AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, May 5, 2025 - 5:00 PM

City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

I. Call Public Meeting to Order

II. Executive Session

The City of Rockwall City Council will recess into executive session to discuss the following matter as authorized by chapter 551 of the Texas government code:

1. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters).

2. Discussion regarding possible sale/purchase/lease of real property in the vicinity of downtown, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

3. Discussion regarding legal action for unpaid hotel occupancy taxes against Rockwall RMKP, LP (Hampton Inn), pursuant to §551.071 (Consultation with Attorney).

4. Discussion regarding proposed legislation related to purchase of property inside city limits by housing authority, pursuant to Section §551.071 (Consultation with Attorney)

III. Adjourn Executive Session

IV. Reconvene Public Meeting (6:00 P.M.)

V. Invocation and Pledge of Allegiance - Councilmember Thomas

VI. Proclamations / Awards / Recognitions

1. Police Memorial Week Proclamation

2. Older Americans Month Proclamation (Meals on Wheels Senior Services)

3. Jewish Heritage Month Proclamation

4. "Just Serve" designation for City of Rockwall

5. Recognition of Rockwall Youth Advisory Council's (YAC) graduating high school seniors

6. Recognition of outgoing mayor and city council member(s)

VII. Appointment Items

1. Appointment with Planning & Zoning Commission representative to discuss and answer any

questions regarding planning-related cases on the agenda

VIII. Open Forum

This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. To speak during this time, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. Per Council policy, public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

IX. Take Any Action as a Result of Executive Session

X. Consent Agenda

These agenda items are routine/administrative in nature, have previously been discussed at a prior City Council meeting, and/or they do not warrant Council deliberation. If you would like to discuss one of these items, please do so during "Open Forum."

1. Consider approval of the minutes from the April 21, 2025 city council meeting, and take any action necessary.

2. **Z2025-013** - Consider a request by Brandon Spruill of Spruill Homes on behalf of Hallie Fleming for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a ten (10) acre tract of land identified Tract 22-02 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 588 Cornelius Road, and take any action necessary **(2nd Reading)**.

3. **Z2025-014** - Consider a request by Alexander Trujillo for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Minor Automotive Repair Garage* on a 2.692-acre parcel of land identified Lot 5, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1460 T. L. Townsend Drive, Suite 116, and take any action necessary **(2nd Reading)**.

4. **Z2025-015** - Consider a request by Javier Silva of JMS Custom Homes for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S. Clark Street, and take any action necessary **(2nd Reading)**.

5. **Z2025-016** - Consider a request by Ryan Joyce for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for an *Accessory Building* on a 2.71-acre parcel of land identified as Lot 6, Block B, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) [*Ordinance No. 19-26*] for Single-Family 1 (SF-1) District land uses, addressed as 2201 Sanderson Lane, and take any action necessary **(2nd Reading)**.

6. **P2025-011** - Consider a request by Jordan and Erin Wood, Alan and Melody Pieratt, and Charles Smith for the approval of a *Replat* for Lots 4, 5, 6, & 7 Block A, Integrity Addition, Phase 1 being a 1.80-acre tract of land identified as Lots 1 & 3, Block A, Integrity Addition, Phase 1; Lot N, of the B. F. Boydston Addition; and Lot 1, Block A, E. L. B. Addition, City of Rockwall, Rockwall County, Texas, zoned Zero Lot Line (ZL-5) District, addressed as 607, 611, & 615 E. Boydstun Avenue, and take any action necessary.

7. Consider an **ordinance** prohibiting overnight parking for certain commercial vehicles on city-owned parking lots in The Harbor District, and take action necessary. (**1st Reading)**

XI. Public Hearing Items

If you would like to speak regarding an item listed below, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. The Mayor or Mayor Pro Tem will call upon you to come forth at the proper time. Please limit your comments to no more than three minutes.

1. **Z2025-012** - Hold a public hearing to discuss and consider a request by David Gamez for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 614 E. Boydstun Avenue, and take any action necessary **(1st Reading)**.

XII. Action Items

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. **Z2025-011** - Discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of an **ordinance** for a *PD Development Plan* for seven (7) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [*FM-740*], and take any action necessary **(2nd Reading).**

2. Hear year-end program presentation from members of the City's Youth Advisory Council (YAC).

3. **MIS2025-008** - Discuss and consider a request by Brian Cramer of CCD-Rockwall, LLC for the approval of a *Miscellaneous Request* for an *Alternative Tree Mitigation Settlement Agreement* for a residential subdivision on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [*S. Goliad Street*] south of the intersection of SH-205 and FM-549, and take any action necessary.

4. Discuss and consider a status update from the Rockwall Area Chamber of Commerce regarding Hotel Occupancy Tax ("HOT") funding received from the City and regarding

programs offered through the Convention & Visitors Bureau on behalf of the City of Rockwall.

5. Discuss and consider accepting Councilmember Anna Campbell's absence from upcoming City Council meetings in accordance with Section 3.05 of the City Charter, and take any action necessary.

XIII. City Manager's Report, Departmental Reports and Related Discussions Pertaining To Current City Activities, Upcoming Meetings, Future Legislative Activities, and Other Related Matters.

1. Building Inspections Department Monthly Report

2. Budget Report – Quarter Ending March 2025

3. Fire Department Monthly Report

4. Parks & Recreation Department Monthly Report

5. Police Department Monthly Report

6. Sales Tax Historical Comparison

7. Water Consumption Historical Statistics

XIV. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code ¶ 551.071 (Consultation with Attorney) ¶ 551.072 (Deliberations about Real Property) ¶ 551.074 (Personnel Matters) and ¶ 551.087 (Economic Development)

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 2nd day of May, at 5 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

______________________________	______________________________
Kristy Teague, City Secretary or Margaret Delaney, Asst. to the City Sect.	Date Removed

Rockwall Texas

Proclamation

Whereas, more than 800,000 law enforcement officers serve across the United States, including the dedicated, sworn members of our Rockwall Police Department; and

Whereas, according to the most recent FBI report, an average of 43,609 assaults occur annually on officers, with 15,369 being accompanied by injuries, and the average death rate per year being 194 officers; and

Whereas, since the first recorded police death in 1786, over 24,000 officers have lost their lives in the line of duty, with the engraved names of these dedicated public servants annually being added to the walls of the National Law Enforcement Officers Memorial in Washington, D.C.; and

Whereas, sadly, the names of 345 additional fallen heroes were recently added to the walls of memorial, including 148 officers killed in 2024 and an additional 197 killed in previous years; and

Whereas, annually, flags are flown at half-staff in observance of “Peace Officers Memorial Day,” which honors fallen police officers and their families each year on May 15; and

Whereas, all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund’s 37th annual Candlelight Vigil on May 13; and

Whereas, the City of Rockwall stands in solidarity with law enforcement agencies around the globe, paying homage to those who have tragically and selflessly given the ultimate sacrifice while working to protect the safety and security of citizens in our communities.

Now, Therefore, I, Trace Johannesen, Mayor of the City of Rockwall, Texas, do hereby recognize **May 11 – 17, 2025** as

POLICE MEMORIAL WEEK

in the City of Rockwall, and urge all citizens to honor the memories of officers killed in the line of duty, to express heartfelt condolences to family members who have been left behind, and to applaud the service of all the dedicated officers who continue to protect our communities and help safeguard our democracy.

In Witness Whereof, I hereunto affix my hand and official seal this 5th day of May, 2025.

Trace Johannesen, Mayor

Rockwall, Texas

Proclamation

Whereas, each May, our city recognizes and honors older adults in the Rockwall community; and

Whereas, through a wealth of life experiences and wisdom, older adults guide younger generations and help carry forward abundant cultural and historical knowledge; and

Whereas, older Americans improve our community through intergenerational relationships, community service, civic engagement, and many other contributions; and

Whereas, our city benefits when people of all ages, abilities, and backgrounds are able to live safe, independent, meaningful lives; and

Whereas, organizations such as Rockwall County Meals on Wheels Senior Services help older Americans be seen and heard, including helping to provide resources and support needed to live independently and stay involved in our community; and

Whereas, this year's theme - "Flip the Script on Aging" – focuses on transforming how society perceives, talks about, and approaches aging, encouraging individuals to challenge stereotypes and dispel misconceptions while honoring and celebrating the vast array of contributions made by older adults.

Now, Therefore, I, Trace Johannesen, Mayor of the City of Rockwall, do hereby proclaim the month of **May 2025** as:

OLDER AMERICANS MONTH

in the City of Rockwall and urge all residents to applaud older citizens in our community while supporting programs, organizations, and activities that foster connection, inclusion, and support to these most valuable individuals.

In Witness Whereof, I hereunto affix my hand and official seal this 5th day of May, 2025.

Trace Johannesen, Mayor

Rockwall, Texas

Proclamation

Whereas, the month of May is nationally recognized as Jewish American Heritage Month; and

Whereas, the first Jewish settlers arrived in America in 1654, seeking religious freedom and contributing to the foundation of our nation; and

Whereas, Jewish Americans have played a vital role in the development of our country, making significant contributions in fields such as science, medicine, law, business, politics, the arts, and more; and

Whereas, Jewish Americans have been at the forefront of movements for social justice, civil rights, and equality for all, enriching our society and strengthening our democratic values; and

Whereas, the rich history and cultural heritage of Jewish Americans continue to shape and enhance the diverse tapestry of our nation; and

Whereas, it is important to celebrate and honor the contributions of Jewish Americans to our community, state, and nation, and to foster greater understanding and appreciation of their heritage.

Now, Therefore, I, Trace Johannesen, Mayor of the City of Rockwall, do hereby proclaim the month of **May 2025** as:

JEWISH HERITAGE MONTH

in the City of Rockwall and urge all residents to join in celebrating the history, culture, and contributions of Jewish Americans, and to reaffirm our commitment to diversity, appreciation, and respect for all.

In Witness Whereof, I hereunto affix my hand and official seal this 5th day of May, 2025.

Trace Johannesen, Mayor

City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and City Council Members

FROM: Kristy Teague, City Secretary / Assistant to the City Manager

DATE: May 2, 2025

SUBJECT: YAC's Graduating High School Seniors

The 2024-2025 Rockwall Youth Advisory Council has four graduating seniors, including Contessa Barron, Evan Haack, and Kaylen Pruitt of Rockwall High School and Keaton Steen of Rockwall Heath High School.

Later on in the council meeting, members of YAC will provide Council with a recap of YAC-related program activities over the course of this past school year as well as provide more details regarding each graduate's future plans.

A big "thank you!" to Mayor Pro Tem Clarence Jorif and Councilmember Anna Campbell for their service and assistance this school year. Their ongoing participation in and support of the Youth Advisory Council program is valued and appreciated. Both Clarence and Anna recognize the value of positively influencing the youth of today, recognizing many will become the leaders of tomorrow. This year's YAC group was certainly lucky to have them on board!

Rockwall, Texas

Proclamation

Whereas, Trace Johannesen was elected to the Rockwall City Council, Place 4 in May of 2018, thereafter becoming Mayor in May of 2023, and now having served the maximum allowable years of service, it is fitting to recognize the Mayor for his many contributions to our great city; and

Whereas, with a commitment to public safety, thirty new firefighters and seventeen new sworn police officers have been added during Trace's tenure; and

Whereas, with a commitment to addressing the needs of our growing city, Trace has supported future facility planning needs, including adding office space for both Police and Fire personnel at the Public Safety South building in the Technology Park; and

Whereas, with a commitment to logic and facts, Trace has consistently utilized data and analytics to evaluate issues brought before Council for consideration; and

Whereas, with a commitment to regional collaboration, Trace has faithfully served on the County of Rockwall Emergency Services Corporation Board and the Countywide Road Consortium.

Now, Therefore, I, Clarence L. Jorif, Mayor Pro Tem of the City of Rockwall, Texas, do hereby proclaim **May 5, 2025** as

MAYOR TRACE JOHANNESEN APPRECIATION DAY

in the City of Rockwall and encourage all citizens to applaud Mayor Johannesen for his years of service on the Rockwall City Council and to wish him the very best in his future endeavors.

In Witness Whereof, I hereunto set my hand and official seal of the City of Rockwall on this the 5th day of May, 2025.

Clarence L. Jorif, Mayor Pro Tem

MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, April 21, 2025 - 4:00 PM

City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

I. Call Public Meeting to Order

Mayor Johannesen called the public meeting to order at 4:00 p.m. Present were Mayor Trace Johannesen, Mayor Pro Tem Clarence Jorif and Councilmembers Sedric Thomas, Mark Moeller, Anna Campbell, Dennis Lewis and Tim McCallum. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza.

Work Session item #2 was addressed first, following the 'call to order.'

II. Work Session

1. Hold work session with representative(s) from Parkhill regarding the city facilities planning study.

City Manager Mary Smith indicated the city is not proposing a bond proposal at this time, and none is planned. She shared that when the mayor was initially sworn in, one of his areas of focus was to undertake long-term planning for future city facility needs. So, Parkhill is here to discuss the results of these study and planning-related efforts.

Michael Howard, Principal with Parkhill then came forth and provided a presentation to Council concerning the study, its scope, results, some recommendations and some cost-related considerations. No questions were asked of Council following the presentation, and no action was taken.

2. Hold a work session to discuss the 2025 Existing Conditions Report, prepared by the Planning Department of the City of Rockwall, including land use, key developments, current conditions, and future planning considerations based on recent population growth, development, and legislative changes.

Planning Director, Ryan Miller, provided a lengthy presentation, briefing the Council on this report, which had been provided in the informational meeting packet for today's meeting. Following brief questions and answers between Council and staff, Council took no action as result of this discussion.

At 5:13 p.m., Mayor Johannesen read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session.

III. Executive Session

1. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters).

2. Discussion regarding possible sale/purchase/lease of real property (1) in the vicinity of

downtown, (2) in the vicinity of The Harbor District, and (3) in the vicinity of SH-205, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

3. Discussion regarding Economic Development prospects, projects, and/or incentives, pursuant to §Section 551.087 (Economic Development)

IV. Adjourn Executive Session

Council adjourned Ex. Session discussions at 5:55 p.m.

V. Reconvene Public Meeting (6:00 P.M.)

Mayor Johannesen reconvened the public meeting at 6:00 p.m.

VI. Invocation and Pledge of Allegiance - Councilmember McCallum

Councilmember McCallum delivered the invocation and led the Pledge of Allegiance.

VII. Proclamations / Awards / Recognitions

1. Rockwall Fire Department "Best Practices" Recognition by TX Fire Chiefs Association

Mayor Johannesen called forth Rockwall Fire Chief, Kenneth Cullins, along with many of the Command Staff and firefighters. Chief Joel Baker of the Austin Fire Department (current President of the TFCA) and Chief James Mallinger (past President of the TFCA) of Cedar Park Fire Department were also present. Chief Cullins read information about the best practices program and associated recognition. Chief Baker followed up with expressing how big of an achievement this is, providing congratulatory comments and applauding Chief Cullins and the RFD for attaining this high honor.

VIII. Appointment Items

1. Appointment with Planning & Zoning Commission representative to discuss and answer any questions regarding planning-related cases on the agenda.

Dr. Jean Conway of the Planning & Zoning Commission came forth and briefed the Council on recommendations of the Commission regarding planning-related items on tonight's meeting agenda. Council took no action following the briefing.

IX. Open Forum

Mayor Johannesen explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time.

Keri Moore
2000 Ridge Crest Place
Rockwall, TX

Ms. Moore came forth to express concerns regarding safety for Ridge Road West. She shared that she lives in The Shores, and as a concerned homeowner and mother, she is approaching the City to urge action to make Ridge Road West a safer roadway. She shared that she recently met with Councilmember Thomas, and also the Rockwall Police Department has amped up monitoring along the roadway.

However, the roadway is not safe enough. She would like crosswalks installed at certain intersections. She would also like additional "Children at Play" signage as well as reduction of the speed limit by 5-10 mph. She shared that rumble strips may be a good option for us here in Rockwall, as her husband who is a driver for Dallas Fire Rescue, has suggested he believes these strips work well in certain neighborhoods in Dallas. She respectfully thanked Council for consideration of her concerns.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth to speak about Chapter 380 agreements, acknowledging they are done in private; however, he would like for the public to be more readily made aware of these agreements. He suggested that a briefing of the details of each agreement be publicly read (like ordinance captions are) and that the agreements themselves be permanently attached to approved minutes. He went on to also speak about the city's Comprehensive Plan, sharing that he has concerns about the term "ultra-low density," which is typically defined as 'estate.' He went on to share some suggestions about how to define density levels when the city's Comp Plan is again reviewed by the Council appointed citizen committee. Mrs. Smith, City Manager, indicated that Chapter 380 agreements are public record, and they are uploaded to the TX Comptroller's website where anyone may freely access them.

