level. This warrant shall be confined to the area shown in Exhibit A.
5. Allowance for the utilization of cementitious fiberboard (Cement Fiber Board) as a primary building material. This warrant is granted with the requirement that a material gradient will be utilized throughout the district that starts with full masonry facades on Main Street, and transitions to fully cementitious fiber board at the southern portion of the development.
6. Allowance for a large landmark roof sign for the building on Main Street.
7. Reduction to continuous building frontage requirement associated with the two following conditions: 1. Bungalow court frontage along Christine and Dennis Streets; 2. Leasing office frontage along Market Street. This warrant shall be confined to the area shown in Exhibit A.

Section 2: That all development and use regulations and requirements imposed on property in the City’s Form Based Code – Urban Village zoning district shall apply to the development and use of the Property unless in conflict with this ordinance, in which case the provisions of this ordinance shall prevail. Nothing contained within this ordinance shall be deemed to grant or otherwise approve any permit or development plan.

Section 3: That all provisions of the ordinances of the City of Rowlett in conflict with the provisions of this ordinance as applicable to the Property be and the same are hereby repealed and all other provisions of the ordinances of the City of Rowlett not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 4: That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

Section 5: That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal, or unconstitutional.

Section 6: That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Rowlett, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

Section 7: That this ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and Charter in such cases provide.

ATTACHMENTS

Exhibit A – Site Plan

Attachment 1 – Location Map

Attachment 2 – Site Plan/Elevations

Attachment 3 – Ceiling Heights at Grade

Attachment 4 – Regulating Plan

Attachment 5 – Flex Space

Attachment 6 – Building Materials

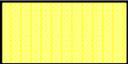
Attachment 7 – Sign

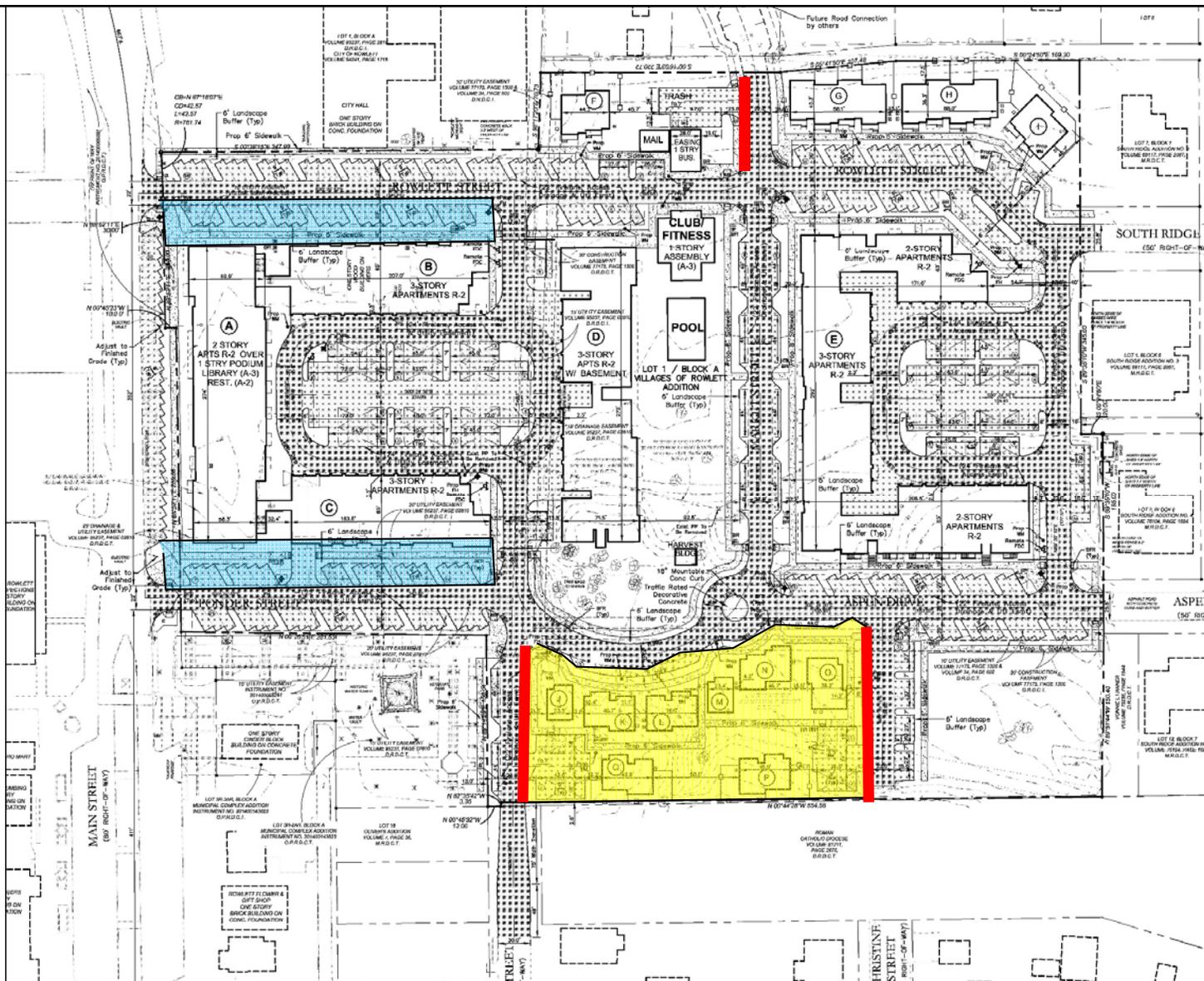
Attachment 8 – Public Hearing Notices

Attachment 9 – UDO Recommendation

Attachment 10 – Leasing and Bungalow Frontages

This Exhibit is for illustrative purposes only and is intended to specify the location of the major warrants (MW) listed within Ordinance No. _____. Approval of these major warrants does not constitute approval of the development plan.

- MW #2 
- MW #4 
- MW #6 

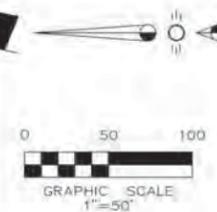
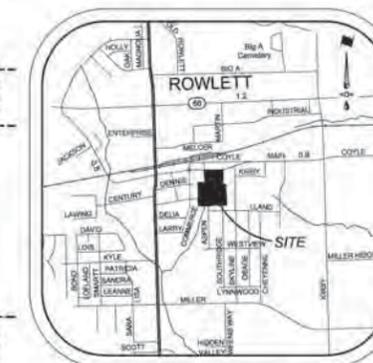




Village Rowlett
 Map Created: March 9, 2015



MW15-774
 200 FT NOTIFICATION AREA



VICINITY MAP
NTS

- LEGEND**
- Existing Gas Line
 - Existing Fence
 - Existing Overhead Power
 - Existing Telephone
 - Existing Fire Hydrant
 - Proposed Firelane
 - Proposed Sidewalk
 - Proposed Light Duty Pavement
 - Ex. Concrete
 - Proposed Retainingwall
 - Proposed Wheel Stop Typical
 - Proposed Fire Hydrant
 - Barrier Free Ramp
 - Carport
 - Bike Rack

NOTE: REFERENCE ARCHITECTURAL PLANS FOR BUILDING LAYOUT & DIMENSION DETAILS

NOTE: ALL PROPOSED PARKING AREA ARE ENCOMPASSED IN A PROPOSED PARKING EASEMENT

NOTE: ALL EXISTING OVERHEAD POWER AND APPURTENANCES TO BE RELOCATED UNDERGROUND

SITE DATA TABLE

| Zoning | | Urban Village District | | | | |
|--|-------|-----------------------------------|-------------|------------------|--------------------|---------------------|
| Proposed Use | | Multi-Family Residential & Retail | | | | |
| Lot Area | | 11,547 AC (502,986 s.f.) | | | | |
| BUILDINGS | UNITS | HEIGHT | RETAIL S.F. | RESIDENTIAL S.F. | FOOTPRINT AREA | TOTAL |
| Building A (3-Story w/ Retail) | | | | | 16,026 s.f. | 34,706 s.f. |
| Building B (3-Story Residential) | | | | | 11,167 s.f. | 33,501 s.f. |
| Building C (3-Story Residential) | | | | | 11,167 s.f. | 33,501 s.f. |
| Building D (3-Story Residential) | | | | | 16,678 s.f. | 50,034 s.f. |
| Building E (2 & 3 Story Residential) | | | | | 30,373 s.f. | 77,810 s.f. |
| Building F (2-Story Residential) | | | | | 1,591 s.f. | 2,527 s.f. |
| Building G (2-Story Residential) | | | | | 3,173 s.f. | 4,881 s.f. |
| Building H (2-Story Residential) | | | | | 3,173 s.f. | 4,881 s.f. |
| Building I (2-Story Residential) | | | | | 1,591 s.f. | 2,527 s.f. |
| Building J (2-Story Residential) | | | | | 1,459 s.f. | 2,178 s.f. |
| Building K (2-Story Residential) | | | | | 1,459 s.f. | 2,178 s.f. |
| Building L (2-Story Residential) | | | | | 1,459 s.f. | 2,178 s.f. |
| Building M (2-Story Residential) | | | | | 1,459 s.f. | 2,178 s.f. |
| Building N (2-Story Residential) | | | | | 1,459 s.f. | 2,178 s.f. |
| Building O (2-Story Residential) | | | | | 1,459 s.f. | 2,178 s.f. |
| Building P (2-Story Residential) | | | | | 1,459 s.f. | 2,178 s.f. |
| Leasing Office Building (1-Story) | | | | | 1,081 s.f. | 1,081 s.f. |
| Dub House / Fitness Area (1-Story) | | | | | 2,825 s.f. | 2,825 s.f. |
| Harvest Building | | | | | xxx s.f. | xxx s.f. |
| BUILDING TOTALS | | | | | 91,066 s.f. | 283,539 s.f. |
| Lot Coverage (Percentage - s.s.f.) | | | | | | 18.1% |
| Floor Area Ratio (ratio - x.x:1) | | | | | | 0.56:1 |
| Public Open Space Provided | | | | | | 44,821 s.f. |
| PARKING (1 per Unit, 0.5 per Bedroom / 1: 200 Retail) | | | | | | |
| Required Parking (# spaces) | | | | | | XXX spaces |
| Provided Parking Building A (Garage) | | | | | | 0 spaces |
| Provided Parking Building B (Garage) | | | | | | 13 spaces |
| Provided Parking Building C (Garage) | | | | | | 13 spaces |
| Provided Parking Building D (Garage) | | | | | | 12 spaces |
| Provided Parking Building E (Garage) | | | | | | 31 spaces |
| Total Garage Parking Spaces Provided | | | | | | 69 spaces |
| Total Surface Parking Spaces Provided | | | | | | 368 spaces |
| TOTAL PARKING PROVIDED | | | | | | 437 spaces |
| Bicycle Parking Provided | | | | | | 30 spaces |

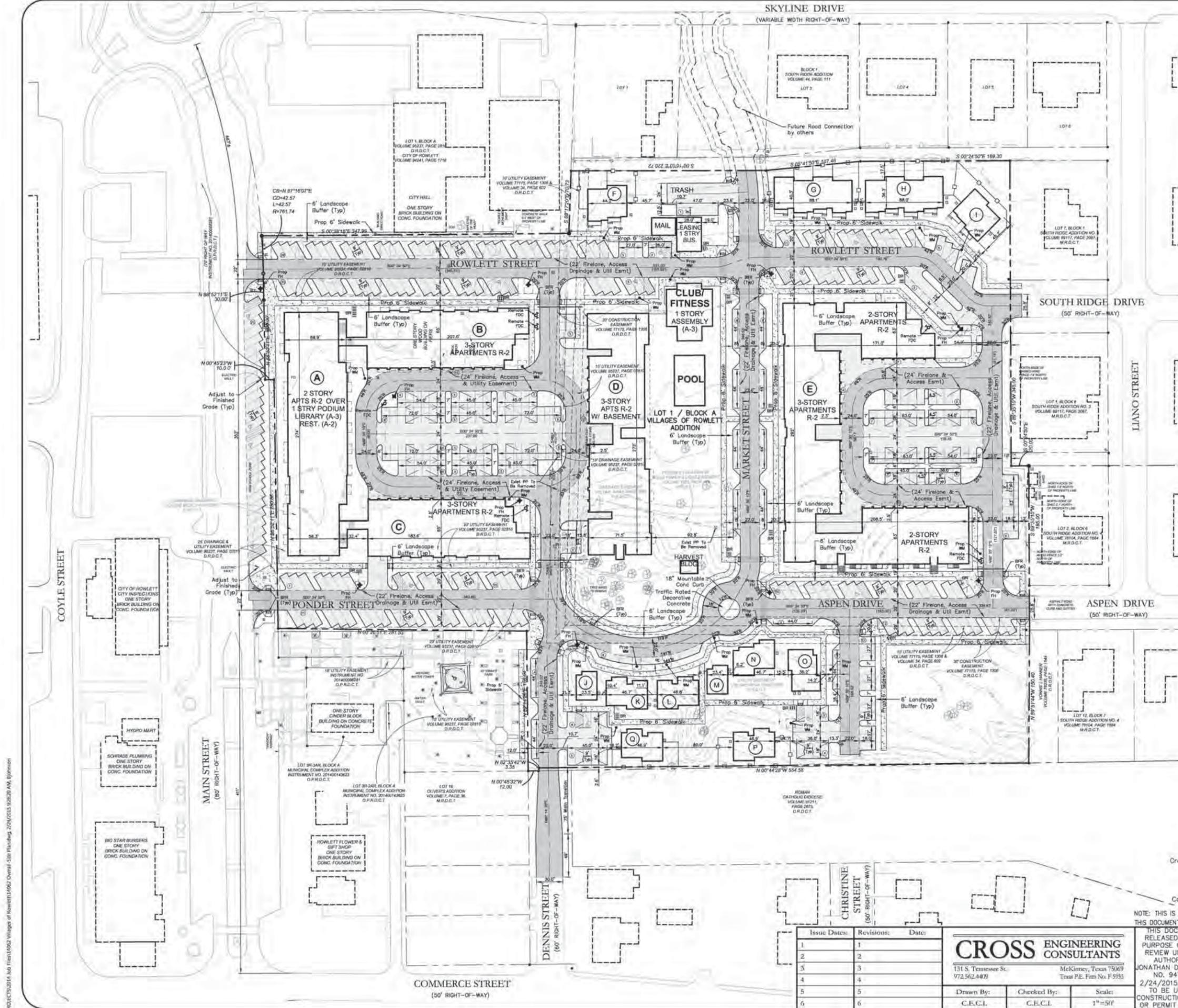
ENGINEER: Cross Engineering Consultants, Inc. 131 S. Tennessee St. McKinney, Texas 75069 Phone (972) 562-4409 Fax (972) 562-4471 Contact: Jonathan D. Hake, P.E.

ARCHITECT: WDC Architecture Dallas PLLC 2001 Bryan Street, Suite 3100 Dallas, Texas, 75201 Phone (214) 969-5311 Contact: XXXXXX

OWNER: Catalyst Urban Development, LLC 25 Highland Park Village, Suite 100-280 Dallas, Texas, 75205 Phone (214) 796-6063 Contact: Paris Rutherford

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT. THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

| | | | |
|---|--|--|--|
| <p>CROSS ENGINEERING CONSULTANTS</p> <p>131 S. Tennessee St. McKinney, Texas 75069 772.562.4409</p> <p>Drawn By: C.E.C.L. Checked By: C.E.C.L. Scale: 1"=50'</p> | <p>OVERALL SITE PLAN</p> <p>VILLAGES OF ROWLETT</p> <p>CATALYST URBAN DEVELOPMENT</p> <p>CITY OF ROWLETT, TEXAS</p> | | <p>Sheet No. OSP</p> <p>Project No. 14062</p> |
| | <p>THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 2/24/2015. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.</p> | | |
| | <p>THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 2/24/2015. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.</p> | | |



Z:\PROJECTS\2014\14062_Villages of Rowlett\14062_Overall_Site Plan\14062_Overall_Site Plan.dwg, 2/24/2015 9:26:26 AM, BJohnson

OVERALL SITE PLAN VILLAGES OF ROWLETT





VILLAGE OF ROWLET. PUDC [C] .1/8" = 1'-0"

Downtown

Overview

Unless otherwise noted below, all standards in the City of Rowlett Form Based Code will govern. The Regulating Plan is based on the Realize Rowlett 2020 Comprehensive Plan and will provide guidance and direction for the application of design standards and principles in approving final Development Plans and permits.

Intent. It is intended that Downtown becomes the cultural “heart” of the City. It will be the City’s highest density area and will focus on the DART station and several public parks, squares and plazas. The uses currently north of the DART rail line are primarily light industrial which provides a valuable incubation and transition area for long term higher density residential development associated with transit and the turnpike. Downtown will be a regional destination that will help diversify housing product types, and support unique higher quality retail shops and restaurants in the City.

Districts

The Downtown is comprised of two Form Based Districts (“FB Districts”) – New Neighborhood and Urban Village – as set out in the attached Regulating Plan. These FB Districts are modified as set out below.

New Neighborhood

General Boundaries. The New Neighborhood FB District is bounded by Christine Street to the north, the drainage corridor to the east, the cemetery to the south and Rowlett Road to the west. (See Regulating Plan.)

Building Types. All New Neighborhood Building Types in the Form Based Code are allowed in this area.

For redevelopment to the Townhome Building Type, the site must be large enough to accommodate at least 4 units. This is a minimum of two 50-55 foot lots.

Building Height. The maximum building height will be 2 ½ stories.

Transitions. It is intended that the Townhouse Building Type will occur along the south side of Christine Street (which is the boundary of the Urban Village FB District), in order to provide an appropriate transition to possibly lower density residential buildings to the south.

Urban Village

General Boundaries. The Urban Village FB District is bounded by Lakeview Parkway to the north; President George Bush Turnpike to the east; Main Street, Llano Street and Christine Street to the south; Herfurth Park to the south and east; and Rowlett Road to the west. (See Regulating Plan.)

Building Types. All Urban Village Building Types in the Form Based Code are allowed in this District.

Building Height. The maximum building height will be 7 stories. The minimum building height will be 2 stories. One-story buildings may be allowed under certain conditions, but will require approval of a Minor Warrant.

Land Use. The following additional land uses will be allowed:

1. Financial institutions, coffee shops and restaurants with drive-thrus adjacent and fronting on Lakeview Parkway. Provided that –
 - a. All drive thru access (driveways) shall be from the Browsing Lane/Slip Road along Lakeview Parkway.
 - b. Drive thru lanes and/or canopies shall not have frontage along or be located along any internal, pedestrian oriented streets.
 - c. Drive thru areas shall be screened by a 4 foot high street screen.
 - d. At least 50% of the building façade along the Browsing Lane/Slip Road must be located within the Build-to-Zone unless set back to create a public plaza, pocket park or patio.

Transitions. North of Llano Street, there is a 100-foot wide Transition Zone in the Urban Village FB District where buildings cannot exceed 2 ½ stories in height (the height of the adjacent residential district) and will be setback at least 50-feet from the property line.

The transition between the Urban Village and New Neighborhood FB Districts will be accommodated along Christine Street, within the New Neighborhood FB District, through the development of Townhomes.

Streets. The street system is intended to facilitate circulation for pedestrians, bicycles, vehicles and emergency services. As redevelopment occurs north of the DART rail line, existing large blocks will be reconfigured into smaller blocks more suited for non-industrial uses. The designation of alleys provides guidance for service as blocks redevelop over the long term.

Flex Space. Flex Space is required along Main Street, portions of Martin Drive, and facing Open Space. Any allowed use in the Urban Village FB District is permitted in the Flex Space.

Open Space. Downtown is planned to contain Open Space throughout to provide important foci for urban neighborhoods. All of these areas will be connected with shaded sidewalks and trails.

Landmarks. Several locations at entries into Downtown and on sites in line with terminated street vistas provide opportunities for landmark features on buildings such as increased height, changes of building form and changes of roof lines (See the Regulating Plan and Form Based Code). These locations will help to provide interest and identity within Downtown to the benefit of all property owners.

Browsing Lane. A Browsing Lane (interconnected 2-way drive with head-in angled parking on both sides) is identified for properties north of the DART rail line and adjacent to Rowlett Road, Lakeview Parkway and President George Bush Turnpike. This extends the existing dominant pattern of parking adjacent to

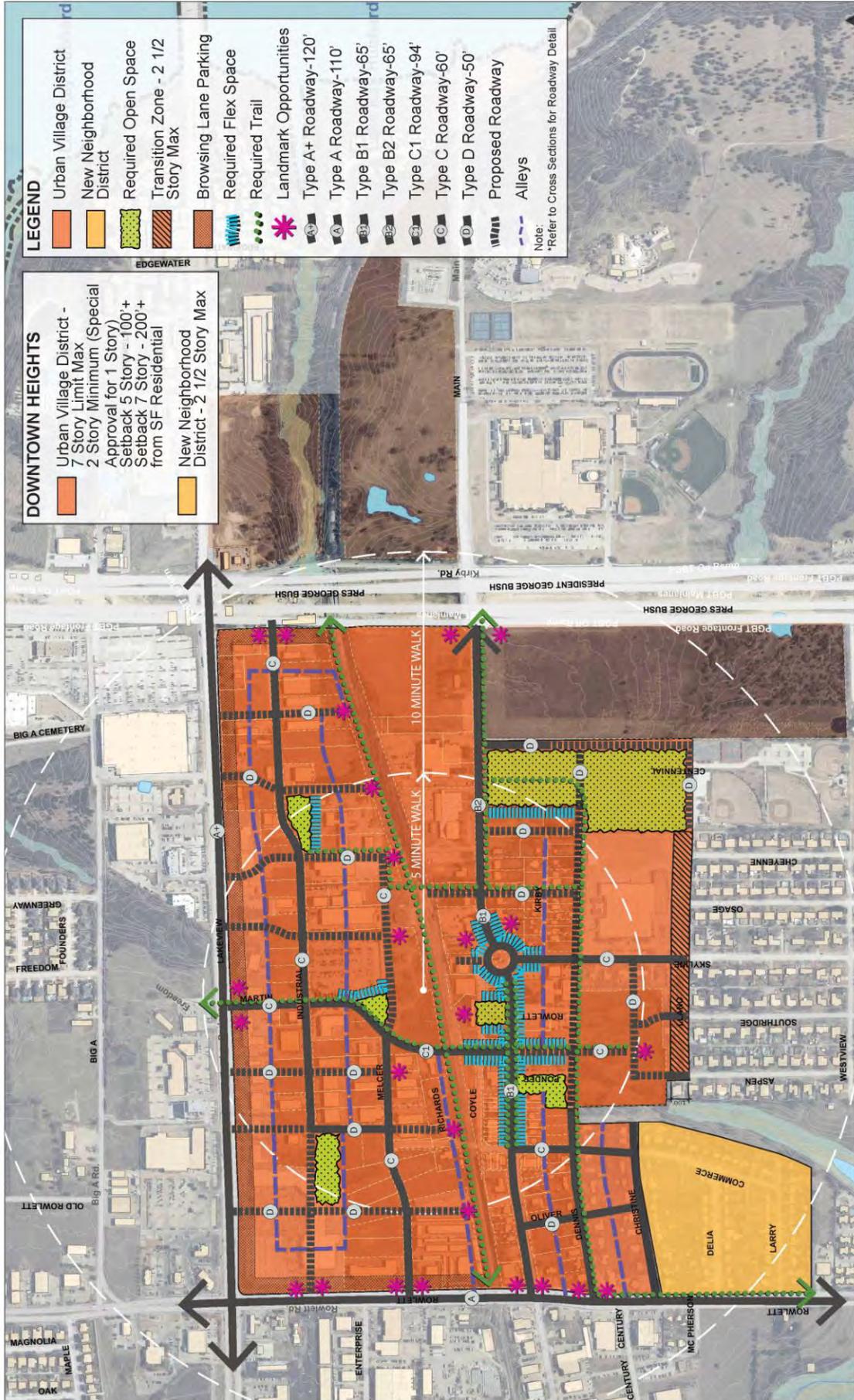
the major roadways and facilitates circulation and access to businesses along such high traffic limited access roadways. The intent is that vehicles can easily enter these lanes from major roadways and drive slowly but continuously along those corridors to access businesses.

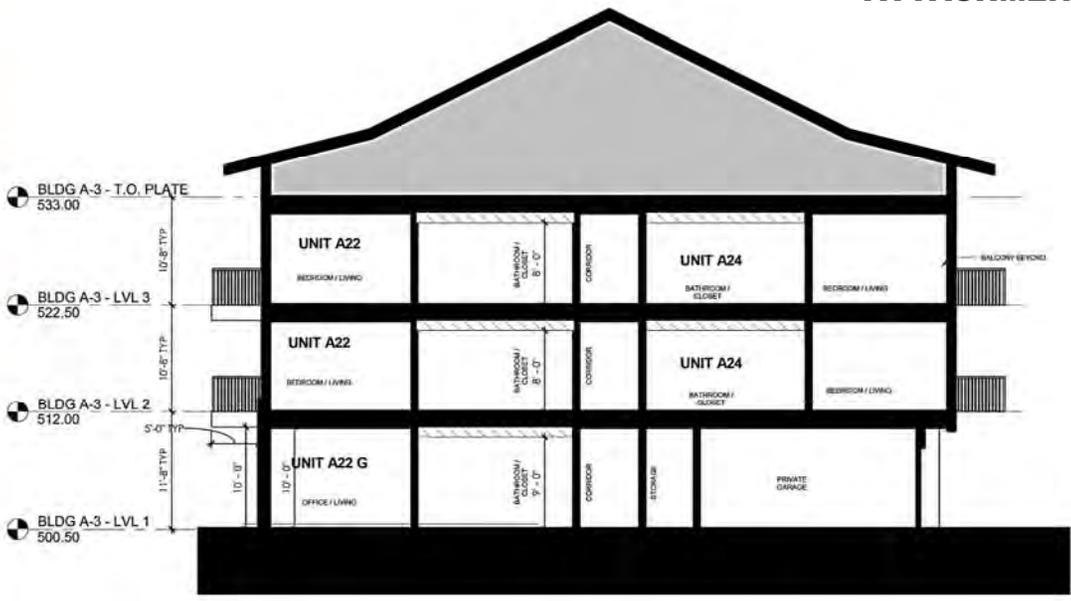
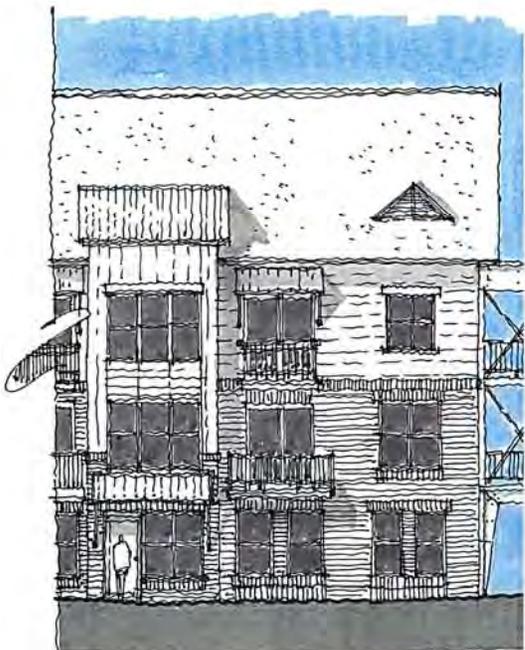
Landscaping along the portion of the Browsing Lane immediately adjacent to President George Bush Turnpike will be evaluated on a case by case basis. This is due to the fact that adequate landscape buffering will need to be provided along the private property line to shade the trail as proposed on the City's Trails Master Plan. The trail is delineated along the right-of-way of President George Bush Turnpike.

Attachments:

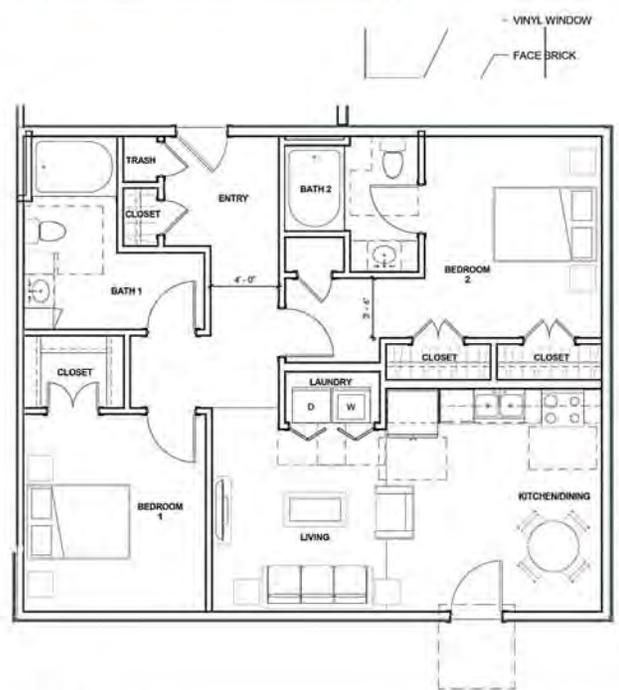
1. Regulating Plan
2. Street Cross Sections

Downtown (E4) - Regulating Plan

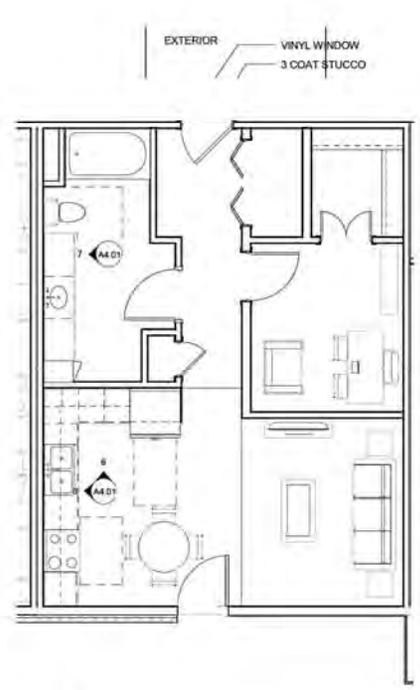




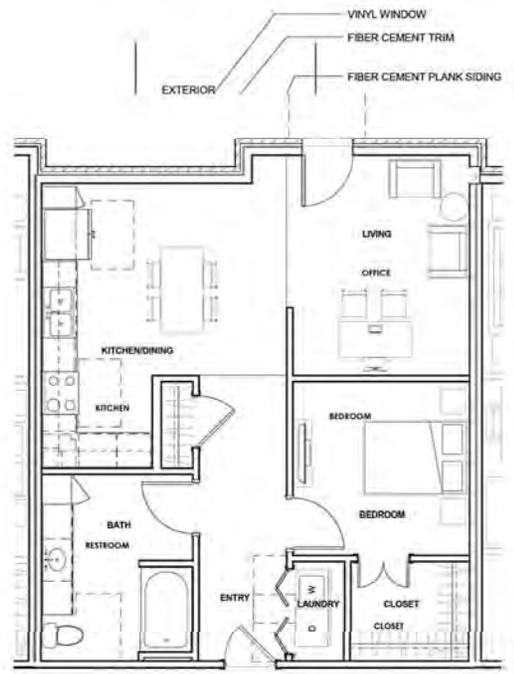
8 TYPICAL BUILDING SECTION
 Scale: 1/8" = 1'-0"



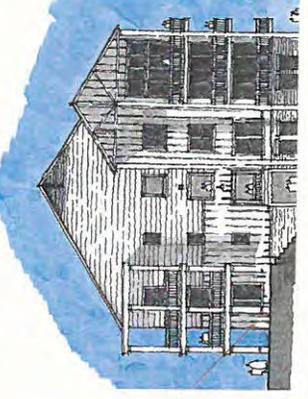
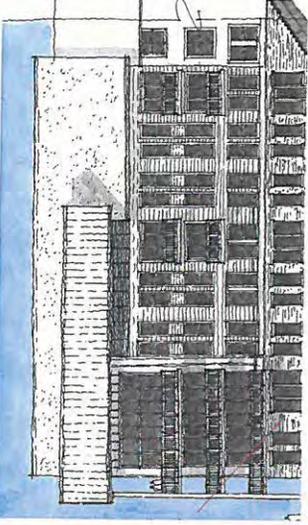
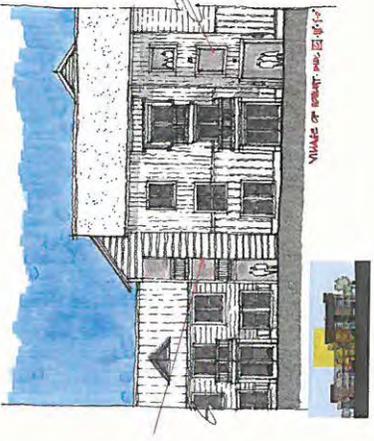
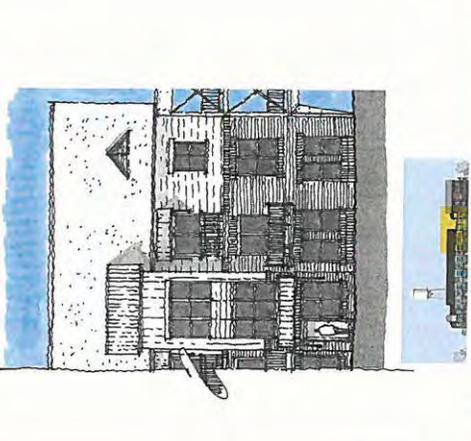
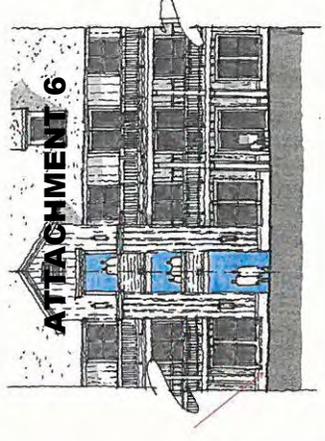
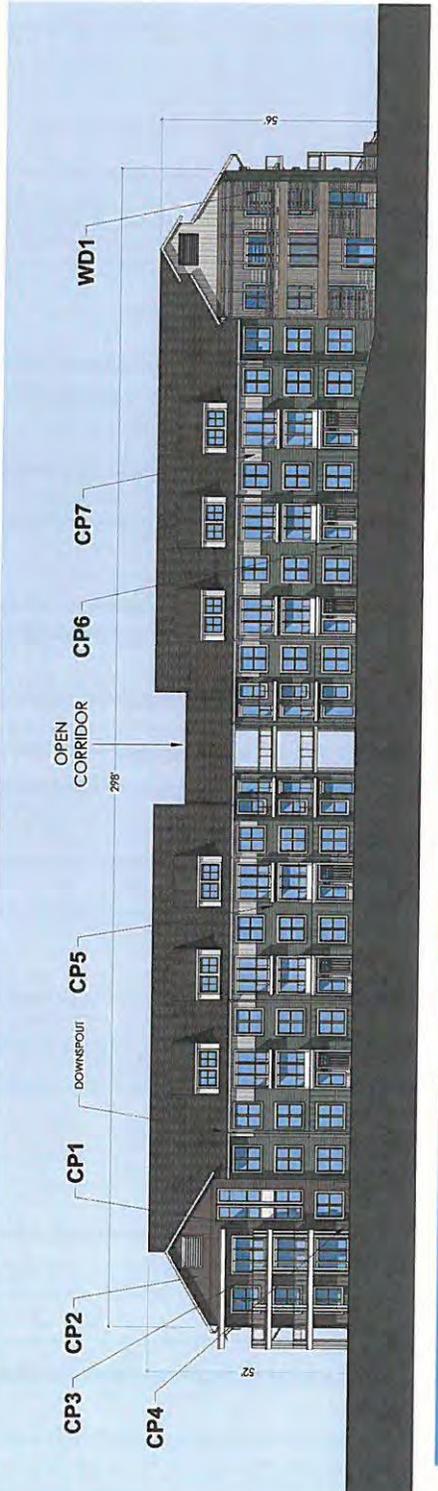
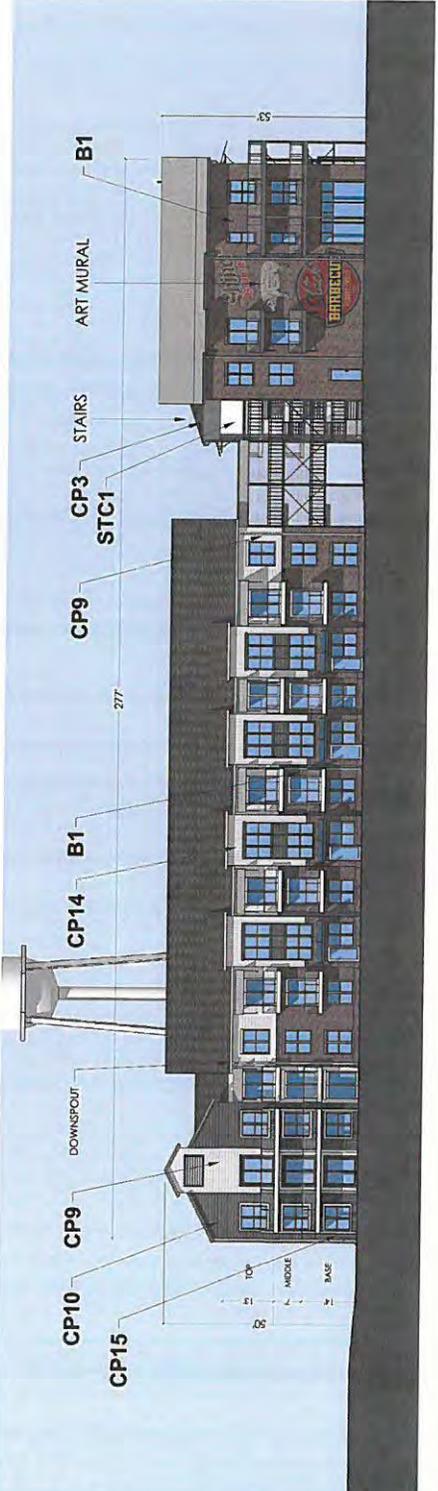
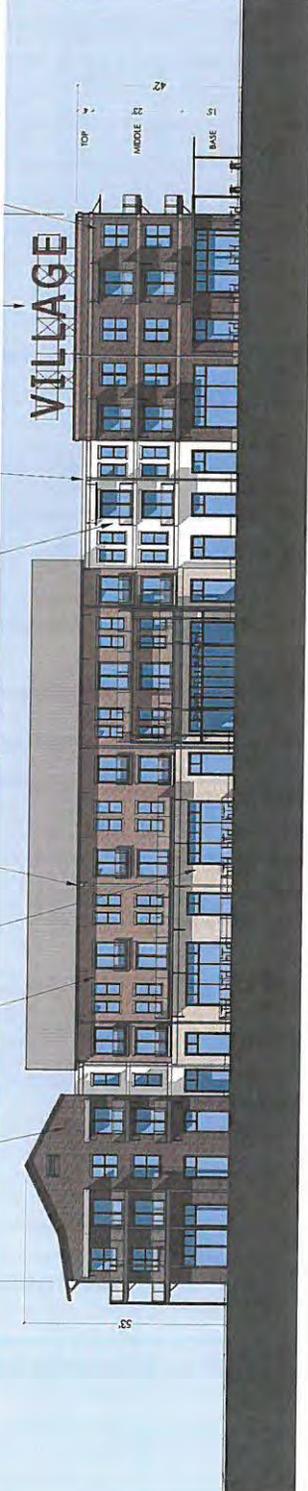
4 UNIT B 35G
 Scale: 1/4" = 1'-0"



2 UNIT A 22G
 Scale: 1/4" = 1'-0"



3 UNIT A 26G
 Scale: 1/4" = 1'-0"





**Development Services
Department/Planning Division**

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for Major Warrants
LOCATION: The subject property is located at 3900 and 3908 Main Street, further described as 11.54 ± acres of land being situated in the William Crabtree Survey, Abstract NO. 347, being a portion of Lot 1 and all of Lot 1, Block A, as shown on the final plat of the Municipal Complex Addition, recorded in Volume 95237, Page 2810, plat records Dallas County, TX, and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, deed records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, as shown on the amending plat of Lot 3R-1AR, 3R-2AR, & 3R-3AR, Block A, Municipal Complex Addition, recording in instrument NO. 201400143623, official public records, Dallas County, TX.