There being no one else wishing to come forth and speak at this time, Mayor Johannesen then closed Open Forum.

X. Take Any Action as a Result of Executive Session

Mayor Pro Tem Jorif moved to authorize the City Manager to complete a land donation agreement in the Harbor District. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Jorif moved to reappoint Chip Imrie to the N. TX Municipal Water District for a term to run from June 1, 2025 through May 31, 2027. Councilmember Thomas seconded the motion, which passed unanimously of those present (7 to 0).

XI. Consent Agenda

1. Consider approval of the minutes from the April 7, 2025 city council meeting, and take any action necessary.

2. Consider approval of an ordinance temporarily altering (reducing) the speed limit on the IH-30 frontage roads during (re)construction within the corporate city limits, and take any action necessary. **(2nd Reading)**

3. Consider authorizing the City Manager to execute a professional engineering services contract with Kimley-Horn and Associates, Inc. for the Forest Trace Reconstruction Project in an amount not to exceed $234,100, to be paid for out of the 2018 Street Bond funds and water/wastewater funds, and take any action necessary.

4. Consider authorizing the City Manager to execute a professional engineering services contract amendment with Kimley-Horn and Associates, Inc. to perform additional engineering design services and specifications for the drainage for the North Lakeshore Drive (State Highway 66 to Masters Boulevard) Reconstruction Project in the amount of $258,100, to be paid for by 2018

Street Bond funds, and take any action necessary.

Councilmember Lewis moved to approve the Consent Agenda (#s 1, 2, 3 and 4). Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, TEMPORARILY ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON INTERSTATE HIGHWAY 30 (IH-30) FRONTAGE ROADS OR PARTS THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF ROCKWALL, TEXAS, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED THE SUM OF $200.00 FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve the entire Consent Agenda passed by a vote of 7 ayes to 0 nays.

XII. Action Items

1. Discuss and consider proposed changes to the city's solid waste collection services contract, and take any action necessary.

City Manager Mary Smith explained that staff has done what Council previously requested, which was to research garbage-related costs and service levels / structures that various cities throughout the metroplex currently have in place. She went on to explain that information from this research has been included in the informational packet for review by the public and by Council.

Councilmember McCallum thanked staff for putting the information together and the mayor for his suggestion to have surveys done. He then shared his own analysis of the current proposal from Republic, explaining that service levels and the way service is structured in other cities makes it hard to pinpoint how our city's proposed service fits into the comparison with other surveyed cities. He explained the analysis he has done, and noted it showed that the average rate charged for one time per week pick up versus our proposed rate was 27.5% higher than the average of other surveyed cities, and, among the twice per week pick up cities surveyed, our current rate was 18.89% lower on average than those cities surveyed. He commented about this being a $53 million contract that has a built-in cost escalation annually. He went on to share that he believes going out for bid could result in savings to the citizens. At a minimum, even if the city does not go out to bid, he urged the council to direct staff to at least go back to the current vendor and attempt to further negotiate a "best and final" proposal as far as pricing is concerned.

Mayor Johannesen wonders how McCallum's data and analysis accounts for cities that were included in the research that are located across the lake and take garbage to different landfills. Councilmember McCallum acknowledged his analysis did not account for distances from the landfills. Rick Bernas with Republic Waste came forth and shared details regarding his own analysis, including evaluating the distance (and estimated traffic-related times) from the landfills (for both Rockwall and for other municipalities that were included in the research).

During the discussion, Councilmember Thomas shared that he did a lot of research, by taking a 'trust but

verify approach' in calling and speaking himself to representatives in other cities. In part, he shared that most residents in other cities are used to (only) once per week trash pickup. He pointed out that the rates that get charged to the customers are subsidized, in some cases, by other cities. It's really the bulk pick up and extra carts that reflect the large variances among pricing from city to city. Things like requiring that bulk be bundled (or not) as well as some contractors who will not pick up trash if the lid of a cart does not shut all the way are, in some regards qualitative matters, but they also have quantitative impacts on citizens. He shared that most are moving way from twice per week pick up (even if they have had twice weekly pick up in the past). He believes that with our city having mature trees and vegetation, the bulk pricing is what is going to have the heaviest impact on our costs. He went on to share that when he previously put forth a motion to move forward with staying with Republic and approving the proposed rate at the last meeting, he had done extensive research, and – since that time – he has researched even further. So, he expressed his stance has still not changed. He still believes that the city should move forward with Republic and its proposed rates and structure (re: once per week, not having to bundle bulk, etc.).

Councilmember Lewis shared that citizens not having to bundle bulk is a big deal (an advantage). Also, he shared that landscapers in our city take advantage of our city's bulk pick up that Republic has been providing. He believes that a limitation of 6 cubic yards may be problematic because he wonders what will happen when only half of what is put out is picked up, and the remainder of the pile remains still sitting there. He believes that making people purchase extra bag tags for pickup of additional (regular) trash may also be problematic.

Mr. Bernas briefly commented about homes in Rockwall located on very, vary large estate lots that put out larger amounts of bulk trash and are in essence being subsidized by those who are on smaller lots who put out far less bulk or put out no bulk trash at all.

Councilmember Campbell commented that she has heard citizens express concerns about going from twice per week pick up down to just once weekly as well as concerns related to the increased cost. Especially given going from twice per week pick up to only one time per week, she wonders if the cost could come down some, below $25 to maybe $23.50 or $24. She also has concerns about 'extra tags' having to be picked up and paid for at city hall if a resident periodically has extra trash that needs to be picked up. Mrs. Smith shared that she has heard some individuals comment that, rather than pay $3.00 for one extra bag of trash (one tag), they would just rather pay a $5 rental for a second cart for the whole month. She has also heard some concerns from those living in other cities who have Republic as their service provider, specifically related to bulk and associated aesthetics.

Mr. Bernas provided comments pertaining to costs, including topics like adding routes, growth, traffic, travel times to the landfill, etc. The landfill Republic takes Rockwall's waste to is 8-9 miles away off of George Bush at the Miles/Merit Road exit. He believes that $25 is right in line with where every other provider is at. Councilmember Lewis asked for clarification on what twice per week pick up might realistically cost nowadays. Mr. Bernas shared that it would be in "in the $30s." Councilmember Lewis shared that one big positive is that staff members will get off of the back of the trucks (because the pick up will become automated), and that is a big positive for safety-related reasons.

Councilmember McCallum shared that he realizes there did not previously seem to be support for going out for bid; however, even a small reduction in the monthly rate would make a difference. So he again urged Council to consider directing staff to further negotiate with Republic to arrive at a 'best and final' offer. He has heard citizens express they do not want twice weekly pickups taken away, they have

expressed concerns about bulk, and they especially do not want to have to go obtain tags/stickers – they do not want to become Austin.

Mrs. Smith shared that back in October the Council directed her to negotiate with Republic Waste, so in January, she explained that she did so. Through that process, the pricing and service structure got whittled down and arrived at and brought forth in its current form for consideration. She explained that it originally started out at a higher monthly rate with other things like the rate for the extra carts being originally higher but adjusted down and commercial rates being adjusted as well as how much (volume of) bulk twice monthly, etc. McCallum asked if anything about the most recent data would cause Mrs. Smith to change her assessment at all. Mrs. Smith commented that it would not particularly change her assessment. She shared that if the city is going to try and negotiate the price down even further than that which has already been negotiated, the city will likely have to figure out what it is going to give Republic in return. Councilmember McCallum commented that if that's the case, he definitely thinks the city should go out for bid.

Councilmember Moeller commented about "corporate philosophy," asking Bernas to summarize Republic's past history of 'giving back to the community' and asking if the company will continue that practice moving forward. Mr. Bernas shared that the company has given hundreds of thousands of dollars back to the Rockwall community, and – after giving one example of how they gave back during Covid to help support local restaurants – he confirmed the company will continue doing those sorts of things.

Mayor Johannesen indicated that he is satisfied with the negotiations that have transpired so far, and he believes the data shows that thing are 'right in line.' He then moved to instruct staff (the city manager) to execute the contract as presented. Councilmember Thomas seconded the motion. He believes a lot of research has been done, and he is glad the data / information has been included in the meeting packet so that the citizens can see the level of effort that went into this prior to the Council reaching the point of saying, "we are comfortable with the numbers."

Councilmember Lewis shared that he is still hung up on the bulk limitation(s). He believes Republic has done a great job, but he wonders if there is any 'give' on the 6 yards of bulk limitation. Mr. Bernas shared that it is twice / month – over 120 yards to be used for bulk and brush per year - and bulk is what drives the price up. He explained that the company has to try, somehow, to control the cost and the amount, and requiring that bulk be bundled is one way to control quantities and cost; however, this proposal is not requiring bulk to be bundled. He went on to share that 'unlimited bulk' is a thing of the past. Councilmember Lewis again expressed his belief that the limit on the volume of bulk per pick up will be problematic for citizens. Councilmember Campbell shared that she has a problem with the pricing, and that is the feedback she has personally heard from citizens she has spoken to previously. Councilmember McCallum shared that the city will have gone twenty-two years without going out for bid, and for that reason, coupled with several other reasons (i.e. a price increase for half the service), he will not be able to support the motion this evening.

The motion then passed by a vote of 4 ayes with 3 nays (Campbell, Lewis and McCallum).

2. **MIS2025-004** - Discuss and consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Miscellaneous Request for a Variance to the Utility Placement requirements of the General Overlay District Standards to allow overhead utilities along a portion of SH-276 between John King Boulevard and Rochelle Road and a portion of Corporate Crossing [FM-549] between the IH-30 Frontage Road and SH-276, City of

Rockwall, Rockwall County, Texas, being right-of-way, and take any action necessary.

Planning Director, Ryan Miller provided background information concerning this agenda item. On July 5, 2022, the City Council approved a request REDC to allow the overhead powerlines along Corporate Crossing and SH-276 to remain in place until July 5, 2027, at which time the REDC planned to underground the lines. According to a letter submitted by the REDC, this extension was necessary due to "… four (4) projects and two (2) regional detention ponds in the development pipeline that … [would] be impacted by these existing OH [overhead] utilities [i.e. the powerlines located adjacent to Corporate Crossing and SH-276]." Since this approval, the REDC has completed one (1) of the two (2) regional detention ponds, with the second currently in the engineering phase. Additionally, one (1) of the four (4) development projects -- Integrated Defense Products (IDP) -- has been completed, while another project -- Chewters Chocolates -- is currently under construction. The applicant is now requesting that the existing, overhead power lines be allowed to remain in place in perpetuity. The REDC is indicated that $500k has already been spent on design costs, and an additional $9 million is the estimated project cost (for putting the lines underground). Mr. Miller went on to explain that granting this request is a discretionary decision on the part of Council. The city's Planning & Zoning Commission recently voted 5 to 0 (with two commissioners absent) to recommend denial of this request.

Mayor Johannesen commented that he watched the P&Z Commission meeting, and he believes that P&Z did not have all of the contextual facts and information necessary when making their decision on this request.

Justin Lee, Chairman of the REDC, came forth and briefly introduced John Hohenshelt (REDC Boardmember) and Phil Wagner (Executive Director). Hohenshelt then came forth and briefly requested Council consideration pertaining to this request, indicating that he wrote a brief, one-page summary of the REDC's request, which has been provided to Council in its informational meeting packet this evening. He briefly explained that the REDC Board voted unanimously to not spend REDC monies (taxpayer funds) to bury the power lines.

Councilmember McCallum shared that he and Councilmember Lewis (REDC liaisons) did not know this was going to be on the agenda, and he wishes they would have known since they may have been able to solve some of the issues. He asked for clarification, indicating he believes this request would exclude both public and private property owners from ever having to bury the power lines. He went on to express he does not believe that taxpayer dollars should be spent on private industry. He went on to express his belief that all private land (not owned by the REDC) should be taken out of the variance.

Councilmember Campbell asked for clarification on why these regulations were adopted (to bury powerlines) twenty years ago. Mr. Miller shared that originally the reason for burying power lines was for aesthetics only, but it also avoids impacts to power lines due to inclement weather (such as ice, high winds, etc.). City Manager, Mary Smith, commented that at Rockwall County Days, a person from the Public Utility Commission of TX spoke and was asked about if the state and/or Oncor would be putting money into burying above-ground power lines. The PUC representative indicated he does not believe that will happen and that putting them underground is no safer than having them above ground. Councilmember Campbell went on to share that she does not believe the city should be burying powerlines – period.

Councilmember McCallum clarified that he believes that all private owned lands need to be exempted

from this variance request, if Council is to approve the variance this evening. The city attorney, Frank Garza, shared that the REDC only has the authority to request a variance related to property the REDC owns.

Following Mr. Miller summarizing the REDC's original request from 2022 and the various reasonings for it, Councilmember McCallum went on to make a motion to approve the variance subject to all private-owned lands being taken out and all REDC-owned properties will remain within the variance (and the variance is kept as part of the land, regardless of future ownership, and it pertains to properties within the boundaries of the REDC's Tech Park along SH-276 and Corporate Crossing. Councilmember Lewis seconded the motion.

Indication was given that this action will pre-empt the other, previous variance. Councilmember Lewis clarified that he is seconding and voting on a motion that means that the REDC is never going to have to bury power lines along the boundary lines of the Technology Park, and if the REDC sells some of the properties, the new owners will not have to bury the power lines either. Mayor Johannesen indicated that all council members seem to be in agreement that it is not a good idea to use public tax dollars to pay to bury power lines. Following the additional clarifying commentary, the motion passed by a vote of 7 ayes to 0 nays.

XIII. Public Hearing Items

1. **Z2025-011** - Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of an **ordinance** for a *PD Development Plan* for seven (7) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [*FM-740*], and take any action necessary **(1st Reading).**

Planning Director, Ryan Miller, provided background information pertaining to this agenda item. On February 14, 2025, the applicant submitted an application requesting the approval of a *PD Development Plan* to allow the development of seven (7) townhomes on the subject property at the northwest of the intersection of Glen Hill Way and Ridge Road [SH-740] across the street from the Glen Hills Cemetery. Based on the proposed concept plan, the townhomes are split into two (2) buildings, with four (4) townhomes facing directly onto Glen Hill Way and the remaining three (3) townhomes facing onto an internal mew street. In addition, there will be three (3) guest parking spaces, two (2) park benches, and two (2) dog waste stations. The townhomes incorporate elements of the Tuscan architectural style and utilize earth tones. The internal mew street will be constructed of concrete, have no sidewalks, and have pedestrian lighting. On February 21, 2025, staff mailed 47 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lago Vista Homeowner's Association (HOA), which was the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received four (4) notices in favor and two (2) notices in opposition of the applicant's request. On April 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the PD development plan by a vote of 5-1, with

Commissioner Hagaman dissenting and Commissioner Thompson being absent.

Mayor Johannesen then opened the public hearing, asking if anyone would like to speak at this time. There being no one indicating such, then closed the public hearing.

Tyler Adams (applicant)
100 Cottonwood Drive, Suite 104
Richardson, TX

Mr. Adams came forth and provided a brief presentation to Council concerning this request.

Councilmember Thomas asked what size these units will be. Mr. Adams indicated that the smallest bedrooms within the units would be 12' x 12'. He shared that they would technically be four-bedroom units; however, they may market them with one of those being an office. He indicated that they will market them to professionals, and when asked by Councilmember Thomas if the units will be 'for sale' (or only lease), Mr. Adams indicated he cannot really answer that question.

Councilmember McCallum sought and received clarification from Mr. Miller concerning the original intent of these lots, which were for zero lot line / patio homes; however, a previous approval already changed the original intent (when PD-32 was put into place). He asked if Mr. Miller believes what is being proposed meets the city's anti-monotony requirements. Mr. Miller shared that it does seem to be within the spirit and intent of those requirements, specifically related to the positioning of the units from the curb, the varying roof pitches and heights, varying materials that will be used, and varying entryways. Councilmember McCallum went on to share that he cannot support this because what is being proposed has shared walls between units. Therefore, it is multi-family housing, and he cannot support its approval.

Mayor Johanesen expressed concerns about this proposal being 'non-conforming' in several ways, so – although he would normally not be in support of overturning a Planning & Zoning Commission decision – he is having trouble with this one.

Councilmember Moeller generally shared that, considering this particular parcel and its topography, he is not particularly concerned.

Giving indication that for the purpose of progressing the meeting along, Mayor Johannesen moved to approve Z2025-011. Councilmember Moeller seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 17-22*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR EIGHT (8) TOWNHOMES ON A 0.871-ACRE PARCEL OF LAND IDENTIFIED AS LOT 3, BLOCK A, HARBOR HILLS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND

DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 4 ayes with 3 nays (Jorif, Johannesen, McCallum).

2. **Z2025-012** - Hold a public hearing to discuss and consider a request by David Gamez for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 614 E. Boydstun Avenue, and take any action necessary **(1st Reading)**.

Mayor Johannesen announced that this public hearing will transpire at the May 5 city council meeting.

3. **Z2025-013** - Hold a public hearing to discuss and consider a request by Brandon Spruill of Spruill Homes on behalf of Hallie Fleming for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a ten (10) acre tract of land identified Tract 22-02 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 588 Cornelius Road, and take any action necessary **(1st Reading)**.

Planning Director Ryan Miller provided background information pertaining to this agenda item. The applicant would like to construct a one-story 4,862 SF single-family home. On March 18, 2025, staff mailed 82 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowners Associations (HOAs) within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had not received any notices back regarding the applicant's request. On April 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Thompson absent.

Mayor Johannesen opened the public hearing, but no one indicated a desire to come forth and speak. So, he closed the public hearing.

Councilmember Thomas moved to approve Z2025-013. Councilmember Lewis seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-XX
SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A TEN (10) ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-02 OF THE W.M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS;

AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed unanimously of Council (7 ayes to 0 nays).

4. **Z2025-014** - Hold a public hearing to discuss and consider a request by Alexander Trujillo for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Minor Automotive Repair Garage* on a 2.692-acre parcel of land identified Lot 5, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1460 T. L. Townsend Drive, Suite 116, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information regarding this case. The applicant would like to lease this portion of the overall building in order to operate a business that focuses on vehicle window tinting and vinyl wrap. The customers would be scheduled by appointment only and no overnight vehicle storage will be requested. This type of business requires an SUP within a commercial district. The applicant's request does appear to meet all city standards; however, its approval is a discretionary decision on the part of Council. Staff mailed out 16 property owner notifications to owners and occupants within 500' of the subject property. So far, no notices have been returned (neither 'for' or 'against') concerning this request. In addition, the city's Planning & Zoning Commission has recommended its approval by a vote of 6 – 0.

Mayor Johannesen asked if anyone would like to speak during this public hearing. There being no one indicating such, he closed the public hearing.

Mr. Trujillo, the applicant, then came forth and provided brief comments to the Council regarding this request. Councilmember Campbell asked if vehicles will be stored outside. Mr. Trujillo shared that there will be no need for such storage, and they will never be outside. Mr. Miller shared that they would not be allowed to have outside storage overnight. Councilmember Lewis asked if there will be any offensive smells associated with this business. Mr. Trujillo shared that, no, the main product used will be alcohol.

Councilmember Lewis moved to approve Z2025-014. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-XX
SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *MINOR AUTOMOTIVE REPAIR GARAGE* ON A 2.692-ACRE PARCEL OF LAND IDENTIFIED LOT 5, BLOCK A, PLATINUM STORAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A

PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 7 ayes to 0 nays.

5. **Z2025-015** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S. Clark Street, and take any action necessary **(1st Reading)**.

Mr. Miller, Planning Director, shared details of this request. The applicant would like to construct a 3,110 square foot home along with a proposed guest quarters/secondary living unit (that is proposed to be 626 square feet). Council is asked to evaluate the proposed size, location and architecture when compared to other, existing homes nearby in the established subdivision. According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the proposed garage is located 8-feet, ½-inch in front of the front façade of the home. In this case, the proposed garage is situated 8-feet, ½-inch in front of the front façade of the home which will require a variance from the Planning and Zoning Commission. When looking at this non-conformity, staff should point out that this is not uncommon along the existing housing on S. Clark Street and staff does not feel this is will create a negative impact within the subdivision. Guest Quarters/Secondary Living Unit are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted a 933 SF Guest Quarters/Secondary Living Unit (i.e. 3,110 SF x 30.00% = 933 SF) based on the operational conditions for a Guest Quarters/Secondary Living Unit. With that being said, the applicant is only requesting a 626 SF Guest Quarters/Secondary Living Unit, which represents 20.13% of the primary structure. This is approximately 9.87% less than what the Unified Development Code (UDC) allows. Mr. Miller went on to share that staff mailed out 84 notices to adjacent land and property owners locate within 500' of the subject property, but – as of tonight – staff has received no responses in return.

Mayor Johannesen opened the public hearing, but no one expressed a desire to speak, so he closed the public hearing. Mayor Pro Tem Jorif then moved to approve Z2025-015. Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-XX
SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME AND GUEST QUARTERS/SECONDARY LIVING UNIT ON A 0.42-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK

1, SHAW ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 7 ayes to 0 nays.

6. **Z2025-016** - Hold a public hearing to discuss and consider a request by Ryan Joyce for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for an *Accessory Building* on a 2.71-acre parcel of land identified as Lot 6, Block B, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) [*Ordinance No. 19-26*] for Single-Family 1 (SF-1) District land uses, addressed as 2201 Sanderson Lane, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information regarding this agenda item. The structure is a total of 5,300 SF in size, where the enclosed building is 4,000 SF and the canopy is 1,300 SF. The accessory structure is situated on a concrete foundation, has an approximate total height of 24.42-feet or 19.21-feet at the midpoint of the roof, and incorporates a 3:12 roof pitch. The proposed building elevations provided by the applicant indicate the front façade will be faced in stone, the front columns for the canopy will have stone footings, and there will a stone wainscot on the side facades.

The applicant, a minor named Asher Joyce, came forth to request approval of this structure, explaining that it will be used to house his "AG" animals.

His father, Ryan Joyce, then came forth and provided some additional details to Council, in part showing a photo that explains the lower roof pitch being proposed. Asher thanked Council for its time and consideration.

Mayor Johannsen opened the public hearing, but no one expressed a desire to speak. So he closed the public hearing.

Councilmember Lewis moved to approve Z2025-016. Councilmember McCallum provided brief comments and received an answer to a brief question. He then seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-XX
SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 88 (PD-88) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN ACCESSORY BUILDING ON A 5.222-ACRE PARCEL OF LAND IDENTIFIED AS LOT 6, BLOCK B, NORTHGATE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL

CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 7 ayes to 0 nays.

XIV. Adjournment

Mayor Johannesen adjourned the meeting at 8:03 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 5th DAY OF MAY, 2025.

TRACE JOHANNESEN, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 25-22

SPECIFIC USE PERMIT NO. S-357

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A TEN (10) ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 22-02 OF THE W.M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Brandon Spruill of Spruill Homes on behalf of Hallie Fleming for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ten (10) acre parcel of land identified as Tract 22-02 of the W.M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 588 Cornelius Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 02.01, *Agricultural*

(AG) District, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5th DAY OF MAY, 2025.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 21, 2025

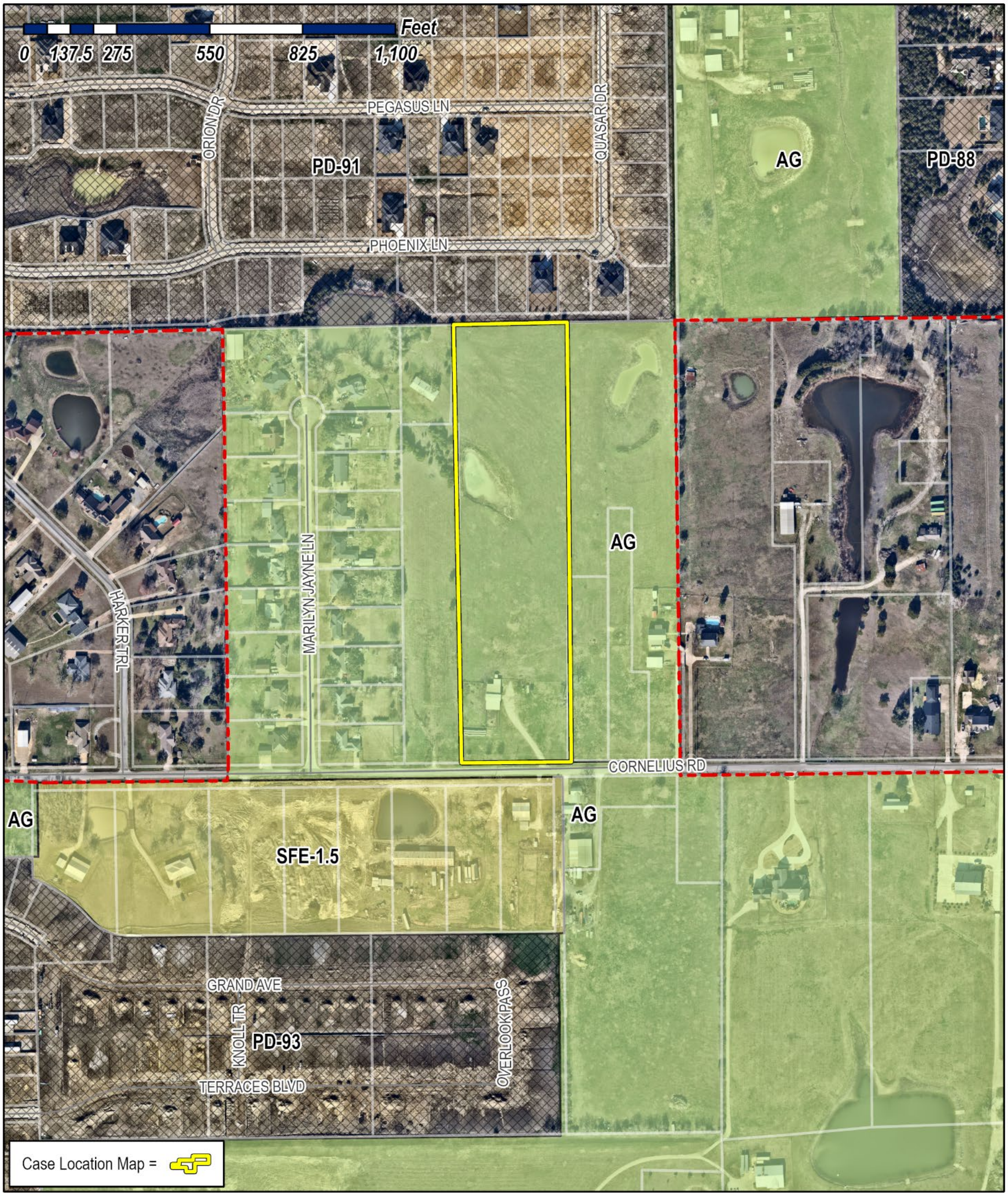
2nd Reading: May 5, 2025

Exhibit 'A':

Location Map

Address: *588 Cornelius Road*

Legal Description: *Tract 22-02 of the W. M. Dalton Survey, Abstract No. 72*



Feet
0
137.5
275
550
825
1,100
PEGASUS LN
ORION DR
QUASAR DR
PD-91
AG
PD-88
PHOENIX LN
AG
MARILYN JAYNE LN
HARKER TRL
CORNELIUS RD
AG
AG
SFE-1.5
GRAND AVE
KNOLL TR
PD-93
OVERLOOK PASS
TERRACES BLVD
Case Location Map =

Exhibit ‘B’:

Residential Plot Plan

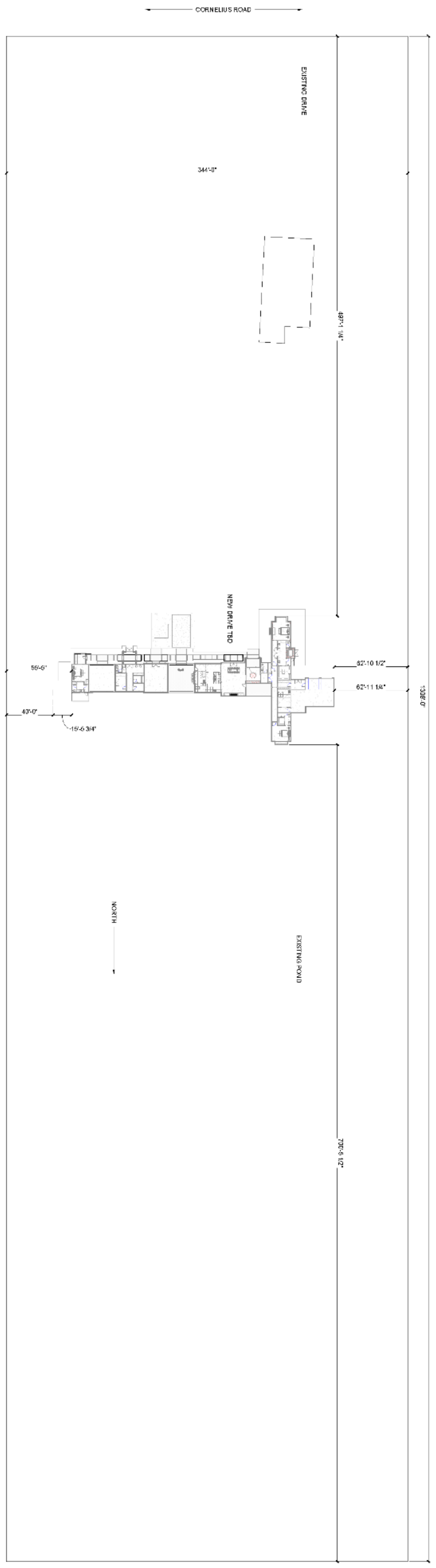

CORNELIUS ROAD
EXISTING DRIVE
344'-0"
497'-1 1/4"
NEW DRIVE TBD
55'-5"
62'-10 1/2"
62'-11 1/4"
1306'-0"
40'-0"
15'-5 3/4"
NORTH
EXISTING POND
700'-5 1/2"

Exhibit ‘C’:

Building Elevations

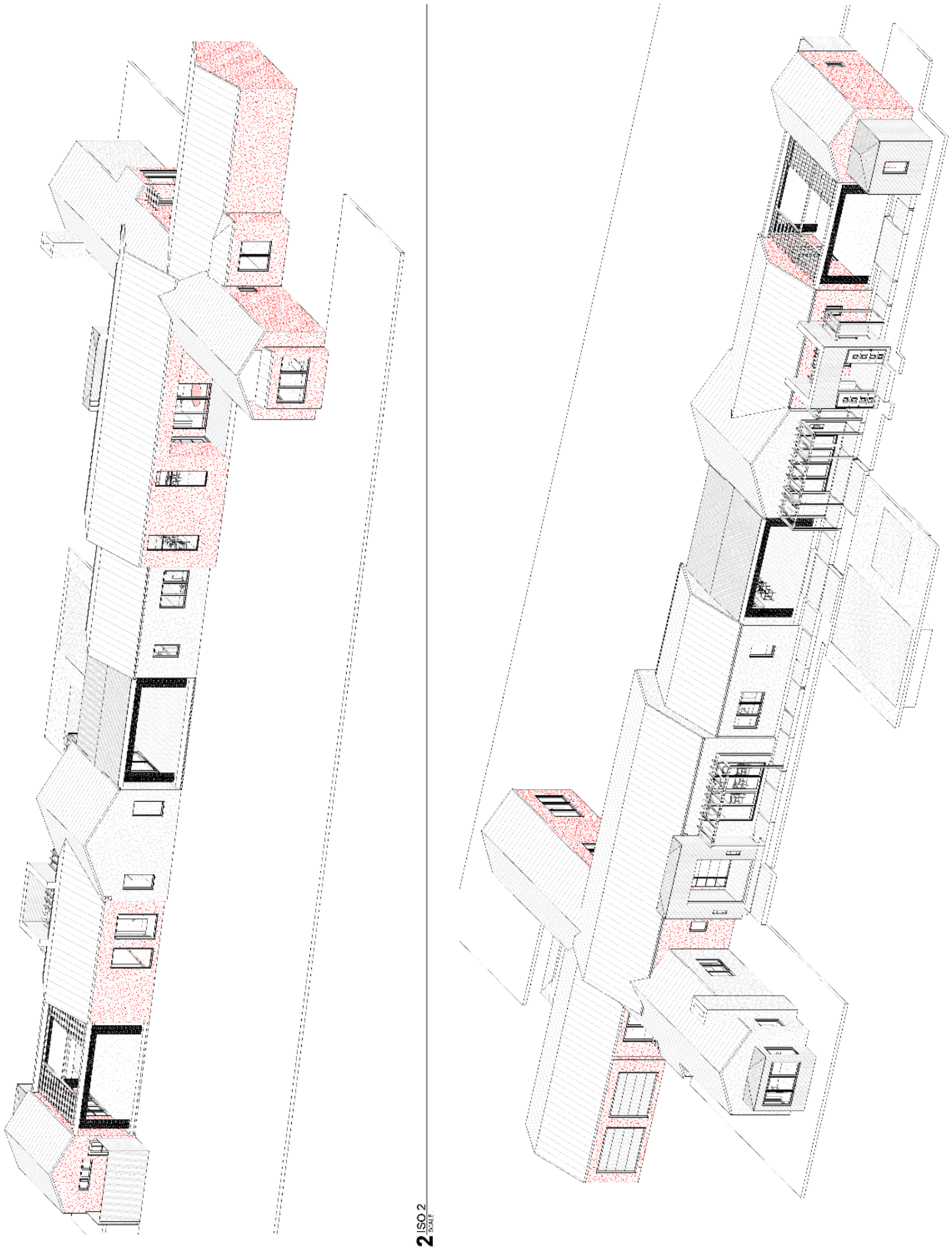
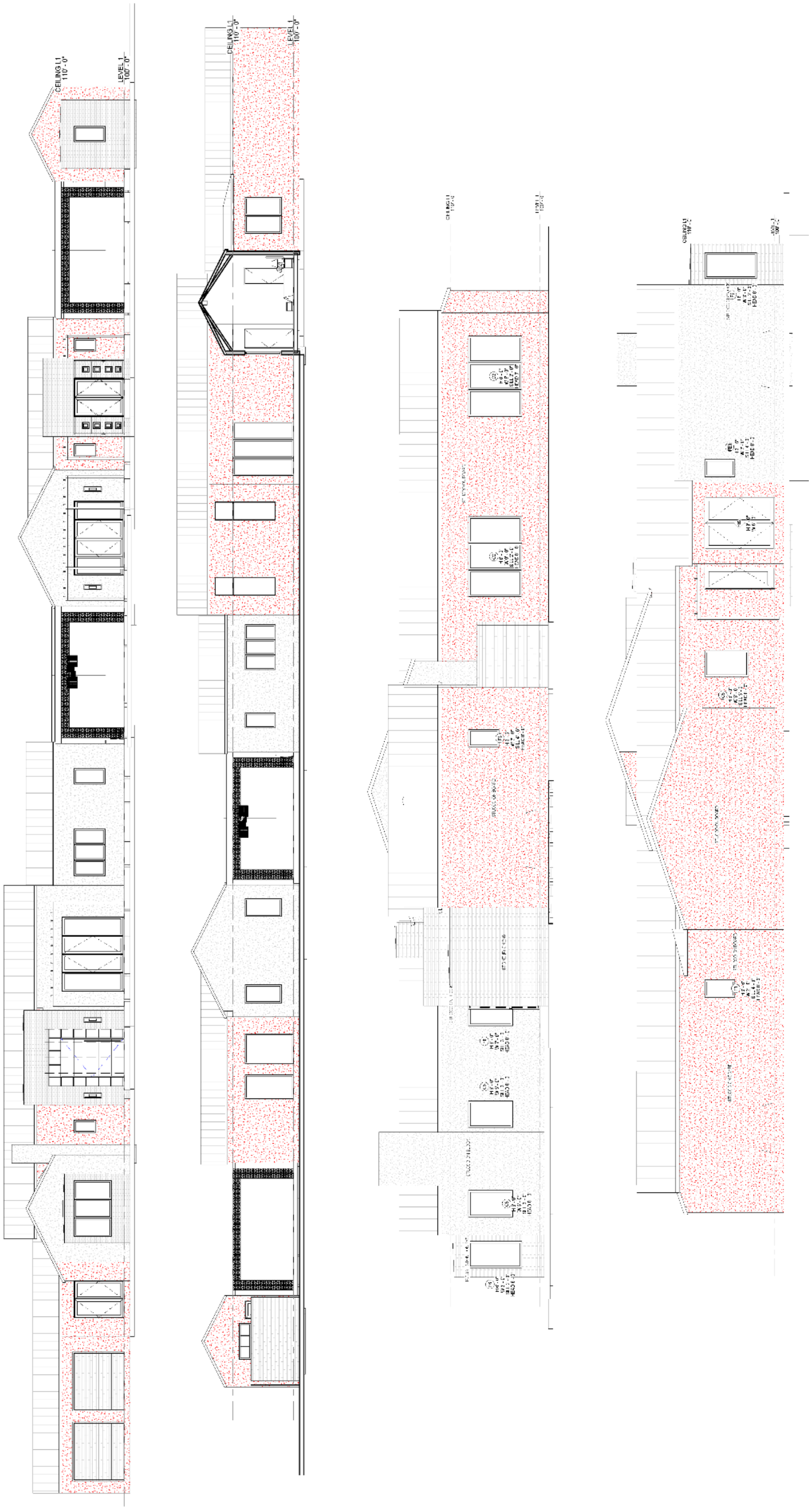


Exhibit ‘C’:

Building Elevations


CEILING L1 110' -0"
LEVEL 1 100' -0"
CEILING L1 110' -0"
LEVEL 1 100' -0"

CITY OF ROCKWALL

ORDINANCE NO. 25-23

SPECIFIC USE PERMIT NO. S-358

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *MINOR AUTOMOTIVE REPAIR GARAGE* ON A 2.692-ACRE PARCEL OF LAND IDENTIFIED LOT 5, BLOCK A, PLATINUM STORAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Alexander Trujillo for the approval of a *Specific Use Permit (SUP)* for *Minor Automotive Repair Garage* on a 2.692-acre parcel of land identified Lot 5, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1460 T. L. Townsend Drive, Suite 116, and being more specifically depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. The Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow a *Minor Automotive Repair Garage* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.01, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futu*re -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Minor Automotive Repair Garage* on the *Subject Property* and conformance to these conditions is required for continued operation:

1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of this ordinance.

2) The *Minor Automotive Repair Garage* shall not have any *Outside Storage* associated with the use.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF MAY, 2025.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 21, 2025

2nd Reading: May 5, 2025

Exhibit 'A'
Location Map

Legal Description: Lot 5, Block A, Platinum Storage Addition
Address: 1460 T.L. Townsend Drive

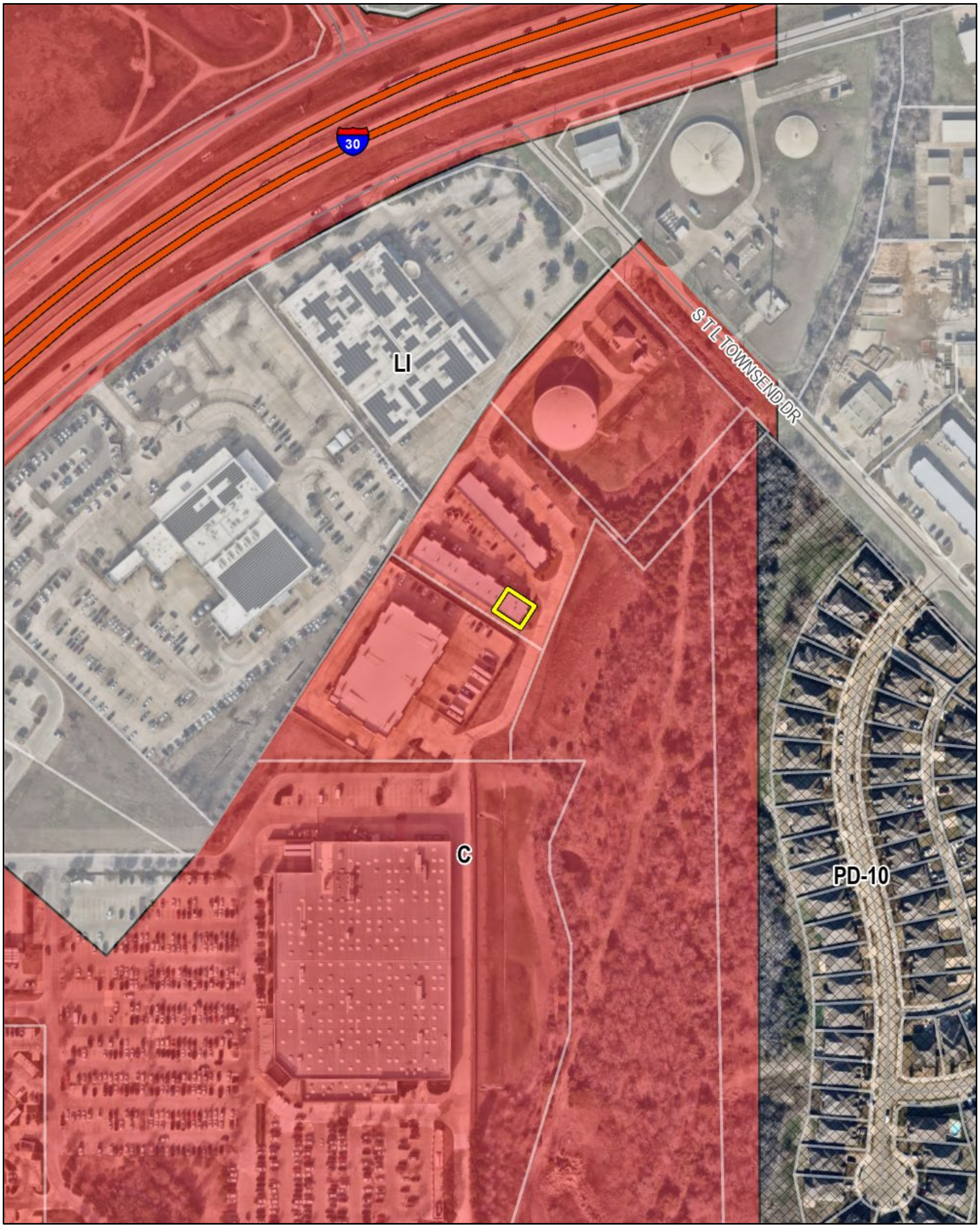
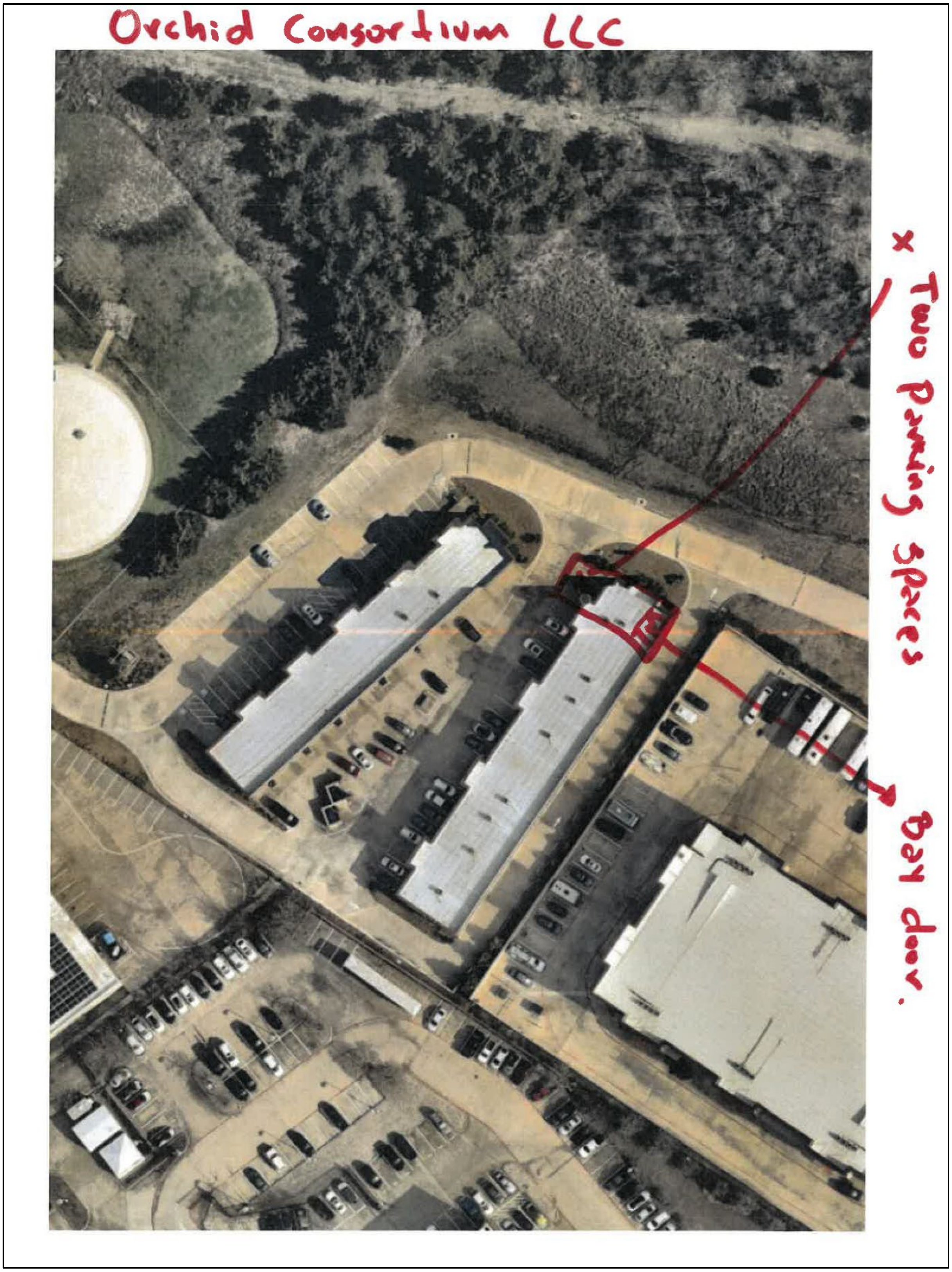


Exhibit 'B':

Site Plan


Orchid Consortium LLC
x Two Parking Spaces
Bay door.

CITY OF ROCKWALL

ORDINANCE NO. 25-24

SPECIFIC USE PERMIT NO. S-359

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME AND GUEST QUARTERS/SECONDARY LIVING UNIT ON A 0.42-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, SHAW ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* and *Guest Quarters/Secondary Living Unit* on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S, Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a *single-family home and guest quarters/secondary living unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 630 SF.

4) The *Guest Quarters/'Secondary Living Unit* shall not incorporate full kitchen facilities.

5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

6) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5th DAY OF MAY, 2025.