A location map depicting a 500-ft notification area is attached for reference.

EXPLANATION OF REQUEST: The subject property is located within the Urban Village Form Based District. The applicant requests Major Warrants related to the following Form Based Code standards in order to develop a mixed-use master planned development: lighting standards, residential building types, ceiling height requirements, flex-space at grade, building materials, stairwell treatment, and continuous building frontage.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: It will improve downtown Rowlett. I have lived in Rowlett all my life. I am for it if they buy my home and get enough money to pay my mortgage & get money for another home.

SIGNATURE: Eustasio de Leon
ADDRESS: 3802 Dennis St. Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 24th day of March, 2015, and the City Council will hold a public hearing at 7:30 p.m. on the 21st day of April, 2015 both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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| If you have any questions concerning this request, please contact: Phone 972-463-3904 FAX 972-412-6228 dacevedo@rowlett.com | RETURN by Mail City of Rowlett Planning Division 3901 Main Street Rowlett, TX 75088 |
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**Development Services
Department/Planning Division**

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for Major Warrants
LOCATION: The subject property is located at 3900 and 3908 Main Street, further described as 11.54 ± acres of land being situated in the William Crabtree Survey, Abstract NO. 347, being a portion of Lot 1 and all of Lot 1, Block A, as shown on the final plat of the Municipal Complex Addition, recorded in Volume 95237, Page 2810, plat records Dallas County, TX, and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, deed records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, as shown on the amending plat of Lot 3R-1AR, 3R-2AR, & 3R-3AR, Block A, Municipal Complex Addition, recording in instrument NO. 201400143623, official public records, Dallas County, TX.

A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The subject property is located within the Urban Village Form Based District. The applicant requests Major Warrants related to the following Form Based Code standards in order to develop a mixed-use master planned development: lighting standards, residential building types, ceiling height requirements, flex-space at grade, building materials, stairwell treatment, and continuous building frontage.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

I AM very opposed to everything planned for this piece of property. I believe it will de-value my home. Who wants a home with apartments adjoining it. I think you are building too much on a small piece of property. BAD Development! BAD Idea!

SIGNATURE: *[Handwritten Signature]*

ADDRESS: *4501 Skyline Dr*

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 24th day of March, 2015, and the City Council will hold a public hearing at 7:30 p.m. on the 21st day of April, 2015 both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, March 18th, 2015 to be included in the Planning and Zoning Commission packet and April 15th to be included in the City Council packet. Responses received by March 18th will also be forwarded to City Council. Responses received after April 15th shall not be counted in the record of response. The protest shall object to the Major Warrant(s), contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

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Development Services
Department/Planning Division

NOTICE OF PUBLIC HEARING

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LOCATION: The subject property is located at 3900 and 3908 Main Street, further described as 11.54 ± acres of land being situated in the William Crabtree Survey, Abstract NO. 347, being a portion of Lot 1 and all of Lot 1, Block A, as shown on the final plat of the Municipal Complex Addition, recorded in Volume 95237, Page 2810, plat records Dallas County, TX, and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, deed records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, as shown on the amending plat of Lot 3R-1AR, 3R-2AR, & 3R-3AR, Block A, Municipal Complex Addition, recording in instrument NO. 201400143623, official public records, Dallas County, TX.

A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The subject property is located within the Urban Village Form Based District. The applicant requests Major Warrants related to the following Form Based Code standards in order to develop a mixed-use master planned development: lighting standards, residential building types, ceiling height requirements, flex-space at grade, building materials, stairwell treatment, and continuous building frontage.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I WOULD HAVE TO MOVE AND ON SOCIAL SECURITY I COULD NOT PAY ANOTHER HOUSE IF YOU GIVE ME ENOUGH MONEY BUY A HOUSE OR GIVE ANOTHER HOUSE WE DON'T NEED ALL THE THINGS THEY WANT TO BUY ALL BUSINESS ~~THEY~~ ON MAIN ST. DONT DO GOOD, THE FLOWER SHOP BUILT WAS THE ONLY ONE THAT DID GOOD. AND IS GONE TOO.

SIGNATURE: Ethel Garcia
ADDRESS: 3806 DENNIS P.O. BOX 45 Rowlett, TX 75030

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 24th day of March, 2015, and the City Council will hold a public hearing at 7:30 p.m. on the 21st day of April, 2015 both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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Development Services
Department/Planning Division

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for Major Warrants
LOCATION: The subject property is located at 3900 and 3908 Main Street, further described as 11.54 +/- acres of land being situated in the William Crabtree Survey, Abstract NO. 347, being a portion of Lot 1 and all of Lot 1, Block A, as shown on the final plat of the Municipal Complex Addition, recorded in Volume 95237, Page 2810, plat records Dallas County, TX, and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, deed records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, as shown on the amending plat of Lot 3R-1AR, 3R-2AR, & 3R-3AR, Block A, Municipal Complex Addition, recording in instrument NO. 201400143623, official public records, Dallas County, TX.

A location map depicting a 500-ft notification area is attached for reference.

EXPLANATION OF REQUEST: The subject property is located within the Urban Village Form Based District. The applicant requests Major Warrants related to the following Form Based Code standards in order to develop a mixed-use master planned development: lighting standards, residential building types, ceiling height requirements, flex-space at grade, building materials, stairwell treatment, and continuous building frontage.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Excited about development of Downtown!

SIGNATURE: Bay L. Kautler
ADDRESS: 3613 Main St., Rowlett TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 24th day of March, 2015, and the City Council will hold a public hearing at 7:30 p.m. on the 21st day of April, 2015 both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Table with 2 columns: Contact information for questions (Phone 972-463-3904, FAX 972-412-6228, dacevedo@rowlett.com) and Return by Mail information (City of Rowlett Planning Division, 3901 Main Street, Rowlett, TX 75088).



Department of Development Service

COURTESY NOTICE OF PUBLIC HEARING REPLAT

TO: Property Owner
RE: Application for a replat (preliminary replat)
LOCATION: The subject property is located at 3900 and 3908 Main Street, further described as approximately 11.54 acres of land being situated in the William Crabtree Survey, Abstract NO. 347, being a portion of Lot 1 and all of Lot 1, Block A, as shown on the final plat of the Municipal Complex Addition, recorded in Volume 95237, Page 2810, plat records Dallas County, TX, and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, deed records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, as shown on the amending plat of Lot 3R-1AR, 3R-2AR, & 3R-3AR, Block A, Municipal Complex Addition, recording in instrument NO. 201400143623, official public records, Dallas County, TX.

A location map depicting a 500-ft notification area is attached for reference.

EXPLANATION OF REQUEST: The applicant is requesting to replat the subject properties in order to create one lot by combining 3900 and 3908 Main Street A variance is not required for this replat.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Excited about development of Downtown!

SIGNATURE: Bay J. Butler
ADDRESS: 3613 Main St., Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 24th day of March, 2015.

If you have any questions concerning this request, please contact:
Phone 972-463-3904
FAX 972-412-6228 or dacevedo@rowlett.com

RETURN by Mail
City of Rowlett Planning Division
3901 Main Street
Rowlett, TX 75088



Development Services
Department/Planning Division

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for Major Warrants
LOCATION: The subject property is located at 3900 and 3908 Main Street, further described as 11.54 +/- acres of land being situated in the William Crabtree Survey, Abstract NO. 347, being a portion of Lot 1 and all of Lot 1, Block A, as shown on the final plat of the Municipal Complex Addition, recorded in Volume 95237, Page 2810, plat records Dallas County, TX, and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, deed records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, as shown on the amending plat of Lot 3R-1AR, 3R-2AR, & 3R-3AR, Block A, Municipal Complex Addition, recording in instrument NO. 201400143623, official public records, Dallas County, TX.

A location map depicting a 500-ft notification area is attached for reference.

EXPLANATION OF REQUEST: The subject property is located within the Urban Village Form Based District. The applicant requests Major Warrants related to the following Form Based Code standards in order to develop a mixed-use master planned development: lighting standards, residential building types, ceiling height requirements, flex-space at grade, building materials, stairwell treatment, and continuous building frontage.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

SIGNATURE: Hazel B. Martin
ADDRESS: 4005 Coyle

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 24th day of March, 2015, and the City Council will hold a public hearing at 7:30 p.m. on the 21st day of April, 2015 both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Table with 2 columns: Contact information (phone, fax, email) and Return by Mail address (City of Rowlett Planning Division, 3901 Main Street, Rowlett, TX 75088).



Development Services
Department/Planning Division

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for Major Warrants
LOCATION: The subject property is located at 3900 and 3908 Main Street, further described as 11.54 +/- acres of land being situated in the William Crabtree Survey, Abstract NO. 347, being a portion of Lot 1 and all of Lot 1, Block A, as shown on the final plat of the Municipal Complex Addition, recorded in Volume 95237, Page 2810, plat records Dallas County, TX, and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, deed records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, as shown on the amending plat of Lot 3R-1AR, 3R-2AR, & 3R-3AR, Block A, Municipal Complex Addition, recording in instrument NO. 201400143623, official public records, Dallas County, TX.

A location map depicting a 500-ft notification area is attached for reference.

EXPLANATION OF REQUEST: The subject property is located within the Urban Village Form Based District. The applicant requests Major Warrants related to the following Form Based Code standards in order to develop a mixed-use master planned development: lighting standards, residential building types, ceiling height requirements, flex-space at grade, building materials, stairwell treatment, and continuous building frontage.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

SIGNATURE:

Handwritten signature of Juan P. Guevara

ADDRESS:

Handwritten address: 3709 Dennis St. Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 24th day of March, 2015, and the City Council will hold a public hearing at 7:30 p.m. on the 21st day of April, 2015 both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

If you have any questions concerning this request, please contact:
Phone 972-463-3904
FAX 972-412-6228
dacevedo@rowlett.com

RETURN by Mail
City of Rowlett Planning Division
3901 Main Street
Rowlett, TX 75088



Department of
Development Service

COURTESY NOTICE OF PUBLIC HEARING REPLAT

TO: Property Owner
RE: Application for a replat (preliminary replat)
LOCATION: The subject property is located at 3900 and 3908 Main Street, further described as approximately 11.54 acres of land being situated in the William Crabtree Survey, Abstract NO. 347, being a portion of Lot 1 and all of Lot 1, Block A, as shown on the final plat of the Municipal Complex Addition, recorded in Volume 95237, Page 2810, plat records Dallas County, TX, and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, deed records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, as shown on the amending plat of Lot 3R-1AR, 3R-2AR, & 3R-3AR, Block A, Municipal Complex Addition, recording in instrument NO. 201400143623, official public records, Dallas County, TX.
A location map depicting a 500-ft notification area is attached for reference.

EXPLANATION OF REQUEST: The applicant is requesting to replat the subject properties in order to create one lot by combining 3900 and 3908 Main Street A variance is not required for this replat.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

SIGNATURE:

Juan P. Garcia

ADDRESS:

3709 Dennis St. Rowlett, TX. 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 24th day of March, 2015.

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Department of Development Service

COURTESY NOTICE OF PUBLIC HEARING REPLAT

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RE: Application for a replat (preliminary replat)
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EXPLANATION OF REQUEST: The applicant is requesting to replat the subject properties in order to create one lot by combining 3900 and 3908 Main Street A variance is not required for this replat.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Be cause we are old and retired and can't afford to pay for a new house

SIGNATURE: Jose & Adelina Pardo
ADDRESS: 4210 Kirby St Rowlett TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 24th day of March, 2015.

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Department of Development Service

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TO: Property Owner
RE: Application for a replat (preliminary replat)
LOCATION: The subject property is located at 3900 and 3908 Main Street, further described as approximately 11.54 acres of land being situated in the William Crabtree Survey, Abstract NO. 347, being a portion of Lot 1 and all of Lot 1, Block A, as shown on the final plat of the Municipal Complex Addition, recorded in Volume 95237, Page 2810, plat records Dallas County, TX, and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, deed records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, as shown on the amending plat of Lot 3R-1AR, 3R-2AR, & 3R-3AR, Block A, Municipal Complex Addition, recording in instrument NO. 201400143623, official public records, Dallas County, TX.

A location map depicting a 500-ft notification area is attached for reference.

EXPLANATION OF REQUEST: The applicant is requesting to replat the subject properties in order to create one lot by combining 3900 and 3908 Main Street A variance is not required for this replat.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: DEVELOPMENT IS GOOD

SIGNATURE: [Handwritten Signature]

ADDRESS: 4102 KIRBY

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 24th day of March, 2015.

If you have any questions concerning this request, please contact:
Phone 972-463-3904
FAX 972-412-6228 or dacevedo@rowlett.com

RETURN by Mail
City of Rowlett Planning Division
3901 Main Street
Rowlett, TX 75088



Development Services
Department/Planning Division

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for Major Warrants
LOCATION: The subject property is located at 3900 and 3908 Main Street, further described as 11.54 +/- acres of land being situated in the William Crabtree Survey, Abstract NO. 347, being a portion of Lot 1 and all of Lot 1, Block A, as shown on the final plat of the Municipal Complex Addition, recorded in Volume 95237, Page 2810, plat records Dallas County, TX, and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, deed records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, as shown on the amending plat of Lot 3R-1AR, 3R-2AR, & 3R-3AR, Block A, Municipal Complex Addition, recording in instrument NO. 201400143623, official public records, Dallas County, TX.

A location map depicting a 500-ft notification area is attached for reference.

EXPLANATION OF REQUEST: The subject property is located within the Urban Village Form Based District. The applicant requests Major Warrants related to the following Form Based Code standards in order to develop a mixed-use master planned development: lighting standards, residential building types, ceiling height requirements, flex-space at grade, building materials, stairwell treatment, and continuous building frontage.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

SIGNATURE:

ADDRESS:

Handwritten signature and address: 4102 121234

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 24th day of March, 2015, and the City Council will hold a public hearing at 7:30 p.m. on the 21st day of April, 2015 both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

If you have any questions concerning this request, please contact:
Phone 972-463-3904
FAX 972-412-6228
dacevedo@rowlett.com

RETURN by Mail
City of Rowlett Planning Division
3901 Main Street
Rowlett, TX 75088



Development Services
Department/Planning Division

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for Major Warrants
LOCATION: The subject property is located at 3900 and 3908 Main Street, further described as 11.54 +/- acres of land being situated in the William Crabtree Survey, Abstract NO. 347, being a portion of Lot 1 and all of Lot 1, Block A, as shown on the final plat of the Municipal Complex Addition, recorded in Volume 95237, Page 2810, plat records Dallas County, TX, and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, deed records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, as shown on the amending plat of Lot 3R-1AR, 3R-2AR, & 3R-3AR, Block A, Municipal Complex Addition, recording in instrument NO. 201400143623, official public records, Dallas County, TX.

A location map depicting a 500-ft notification area is attached for reference.

EXPLANATION OF REQUEST: The subject property is located within the Urban Village Form Based District. The applicant requests Major Warrants related to the following Form Based Code standards in order to develop a mixed-use master planned development: lighting standards, residential building types, ceiling height requirements, flex-space at grade, building materials, stairwell treatment, and continuous building frontage.

- [X] I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
[] I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

LET'S GET SOME DEVELOPMENT GOING

SIGNATURE:

ADDRESS:

[Handwritten signature]
3901 KIRBY

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 24th day of March, 2015, and the City Council will hold a public hearing at 7:30 p.m. on the 21st day of April, 2015 both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

If you have any questions concerning this request, please contact:
Phone 972-463-3904
FAX 972-412-6228
dacevedo@rowlett.com

RETURN by Mail
City of Rowlett Planning Division
3901 Main Street
Rowlett, TX 75088



Department of Development Service

COURTESY NOTICE OF PUBLIC HEARING REPLAT

TO: Property Owner
RE: Application for a replat (preliminary replat)
LOCATION: The subject property is located at 3900 and 3908 Main Street, further described as approximately 11.54 acres of land being situated in the William Crabtree Survey, Abstract NO. 347, being a portion of Lot 1 and all of Lot 1, Block A, as shown on the final plat of the Municipal Complex Addition, recorded in Volume 95237, Page 2810, plat records Dallas County, TX, and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, deed records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, as shown on the amending plat of Lot 3R-1AR, 3R-2AR, & 3R-3AR, Block A, Municipal Complex Addition, recording in instrument NO. 201400143623, official public records, Dallas County, TX.

A location map depicting a 500-ft notification area is attached for reference.

EXPLANATION OF REQUEST: The applicant is requesting to replat the subject properties in order to create one lot by combining 3900 and 3908 Main Street A variance is not required for this replat.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

SIGNATURE:

ADDRESS:

Handwritten signature and address: 4201 Kirby

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 24th day of March, 2015.

If you have any questions concerning this request, please contact:
Phone 972-463-3904
FAX 972-412-6228 or dacevedo@rowlett.com

RETURN by Mail
City of Rowlett Planning Division
3901 Main Street
Rowlett, TX 75088

TOWNSCAPE, Inc.
Town Planning and Urban Design

Memo

743 WILL RICE AVENUE
IRVING, TX 75039

Townscape.com

To: Marc Kurbansade, Director of Development Services
From: Arti Harchekar, AICP, CNU-A
Date: 30 March 2015
Re: Urban Design Officer Review of Village Rowlett
Major Warrant Package – Downtown UV-FB

Urban Design Officer Review

Per your request, we have reviewed the proposed Major Warrant package. Due to the fact that many of the deviations are interrelated, the proposal appears to be in conflict with the Vision for the Downtown District as set out in the Comprehensive Plan and consequently, the Form Based Code's intent and standards for the Urban Village FB District.

This unique property is at the heart of Downtown Rowlett, and will establish the image and development pattern in the Urban Village area as a catalyst project. The extraordinarily high use of cementitious fiberboard and additional requested deviations from the standards will reflect an image of a rural and impermanent character within Downtown.

Recommendation: The Applicant work with Staff and the UDO to:

1. Achieve in the order of 60% masonry throughout the project with the exception of the Bungalows;
2. Ensure that live-work units have a layout that meets accepted standards for such unit types including ceiling heights;
3. Minimize the exposure of exterior stairs and open corridors; and
4. Ensure that a majority of the Bungalows have porches/entries 18 inches above grade except where buildings are handicapped accessible or are constrained due to topography.

Discussion: The Major Warrants are organized below in the following categories (a) critical items that should be looked upon unfavorably, (b) items that could be looked upon favorably provided that certain conditions were met, and (c) items that should be looked upon favorably. As a point of clarification, Minor Warrants should be considered for justified deviations to the standard based on a unique condition. The deviations are not to be used everywhere. When a standard is deviated to such an extent that it effects the entire development, then it should be handled as a Major Warrant.

(a) The following Major Warrants are critical items that should be looked upon unfavorably:

1. **Building Materials** – As proposed, the majority of the building fabric is to be constructed with cementitious fiberboard. To a great extent, the impression of the proposed product is

of a more “temporary” development than that intended for the Urban Village FB District. A higher percentage of masonry should be incorporated into well-articulated buildings to result in a perceived building fabric that will stand the test of time. The image of this development is critical for the heart of Downtown. Once developed, these buildings should look like they have been here and will be here for the long-term. As such, these buildings are setting the stage for the building fabric in Downtown. It is not intended that cementitious fiberboard be used in such a high allocation on multi-story buildings and large projects.

2. **Mixture of Units and Flex Space At-Grade** - We are in general agreement that the ground floor units along Rowlett Street and Ponder Street within Building A should be of a different character than Main Street due to market conditions. As proposed, these units are to be “live-work” units. The floor plans and ceiling heights of these units are not truly delivering live-work units or flex space at-grade. The floor plan being depicted is of an apartment unit. Home offices are allowed in all units, but that does not make it a live-work unit. Live-work units need to be able to evolve into commercial space, which is also a requirement for flex space at-grade. Based on the experience of many architects and developers that deliver this product, it is important to incorporate certain critical elements in order to prevent these units from staying residential in the long-term. The main way to achieve this is to have an open floor plan with private functions in the rear of the unit, or above, a well-articulated frontage along the street, and commercial ceiling heights. If executed correctly, these units could be an important added economic benefit to Downtown. In the long-term, 10-foot clear ceiling heights are sub-standard for accommodating future commercial functions, and in fact, 16-14-foot clear ceiling height is generally the industry standard for commercial development.
3. **Exposed Stairs, Open Corridors and Entrance Gates** – As proposed, the Applicant has done a better job with some of the treatment of exposed stairs, open corridors and entrance gates, however the high level of this treatment remains an issue in conjunction with the building materials. Exposed stairwells adjacent to the public realm reflect a sub-standard quality. It is intended that the building fabric be of a high quality and built to last beyond one building cycle. And further, that the fabric is constructed to visually depict such permanence and quality within the District. Building floor plans should be laid out to have interface with the public realm in order to encourage a safe and comfortable walkable environment. Moreover, the use of an exposed stairwell as a celebrated architectural element is contrary to the intent of a terminated vista.
4. **Use of Residential Units (Bungalow Entry Grade Treatment)** - Based on the language of the requested Warrant package and previous discussions with the Applicant, there is a desire to deviate from elevating the entry grade of the Bungalow buildings by utilizing the

New Neighborhood dropped beam intent for this detached residential product. This deviation has direct effects on long-term value and durability. Based on our experience, old, inadequately constructed neighborhoods tend to build the slab of homes at about 6" to 1' above the surrounding grade level. The issue arises over time when soil is shifted due to yard maintenance, and other things, and brings the water line too close to the structure and framing. Over time, negative drainage begins to occur. And further, soil and dust accrues at the base of the foundation over the years. As such, it is really important that floor plates constructed too close to the existing grade are avoided. We could offer flexibility to this requirement, for this particular development site, if there is a constraint due to topography or if the Applicant is finishing out the interior of the units to be handicapped accessible. But, we cannot recommend support in elimination of this requirement for such units.

5. **Residential At-Grade Treatment (Rowhouses)** - In the Development Plan these units are shown located above the sidewalk elevation providing direct access to the sidewalk with a stoop and patio. The language in the warrant package reflects something different than the Development Plan, which is inappropriate for this building type. Townhomes are an attached single-family rental or owner-occupied building type. Based on the Urban Village build-to-zone intent, the separation of this building type from the sidewalk with a stoop and patio is important for residential privacy.
- (b) The following Major Warrants are items that could be looked upon favorably provided that certain conditions are met.
1. **Use of Residential Units (Bungalow Non-Repeat Facade Treatment)** – As proposed the Applicant has done a better job with articulating the facades of the Bungalow units so as not to repeat facades in a close proximity and incorporating porches on 20% of the units. Overall, building materials remain an issue.
 2. **Continuous building frontage (Bungalow Shed Parking Structures)** – Due to the unique configuration of the bungalow courts, appropriately detailed shed parking structures could be a feature that contributes to the streetscape. Particularly, since Dennis and Christine Streets function more like secondary streets. Overall, building materials remain an issue. Further refinement of materials should be conducted through the Development Plan process with Staff and the UDO.
- (c) The following Major Warrants should be looked upon favorably:
1. **Lighting** – Based on the needed improvement for current lighting on Main Street and within Downtown, for this specific site we would support Staff's research and request for a minimum 2 foot-candle average lighting level along sidewalks and trails adjacent to Retail and Flex Space At-Grade and a minimum 1 foot-candle average lighting level along

sidewalks and trails adjacent to Residential. The average lighting levels are to be achieved by pedestrian level lighting only. For Rowlett, the average lighting level along sidewalks and trails, without intruding on upper floor residential units, is of utmost importance in achieving the intent of the FBC. This can best be achieved by establishing a minimum average lighting level, and maximum 12-foot pole height (excluding light fixture).

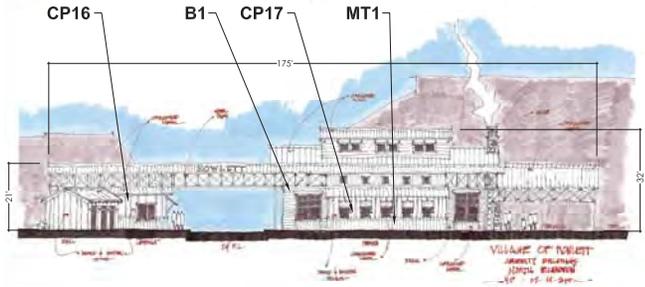
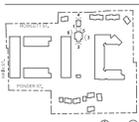
2. **Residential At-Grade Ceiling Heights (10'-0" vs. 12'-0")** – It is intended that buildings that have a mixture of residential, commercial and/or flex at-grade meet the 12' clear ceiling height standard. This is to alleviate some construction cost to the Applicant by allowing the second floor plate to be all one level. For this specific site, we would recommend support of the requested ceiling height reduction for buildings that are purely residential units on the ground floor. However, if a building has a mixture of residential, commercial and/or flex at-grade, then we cannot recommend support.
3. **Roof Sign** – The proposed roof sign makes a positive contribution to the district by providing an identifiable element to the Downtown District and is unique and special to this project. The size of the sign is reasonable in this allocation due to the fact that it does not directly impact the public realm.
4. **Continuous Building Frontage (Leasing Building)** – Due to the fact that the Applicant is providing an attractive outdoor patio area with shade, outdoor seating and a vine covered trellis, a further reduction of the required continuous building frontage adjacent to the leasing building is reasonable, limited in allocation and positively contributes to the streetscape.



Arti Harchekar, AICP, CNU-A
TOWNSCAPE, Inc.

| No. | Description | Date |
|-----|---------------|-------|
| 1 | WALK-AND-TALK | 10/16 |

"Not for regulatory approval, permitting, or construction"



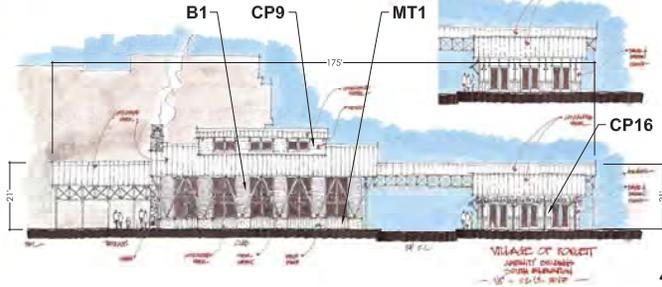
6

AMENITY BUILDINGS - NORTH [FACADE TYPE B]

CP16 - GREEN VERTICAL BOARD-AND-BATTEN - 20%
 CP17 - RED VERTICAL BOARD-AND-BATTEN - 25%

B1 - DARK RED BRICK - 40%

MT1 - CORRUGATED METAL - 15%



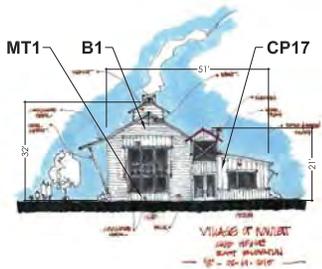
3

AMENITY BUILDINGS - SOUTH [FACADE TYPE B]

CP9 - LIGHT GRAY HORIZONTAL CLAPBOARD (SMALL) - 15%
 CP16 - GREEN VERTICAL BOARD-AND-BATTEN - 20%

B1 - DARK RED BRICK - 50%

MT1 - CORRUGATED METAL - 15%



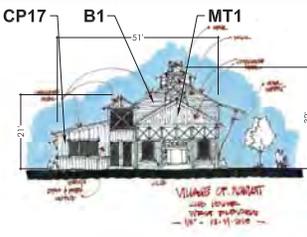
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CLUBHOUSE - EAST [FACADE TYPE A]

CP17 - RED VERTICAL BOARD-AND-BATTEN - 20%

B1 - DARK RED BRICK - 70%

MT1 - CORRUGATED METAL - 10%



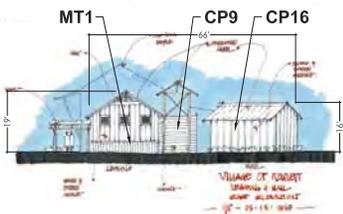
2

CLUBHOUSE - WEST [FACADE TYPE B]

CP17 - RED VERTICAL BOARD-AND-BATTEN - 20%

B1 - DARK RED BRICK - 60%

MT1 - CORRUGATED METAL - 20%

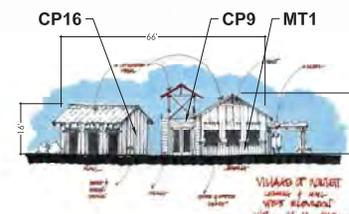


4

LEASING & MAIL - EAST [FACADE TYPE B]

CP9 - LIGHT GRAY HORIZONTAL CLAPBOARD (SMALL) - 65%
 CP16 - GREEN VERTICAL BOARD-AND-BATTEN - 20%

MT1 - CORRUGATED METAL - 15%



1

LEASING & MAIL - WEST [FACADE TYPE A]

CP9 - LIGHT GRAY HORIZONTAL CLAPBOARD (SMALL) - 20%
 CP16 - GREEN VERTICAL BOARD-AND-BATTEN - 15%

MT1 - CORRUGATED METAL - 65%

NOTES

- All dimensions and percentages are approximate and may be modified slightly as the project develops.
- Vegetation shown for illustration purposes only. Refer to landscape.
- Any/all signage is subject to final approval under separate application/permit by the Chief Building Official or designee.

| No. | Description | Date |
|-----|---------------|--------|
| 1 | WARRANT ISSUE | 2/9/19 |

"Not for regulatory approval, permitting, or construction"

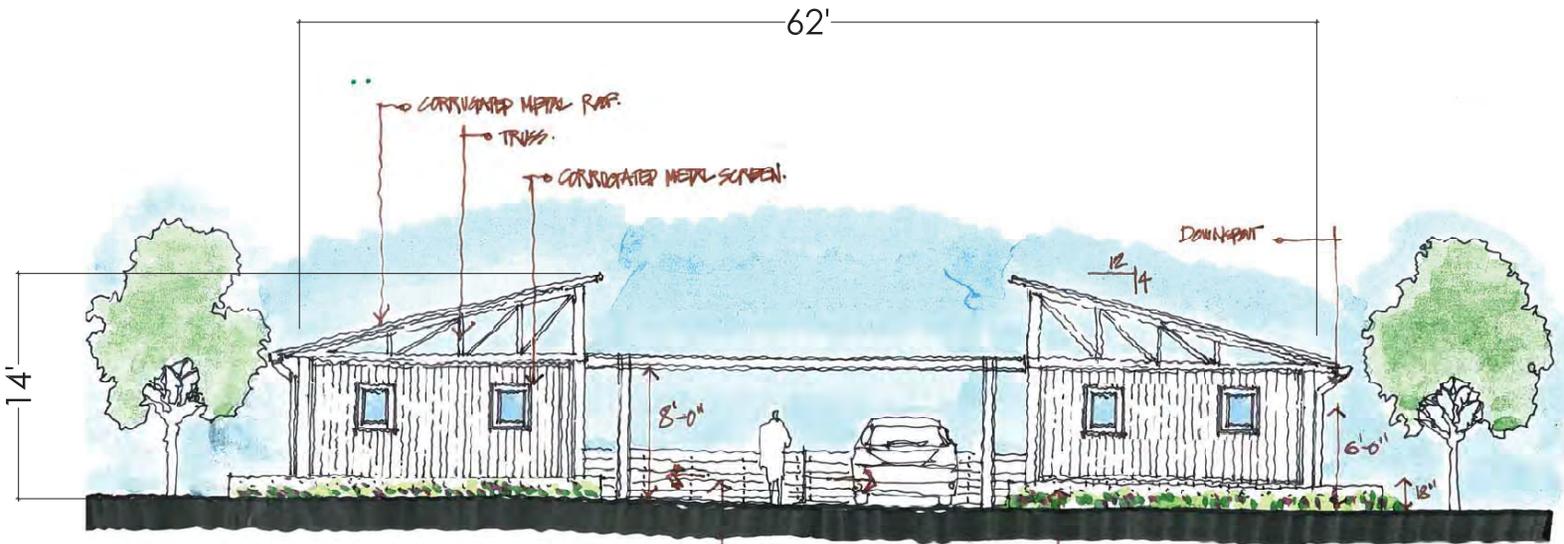


22415
 WDG Architecture Project No:
 DA-14012

BUILDING ELEVATIONS & SIGNAGE

NOT TO SCALE

A7.02



CITY OF ROWLETT.
 CONCEPT - 244.
 N.T.S. - 02.10.2015
 - FRONT ELEVATION -

WOOD PLANK SLIDING GATE DOOR
 STONE PONY WALL

- NOTES
- All dimensions and percentages are approximate and may be modified slightly as the project develops.
 - Vegetation shown for illustration purposes only. Refer to landscape.
 - Any/all signage is subject to final approval under separate application/permit by the Chief Building Official or designee.

LOT 1, BLOCK A OF THE VILLAGE OF ROWLETT ADDITION



City of Rowlett
Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75030-0099
www.rowlett.com

AGENDA DATE: 04/07/15

AGENDA ITEM: 8C

TITLE

Conduct a public hearing and consider action to adopt an ordinance creating the Tax Increment Reinvestment Zone Number Two, City of Rowlett, Texas.

STAFF REPRESENTATIVE

Brian Funderburk, City Manager
Jim Grabenhorst, Director of Economic Development

SUMMARY

The City of Rowlett and the City of Dallas have had longstanding discussions over the past decade regarding the potential sale of the Elgin B. Robertson property and boundary adjustment into Rowlett's municipal jurisdiction. A tax-increment reinvestment zone helps facilitate the capital infrastructure needs of the site. Therefore, the purpose of this item is to conduct a public hearing and approve an ordinance to create the Tax Increment Reinvestment Zone Number Two (TIRZ) for Rowlett, Texas.

This TIRZ boundary will encompass the area of the former Elgin B. Robertson property and adjoining street right-of-way and is approximately 317 ± acres (Exhibit "A" and Exhibit "B"). This project area, now known as Bayside, will be a multi-year development and once completed, the property will become a legacy project and gateway into Rowlett along the Interstate 30 corridor.

BACKGROUND INFORMATION

The Elgin B. Robertson property consists of approximately 257 acres along Interstate 30 at the Dalrock Road interchange (see aerial map on following page). The north tract is located in Dallas County and consists of approximately 142 acres and the south tract is located in both Dallas County and Rockwall County and consists of approximately 115 acres.

{remainder of page intentionally left blank}



The property was acquired by the City of Dallas in 1966 as part of the Forney Reservoir development, which is now known as Lake Ray Hubbard and was designated as a “park” upon its purchase. The property is approximately ten miles outside of the main city limits of the City of Dallas.

As mentioned above, both cities have had ongoing discussions over the past decade regarding the potential sale and boundary adjustment of this property. In order for a potential sale to occur, the City of Dallas needed voter approval to “de-park” the property. In November 2010, the City of Dallas placed a ballot proposition for voter approval and that proposition was rejected. In May 2013, the City of Dallas again placed ballot language for voter approval and that ballot proposition passed opening the door for the negotiations to begin in earnest.

On February 5, 2015, the Dallas Parks Board took action to recommend approval of the sale of Elgin B. Robertson to the City of Rowlett. On February 25, 2015, the Dallas City Council took action approving the interlocal agreement and the first of two sets of approvals for the resultant boundary adjustments. On March 17, 2015, Rowlett City Council approved the following items:

- Interlocal Agreement with the City of Dallas for the acquisition of the Elgin B. Robertson property (Resolution No. 029-15)
- Boundary Adjustments that would amend Rowlett's municipal jurisdiction to include the Elgin B. Robertson property (Ordinance No. 010-15)
- Amendment to the Interlocal Agreement and Lease between the City of Dallas and the City of Rowlett relating to the Take Line area (Resolution No. 030-15)
- Approval of a purchase and sale agreement with Donahue Development Corporation for the conveyance of the Elgin B. Robertson property (approximately 257 acres) pursuant to a Tax Increment Reinvestment Zone (Resolution No. 031-15)

DISCUSSION

Pursuant to Chapter 311 (Texas Tax Code), the Council must conduct a public hearing prior to creating a tax-increment reinvestment zone, and notice must be published at least seven days prior to the hearing. On advice of the City's financial advisors, a formal resolution calling for the public hearing was approved on March 27, 2015, and the legal notice was published on March 30, 2015 (Attachment 1).

At the March 27, 2015, City Council Work Session, the City's financial advisors, First Southwest, presented an overview on Tax Increment Reinvestment Zones, which included a general description; criteria for establishing; creation and responsibilities of Board of Directors; the Project & Financing plan elements; powers of the City; collection and deposit of TIRZ funds and developer funding of projects with TIRZ reimbursements.

The TIRZ creation allows for the City to complete the land transaction with our development partner as well as develop a project and financing plan, which will be the mechanism to allow the developer to fund the public infrastructure needs associated with this project and receive reimbursement from a portion of the incremental ad valorem property taxes generated by the project. The table below outlines the preliminary infrastructure costs that would be eligible TIRZ project costs. The TIRZ would also include reimbursement of overhead expenses to the City of Rowlett totaling \$642,369.