____

Trace Johannesen, Mayor

ATTEST:

____

Kristy Teague, City Secretary

APPROVED AS TO FORM:

____

Frank J. Garza, City Attorney

1st Reading: April 21, 2025

2nd Reading: May 5, 2025

Exhibit 'A':
Location Map

Address: *403B S. Clark Street*

Legal Description: *Lot 2, Block 1, Shaw Addition*

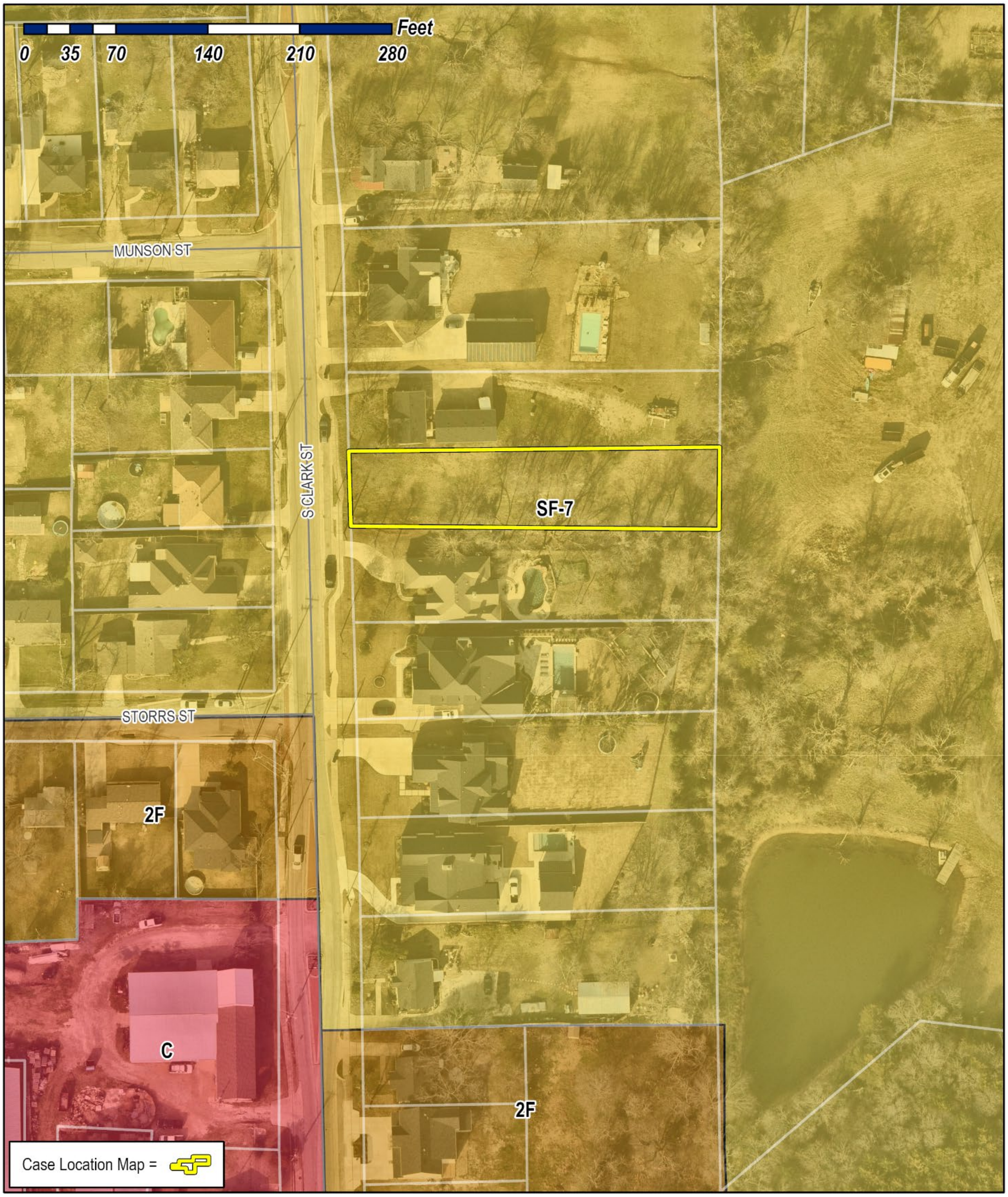

Feet
0
35
70
140
210
280
MUNSON ST
S CLARK ST
STORRS ST
SF-7
2F
C
2F
Case Location Map =

Exhibit 'B':

Residential Plot Plan

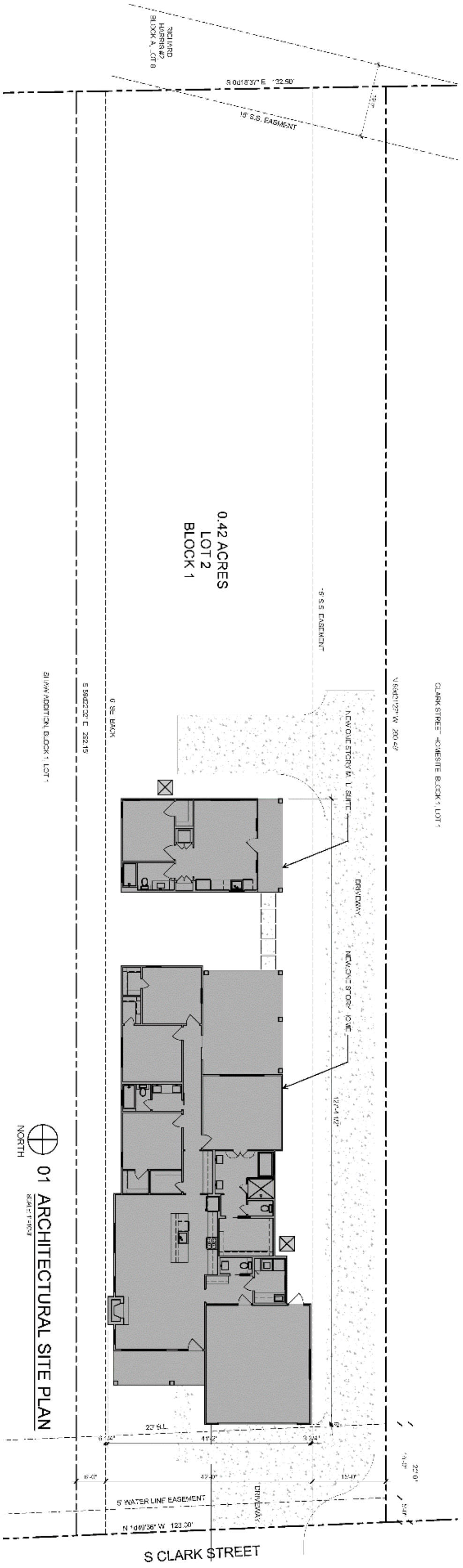

RICHARD
HARRIS #2
BLOCK A, LOT 8
S 0d18'37" E 132.50'
15' S.S. EASMENT
0.42 ACRES
LOT 2
BLOCK 1
15' S.S. EASEMENT
DRIVEWAY
127'-1 1/2"
01 ARCHITECTURAL SITE PLAN
NORTH
22' S.L.
6 1/4"
41'2"
3 3/4"
6'-0"
42'-0"
15'-0"
22'0"
5' WATER LINE EASEMENT
N 1d49'36" W 123.00'
DRIVEWAY
S CLARK STREET

Exhibit 'C':

Building Elevations

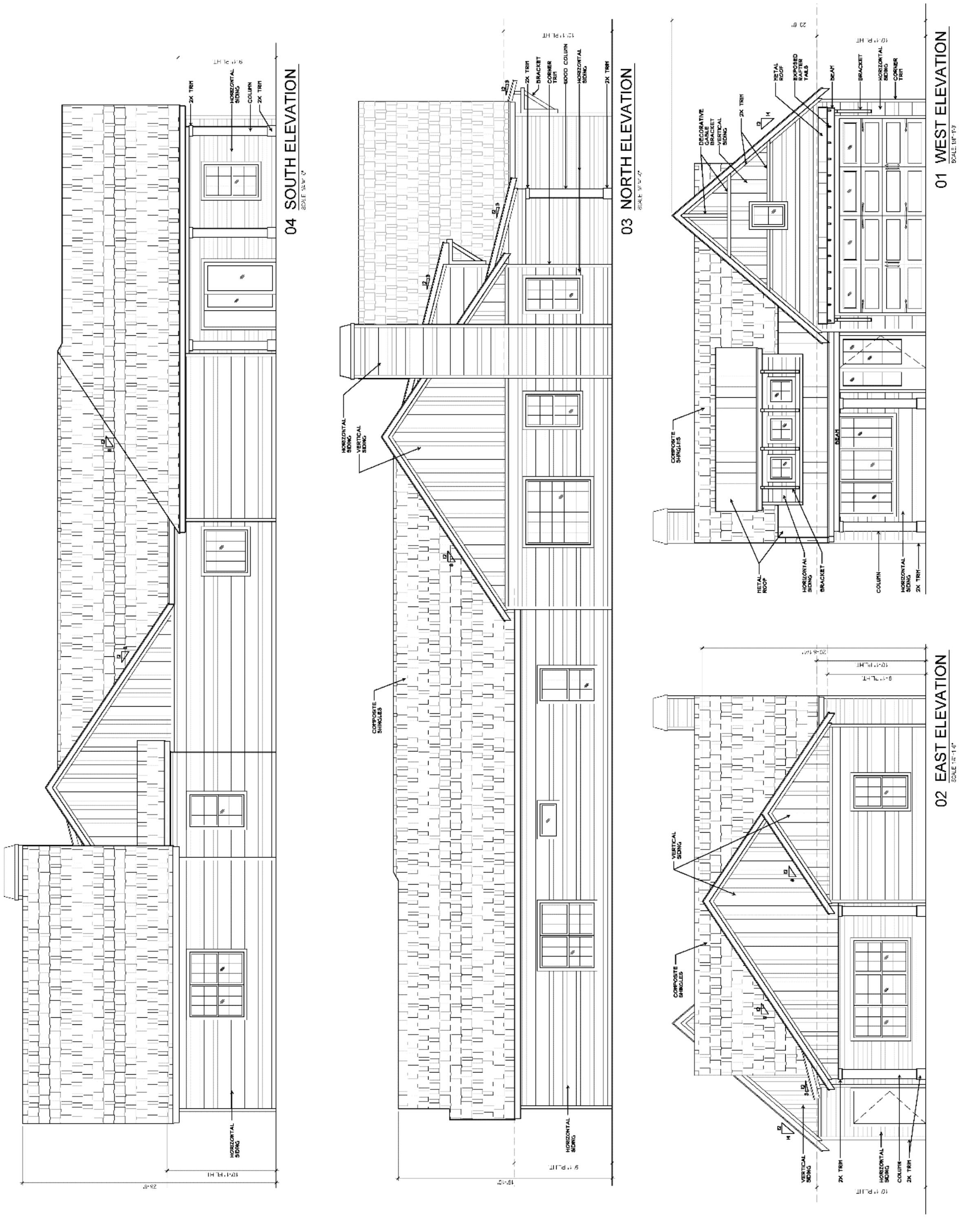
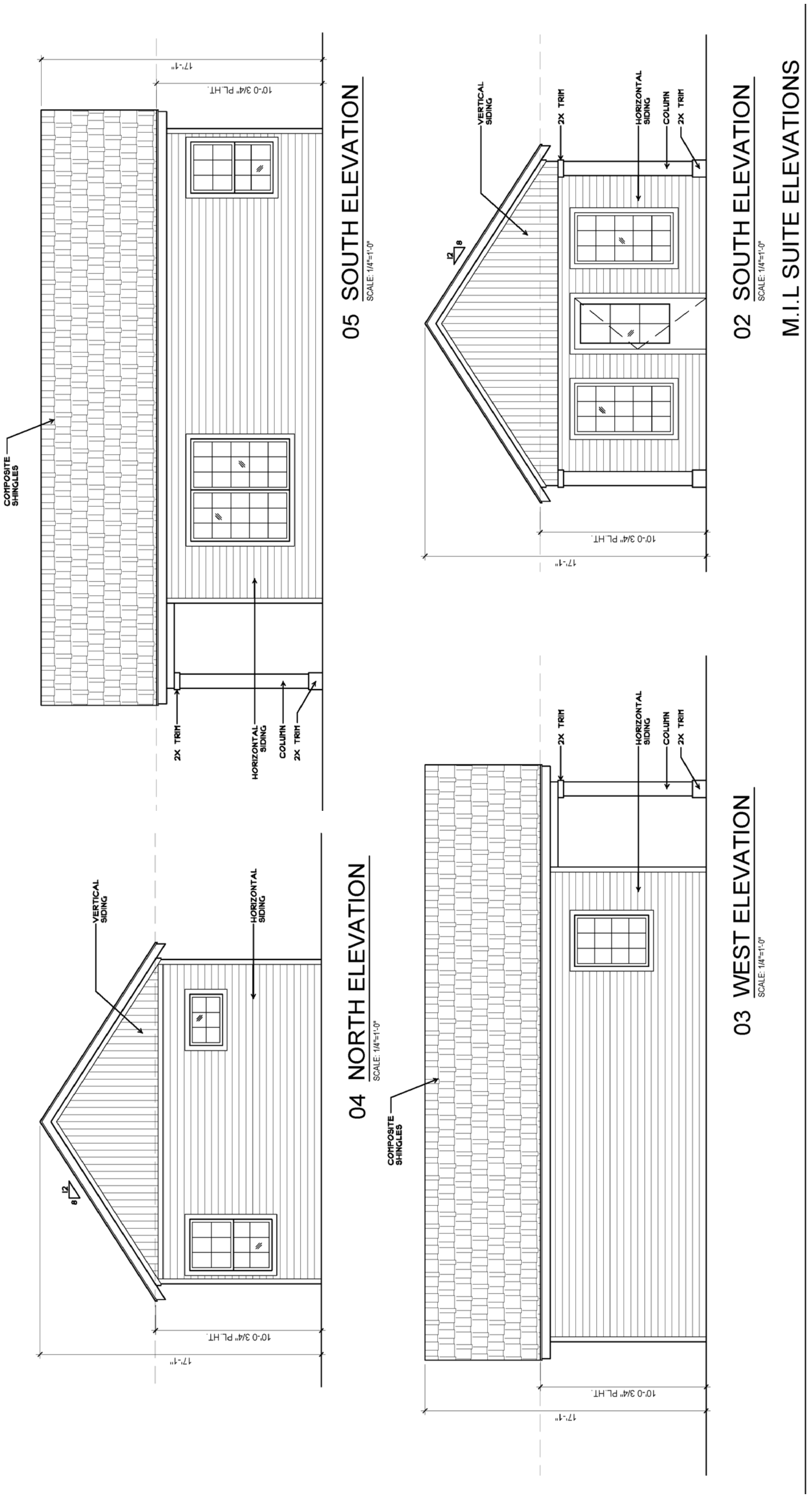

04 SOUTH ELEVATION
03 NORTH ELEVATION
01 WEST ELEVATION
02 EAST ELEVATION
2X TRIM
HORIZONTAL SIDING
VERTICAL SIDING
COLUMN
WOOD COLUMN
CORNER TRIM
BRACKET
COMPOSITE SHINGLES
METAL ROOF
EXPOSED RAFTER TAILS
BEAM
DECORATIVE GABLE BRACKET

Exhibit 'C':

Building Elevations


M.I.L SUITE ELEVATIONS
05 SOUTH ELEVATION
SCALE: 1/4"=1'-0"
02 SOUTH ELEVATION
SCALE: 1/4"=1'-0"
04 NORTH ELEVATION
SCALE: 1/4"=1'-0"
03 WEST ELEVATION
SCALE: 1/4"=1'-0"
COMPOSITE SHINGLES
VERTICAL SIDING
HORIZONTAL SIDING
COLUMN
2X TRIM
17'-1"
10'-0 3/4" PL HT.
12
8

CITY OF ROCKWALL

ORDINANCE NO. 25-25

SPECIFIC USE PERMIT NO. S-360

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 88 (PD-88) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN ACCESSORY BUILDING ON A 5.222-ACRE PARCEL OF LAND IDENTIFIED AS LOT 6, BLOCK B, NORTHGATE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ryan Joyce for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* on a 5.222-acre parcel of land identified as Lot 6, Block B, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88), addressed as 2201 Sanderson Lane, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 88 (PD-88) and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That Planned Development District 88 (PD-88) and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for an *Accessory Building* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 88 (PD-88); and Subsection 03.01, *General Residential Standards*, and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the construction of an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The development of the *Accessory Building* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,

(2) The *Accessory Building* shall generally conform to the *Building Rendering* as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,

(3) The *Accessory Building* shall not exceed a maximum size of 5,400 SF; and,

(4) The *Accessory Building* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance; and,

(5) No additional *Accessory Buildings* may be constructed on the *Subject Property*.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

(1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5th DAY OF MAY, 2025.

____
Trace Johannesen, Mayor

ATTEST:

____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

____
Frank J. Garza, City Attorney

1st Reading: April 21, 2025

2nd Reading: May 5, 2025

Exhibit 'A'

Legal Description

Address: 2201 Sanderson Lane
Legal Description: Lot 6, Block B, Northgate Addition

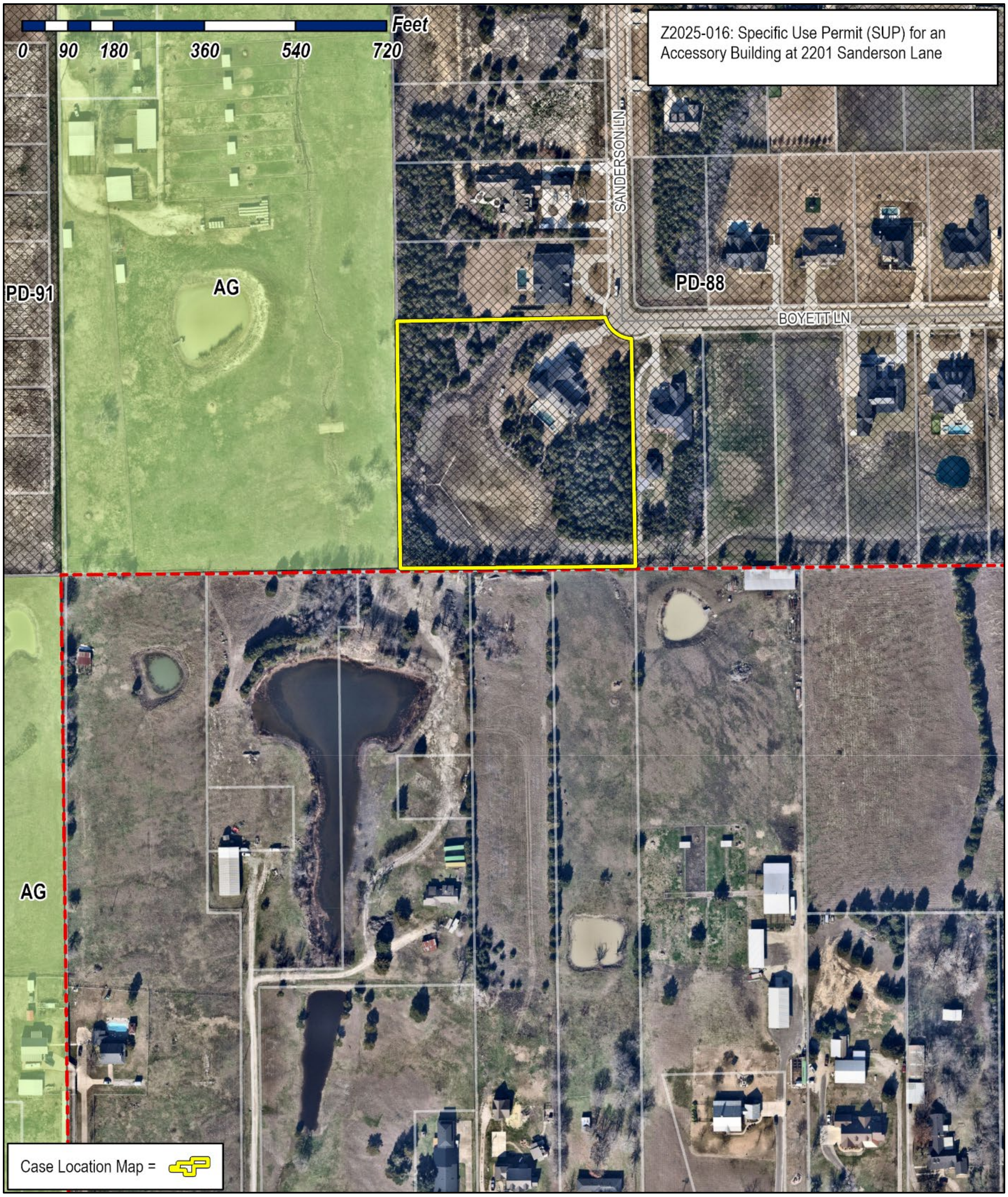

Feet
0 90 180 360 540 720
Z2025-016: Specific Use Permit (SUP) for an Accessory Building at 2201 Sanderson Lane
SANDERSON LN
BOYETT LN
PD-91
AG
PD-88
AG
Case Location Map =

Exhibit 'B'

Site Plan

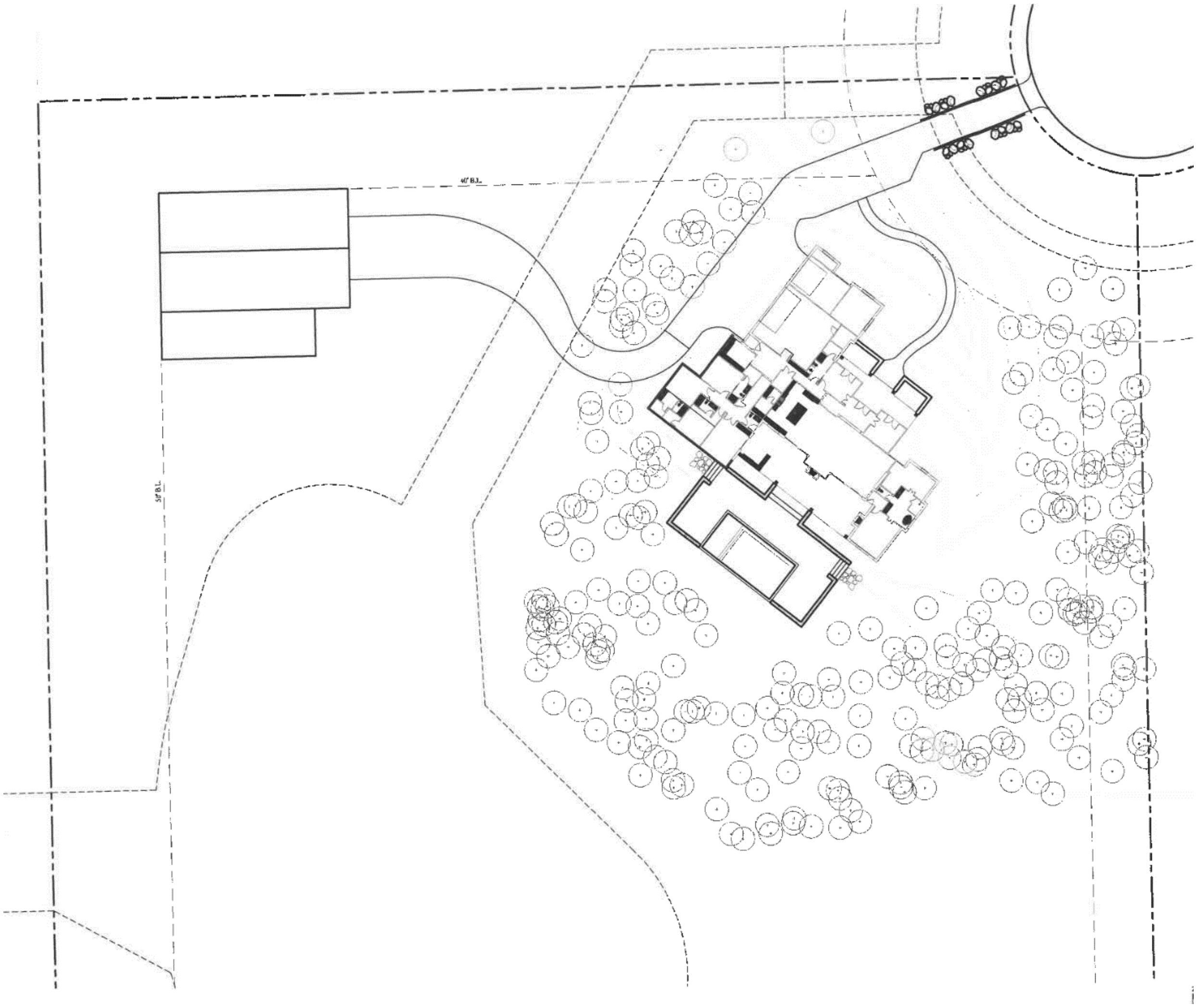
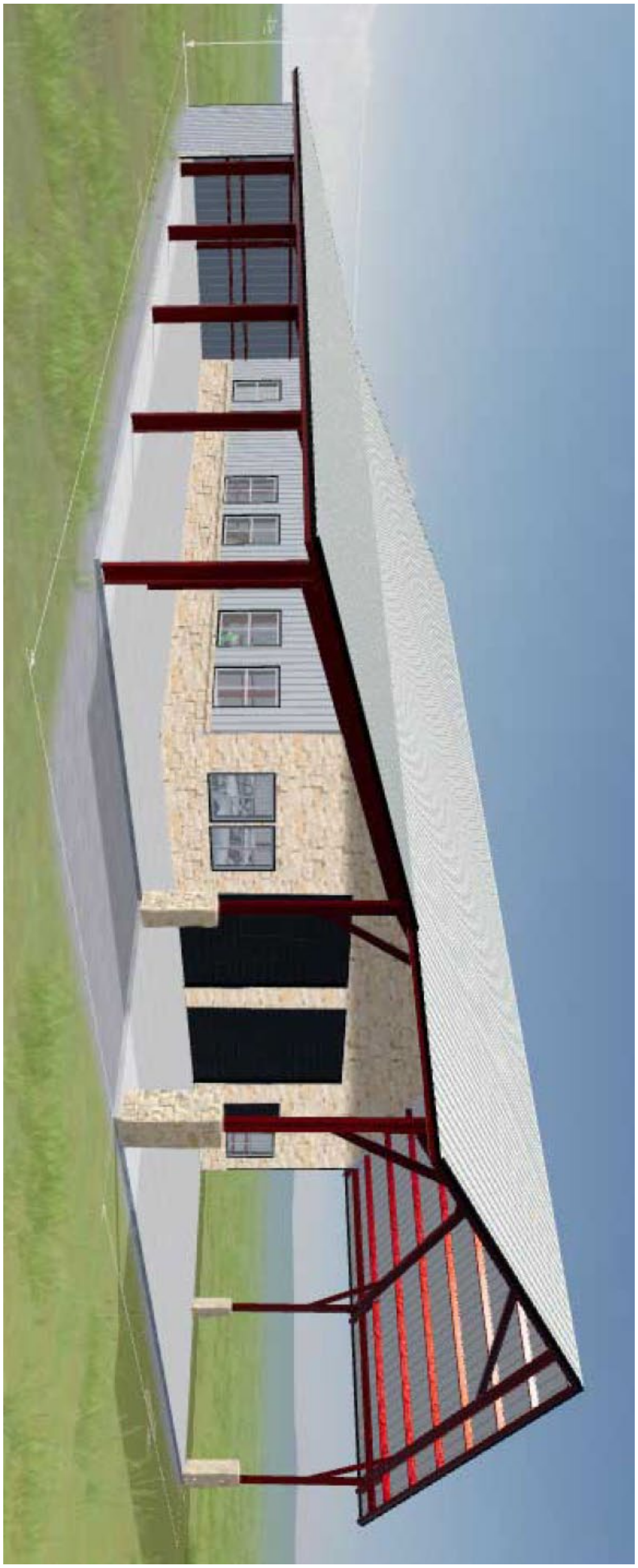


Exhibit ‘C’:

Building Rendering



CITY OF ROCKWALL
CITY COUNCIL CASE MEMO
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	May 5, 2025
APPLICANT:	Jordan and Erin Wood, Alan and Melody Pieratt, and Charles Smith
CASE NUMBER:	P2025-011; *Replat for Lots 4, 5, & 6, Block A, Integrity Phase 1 Addition*

SUMMARY

Consider a request by Jordan and Erin Wood, Alan and Melody Pieratt, and Charles Smith for the approval of a *Replat* for Lots 4, 5, & 6, Block A, Integrity Phase 1 Addition, being a 1.80-acre tract of land identified as Lots 1 & 3, Block A, Integrity Phase 1 Addition; Lot N, of the B. F. Boydston Addition; and Lot 1, Block A, E. L. B. Addition, City of Rockwall, Rockwall County, Texas, zoned Zero Lot Line (ZL-5) District, addressed as 607, 611, & 615 E. Boydstun Avenue, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting approval of a *Replat* for a 1.80-acre parcel of land (*i.e. Lots 1 & 3, Block A, Integrity Phase 1 Addition; Lot N, of the B. F. Boydston Addition; and Lot 1, Block A, E. L. B. Addition*) for the purpose of establishing three (3) lots (*i.e. Lots 4, 5, & 6, Block A, Integrity Phase 1 Addition*). The purpose of the proposed *Replat* is to incorporate abandoned right-of-way (ROW) into three (3) existing properties.

☑ *Background*. The subject property is considered part of Old Town Rockwall and was annexed sometime between July 1905 and April 1911 according to City of Rockwall Sanborn Maps. According to the January 3, 1972 zoning map, the subject property was zoned Commercial (C) District. According to the July 11, 1985 zoning map, at some point between June 14, 1983 and July 11, 1985 the subject property was rezoned from Commercial (C) District to Single-Family 7 (SF-7) District and Heavy Commercial (HC) District. The western portion of the subject property was plat as Lot 1, Block A, E. L. B. Addition on April 24, 1986. On May 1, 1995, the City Council approved a zoning change for the western portion of the subject property that changed the zoning to Planned Development District 42 (PD-42) [*Ordinance No. 95-14*]. The remainder of the subject property was rezoned from Heavy Commercial (HC) District to Two-Family (2F) District at some point between December 7, 1993 and April 5, 2005, according to the April 5, 2005 zoning map. On October 2, 2006, the City Council approved a zoning change [*Case No Z2006-017; Ordinance No. 06-40*] that rezoned the Two-Family (2F) District portion of the subject property to Zero Lot Line (ZL-5) District. On January 16, 2007, the City Council approved a final plat [*Case No. P2006-061*] that establish the remainder of the subject property as Lots 1 & 3, Block A, Integrity Phase 1 Addition.

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this *Replat* -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ *Conditional Approval*. Conditional approval of this *Replat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses approve the *Replat* for *Lots 4, 5, & 6, Block A, Integrity Phase 1 Addition*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Replat*; and,

(2) Any construction resulting from the approval of this *Replat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 29, 2025, the Planning and Zoning Commission approved a motion to approve the *Replat* by a vote of 5-0, with Commissioner Hustings absent and one (1) seat vacant.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:

[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 507 E Boydston Ave, Rockwall Texas 75087
SUBDIVISION: Massie — LOT: 1 — BLOCK: 1
GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: — CURRENT USE:
PROPOSED ZONING: — PROPOSED USE:
ACREAGE: — LOTS [CURRENT]: — LOTS [PROPOSED]:

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

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

☒ OWNER	Alan & Melody Pieratt	☐ APPLICANT	
CONTACT PERSON	Alan Pieratt	CONTACT PERSON	
ADDRESS	1540 Meadows Circle	ADDRESS	
CITY, STATE & ZIP	Rockwall Texas 75087	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $______, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 28 *DAY OF* March*, 20*25*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 28 *DAY OF* March*, 20*25

OWNER'S SIGNATURE Alan Pieratt

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Theresa L Moss

MY COMMISSION EXPIRES 12-08-2028

THERESA L. MOSS
Notary ID #130926177
My Commission Expires
December 8, 2028

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☑ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:

[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	611 E Boydston Ave, Rockwall, Texas 75087				
SUBDIVISION	Integrity Addition Phase 1	LOT	9	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	

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

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

☑ OWNER	Charles Smith	☐ APPLICANT	
CONTACT PERSON	Charlie Smith	CONTACT PERSON	
ADDRESS	611 E Boydston Ave	ADDRESS	
CITY, STATE & ZIP	Rockwall Texas 75087	CITY, STATE & ZIP	
PHONE	214 212 2307	PHONE	
E-MAIL	charlie@ck2advisors.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $__________, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE ________ DAY OF ________, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 *DAY OF* March *, 20*26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Theresa L Moss

MY COMMISSION EXPIRES 12-08-2028

THERESA L. MOSS
Notary ID #130926177
My Commission Expires
December 8, 2028

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) 1
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) 1
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) 1
- ☑ REPLAT ($300.00 + $20.00 ACRE) 1
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) 1
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) 1
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) 1 & 2
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) 1

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) 2

NOTES:
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2: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	615 E Boydston Ave, Rockwall Texas 75087				
SUBDIVISION	Integrity Addition Phase 1	LOT	8	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	

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

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

☑ OWNER	Jordan & Erin Wood	☐ APPLICANT	
CONTACT PERSON	Jordan Wood	CONTACT PERSON	
ADDRESS	615 E Boydston Ave	ADDRESS	
CITY, STATE & ZIP	Rockwall Texas 75087	CITY, STATE & ZIP	
PHONE	972 974 8139	PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 300.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* March *, 20*25 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