{remainder of page intentionally left blank}

| (a) | (b) | (c) | (d) | (e) | (f) |
|---|-------------------|-------------------|----------------|-----------------------------|-----------------------------|
| | North of IH 30 | South of IH 30 | Total Costs | Less Nonproject Costs | Net TIF Project Costs |
| Street Improvements | | | | | |
| Dalrock and Major Collector | \$2,777,723 | \$3,115,606 | \$5,893,329 | | \$5,893,329 |
| I30 Interchange | \$0 | \$17,277,893 | \$17,277,893 | | \$17,277,893 |
| | \$2,777,723 | \$20,393,499 | \$23,171,222 | \$0 | \$23,171,222 |
| Grading / Utilities | | | | | |
| Mass grading/Sea Wall/Trails | \$3,394,995 | \$5,347,775 | \$8,742,770 | \$0 | \$8,742,770 |
| Wastewater, Lift Stations, sanitary | \$2,209,833 | \$5,123,426 | \$7,333,259 | | \$7,333,259 |
| Water - Off-site and On-site Upgrade | \$1,234,543 | \$3,901,581 | \$5,136,124 | | \$5,136,124 |
| | \$6,839,371 | \$14,372,782 | \$21,212,153 | \$0 | \$21,212,153 |
| Onsite roads/common area upgrade | | | | | |
| Parks, Public Art, Monuments | \$532,025 | \$5,386,824 | \$5,918,849 | | \$5,918,849 |
| | \$308,635 | \$4,025,316 | \$4,333,951 | | \$4,333,951 |
| | \$840,660 | \$9,412,140 | \$10,252,800 | \$0 | \$10,252,800 |
| Subtotal for capital improvements | \$10,457,754 | \$44,178,421 | \$54,636,175 | \$0 | \$54,636,175 |
| City administrative expenses to be reimbursed | | | \$642,369 | | \$642,369 |
| Subtotal before financing costs | | | \$55,278,544 | \$0 | \$55,278,544 |
| Financing costs for improvements | | | \$17,147,618 | | \$17,147,618 |

The City's development partner, will provide the funding for the estimated \$54.6 million in public infrastructure costs identified above. Some of the extraordinary public infrastructure costs associated with the development of this site are related to providing the appropriate transportation, wastewater and water services as follows:

Transportation/Streets Improvements:

- IH30 Redesign & Construction of Interchange
- IH30 Design & Construction of Overpass connecting North & South parcels
- Dalrock Road Improvements & Extension into South parcel

Wastewater (Sanitary Sewer) Improvements:

- Main Lift Station & 18" Force Main
- 18" Force Main Design & Construction along Miller Road
- Rowlett Road Lift Station Pump Upgrade & 18" Force Main Extension
- 24" Gravity Main Upgrade along Dexham Road
- 51" Gravity Main Upgrade at Garland Treatment Plan

Water System Improvements:

- 16" Transmission Line from Chiesa Elevated Store Tank to Dalrock Road
- 24" Transmission Line along Dalrock Road from Merritt Road Pump Station
- Expansion of the Merritt Road Pump Station

The table below outlines the proposed allocation of 50 percent of the incremental ad valorem taxes generated by the development of this property within the TIRZ, which will fund the reimbursement of those project costs over the approximate 20 year life of the TIRZ:

| (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) |
|----------------------|---|------------------------------------|-------------------|---|---|-------------------------|------------------------------------|--|--------------------------|------------------------------|---------------------------------------|
| Year | Appraised Real Property Value for Jan. 1, | Tax Due Without Penalty by Jan 31, | TIF Fund Receipts | Developer Outlay for TIF Project Cost Principal as of May in Appraisal Year | Simple Interest Carried and Accrued @ 3.65% of Principal Owed | Interest Paid This Year | Simple Interest Owed After Payment | City's TIF #2 Program Administrative Expenses Paid This Year | Principal Paid This Year | Principal Owed After Payment | Residual Cash in TIF Fund at Year End |
| Base | 2015 | 2016 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1 | 2016 | 2017 | \$0 | \$2,731,809 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,731,809 | \$0 |
| 2 | 2017 | 2018 | \$523,089 | \$10,927,235 | \$99,711 | \$99,711 | \$0 | \$30,000 | \$393,378 | \$13,266,686 | \$0 |
| 3 | 2018 | 2019 | \$1,843,223 | \$10,927,235 | \$484,197 | \$484,197 | \$0 | \$30,800 | \$1,328,426 | \$22,894,475 | \$0 |
| 4 | 2019 | 2020 | \$2,291,496 | \$10,927,235 | \$834,553 | \$834,553 | \$0 | \$31,212 | \$1,425,730 | \$32,366,990 | \$0 |
| 5 | 2020 | 2021 | \$3,278,850 | \$5,463,618 | \$1,181,358 | \$1,181,358 | \$0 | \$31,836 | \$2,065,656 | \$35,763,941 | \$0 |
| 6 | 2021 | 2022 | \$3,391,405 | \$5,463,618 | \$1,305,384 | \$1,305,384 | \$0 | \$32,473 | \$2,043,548 | \$39,194,011 | \$0 |
| 7 | 2022 | 2023 | \$4,025,112 | \$2,731,809 | \$1,430,216 | \$1,430,216 | \$0 | \$33,122 | \$2,561,774 | \$39,364,046 | \$0 |
| 8 | 2023 | 2024 | \$4,087,644 | \$2,731,809 | \$1,436,423 | \$1,436,423 | \$0 | \$33,785 | \$2,617,437 | \$39,468,418 | \$0 |
| 9 | 2024 | 2025 | \$4,213,435 | \$2,731,809 | \$1,440,597 | \$1,440,597 | \$0 | \$34,461 | \$2,738,378 | \$39,461,849 | \$0 |
| 10 | 2025 | 2026 | \$4,297,704 | \$0 | \$1,440,357 | \$1,440,357 | \$0 | \$35,150 | \$2,822,197 | \$39,639,652 | \$0 |
| 11 | 2026 | 2027 | \$4,383,658 | \$0 | \$1,337,347 | \$1,337,347 | \$0 | \$35,853 | \$3,010,458 | \$33,629,194 | \$0 |
| 12 | 2027 | 2028 | \$4,471,331 | \$0 | \$1,227,466 | \$1,227,466 | \$0 | \$36,570 | \$3,207,296 | \$30,421,898 | \$0 |
| 13 | 2028 | 2029 | \$4,560,758 | \$0 | \$1,110,399 | \$1,110,399 | \$0 | \$37,301 | \$3,413,058 | \$27,008,841 | \$0 |
| 14 | 2029 | 2030 | \$4,651,973 | \$0 | \$985,823 | \$985,823 | \$0 | \$38,047 | \$3,628,103 | \$23,380,737 | \$0 |
| 15 | 2030 | 2031 | \$4,745,013 | \$0 | \$853,397 | \$853,397 | \$0 | \$38,808 | \$3,852,808 | \$19,529,930 | \$0 |
| 16 | 2031 | 2032 | \$4,839,913 | \$0 | \$712,769 | \$712,769 | \$0 | \$39,584 | \$4,087,559 | \$15,440,371 | \$0 |
| 17 | 2032 | 2033 | \$4,936,711 | \$0 | \$563,574 | \$563,574 | \$0 | \$40,376 | \$4,332,762 | \$11,107,609 | \$0 |
| 18 | 2033 | 2034 | \$5,035,445 | \$0 | \$405,428 | \$405,428 | \$0 | \$41,184 | \$4,588,834 | \$6,518,775 | \$0 |
| 19 | 2034 | 2035 | \$5,136,154 | \$0 | \$237,935 | \$237,935 | \$0 | \$42,007 | \$4,856,212 | \$1,682,563 | \$0 |
| 20 | 2035 | 2036 | \$1,746,292 | \$0 | \$60,684 | \$60,684 | \$0 | \$0 | \$1,662,563 | \$0 | \$23,046 |
| 21 | 2036 | 2037 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 22 | 2037 | 2038 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 23 | 2038 | 2039 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 24 | 2039 | 2040 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 25 | 2040 | 2041 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 26 | 2041 | 2042 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 27 | 2042 | 2043 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 28 | 2043 | 2044 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 29 | 2044 | 2045 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 30 | 2045 | 2046 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total for years 1-30 | | | \$72,449,208 | \$54,636,175 | | \$17,147,618 | | \$642,369 | \$54,636,175 | | \$23,046 |

TIF project principal costs are fully reimbursed only if \$0 when the TIF Zone expires.

\$72,426,163 Check: P&I payments and payments for City administrative expenses may not exceed TF fund receipts.

The following table depicts the anticipated action items and timeline associated with completing this transaction:

| ACTION | CITY | COMPLETION DATE |
|---|-----------------|-------------------|
| Parks Dept. Recommendation | Dallas | February 5, 2015 |
| City Council Action | Dallas | February 25, 2015 |
| City Council Work Session | Rowlett | March 3, 2015 |
| City Council Action | Rowlett | March 17, 2015 |
| City Council Action – Boundary Adj. | Dallas | March 25, 2015 |
| P&Z Zoning Public Hearing & Recommendation | Rowlett | April 6, 2015 |
| City Council Public Hearing & Zoning Action | Rowlett | April 7, 2015 |
| City Council Public Hearing & TIRZ Creation | Rowlett | April 7, 2015 |
| City Council Action – Econ. Dev. Agreement | Rowlett | April 14, 2015 |
| City Council Action – TIRZ Project Plan | Rowlett | April 14, 2015 |
| Property Sale/Closing | Dallas/Rowlett | April 30, 2015 |
| Property Sale/Closing | Rowlett/Donahue | April 30, 2015 |

FISCAL IMPACT/BUDGET IMPLICATIONS

This action item is specific to a public hearing and the creation of the TIRZ. The project and financing plan will be discussed in more detail prior to City Council action on April 14, 2015.

With regard to this action, the creation of this TIRZ does not financially encumber or indebted the City of Rowlett. The developer will front all costs and the City of Rowlett will use the future revenue from the site for reimbursement. In many TIRZ arrangements, the municipality, district or other political entity issues the bonds and uses the "tax-increment" to pay the bonds. In this case, the developer is fronting the costs and the City of Rowlett's obligation to reimburse the developer under the TIRZ will end at the earlier of 20 years or the complete repayment of the estimated \$54.6 million cost plus interest and administrative overhead. In addition, the TIRZ would also include reimbursement of overhead expenses to the City of Rowlett totaling \$642,369.

RECOMMENDED ACTION

Approve an ordinance to create the Tax Increment Reinvestment Zone Number Two, City of Rowlett, Texas on the Elgin B. Robertson property and adjoining street right-of-way (approximately 317± acres) and authorizing the Mayor to execute all necessary documents on the City's behalf.

ORDINANCE

AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, DESIGNATING AND CREATING A TAX INCREMENT FINANCING REINVESTMENT ZONE TO BE ENTITLED "TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF ROWLETT, TEXAS," ON APPROXIMATELY 317 ACRES OF LAND ON THE SOUTHERN END OF THE ROWLETT PENINSULA, GENERALLY LOCATED SOUTH OF CHIESA ROAD AND BEING THAT PORTION OF THE CITY FORMERLY OPERATED BY THE CITY OF DALLAS AS ELGIN B. ROBERTSON PARK ALONG WITH THE RIGHT-OF-WAY OF INTERSTATE HIGHWAY 30 AND ADJACENT ROADWAYS; PROVIDING FOR THE ESTABLISHMENT OF A BOARD OF DIRECTORS AND A TAX INCREMENT FUND FOR SUCH REINVESTMENT ZONE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rowlett Texas, (the "City"), desires to promote the development and redevelopment of a certain geographic area to include the area described in Exhibit "A" and Exhibit "B" attached hereto, formerly operated by the City of Dallas as Elgin B. Robertson Park, by the creation of a reinvestment zone (the "Zone"), as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, (the "Act"); and

WHEREAS, in compliance with the Act, the City called a public hearing to receive public comments on the advisability of creating the Zone and its benefits to the City and the property in the proposed Zone; and

WHEREAS, in compliance with the Act, notice of such public hearing was published in a paper of general circulation in the City, such publication date being not later than seven (7) days prior to the date of the public hearing; and

WHEREAS, such hearing was held on April 7, 2015, at the time and place mentioned in the published notice, and then closed, and

WHEREAS, at such hearing, the City invited and allowed any interested person to appear and comment for or against the creation of the Zone, the boundaries of the proposed Zone, whether all or part of the territory included in the boundary description and depicted in the map which together are attached hereto as Exhibit "A" and Exhibit "B" should be included in such proposed Zone and the concept of tax increment financing; and

WHEREAS, all owners of property located within the proposed Zone, taxing units and other interested persons were given the opportunity at such public hearing to protest the creation of the proposed Zone, the boundaries of the proposed Zone and the concept of tax increment financing; and

WHEREAS, a preliminary project and financing plan has been prepared and presented to this City Council.

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

Section 1. That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

Section 2. That the City Council, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on creation of the Zone has been properly, called, held and conducted and that notice of such hearing has been published and provided as required by law;
- (b) That creation of the proposed Zone with boundaries as described in Exhibit "A" and Exhibit "B" will significantly enhance the value of all the taxable property in the zone and will be of general benefit to the City, its residents and property owners in general;
- (c) That the Zone, as defined in Exhibit "A" and Exhibit "B", meets the criteria for the creation of a reinvestment zone as set forth in the Act in that:
 - (1) It is a contiguous geographic area located wholly within the corporate limits of the City; and
 - (2) The area within the proposed Zone is predominately open and undeveloped and because of obsolete platting, deterioration of site improvements, inadequate drainage, lack of infrastructure and other facilities that would enable or attract development or redevelopment of the area, and other factors, substantially impairs or arrests the sound growth of the City.
- (d) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal roll of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal roll of the City, does not

exceed fifty percent (50%) of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any;

(e) That the area within the proposed Zone is unproductive and underdeveloped, and the improvements in the Zone set forth in the preliminary project and financing plan for the proposed Zone will significantly enhance the value of all taxable real property in the Zone and be of general benefit to the City;

(f) That the development or redevelopment of the property in the proposed Zone will not occur solely through private investment in the reasonably foreseeable future;

(g) That not more than thirty percent (30%) of the property in the proposed Zone, excluding property that is publicly owned, is used for residential purposes; and

(h) That improvements to the property to be included in the proposed Zone as described in the preliminary project and financing plan will significantly enhance the value of all taxable real property in the proposed Zone and will be of general benefit to the City by providing infrastructure improvements and other facilities, improvements and other incentives that will encourage the development and redevelopment of the property within the zone that will attract visitors and consumers to the area encompassed by the zone and to commercial and retail enterprises within the Zone.

Section 3. That the City hereby creates a tax increment reinvestment zone comprised of the area described and depicted as Exhibit "A" and Exhibit "B" attached hereto, and such reinvestment zone shall hereafter be identified as "Tax Increment Reinvestment Zone Number Two, City of Rowlett, Texas".

Section 4. That there is hereby established a board of directors for the Zone which shall consist of seven (7) members. The members of the board of directors shall be appointed as follows:

(a) There is hereby established a board of directors for the Zone (the "Board") consisting of seven members. All members shall be appointed by the City Council. The terms of the board members shall be for two year terms. The City Council shall appoint seven individuals to serve as the initial members of the Board. Each year, the City Council shall appoint a member to serve as the chairman of the Board for a one-year term that begins on January 1 of the following year. The Board is authorized to elect a vice-chairman to preside in the absence of the chairman or when there is a vacancy in the office of chairman. The Board may elect other officers as determined by the Board. A vacancy on the Board shall be filled for the unexpired term by appointment of the governing body of the City. To be eligible for appointment to the Board, an individual must meet the requirements specified in the Act, as it may be amended from time to time. A simple majority of the board's membership shall constitute a quorum.

(b) The board of directors shall make recommendations to the City Council concerning the administration of the Zone. It shall prepare and adopt a project plan and Zone financing plan for the Zone and must submit such plans to the City Council for its approval. The board of directors shall possess all powers necessary to prepare,

implement and monitor such project plan for the Zone as the City Council considers advisable, including the submission of an annual report on the status of the Zone.

(c) To the extent permitted by the Act, the City Council may by resolution determine that the terms of members of the board of directors be commensurate with membership on the City Council and that the terms of board members terminate when a member's term as a City Council member terminates. In the event of such termination, the City Council shall appoint another member as soon as practical to fill the remainder of the term of office of the member no longer serving as a City Council member.

Section 5. That the Zone shall take effect immediately, and that the termination of the Zone shall occur on the earlier of (a) April 30, 2035, (b) an earlier time designated by subsequent ordinance of the City Council in the event the City determines that the Zone should be terminated due to insufficient private investment, accelerated private investment, or other good cause, or (c) at such time as all project costs, tax increment bonds, if any, and the interest thereon, and other obligations have been paid in full.

Section 6. That the Tax Increment Base for the Zone, which is the total appraised value of all taxable real property located in the Zone, is to be determined as of January 1, 2015, the year in which the Zone was designated a tax increment reinvestment zone.

Section 7. That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into such subaccounts as may be authorized by subsequent resolution or ordinance, into which all Tax Increments, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the City Treasurer's affiliated depository bank of the City and shall be secured in the manner prescribed by law. In addition, all revenues from the sale of any tax increment bonds and notes hereafter issued by the City, revenues from the sale of any property acquired as part of the tax increment financing plan and other revenues to be dedicated to and used in the Zone shall be deposited into such fund or subaccount from which money will be disbursed to pay project costs for the Zone or to satisfy the claims of holders of tax increment bonds or notes issued for the Zone.

Section 8. That all provisions of the Code of Ordinances of the City of Rowlett, Texas, in conflict with the provisions of this ordinance be and are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 9. That should any word, phrase, paragraph, section or phrase of this ordinance or of the Code of Ordinances, as amended hereby, be held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Code of Ordinances as a whole.

Section 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and Charter in such cases provide.

ATTACHMENTS

Attachment 1 – Public Hearing Legal Notice of TIRZ Number Two, City of Rowlett, Texas

Exhibit A – Legal Description of TIRZ Number Two, City of Rowlett, Texas

Exhibit B – Boundary Exhibit of TIRZ Number Two, City of Rowlett, Texas

**NOTICE OF PUBLIC HEARING
BEFORE THE
CITY COUNCIL
OF THE CITY OF ROWLETT, TEXAS**

NOTICE is hereby given that the City Council of the City of Rowlett, Texas, will hold a public hearing at 7:30 p.m. on the 7th day of April, 2015 on the creation of a Tax Increment Reinvestment Zone and the benefits to the City and to property within the proposed zone. The City Council hearing will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

At such time and place, the Council will hear testimony and take appropriate action on a proposed Tax Increment Reinvestment Zone for the area formerly operated by the City of Dallas as Elgin B. Robertson Park. The proposed boundary of the zone is all of the 257 +/- acres of land formerly operated by the City of Dallas as Elgin B. Robertson park, located generally south of Chiesa Road at the southern terminus of Dalrock Road along with the right-of-way along Interstate 30 and adjacent roadways. A detailed description of the property to be included in the proposed zone is available at the Office of the Rowlett City Secretary at 4000 Main Street, Rowlett, Texas.

All interested persons are invited to attend the public hearing and express any comments for or against the creation of the zone, its boundaries, or the concept of tax increment financing. As provided by state law, owners of property may protest the inclusion of their property in the proposed reinvestment zone.

Additional information may be obtained in the Rowlett Economic Development Department located at 4000 Main Street or by contacting staff at 972-463-3953.

Stacey Chadwick
Deputy City Secretary
City of Rowlett, Texas

NOTICE OF A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, WAS POSTED ON OR BEFORE THE 27th DAY OF MARCH, 2015 PRIOR TO 5:00 PM, IN ACCORDANCE WITH STATE LAW.

LEGAL DESCRIPTION

316.94 ACRES

EXHIBIT A

BEING a tract of land situated in the William Crabtree Survey, Abstract No. 346, Charles D. Merrill Survey, Abstract No. 957, Elmira Eveens Survey, Abstract No. 438, William Haden Thomas Survey, Abstract No. 213, H. McMillan Survey, Abstract No. 143, H. McMillan Survey, Abstract No. 853 and Jared Stephenson Survey, Abstract No. 258, City of Rowlett, Dallas County and Rockwall County, Texas; and being all of a tract of land described in Deed to City of Rowlett recorded in Instrument No. _____ of the Official Public Records of Dallas County, Texas; being part of Fuqua Road right-of-way, part of Dalrock Road right-of-way and part of Interstate Highway No. 30 right-of-way; and being more particularly described as follows;

BEGINNING at the intersection of the centerline of Fuqua Road (a variable width right-of-way) and the prolongation of the south line of Lakecrest Estates, an addition to the City of Rowlett according to the plat recorded in 84138, Page 1906 of said Deed Records;

THENCE departing said centerline of Fuqua Road and with said south line of Lakecrest Estates Addition, North 88°40'50" East, a distance of 2589.61 feet to the southeast corner of said Lakecrest Estates Addition and in the south line of a tract of land described as "Tract 2" in Warranty Deed to Missouri Kansas-Texas Railroad Company recorded in Volume 72212, Page 515 of said Deed Records; said point also being the beginning of a non-tangent curve to the left having a central angle of 38°37'49", a radius of 4633.66 feet, a chord bearing and distance of South 64°46'31" East, 3065.29 feet;

THENCE in a southeasterly direction, with said south line of the Missouri Kansas-Texas Railroad Company tract and with said curve to the left, an arc distance of 3124.13 feet to a point for corner at the intersection of said south line of the Missouri Kansas-Texas Railroad Company tract and the east right-of-way line of Dalrock Road (a variable width right-of-way);

THENCE departing said south line of the Missouri Kansas-Texas Railroad Company tract and with said east right-of-way line of Dalrock Road, the following courses and distances:

- South 0°26'16" East, a distance of 280.48 feet to a point for corner;
- South 89°33'44" West, a distance of 5.00 feet to a point for corner;
- South 0°26'16" East, a distance of 349.63 feet to a point for corner;
- South 30°08'56" East, a distance of 85.76 feet to a point for corner at the intersection of said east right-of-way line of Dalrock Road and the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way);

THENCE with said north right-of-way line of Interstate Highway No. 30, the following courses and distances:

- North 59°51'04" East, a distance of 909.03 feet to a point for corner;
- South 30°08'56" East, a distance of 150.00 feet to a point for corner;
- North 59°51'04" East, a distance of 500.00 feet to a point for corner;
- North 54°43'34" East, a distance of 201.56 feet to a point for corner;
- North 59°51'04" East, a distance of 84.81 feet to a point for corner;

THENCE departing said north right-of-way line of Interstate Highway No. 30, South 30°21'12" East, a distance of 415.59 feet to a point for corner in the south right-of-way line of said Interstate Highway No. 30;

BAYSIDE - TIRZ BOUNDARY

316.9 ACRES

CITY OF ROWLETT

WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
 ELMIRA EVEENS SURVEY, ABSTRACT NO. 438
 CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957
 WILLIAM HADEN THOMAS SURVEY, ABSTRACT NO. 213
 H. McMILLAN SURVEY, ABSTRACT NO. 143
 H. McMILLAN SURVEY, ABSTRACT NO. 853 AND
 JARED STEPHENSON SURVEY, ABSTRACT NO. 258
 DALLAS COUNTY & ROCKWALL COUNTY, TEXAS

PRELIMINARY

THIS DOCUMENT SHALL
 NOT BE RECORDED FOR
 ANY PURPOSE AND
 SHALL NOT BE USED OR
 VIEWED OR RELIED
 UPON AS A FINAL
 SURVEY DOCUMENT

J. ANDY DOBBS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6196
 12750 MERIT DRIVE, SUITE 1000
 DALLAS, TEXAS 75251
 PH. 972-770-1300
 andy.dobbs@kimley-horn.com

| | | | | | |
|--------------------|--|--|-----------------|-------------------|---|
| Kimley»Horn | | 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 | | FIRM # 10115500 | Tel. No. (972) 770-1300 Fax No. (972) 239-3820 |
| | | Scale N/A | Drawn by SLJ | Checked by DAB | Date APRIL 2015 |

THENCE with said south right-of-way line of Interstate Highway No. 30, South 59°38'48" West, a distance of 1411.44 feet to a point for corner in the 435.5 foot contour line as defined by a survey performed in September, 2014;

THENCE with said 435.5 foot contour line, the following courses and distances:

- South 11°55'35" West, a distance of 13.30 feet to a point for corner;
- South 83°55'34" East, a distance of 42.59 feet to a point for corner;
- South 41°26'22" East, a distance of 22.81 feet to a point for corner;
- North 84°26'38" East, a distance of 65.39 feet to a point for corner;
- South 59°17'22" East, a distance of 176.45 feet to a point for corner;
- South 48°46'22" East, a distance of 21.32 feet to a point for corner;
- South 45°47'00" West, a distance of 31.45 feet to a point for corner;
- South 26°22'16" East, a distance of 36.33 feet to a point for corner;
- North 70°44'38" East, a distance of 69.54 feet to a point for corner;
- South 49°36'30" East, a distance of 86.35 feet to a point for corner;
- South 16°53'11" East, a distance of 90.81 feet to a point for corner;
- South 28°32'17" West, a distance of 58.79 feet to a point for corner;
- South 58°27'51" West, a distance of 238.99 feet to a point for corner;
- South 69°33'01" West, a distance of 197.77 feet to a point for corner;
- South 35°06'48" West, a distance of 147.15 feet to a point for corner;
- South 11°57'05" West, a distance of 115.30 feet to a point for corner;
- South 43°25'41" East, a distance of 251.60 feet to a point for corner;
- South 53°03'14" East, a distance of 253.93 feet to a point for corner;
- North 86°32'28" East, a distance of 214.90 feet to a point for corner;
- North 58°46'44" East, a distance of 281.78 feet to a point for corner;
- North 30°07'13" East, a distance of 21.71 feet to a point for corner;
- North 56°49'51" East, a distance of 138.28 feet to a point for corner;
- North 1°28'39" West, a distance of 18.10 feet to a point for corner;
- North 74°07'21" East, a distance of 112.01 feet to a point for corner;
- South 3°58'16" East, a distance of 20.21 feet to a point for corner;
- North 77°08'51" East, a distance of 12.88 feet to a point for corner;
- South 27°28'01" East, a distance of 20.33 feet to a point for corner;
- South 74°24'40" East, a distance of 42.16 feet to a point for corner;
- South 39°38'37" East, a distance of 39.65 feet to a point for corner;
- South 35°13'43" East, a distance of 104.73 feet to a point for corner;
- South 44°28'24" East, a distance of 100.03 feet to a point for corner;
- South 27°26'58" East, a distance of 84.71 feet to a point for corner;
- South 43°24'12" East, a distance of 57.43 feet to a point for corner;
- South 72°34'05" East, a distance of 29.28 feet to a point for corner;
- South 28°05'28" East, a distance of 22.60 feet to a point for corner;
- South 36°39'54" West, a distance of 54.35 feet to a point for corner;

BAYSIDE - TIRZ BOUNDARY
316.9 ACRES
CITY OF ROWLETT

- WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
- ELMIRA EVEENS SURVEY, ABSTRACT NO. 438
- CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957
- WILLIAM HADEN THOMAS SURVEY, ABSTRACT NO. 213
- H. McMILLAN SURVEY, ABSTRACT NO. 143
- H. McMILLAN SURVEY, ABSTRACT NO. 853 AND
- JARED STEPHENSON SURVEY, ABSTRACT NO. 258
- DALLAS COUNTY & ROCKWALL COUNTY, TEXAS

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

J. ANDY DOBBS
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 PH. 972-770-1300
 andy.dobbs@kimley-horn.com

| | |
|--|------------------|
| <h1 style="margin: 0;">Kimley»Horn</h1> | |
| 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 | FIRM # 10115500 |
| Tel. No. (972) 770-1300 Fax No. (972) 239-3820 | |
| <u>Scale</u> | <u>Drawn by</u> |
| N/A | SLJ |
| <u>Checked by</u> | <u>Date</u> |
| DAB | APRIL 2015 |
| <u>Project No.</u> | <u>Sheet No.</u> |
| 064478300 | 2 OF 7 |

South 44°39'22" East, a distance of 70.13 feet to a point for corner;
 North 67°29'27" East, a distance of 182.05 feet to a point for corner;
 North 67°06'21" East, a distance of 217.39 feet to a point for corner;
 South 84°45'46" East, a distance of 12.17 feet to a point for corner;
 South 26°39'20" East, a distance of 6.33 feet to a point for corner;
 South 36°09'08" West, a distance of 12.52 feet to a point for corner;
 South 63°52'18" West, a distance of 96.33 feet to a point for corner;
 South 69°29'43" West, a distance of 163.46 feet to a point for corner;
 South 62°20'43" West, a distance of 143.00 feet to a point for corner;
 South 52°21'19" West, a distance of 193.69 feet to a point for corner;
 South 45°30'50" West, a distance of 363.13 feet to a point for corner;
 South 44°39'47" West, a distance of 370.91 feet to a point for corner;
 South 41°22'25" West, a distance of 320.04 feet to a point for corner;
 South 31°36'21" West, a distance of 65.70 feet to a point for corner;
 North 83°25'46" West, a distance of 14.98 feet to a point for corner;
 South 32°33'02" West, a distance of 95.59 feet to a point for corner;
 South 35°46'16" East, a distance of 12.66 feet to a point for corner;
 South 34°32'25" West, a distance of 36.10 feet to a point for corner;
 South 62°18'16" West, a distance of 65.83 feet to a point for corner;
 South 1°58'33" East, a distance of 51.91 feet to a point for corner;
 South 26°50'42" West, a distance of 129.43 feet to a point for corner;
 South 62°46'29" West, a distance of 41.91 feet to a point for corner;
 South 11°12'59" East, a distance of 68.97 feet to a point for corner;
 South 47°48'27" West, a distance of 23.25 feet to a point for corner;
 South 4°36'15" East, a distance of 51.19 feet to a point for corner;
 South 13°12'58" West, a distance of 141.85 feet to a point for corner;
 South 54°03'35" West, a distance of 98.43 feet to a point for corner;
 South 24°10'05" West, a distance of 172.42 feet to a point for corner;
 South 49°53'37" West, a distance of 75.41 feet to a point for corner;
 South 6°11'41" East, a distance of 73.51 feet to a point for corner;
 South 47°12'32" West, a distance of 79.93 feet to a point for corner;
 South 56°00'45" West, a distance of 90.47 feet to a point for corner;
 South 72°18'27" West, a distance of 87.85 feet to a point for corner;
 South 51°29'18" West, a distance of 89.24 feet to a point for corner;
 South 85°34'12" West, a distance of 104.03 feet to a point for corner;
 North 64°57'53" West, a distance of 54.08 feet to a point for corner;
 North 81°43'17" West, a distance of 46.51 feet to a point for corner;
 South 54°25'07" West, a distance of 52.94 feet to a point for corner;
 North 55°16'55" West, a distance of 52.07 feet to a point for corner;
 North 85°58'54" West, a distance of 47.93 feet to a point for corner;

BAYSIDE - TIRZ BOUNDARY
316.9 ACRES
CITY OF ROWLETT

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 JARED STEPHENSON SURVEY, ABSTRACT NO. 258
 DALLAS COUNTY & ROCKWALL COUNTY, TEXAS

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| | | Scale N/A | Drawn by SLJ | Checked by DAB | Date APRIL 2015 | Project No. 064478300 | Sheet No. 3 OF 7 |

South 63°14'45" West, a distance of 38.93 feet to a point for corner;
 South 84°37'55" West, a distance of 51.06 feet to a point for corner;
 South 25°45'34" West, a distance of 72.77 feet to a point for corner;
 South 85°11'40" West, a distance of 75.08 feet to a point for corner;
 North 39°34'51" West, a distance of 36.09 feet to a point for corner;
 South 82°09'28" West, a distance of 27.25 feet to a point for corner;
 South 9°14'30" West, a distance of 32.69 feet to a point for corner;
 South 68°08'51" West, a distance of 33.00 feet to a point for corner;
 North 22°48'58" West, a distance of 41.88 feet to a point for corner;
 North 46°41'47" West, a distance of 99.21 feet to a point for corner;
 North 23°23'14" East, a distance of 48.65 feet to a point for corner;
 North 8°18'04" West, a distance of 69.76 feet to a point for corner;
 North 38°05'11" West, a distance of 86.20 feet to a point for corner;
 North 7°56'03" West, a distance of 143.95 feet to a point for corner;
 North 16°14'28" East, a distance of 158.92 feet to a point for corner;
 North 9°37'07" West, a distance of 132.27 feet to a point for corner;
 North 27°15'57" West, a distance of 112.30 feet to a point for corner;
 North 8°23'52" West, a distance of 151.50 feet to a point for corner;
 North 6°05'24" East, a distance of 138.06 feet to a point for corner;
 North 44°18'55" West, a distance of 122.01 feet to a point for corner;
 North 6°31'27" West, a distance of 115.22 feet to a point for corner;
 North 69°52'54" East, a distance of 59.70 feet to a point for corner;
 North 27°40'34" East, a distance of 39.21 feet to a point for corner;
 North 61°58'50" East, a distance of 128.80 feet to a point for corner;
 North 8°55'12" East, a distance of 58.77 feet to a point for corner;
 North 37°21'04" West, a distance of 164.91 feet to a point for corner;
 North 3°33'00" West, a distance of 86.25 feet to a point for corner;
 North 31°13'34" West, a distance of 123.36 feet to a point for corner;
 North 87°16'52" West, a distance of 50.74 feet to a point for corner;
 North 21°44'49" West, a distance of 143.68 feet to a point for corner;
 North 32°09'38" West, a distance of 87.20 feet to a point for corner;
 North 64°21'16" West, a distance of 94.15 feet to a point for corner;
 South 81°56'58" West, a distance of 92.62 feet to a point for corner;
 North 74°45'07" West, a distance of 52.60 feet to a point for corner;
 North 50°15'56" West, a distance of 30.71 feet to a point for corner;
 North 24°14'09" East, a distance of 20.52 feet to a point for corner;
 North 30°17'25" West, a distance of 102.90 feet to a point for corner;
 North 74°27'55" West, a distance of 26.37 feet to a point for corner;
 North 7°10'36" West, a distance of 35.90 feet to a point for corner;
 North 41°21'59" East, a distance of 15.79 feet to a point for corner;

BAYSIDE - TIRZ BOUNDARY
316.9 ACRES
CITY OF ROWLETT

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 DALLAS COUNTY & ROCKWALL COUNTY, TEXAS

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| | | Scale N/A | Drawn by SLJ | Checked by DAB | Date APRIL 2015 | Project No. 064478300 | Sheet No. 4 OF 7 |

North 6°29'38" West, a distance of 134.90 feet to a point for corner;
North 25°48'14" West, a distance of 88.29 feet to a point for corner;
North 56°22'03" West, a distance of 58.31 feet to a point for corner in said south right-of-way line of Interstate Highway No. 30;

THENCE with said south right-of-way line of Interstate Highway No. 30, South 61°35'17" West, a distance of 660.43 feet to a point for corner;

THENCE departing said south right-of-way line of Interstate Highway No. 30, North 28°20'16" West, a distance of 445.80 feet to a point for corner in said north right-of-way line of Interstate Highway No. 30;

THENCE with said north right-of-way line of Interstate Highway No. 30, the following courses and distances:

North 61°39'44" East, a distance of 328.90 feet to a point for corner;
North 58°14'01" East, a distance of 265.47 feet to a point for corner;
North 42°57'13" East, a distance of 41.07 feet to a point for corner in said 435.5 foot contour line as defined by a survey performed in September, 2014;

THENCE with said 435.5 foot contour line, the following courses and distances:

North 15°11'07" East, a distance of 33.95 feet to a point for corner;
North 38°32'25" West, a distance of 41.98 feet to a point for corner;
North 1°20'09" West, a distance of 33.21 feet to a point for corner;
North 21°50'43" West, a distance of 133.00 feet to a point for corner;
North 0°47'38" East, a distance of 13.66 feet to a point for corner;
North 45°35'38" West, a distance of 76.21 feet to a point for corner;
South 70°42'21" West, a distance of 26.72 feet to a point for corner;
North 36°29'31" West, a distance of 156.89 feet to a point for corner;
North 20°24'02" West, a distance of 59.62 feet to a point for corner;
North 10°49'43" West, a distance of 70.35 feet to a point for corner;
North 63°11'51" West, a distance of 27.62 feet to a point for corner;
North 26°44'09" West, a distance of 52.54 feet to a point for corner;
North 51°02'08" West, a distance of 56.72 feet to a point for corner;
North 12°36'06" West, a distance of 32.17 feet to a point for corner;
North 54°59'42" West, a distance of 13.53 feet to a point for corner;
North 26°47'59" West, a distance of 78.12 feet to a point for corner;
North 18°55'22" West, a distance of 118.54 feet to a point for corner;
North 29°41'22" West, a distance of 285.54 feet to a point for corner;
North 61°37'55" West, a distance of 57.22 feet to a point for corner;
North 48°48'30" West, a distance of 170.35 feet to a point for corner;
North 68°04'18" West, a distance of 64.90 feet to a point for corner;
South 73°26'00" West, a distance of 50.10 feet to a point for corner;

BAYSIDE - TIRZ BOUNDARY
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CITY OF ROWLETT

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| N/A | SLJ | DAB | APRIL 2015 | 064478300 | 5 OF 7 |

North 67°01'05" West, a distance of 219.00 feet to a point for corner;
 North 56°10'58" West, a distance of 88.62 feet to a point for corner;
 North 42°54'06" West, a distance of 88.55 feet to a point for corner;
 North 77°26'37" West, a distance of 14.91 feet to a point for corner;
 North 41°03'10" West, a distance of 118.70 feet to a point for corner;
 North 68°20'31" West, a distance of 33.72 feet to a point for corner;
 North 43°16'20" West, a distance of 33.69 feet to a point for corner;
 North 12°55'12" West, a distance of 28.76 feet to a point for corner;
 North 56°26'01" East, a distance of 19.57 feet to a point for corner;
 North 8°29'37" East, a distance of 16.03 feet to a point for corner;
 North 49°37'34" West, a distance of 12.59 feet to a point for corner;
 South 66°57'09" West, a distance of 32.84 feet to a point for corner;
 North 21°54'42" West, a distance of 15.83 feet to a point for corner;
 North 14°46'54" East, a distance of 12.29 feet to a point for corner;
 North 27°10'03" West, a distance of 80.01 feet to a point for corner;
 North 52°12'49" West, a distance of 35.85 feet to a point for corner;
 North 19°51'16" West, a distance of 139.14 feet to a point for corner;
 North 23°07'43" West, a distance of 108.57 feet to a point for corner;
 North 17°54'51" West, a distance of 163.14 feet to a point for corner;
 North 6°03'42" West, a distance of 57.89 feet to a point for corner;
 North 42°35'35" West, a distance of 36.45 feet to a point for corner;
 North 4°01'07" East, a distance of 10.14 feet to a point for corner;
 North 73°05'02" West, a distance of 24.74 feet to a point for corner;
 South 55°37'53" West, a distance of 29.44 feet to a point for corner;
 South 26°16'09" West, a distance of 95.55 feet to a point for corner;
 South 16°41'17" West, a distance of 106.41 feet to a point for corner;
 South 3°26'33" West, a distance of 32.45 feet to a point for corner;
 South 10°58'31" East, a distance of 105.46 feet to a point for corner;
 South 3°05'45" West, a distance of 30.72 feet to a point for corner;
 South 33°27'45" West, a distance of 23.96 feet to a point for corner;
 South 4°20'08" West, a distance of 67.61 feet to a point for corner;
 South 16°40'02" West, a distance of 139.95 feet to a point for corner;
 South 26°54'01" West, a distance of 104.86 feet to a point for corner;
 South 15°16'32" East, a distance of 87.29 feet to a point for corner;
 South 35°56'54" East, a distance of 168.48 feet to a point for corner;
 South 37°16'35" East, a distance of 150.16 feet to a point for corner;
 South 31°33'52" East, a distance of 34.48 feet to a point for corner;
 South 47°51'44" West, a distance of 16.29 feet to a point for corner;
 North 42°31'23" West, a distance of 83.69 feet to a point for corner;
 North 35°29'04" West, a distance of 256.66 feet to a point for corner;

BAYSIDE - TIRZ BOUNDARY
316.9 ACRES
CITY OF ROWLETT

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| N/A | | SLJ | DAB | APRIL 2015 | 064478300 | 6 OF 7 | |

North 48°31'41" West, a distance of 62.23 feet to a point for corner;
 South 75°38'20" West, a distance of 120.99 feet to a point for corner;
 North 70°07'41" West, a distance of 129.33 feet to a point for corner;
 North 50°02'26" West, a distance of 194.59 feet to a point for corner;
 North 36°19'48" West, a distance of 205.49 feet to a point for corner;
 North 56°37'29" West, a distance of 236.89 feet to a point for corner;
 North 82°58'53" West, a distance of 567.27 feet to a point for corner;
 South 85°44'24" West, a distance of 91.58 feet to a point for corner;
 North 85°08'56" West, a distance of 283.18 feet to a point for corner;
 South 78°34'59" West, a distance of 68.18 feet to a point for corner;
 North 27°25'45" West, a distance of 32.06 feet to a point for corner;
 North 3°29'38" East, a distance of 38.39 feet to a point for corner;
 North 30°12'30" West, a distance of 50.91 feet to a point for corner;
 North 72°12'24" West, a distance of 98.50 feet to a point for corner;
 North 80°38'45" West, a distance of 79.08 feet to a point for corner;
 North 0°00'00" East, a distance of 159.01 feet to a point for corner;
 North 70°56'23" West, a distance of 55.72 feet to a point in said centerline of Fuqua Road at the beginning of a non-tangent curve to the right having a central angle of 24°05'12", a radius of 532.29 feet, a chord bearing and distance of North 14°51'05" West, 222.13 feet;

THENCE with said centerline of Fuqua Road, the following courses and distances:

In a northwesterly direction, with said curve to the right, an arc distance of 223.77 feet to a point for corner;
 North 2°34'23" West, a distance of 340.67 feet to the **POINT OF BEGINNING** and containing 316.9 acres of land.

The following benchmarks were used to establish the 435.5' contour elevation based on National Geodetic Survey North American Vertical Datum of 1988 (NAVD88) elevations:

BM#1 National Geodetic Survey Marker Designation - V1498, PID - CS2520, and being 11.6 KM (7.2 MI) easterly along the Missouri Kansas Texas Railroad from the station in Garland, or 2.7 km (1.7 mi) southwesterly along State Highway 205 from its junction with State Highway 66 in Rockwall, **THENCE** 7.5 km (4.65 mi) southwesterly along Interstate Highway 30, **THENCE** 0.5 km (0.3 mi) north along Dalrock Road, **THENCE** 1.4 km northwesterly along Chiesa Road, 15.0 m (49.2 ft.) northeast of the near rail, 13.0 m (42.7 ft.) northwest of the extended center of a paved road leading east, 8.9 m (29.2 ft.) southwest of the center of the road, and 1.2 m (3.9 ft.) northwest of utility pole number 297-445-6922. Note--access to datum point is had through a 5-inch logo cap the mark is 0.3 meters from a witness post the mark is 0.3 m below the road.
 N:7011234.266, E:2573050.53, ELEV:468.23

BM#2 Square with "X" cut in concrete set on the north side of Interstate Highway No. 30, ±5 feet south of mile marker no. 65.
 N:7009236.215, E:2579686.608, ELEV:447.56

BM#3 Square with "X" cut in on north side of Interstate Highway No. 30, ±5 feet south of mile marker no. 64.
 N:7006589.138, E:2575027.503, ELEV:447.69

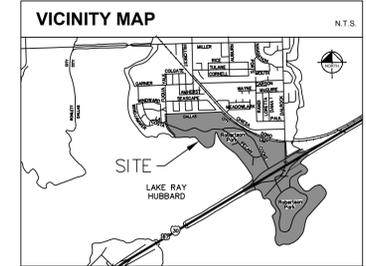
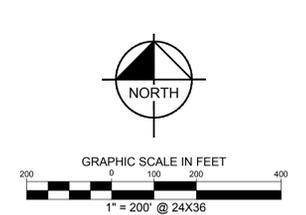
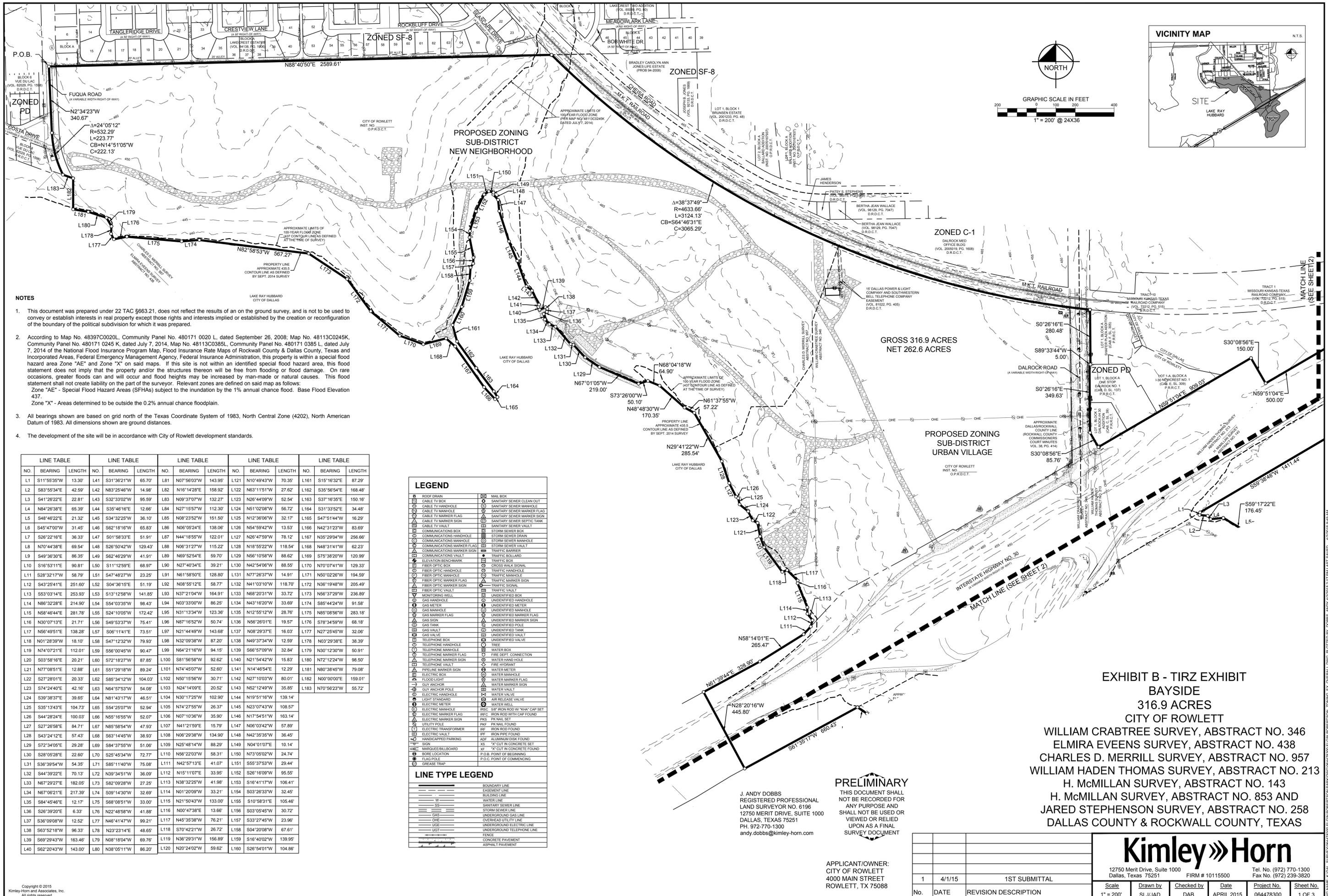
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NOTES

- This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
- According to Map No. 48397C0020L, Community Panel No. 480171 0020 L, dated September 26, 2008; Map No. 48113C0245K, Community Panel No. 480171 0245 K, dated July 7, 2014; Map No. 48113C0385L, Community Panel No. 480171 0385 L, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Maps of Rockwall County & Dallas County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within a special flood hazard area Zone "AE" and Zone "X" on said maps. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Relevant zones are defined on said map as follows:
 Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to the inundation by the 1% annual chance flood. Base Flood Elevation 437.
 Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
- The development of the site will be in accordance with City of Rowlett development standards.

| LINE TABLE | | LINE TABLE | | LINE TABLE | | LINE TABLE | | LINE TABLE | | | |
|------------|--------------|------------|-----|--------------|--------|------------|--------------|------------|------|--------------|--------|
| NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | LENGTH |
| L1 | S11°53'35\"W | 13.30 | L41 | S31°36'21\"W | 65.70 | L81 | N07°56'03\"W | 143.95 | L121 | N10°49'43\"W | 70.35 |
| L2 | S83°55'34\"E | 42.99 | L42 | N83°25'46\"W | 14.96 | L82 | N16°14'28\"E | 156.92 | L122 | N63°11'51\"W | 27.62 |
| L3 | S41°26'22\"E | 22.81 | L43 | S32°33'02\"W | 95.59 | L83 | N09°37'07\"W | 132.27 | L123 | N26°44'09\"W | 52.54 |
| L4 | N84°26'38\"E | 65.39 | L44 | S35°46'16\"E | 12.66 | L84 | N27°15'57\"W | 112.30 | L124 | N51°02'08\"W | 56.72 |
| L5 | S48°46'22\"E | 21.32 | L45 | S34°32'25\"W | 36.10 | L85 | N08°23'52\"W | 151.50 | L125 | N12°36'06\"W | 32.17 |
| L6 | S45°47'00\"W | 31.45 | L46 | S62°18'16\"W | 65.83 | L86 | N06°05'24\"E | 138.06 | L126 | N54°59'42\"W | 13.53 |
| L7 | S26°22'16\"E | 36.33 | L47 | S01°58'33\"E | 51.91 | L87 | N44°18'55\"W | 122.01 | L127 | N26°47'59\"W | 78.12 |
| L8 | N70°44'38\"E | 69.54 | L48 | S28°50'42\"W | 129.43 | L88 | N06°31'27\"W | 115.22 | L128 | N18°55'22\"W | 118.54 |
| L9 | S49°36'30\"E | 86.35 | L49 | S62°46'29\"W | 41.91 | L89 | N69°52'54\"E | 59.70 | L129 | N56°10'58\"W | 88.62 |
| L10 | S16°53'11\"E | 90.81 | L50 | S11°12'59\"W | 68.97 | L90 | N27°40'34\"E | 39.21 | L130 | N42°54'06\"W | 88.55 |
| L11 | S28°32'17\"W | 58.79 | L51 | S47°48'27\"W | 23.25 | L91 | N61°58'50\"E | 128.80 | L131 | N77°26'37\"W | 14.91 |
| L12 | S43°25'41\"E | 251.60 | L52 | S04°36'15\"E | 51.19 | L92 | N08°55'12\"E | 58.77 | L132 | N41°03'10\"W | 118.70 |
| L13 | S53°03'14\"E | 253.93 | L53 | S13°12'58\"W | 141.85 | L93 | S13°12'58\"W | 141.85 | L133 | N68°20'31\"W | 33.72 |
| L14 | N86°32'28\"E | 214.90 | L54 | S54°03'35\"W | 98.43 | L94 | N03°33'00\"W | 86.25 | L134 | N43°16'20\"W | 33.69 |
| L15 | N58°46'44\"E | 281.78 | L55 | S24°10'05\"W | 172.42 | L95 | N31°13'34\"W | 123.36 | L135 | N12°55'12\"W | 28.78 |
| L16 | N30°07'13\"E | 21.71 | L56 | S49°53'37\"W | 75.41 | L96 | N87°16'52\"W | 50.74 | L136 | N56°26'01\"E | 19.57 |
| L17 | N56°49'51\"E | 138.28 | L57 | S06°11'41\"E | 73.51 | L97 | N21°44'49\"W | 143.68 | L137 | N08°29'37\"E | 16.03 |
| L18 | N01°28'39\"W | 18.10 | L58 | S47°12'32\"W | 79.93 | L98 | N32°09'38\"W | 87.20 | L138 | N49°37'34\"W | 12.59 |
| L19 | N74°07'21\"E | 112.01 | L59 | S56°00'45\"W | 90.47 | L99 | N64°21'16\"W | 94.15 | L139 | S66°57'09\"W | 32.84 |
| L20 | S03°58'16\"E | 20.21 | L60 | S72°18'27\"W | 87.85 | L100 | S81°56'58\"W | 92.62 | L140 | N21°54'42\"W | 15.83 |
| L21 | N77°08'51\"E | 12.88 | L61 | S51°29'18\"W | 89.24 | L101 | N74°45'07\"W | 52.60 | L141 | N14°46'54\"E | 12.29 |
| L22 | S27°28'01\"E | 20.33 | L62 | S85°34'12\"W | 104.03 | L102 | N50°15'56\"W | 30.71 | L142 | N27°10'03\"W | 80.01 |
| L23 | S74°24'40\"E | 42.16 | L63 | N64°57'53\"W | 54.08 | L103 | N24°14'09\"E | 20.52 | L143 | N52°12'49\"W | 35.85 |
| L24 | S39°38'37\"E | 39.65 | L64 | N81°43'17\"W | 46.51 | L104 | N30°17'25\"W | 102.90 | L144 | N19°51'16\"W | 139.14 |
| L25 | S35°13'43\"E | 104.73 | L65 | S54°29'07\"W | 52.94 | L105 | N74°27'55\"W | 26.37 | L145 | N23°07'43\"W | 108.57 |
| L26 | S44°28'24\"E | 100.03 | L66 | N55°16'55\"W | 52.07 | L106 | N07°10'36\"W | 35.90 | L146 | N17°54'51\"W | 163.14 |
| L27 | S27°26'58\"E | 84.71 | L67 | N85°58'54\"W | 47.93 | L107 | N41°21'59\"E | 15.79 | L147 | N06°02'42\"W | 57.89 |
| L28 | S43°24'12\"E | 57.43 | L68 | S63°14'45\"W | 38.93 | L108 | N06°29'38\"W | 134.90 | L148 | N42°35'35\"W | 36.45 |
| L29 | S72°34'05\"E | 29.28 | L69 | S84°37'55\"W | 51.06 | L109 | N25°48'14\"W | 88.29 | L149 | N04°01'07\"E | 10.14 |
| L30 | S28°05'28\"E | 22.60 | L70 | S25°45'34\"W | 72.77 | L110 | N56°22'03\"W | 58.31 | L150 | N73°05'02\"E | 24.74 |
| L31 | S36°39'54\"W | 54.35 | L71 | S85°11'40\"W | 75.08 | L111 | N42°57'13\"E | 41.07 | L151 | S55°37'53\"W | 29.44 |
| L32 | S44°39'22\"E | 70.13 | L72 | N39°34'51\"W | 36.09 | L112 | N15°11'07\"E | 33.95 | L152 | S26°16'09\"W | 95.55 |
| L33 | N67°29'27\"E | 182.05 | L73 | S82°09'28\"W | 27.25 | L113 | N38°32'25\"W | 41.98 | L153 | S16°41'17\"W | 106.41 |
| L34 | N67°06'21\"E | 217.39 | L74 | S09°14'30\"W | 32.69 | L114 | N01°20'09\"W | 33.21 | L154 | S03°26'33\"W | 32.45 |
| L35 | S84°45'46\"E | 12.17 | L75 | S68°06'51\"W | 33.00 | L115 | N21°50'43\"W | 133.00 | L155 | S10°58'31\"E | 105.46 |
| L36 | S26°39'20\"E | 6.33 | L76 | N22°48'58\"W | 41.88 | L116 | N00°47'38\"E | 13.86 | L156 | S03°05'45\"W | 30.72 |
| L37 | S36°09'08\"W | 12.52 | L77 | N46°41'47\"W | 99.21 | L117 | N45°35'38\"W | 76.21 | L157 | S33°27'45\"W | 23.96 |
| L38 | S63°52'18\"W | 96.33 | L78 | N23°23'14\"E | 48.65 | L118 | S70°42'21\"W | 26.72 | L158 | S04°20'08\"W | 67.61 |
| L39 | S69°29'43\"W | 163.46 | L79 | N08°18'04\"W | 69.76 | L119 | N36°29'31\"W | 156.89 | L159 | S16°40'02\"W | 139.95 |
| L40 | S62°20'43\"W | 143.00 | L80 | N38°05'11\"W | 86.20 | L120 | N20°24'02\"W | 59.62 | L160 | S26°54'01\"W | 104.86 |

| LEGEND | | | |
|--------|----------------------------|---|-------------------------------------|
| □ | ROCK DRAIN | □ | MAIL BOX |
| □ | CABLE TV BOX | ○ | SANITARY SEWER CLEAN OUT |
| □ | CABLE TV HANDHOLE | ○ | SANITARY SEWER MANHOLE |
| □ | CABLE TV MARKER | ○ | SANITARY SEWER MARKER FLAG |
| □ | CABLE TV MARKER SIGN | ○ | SANITARY SEWER SEPTIC TANK |
| □ | CABLE TV VAULT | ○ | SANITARY SEWER VAULT |
| □ | COMMUNICATIONS BOX | ○ | STORM SEWER BOX |
| □ | COMMUNICATIONS HANDHOLE | ○ | STORM SEWER DRAIN |
| □ | COMMUNICATIONS MARKER | ○ | STORM SEWER MANHOLE |
| □ | COMMUNICATIONS MARKER SIGN | ○ | STORM SEWER VAULT |
| □ | COMMUNICATIONS VAULT | ○ | TRAFFIC BARRIER |
| □ | ELEVATION BENCHMARK | ○ | TRAFFIC BOY |
| □ | FIBER OPTIC BOX | ○ | CROSS WALK SIGNAL |
| □ | FIBER OPTIC HANDHOLE | ○ | TRAFFIC HANDHOLE |
| □ | FIBER OPTIC MARKER | ○ | TRAFFIC MARKER |
| □ | FIBER OPTIC MARKER FLAG | ○ | TRAFFIC MARKER SIGN |
| □ | FIBER OPTIC MARKER SIGN | ○ | TRAFFIC SIGNAL |
| □ | FIBER OPTIC VAULT | ○ | UNIDENTIFIED BOX |
| □ | MONITORING WELL | ○ | UNIDENTIFIED HANDHOLE |
| □ | GAS METER | ○ | UNIDENTIFIED MARKER SIGN |
| □ | GAS MANHOLE | ○ | UNIDENTIFIED MANHOLE |
| □ | GAS MARKER FLAG | ○ | UNIDENTIFIED MARKER FLAG |
| □ | GAS SIGN | ○ | UNIDENTIFIED VAULT |
| □ | GAS TANK | ○ | UNIDENTIFIED POLE |
| □ | GAS VAULT | ○ | UNIDENTIFIED TANK |
| □ | GAS VALVE | ○ | UNIDENTIFIED VAULT |
| □ | TELEPHONE BOX | ○ | UNIDENTIFIED VALVE |
| □ | TELEPHONE HANDHOLE | ○ | TREE |
| □ | TELEPHONE MARKER | ○ | WATER BOX |
| □ | TELEPHONE MARKER SIGN | ○ | FIRE SEPT. CONNECTION |
| □ | TELEPHONE MARKER SIGN | ○ | WATER HANDHOLE |
| □ | TELEPHONE VAULT | ○ | FIRE HYDRANT |
| □ | PIPELINE MARKER SIGN | ○ | WATER METER |
| □ | ELECTRIC BOX | ○ | WATER MANHOLE |
| □ | FLOOD LIGHT | ○ | WATER MARKER FLAG |
| □ | GUY ANCHOR | ○ | WATER MARKER SIGN |
| □ | ELECTRIC HANDHOLE | ○ | WATER VAULT |
| □ | ELECTRIC MARKER | ○ | WATER VAULT |
| □ | ELECTRIC MARKER SIGN | ○ | WATER VALVE |
| □ | ELECTRIC METER | ○ | ABS RELEASE VALVE |
| □ | ELECTRIC MANHOLE | ○ | WATER WELL |
| □ | ELECTRIC MARKER FLAG | ○ | IRISC S&P IRON ROD W/ 'KHA' CAP SET |
| □ | ELECTRIC MARKER SIGN | ○ | IRISC IRON ROD WITH CAP FOUND |
| □ | ELECTRIC VAULT | ○ | PKS PK NAIL SET |
| □ | UTILITY POLE | ○ | PKF PK NAIL FOUND |
| □ | ELECTRIC TRANSFORMER | ○ | IRF IRON ROD FOUND |
| □ | ELECTRIC VAULT | ○ | IRP IRON PIPE FOUND |
| □ | HANDICAPPED PARKING | ○ | ADP ALUMINUM DISK FOUND |
| □ | SCREW | ○ | 'X' CUT IN CONCRETE SET |
| □ | MARQUEE/BILLBOARD | ○ | 'X' CUT IN CONCRETE FOUND |
| □ | BORER LOCATION | ○ | P.O.B. POINT OF BEGINNING |
| □ | FLAG POLE | ○ | P.O.C. POINT OF COMMENCING |
| □ | GREASE TRAP | | |

| LINE TYPE LEGEND | |
|------------------|----------------------------|
| --- | BOUNDARY LINE |
| --- | EASEMENT LINE |
| --- | BUILDING LINE |
| --- | WATER LINE |
| --- | SANITARY SEWER LINE |
| --- | STORM SEWER LINE |
| --- | GAS LINE |
| --- | UNDERGROUND GAS LINE |
| --- | OVERHEAD UTILITY LINE |
| --- | UNDERGROUND ELECTRIC LINE |
| --- | UNDERGROUND TELEPHONE LINE |
| --- | FENCE |
| --- | CONCRETE PAVEMENT |
| --- | ASPHALT PAVEMENT |

J. ANDY DOBBS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6196
 12750 MERIT DRIVE, SUITE 1000
 DALLAS, TEXAS 75251
 PH. 972-770-1300
 andy.dobbs@kimley-horn.com

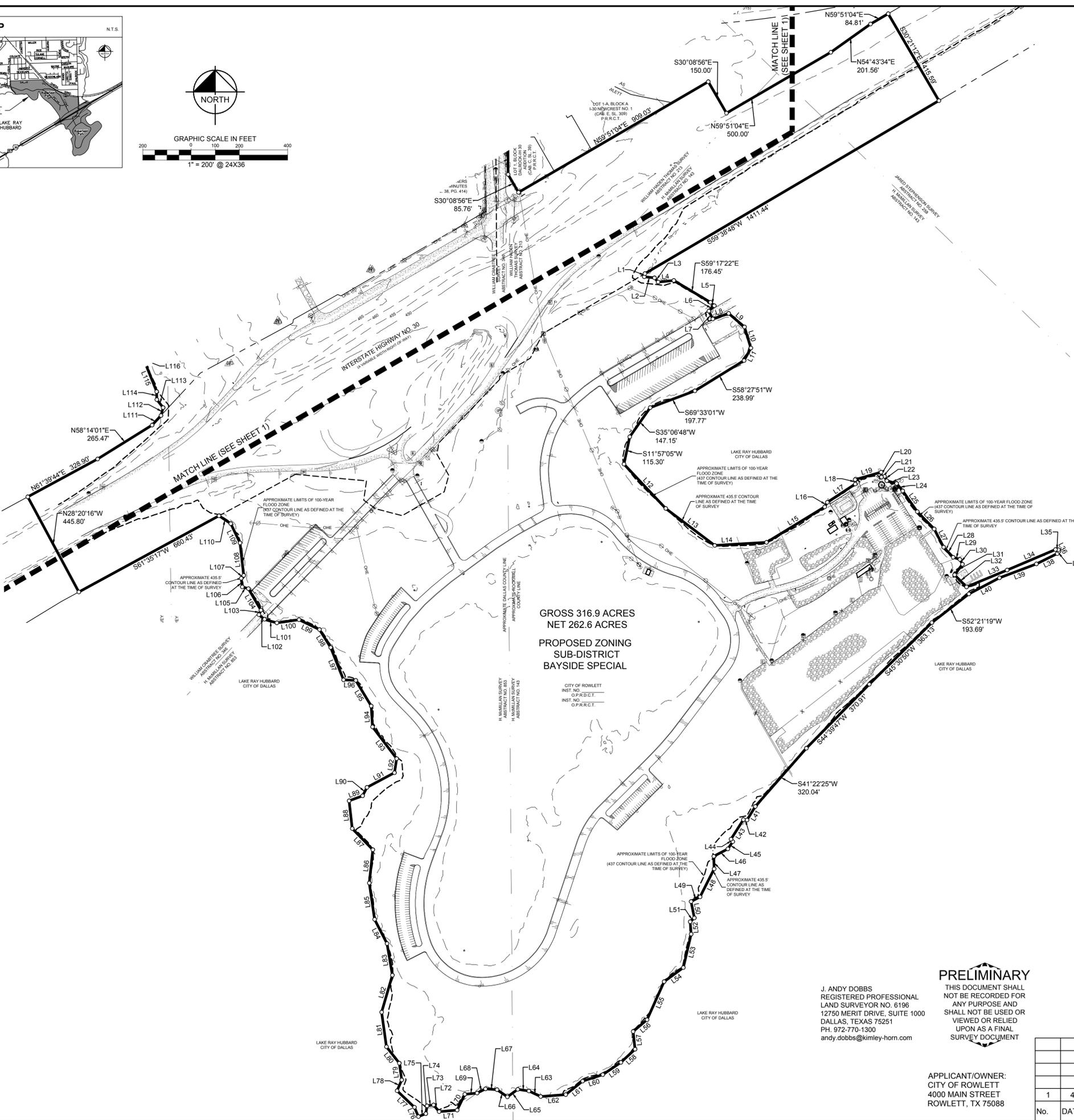
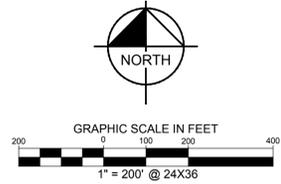
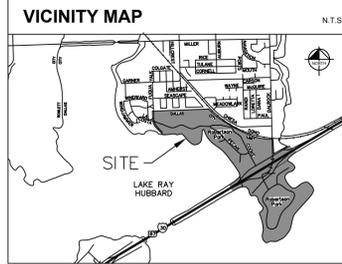
PRELIMINARY
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 NOT BE RECORDED FOR
 ANY PURPOSE AND
 SHALL NOT BE USED OR
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 UPON AS A FINAL
 SURVEY DOCUMENT

APPLICANT/OWNER:
 CITY OF ROWLETT
 4000 MAIN STREET
 ROWLETT, TX 75088

| No. | DATE | REVISION DESCRIPTION |
|-----|--------|----------------------|
| 1 | 4/1/15 | 1ST SUBMITTAL |

EXHIBIT B - TIRZ EXHIBIT
BAYSIDE
316.9 ACRES
CITY OF ROWLETT
WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
ELMIRA EVELNS SURVEY, ABSTRACT NO. 438
CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957
WILLIAM HADEN THOMAS SURVEY, ABSTRACT NO. 213
H. McMILLAN SURVEY, ABSTRACT NO. 143
H. McMILLAN SURVEY, ABSTRACT NO. 853 AND
JARED STEPHENSON SURVEY, ABSTRACT NO. 258
DALLAS COUNTY & ROCKWALL COUNTY, TEXAS

Kimley»Horn
 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820
 Scale Drawn by Checked by Date Project No. Sheet No.
 1" = 200' SL/JAD DAB APRIL 2015 064478300 1 OF 3



GROSS 316.9 ACRES
NET 262.6 ACRES
PROPOSED ZONING
SUB-DISTRICT
BAYSIDE SPECIAL

CITY OF ROWLETT
INST. NO. O.P.R.D.C.T.
INST. NO. O.P.R.C.T.

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
12750 MERIT DRIVE, SUITE 1000
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andy.dobbs@kimley-horn.com

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SURVEY DOCUMENT

APPLICANT/OWNER:
CITY OF ROWLETT
4000 MAIN STREET
ROWLETT, TX 75088

| LEGEND | |
|----------|----------------------------|
| [Symbol] | ROOF DRAIN |
| [Symbol] | CABLE TV MANHOLE |
| [Symbol] | CABLE TV MANHOLE |
| [Symbol] | CABLE TV MARKER SIGN |
| [Symbol] | CABLE TV VAULT |
| [Symbol] | COMMUNICATIONS BOX |
| [Symbol] | COMMUNICATIONS HANDHOLE |
| [Symbol] | COMMUNICATIONS MARKER SIGN |
| [Symbol] | COMMUNICATIONS VAULT |
| [Symbol] | ELEVATION BENCHMARK |
| [Symbol] | FIBER OPTIC BOX |
| [Symbol] | FIBER OPTIC HANDHOLE |
| [Symbol] | FIBER OPTIC MANHOLE |
| [Symbol] | FIBER OPTIC MARKER SIGN |
| [Symbol] | FIBER OPTIC VAULT |
| [Symbol] | GAS MANHOLE |
| [Symbol] | GAS MANHOLE |
| [Symbol] | GAS MARKER FLAG |
| [Symbol] | GAS SIGN |
| [Symbol] | GAS TANK |
| [Symbol] | GAS VAULT |
| [Symbol] | GAS VALVE |
| [Symbol] | TELEPHONE BOX |
| [Symbol] | TELEPHONE HANDHOLE |
| [Symbol] | TELEPHONE MANHOLE |
| [Symbol] | TELEPHONE MARKER FLAG |
| [Symbol] | TELEPHONE MARKER SIGN |
| [Symbol] | TELEPHONE VAULT |
| [Symbol] | PIPELINE MARKER SIGN |
| [Symbol] | ELECTRIC BOX |
| [Symbol] | FLOOD LIGHT |
| [Symbol] | GUY ANCHOR |
| [Symbol] | GUY ANCHOR POLE |
| [Symbol] | ELECTRIC HANDHOLE |
| [Symbol] | LIGHT STANDARD |
| [Symbol] | ELECTRIC METER |
| [Symbol] | ELECTRIC MANHOLE |
| [Symbol] | ELECTRIC MARKER FLAG |
| [Symbol] | ELECTRIC MARKER SIGN |
| [Symbol] | UTILITY POLE |
| [Symbol] | ELECTRIC TRANSFORMER |
| [Symbol] | ELECTRIC VAULT |
| [Symbol] | HANDICAPPED PARKING |
| [Symbol] | SIGN |
| [Symbol] | MARQUEE/BILLBOARD |
| [Symbol] | BIPOLE LOCATION |
| [Symbol] | FLAG POLE |
| [Symbol] | GREASE TRAP |
| [Symbol] | MAIL BOX |
| [Symbol] | SANITARY SEWER CLEAN OUT |
| [Symbol] | SANITARY SEWER MANHOLE |
| [Symbol] | SANITARY SEWER MARKER FLAG |
| [Symbol] | SANITARY SEWER MARKER SIGN |
| [Symbol] | SANITARY SEWER SEPTIC TANK |
| [Symbol] | SANITARY SEWER VAULT |
| [Symbol] | STORM SEWER BOX |
| [Symbol] | STORM SEWER DRAIN |
| [Symbol] | STORM SEWER MANHOLE |
| [Symbol] | STORM SEWER VAULT |
| [Symbol] | TRAFFIC BARRIER |
| [Symbol] | TRAFFIC BELL |
| [Symbol] | TRAFFIC BOX |
| [Symbol] | CROSS WALK SIGNAL |
| [Symbol] | TRAFFIC HANDHOLE |
| [Symbol] | TRAFFIC MANHOLE |
| [Symbol] | TRAFFIC MARKER SIGN |
| [Symbol] | TRAFFIC SIGN |
| [Symbol] | TRAFFIC VAULT |
| [Symbol] | UNDENTIFIED BOX |
| [Symbol] | UNDENTIFIED MANHOLE |
| [Symbol] | UNDENTIFIED METER |
| [Symbol] | UNDENTIFIED MARKER FLAG |
| [Symbol] | UNDENTIFIED MARKER SIGN |
| [Symbol] | UNDENTIFIED VAULT |
| [Symbol] | UNDENTIFIED VALVE |
| [Symbol] | UNDENTIFIED WATER METER |
| [Symbol] | UNDENTIFIED WATER VAULT |
| [Symbol] | UNDENTIFIED WATER VALVE |
| [Symbol] | UNDENTIFIED WATER WELL |
| [Symbol] | IRON ROD WITH CAP FOUND |
| [Symbol] | IRON ROD WITH CAP FOUND |
| [Symbol] | IRON PIPE FOUND |
| [Symbol] | IRON PIPE FOUND |
| [Symbol] | ALUMINUM DISK FOUND |
| [Symbol] | "X" CUT IN CONCRETE SET |
| [Symbol] | "X" CUT IN CONCRETE FOUND |
| [Symbol] | P.O.B. POINT OF BEGINNING |
| [Symbol] | P.O.C. POINT OF COMMENCING |
| [Symbol] | BOUNDARY LINE |
| [Symbol] | EASEMENT LINE |
| [Symbol] | BUILDING LINE |
| [Symbol] | WATER LINE |
| [Symbol] | SANITARY SEWER LINE |
| [Symbol] | STORM SEWER LINE |
| [Symbol] | UNDERGROUND GAS LINE |
| [Symbol] | OVERHEAD UTILITY LINE |
| [Symbol] | UNDERGROUND ELECTRIC LINE |
| [Symbol] | UNDERGROUND TELEPHONE LINE |
| [Symbol] | FENCE |
| [Symbol] | CONCRETE PAVEMENT |
| [Symbol] | ASPHALT PAVEMENT |

| LINE TYPE LEGEND | |
|------------------|----------------------------|
| [Symbol] | BOUNDARY LINE |
| [Symbol] | EASEMENT LINE |
| [Symbol] | BUILDING LINE |
| [Symbol] | WATER LINE |
| [Symbol] | SANITARY SEWER LINE |
| [Symbol] | STORM SEWER LINE |
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| [Symbol] | OVERHEAD UTILITY LINE |
| [Symbol] | UNDERGROUND ELECTRIC LINE |
| [Symbol] | UNDERGROUND TELEPHONE LINE |
| [Symbol] | FENCE |
| [Symbol] | CONCRETE PAVEMENT |
| [Symbol] | ASPHALT PAVEMENT |

- NOTES**
- This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
 - According to Map No. 48397C0020L, Community Panel No. 480171 0020 L, dated September 26, 2008; Map No. 48113C0245K, Community Panel No. 480171 0245 K, dated July 7, 2014, Map No. 48113C0385L, Community Panel No. 480171 0385 L, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Maps of Rockwall County & Dallas County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within a special flood hazard area Zone "AE" and Zone "X" on said maps. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Relevant zones are defined on said map as follows:
Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to the inundation by the 1% annual chance flood. Base Flood Elevation 437.
Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.
 - All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
 - The development of the site will be in accordance with City of Rowlett development standards.

**EXHIBIT B - TIRZ EXHIBIT
BAYSIDE
316.9 ACRES
CITY OF ROWLETT
WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
ELMIRA EVELNS SURVEY, ABSTRACT NO. 438
CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957
WILLIAM HADEN THOMAS SURVEY, ABSTRACT NO. 213
H. McMILLAN SURVEY, ABSTRACT NO. 143
H. McMILLAN SURVEY, ABSTRACT NO. 853 AND
JARED STEPHENSON SURVEY, ABSTRACT NO. 258
DALLAS COUNTY & ROCKWALL COUNTY, TEXAS**

| | | | |
|--|------|----------------------|---------------|
| 1 | | 4/1/15 | 1ST SUBMITTAL |
| No. | DATE | REVISION DESCRIPTION | |
| <p>Kimley»Horn 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820</p> <p>Scale: 1" = 200' Drawn by: SL/JJAD Checked by: DAB Date: APRIL 2015 Project No: 064478300 Sheet No: 2 OF 3</p> | | | |

LEGAL DESCRIPTION
316.94 ACRES

BEING a tract of land situated in the William Crabtree Survey, Abstract No. 346, Charles D. Merrill Survey, Abstract No. 957, Elmira Eveens Survey, Abstract No. 438, William Haden Thomas Survey, Abstract No. 213, H. McMillan Survey, Abstract No. 143, H. McMillan Survey, Abstract No. 853 and Jared Stephenson Survey, Abstract No. 258, City of Rowlett, Dallas County and Rockwall County, Texas; and being all of a tract of land described in Deed to City of Rowlett recorded in Instrument No. _____ of the Official Public Records of Dallas County, Texas; being part of Fuqua Road right-of-way, part of Dalrock Road right-of-way and part of Interstate Highway No. 30 right-of-way; and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Fuqua Road (a variable width right-of-way) and the prolongation of the south line of Lakecrest Estates, an addition to the City of Rowlett according to the plat recorded in 84138, Page 1906 of said Deed Records;

THENCE departing said centerline of Fuqua Road and with said south line of Lakecrest Estates Addition, North 88°40'50" East, a distance of 2589.61 feet to the southeast corner of said Lakecrest Estates Addition and in the south line of a tract of land described as "Tract 2" in Warranty Deed to Missouri Kansas-Texas Railroad Company recorded in Volume 72212, Page 515 of said Deed Records; said point also being the beginning of a non-tangent curve to the left having a central angle of 38°37'49", a radius of 4633.66 feet, a chord bearing and distance of South 64°46'31" East, 3065.29 feet;

THENCE in a southeasterly direction, with said south line of the Missouri Kansas-Texas Railroad Company tract and with said curve to the left, an arc distance of 3124.13 feet to a point for corner at the intersection of said south line of the Missouri Kansas-Texas Railroad Company tract and the east right-of-way line of Dalrock Road (a variable width right-of-way);

THENCE departing said south line of the Missouri Kansas-Texas Railroad Company tract and with said east right-of-way line of Dalrock Road, the following courses and distances:

South 0°26'16" East, a distance of 280.48 feet to a point for corner;
South 89°33'44" West, a distance of 5.00 feet to a point for corner;
South 0°26'16" East, a distance of 349.63 feet to a point for corner;
South 30°08'56" East, a distance of 85.76 feet to a point for corner at the intersection of said east right-of-way line of Dalrock Road and the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way);

THENCE with said north right-of-way line of Interstate Highway No. 30, the following courses and distances:

North 59°51'04" East, a distance of 909.03 feet to a point for corner;
South 30°08'56" East, a distance of 150.00 feet to a point for corner;
North 59°51'04" East, a distance of 500.00 feet to a point for corner;
North 54°43'34" East, a distance of 201.56 feet to a point for corner;
North 59°51'04" East, a distance of 84.81 feet to a point for corner;

THENCE departing said north right-of-way line of Interstate Highway No. 30, South 30°21'12" East, a distance of 415.59 feet to a point for corner in the south right-of-way line of said Interstate Highway No. 30;

THENCE with said south right-of-way line of Interstate Highway No. 30, South 59°38'48" West, a distance of 1411.44 feet to a point for corner in the 435.5 foot contour line as defined by a survey performed in September, 2014;

THENCE with said 435.5 foot contour line, the following courses and distances:

South 11°55'35" West, a distance of 13.30 feet to a point for corner;
South 83°55'34" East, a distance of 42.59 feet to a point for corner;
South 41°26'22" East, a distance of 22.81 feet to a point for corner;
North 84°26'38" East, a distance of 65.39 feet to a point for corner;
South 59°17'22" East, a distance of 176.45 feet to a point for corner;
South 48°46'22" East, a distance of 21.32 feet to a point for corner;
South 45°47'00" West, a distance of 31.45 feet to a point for corner;
South 26°22'16" East, a distance of 36.33 feet to a point for corner;
North 70°44'38" East, a distance of 69.54 feet to a point for corner;
South 49°36'30" East, a distance of 66.35 feet to a point for corner;
South 16°53'11" East, a distance of 90.81 feet to a point for corner;
South 28°32'17" West, a distance of 58.79 feet to a point for corner;
South 58°27'51" West, a distance of 238.99 feet to a point for corner;
South 69°33'01" West, a distance of 197.77 feet to a point for corner;
South 35°06'48" West, a distance of 147.15 feet to a point for corner;
South 11°57'05" West, a distance of 115.30 feet to a point for corner;
South 43°25'41" East, a distance of 251.60 feet to a point for corner;
South 53°03'14" East, a distance of 253.93 feet to a point for corner;
North 86°32'28" East, a distance of 214.90 feet to a point for corner;
North 58°46'44" East, a distance of 281.78 feet to a point for corner;
North 30°07'13" East, a distance of 21.71 feet to a point for corner;
North 56°49'51" East, a distance of 138.28 feet to a point for corner;
North 1°28'39" West, a distance of 18.10 feet to a point for corner;
North 74°07'21" East, a distance of 112.01 feet to a point for corner;
South 3°58'16" East, a distance of 20.21 feet to a point for corner;
North 77°08'51" East, a distance of 12.88 feet to a point for corner;
South 27°28'01" East, a distance of 20.33 feet to a point for corner;
South 74°24'40" East, a distance of 42.16 feet to a point for corner;
South 39°38'37" East, a distance of 39.65 feet to a point for corner;
South 35°13'43" East, a distance of 104.73 feet to a point for corner;
South 44°28'24" East, a distance of 100.03 feet to a point for corner;
South 27°26'58" East, a distance of 84.71 feet to a point for corner;
South 43°24'12" East, a distance of 57.43 feet to a point for corner;
South 72°34'05" East, a distance of 29.28 feet to a point for corner;
South 28°05'28" East, a distance of 22.60 feet to a point for corner;
South 36°39'54" West, a distance of 54.35 feet to a point for corner;
South 44°39'22" East, a distance of 70.13 feet to a point for corner;
North 67°29'27" East, a distance of 182.05 feet to a point for corner;
North 67°06'21" East, a distance of 217.39 feet to a point for corner;
South 84°45'46" East, a distance of 12.17 feet to a point for corner;
South 26°39'20" East, a distance of 6.33 feet to a point for corner;
South 36°09'08" West, a distance of 12.52 feet to a point for corner;
South 63°52'18" West, a distance of 96.33 feet to a point for corner;
South 69°29'43" West, a distance of 163.46 feet to a point for corner;
South 62°20'43" West, a distance of 143.00 feet to a point for corner;
South 52°21'19" West, a distance of 193.69 feet to a point for corner;
South 45°30'50" West, a distance of 363.13 feet to a point for corner;
South 44°39'47" West, a distance of 370.91 feet to a point for corner;
South 41°22'25" West, a distance of 320.04 feet to a point for corner;
South 31°36'21" West, a distance of 65.70 feet to a point for corner;
North 83°25'46" West, a distance of 14.98 feet to a point for corner;
South 32°33'02" West, a distance of 95.59 feet to a point for corner;
South 35°46'16" East, a distance of 12.66 feet to a point for corner;
South 34°32'25" West, a distance of 36.10 feet to a point for corner;
South 62°18'16" West, a distance of 65.83 feet to a point for corner;
South 1°58'33" East, a distance of 51.91 feet to a point for corner;