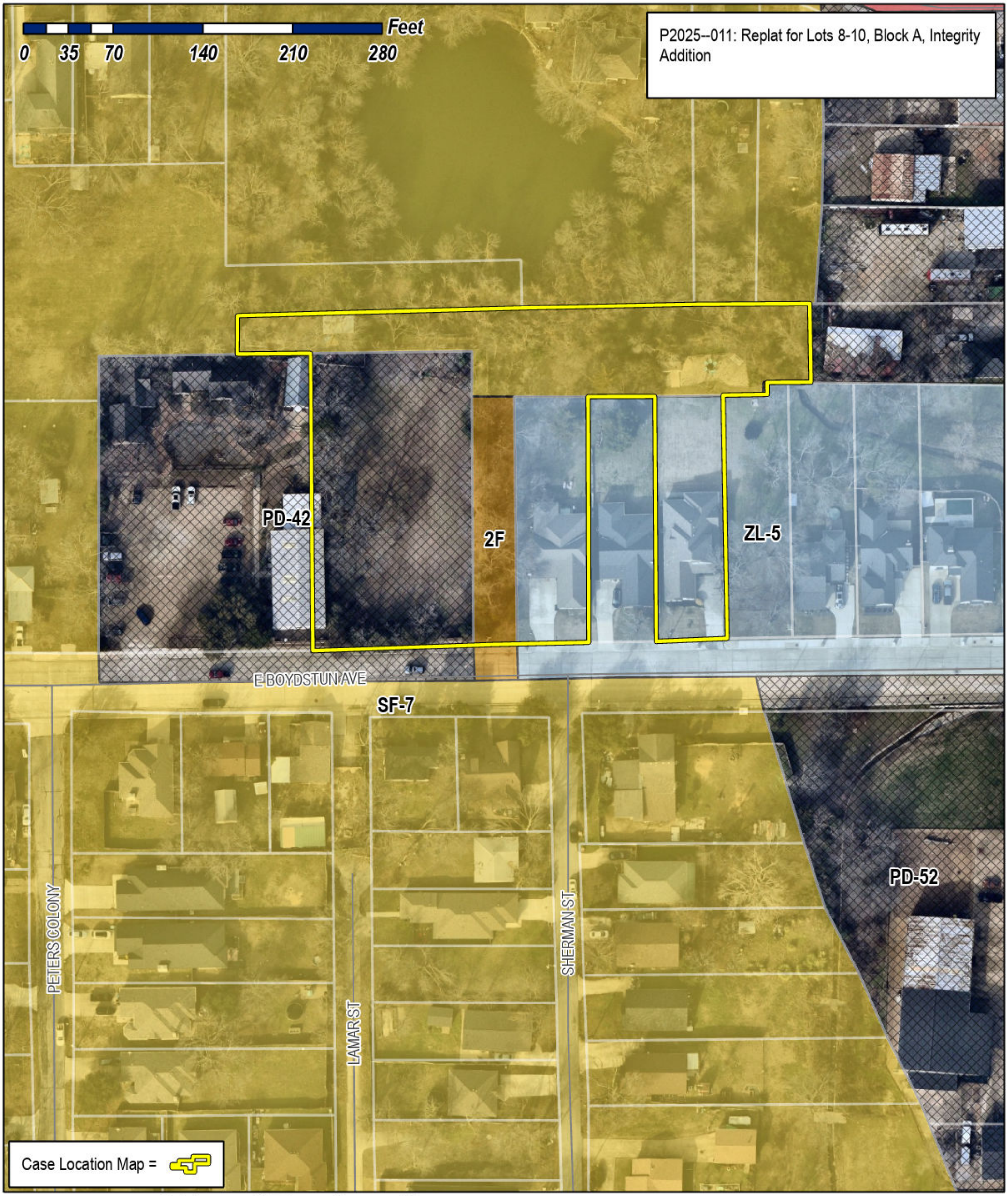
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* March *, 20*25

ERICA OLSEN
Notary ID #134706923
My Commission Expires
January 9, 2028

OWNER'S SIGNATURE Erin Wood

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Erica Olsen

MY COMMISSION EXPIRES 01.09.28


Feet
0
35
70
140
210
280
PD-42
2F
ZL-5
E BOYDSTUN AVE
SF-7
PETERS COLONY
LAMAR ST
SHERMAN ST
PD-52

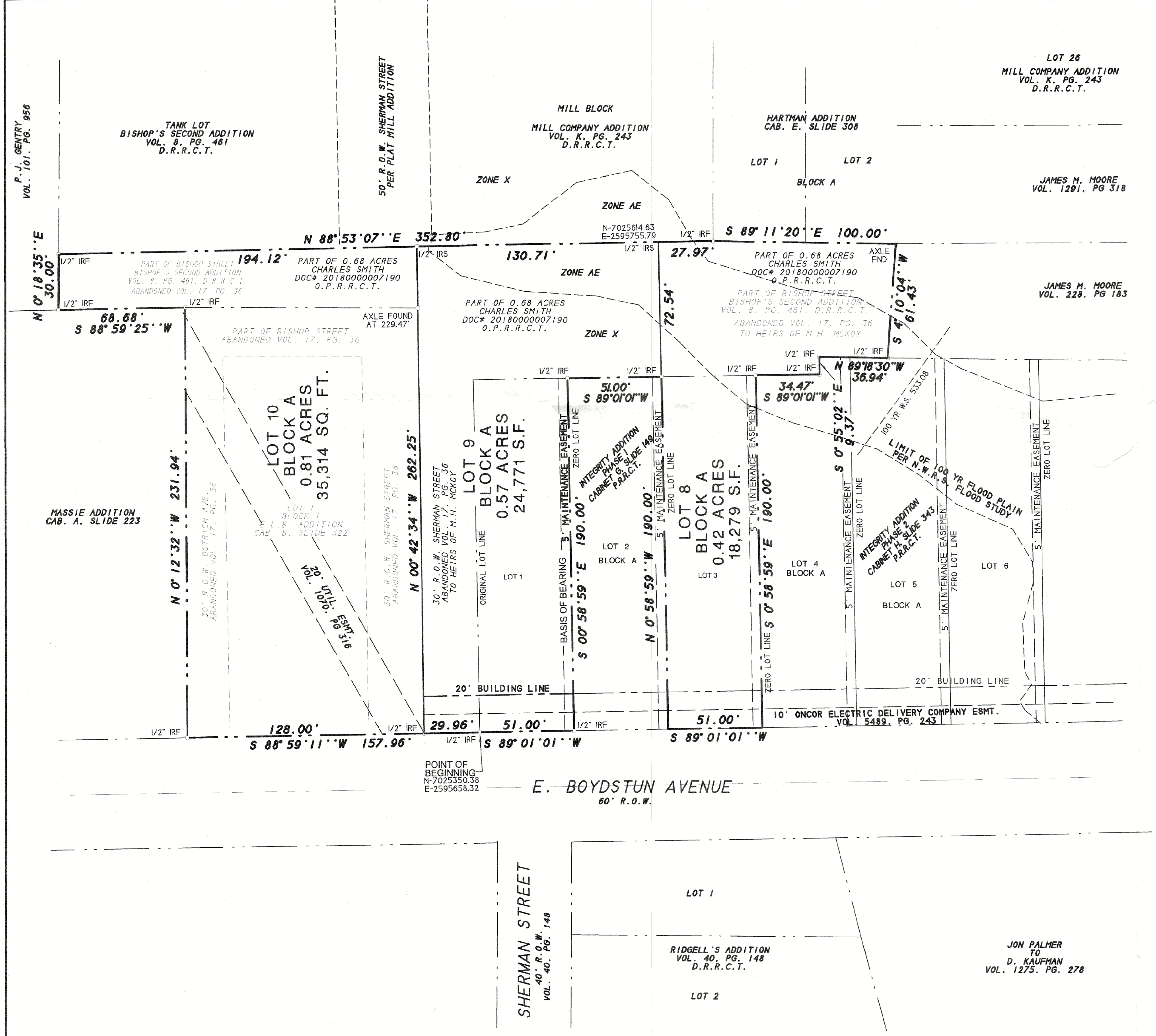
P2025--011: Replat for Lots 8-10, Block A, Integrity Addition

Case Location Map =

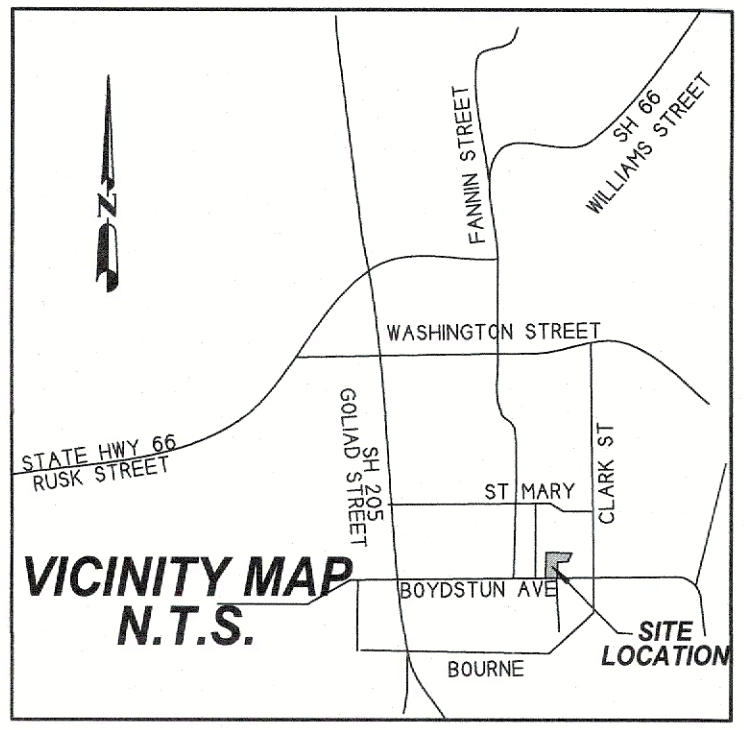
City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

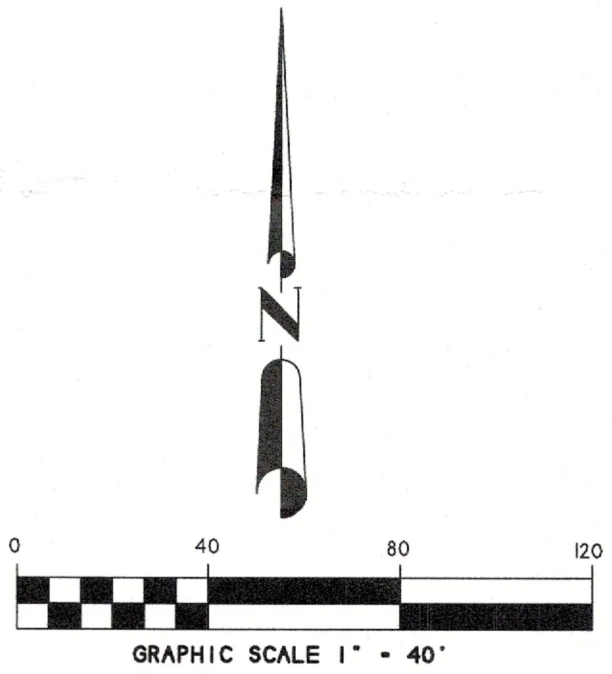


TANK LOT
BISHOP'S SECOND ADDITION
VOL. 8. PG. 461
D.R.R.C.T.
P. J. GENTRY
VOL. 101. PG. 956
50' R.O.W. SHERMAN STREET
PER PLAT MILL ADDITION
MILL BLOCK
MILL COMPANY ADDITION
VOL. K. PG. 243
D.R.R.C.T.
HARTMAN ADDITION
CAB. E. SLIDE 308
LOT 1
LOT 2
BLOCK A
LOT 26
MILL COMPANY ADDITION
VOL. K. PG. 243
D.R.R.C.T.
JAMES M. MOORE
VOL. 1291. PG 318
JAMES M. MOORE
VOL. 228. PG 183
ZONE X
ZONE AE
N 88° 53'07" E 352.80'
N-7025614.63
E-2595755.79
1/2" IRF
S 89° 11'20" E 100.00'
N 0° 18'35" E
30.00'
1/2" IRF
194.12'
PART OF BISHOP STREET
BISHOP'S SECOND ADDITION
VOL. 8. PG. 461. D.R.R.C.T.
ABANDONED VOL. 17. PG. 36
PART OF 0.68 ACRES
CHARLES SMITH
DOC# 20180000007190
O.P.R.R.C.T.
1/2" IRS
130.71'
27.97'
AXLE FND
ZONE AE
1/2" IRF
68.68'
S 88° 59'25" W
AXLE FOUND
AT 229.47'
PART OF 0.68 ACRES
CHARLES SMITH
DOC# 20180000007190
O.P.R.R.C.T.
ZONE X
72.54'
PART OF 0.68 ACRES
CHARLES SMITH
DOC# 20180000007190
O.P.R.R.C.T.
PART OF BISHOP STREET
BISHOP'S SECOND ADDITION
VOL. 8. PG. 461. D.R.R.C.T.
ABANDONED VOL. 17. PG. 36
TO HEIRS OF M.H. MCKOY
S 4° 10'04" W
61.43'
PART OF BISHOP STREET
ABANDONED VOL. 17. PG. 36
1/2" IRF
N 89°18'30"W
36.94'
51.00'
S 89°01'01"W
34.47'
S 89°01'01"W
LOT 10
BLOCK A
0.81 ACRES
35,314 SQ. FT.
LOT 1
BLOCK 1
E.L.B. ADDITION
CAB. B. SLIDE 322
MASSIE ADDITION
CAB. A. SLIDE 223
N 0° 12'32" W 231.94'
30' R.O.W. OSTRICH AVE
ABANDONED VOL. 17. PG. 36
20' UTIL. ESMT.
VOL. 1070. PG 316
30' R.O.W. SHERMAN STREET
ABANDONED VOL. 17. PG. 36
N 00° 42'34" W 262.25'
30' R.O.W. SHERMAN STREET
ABANDONED VOL. 17. PG. 36
TO HEIRS OF M.H. MCKOY
LOT 9
BLOCK A
0.57 ACRES
24,771 S.F.
ORIGINAL LOT LINE
LOT 1
BASIS OF BEARING
5' MAINTENANCE EASEMENT
ZERO LOT LINE
S 00° 58'59" E 190.00'
INTEGRITY ADDITION
PHASE 1
CABINET G, SLIDE 149
P.R.R.C.T.
LOT 2
BLOCK A
N 0° 58'59" W 190.00'
LOT 8
BLOCK A
0.42 ACRES
18,279 S.F.
LOT 3
S 0° 58'59" E 190.00'
LOT 4
BLOCK A
S 0° 55'02" E
9.37'
100 YR W.S. 533.08
LIMIT OF 100 YR FLOOD PLAIN
PER N.W.R.S. FLOOD STUDY
INTEGRITY ADDITION
PHASE 2
CABINET H, SLIDE 343
P.R.R.C.T.
LOT 5
BLOCK A
LOT 6
20' BUILDING LINE
10' ONCOR ELECTRIC DELIVERY COMPANY ESMT.
VOL. 5489. PG. 243
128.00'
S 88° 59'11" W 157.96'
29.96'
51.00'
S 89° 01'01" W
51.00'
S 89° 01'01" W
POINT OF BEGINNING
N-7025350.38
E-2595658.32
E. BOYDSTUN AVENUE
60' R.O.W.
SHERMAN STREET
40' R.O.W.
VOL. 40. PG. 148
LOT 1
RIDGELL'S ADDITION
VOL. 40. PG. 148
D.R.R.C.T.
LOT 2
JON PALMER
TO
D. KAUFMAN
VOL. 1275. PG. 278



N
FANNIN STREET
SH 66
WILLIAMS STREET
WASHINGTON STREET
STATE HWY 66
RUSK STREET
SH 205
GOLIAD STREET
ST MARY
CLARK ST
BOYDSTUN AVE
BOURNE
SITE LOCATION

VICINITY MAP
N.T.S.