South 26°50'42" West, a distance of 129.43 feet to a point for corner;
South 62°46'29" West, a distance of 41.91 feet to a point for corner;
South 11°12'59" East, a distance of 68.97 feet to a point for corner;
South 47°48'27" West, a distance of 23.25 feet to a point for corner;
South 4°38'15" East, a distance of 51.19 feet to a point for corner;
South 13°12'58" West, a distance of 141.85 feet to a point for corner;
South 54°03'35" West, a distance of 98.43 feet to a point for corner;
South 24°10'05" West, a distance of 172.42 feet to a point for corner;
South 49°53'37" West, a distance of 75.41 feet to a point for corner;
South 6°11'41" East, a distance of 73.51 feet to a point for corner;
South 47°12'32" West, a distance of 79.93 feet to a point for corner;
South 56°00'45" West, a distance of 90.47 feet to a point for corner;
South 72°18'27" West, a distance of 87.85 feet to a point for corner;
South 51°29'18" West, a distance of 89.24 feet to a point for corner;
South 85°34'12" West, a distance of 104.03 feet to a point for corner;
North 64°57'53" West, a distance of 54.08 feet to a point for corner;
North 81°43'17" West, a distance of 46.51 feet to a point for corner;
South 54°25'07" West, a distance of 52.94 feet to a point for corner;
North 55°16'55" West, a distance of 52.07 feet to a point for corner;
North 85°58'54" West, a distance of 47.93 feet to a point for corner;
South 63°14'45" West, a distance of 38.93 feet to a point for corner;
South 84°37'55" West, a distance of 51.06 feet to a point for corner;
South 25°45'34" West, a distance of 72.77 feet to a point for corner;
South 85°11'40" West, a distance of 75.08 feet to a point for corner;
North 39°34'51" West, a distance of 36.09 feet to a point for corner;
South 82°09'28" West, a distance of 27.25 feet to a point for corner;
South 9°14'30" West, a distance of 32.69 feet to a point for corner;
South 68°08'51" West, a distance of 33.00 feet to a point for corner;
North 22°48'58" West, a distance of 41.88 feet to a point for corner;
North 46°41'47" West, a distance of 99.21 feet to a point for corner;
North 74°23'14" East, a distance of 48.65 feet to a point for corner;
North 8°18'04" West, a distance of 69.76 feet to a point for corner;
North 38°05'11" West, a distance of 86.20 feet to a point for corner;
North 7°56'03" West, a distance of 143.95 feet to a point for corner;
North 16°14'28" East, a distance of 158.92 feet to a point for corner;
North 9°37'07" West, a distance of 132.27 feet to a point for corner;
North 27°15'57" West, a distance of 112.30 feet to a point for corner;
North 8°23'52" West, a distance of 151.50 feet to a point for corner;
North 6°05'24" East, a distance of 138.06 feet to a point for corner;
North 44°18'55" West, a distance of 122.01 feet to a point for corner;
North 6°31'22" West, a distance of 115.22 feet to a point for corner;
North 38°05'11" West, a distance of 59.70 feet to a point for corner;
North 27°40'34" East, a distance of 39.21 feet to a point for corner;
North 61°58'50" East, a distance of 128.80 feet to a point for corner;
North 8°55'12" East, a distance of 58.77 feet to a point for corner;
North 37°21'04" West, a distance of 164.91 feet to a point for corner;
North 3°33'00" West, a distance of 86.25 feet to a point for corner;
North 31°13'34" West, a distance of 123.36 feet to a point for corner;
North 87°16'52" West, a distance of 50.74 feet to a point for corner;
North 21°44'49" West, a distance of 143.68 feet to a point for corner;
North 32°09'38" West, a distance of 87.20 feet to a point for corner;
North 84°21'16" West, a distance of 94.15 feet to a point for corner;
South 81°56'58" West, a distance of 92.62 feet to a point for corner;
North 74°45'07" West, a distance of 52.60 feet to a point for corner;
North 50°15'56" West, a distance of 30.71 feet to a point for corner;
North 24°14'09" East, a distance of 20.52 feet to a point for corner;
North 30°17'25" West, a distance of 102.90 feet to a point for corner;
North 74°27'55" West, a distance of 26.37 feet to a point for corner;
North 7°10'36" West, a distance of 35.90 feet to a point for corner;
North 41°21'59" East, a distance of 115.79 feet to a point for corner;
North 8°29'38" West, a distance of 134.90 feet to a point for corner;
North 25°48'14" West, a distance of 88.29 feet to a point for corner;
North 56°22'03" West, a distance of 58.31 feet to a point for corner in said south right-of-way line of Interstate Highway No. 30;

THENCE with said south right-of-way line of Interstate Highway No. 30, South 61°35'17" West, a distance of 660.43 feet to a point for corner;

THENCE departing said south right-of-way line of Interstate Highway No. 30, North 28°20'16" West, a distance of 445.80 feet to a point for corner in said north right-of-way line of Interstate Highway No. 30;

THENCE with said north right-of-way line of Interstate Highway No. 30, the following courses and distances:

North 61°39'44" East, a distance of 328.90 feet to a point for corner;
North 58°14'01" East, a distance of 285.47 feet to a point for corner;
North 42°57'13" East, a distance of 41.07 feet to a point for corner in said 435.5 foot contour line as defined by a survey performed in September, 2014;

THENCE with said 435.5 foot contour line, the following courses and distances:

North 15°11'07" East, a distance of 33.95 feet to a point for corner;
North 38°32'25" West, a distance of 41.98 feet to a point for corner;
North 1°20'09" West, a distance of 33.21 feet to a point for corner;
North 21°50'43" West, a distance of 133.00 feet to a point for corner;
North 0°47'38" East, a distance of 13.66 feet to a point for corner;
North 45°35'38" West, a distance of 76.21 feet to a point for corner;
South 70°42'21" West, a distance of 26.72 feet to a point for corner;
North 36°29'31" West, a distance of 156.89 feet to a point for corner;
North 20°24'02" West, a distance of 59.62 feet to a point for corner;
North 10°49'43" West, a distance of 70.35 feet to a point for corner;
North 63°11'51" West, a distance of 27.62 feet to a point for corner;
North 26°44'09" West, a distance of 52.54 feet to a point for corner;
North 51°02'08" West, a distance of 56.72 feet to a point for corner;
North 12°36'06" West, a distance of 32.17 feet to a point for corner;
North 54°59'42" West, a distance of 13.53 feet to a point for corner;
North 26°47'59" West, a distance of 78.12 feet to a point for corner;
North 18°55'22" West, a distance of 118.54 feet to a point for corner;
North 29°41'22" West, a distance of 285.54 feet to a point for corner;
North 61°37'55" West, a distance of 57.22 feet to a point for corner;
North 48°48'30" West, a distance of 170.35 feet to a point for corner;
North 68°04'18" West, a distance of 64.90 feet to a point for corner;
South 73°26'00" West, a distance of 50.10 feet to a point for corner;
North 67°01'05" West, a distance of 219.00 feet to a point for corner;
North 56°10'58" West, a distance of 88.62 feet to a point for corner;
North 42°54'06" West, a distance of 98.55 feet to a point for corner;
North 77°26'37" West, a distance of 14.91 feet to a point for corner;
North 41°03'10" West, a distance of 118.70 feet to a point for corner;
North 68°20'31" West, a distance of 33.72 feet to a point for corner;
North 43°16'20" West, a distance of 33.69 feet to a point for corner;

North 12°55'12" West, a distance of 28.76 feet to a point for corner;
North 56°26'01" East, a distance of 19.57 feet to a point for corner;
North 8°29'37" East, a distance of 16.03 feet to a point for corner;
North 49°37'34" West, a distance of 12.59 feet to a point for corner;
South 62°57'09" West, a distance of 32.84 feet to a point for corner;
North 21°54'42" West, a distance of 15.83 feet to a point for corner;
North 14°46'54" East, a distance of 12.29 feet to a point for corner;
North 27°10'03" West, a distance of 80.01 feet to a point for corner;
North 52°12'49" West, a distance of 35.85 feet to a point for corner;
North 19°51'16" West, a distance of 139.14 feet to a point for corner;
North 23°07'43" West, a distance of 108.57 feet to a point for corner;
North 17°54'51" West, a distance of 163.14 feet to a point for corner;
North 6°03'42" West, a distance of 57.89 feet to a point for corner;
North 42°33'35" West, a distance of 36.45 feet to a point for corner;
North 4°10'17" East, a distance of 10.14 feet to a point for corner;
North 73°05'02" West, a distance of 24.74 feet to a point for corner;
South 55°37'53" West, a distance of 29.44 feet to a point for corner;
South 26°16'09" West, a distance of 95.55 feet to a point for corner;
South 16°41'17" West, a distance of 106.41 feet to a point for corner;
South 3°26'33" West, a distance of 32.45 feet to a point for corner;
South 10°58'31" East, a distance of 105.46 feet to a point for corner;
South 3°05'45" West, a distance of 30.72 feet to a point for corner;
South 33°27'45" West, a distance of 23.96 feet to a point for corner;
South 4°20'08" West, a distance of 67.81 feet to a point for corner;
South 16°40'02" West, a distance of 139.95 feet to a point for corner;
South 26°54'01" West, a distance of 104.86 feet to a point for corner;
South 15°16'32" East, a distance of 87.29 feet to a point for corner;
South 35°56'54" East, a distance of 168.48 feet to a point for corner;
South 37°16'35" East, a distance of 150.16 feet to a point for corner;
South 31°33'52" East, a distance of 34.48 feet to a point for corner;
South 47°51'44" West, a distance of 16.29 feet to a point for corner;
North 42°31'23" West, a distance of 63.69 feet to a point for corner;
North 35°29'04" West, a distance of 256.66 feet to a point for corner;
North 48°31'41" West, a distance of 62.23 feet to a point for corner;
South 75°38'20" West, a distance of 120.99 feet to a point for corner;
North 70°07'41" West, a distance of 129.33 feet to a point for corner;
North 50°02'26" West, a distance of 194.59 feet to a point for corner;
North 36°19'48" West, a distance of 205.49 feet to a point for corner;
North 56°37'29" West, a distance of 236.89 feet to a point for corner;
North 82°58'53" West, a distance of 567.27 feet to a point for corner;
South 85°44'24" West, a distance of 91.58 feet to a point for corner;
North 85°08'56" West, a distance of 283.18 feet to a point for corner;
South 78°34'59" West, a distance of 68.18 feet to a point for corner;
North 27°25'45" West, a distance of 32.06 feet to a point for corner;
North 3°29'38" East, a distance of 38.39 feet to a point for corner;
North 30°12'30" West, a distance of 50.91 feet to a point for corner;
North 72°12'24" West, a distance of 98.50 feet to a point for corner;
North 80°38'45" West, a distance of 79.08 feet to a point for corner;
North 0°00'00" East, a distance of 159.01 feet to a point for corner;
North 70°56'23" West, a distance of 55.72 feet to a point in said centerline of Fuqua Road at the beginning of a non-tangent curve to the right having a central angle of 24°05'12", a radius of 532.29 feet, a chord bearing and distance of North 14°51'05" West, 222.13 feet;

THENCE with said centerline of Fuqua Road, the following courses and distances:

In a northwesterly direction, with said curve to the right, an arc distance of 223.77 feet to a point for corner;
North 2°34'23" West, a distance of 340.67 feet to the **POINT OF BEGINNING** and containing 316.9 acres of land.

The following benchmarks were used to establish the 435.5' contour elevation based on National Geodetic Survey North American Vertical Datum of 1988 (NAVD88) elevations:

BM#1 National Geodetic Survey Marker Designation - V1498, PID - CS2520, and being 11.6 KM (7.2 MI) easterly along the Missouri Kansas Texas Railroad from the station in Garland, or 2.7 km (1.7 mi) southwesterly along State Highway 205 from its junction with Slate Highway 66 in Rockwall, **THENCE** 7.5 km (4.65 mi) southwesterly along Interstate Highway 30, **THENCE** 0.5 km (0.3 mi) north along Dalrock Road, **THENCE** 1.4 km northwesterly along Chieesa Road, 15.0 m (49.2 ft.) northeast of the near rail, 13.0 m (42.7 ft.) northwest of the extended center of a paved road leading east, 9 m (29.2 ft.) southwest of the center of the road, and 1.2 m (3.9 ft.) northwest of utility pole number 297-445-6922. Note: access to datum point is had through a 5-inch logo cap the mark is 0.3 meters from a witness post the mark is 0.3 m below the road.
N:7011234.266, E:2573050.53, ELEV:468.23

BM#2 Square with "X" cut in concrete set on the north side of Interstate Highway No. 30, ±5 feet south of mile marker no. 65.
N:7009236.215, E:2579686.608, ELEV:447.56

BM#3 Square with "X" cut in on north side of Interstate Highway No. 30, ±5 feet south of mile marker no. 64.
N:7006589.138, E:2575027.503, ELEV:447.69

**EXHIBIT B - TIRZ EXHIBIT
BAYSIDE
316.9 ACRES
CITY OF ROWLETT
WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
ELMIRA EVEENS SURVEY, ABSTRACT NO. 438
CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957
WILLIAM HADEN THOMAS SURVEY, ABSTRACT NO. 213
H. McMILLAN SURVEY, ABSTRACT NO. 143
H. McMILLAN SURVEY, ABSTRACT NO. 853 AND
JARED STEPHENSON SURVEY, ABSTRACT NO. 258
DALLAS COUNTY & ROCKWALL COUNTY, TEXAS**

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
andy.dobbs@kimley-horn.com

APPLICANT/OWNER:
CITY OF ROWLETT
4000 MAIN STREET
ROWLETT, TX 75088

| No. | DATE | REVISION DESCRIPTION |
|-----|--------|----------------------|
| 1 | 4/1/15 | 1ST SUBMITTAL |

Kimley»Horn
12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820
Scale: N/A Drawn by: SLJ/JAD Checked by: DAB Date: APRIL 2015 Project No: 064478300 Sheet No: 2 OF 3



City of Rowlett
Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75030-0099
www.rowlett.com

AGENDA DATE: 04/07/15

AGENDA ITEM: 8D

TITLE

Consider action to approve a resolution appointing a Board of Directors of the Tax Increment Reinvestment Zone Number Two, City of Rowlett, Texas.

STAFF REPRESENTATIVE

Brian Funderburk, City Manager
Jim Grabenhorst, Director of Economic Development

SUMMARY

The City of Rowlett and the City of Dallas have had longstanding discussions over the past decade regarding the potential sale of the Elgin B. Robertson property and boundary adjustment into Rowlett's municipal jurisdiction. The purpose of this item is to appoint seven members to the Board of Directors for the Tax Increment Reinvestment Zone (TIRZ) Number Two, City of Rowlett, Texas.

This TIRZ #2 boundary will encompass the area of the former Elgin B. Robertson property and adjoining street right-of-way and is approximately 317 ± acres (Attachment 1). This project area, now known as Bayside, will be a multi-year development and once completed, the property will become a legacy project and gateway into Rowlett along the Interstate 30 corridor.

BACKGROUND INFORMATION

The Elgin B. Robertson property consists of approximately 257 acres along Interstate 30 at the Dalrock Road interchange (see aerial map on following page). The north tract is located in Dallas County and consists of approximately 142 acres and the south tract is located in both Dallas County and Rockwall County and consists of approximately 115 acres.

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The property was acquired by the City of Dallas in 1966 as part of the Forney Reservoir development, which is now known as Lake Ray Hubbard and was designated as a “park” upon its purchase. The property is approximately ten miles outside of the main city limits of the City of Dallas.

As mentioned above, both cities have had ongoing discussions over the past decade regarding the potential sale and boundary adjustment of this property. In order for a potential sale to occur, the City of Dallas needed voter approval to “de-park” the property. In November 2010, the City of Dallas placed a ballot proposition for voter approval and that proposition was rejected. In May 2013, the City of Dallas again placed ballot language for voter approval and that ballot proposition passed opening the door for the negotiations to begin in earnest.

On February 5, 2015, the Dallas Parks Board took action to recommend approval of the sale of Elgin B. Robertson to the City of Rowlett. On February 25, 2015, the Dallas City Council took action approving the interlocal agreement and the first of two sets of approvals for the resultant boundary adjustments. On March 17, 2015, Rowlett City Council approved the following items:

- Interlocal Agreement with the City of Dallas for the acquisition of the Elgin B. Robertson property (Resolution No. 029-15)
- Boundary Adjustments that would amend Rowlett's municipal jurisdiction to include the Elgin B. Robertson property (Ordinance No. 010-15)
- Amendment to the Interlocal Agreement and Lease between the City of Dallas and the City of Rowlett relating to the Take Line area (Resolution No. 030-15)
- Approval of a purchase and sale agreement with Donahue Development Corporation for the conveyance of the Elgin B. Robertson property (approximately 257 acres) pursuant to a Tax Increment Reinvestment Zone (Resolution No. 031-15)

DISCUSSION

Pursuant to the Tax Increment Financing Act, Chapter 311 (Texas Tax Code) and the ordinance for Council consideration on April 7, 2015 (Attachment 2), Council is authorized to appoint the number of directors and is further authorized to appoint the Chairman of the Board of Directors. TIRZ Number One, City of Rowlett, Texas, created in 2002, the Council appointed three Councilmembers to server on said Board of Directors.

Under Chapter 311 (Texas Tax Code) the TIRZ Board of Directors shall consist of five (5) members, but no more than fifteen (15) and the City may have no more than ten (10) representatives. The Board of Directors is responsible for submitting the preliminary project and financing plan to the City for approval.

Council is recommending the appointment of the full City Council (seven members) to serve on the TIRZ Number Two, City of Rowlett, Texas (Exhibit A).

The following table depicts the anticipated action items and timeline associated with completing this transaction:

| ACTION | CITY | COMPLETION DATE |
|---|-----------------|------------------------|
| Parks Dept. Recommendation | Dallas | February 5, 2015 |
| City Council Action | Dallas | February 25, 2015 |
| City Council Work Session | Rowlett | March 3, 2015 |
| City Council Action | Rowlett | March 17, 2015 |
| City Council Action – Boundary Adj. | Dallas | March 25, 2015 |
| P&Z Zoning Public Hearing & Recommendation | Rowlett | April 6, 2015 |
| City Council Public Hearing & Zoning Action | Rowlett | April 7, 2015 |
| City Council Public Hearing & TIRZ Creation | Rowlett | April 7, 2015 |
| City Council Action – Econ. Dev. Agreement | Rowlett | April 14, 2015 |
| City Council Action – TIRZ Project Plan | Rowlett | April 14, 2015 |
| Property Sale/Closing | Dallas/Rowlett | April 30, 2015 |
| Property Sale/Closing | Rowlett/Donahue | April 30, 2015 |

FISCAL IMPACT/BUDGET IMPLICATIONS

This action item is specific to appointing a seven member Board of Directors for TIRZ Number Two, City of Rowlett, Texas. The project and financing plan associated with TIRZ Number Two, City of Rowlett, Texas will be discussed in more detail prior to City Council action on April 14, 2015.

RECOMMENDED ACTION

City staff recommends that the City Council approve a resolution appointing Directors and a Chairman for the Board of Directors of Tax Increment Reinvestment Zone Number Two, City of Rowlett, Texas on the Elgin B. Robertson property and adjoining street right-of-way (approximately 317± acres) and authorizing the Mayor to execute all necessary documents on the City's behalf.

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS APPOINTING DIRECTORS AND A CHAIRMAN FOR THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF ROWLETT, TEXAS, AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Rowlett, Texas (the "City"), pursuant to an ordinance adopted on April 7, 2015 (the "Ordinance"), created Tax Increment Financing Reinvestment Zone Number Two, City of Rowlett, Texas (the "Zone"), and created a Board of Directors for the Zone;

WHEREAS, in accordance with the Tax Increment Financing Act, Chapter 311, Texas Tax Code, as amended (the "Act"), the City Council is authorized to appoint the number of directors specified in the Ordinance, and is further authorized to appoint the Chairman of the Board of Directors; and

WHEREAS, there are no other governing bodies of any taxing unit that participates in the Zone.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:

Section 1. That all matters stated in the preamble of this resolution are true and correct and are hereby incorporated into the body of this resolution as if copied in their entirety.

Section 2. That pursuant to the Tax Increment Financing Act, Chapter 311, Texas Tax Code, as amended, and the Ordinance, the City of Rowlett hereby appoints seven members to the Board of Directors of Tax Increment Financing Reinvestment Zone Number Two, City of Rowlett, Texas, to serve for two year terms, as named in the attached Exhibit A.

Section 3. That [REDACTED] is hereby appointed to serve as Chairman of the Board of Directors. Each year after the effective date of this Resolution, the City Council shall appoint one member of the board to serve as chairman for a term of one year that begins on January 1 of the following year. The board of directors may elect a vice-chairman to preside in the absence of the chairman or when there is a vacancy in the office of chairman. The board may elect other officers as it considers appropriate.

Section 4. This resolution shall become effective from and after the date of its passage.

ATTACHMENTS

Attachment 1 – Boundary/Legal Description TIRZ Number Two, City of Rowlett, Texas

Attachment 2 – Ordinance Creating TIRZ Number Two, City of Rowlett, Texas

Exhibit A – List of TIRZ Number Two, City of Rowlett, Texas Board of Directors Appointees and Chairman

LEGAL DESCRIPTION

316.94 ACRES

EXHIBIT A

BEING a tract of land situated in the William Crabtree Survey, Abstract No. 346, Charles D. Merrill Survey, Abstract No. 957, Elmira Eveens Survey, Abstract No. 438, William Haden Thomas Survey, Abstract No. 213, H. McMillan Survey, Abstract No. 143, H. McMillan Survey, Abstract No. 853 and Jared Stephenson Survey, Abstract No. 258, City of Rowlett, Dallas County and Rockwall County, Texas; and being all of a tract of land described in Deed to City of Rowlett recorded in Instrument No. _____ of the Official Public Records of Dallas County, Texas; being part of Fuqua Road right-of-way, part of Dalrock Road right-of-way and part of Interstate Highway No. 30 right-of-way; and being more particularly described as follows;

BEGINNING at the intersection of the centerline of Fuqua Road (a variable width right-of-way) and the prolongation of the south line of Lakecrest Estates, an addition to the City of Rowlett according to the plat recorded in 84138, Page 1906 of said Deed Records;

THENCE departing said centerline of Fuqua Road and with said south line of Lakecrest Estates Addition, North 88°40'50" East, a distance of 2589.61 feet to the southeast corner of said Lakecrest Estates Addition and in the south line of a tract of land described as "Tract 2" in Warranty Deed to Missouri Kansas-Texas Railroad Company recorded in Volume 72212, Page 515 of said Deed Records; said point also being the beginning of a non-tangent curve to the left having a central angle of 38°37'49", a radius of 4633.66 feet, a chord bearing and distance of South 64°46'31" East, 3065.29 feet;

THENCE in a southeasterly direction, with said south line of the Missouri Kansas-Texas Railroad Company tract and with said curve to the left, an arc distance of 3124.13 feet to a point for corner at the intersection of said south line of the Missouri Kansas-Texas Railroad Company tract and the east right-of-way line of Dalrock Road (a variable width right-of-way);

THENCE departing said south line of the Missouri Kansas-Texas Railroad Company tract and with said east right-of-way line of Dalrock Road, the following courses and distances:

- South 0°26'16" East, a distance of 280.48 feet to a point for corner;
- South 89°33'44" West, a distance of 5.00 feet to a point for corner;
- South 0°26'16" East, a distance of 349.63 feet to a point for corner;
- South 30°08'56" East, a distance of 85.76 feet to a point for corner at the intersection of said east right-of-way line of Dalrock Road and the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way);

THENCE with said north right-of-way line of Interstate Highway No. 30, the following courses and distances:

- North 59°51'04" East, a distance of 909.03 feet to a point for corner;
- South 30°08'56" East, a distance of 150.00 feet to a point for corner;
- North 59°51'04" East, a distance of 500.00 feet to a point for corner;
- North 54°43'34" East, a distance of 201.56 feet to a point for corner;
- North 59°51'04" East, a distance of 84.81 feet to a point for corner;

THENCE departing said north right-of-way line of Interstate Highway No. 30, South 30°21'12" East, a distance of 415.59 feet to a point for corner in the south right-of-way line of said Interstate Highway No. 30;

BAYSIDE - TIRZ BOUNDARY

316.9 ACRES

CITY OF ROWLETT

WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
 ELMIRA EVEENS SURVEY, ABSTRACT NO. 438
 CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957
 WILLIAM HADEN THOMAS SURVEY, ABSTRACT NO. 213
 H. McMILLAN SURVEY, ABSTRACT NO. 143
 H. McMILLAN SURVEY, ABSTRACT NO. 853 AND
 JARED STEPHENSON SURVEY, ABSTRACT NO. 258
 DALLAS COUNTY & ROCKWALL COUNTY, TEXAS

PRELIMINARY

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LEGAL DESCRIPTION (CONTINUED)

EXHIBIT A

THENCE with said south right-of-way line of Interstate Highway No. 30, South 59°38'48" West, a distance of 1411.44 feet to a point for corner in the 435.5 foot contour line as defined by a survey performed in September, 2014;

THENCE with said 435.5 foot contour line, the following courses and distances:

- South 11°55'35" West, a distance of 13.30 feet to a point for corner;
- South 83°55'34" East, a distance of 42.59 feet to a point for corner;
- South 41°26'22" East, a distance of 22.81 feet to a point for corner;
- North 84°26'38" East, a distance of 65.39 feet to a point for corner;
- South 59°17'22" East, a distance of 176.45 feet to a point for corner;
- South 48°46'22" East, a distance of 21.32 feet to a point for corner;
- South 45°47'00" West, a distance of 31.45 feet to a point for corner;
- South 26°22'16" East, a distance of 36.33 feet to a point for corner;
- North 70°44'38" East, a distance of 69.54 feet to a point for corner;
- South 49°36'30" East, a distance of 86.35 feet to a point for corner;
- South 16°53'11" East, a distance of 90.81 feet to a point for corner;
- South 28°32'17" West, a distance of 58.79 feet to a point for corner;
- South 58°27'51" West, a distance of 238.99 feet to a point for corner;
- South 69°33'01" West, a distance of 197.77 feet to a point for corner;
- South 35°06'48" West, a distance of 147.15 feet to a point for corner;
- South 11°57'05" West, a distance of 115.30 feet to a point for corner;
- South 43°25'41" East, a distance of 251.60 feet to a point for corner;
- South 53°03'14" East, a distance of 253.93 feet to a point for corner;
- North 86°32'28" East, a distance of 214.90 feet to a point for corner;
- North 58°46'44" East, a distance of 281.78 feet to a point for corner;
- North 30°07'13" East, a distance of 21.71 feet to a point for corner;
- North 56°49'51" East, a distance of 138.28 feet to a point for corner;
- North 1°28'39" West, a distance of 18.10 feet to a point for corner;
- North 74°07'21" East, a distance of 112.01 feet to a point for corner;
- South 3°58'16" East, a distance of 20.21 feet to a point for corner;
- North 77°08'51" East, a distance of 12.88 feet to a point for corner;
- South 27°28'01" East, a distance of 20.33 feet to a point for corner;
- South 74°24'40" East, a distance of 42.16 feet to a point for corner;
- South 39°38'37" East, a distance of 39.65 feet to a point for corner;
- South 35°13'43" East, a distance of 104.73 feet to a point for corner;
- South 44°28'24" East, a distance of 100.03 feet to a point for corner;
- South 27°26'58" East, a distance of 84.71 feet to a point for corner;
- South 43°24'12" East, a distance of 57.43 feet to a point for corner;
- South 72°34'05" East, a distance of 29.28 feet to a point for corner;
- South 28°05'28" East, a distance of 22.60 feet to a point for corner;
- South 36°39'54" West, a distance of 54.35 feet to a point for corner;

BAYSIDE - TIRZ BOUNDARY
316.9 ACRES
CITY OF ROWLETT

WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
 ELMIRA EVEENS SURVEY, ABSTRACT NO. 438
 CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957
 WILLIAM HADEN THOMAS SURVEY, ABSTRACT NO. 213
 H. McMILLAN SURVEY, ABSTRACT NO. 143
 H. McMILLAN SURVEY, ABSTRACT NO. 853 AND
 JARED STEPHENSON SURVEY, ABSTRACT NO. 258
 DALLAS COUNTY & ROCKWALL COUNTY, TEXAS

PRELIMINARY

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| <u>Checked by</u> | <u>Date</u> |
| DAB | APRIL 2015 |
| <u>Project No.</u> | <u>Sheet No.</u> |
| 064478300 | 2 OF 7 |

LEGAL DESCRIPTION (CONTINUED)

EXHIBIT A

South 44°39'22" East, a distance of 70.13 feet to a point for corner;
 North 67°29'27" East, a distance of 182.05 feet to a point for corner;
 North 67°06'21" East, a distance of 217.39 feet to a point for corner;
 South 84°45'46" East, a distance of 12.17 feet to a point for corner;
 South 26°39'20" East, a distance of 6.33 feet to a point for corner;
 South 36°09'08" West, a distance of 12.52 feet to a point for corner;
 South 63°52'18" West, a distance of 96.33 feet to a point for corner;
 South 69°29'43" West, a distance of 163.46 feet to a point for corner;
 South 62°20'43" West, a distance of 143.00 feet to a point for corner;
 South 52°21'19" West, a distance of 193.69 feet to a point for corner;
 South 45°30'50" West, a distance of 363.13 feet to a point for corner;
 South 44°39'47" West, a distance of 370.91 feet to a point for corner;
 South 41°22'25" West, a distance of 320.04 feet to a point for corner;
 South 31°36'21" West, a distance of 65.70 feet to a point for corner;
 North 83°25'46" West, a distance of 14.98 feet to a point for corner;
 South 32°33'02" West, a distance of 95.59 feet to a point for corner;
 South 35°46'16" East, a distance of 12.66 feet to a point for corner;
 South 34°32'25" West, a distance of 36.10 feet to a point for corner;
 South 62°18'16" West, a distance of 65.83 feet to a point for corner;
 South 1°58'33" East, a distance of 51.91 feet to a point for corner;
 South 26°50'42" West, a distance of 129.43 feet to a point for corner;
 South 62°46'29" West, a distance of 41.91 feet to a point for corner;
 South 11°12'59" East, a distance of 68.97 feet to a point for corner;
 South 47°48'27" West, a distance of 23.25 feet to a point for corner;
 South 4°36'15" East, a distance of 51.19 feet to a point for corner;
 South 13°12'58" West, a distance of 141.85 feet to a point for corner;
 South 54°03'35" West, a distance of 98.43 feet to a point for corner;
 South 24°10'05" West, a distance of 172.42 feet to a point for corner;
 South 49°53'37" West, a distance of 75.41 feet to a point for corner;
 South 6°11'41" East, a distance of 73.51 feet to a point for corner;
 South 47°12'32" West, a distance of 79.93 feet to a point for corner;
 South 56°00'45" West, a distance of 90.47 feet to a point for corner;
 South 72°18'27" West, a distance of 87.85 feet to a point for corner;
 South 51°29'18" West, a distance of 89.24 feet to a point for corner;
 South 85°34'12" West, a distance of 104.03 feet to a point for corner;
 North 64°57'53" West, a distance of 54.08 feet to a point for corner;
 North 81°43'17" West, a distance of 46.51 feet to a point for corner;
 South 54°25'07" West, a distance of 52.94 feet to a point for corner;
 North 55°16'55" West, a distance of 52.07 feet to a point for corner;
 North 85°58'54" West, a distance of 47.93 feet to a point for corner;

BAYSIDE - TIRZ BOUNDARY
316.9 ACRES
CITY OF ROWLETT

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LEGAL DESCRIPTION (CONTINUED)

EXHIBIT A

South 63°14'45" West, a distance of 38.93 feet to a point for corner;
 South 84°37'55" West, a distance of 51.06 feet to a point for corner;
 South 25°45'34" West, a distance of 72.77 feet to a point for corner;
 South 85°11'40" West, a distance of 75.08 feet to a point for corner;
 North 39°34'51" West, a distance of 36.09 feet to a point for corner;
 South 82°09'28" West, a distance of 27.25 feet to a point for corner;
 South 9°14'30" West, a distance of 32.69 feet to a point for corner;
 South 68°08'51" West, a distance of 33.00 feet to a point for corner;
 North 22°48'58" West, a distance of 41.88 feet to a point for corner;
 North 46°41'47" West, a distance of 99.21 feet to a point for corner;
 North 23°23'14" East, a distance of 48.65 feet to a point for corner;
 North 8°18'04" West, a distance of 69.76 feet to a point for corner;
 North 38°05'11" West, a distance of 86.20 feet to a point for corner;
 North 7°56'03" West, a distance of 143.95 feet to a point for corner;
 North 16°14'28" East, a distance of 158.92 feet to a point for corner;
 North 9°37'07" West, a distance of 132.27 feet to a point for corner;
 North 27°15'57" West, a distance of 112.30 feet to a point for corner;
 North 8°23'52" West, a distance of 151.50 feet to a point for corner;
 North 6°05'24" East, a distance of 138.06 feet to a point for corner;
 North 44°18'55" West, a distance of 122.01 feet to a point for corner;
 North 6°31'27" West, a distance of 115.22 feet to a point for corner;
 North 69°52'54" East, a distance of 59.70 feet to a point for corner;
 North 27°40'34" East, a distance of 39.21 feet to a point for corner;
 North 61°58'50" East, a distance of 128.80 feet to a point for corner;
 North 8°55'12" East, a distance of 58.77 feet to a point for corner;
 North 37°21'04" West, a distance of 164.91 feet to a point for corner;
 North 3°33'00" West, a distance of 86.25 feet to a point for corner;
 North 31°13'34" West, a distance of 123.36 feet to a point for corner;
 North 87°16'52" West, a distance of 50.74 feet to a point for corner;
 North 21°44'49" West, a distance of 143.68 feet to a point for corner;
 North 32°09'38" West, a distance of 87.20 feet to a point for corner;
 North 64°21'16" West, a distance of 94.15 feet to a point for corner;
 South 81°56'58" West, a distance of 92.62 feet to a point for corner;
 North 74°45'07" West, a distance of 52.60 feet to a point for corner;
 North 50°15'56" West, a distance of 30.71 feet to a point for corner;
 North 24°14'09" East, a distance of 20.52 feet to a point for corner;
 North 30°17'25" West, a distance of 102.90 feet to a point for corner;
 North 74°27'55" West, a distance of 26.37 feet to a point for corner;
 North 7°10'36" West, a distance of 35.90 feet to a point for corner;
 North 41°21'59" East, a distance of 15.79 feet to a point for corner;

BAYSIDE - TIRZ BOUNDARY
316.9 ACRES
CITY OF ROWLETT

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LEGAL DESCRIPTION (CONTINUED)

EXHIBIT A

North 6°29'38" West, a distance of 134.90 feet to a point for corner;
 North 25°48'14" West, a distance of 88.29 feet to a point for corner;
 North 56°22'03" West, a distance of 58.31 feet to a point for corner in said south right-of-way line of Interstate Highway No. 30;

THENCE with said south right-of-way line of Interstate Highway No. 30, South 61°35'17" West, a distance of 660.43 feet to a point for corner;

THENCE departing said south right-of-way line of Interstate Highway No. 30, North 28°20'16" West, a distance of 445.80 feet to a point for corner in said north right-of-way line of Interstate Highway No. 30;

THENCE with said north right-of-way line of Interstate Highway No. 30, the following courses and distances:

North 61°39'44" East, a distance of 328.90 feet to a point for corner;
 North 58°14'01" East, a distance of 265.47 feet to a point for corner;
 North 42°57'13" East, a distance of 41.07 feet to a point for corner in said 435.5 foot contour line as defined by a survey performed in September, 2014;

THENCE with said 435.5 foot contour line, the following courses and distances:

North 15°11'07" East, a distance of 33.95 feet to a point for corner;
 North 38°32'25" West, a distance of 41.98 feet to a point for corner;
 North 1°20'09" West, a distance of 33.21 feet to a point for corner;
 North 21°50'43" West, a distance of 133.00 feet to a point for corner;
 North 0°47'38" East, a distance of 13.66 feet to a point for corner;
 North 45°35'38" West, a distance of 76.21 feet to a point for corner;
 South 70°42'21" West, a distance of 26.72 feet to a point for corner;
 North 36°29'31" West, a distance of 156.89 feet to a point for corner;
 North 20°24'02" West, a distance of 59.62 feet to a point for corner;
 North 10°49'43" West, a distance of 70.35 feet to a point for corner;
 North 63°11'51" West, a distance of 27.62 feet to a point for corner;
 North 26°44'09" West, a distance of 52.54 feet to a point for corner;
 North 51°02'08" West, a distance of 56.72 feet to a point for corner;
 North 12°36'06" West, a distance of 32.17 feet to a point for corner;
 North 54°59'42" West, a distance of 13.53 feet to a point for corner;
 North 26°47'59" West, a distance of 78.12 feet to a point for corner;
 North 18°55'22" West, a distance of 118.54 feet to a point for corner;
 North 29°41'22" West, a distance of 285.54 feet to a point for corner;
 North 61°37'55" West, a distance of 57.22 feet to a point for corner;
 North 48°48'30" West, a distance of 170.35 feet to a point for corner;
 North 68°04'18" West, a distance of 64.90 feet to a point for corner;
 South 73°26'00" West, a distance of 50.10 feet to a point for corner;

BAYSIDE - TIRZ BOUNDARY
316.9 ACRES
CITY OF ROWLETT

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| N/A | SLJ | DAB | APRIL 2015 | 064478300 | 5 OF 7 |

LEGAL DESCRIPTION (CONTINUED)

EXHIBIT A

North 67°01'05" West, a distance of 219.00 feet to a point for corner;
 North 56°10'58" West, a distance of 88.62 feet to a point for corner;
 North 42°54'06" West, a distance of 88.55 feet to a point for corner;
 North 77°26'37" West, a distance of 14.91 feet to a point for corner;
 North 41°03'10" West, a distance of 118.70 feet to a point for corner;
 North 68°20'31" West, a distance of 33.72 feet to a point for corner;
 North 43°16'20" West, a distance of 33.69 feet to a point for corner;
 North 12°55'12" West, a distance of 28.76 feet to a point for corner;
 North 56°26'01" East, a distance of 19.57 feet to a point for corner;
 North 8°29'37" East, a distance of 16.03 feet to a point for corner;
 North 49°37'34" West, a distance of 12.59 feet to a point for corner;
 South 66°57'09" West, a distance of 32.84 feet to a point for corner;
 North 21°54'42" West, a distance of 15.83 feet to a point for corner;
 North 14°46'54" East, a distance of 12.29 feet to a point for corner;
 North 27°10'03" West, a distance of 80.01 feet to a point for corner;
 North 52°12'49" West, a distance of 35.85 feet to a point for corner;
 North 19°51'16" West, a distance of 139.14 feet to a point for corner;
 North 23°07'43" West, a distance of 108.57 feet to a point for corner;
 North 17°54'51" West, a distance of 163.14 feet to a point for corner;
 North 6°03'42" West, a distance of 57.89 feet to a point for corner;
 North 42°35'35" West, a distance of 36.45 feet to a point for corner;
 North 4°01'07" East, a distance of 10.14 feet to a point for corner;
 North 73°05'02" West, a distance of 24.74 feet to a point for corner;
 South 55°37'53" West, a distance of 29.44 feet to a point for corner;
 South 26°16'09" West, a distance of 95.55 feet to a point for corner;
 South 16°41'17" West, a distance of 106.41 feet to a point for corner;
 South 3°26'33" West, a distance of 32.45 feet to a point for corner;
 South 10°58'31" East, a distance of 105.46 feet to a point for corner;
 South 3°05'45" West, a distance of 30.72 feet to a point for corner;
 South 33°27'45" West, a distance of 23.96 feet to a point for corner;
 South 4°20'08" West, a distance of 67.61 feet to a point for corner;
 South 16°40'02" West, a distance of 139.95 feet to a point for corner;
 South 26°54'01" West, a distance of 104.86 feet to a point for corner;
 South 15°16'32" East, a distance of 87.29 feet to a point for corner;
 South 35°56'54" East, a distance of 168.48 feet to a point for corner;
 South 37°16'35" East, a distance of 150.16 feet to a point for corner;
 South 31°33'52" East, a distance of 34.48 feet to a point for corner;
 South 47°51'44" West, a distance of 16.29 feet to a point for corner;
 North 42°31'23" West, a distance of 83.69 feet to a point for corner;
 North 35°29'04" West, a distance of 256.66 feet to a point for corner;

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316.9 ACRES
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 H. McMILLAN SURVEY, ABSTRACT NO. 853 AND
 JARED STEPHENSON SURVEY, ABSTRACT NO. 258
 DALLAS COUNTY & ROCKWALL COUNTY, TEXAS

PRELIMINARY
 THIS DOCUMENT SHALL
 NOT BE RECORDED FOR
 ANY PURPOSE AND
 SHALL NOT BE USED OR
 VIEWED OR RELIED
 UPON AS A FINAL
 SURVEY DOCUMENT

J. ANDY DOBBS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6196
 12750 MERIT DRIVE, SUITE 1000
 DALLAS, TEXAS 75251
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| | | | | | |
|--------------------|--|-------------------------------|--|-------------------------|--|
| Kimley»Horn | | 12750 Merit Drive, Suite 1000 | | Tel. No. (972) 770-1300 | |
| | | Dallas, Texas 75251 | | Fax No. (972) 239-3820 | |
| Scale | | Drawn by | | Checked by | |
| N/A | | SLJ | | DAB | |
| | | Date | | Project No. | |
| | | APRIL 2015 | | 064478300 | |
| | | | | Sheet No. | |
| | | | | 6 OF 7 | |

LEGAL DESCRIPTION (CONTINUED)

EXHIBIT A

North 48°31'41" West, a distance of 62.23 feet to a point for corner;
 South 75°38'20" West, a distance of 120.99 feet to a point for corner;
 North 70°07'41" West, a distance of 129.33 feet to a point for corner;
 North 50°02'26" West, a distance of 194.59 feet to a point for corner;
 North 36°19'48" West, a distance of 205.49 feet to a point for corner;
 North 56°37'29" West, a distance of 236.89 feet to a point for corner;
 North 82°58'53" West, a distance of 567.27 feet to a point for corner;
 South 85°44'24" West, a distance of 91.58 feet to a point for corner;
 North 85°08'56" West, a distance of 283.18 feet to a point for corner;
 South 78°34'59" West, a distance of 68.18 feet to a point for corner;
 North 27°25'45" West, a distance of 32.06 feet to a point for corner;
 North 3°29'38" East, a distance of 38.39 feet to a point for corner;
 North 30°12'30" West, a distance of 50.91 feet to a point for corner;
 North 72°12'24" West, a distance of 98.50 feet to a point for corner;
 North 80°38'45" West, a distance of 79.08 feet to a point for corner;
 North 0°00'00" East, a distance of 159.01 feet to a point for corner;
 North 70°56'23" West, a distance of 55.72 feet to a point in said centerline of Fuqua Road at the beginning of a non-tangent curve to the right having a central angle of 24°05'12", a radius of 532.29 feet, a chord bearing and distance of North 14°51'05" West, 222.13 feet;

THENCE with said centerline of Fuqua Road, the following courses and distances:

In a northwesterly direction, with said curve to the right, an arc distance of 223.77 feet to a point for corner;
 North 2°34'23" West, a distance of 340.67 feet to the **POINT OF BEGINNING** and containing 316.9 acres of land.

The following benchmarks were used to establish the 435.5' contour elevation based on National Geodetic Survey North American Vertical Datum of 1988 (NAVD88) elevations:

BM#1 National Geodetic Survey Marker Designation - V1498, PID - CS2520, and being 11.6 KM (7.2 MI) easterly along the Missouri Kansas Texas Railroad from the station in Garland, or 2.7 km (1.7 mi) southwesterly along State Highway 205 from its junction with State Highway 66 in Rockwall, **THENCE** 7.5 km (4.65 mi) southwesterly along Interstate Highway 30, **THENCE** 0.5 km (0.3 mi) north along Dalrock Road, **THENCE** 1.4 km northwesterly along Chiesa Road, 15.0 m (49.2 ft.) northeast of the near rail, 13.0 m (42.7 ft.) northwest of the extended center of a paved road leading east, 8.9 m (29.2 ft.) southwest of the center of the road, and 1.2 m (3.9 ft.) northwest of utility pole number 297-445-6922. Note--access to datum point is had through a 5-inch logo cap the mark is 0.3 meters from a witness post the mark is 0.3 m below the road.
 N:7011234.266, E:2573050.53, ELEV:468.23

BM#2 Square with "X" cut in concrete set on the north side of Interstate Highway No. 30, ±5 feet south of mile marker no. 65.
 N:7009236.215, E:2579686.608, ELEV:447.56

BM#3 Square with "X" cut in on north side of Interstate Highway No. 30, ±5 feet south of mile marker no. 64.
 N:7006589.138, E:2575027.503, ELEV:447.69

BAYSIDE - TIRZ BOUNDARY
316.9 ACRES
CITY OF ROWLETT

WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
 ELMIRA EVEENS SURVEY, ABSTRACT NO. 438
 CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957
 WILLIAM HADEN THOMAS SURVEY, ABSTRACT NO. 213
 H. McMILLAN SURVEY, ABSTRACT NO. 143
 H. McMILLAN SURVEY, ABSTRACT NO. 853 AND
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| | | | | | | | |
|--------------------|--|--|-----------------|-------------------|--------------------|---|---------------------|
| Kimley»Horn | | 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 | | FIRM # 10115500 | | Tel. No. (972) 770-1300 Fax No. (972) 239-3820 | |
| | | Scale N/A | Drawn by SLJ | Checked by DAB | Date APRIL 2015 | Project No. 064478300 | Sheet No. 7 OF 7 |

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, DESIGNATING AND CREATING A TAX INCREMENT FINANCING REINVESTMENT ZONE TO BE ENTITLED "TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF ROWLETT, TEXAS," ON APPROXIMATELY 257 ACRES OF LAND ON THE SOUTHERN END OF THE ROWLETT PENINSULA, GENERALLY LOCATED SOUTH OF CHIESA ROAD AND BEING THAT PORTION OF THE CITY FORMERLY OPERATED BY THE CITY OF DALLAS AS ELGIN B. ROBERTSON PARK ALONG WITH THE RIGHT-OF-WAY OF INTERSTATE HIGHWAY 30 AND ADJACENT ROADWAYS ; PROVIDING FOR THE ESTABLISHMENT A BOARD OF DIRECTORS AND A TAX INCREMENT FUND FOR SUCH REINVESTMENT ZONE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rowlett Texas, (the "City"), desires to promote the development and redevelopment of a certain geographic area to include the area described in Exhibit A attached hereto, formerly operated by the City of Dallas as Elgin B. Robertson Park, by the creation of a reinvestment zone (the "Zone"), as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, (the "Act"); and

WHEREAS, in compliance with the Act, the City called a public hearing to receive public comments on the advisability of creating the Zone and its benefits to the City and the property in the proposed Zone; and

WHEREAS, in compliance with the Act, notice of such public hearing was published in a paper of general circulation in the City, such publication date being not later than seven (7) days prior to the date of the public hearing; and

WHEREAS, such hearing was held on April 7, 2015, at the time and place mentioned in the published notice, and then closed, and

WHEREAS, at such hearing, the City invited and allowed any interested person to appear and comment for or against the creation of the Zone, the boundaries of the proposed Zone, whether all or part of the territory included in the boundary description and depicted in the map which together are attached hereto as Exhibit "A" should be included in such proposed Zone and the concept of tax increment financing; and

WHEREAS, all owners of property located within the proposed Zone, taxing units and other interested persons were given the opportunity at such public hearing to protest the creation of the proposed Zone, the boundaries of the proposed Zone and the concept of tax increment financing; and

WHEREAS, a preliminary project and financing plan has been prepared and presented to this City Council.

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

Section 1. That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

Section 2. That the City Council, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

(a) That the public hearing on creation of the Zone has been properly, called, held and conducted and that notice of such hearing has been published and provided as required by law;

(b) That creation of the proposed Zone with boundaries as described in Exhibit "A" will significantly enhance the value of all the taxable property in the zone and will be of general benefit to the City, its residents and property owners in general;

(c) That the Zone, as defined in Exhibit "A", meets the criteria for the creation of a reinvestment zone as set forth in the Act in that:

(1) It is a contiguous geographic area located wholly within the corporate limits of the City; and

(2) The area within the proposed Zone is predominately open and undeveloped and because of obsolete platting, deterioration of site improvements, inadequate drainage, lack of infrastructure and other facilities that would enable or attract development or redevelopment of the area, and other factors, substantially impairs or arrests the sound growth of the City.

(d) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal roll of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal roll of the City, does not exceed fifty percent (50%) of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any;

(e) That the area within the proposed Zone is unproductive and underdeveloped, and the improvements in the Zone set forth in the preliminary project and financing plan for

the proposed Zone will significantly enhance the value of all taxable real property in the Zone and be of general benefit to the City;

(f) That the development or redevelopment of the property in the proposed Zone will not occur solely through private investment in the reasonably foreseeable future;

(g) That not more than thirty percent (30%) of the property in the proposed Zone, excluding property that is publicly owned, is used for residential purposes; and

(h) That improvements to the property to be included in the proposed Zone as described in the preliminary project and financing plan will significantly enhance the value of all taxable real property in the proposed Zone and will be of general benefit to the City by providing infrastructure improvements and other facilities, improvements and other incentives that will encourage the development and redevelopment of the property within the zone that will attract visitors and consumers to the area encompassed by the zone and to commercial and retail enterprises within the Zone.

Section 3. That the City hereby creates a tax increment reinvestment zone comprised of the area described and depicted at Exhibit "A" attached hereto, and such reinvestment zone shall hereafter be identified as "Tax Increment Reinvestment Zone Number Two, City of Rowlett, Texas".

Section 4. That there is hereby established a board of directors for the Zone which shall consist of seven (7) members. The members of the board of directors shall be appointed as follows:

(a) There is hereby established a board of directors for the Zone (the "Board") consisting of seven members. All members shall be appointed by the City Council. The terms of the board members shall be for two year terms. The City Council shall appoint seven individuals to serve as the initial members of the Board. Each year, the City Council shall appoint a member to serve as the chairman of the Board for a one-year term that begins on January 1 of the following year. The Board is authorized to elect a vice-chairman to preside in the absence of the chairman or when there is a vacancy in the office of chairman. The Board may elect other officers as determined by the Board. A vacancy on the Board shall be filled for the unexpired term by appointment of the governing body of the City. To be eligible for appointment to the Board, an individual must meet the requirements specified in the Act, as it may be amended from time to time. A simple majority of the board's membership shall constitute a quorum.

(b) The board of directors shall make recommendations to the City Council concerning the administration of the Zone. It shall prepare and adopt a project plan and Zone financing plan for the Zone and must submit such plans to the City Council for its approval. The board of directors shall possess all powers necessary to prepare,

implement and monitor such project plan for the Zone as the City Council considers advisable, including the submission of an annual report on the status of the Zone.

(c) To the extent permitted by the Act, the City Council may by resolution determine that the terms of members of the board of directors be commensurate with membership on the City Council and that the terms of board members terminate when a member's term as a City Council member terminates. In the event of such termination, the City Council shall appoint another member as soon as practical to fill the remainder of the term of office of the member no longer serving as a City Council member.

Section 5. That the Zone shall take effect immediately, and that the termination of the Zone shall occur on the earlier of (a) April 30, 2035, (b) an earlier time designated by subsequent ordinance of the City Council in the event the City determines that the Zone should be terminated due to insufficient private investment, accelerated private investment, or other good cause, or (c) at such time as all project costs, tax increment bonds, if any, and the interest thereon, and other obligations have been paid in full.

Section 6. That the Tax Increment Base for the Zone, which is the total appraised value of all taxable real property located in the Zone, is to be determined as of January 1, 2015, the year in which the Zone was designated a tax increment reinvestment zone.

Section 7. That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into such subaccounts as may be authorized by subsequent resolution or ordinance, into which all Tax Increments, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the City Treasurer's affiliated depository bank of the City and shall be secured in the manner prescribed by law. In addition, all revenues from the sale of any tax increment bonds and notes hereafter issued by the City, revenues from the sale of any property acquired as part of the tax increment financing plan and other revenues to be dedicated to and used in the Zone shall be deposited into such fund or subaccount from which money will be disbursed to pay project costs for the Zone or to satisfy the claims of holders of tax increment bonds or notes issued for the Zone.

Section 8. That all provisions of the Code of Ordinances of the City of Rowlett, Texas, in conflict with the provisions of this ordinance be and are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 9. That should any word, phrase, paragraph, section or phrase of this ordinance or of the Code of Ordinances, as amended hereby, be held to be unconstitutional, illegal

or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Code of Ordinances as a whole.

Section 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

EXHIBIT A

**LIST OF APPOINTED MEMBERS OF THE
INITIAL BOARD OF DIRECTORS OF THE
TAX INCREMENT REINVESTMENT ZONE NO. 2
CITY OF ROWLETT, TEXAS**

_____, Chairperson



City of Rowlett
Staff Report

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 04/07/15

AGENDA ITEM: 8E

TITLE

Conduct a public hearing and consider an ordinance imposing Form Based Code zoning with New Neighborhood, Urban Village, and Commercial Center/Special District subdistrict zoning for the Elgin B. Robertson property.

STAFF REPRESENTATIVE

Marc Kurbansade, AICP, Director of Development Services
Daniel Acevedo, CNU-A, Urban Design Manager

SUMMARY

The City of Rowlett and the City of Dallas have had longstanding discussions over the past decade regarding the potential sale of the Elgin B. Robertson property and boundary adjustment into Rowlett's municipal jurisdiction. This project will be a multi-year development and once developed, the Elgin B. Robertson property will become a legacy project and gateway into Rowlett along the Interstate 30 corridor.

BACKGROUND INFORMATION

The Elgin B. Robertson property consists of approximately 257 acres along Interstate 30 at the Dalrock Road interchange (see aerial map on following page). The north tract is located in Dallas County and consists of approximately 142 acres and the south tract is located in both Dallas County and Rockwall County and consists of approximately 115 acres. It should be noted that the zoning request includes 290.1+/- acres since the zoning boundaries extend to centerlines of adjacent rights-of-way.



The property was acquired by the City of Dallas in 1966 as part of the Forney Reservoir development, which is now known as Lake Ray Hubbard and was designated as a “park” upon its purchase. The property is approximately ten miles outside of the main city limits of the City of Dallas.

As mentioned above, both cities have had ongoing discussions over the past decade regarding the potential sale and boundary adjustment of this property. In order for a potential sale to occur, the City of Dallas needed voter approval to “de-park” the property. In November 2010, the City of Dallas placed a ballot proposition for voter approval and that proposition was rejected. In May 2013, the City of Dallas again placed ballot language for voter approval and that ballot proposition passed opening the door for the negotiations to begin in earnest.

On February 5, 2015, the Dallas Parks Board took action to recommend approval of the sale of Elgin B. Robertson to the City of Rowlett. On February 25, 2015, the Dallas City Council took action approving the interlocal agreement and the first of two sets of approvals for the resultant boundary adjustments. The final approval needed was granted on March 25, 2015. The subject property is now considered within the City of Rowlett City Limits.

On March 6, 2014, the Rowlett City Council approved a Letter of Intent (LOI) with Donahue Development Corporation as the City's development partner to fund the acquisition of the property at its appraised value. Due to the length of time of the ongoing negotiations with the City of Dallas, the Rowlett City Council took action on December 4, 2014, approving an Amended LOI with Donahue Development Corporation to extend the term for an additional nine months.

On May 6, 2014, the Rowlett City Council approved Resolution 036-14 authorizing the Mayor of the City of Rowlett to execute a formal Purchase and Sale Agreement with the City of Dallas for the acquisition of the approximately 257 acre Elgin B. Robertson property for its appraised value of \$31.8 million dollars.

As a result of the ongoing discussions and negotiations since May 2013, the respective cities have reached a mutual understanding and staff has briefed their respective City Councils in Executive Session as to the various documents that will need to be authorized in order to complete this property transaction and boundary adjustment.

City staff provided an overview of the actions associated with this transaction to City Council during their Work Session on March 3, 2015, and to the Planning and Zoning Commission on March 24, 2015.

At the March 17, 2015, City Council Meeting, Rowlett City Council approved the following items:

- Interlocal Agreement with the City of Dallas for the acquisition of the Elgin B. Robertson property (Resolution No. 029-15)
- Boundary Adjustments that would amend Rowlett's municipal jurisdiction to include the Elgin B. Robertson property (Ordinance No. 010-15)
- Amendment to the Interlocal Agreement and Lease between the City of Dallas and the City of Rowlett relating to the Take Line area (Resolution No. 030-15)
- Approval of a purchase and sale agreement with Donahue Development Corporation for the conveyance of the Elgin B. Robertson property (approximately 257 acres) pursuant to a Tax Increment Reinvestment Zone (Resolution No. 031-15)

Please refer to Items 8B, 8C, 8D and 8E at the following link for videos of the four aforementioned March 17, 2015 City Council items:

<http://rowletttx.swagit.com/play/03172015-1394>

The following table depicts the anticipated timeline associated with completing this property transaction and boundary adjustment into Rowlett's municipal jurisdiction:

| ACTION | CITY | COMPLETION DATE |
|---|----------------|------------------------|
| Parks Dept. Recommendation | Dallas | February 5, 2015 |
| City Council Action | Dallas | February 25, 2015 |
| City Council Work Session | Rowlett | March 3, 2015 |
| City Council Action | Rowlett | March 17, 2015 |
| City Council Action – Boundary Adj. | Dallas | March 25, 2015 |
| P&Z Zoning Public Hearing & Recommendation | Rowlett | April 6, 2015 |
| City Council Public Hearing & Zoning Action | Rowlett | April 7, 2015 |
| Property Sale/Closing | Dallas/Rowlett | April 30, 2015 |

The Elgin B. Robertson property provides a unique opportunity for the Rowlett community. Once developed, this property will become a game-changing gateway in Rowlett on the Interstate 30 corridor. With the connectivity to the President George Bush Turnpike, this site will become a regional destination for the DFW Metroplex and North Central Texas.

The acquisition and boundary adjustment actions are just the first steps in a multi-year development process in which the Rowlett community will see this property innovatively master-planned for a mix of uses. As part of the Interlocal Agreement with the City of Dallas, the Elgin B. Robertson property was required to obtain zoning designations in accordance with those outlined in Attachment 1. The formal application for this zoning request was filed on March 10, 2015. Since the subject property will be under the ownership of the City of Dallas with the City of Rowlett listed as the contract purchaser of this property at the time of rezoning, the City initiated this request.

The remainder of this report will outline the zoning request in detail, specifically as it pertains to the Framework Plan.

DISCUSSION

This section of the staff report will discuss the Site Analysis used to prepare the zoning request, the Zoning Exhibits depicting the resulting proposed FBC zoning subdistricts, and the Framework Plan exhibit representing the development regulations, subdistricts and associated internal/external thoroughfares.

In accordance with the requirements set forth in Section 1.4.7 of the City of Rowlett Form Based Code, Framework Plans are required to address the following 12 areas as part of consideration:

1. Topography
2. Designation of FB Districts – e.g. New Neighborhood
3. Pedestrian Sheds;
4. A primary street network and connectivity consisting of major, secondary and collector thoroughfares, as well as minor streets as appropriate;

5. Unique street types other than those provided in this Chapter;
6. City Hike and Bike Corridors;
7. Any sub-areas that would be defined by special development standards such as building type, building height, or land use;
8. The location of Flex-Space at grade;
9. The location of key focal point(s) for Landmark features;
10. The location of key public Open Space(s);
11. Any Warrants being requested (any variation to this Chapter's standards must be specifically requested); and
12. Other key features appropriate for the particular development area.

The above 12 areas are addressed below as part of the corresponding Site Analysis, Zoning Exhibit, and Framework Plan. Below is commentary that shows how these three components contribute to meeting the above requirements of a Framework Plan.

Site Analysis

The purpose of the site analysis is to evaluate the existing conditions of a property as it relates to both the natural and built environments. To this end, the Site Analysis (Attachment 2) incorporates the below elements, which are outlined in Section 1.4.7.c of the Form Based Code:

- Existing utility placement
- Type and location of existing structures
- View corridors
- Sun patterns
- Condition of existing streets
- Drainage – drainage courses, flood plain and floodway
- Roadway hierarchy (existing and planned)
- Vegetation masses
- Trails and open space (existing and planned)
- Topography
- Views (good and bad)
- Identification of High Profile locations
- Publicly owned land
- Identification of adjacent uses, Civic, Health and Educational facilities (schools, libraries, fire stations, hospitals, churches, etc.)
- Negative or sensitive land uses
- Other landmark features

The Site Analysis is utilized to determine the approximate location of major elements/infrastructure associated with this development. This Site Analysis is a working document that will continue to be utilized as reference as further detail is applied to the development.

Zoning Exhibit

As noted in the Background section of this staff report, the zoning request is required to be consistent with the agreed upon districts set forth in the Interlocal Agreement. The proposed zoning designations are in accordance with these districts (see Exhibit B) and are summarized below:

- New Neighborhood Subdistrict (98.7 gross acres, 98.2 net acres)
- Urban Village Subdistrict (57.9 gross acres, 47.5 net acres)
- Bayside Special District (134.5 gross acres, 116.9 net acres)

Framework Plan

The Framework Plan incorporates the development regulations, the spatial exhibit showing high-level features, and the thoroughfare assemblies. The development regulations designated by subdistrict are proposed as follows:

New Neighborhood. The New Neighborhood District is proposed to conform to the standards in the New Neighborhood regulations of the FBC, with the exceptions as follows:

1. The general intent of the FBC is to promote the interconnectivity within adjacent neighborhoods. The proposed plan provides pedestrian connectivity and emergency access connectivity to the adjacent Vue de Lac neighborhood. Right-of-way for future vehicular access will be provided; however, the near term will not include direct vehicular connectivity.
2. New Neighborhood requires that there be a minimum of 20 percent each of Type I, Type II and Type III housing. The proposed Framework Plan includes the standard of a maximum of 80 percent Type I housing with the remaining housing permitted as either Type II or Type III housing. For reference, Type I housing includes 50-59', 60-69' and 70'+ wide lots with single-family detached housing types; Type II includes 40-49' and 25-39' wide lots with single-family detached housing types; and Type III includes 40-49' single-family detached housing on mews, 25-39' single-family detached housing on mews, multi-unit houses and Townhome I units.
3. New Neighborhood standards do not permit front-loaded garages to be located on lots less than 60' in width. The proposed standard includes permitting front-loaded garages on lots with a minimum of 50' in width.
4. New Neighborhood standards set build-to areas for lot types with a width of 50-59' and 60-69' at 15-25' and 20-30', respectively. The proposed standard is to allow a minimum of 10' build-to line for these two lot types. It should be noted that this proposed standard includes a requirement that decorative carriage style carriage doors that are cedar or cedar stained be utilized. In addition, this proposed standard requires that the Homeowners Association (HOA)/Public Improvement District (PID) is responsible for front yard maintenance on all lots.
5. New Neighborhood standards require a minimum of 20' offset from building corners where garages are "front loaded". The proposed standard reduces this

offset to 10' offset from the building corner. It should be noted that this proposed standard includes a requirement that decorative carriage style carriage doors that are cedar or cedar stained be utilized. In addition, this proposed standard requires that the Homeowners Association (HOA)/Public Improvement District (PID) is responsible for front yard maintenance on all lots.

Urban Village. The Urban Village District is proposed to conform to the standards in the Urban Village regulations of the FBC, with the exceptions as follows:

1. Marina uses as a Permitted Use are not contemplated in the existing FBC. The proposal is to permit marina and supporting accessory uses to be allowed by right. Supporting accessory uses include storage, fuel, and maintenance facilities.

Bayside Special District. The Bayside Special District is proposed to conform to the underlying standards set forth in the Urban Village regulations of the FBC, with the exceptions as follows:

1. Marina uses as a Permitted Use are not contemplated in the existing FBC. The proposal is to permit marina and supporting accessory uses to be allowed by right. Supporting accessory uses include storage, fuel, and maintenance facilities.
2. Urban Village standards set a maximum building height of five stories. The proposed standards remove the requirement of any building height limitations.
3. Urban Village standards, which serve as the underlying base district, are not specific as to the maximum residential uses to be permitted in this district. To ensure a cap on residential buildings and uses, Mixed Residential, Mixed Use (where the predominant use is residential), and Townhome II building types will only be permitted to account for a maximum of 20 percent of land area in the Bayside Special Sub-District.

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. Seventy-seven notices were mailed to property owners within 200 feet of the subject property on March 20, 2015, and as of Wednesday, April 2, 2015, Staff has received four total responses-- one response in favor and three in opposition. In addition, 225 courtesy notices were mailed to property owners within 500 feet, of which ten responses were returned—five in opposition and five in favor. The notification maps and the responses are included as Attachments 3 and 4, respectively.

This City-initiated request was reviewed by the City's Urban Design Officer (UDO) and the recommendation is included in Attachment 5. In summary, the recommendation from UDO is for approval; however the UDO does not support any of the requested changes associated with the New Neighborhood.

It should be noted that at the time this staff report was published, Planning and Zoning Commission had not yet offered their recommendation; therefore, this information is not

included in the staff report. The results of that meeting will be provided to Council at the April 7, 2015 meeting.

FISCAL IMPACT/BUDGET IMPLICATIONS

The fiscal impact associated with this request will be in the form of various taxes and fees typical of development (e.g., ad valorem property taxes, sales taxes, hotel taxes, utility fee costs of services) and would be commensurate with development types and patterns. The designation of the Form-Based Code subdistricts provides a level of assurance of the development patterns with regard to building types, density/intensity and use types; however, the variability of development patterns coupled with the fact that a rezoning action does not provide any assurances of future development, the fiscal impact of this development is not presented in this staff report.

RECOMMENDED ACTION

Approve an Ordinance imposing Form Based Code zoning with New Neighborhood, Urban Village, and Commercial Center/Special District subdistrict zoning for the Elgin B Robertson property.

ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, IMPOSING ZONING ON A 290.1+/- ACRE TRACT OF LAND FORMERLY OWNED AND OPERATED BY THE CITY OF DALLAS, TEXAS, GENERALLY KNOWN AS THE ELGIN B. ROBERTSON PARK PROPERTY, LOCATED IN THE SOUTHERNMOST PORTION OF THE SOUTHEASTERN QUADRANT OF THE CITY AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A," TO IMPOSE FORM BASED CODE ZONING ON THE PROPERTY WITH NEW NEIGHBORHOOD, URBAN VILLAGE AND COMMERCIAL CENTER ("BAYSIDE "SPECIAL") SUBDISTRICTS; PROVIDING DEVELOPMENT AND USE STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the land formerly owned and operated by the City of Dallas, Texas, generally known as Elgin B. Robertson Park, has recently been adjusted into the territorial jurisdiction and city limits of the City of Rowlett, Texas, and the City Council of the City finds and determines that the property should be zoned such that future development of the property's highest and best use can be achieved; and

WHEREAS, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with the laws of the State of Texas and the ordinances of the City, have given requisite notice by publication and otherwise, and after holding due public hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in

the exercise of its legislative discretion have concluded that the requested zoning should be approved.

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

Section 1: That the Comprehensive Zoning Ordinance, Plan and Map of the City of Rowlett, Texas, heretofore duly passed by the governing body of the City of Rowlett, as heretofore amended, be and the same are hereby amended by imposing zoning on property generally described as 290.1+/- acres of land formerly owned and operated by the City of Dallas, Texas, as the Elgin B. Robertson Park property, located in the southernmost portion of the southeastern quadrant of the city, and being more specifically described in Exhibit "A," attached hereto and incorporated herein (hereinafter, the "Property").

Section 2: That the southern portion of the Property, being all of the Property to the south of the centerline of US Interstate Highway 30 to the shoreline of Lake Ray Hubbard at normal pool level (at an elevation of 435.5 feet mean sea level) be and is hereby zoned and classified as a commercial center subdistrict, entitled Bayside Special District, of the Form Based Code District ("FB District"), and all development and use regulations and requirements imposed by said district and subdistrict zoning classifications shall henceforth be applied.

Section 3: That the northern portion of the Property, being all of the Property to the north of the centerline of US Interstate Highway 30 be and is hereby zoned and classified as New Neighborhood and Urban Village subdistricts of the Form Based Code district ("FB district"), and all development and use regulations and requirements imposed by said district and subdistrict zoning classifications shall henceforth be applied; provided, however, that the New Neighborhood subdistrict zoning classification shall only apply to that portion of the northern part of the Property identified in Exhibit "B-1," attached hereto and incorporated herein, and that the Urban Village subdistrict zoning classification shall only apply to that portion of the Property identified in Exhibit "B-2," attached hereto and incorporated herein,

Section 4: That the development standards, warrants and deviations from the Form Based Code district standards set forth in Exhibit "C" (the "Bayside District") attached hereto and incorporated herein, shall further be imposed on the development and use of the Property, notwithstanding contrary provisions in the Form Based Code zoning regulations. All development and use regulations and requirements imposed on property in the Form Based Code zoning districts shall apply to the development and use of the Property unless in conflict with this ordinance, in which case the provisions of this ordinance, including the regulations and standards set forth in Exhibit "C," shall control. In the event that

this ordinance does not include a standard or regulation that is otherwise required for similar or comparable development or uses by the New Neighborhood or Urban subdistricts of the Form Based Code zoning classification, the Rowlett Development Code, or Code of Ordinances, then the standard or regulation required by the applicable subdistrict regulation, the Form Based Code, the Rowlett Development Code, or other ordinance shall control the development and use of the Property.

Section 5: That the above described Property shall be used only in the manner and for the purposes provided herein and by the ordinances of the City of Rowlett, Texas, as heretofore amended, and as amended herein.

Section 6: That all ordinances of the City of Rowlett in conflict with the provisions of this ordinance be and the same are hereby repealed and all other ordinances of the City of Rowlett not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7: That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

Section 8: That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal, or unconstitutional.

Section 9: That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Rowlett, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

Section 10: That this ordinance shall take effect from and after its passage and the publication of the caption as the law and Charter in such cases provide.

ATTACHMENTS

- Attachment 1 – Master Plan Depicting Proposed Form Based Code Districts
- Attachment 2 – Site Analysis
- Attachment 3 – Public Hearing Notice Buffer Maps
- Attachment 4 – Public Hearing Notice Responses
- Attachment 5 – UDO Recommendation

Exhibit A – Legal Description

Exhibit B – Zoning Exhibit

Exhibit C – Development Regulations





LEGEND

- Existing Off Site Consideration
- Key Existing Connectivity Point
- Unique Condition/ Landmark Opportunity
- Less Desirable View
- Positive View Opportunity
- Floodplain FEMA Zone A (elevation not determined)
- Primary Street Network (general location)
- Existing Tree Stands
- Rowlett Hike and Bike Corridors

SITE ANALYSIS

BAYSIDE

ALTA/ACSM LAND TITLE SURVEY
 NORTHWEST TRACT - 98.7 ACRE TRACT
 WILLIAM CRABTREE SURVEY, ABSTRACT NO. 946
 ELMIRA EVELINS SURVEY, ABSTRACT NO. 438 AND
 CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957
 DALLAS COUNTY, TEXAS

NORTHEAST TRACT - 57.9 ACRE TRACT
 WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
 CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957
 DALLAS COUNTY, TEXAS

SOUTH TRACT - 57.9 ACRE TRACT
 WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
 ELMIRA EVELINS SURVEY, ABSTRACT NO. 438
 H. McMILLAN SURVEY, ABSTRACT NO. 853 AND
 DALLAS COUNTY, TEXAS

H. McMILLAN SURVEY, ABSTRACT NO. 143 AND
 WILLIAM HADEN THOMAS SURVEY, ABSTRACT NO. 213
 ROCKWALL COUNTY, TEXAS

OWNER:
 CITY OF DALLAS
 1500 MARILLA STREET
 DALLAS, TEXAS 75201
 (214) 670 - 3111

APPLICANT:
 CITY OF ROWLETT
 4000 MAIN STREET
 ROWLETT, TEXAS 75088
 (972) 463 - 3927



Typical Sun Pattern

Lake Ray Hubbard
Lake Elevation +437

Lake Ray Hubbard
Lake Elevation +437

Lake Ray Hubbard
Lake Elevation +437

Kimley-Horn

12750 Merit Drive, Suite 1000
 Dallas, Texas 75251
 Tel. No. (972) 770-1300
 Fax No. (972) 238-3650

Scale: 1" = 300'
 Drawn By: KHA
 Checked By: MLB
 Date: 03/27/2015
 Project No.: 064478300
 Sheet No.: 064478300



Subject Property

500' Notification Area



Bayside addition Framework Plan
 Map Created: March 19, 2015



500 FT NOTIFICATION AREA



Development Services
Department/Planning Division

NOTICE OF PUBLIC HEARING: PLANNING AND ZONING COMMISSION AND CITY COUNCIL

TO: Property Owner

RE: Application for Rezoning

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A location map depicting a 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a zoning district change to the New Neighborhood, Urban Village and Bayside Special District Form Based Zoning Districts for the purposes of building a pedestrian-oriented, mixed-use neighborhood to be governed by the City of Rowlett's Form Based Code.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Northside - Only Residential - No Arts or Businesses
Southside - Businesses or Residential

SIGNATURE: Robert G. Boudreau
ADDRESS: 2205 Creechview Lane, Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission and City Council of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 6th day of April, 2015 and 7:30 p.m. on the 7th day of April 2015 respectively, at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. The protest must be received by the Planning Division by 5 pm on Wednesday, April 1, 2015, to be included in the Commission and Council's packets. Responses received after April 1, 2015 shall not be counted in the record of response. The protest shall object to the zoning request, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact:
Phone 972-463-3904
FAX 972-412-6228
dacevedo@rowlett.com

RETURN by Mail
City of Rowlett Planning Division
3901 Main Street
Rowlett, TX 75088



Development Services
Department/Planning Division

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: The Elgin B. Robertson Park is a known habitat for the fall migration of the monarch butterflies. These butterflies and their habitats are being petitioned to be on the Endangered Species Act.

SIGNATURE: [Signature]
ADDRESS: 2113 Rockbluff Drive Rowlett TX 75088 Daniel Huff

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

This land was donated for a park and should stay a park.

SIGNATURE:

Gail Dobney

ADDRESS:

2209 Jargleridge Ln.

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
[X] I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

1. There are many people who come to this park to fish, picnic, and enjoy the outdoors. They will lose this family time because the park will no longer exist. We need more parks - not less.

SIGNATURE:

Phyllis Jurley

ADDRESS:

2105 Rockbluff Dr. 75088

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Development Services
Department/Planning Division

**COURTESY NOTICE OF PUBLIC HEARING:
Planning and Zoning Commission and City Council**

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A location map depicting a 500-ft notification area is attached for reference.

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

Plus for the Community

SIGNATURE:

[Handwritten Signature]

ADDRESS:

TEXAS 1800 Dalrock

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

Positive Impact on Rowlett

SIGNATURE:

[Handwritten Signature]

ADDRESS:

1900 Dalrock RE Andrews

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: BRING MEAS A ATTRACTIVE, TO ROWLETT

SIGNATURE: [Signature]
ADDRESS: 7602 PEACOCK DRIVE, ROWLETT, TX 75088

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Development Services
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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Very excited

SIGNATURE: [Handwritten Signature]
ADDRESS: 2101 Randi Road

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission and City Council of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 6th day of April, 2015 and 7:30 p.m. on the 7th day of April 2015 respectively, at the Municipal Center, 4000 Main Street, Rowlett, Texas. All interested citizens of the City are invited to attend these public hearings and participate in same.

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APR 21 2015 08:28 RCVD



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Department/Planning Division

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: It sounds like this project will be an improvement for the area.

SIGNATURE: Nancy Lawrence
ADDRESS: 7817 Meadowlark Ln

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission and City Council of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 6th day of April, 2015 and 7:30 p.m. on the 7th day of April 2015 respectively, at the Municipal Center, 4000 Main Street, Rowlett, Texas. All interested citizens of the City are invited to attend these public hearings and participate in same.

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- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

I LIVE ON LA COSTA, I LIKE THAT THERE IS NO TRAFFIC CONGESTION POLLUTION & DEBRIS, NOISE WH AROUND WHERE I LIVE. BESIDES DOESN'T MOST OF EGIN B ROBERTS PARK BELONG TO DALLAS COUNTY?

SIGNATURE: Daniel Valentin Smith
ADDRESS: 6809 LA COSTA DR, 75080

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission and City Council of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 6th day of April, 2015 and 7:30 p.m. on the 7th day of April 2015 respectively, at the Municipal Center, 4000 Main Street, Rowlett, Texas. All interested citizens of the City are invited to attend these public hearings and participate in same.

If you have any questions concerning this request, please contact:
 Phone 972-463-3904
 FAX 972-412-6228
 dacevedo@rowlett.com

RETURN by Mail
 City of Rowlett Planning Division
 3901 Main Street
 Rowlett, TX 75088



Development Services
Department/Planning Division

COURTESY NOTICE OF PUBLIC HEARING:
Planning and Zoning Commission and City Council

TO: Property Owner
RE: Application for Rezoning
LOCATION: The subject property is 290.1 ± gross acres generally located in the southernmost portion of the southeastern quadrant of the City of Rowlett and is intersected by Interstate 30. The portion of the subject property located north of Interstate 30 is bounded by the Lakecrest Estates Subdivision to the north, the MKT Railroad and Dalrock Road to the east, Interstate 30 to the south, and Lake Ray Hubbard to the west. The portion of the subject property located south of Interstate 30 is generally bounded by Interstate 30 to the north and Lake Ray Hubbard to the east, south, and west.

A location map depicting a 500-ft notification area is attached for reference.

EXPLANATION OF REQUEST: The applicant requests a zoning district change to the New Neighborhood, Urban Village and Bayside Special District Form Based Zoning Districts for the purposes of building a pedestrian-oriented, mixed-use neighborhood to be governed by the City of Rowlett's Form Based Code.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Leave things as they are, front gate.

SIGNATURE: [Handwritten Signature]
ADDRESS: 5910 Fern Hollow Ct Katy, TX 77449

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission and City Council of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 6th day of April, 2015 and 7:30 p.m. on the 7th day of April 2015 respectively, at the Municipal Center, 4000 Main Street, Rowlett, Texas. All interested citizens of the City are invited to attend these public hearings and participate in same.

| | |
|--|--|
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|--|--|



Development Services
Department/Planning Division

COURTESY NOTICE OF PUBLIC HEARING:
Planning and Zoning Commission and City Council

TO: Property Owner
RE: Application for Rezoning
LOCATION: The subject property is 290.1 ± gross acres generally located in the southernmost portion of the southeastern quadrant of the City of Rowlett and is intersected by Interstate 30. The portion of the subject property located north of Interstate 30 is bounded by the Lakecrest Estates Subdivision to the north, the MKT Railroad and Dalrock Road to the east, Interstate 30 to the south, and Lake Ray Hubbard to the west. The portion of the subject property located south of Interstate 30 is generally bounded by Interstate 30 to the north and Lake Ray Hubbard to the east, south, and west.

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

1) We need more recreational areas, NOT less. 2) We will lose our access to the lake. 3) Destruction of the pecan grove + picnic area

SIGNATURE:

Phillip Turley

ADDRESS:

2105 Rockbluff Dr 75088

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Development Services
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**COURTESY NOTICE OF PUBLIC HEARING:
Planning and Zoning Commission and City Council**

TO: Property Owner
RE: Application for Rezoning
LOCATION: The subject property is 290.1 ± gross acres generally located in the southernmost portion of the southeastern quadrant of the City of Rowlett and is intersected by Interstate 30. The portion of the subject property located north of Interstate 30 is bounded by the Lakecrest Estates Subdivision to the north, the MKT Railroad and Dalrock Road to the east, Interstate 30 to the south, and Lake Ray Hubbard to the west. The portion of the subject property located south of Interstate 30 is generally bounded by Interstate 30 to the north and Lake Ray Hubbard to the east, south, and west.

A location map depicting a 500-ft notification area is attached for reference.

EXPLANATION OF REQUEST: The applicant requests a zoning district change to the New Neighborhood, Urban Village and Bayside Special District Form Based Zoning Districts for the purposes of building a pedestrian-oriented, mixed-use neighborhood to be governed by the City of Rowlett's Form Based Code.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: THIS AREA WAS DONATED TO BE A PARK.
THERE ARE NOT ENOUGH ROADS IN THIS AREA OR COULD NEVER
BE BECAUSE IT WILL FEED INTO A POPULATED SUB-DIVISION

SIGNATURE: John Dole
ADDRESS: 2209 TANGLE RIDGE LANE ROWLETT

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission and City Council of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 6th day of April, 2015 and 7:30 p.m. on the 7th day of April 2015 respectively, at the Municipal Center, 4000 Main Street, Rowlett, Texas. All interested citizens of the City are invited to attend these public hearings and participate in same.

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|---|---|



Development Services
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COURTESY NOTICE OF PUBLIC HEARING:
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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

I am opposed to the park being developed. The park should remain a park - it could be improved with marina space, fishing piers, trails or even athletic fields. Citizens would benefit more from well-maintained outdoor space than additional retail and development leading to increased traffic.

SIGNATURE:

ADDRESS:

[Signature]
 213 Rockbluff Dr, Rowlett TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services/Planning Division at 3901 Main Street. The Planning and Zoning Commission and City Council of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 6th day of April, 2015 and 7:30 p.m. on the 7th day of April 2015 respectively, at the Municipal Center, 4000 Main Street, Rowlett, Texas. All interested citizens of the City are invited to attend these public hearings and participate in same.

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 City of Rowlett Planning Division
 3901 Main Street
 Rowlett, TX 75088

TOWNSCAPE, Inc.
Town Planning and Urban Design

Memo

743 WILL RICE AVENUE
IRVING, TX 75039

Townscape.com

To: Marc Kurbansade, Director of Development Services
From: Arti Harchekar, AICP, CNU-A
Date: 31 March 2015
Re: Urban Design Officer Review of Bayside
Framework Plan Package – NN-FB, UV-FB & Bayside Special District

Urban Design Officer Review

Per your request, we have reviewed the proposed re-zoning request (the *Statement of Intent and Purpose*, and *Framework Plan*), and find that it appears to be in general compliance with the principles of the Form Based Code, with the following exceptions:

1. In the New Neighborhood area, the application is deviating from both providing housing variety, and avoiding garage-dominated streets. As proposed, these items cannot be supported based on demographic trends and the City's current housing stock issues as noted in the *Comprehensive Plan*. Most of the New Neighborhood standards are being ignored. This will result in a number of unintended consequences related to how this area will be perceived and how it will age over time. The high allocation of 50' and wider lots in conjunction with the front-loaded garages will negatively impact opportunities for residents to meet and visit in a safe, comfortable, walkable environment where building lines limit the depth of porches and stoops and parking dominates the streetscape.
2. In the Urban Village and Bayside Special District areas, we support allowing the existing marina and supporting accessory uses by right, but the location and screening of such uses should be subject to a Minor Warrant to ensure compatibility with adjacent development. Any new marina locations should be subject to a Major Warrant to ensure the rational development of land within Rowlett and work with the City of Dallas in approving any additional marina sites.

We support, for this particular development site,

3. An emergency access and pedestrian connection to Vue de Lac, within the New Neighborhood Area, due to the fact that it will be a walkable, well-articulated passage designed to support emergency vehicles.
4. An exemption from the maximum building height limitation, within the Bayside Special District, in order for this area to evolve into a regional destination.
5. Limiting residential uses, within the Bayside Special District, in order to ensure that housing is in support of commercial, entertainment and recreational uses in this area.

Please note that as part of the Regulating Plan process -

- Open space locations and the roadway network indicated within the New Neighborhood area on the *Framework Plan* may vary based on the Site Analysis and the final Neighborhood layout.
- The location and distribution of housing/building types, interconnecting local and regional trails, the location and design of a grid street network and pulling the presence of open space and the lake into the development will be determined.

Recommendation: Approval of the application subject to items 1 to 3 above.



Arti Harchekar, AICP, CNU-A
TOWNSCAPE, Inc.

EXHIBIT A-1

LEGAL DESCRIPTION

BEING a tract of land situated in the William Crabtree Survey, Abstract No. 346, Charles D. Merrill Survey, Abstract No. 957 and Elmira Eveens Survey, Abstract No. 438, City of Rowlett, Dallas County, Texas; and being part of a tract of land described in Deed to City of Rowlett recorded in Instrument No. _____ of the Official Public Records of Dallas County, Texas; and being part of Fuqua Road right-of-way; and being more particularly described as follows;

BEGINNING at the intersection of the centerline of Fuqua Road (a variable width right-of-way) and the prolongation of the south line of Lakecrest Estates, an addition to the City of Rowlett according to the plat recorded in 84138, Page 1906 of said Deed Records;

THENCE departing said centerline of Fuqua Road and with said south line of Lakecrest Estates Addition, North 88°40'50" East, a distance of 2589.61 feet to the southeast corner of said Lakecrest Estates Addition and in the south line of a tract of land described as "Tract 2" in Warranty Deed to Missouri Kansas-Texas Railroad Company recorded in Volume 72212, Page 515 of said Deed Records; said point also being the beginning of a non-tangent curve to the left having a central angle of 22°03'14", a radius of 4633.66 feet, a chord bearing and distance of South 56°29'14" East, 1772.57 feet;

THENCE in a southeasterly direction, with said south line of the Missouri Kansas-Texas Railroad Company tract and with said curve to the left, an arc distance of 1783.56 feet to a point for corner;

THENCE departing said south line of the Missouri Kansas-Texas Railroad Company tract, the following courses and distances:

- South 19°09'35" West, a distance of 413.40 feet to a point for corner;
- South 0°50'25" East, a distance of 207.73 feet to a point for corner;
- South 34°09'35" West, a distance of 271.50 feet to a point for corner;
- South 89°09'35" West, a distance of 165.00 feet to a point for corner;
- South 19°09'35" West, a distance of 150.00 feet to a point for corner;
- South 64°09'35" West, a distance of 157.34 feet to a point for corner in the 435.5 foot contour line as defined by a survey performed in September, 2014;

THENCE with said 435.5 foot contour line, the following courses and distances:

- North 29°41'22" West, a distance of 206.10 feet to a point for corner;
- North 61°37'55" West, a distance of 57.22 feet to a point for corner;
- North 48°48'30" West, a distance of 170.35 feet to a point for corner;
- North 68°04'18" West, a distance of 64.90 feet to a point for corner;
- South 73°26'00" West, a distance of 50.10 feet to a point for corner;
- North 67°01'05" West, a distance of 219.00 feet to a point for corner;

CONTINUED ON SHEET □

BAYSIDE
98.7 ACRES
CITY OF ROWLETT

WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
ELMIRA EVEENS SURVEY, ABSTRACT NO. 438 AND
CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957
DALLAS COUNTY, TEXAS

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
andy.dobbs@kimley-horn.com

| | | | | | | | |
|--------------------|-----|--|-----------|-----------------|--------|---|-----------|
| Kimley»Horn | | 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 | | FIRM # 10115500 | | Tel. No. (972) 770-1300 Fax No. (972) 239-3820 | |
| | | Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| N/A | JAD | DAB | MAR. 2015 | 064478300 | 1 OF 3 | | |

LEGAL DESCRIPTION CONTINUED

EXHIBIT A-1

North 56°10'58" West, a distance of 88.62 feet to a point for corner;
 North 42°54'06" West, a distance of 88.55 feet to a point for corner;
 North 77°26'37" West, a distance of 14.91 feet to a point for corner;
 North 41°03'10" West, a distance of 118.70 feet to a point for corner;
 North 68°20'31" West, a distance of 33.72 feet to a point for corner;
 North 43°16'20" West, a distance of 33.69 feet to a point for corner;
 North 12°55'12" West, a distance of 28.76 feet to a point for corner;
 North 56°26'01" East, a distance of 19.57 feet to a point for corner;
 North 8°29'37" East, a distance of 16.03 feet to a point for corner;
 North 49°37'34" West, a distance of 12.59 feet to a point for corner;
 South 66°57'09" West, a distance of 32.84 feet to a point for corner;
 North 21°54'42" West, a distance of 15.83 feet to a point for corner;
 North 14°46'54" East, a distance of 12.29 feet to a point for corner;
 North 27°10'03" West, a distance of 80.01 feet to a point for corner;
 North 52°12'49" West, a distance of 35.85 feet to a point for corner;
 North 19°51'16" West, a distance of 139.14 feet to a point for corner;
 North 23°07'43" West, a distance of 108.57 feet to a point for corner;
 North 17°54'51" West, a distance of 163.14 feet to a point for corner;
 North 6°03'42" West, a distance of 57.89 feet to a point for corner;
 North 42°35'35" West, a distance of 36.45 feet to a point for corner;
 North 4°01'07" East, a distance of 10.14 feet to a point for corner;
 North 73°05'02" West, a distance of 24.74 feet to a point for corner;
 South 55°37'53" West, a distance of 29.44 feet to a point for corner;
 South 26°16'09" West, a distance of 95.55 feet to a point for corner;
 South 16°41'17" West, a distance of 106.41 feet to a point for corner;
 South 3°26'33" West, a distance of 32.45 feet to a point for corner;
 South 10°58'31" East, a distance of 105.46 feet to a point for corner;
 South 3°05'45" West, a distance of 30.72 feet to a point for corner;
 South 33°27'45" West, a distance of 23.96 feet to a point for corner;
 South 4°20'08" West, a distance of 67.61 feet to a point for corner;
 South 16°40'02" West, a distance of 139.95 feet to a point for corner;
 South 26°54'01" West, a distance of 104.86 feet to a point for corner;
 South 15°16'32" East, a distance of 87.29 feet to a point for corner;
 South 35°56'54" East, a distance of 168.48 feet to a point for corner;
 South 37°16'35" East, a distance of 150.16 feet to a point for corner;
 South 31°33'52" East, a distance of 34.48 feet to a point for corner;
 South 47°51'44" West, a distance of 16.29 feet to a point for corner;
 North 42°31'23" West, a distance of 83.69 feet to a point for corner;
 North 35°29'04" West, a distance of 256.66 feet to a point for corner;
 North 48°31'41" West, a distance of 62.23 feet to a point for corner;
 South 75°38'20" West, a distance of 120.99 feet to a point for corner;
 North 70°07'41" West, a distance of 129.33 feet to a point for corner;
 North 50°02'26" West, a distance of 194.59 feet to a point for corner;

CONTINUED ON SHEET

**BAYSIDE
 98.7 ACRES
 CITY OF ROWLETT**

**WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
 ELMIRA EVEENS SURVEY, ABSTRACT NO. 438 AND
 CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957
 DALLAS COUNTY, TEXAS**

**J. ANDY DOBBS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6196
 12750 MERIT DRIVE, SUITE 1000
 DALLAS, TEXAS 75251
 PH. 972-770-1300
 andy.dobbs@kimley-horn.com**

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| | | Scale | Drawn by | Checked by | Date |
| N/A | JAD | DAB | MAR. 2015 | 064478300 | 2 OF 2 |

LEGAL DESCRIPTION CONTINUED

EXHIBIT A-1

North 36°19'48" West, a distance of 205.49 feet to a point for corner;
 North 56°37'29" West, a distance of 236.89 feet to a point for corner;
 North 82°58'53" West, a distance of 567.27 feet to a point for corner;
 South 85°44'24" West, a distance of 91.58 feet to a point for corner;
 North 85°08'56" West, a distance of 283.18 feet to a point for corner;
 South 78°34'59" West, a distance of 68.18 feet to a point for corner;
 North 27°25'45" West, a distance of 32.06 feet to a point for corner;
 North 3°29'38" East, a distance of 38.39 feet to a point for corner;
 North 30°12'30" West, a distance of 50.91 feet to a point for corner;
 North 72°12'24" West, a distance of 98.50 feet to a point for corner;
 North 80°38'45" West, a distance of 79.08 feet to a point for corner;

THENCE departing said 435.5' contour line, North 0°00'00" East, a distance of 159.01 feet to the southeast corner of the terminus of Fuqua Road (a variable width right-of-way)

THENCE with said terminus of Fuqua Road, North 70°56'23" West, a distance of 55.72 feet to a point in said centerline of Fuqua Road and at the beginning of a non-tangent curve to the right having a central angle of 24°05'12", a radius of 532.29 feet, a chord bearing and distance of North 14°51'05" West, 222.13 feet;

THENCE in a northwesterly direction, with said centerline of Fuqua Road and with said curve to the right, an arc distance of 223.77 feet to a point for corner;

THENCE continuing with said centerline of Fuqua Road, North 2°34'23" West, a distance of 340.67 feet to the **POINT OF BEGINNING** and containing 98.7 acres of land.

The following benchmarks were used to establish the 435.5' contour elevation based on National Geodetic Survey North American Vertical Datum of 1988 (NAVD88) elevations.:

BM#1 National Geodetic Survey Marker Designation - V1498, PID - CS2520, and being 11.6 KM (7.2 MI) easterly along the Missouri Kansas Texas Railroad from the station in Garland, or 2.7 km (1.7 mi) southwesterly along State Highway 205 from its junction with State Highway 66 in Rockwall, **THENCE** 7.5 km (4.65 mi) southwesterly along Interstate Highway 30, **THENCE** 0.5 km (0.3 mi) north along Dalrock Road, **THENCE** 1.4 km northwesterly along Chiesa Road, 15.0 m (49.2 ft) northeast of the near rail, 13.0 m (42.7 ft) northwest of the extended center of a paved road leading east, 8.9 m (29.2 ft) southwest of the center of the road, and 1.2 m (3.9 ft) northwest of utility pole number 297-445-6922. Note--access to datum point is had through a 5-inch logo cap the mark is 0.3 meters from a witness post the mark is 0.3 m below the road.
 N:7011234.266, E:2573050.53, ELEV:468.23

BM#2 Square with "X" cut in concrete set on the north side of Interstate Highway No. 30, ±5 feet south of mile marker no. 65.
 N:7009236.215, E:2579686.608, ELEV:447.56

BM#3 Square with "X" cut in on north side of Interstate Highway No. 30, ±5 feet south of mile marker no. 64.
 N:7006589.138, E:2575027.503, ELEV:447.69

BAYSIDE
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| | | Scale | Drawn by | Checked by | Date |
| N/A | JAD | DAB | MAR. 2015 | 064478300 | 3 OF 3 |

EXHIBIT A-2

LEGAL DESCRIPTION

BEING a tract of land situated in the William Crabtree Survey, Abstract No. 346, Charles D. Merrill Survey, Abstract No. 957 and Elmira Eveens Survey, Abstract No. 438, City of Rowlett, Dallas County, Texas; and being part of a tract of land described in Deed to City of Rowlett recorded in Instrument No. _____ of the Official Public Records of Dallas County, Texas; and being part of Interstate Highway No 30 right-of-way and Dalrock Road right-of-way; and being more particularly described as follows;

BEGINNING at the intersection of the centerline of Dalrock Road (a variable width right-of-way) and the centerline of Interstate Highway No. 30 (a variable width right-of-way);

THENCE with said centerline of Interstate Highway No. 30, South 60°41'14" West, a distance of 1486.80 feet to a point for corner;

THENCE departing said centerline of Interstate Highway No. 30, North 31°40'26" West, a distance of 197.57 feet to a point for corner in the 435.5 foot contour line as defined by a survey performed in September, 2014;

THENCE with said 435.5 foot contour line, the following courses and distances:

- North 42°57'13" East, a distance of 12.87 feet to a point for corner;
- North 15°11'07" East, a distance of 33.95 feet to a point for corner;
- North 38°32'25" West, a distance of 41.98 feet to a point for corner;
- North 1°20'09" West, a distance of 33.21 feet to a point for corner;
- North 21°50'43" West, a distance of 133.00 feet to a point for corner;
- North 0°47'38" East, a distance of 13.66 feet to a point for corner;
- North 45°35'38" West, a distance of 76.21 feet to a point for corner;
- South 70°42'21" West, a distance of 26.72 feet to a point for corner;
- North 36°29'31" West, a distance of 156.89 feet to a point for corner;
- North 20°24'02" West, a distance of 59.62 feet to a point for corner;
- North 10°49'43" West, a distance of 70.35 feet to a point for corner;
- North 63°11'51" West, a distance of 27.62 feet to a point for corner;
- North 26°44'09" West, a distance of 52.54 feet to a point for corner;
- North 51°02'08" West, a distance of 56.72 feet to a point for corner;
- North 12°36'06" West, a distance of 32.17 feet to a point for corner;
- North 54°59'42" West, a distance of 13.53 feet to a point for corner;
- North 26°47'59" West, a distance of 78.12 feet to a point for corner;
- North 18°55'22" West, a distance of 118.54 feet to a point for corner;
- North 29°41'22" West, a distance of 79.43 feet to a point for corner;

THENCE departing said 435.5' contour line, the following courses and distances:

- North 64°09'35" East, a distance of 157.34 feet to a point for corner;
- North 19°09'35" East, a distance of 150.00 feet to a point for corner;

CONTINUED ON SHEET □

**BAYSIDE
57.9 ACRES
CITY OF ROWLETT
WILLIAM CRABTREE SURVEY,
ABSTRACT NO. 346
CHARLES D. MERRILL SURVEY,
ABSTRACT NO. 957
DALLAS COUNTY, TEXAS**

PRELIMINARY

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DALLAS, TEXAS 75251
PH. 972-770-1300
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| Kimley»Horn | | <small>12750 Merit Drive, Suite 1000 Dallas, Texas 75251</small> | | <small>FIRM # 10115500</small> | | <small>Tel. No. (972) 770-1300 Fax No. (972) 239-3820</small> | |
| <small>Scale</small> | <small>Drawn by</small> | <small>Checked by</small> | <small>Date</small> | <small>Project No.</small> | <small>Sheet No.</small> | | |
| <small>N/A</small> | <small>JAD</small> | <small>DAB</small> | <small>MAR. 2015</small> | <small>064478300</small> | <small>1 OF 2</small> | | |

LEGAL DESCRIPTION CONTINUED

EXHIBIT A-2

North 89°09'35" East, a distance of 165.00 feet to a point for corner;
 North 34°09'35" East, a distance of 271.50 feet to a point for corner;
 North 0°50'25" West, a distance of 207.73 feet to a point for corner;
 North 19°09'35" East, a distance of 413.40 feet to a point in the south line of a tract of land described as "Tract 2" in Warranty Deed to Missouri Kansas-Texas Railroad Company recorded in Volume 72212, Page 515 of said Deed Records; said point also being the beginning of a non-tangent curve to the left having a central angle of 15°53'30", a radius of 4633.66 feet, a chord bearing and distance of South 75°27'36" East, 1281.07 feet;

THENCE in a southeasterly direction, with said south line of the Missouri Kansas-Texas Railroad Company tract and with said curve to the left, an arc distance of 1285.19 feet to a point for corner at the intersection of said south line of the Missouri Kansas-Texas Railroad Company tract and said centerline of Dalrock Road;

THENCE departing said south line of the Missouri Kansas-Texas Railroad Company tract and with the centerline of Dalrock Road, South 0°26'16" East, a distance of 1080.21 feet to the **POINT OF BEGINNING** and containing 57.9 acres of land.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.

The following benchmarks were used to establish the 435.5' contour elevation based on National Geodetic Survey North American Vertical Datum of 1988 (NAVD88) elevations.:

BM#1 National Geodetic Survey Marker Designation - V1498, PID - CS2520, and being 11.6 KM (7.2 MI) easterly along the Missouri Kansas Texas Railroad from the station in Garland, or 2.7 km (1.7 mi) southwesterly along State Highway 205 from its junction with State Highway 66 in Rockwall, **THENCE** 7.5 km (4.65 mi) southwesterly along Interstate Highway 30, **THENCE** 0.5 km (0.3 mi) north along Dalrock Road, **THENCE** 1.4 km northwesterly along Chiesa Road, 15.0 m (49.2 ft) northeast of the near rail, 13.0 m (42.7 ft) northwest of the extended center of a paved road leading east, 8.9 m (29.2 ft) southwest of the center of the road, and 1.2 m (3.9 ft) northwest of utility pole number 297-445-6922. Note--access to datum point is had through a 5-inch logo cap the mark is 0.3 meters from a witness post the mark is 0.3 m below the road.

N:7011234.266, E:2573050.53, ELEV:468.23

BM#2 Square with "X" cut in concrete set on the north side of Interstate Highway No. 30, ±5 feet south of mile marker no. 65.

N:7009236.215, E:2579686.608, ELEV:447.56

BM#3 Square with "X" cut in on north side of Interstate Highway No. 30, ±5 feet south of mile marker no. 64.

N:7006589.138, E:2575027.503, ELEV:447.69

**BAYSIDE
 57.9 ACRES
 CITY OF ROWLETT
 WILLIAM CRABTREE SURVEY,
 ABSTRACT NO. 346
 CHARLES D. MERRILL SURVEY,
 ABSTRACT NO. 957
 DALLAS COUNTY, TEXAS**

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| | | Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| N/A | | JAD | DAB | MAR. 2015 | 064478300 | 2 OF 2 | |

EXHIBIT A-3

LEGAL DESCRIPTION

BEING a tract of land situated in the H. McMillan Survey, Abstract No. 143, City of Rowlett, Rockwall County, Texas and in the H. McMillan Survey, Abstract No. 853 and William Crabtree Survey, Abstract No. 346, City of Rowlett, Dallas County, Texas; and being part of a tract of land described in Deed to City of Rowlett recorded in Instrument No. _____ of the Official Public Records of Dallas County, Texas; and being part of Interstate Highway No 30 right-of-way and Dalrock Road right-of-way; and being and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Interstate Highway No. 30 (a variable width right-of-way) and the centerline of Dalrock Road (a variable width right-of-way);

THENCE with said centerline of Interstate Highway No. 30, North 60°41'14" East, a distance of 548.10 feet to a point for corner;

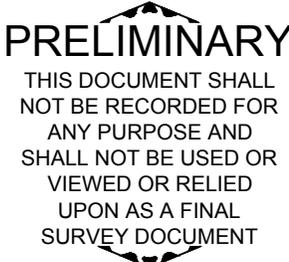
THENCE departing said centerline of Interstate Highway No. 30, South 30°07'42" East, a distance of 269.84 feet to the intersection of said south right-of-way line of Interstate Highway No. 30 and said 435.5' contour line;

THENCE departing said south right-of-way line of Interstate Highway No. 30 and with said 435.5' contour line running approximately along the following courses and distances:

- South 11°55'35" West, a distance of 13.30 feet to a point for corner;
- South 83°55'34" East, a distance of 42.59 feet to a point for corner;
- South 41°26'22" East, a distance of 22.81 feet to a point for corner;
- North 84°26'38" East, a distance of 65.39 feet to a point for corner;
- South 59°17'22" East, a distance of 176.45 feet to a point for corner;
- South 48°46'22" East, a distance of 21.32 feet to a point for corner;
- South 45°47'00" West, a distance of 31.45 feet to a point for corner;
- South 26°22'16" East, a distance of 36.33 feet to a point for corner;
- North 70°44'38" East, a distance of 69.54 feet to a point for corner;

CONTINUED ON SHEET □

BAYSIDE
134.5 ACRES
CITY OF ROWLETT
WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
ELMIRA EVEENS SURVEY, ABSTRACT NO. 438
H. McMILLAN SURVEY, ABSTRACT NO. 853
DALLAS COUNTY, TEXAS
H. McMILLAN SURVEY, ABSTRACT NO. 143 AND
WILLIAM HADEN THOMAS SURVEY,
ABSTRACT NO. 213
ROCKWALL COUNTY, TEXAS


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| <small>Scale</small> | <small>Drawn by</small> | <small>Checked by</small> | <small>Date</small> | <small>Project No.</small> | <small>Sheet No.</small> | | |
| <small>N/A</small> | <small>JAD</small> | <small>DAB</small> | <small>MAR. 2015</small> | <small>064478300</small> | <small>1 OF 5</small> | | |

EXHIBIT A-3

LEGAL DESCRIPTION [CONTINUED]

South 49°36'30" East, a distance of 86.35 feet to a point for corner;
 South 16°53'11" East, a distance of 90.81 feet to a point for corner;
 South 28°32'17" West, a distance of 58.79 feet to a point for corner;
 South 58°27'51" West, a distance of 238.99 feet to a point for corner;
 South 69°33'01" West, a distance of 197.77 feet to a point for corner;
 South 35°06'48" West, a distance of 147.15 feet to a point for corner;
 South 11°57'05" West, a distance of 115.30 feet to a point for corner;
 South 43°25'41" East, a distance of 251.60 feet to a point for corner;
 South 53°03'14" East, a distance of 253.93 feet to a point for corner;
 North 86°32'28" East, a distance of 214.90 feet to a point for corner;
 North 58°46'44" East, a distance of 281.78 feet to a point for corner;
 North 30°07'13" East, a distance of 21.71 feet to a point for corner;
 North 56°49'51" East, a distance of 138.28 feet to a point for corner;
 North 1°28'39" West, a distance of 18.10 feet to a point for corner;
 North 74°07'21" East, a distance of 112.01 feet to a point for corner;
 South 3°58'16" East, a distance of 20.21 feet to a point for corner;
 North 77°08'51" East, a distance of 12.88 feet to a point for corner;
 South 27°28'01" East, a distance of 20.33 feet to a point for corner;
 South 74°24'40" East, a distance of 42.16 feet to a point for corner;
 South 39°38'37" East, a distance of 39.65 feet to a point for corner;
 South 35°13'43" East, a distance of 104.73 feet to a point for corner;
 South 44°28'24" East, a distance of 100.03 feet to a point for corner;
 South 27°26'58" East, a distance of 84.71 feet to a point for corner;
 South 43°24'12" East, a distance of 57.43 feet to a point for corner;
 South 72°34'05" East, a distance of 29.28 feet to a point for corner;
 South 28°05'28" East, a distance of 22.60 feet to a point for corner;
 South 36°39'54" West, a distance of 54.35 feet to a point for corner;
 South 44°39'22" East, a distance of 70.13 feet to a point for corner;
 North 67°29'27" East, a distance of 182.05 feet to a point for corner;
 North 67°06'21" East, a distance of 217.39 feet to a point for corner;
 South 84°45'46" East, a distance of 12.17 feet to a point for corner;
 South 26°39'20" East, a distance of 6.33 feet to a point for corner;
 South 36°09'08" West, a distance of 12.52 feet to a point for corner;
 South 63°52'18" West, a distance of 96.33 feet to a point for corner;
 South 69°29'43" West, a distance of 163.46 feet to a point for corner;
 South 62°20'43" West, a distance of 143.00 feet to a point for corner;
 South 52°21'19" West, a distance of 193.69 feet to a point for corner;
 South 45°30'50" West, a distance of 363.13 feet to a point for corner;

CONTINUED ON SHEET

**BAYSIDE
 134.5 ACRES
 CITY OF ROWLETT**

**WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
 ELMIRA EVEENS SURVEY, ABSTRACT NO. 438
 H. McMILLAN SURVEY, ABSTRACT NO. 853
 DALLAS COUNTY, TEXAS
 H. McMILLAN SURVEY, ABSTRACT NO. 143 AND
 WILLIAM HADEN THOMAS SURVEY,
 ABSTRACT NO. 213
 ROCKWALL COUNTY, TEXAS**

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| | | Scale N/A | Drawn by JAD | Checked by DAB | Date MAR. 2015 | Project No. 064478300 | Sheet No. 2 OF 5 |

EXHIBIT A-3

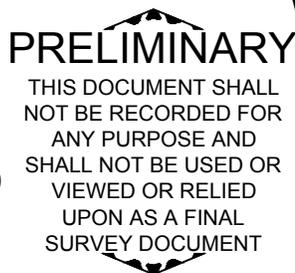
LEGAL DESCRIPTION [CONTINUED]

South 44°39'47" West, a distance of 370.91 feet to a point for corner;
 South 41°22'25" West, a distance of 320.04 feet to a point for corner;
 South 31°36'21" West, a distance of 65.70 feet to a point for corner;
 North 83°25'46" West, a distance of 14.98 feet to a point for corner;
 South 32°33'02" West, a distance of 95.59 feet to a point for corner;
 South 35°46'16" East, a distance of 12.66 feet to a point for corner;
 South 34°32'25" West, a distance of 36.10 feet to a point for corner;
 South 62°18'16" West, a distance of 65.83 feet to a point for corner;
 South 1°58'33" East, a distance of 51.91 feet to a point for corner;
 South 26°50'42" West, a distance of 129.43 feet to a point for corner;
 South 62°46'29" West, a distance of 41.91 feet to a point for corner;
 South 11°12'59" East, a distance of 68.97 feet to a point for corner;
 South 47°48'27" West, a distance of 23.25 feet to a point for corner;
 South 4°36'15" East, a distance of 51.19 feet to a point for corner;
 South 13°12'58" West, a distance of 141.85 feet to a point for corner;
 South 54°03'35" West, a distance of 98.43 feet to a point for corner;
 South 24°10'05" West, a distance of 172.42 feet to a point for corner;
 South 49°53'37" West, a distance of 75.41 feet to a point for corner;
 South 6°11'41" East, a distance of 73.51 feet to a point for corner;
 South 47°12'32" West, a distance of 79.93 feet to a point for corner;
 South 56°00'45" West, a distance of 90.47 feet to a point for corner;
 South 72°18'27" West, a distance of 87.85 feet to a point for corner;
 South 51°29'18" West, a distance of 89.24 feet to a point for corner;
 South 85°34'12" West, a distance of 104.03 feet to a point for corner;
 North 64°57'53" West, a distance of 54.08 feet to a point for corner;
 North 81°43'17" West, a distance of 46.51 feet to a point for corner;
 South 54°25'07" West, a distance of 52.94 feet to a point for corner;
 North 55°16'55" West, a distance of 52.07 feet to a point for corner;
 North 85°58'54" West, a distance of 47.93 feet to a point for corner;
 South 63°14'45" West, a distance of 38.93 feet to a point for corner;
 South 84°37'55" West, a distance of 51.06 feet to a point for corner;
 South 25°45'34" West, a distance of 72.77 feet to a point for corner;
 South 85°11'40" West, a distance of 75.08 feet to a point for corner;
 North 39°34'51" West, a distance of 36.09 feet to a point for corner;
 South 82°09'28" West, a distance of 27.25 feet to a point for corner;
 South 9°14'30" West, a distance of 32.69 feet to a point for corner;
 South 68°08'51" West, a distance of 33.00 feet to a point for corner;
 North 22°48'58" West, a distance of 41.88 feet to a point for corner;
 North 46°41'47" West, a distance of 99.21 feet to a point for corner;

**BAYSIDE
 134.5 ACRES
 CITY OF ROWLETT**

CONTINUED ON SHEET

**WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
 ELMIRA EVEENS SURVEY, ABSTRACT NO. 438
 H. McMILLAN SURVEY, ABSTRACT NO. 853
 DALLAS COUNTY, TEXAS
 H. McMILLAN SURVEY, ABSTRACT NO. 143 AND
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 ABSTRACT NO. 213
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| | | Scale N/A | Drawn by JAD | Checked by DAB | Date MAR. 2015 |

EXHIBIT A-3

LEGAL DESCRIPTION [CONTINUED]

North 23°23'14" East, a distance of 48.65 feet to a point for corner;
 North 8°18'04" West, a distance of 69.76 feet to a point for corner;
 North 38°05'11" West, a distance of 86.20 feet to a point for corner;
 North 7°56'03" West, a distance of 143.95 feet to a point for corner;
 North 16°14'28" East, a distance of 158.92 feet to a point for corner;
 North 9°37'07" West, a distance of 132.27 feet to a point for corner;
 North 27°15'57" West, a distance of 112.30 feet to a point for corner;
 North 8°23'52" West, a distance of 151.50 feet to a point for corner;
 North 6°05'24" East, a distance of 138.06 feet to a point for corner;
 North 44°18'55" West, a distance of 122.01 feet to a point for corner;
 North 6°31'27" West, a distance of 115.22 feet to a point for corner;
 North 69°52'54" East, a distance of 59.70 feet to a point for corner;
 North 27°40'34" East, a distance of 39.21 feet to a point for corner;
 North 61°58'50" East, a distance of 128.80 feet to a point for corner;
 North 8°55'12" East, a distance of 58.77 feet to a point for corner;
 North 37°21'04" West, a distance of 164.91 feet to a point for corner;
 North 3°33'00" West, a distance of 86.25 feet to a point for corner;
 North 31°13'34" West, a distance of 123.36 feet to a point for corner;
 North 87°16'52" West, a distance of 50.74 feet to a point for corner;
 North 21°44'49" West, a distance of 143.68 feet to a point for corner;
 North 32°09'38" West, a distance of 87.20 feet to a point for corner;
 North 64°21'16" West, a distance of 94.15 feet to a point for corner;
 South 81°56'58" West, a distance of 92.62 feet to a point for corner;
 North 74°45'07" West, a distance of 52.60 feet to a point for corner;
 North 50°15'56" West, a distance of 30.71 feet to a point for corner;
 North 24°14'09" East, a distance of 20.52 feet to a point for corner;
 North 30°17'25" West, a distance of 102.90 feet to a point for corner;
 North 74°27'55" West, a distance of 26.37 feet to a point for corner;
 North 7°10'36" West, a distance of 35.90 feet to a point for corner;
 North 41°21'59" East, a distance of 15.79 feet to a point for corner;
 North 6°29'38" West, a distance of 134.90 feet to a point for corner;
 North 25°48'14" West, a distance of 88.29 feet a point for corner;

CONTINUED ON SHEET

**BAYSIDE
 134.5 ACRES
 CITY OF ROWLETT
 WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
 ELMIRA EVEENS SURVEY, ABSTRACT NO. 438
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| | | Scale N/A | Drawn by JAD | Checked by DAB | Date MAR. 2015 | Project No. 064478300 | Sheet No. 4 OF 5 |

LEGAL DESCRIPTION

BEING a tract of land situated in the H. McMillan Survey, Abstract No. 143, City of Rowlett, Rockwall County, Texas and in the H. McMillan Survey, Abstract No. 853 and William Crabtree Survey, Abstract No. 346, City of Rowlett, Dallas County, Texas; and being part of a tract of land described in Deed to City of Rowlett recorded in Instrument No. _____ of the Official Public Records of Dallas County, Texas; and being part of Interstate Highway No. 30 right-of-way and Dalrock Road right-of-way, and being and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Interstate Highway No. 30 (a variable width right-of-way) and the centerline of Dalrock Road (a variable width right-of-way);

THENCE with said centerline of Interstate Highway No. 30, North 60°41'14" East, a distance of 548.10 feet to a point for corner;

THENCE departing said centerline of Interstate Highway No. 30, South 30°07'42" East, a distance of 269.84 feet to the intersection of said south right-of-way line of Interstate Highway No. 30 and said 435.5' contour line;

THENCE departing said south right-of-way line of Interstate Highway No. 30 and with said 435.5' contour line running approximately along the following courses and distances:

- South 11°59'35" West, a distance of 13.30 feet to a point for corner;
- South 83°55'34" East, a distance of 42.59 feet to a point for corner;
- South 41°26'22" East, a distance of 22.81 feet to a point for corner;
- North 84°26'38" East, a distance of 65.39 feet to a point for corner;
- South 59°17'22" East, a distance of 176.45 feet to a point for corner;
- South 48°46'22" East, a distance of 21.32 feet to a point for corner;
- South 45°47'00" West, a distance of 31.45 feet to a point for corner;
- South 28°22'16" East, a distance of 36.33 feet to a point for corner;
- South 26°22'16" East, a distance of 36.33 feet to a point for corner;
- North 70°44'38" East, a distance of 69.54 feet to a point for corner;
- South 49°38'30" East, a distance of 86.35 feet to a point for corner;
- South 16°53'11" East, a distance of 90.81 feet to a point for corner;
- South 28°32'17" West, a distance of 58.79 feet to a point for corner;
- South 58°27'51" West, a distance of 238.99 feet to a point for corner;
- South 69°33'01" West, a distance of 197.77 feet to a point for corner;
- South 35°06'48" West, a distance of 147.15 feet to a point for corner;
- South 11°57'05" West, a distance of 115.30 feet to a point for corner;
- South 43°25'41" East, a distance of 251.60 feet to a point for corner;
- South 53°03'14" East, a distance of 253.93 feet to a point for corner;
- North 86°32'28" East, a distance of 214.90 feet to a point for corner;
- North 58°46'44" East, a distance of 281.78 feet to a point for corner;
- North 30°07'13" East, a distance of 21.71 feet to a point for corner;
- North 56°49'51" East, a distance of 138.28 feet to a point for corner;
- North 1°28'39" West, a distance of 18.10 feet to a point for corner;
- North 74°07'21" East, a distance of 112.01 feet to a point for corner;
- South 3°58'16" East, a distance of 20.21 feet to a point for corner;
- North 77°08'11" East, a distance of 12.88 feet to a point for corner;
- South 27°28'01" East, a distance of 20.33 feet to a point for corner;
- South 74°24'40" East, a distance of 42.16 feet to a point for corner;
- South 39°38'37" East, a distance of 39.65 feet to a point for corner;
- South 35°13'43" East, a distance of 104.73 feet to a point for corner;
- South 44°28'24" East, a distance of 100.03 feet to a point for corner;
- South 27°26'58" East, a distance of 84.71 feet to a point for corner;
- South 43°24'12" East, a distance of 57.43 feet to a point for corner;
- South 28°05'28" East, a distance of 22.60 feet to a point for corner;
- South 36°39'54" West, a distance of 54.35 feet to a point for corner;
- South 44°39'22" East, a distance of 70.13 feet to a point for corner;
- North 67°29'27" East, a distance of 182.05 feet to a point for corner;
- North 67°06'21" East, a distance of 217.39 feet to a point for corner;
- South 84°45'46" East, a distance of 12.17 feet to a point for corner;
- South 28°39'20" West, a distance of 6.33 feet to a point for corner;
- South 38°09'08" West, a distance of 12.52 feet to a point for corner;
- South 63°52'18" West, a distance of 96.33 feet to a point for corner;
- South 87°16'52" West, a distance of 163.46 feet to a point for corner;
- South 62°20'43" West, a distance of 143.00 feet to a point for corner;
- South 52°21'19" West, a distance of 193.69 feet to a point for corner;
- South 45°30'50" West, a distance of 363.13 feet to a point for corner;
- South 44°39'47" West, a distance of 370.91 feet to a point for corner;
- South 41°22'25" West, a distance of 320.04 feet to a point for corner;
- South 31°30'21" West, a distance of 65.79 feet to a point for corner;
- North 83°25'45" East, a distance of 14.98 feet to a point for corner;
- South 32°33'02" West, a distance of 95.59 feet to a point for corner;
- South 35°46'16" East, a distance of 12.66 feet to a point for corner;
- South 34°32'25" West, a distance of 36.10 feet to a point for corner;
- South 62°18'16" West, a distance of 65.83 feet to a point for corner;
- South 1°58'33" East, a distance of 51.91 feet to a point for corner;
- South 28°50'42" West, a distance of 129.43 feet to a point for corner;
- South 62°46'22" West, a distance of 41.91 feet to a point for corner;
- South 11°12'59" East, a distance of 68.97 feet to a point for corner;
- South 47°48'27" West, a distance of 23.25 feet to a point for corner;
- South 4°36'15" East, a distance of 51.19 feet to a point for corner;
- South 13°12'58" West, a distance of 141.85 feet to a point for corner;
- South 54°03'35" West, a distance of 98.43 feet to a point for corner;
- South 24°10'05" West, a distance of 172.42 feet to a point for corner;
- South 49°53'37" West, a distance of 75.41 feet to a point for corner;
- South 6°11'41" East, a distance of 73.51 feet to a point for corner;
- South 47°12'32" West, a distance of 79.93 feet to a point for corner;
- South 56°00'45" West, a distance of 90.47 feet to a point for corner;
- South 55°34'12" West, a distance of 89.24 feet to a point for corner;
- South 85°34'12" West, a distance of 104.03 feet to a point for corner;
- North 64°57'53" West, a distance of 54.08 feet to a point for corner;
- North 81°43'17" West, a distance of 46.51 feet to a point for corner;
- South 54°25'07" West, a distance of 52.94 feet to a point for corner;
- North 55°18'55" East, a distance of 52.07 feet to a point for corner;
- North 85°58'54" West, a distance of 47.93 feet to a point for corner;
- South 63°14'45" West, a distance of 38.93 feet to a point for corner;
- South 84°37'55" West, a distance of 51.06 feet to a point for corner;
- South 25°45'34" West, a distance of 72.77 feet to a point for corner;
- South 85°11'40" West, a distance of 75.08 feet to a point for corner;
- North 39°34'51" West, a distance of 36.09 feet to a point for corner;
- South 82°09'28" West, a distance of 27.25 feet to a point for corner;
- South 91°43'00" West, a distance of 32.69 feet to a point for corner;
- South 68°08'51" West, a distance of 33.00 feet to a point for corner;
- North 22°48'58" West, a distance of 41.88 feet to a point for corner;
- North 46°41'47" West, a distance of 99.21 feet to a point for corner;
- North 23°23'14" East, a distance of 48.65 feet to a point for corner;
- North 8°18'04" West, a distance of 69.76 feet to a point for corner;
- North 38°05'11" West, a distance of 86.20 feet to a point for corner;
- North 7°56'03" West, a distance of 143.95 feet to a point for corner;
- North 16°14'28" East, a distance of 159.92 feet to a point for corner;
- North 9°37'07" West, a distance of 132.27 feet to a point for corner;
- North 21°55'7" West, a distance of 112.30 feet to a point for corner;
- North 8°23'52" West, a distance of 151.50 feet to a point for corner;
- North 6°05'24" East, a distance of 138.06 feet to a point for corner;
- North 44°18'55" West, a distance of 122.01 feet to a point for corner;
- North 6°31'27" West, a distance of 115.22 feet to a point for corner;
- North 69°52'54" East, a distance of 59.70 feet to a point for corner;
- North 27°40'34" East, a distance of 39.21 feet to a point for corner;
- North 61°58'50" East, a distance of 128.80 feet to a point for corner;

LEGAL DESCRIPTION

- North 8°55'12" East, a distance of 58.77 feet to a point for corner;
- North 37°21'04" West, a distance of 164.91 feet to a point for corner;
- North 3°33'00" West, a distance of 86.25 feet to a point for corner;
- North 31°13'34" West, a distance of 123.36 feet to a point for corner;
- North 87°16'52" West, a distance of 50.74 feet to a point for corner;
- North 21°44'49" West, a distance of 143.68 feet to a point for corner;
- North 32°09'38" West, a distance of 87.20 feet to a point for corner;
- North 64°21'18" West, a distance of 94.15 feet to a point for corner;
- South 81°56'58" West, a distance of 92.62 feet to a point for corner;
- North 74°45'07" West, a distance of 52.60 feet to a point for corner;
- North 50°15'56" West, a distance of 30.71 feet to a point for corner;
- North 24°14'09" East, a distance of 20.52 feet to a point for corner;
- North 30°17'25" West, a distance of 102.90 feet to a point for corner;
- North 74°27'55" West, a distance of 26.37 feet to a point for corner;
- North 7°10'36" West, a distance of 35.90 feet to a point for corner;
- North 41°21'59" East, a distance of 15.79 feet to a point for corner;
- North 67°29'38" West, a distance of 134.90 feet to a point for corner;
- North 25°48'14" West, a distance of 88.29 feet to a point for corner;
- North 56°22'03" West, a distance of 58.31 feet to the intersection of said south right-of-way line of Interstate Highway No. 30 and said 435.5' contour line;

THENCE departing said south right-of-way line of Interstate Highway No. 30, North 31°40'26" West, a distance of 277.24 feet to a point for corner in said centerline of Interstate Highway No. 30;

THENCE with said centerline of Interstate Highway No. 30, North 60°41'14" East, a distance of 1486.80 feet to the **POINT OF BEGINNING** and containing 134.5 acres of land.

The following benchmarks were used to establish the 435.5' contour elevation based on National Geodetic Survey North American Vertical Datum of 1988 (NAVD88) elevations:

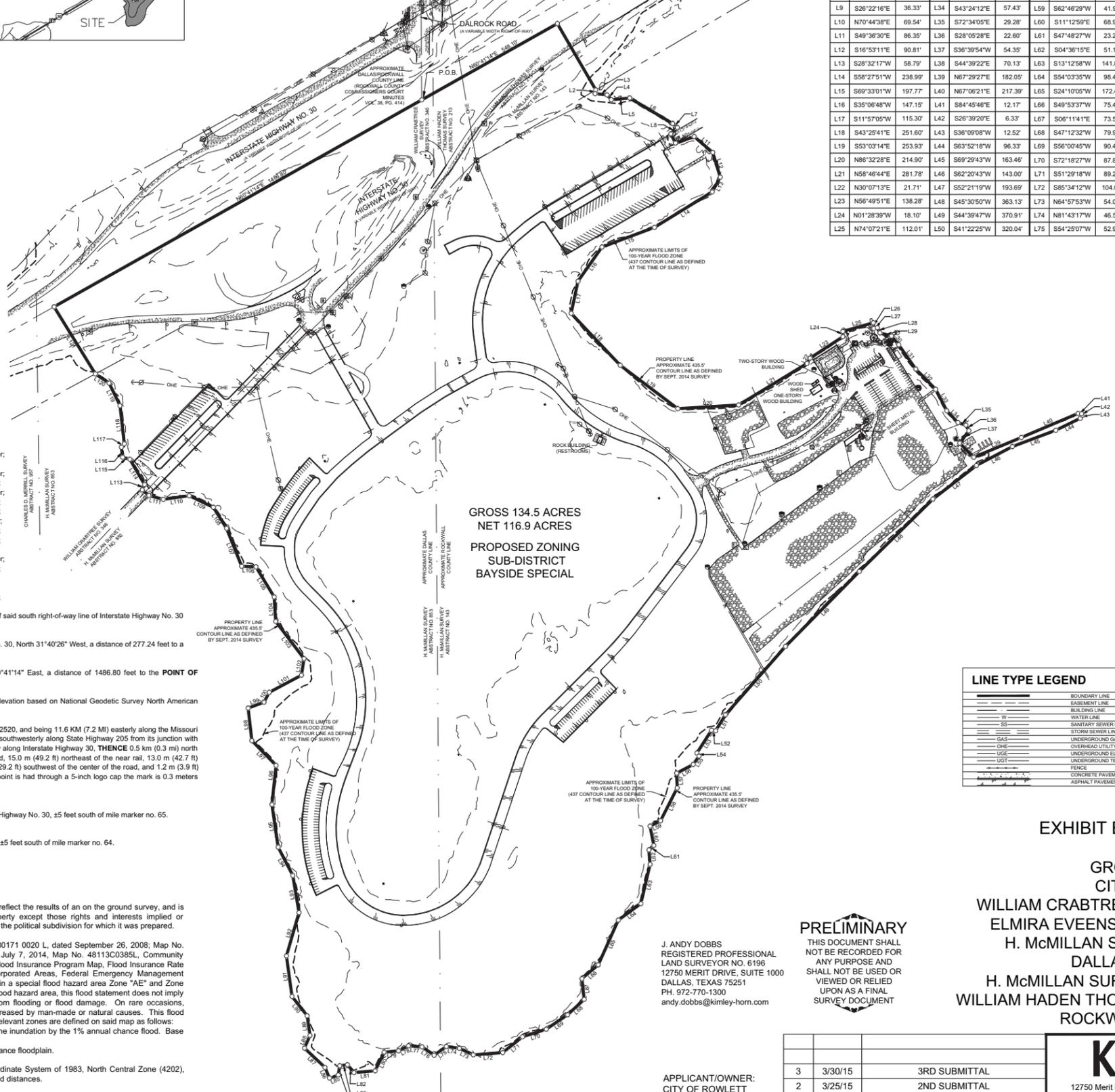
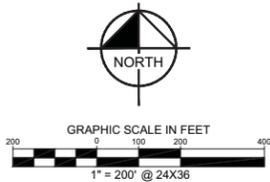
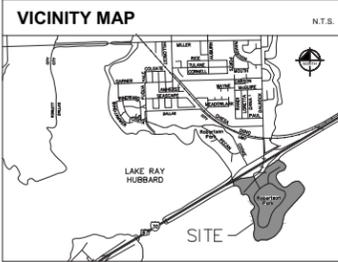
BM#1 National Geodetic Survey Marker Designation - V1498, PID - CS2520, and being 11.6 KM (7.2 MI) easterly along the Missouri Kansas Texas Railroad from the station in Garland, or 2.7 km (1.7 mi) southwesterly along State Highway 205 from its junction with State Highway 86 in Rockwall. **THENCE** 7.5 km (4.65 mi) southwesterly along Interstate Highway 30, **THENCE** 0.5 km (0.3 mi) north along Dalrock Road, **THENCE** 1.4 km northwesterly along Chessa Road, 15.0 m (49.2 ft) northeast of the near rail, 13.0 m (42.7 ft) northwest of the extended center of a paved road leading east, 8.9 m (29.2 ft) southwest of the center of the road, and 1.2 m (3.9 ft) northwest of utility pole number 297-445-6922. Note--access to datum point is had through a 5-inch logo cap the mark is 0.3 meters from a witness post the mark is 0.3 m below the road. N:7011234.266, E:2573050.53, ELEV:468.23

BM#2 Square with "X" cut in concrete set on the north side of Interstate Highway No. 30, ±5 feet south of mile marker no. 65. N:7009236.215, E:2579686.608, ELEV:447.56

BM#3 Square with "X" cut in on north side of Interstate Highway No. 30, ±5 feet south of mile marker no. 64. N:7006589.138, E:2575027.503, ELEV:447.69

NOTES

1. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2. According to Map No. 48397C0020L, Community Panel No. 480171 0020 L, dated September 26, 2008; Map No. 48113C0245K, Community Panel No. 480171 0245 K, dated July 7, 2014; Map No. 48113C0385L, Community Panel No. 480171 0385 L, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Maps of Rockwall County & Dallas County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within a special flood hazard area Zone "AE" and Zone "X" on said maps. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Relevant zones are defined on said map as follows: Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to the inundation by the 1% annual chance flood. Base Flood Elevation 437. Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.
3. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.
4. The development of the site will be in accordance with City of Rowlett development standards.



| LINE TABLE | | | | LINE TABLE | | | | LINE TABLE | | | | LINE TABLE | | | |
|------------|-------------|--------|-----|-------------|--------|-----|-------------|------------|------|-------------|--------|------------|-------------|--------|--|
| NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | |
| L1 | S30°07'42"E | 269.84 | L26 | S03°58'16"E | 20.21 | L51 | S31°36'21"W | 65.70 | L76 | N55°16'55"W | 52.07 | L101 | N61°58'50"E | 128.80 | |
| L2 | S11°55'35"W | 13.30 | L27 | N77°08'11"E | 12.88 | L52 | N83°25'46"W | 14.98 | L77 | N85°58'54"W | 49.93 | L102 | N08°55'12"E | 58.77 | |
| L3 | S83°55'34"E | 42.59 | L28 | S27°28'01"E | 20.33 | L53 | S32°30'27"W | 95.59 | L78 | S63°14'45"W | 38.93 | L103 | N37°21'04"W | 164.91 | |
| L4 | S41°26'22"E | 22.81 | L29 | S74°24'40"E | 42.16 | L54 | S35°46'16"E | 12.66 | L79 | S84°37'55"W | 51.06 | L104 | N03°33'00"W | 86.25 | |
| L5 | N84°26'38"E | 65.39 | L30 | S39°38'37"E | 39.65 | L55 | S34°32'25"W | 36.10 | L80 | S25°45'34"W | 72.77 | L105 | N31°13'34"W | 123.36 | |
| L6 | S59°17'22"E | 176.45 | L31 | S35°13'43"E | 104.73 | L56 | S62°18'16"W | 65.83 | L81 | S85°11'40"W | 75.08 | L106 | N87°16'52"W | 50.74 | |
| L7 | S48°46'22"E | 21.32 | L32 | S44°28'24"E | 100.03 | L57 | S01°58'33"E | 51.91 | L82 | N39°34'51"W | 36.09 | L107 | N21°44'49"W | 143.68 | |
| L8 | S45°47'00"W | 31.45 | L33 | S27°26'58"E | 84.71 | L58 | S26°50'42"W | 129.43 | L83 | S82°09'28"W | 27.25 | L108 | N32°09'38"W | 87.20 | |
| L9 | S26°22'16"E | 36.33 | L34 | S43°24'12"E | 57.43 | L59 | S62°46'29"W | 41.91 | L84 | S09°14'30"W | 32.69 | L109 | N64°21'18"W | 94.15 | |
| L10 | N70°44'38"E | 69.54 | L35 | S72°34'05"E | 29.28 | L60 | S11°12'59"E | 68.97 | L85 | S68°08'51"W | 33.00 | L110 | S81°56'58"W | 92.62 | |
| L11 | S49°38'30"E | 86.35 | L36 | S28°05'28"E | 22.60 | L61 | S47°48'27"W | 23.25 | L86 | N22°48'58"W | 41.88 | L111 | N74°45'07"W | 52.60 | |
| L12 | S16°53'11"E | 90.81 | L37 | S36°39'54"W | 54.35 | L62 | S04°36'15"E | 51.19 | L87 | N46°41'47"W | 99.21 | L112 | N50°15'56"W | 30.71 | |
| L13 | S28°32'17"W | 58.79 | L38 | S44°39'22"E | 70.13 | L63 | S13°12'58"W | 141.85 | L88 | N23°23'14"E | 48.65 | L113 | N24°14'09"E | 20.52 | |
| L14 | S58°27'51"W | 238.99 | L39 | N67°29'27"E | 182.05 | L64 | S54°03'35"W | 98.43 | L89 | N08°18'04"W | 69.76 | L114 | N30°17'25"W | 102.90 | |
| L15 | S69°33'01"W | 197.77 | L40 | N67°06'21"E | 217.39 | L65 | S24°10'05"W | 172.42 | L90 | N38°05'11"W | 86.20 | L115 | N74°27'55"W | 26.37 | |
| L16 | S35°06'48"W | 147.15 | L41 | S84°45'46"E | 12.17 | L66 | S49°53'37"W | 75.41 | L91 | N07°56'03"W | 143.95 | L116 | N07°10'36"W | 35.90 | |
| L17 | S11°57'05"W | 115.30 | L42 | S26°39'20"E | 6.33 | L67 | S06°11'41"E | 73.51 | L92 | N16°14'28"E | 159.92 | L117 | N41°21'59"E | 15.79 | |
| L18 | S43°25'41"E | 251.60 | L43 | S36°09'08"W | 12.52 | L68 | S47°12'32"W | 79.93 | L93 | N09°37'07"W | 132.27 | L118 | N06°29'38"W | 134.90 | |
| L19 | S53°03'14"E | 253.93 | L44 | S63°52'18"W | 96.33 | L69 | S56°00'45"W | 90.47 | L94 | N27°15'57"W | 112.30 | L119 | N25°48'14"W | 88.29 | |
| L20 | N86°32'28"E | 214.90 | L45 | S69°29'43"W | 163.46 | L70 | S72°18'27"W | 87.85 | L95 | N08°23'52"W | 151.50 | L120 | N56°22'03"W | 58.31 | |
| L21 | N58°46'44"E | 281.78 | L46 | S62°20'43"W | 143.00 | L71 | S51°29'18"W | 89.24 | L96 | N06°05'24"E | 138.06 | L121 | N31°40'26"W | 277.24 | |
| L22 | N30°07'13"E | 21.71 | L47 | S52°21'19"W | 193.69 | L72 | S85°34'12"W | 104.03 | L97 | N44°18'55"W | 122.01 | | | | |
| L23 | N56°49'51"E | 138.28 | L48 | S45°30'50"W | 363.13 | L73 | N64°57'53"W | 54.08 | L98 | N06°31'27"W | 115.22 | | | | |
| L24 | N01°28'39"W | 18.10 | L49 | S44°39'47"W | 370.91 | L74 | N81°43'17"W | 46.51 | L99 | N69°52'54"E | 59.70 | | | | |
| L25 | N74°07'21"E | 112.01 | L50 | S41°22'25"W | 320.04 | L75 | S54°25'07"W | 52.94 | L100 | N27°40'34"E | 39.21 | | | | |

LEGEND

| | |
|----------------------------|--------------------------------|
| ROOF DRAIN | MAIL BOX |
| CABLE TV BOX | SANITARY SEWER CLEAN OUT |
| CABLE TV HANDHOLE | SANITARY SEWER MANHOLE |
| CABLE TV MARKER FLAG | SANITARY SEWER MARKER SIGN |
| CABLE TV MARKER SIGN | SANITARY SEWER SEPTIC TANK |
| CABLE TV VALVE | SANITARY SEWER VALVE |
| COMMUNICATIONS BOX | STORM SEWER BOX |
| COMMUNICATIONS HANDHOLE | STORM SEWER MANHOLE |
| COMMUNICATIONS MARKER FLAG | STORM SEWER VALVE |
| COMMUNICATIONS MARKER SIGN | TRAFFIC BARRIER |
| COMMUNICATIONS VALVE | TRAFFIC COLLAR |
| ELEVATION BENCHMARK | TRAFFIC SIGNAL |
| FIBER OPTIC BOX | CROSS WALK SIGNAL |
| FIBER OPTIC HANDHOLE | TRAFFIC HANDHOLE |
| FIBER OPTIC MARKER FLAG | TRAFFIC MARKER |
| FIBER OPTIC MARKER SIGN | TRAFFIC MARKER SIGN |
| FIBER OPTIC VALVE | TRAFFIC SIGNAL |
| MOUNTING WELL | UNDENTIFIED BOX |
| GAS HANDHOLE | UNDENTIFIED METER |
| GAS MANHOLE | UNDENTIFIED MANHOLE |
| GAS MARKER FLAG | UNDENTIFIED MARKER FLAG |
| GAS SIGN | UNDENTIFIED MARKER SIGN |
| GAS TANK | UNDENTIFIED POLE |
| GAS VALVE | UNDENTIFIED TANK |
| COMMUNICATIONS HANDHOLE | UNDENTIFIED VALVE |
| TELEPHONE HANDHOLE | FREE |
| TELEPHONE MARKER FLAG | WATER BOX |
| TELEPHONE MARKER SIGN | FIRE DEPT CONNECTION |
| TELEPHONE VALVE | WATER HAND HOLE |
| PIPELINE MARKER SIGN | FIRE HYDRANT |
| ELECTRIC BOX | WATER METER |
| FLOOD LIGHT | WATER MARKER FLAG |
| GUY ANCHOR | WATER MARKER SIGN |
| GUY ANCHOR POLE | WATER VALVE |
| ELECTRIC HANDHOLE | WATER VALVE |
| ELECTRIC METER | AIR RELEASE VALVE |
| ELECTRIC MARKER FLAG | WATER WELL |
| ELECTRIC MARKER SIGN | 5/8" IRON ROD W/ "00A" CAP SET |
| UTILITY POLE | IRON ROD W/ CAP FOUND |
| STORM SEWER LINE | PKS PK NAL SET |
| UNDERGROUND GAS LINE | PKS PK NAL FOUND |
| UNDERGROUND UTILITY LINE | IRF IRON ROD FOUND |
| | |

Bayside District

Overview

Except where noted below, all standards in the City of Rowlett Form Based Code will govern. The Framework Plan will provide guidance and direction for the application of design standards and principles in approving final Development Plans and permits. As the Bayside District area was not a part of the City of Rowlett at the time of adoption of the *RealizeRowlett2020* Comprehensive Plan, the comprehensive plan did not establish a vision for this area. However, the Framework Plan for the Bayside District does support the following guiding principles of the Comprehensive Plan:

- Grow the City’s economy through diversification of job and business opportunities.
- Make Rowlett a community that is attractive to people at all stages of their lives.
- Invest in places of lasting value and distinctive character.
- Use Lake Ray Hubbard and Rowlett’s natural assets to create a distinctive identity and the quality of life desired by the community.
- Create centers with a mix of activities at key locations in Rowlett.
- Balance growth through efficient development patterns.
- Position Rowlett for an appropriate scale of investment and reinvestment supported by market trends.
- Fund public investment that leverages desired private investment.

Intent. It is intended that the Bayside District be a mixed-use entertainment district that establishes a regional destination for the City. Development of this high profile site will take advantage of its location on Lake Ray Hubbard, access to IH-30, President George Bush Turnpike (PGBT), and views to the lake and surrounding communities. This will be achieved by permitting an integrated mix of uses and building types in order to facilitate and support for a place that is attractive for multiple generations, to live, work and play. High quality standards, design parameters and preservation of natural features will provide an amenity package and adjacency predictability for the multiple uses that will develop in the Bayside District.

Districts

Bayside District is comprised of three Form Based Sub-Districts (“FB Districts”) – New Neighborhood, Urban Village and Bayside Special District – as set out in this Framework Plan. These FB Districts are modified as set out below.

General

Development Suitability. The site analysis indicates that the site is very suitable for the types of development proposed for the Bayside District. The area south of IH 30 has a high level of visibility from IH 30, Rockwall and Garland. It also has good regional access due to the proximity to IH 30 and PGBT.

The relative flatness and openness of the site makes it suitable for higher density, mixed use development that will support entertainment, shopping, working, recreation and a lifestyle focused on urban lakeside living.

The area at the northwest corner of Dalrock Road and IH 30 has slightly more topographic change than the site south of IH-30, but is relatively open with few major tree stands. The site has good local access from Dalrock Road and from the IH 30 Frontage Road. It is a prime location for local, community serving retail and office development with supporting urban residential development. Farther to the northwest in this area of the site, the topography becomes more significant and tree stands become more prevalent. Additionally, the northern and western edges of the site have existing suburban residential adjacencies. This area of the site lends itself to New Neighborhood development which provides smaller building floorplates to better take advantage of the site's views and natural amenities and topographic change, and provides appropriate adjacency to the existing residential development to the north and west (see Attachment 2 – Site Analysis).

A preliminary market study for a trade area supporting this site indicates market support for the unique development types envisioned for this site and little proliferation of similarly zoned or built uses in the trade area.

Development Impacts. Preliminary investigation by City Staff and their consultants indicates that, based upon assumed project phasing, the City of Rowlett and other service providers will be able to provide sufficient services to the Bayside District while maintaining sufficient levels of service to existing development. Additionally, the proposed uses adjacent to existing development, and existing physical and natural buffers identified on and adjacent to the site have minimized any significant adverse impacts to surrounding properties (see Attachment 2 – Site Analysis).

Streets. The street system is intended to create a pedestrian and bicyclist friendly community with easy and convenient access to an enhanced public shoreline amenity with trails and recreational opportunities. The general locations and intent related to the network of primary and secondary streets has been identified on the Framework Plan (see Attachment to this Exhibit).

Open Space. The Bayside District is currently a public park and is dominated with open space and views to Lake Ray Hubbard. With future development, the lake edge is intended to tie the entire District together and be open to the public with trails and activities that provide interaction with the lake. Parks and/or plazas will be provided in both sub districts to help bring the presence of the lake and open space deep into the development. The general locations for future parks/plazas and trails are indicated on the Framework Plan (see Attachment to this Exhibit).

Landmarks/Amenities. Landmark buildings and amenities within the Bayside District area are essential in creating a regionally recognized identity for the development. Elements such as a high quality public realm, a vibrant waterfront, a mix of building types and uses with a focus on resiliency, and a focus on development in a manner that responds to the needs and desires of multiple generations will be an important part of the overall site development.

New Neighborhood Sub-District

General Boundaries. The New Neighborhood Sub-District is bounded by an existing single family neighborhood and an existing commercial rail line on the north, Fuqua Road on the west, Lake Ray Hubbard on the south, and Urban Village Sub-District to the east (see Attachment to this Exhibit).

Building Types. All New Neighborhood Building Types in the City of Rowlett Form Based Code are allowed in this sub-district.

Building Height. Building heights will be in accordance with the New Neighborhood Building Heights in the City of Rowlett Form Based Code.

Streets. The street system is intended to give equal treatment to pedestrians, bicycles, vehicles and emergency services. Streets are interconnected, publically accessible, and designed with a formal tree line for shade, with wide sidewalks and rolled curbs. An emergency access point / pedestrian connection will be located at the western edge of the sub-district adjacent to Fuqua Road.

Open Space. Open spaces will be employed to generate a sense of identity, image and value creation within the New Neighborhood development. They will provide for neighborhood gatherings and recreation, and will be fronted by residences or community buildings. Connecting trails are included along the lake edge and will be considered as part of the open space requirement. The general locations of open space and lakeside trails are indicated on the Framework Plan (see Attachment to this Exhibit).

Warrants. The following warrants are granted as a part of the zoning of the New Neighborhood Sub-District:

Housing Mix:

- A maximum of 80% of the total units may be type 1 residences; the remaining residences may be either type 2 or type 3 residences

Front loaded garages permissible on lots 50' or larger provided the following:

- Decorative carriage style garage doors that are cedar or cedar stained
- Garages are set-back 20' from the right-of-way and 10' from the front building line
- The Homeowners Association (HOA) / Public Improvement District (PID) is responsible for front yard maintenance on all lots.

Urban Village Sub-District

General Boundaries. This sub-district is bounded by Lake Ray Hubbard and New Neighborhood Sub-District to the west, the IH-30 Frontage Road on the south, an existing commercial rail line on the north, and Dalrock Road on the east (see Attachment to this Exhibit).

Building Types. All Urban Village Building Types in the City of Rowlett Form Based Code are allowed in this sub-district.

Streets. The street system is intended to give equal treatment to pedestrians, bicycles, vehicles and emergency services. Streets are interconnected, publically accessible and designed with a formal tree line for shade, with wide sidewalks and with curbs.

Open Space. It is intended that a centralized open space be employed to generate a sense of identity, image and value creation within Urban Village Sub-District. This open space will be improved for use for public gatherings and recreation. The general locations of open space and lakeside trails are indicated on the Framework Plan (see Attachment to this Exhibit).

Transitions. There is a 100-foot wide transition zone with a Height Limit of 2 ½ stories adjacent to the New Neighborhood Sub-District.

Permitted Uses. The following use shall be permitted:

- Marina and supporting accessory uses are allowed by right. Supporting accessory uses include storage, fuel, and maintenance facilities.

Bayside Special Sub-District

General Boundaries. This sub-district is bounded by Lake Ray Hubbard on the west, south and east, and IH 30 on the north (see Framework Plan attachment in this exhibit).

District Standards. The Bayside Special Sub-District will be developed in accordance with Urban Village (UV) Standards contained within the Rowlett Form Based Code except where noted otherwise in this section.

Building Types. The following building types defined in the Rowlett Form Based Code will be permitted within the Bayside Special Sub-District:

- Townhome II
- Mixed Residential
- Shopfront
- Live-Work
- Mixed-Use
- Commercial

The building footprint of Mixed Residential buildings, Townhome II buildings, or Mixed-Use buildings where the predominant occupying use is residential in nature shall not exceed 23.4 acres (i.e., 20% of the 116.9 net acres of land area as depicted on the approved Zoning Exhibit) of land area in the Bayside Special Sub-District. For the purposes of this section, the building footprint is defined as the finished floor of the base of the structure and does not include common areas, parking lots, parking garages, streets, and other rights-of-way.

Land Use. Land uses will be permitted in the Bayside Special Sub-District in accordance with *Appendix 1 Land Use* in the City of Rowlett Form-Based Code.

Building Height. There is no maximum building height in this sub-area.

Streets. The street system is intended to give equal treatment pedestrians, bicycles, vehicles and emergency services. Streets are interconnected, publically accessible and designed with a formal tree line for shade, with wide sidewalks and with curbs.

Open Space. It is intended that open spaces will be distributed throughout the sub-district and be employed to generate a sense of identity, image and value creation. This open space will be improved for use for public gatherings and recreation. The general locations of open space and lakeside trails are indicated on the Framework Plan (see Attachment to this Exhibit).

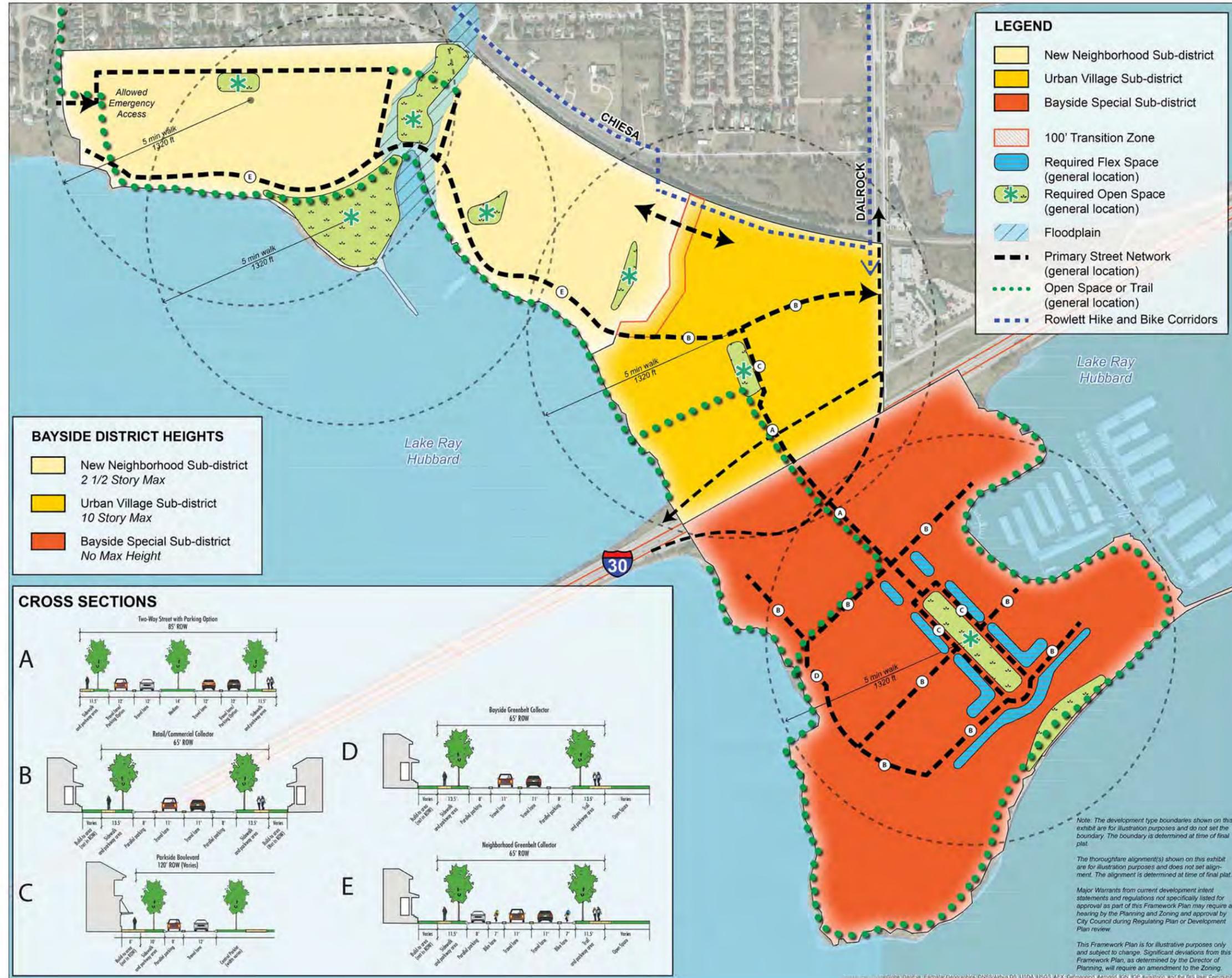
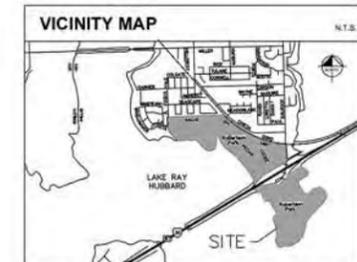
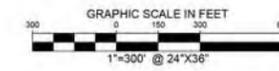
Flex Space. In this sub-district, flex space is required adjacent to the central open space as indicated on the Framework Plan (see Attachment to this Exhibit).

Permitted Uses. The following use shall be permitted:

- Marina and supporting accessory uses are allowed by right. Supporting accessory uses include storage, fuel, and maintenance facilities.

Attachments

1. Framework Plan
2. Street Cross Sections

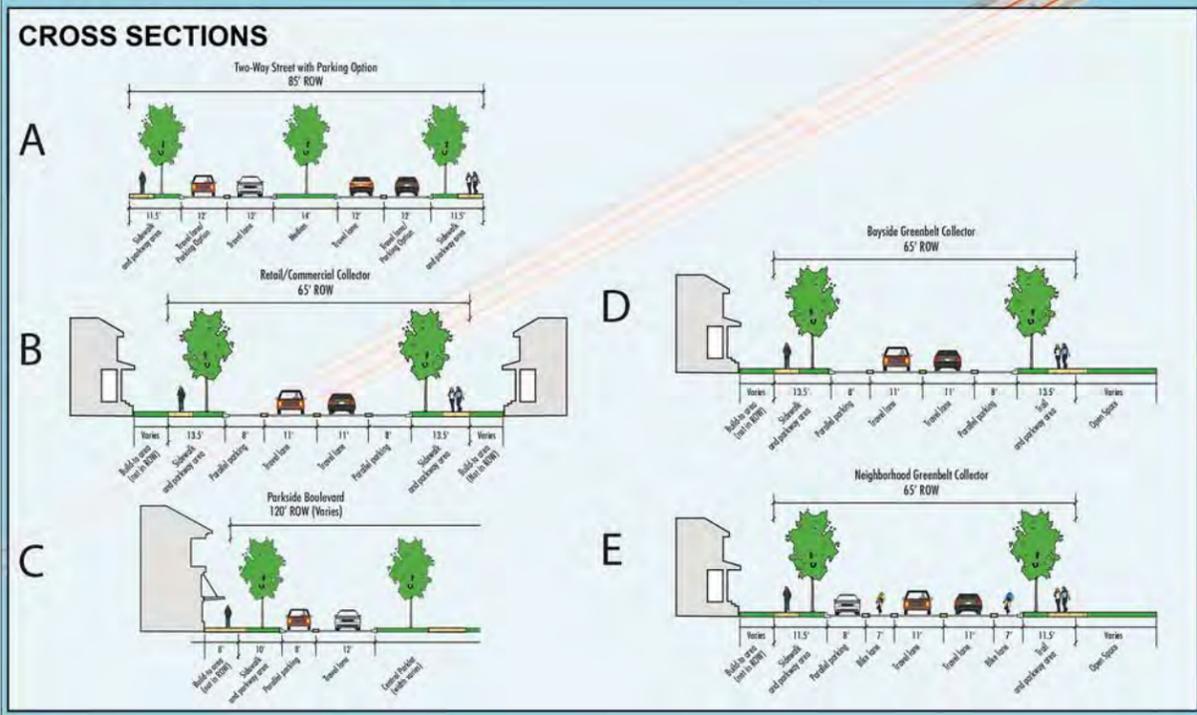


LEGEND

- New Neighborhood Sub-district
- Urban Village Sub-district
- Bayside Special Sub-district
- 100' Transition Zone
- Required Flex Space (general location)
- Required Open Space (general location)
- Floodplain
- Primary Street Network (general location)
- Open Space or Trail (general location)
- Rowlett Hike and Bike Corridors

BAYSIDE DISTRICT HEIGHTS

- New Neighborhood Sub-district
2 1/2 Story Max
- Urban Village Sub-district
10 Story Max
- Bayside Special Sub-district
No Max Height



Note: The development type boundaries shown on this exhibit are for illustration purposes and do not set the boundary. The boundary is determined at time of final plat.

The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set alignment. The alignment is determined at time of final plat.

Major Warrants from current development intent statements and regulations not specifically listed for approval as part of this Framework Plan may require a hearing by the Planning and Zoning and approval by City Council during Regulating Plan or Development Plan review.

This Framework Plan is for illustrative purposes only and subject to change. Significant deviations from this Framework Plan, as determined by the Director of Planning, will require an amendment to the Zoning.

**FRAMEWORK PLAN
BAYSIDE**

ALTA/ACSM LAND TITLE SURVEY
NORTHWEST TRACT - 98.7 ACRE TRACT
WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
ELMIRA EVEENS SURVEY, ABSTRACT NO. 438 AND
CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957
DALLAS COUNTY, TEXAS

NORTHEAST TRACT - 57.9 ACRE TRACT
WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
CHARLES D. MERRILL SURVEY, ABSTRACT NO. 957
DALLAS COUNTY, TEXAS

SOUTH TRACT - 57.9 ACRE TRACT
WILLIAM CRABTREE SURVEY, ABSTRACT NO. 346
ELMIRA EVEENS SURVEY, ABSTRACT NO. 438
H. McMILLAN SURVEY, ABSTRACT NO. 853 AND
DALLAS COUNTY, TEXAS
H. McMILLAN SURVEY, ABSTRACT NO. 143 AND
WILLIAM HADEN THOMAS SURVEY, ABSTRACT NO. 213
ROCKWALL COUNTY, TEXAS

OWNER:
CITY OF DALLAS
1500 MARILLA STREET
DALLAS, TEXAS 75201
(214) 670 - 3111

APPLICANT:
CITY OF ROWLETT
4000 MAIN STREET
ROWLETT, TEXAS 75088
(972) 463 - 3927

Kimley»Horn

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|--|-----------------|-------------------|--------------------|---|----------------|
| 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 | | FIRM # 10115500 | | Tel. No. (972) 770-1300 Fax No. (972) 239-3820 | |
| Scale 1" = 300' | Drawn by KHA | Checked by MLB | Date 03/27/2015 | Project No. 064478300 | Sheet No. 1 |