N
0
40
80
120
GRAPHIC SCALE 1" = 40'

FINAL PLAT
LOT 8, LOT 9 AND LOT 10
BLOCK A
INTEGRITY ADDITION
PHASE 1

BEING A REPLAT OF
E.L.B. ADDITION AND
LOT 1 AND LOT 3
BLOCK A
INTEGRITY ADDITION PHASE 1

3 LOTS
1.80 ACRES OR 78,364 S.F.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:

CHARLES SMITH
611 E. BOYDSTUN
ROCKWALL, TEXAS 75087
214-212-2307

ALAN PIERATT
MELODY PIERATT
1540 MEADOWS DRIVE
ROCKWALL, TEXAS 75087

JORDAN WOOD
ERIN WOOD
615 E. BOYDSTUN
ROCKWALL, TEXAS 75087

SHEET 1 OF 2

SURVEY DATE FEBRUARY 15, 2025
SCALE 1" - 40' FILE# 20130160-RP
CLIENT SMITH

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2025-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS CHARLES SMITH, ALAN PIERATT, MELODY PIERATT, JORDAN WOOD AND ERIN WOOD BEING THE OWNERS OF A TRACT OF land in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of that 0.68 acres tract of land as described in a Warranty deed to Charles Smith, as recorded in Document no. 20180000007190 of the Official Public Records of Rockwall County, Texas, and being all of Lot 1 and Lot 3, Block A, INTEGRITY ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 149 of the Plat Records of Rockwall County, Texas, and being all of E.L.B. ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 322, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at in the north right-of-way line of Boydstun Avenue and at the southwest corner of said 0.68 acres Smith tract and at the southeast corner of E.L. B. Addition;

THENCE S. 88 deg. 59 min. 11 sec. W. along said right-of-way, a distance of 128.00 feet to a 1/2" iron rod found for corner at the southwest corner of E.L.B Addition;

THENCE N. 00 deg. 12 min. 32 sec. W. a distance of 231.94 feet to a 1/2" iron rod found for corner at the northwest corner of said E.L.B. Addition and in the south line of said 0.68 acres tract;

THENCE S. 88 deg. 59 min. 25 sec. W. a distance of 68.68 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 18 min. 35 sec. E. along the west line of said 0.68 acres Smith tract, a distance of 30.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 88 deg. 53 min. 07 sec. E. a distance of 352.80 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 11 min. 20 sec. E. a distance of 100.00 feet to an axle rod found for corner;

THENCE S. 04 deg. 10 min. 04 sec. W. a distance of 61.43 feet to a 1/2" iron rod found for corner at the southeast corner of said 0.68 acres;

THENCE N. 89 deg. 18 min. 30 sec. W. a distance of 36.94 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 01 min. 01 sec. W. a distance of 9.37 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 01 min. 01 sec. W. a distance of 34.47 feet to a 1/2" iron rod found for corner at the northeast of Lot 3, Block A, Integrity Addition;

THENCE S. 00 deg. 58 min. 59 sec. E. a distance of 190.00 feet to a 1/2" iron rod found for corner in the north right-of-way line of E. Boydtun Avenue;

THENCE S. 89 deg. 01 min. 01 sec. W. along said right-of-way line, a distance of 51.00 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 58 min. 59 sec. W. a distance of 190.00 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 01 min. 01 sec. W. a distance of 51.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the northwest corner of Lot 2 and the northeast corner of said Lot 1, Block A;

THENCE S. 00 deg. 58 min. 59 sec. E. along the common line between Lot 2 and Lot 1, a distance of 190.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the north right-of-way line of Boydstun Avenue;

THENCE S. 89 deg. 01 min. 01 sec. W. along said right-of-way line, a distance of 51.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner at the southwest corner of Lot 1 and the southeast corner of said 0.68 acres Smith tract;

THENCE S. 88 deg. 59 min. 35 sec. W. a distance of 29.96 feet to the POINT OF BEGINNING and containing 78,363 square feet or 1.80 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as LOT 8, LOT 9 AND LOT 10, BLOCK A, INTEGRITY ADDITION, PHASE 1,an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in LOT 8, LOT 9 AND LOT 10, BLOCK A, INTEGRITY ADDITION, PHASE 1,have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasional by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

CHARLES SMITH

ALAN PIERATT

MELODY PIERATT

JORDAN WOOD

ERIN WOOD

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CHARLES SMITH, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____________ day of ______________, 20__.

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ALAN PIERATT , known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____________ day of ______________, 20__.

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MELODY PIERATT , known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____________ day of ______________, 20__.

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JORDAN WOOD , known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____________ day of ______________, 20__.

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ERIN WOOD , known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____________ day of ______________, 20__.

Notary Public in and for the State of Texas

My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal useand fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

HAROLD D. FETTY III
5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of LOT 8, LOT 9 AND LOT 10, BLOCK A, INTEGRITY ADDITION, PHASE 1, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of ___________ , ___________.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this ______ day of ________________ , _____________.

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

FINAL PLAT
LOT 8, LOT 9 AND LOT 10
BLOCK A
INTEGRITY ADDITION
PHASE 1

BEING A REPLAT OF
E.L.B. ADDITION AND
LOT 1 AND LOT 3
BLOCK A
INTEGRITY ADDITION PHASE 1
3 LOTS
1.80 ACRES OR 78,364 S.F.

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:

CHARLES SMITH
611 E. BOYDSTUN
ROCKWALL, TEXAS 75087
214-212-2307

ALAN PIERATT
MELODY PIERATT
1540 MEADOWS DRIVE
ROCKWALL, TEXAS 75087

JORDAN WOOD
ERIN WOOD
615 E. BOYDSTUN
ROCKWALL, TEXAS 75087

SHEET 2 OF 2

SURVEY DATE FEBRUARY 15, 2025
SCALE 1" = 40' FILE # 20130160-RP
CLIENT SMITH

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2025-

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and Council**

FROM: **Joey Boyd, Assistant City Manager**

DATE: **April 30, 2025**

SUBJECT: **The Harbor Parking Lot**

Attached for City Council consideration is an ordinance that limits overnight parking of certain commercial vehicles on the public parking lot at The Harbor. There have been numerous instances over the last year of individuals storing their truck and/or truck / trailer in the City's parking lots located within The Harbor District, specifically at Shoreline Trail and Summer Lee Drive, which is shown in the attached exhibit. This is an asphalt parking lot designed for passenger vehicles and not storage of heavy commercial trucks.

Neighborhood Improvement Services has been monitoring the situation during this time and placed Notice of Violation stickers on trucks/trailers being stored in the parking lots. The use of the Notice of Violation stickers resulted in multiple trucks/trailers leaving the premises and not returning; however, additional actions were necessary to address a couple of individuals that failed to remove their vehicles after we stickered them. One was a large, refrigerated truck, that was observed parking in the City lot on multiple occasions. After NIS stickered the vehicle twice and attempted to contact the vehicle owner to discuss, a citation was issued. The other case that resulted in a citation being issued was a wood floor contractor that parked/stored their fully wrapped vehicle and trailer in the city lot, with what appeared to be an attempt to advertise their business. That owner failed to remove the stored vehicle in a timely manner, after an NIS officer placed a Notice of Violation sticker on it. These vehicles do not seem to be associated with business being conducted within The Harbor District, but rather a storage space for commercial operators. In another instance, multiple vehicles were registered to an individual living in a neighborhood near The Harbor.

While we are seeing better compliance currently, this ordinance allows for towing of commercial vehicles being stored, specifically semi-tractor / trailers parked on public parking between the hours of 5pm and 6am. This proposed ordinance does not affect recreational vehicles. This further provides spaces for patrons of the restaurants, shops, and outdoor entertainment opportunities at The Harbor. If approved, signage will be added to the parking lot leading up to enforcement.

CITY OF ROCKWALL

ORDINANCE NO. ______

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE ORDINANCES OF THE CITY OF ROCKWALL, BY AMENDING SECTION 26-516, *PROHIBITED OVERNIGHT PARKING OF OVERSIZED VEHICLES IN THE HARBOR* OF ARTICLE VII, *STOPPING, STANDING OR PARKING*, OF CHAPTER 26, *MOTOR VEHICLES AND TRAFFIC*, TO INCORPORATE PROHIBIT OVERNIGHT PARKING IN PUBLIC PARKING LOTS AT THE HARBOR AS DEPICTED IN *EXHIBT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall, Texas, a *Home Rule City*, by State Law and the City's Charter is permitted to establish ordinances to protect the health, safety, and general welfare of its residents; and,

WHEREAS, the City has exclusive control and power over the streets, alleys, and public grounds and highways of the City pursuant to Transportation Code §311.001, as it may be amended; and,

WHEREAS, overnight parking of oversized vehicles has become a nuisance at the public parking lots located in the Harbor; and

WHEREAS, the City Council of the City of Rockwall, Texas has directed staff to prepare an ordinance establishing prohibited overnight parking at The Harbor for parking of oversized vehicles;

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

SECTION 1. Findings. The recitals are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

SECTION 2. That the Section 26-516, *Prohibited Overnight Parking of Oversized Vehicles at The Harbor*, of Article VII, *Stopping, Standing or Parking*, of Chapter 26, *Motor Vehicles and Traffic*, of the Code of Ordinances be hereby amended to henceforth to read in its entirety as follows:

SECTION 26-516: Prohibited Overnight Parking of Oversized Vehicles at The Harbor

(a) For the purpose of this, *Oversized vehicle shall* mean a truck tractor, road tractor, semitrailer (whether or not attached to a truck tractor or a road tractor), dump truck, or similar vehicle greater than 23 feet in length, or any truck with a rated capacity over 1½ tons, according to the manufacturer's classification. The term "oversized vehicle" does not include any motor vehicle owned or operated by a governmental entity.

(b) A person commits an offense if the person parks or stands or allows the parking or standing of an oversized vehicle overnight (5:00 p.m. and 6:00 a.m.) at The Harbor.

(c) All emergency vehicles shall be exempt from the restriction set forth in subsection (b) of this section. Emergency vehicles shall include ambulances, fire trucks and equipment, paramedic vehicles, police vehicles and all governmental vehicles used for necessary governmental purposes.

(d) All oversized vehicles or utility trailers being used in the repair or construction of a public utility or for construction activities shall be exempt from the restriction set forth in subsection (b) of this section.

(e) The City Manager or his designee shall provide for appropriate notice and signage for the parking restrictions as contained in this section. The City Manager or his designee shall also be authorized to issue citations and perform other enforcement provisions, including towing in accordance with this chapter.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict;

SECTION 4. That the Code of the City of Rockwall, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance;

SECTION 5. That should any section, paragraph, sentence, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, and to this end the provisions of this ordinance are declared to be severable;

SECTION 6. That this ordinance shall take effect immediately from and after its publication of the caption of said ordinance as the law in such cases provides and upon the installation of signs designating the overnight parking limitation. .

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5th DAY OF MAY 2025.

____
Trace Johannesen, Mayor

ATTEST:

____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

____
Frank J. Garza, City Attorney

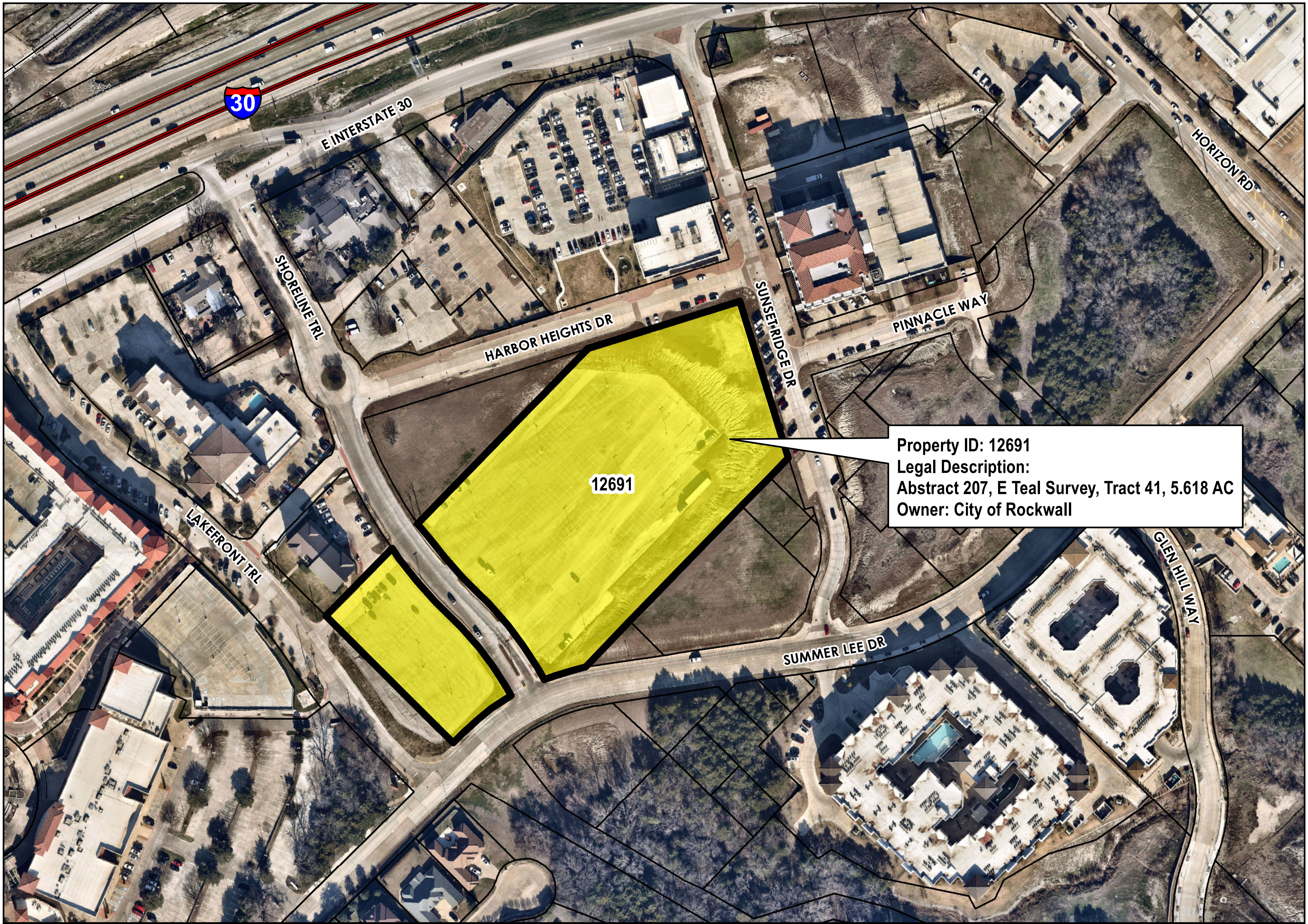
1st Reading: 05/05//2025

2nd Reading: 05/19/2025

Exhibit 'A'

Location Map of Affected Streets

HARBOR PARKING AREA


30
E INTERSTATE 30
HORIZON RD
SHORELINE TRL
SUNSET RIDGE DR
PINNACLE WAY
HARBOR HEIGHTS DR
12691
LAKEFRONT TRL
GLEN HILL WAY
SUMMER LEE DR

Property ID: 12691
Legal Description:
Abstract 207, E Teal Survey, Tract 41, 5.618 AC
Owner: City of Rockwall

City of Rockwall

0 100 200 Feet
1 inch = 200 feet
Date: 4/15/2025

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

CITY OF ROCKWALL
CITY COUNCIL CASE MEMO
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	May 5, 2025
APPLICANT:	David Gamez
CASE NUMBER:	Z2025-012; *Specific Use Permit (SUP) for a Residential Infill at 614 Boydstun Avenue*

SUMMARY

Hold a public hearing to discuss and consider a request by David Gamez for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 614 E. Boydstun Avenue, and take any action necessary.

BACKGROUND

According to the City's annexation ordinances and the 1934 Sanborn Maps, the subject property was platted as part of the B.F. Boydston Addition prior to 1959 and after 1934. Per the City's historic zoning maps, the subject property was originally zoned Commercial (C) District as of January 3, 1972. Between this date and December 7, 1993, the subject property was rezoned from a Commercial (C) District to a Single-Family 7 (SF-7) District and has remained zoned Single-Family 7 (SF-7) District since this change. The subject property has been situated within the Southside Residential Neighborhood Overlay (SRO) District since its inception on June 3, 1996 by *Ordinance No. 96-12*. On November 20, 2023, the City Council approved a Replat [*i.e. Case No. P2023-034*] establishing two (2) lots on the subject property.

PURPOSE

The applicant -- *David Gamez* -- is requesting the approval of a *Specific Use Permit (SUP)* for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 614 E. Boydstun Avenue. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Boydstun Avenue, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are six (6) parcels of land (*i.e. 611, 613, 615, 615, 619, 621, & 627 E. Boydstun Avenue*) developed with single-family homes and one (1) vacant lot (*i.e. 617 E. Boydstun Avenue*). All of these properties are zoned Zero Lot line (ZL-5) District. North of this is a 0.34-acre parcel of land (*i.e. Lot N of the B.F. Boydstun Subdivision*) which is identified as an abandoned roadway.

South: Directly south of the subject property is the Ridgell Subdivision, which consists of seven (7) lots that are situated on 1.67-acres of land. Beyond this is the Strange Denson Addition, which consists of one (1) lot [*i.e. 713 Sherman Street*], is 100% developed, and has been in existence since October 15, 1990. All of these properties are zoned Single-Family 7 (SF-7) District. South of this is a 7.00-acre tract of land which belongs to the Dallas-Garland & northeastern Railroad and is zoned Planned Development District 52 9PD-52).

East: Directly east of the subject property is a 1.132-acre tract of land (*i.e. Lots A 7 C, Block 110, B.F. Boydstun Addition*) developed with a commercial property. Beyond this is a 0.1377-acre parcel of land (*i.e. Block 110 of the*

B.F. Boydstun Addition) which is also developed with a commercial property. Both of these parcels are zoned Planned Development District 52 (PD-52). East of this is S. Clark Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Sherman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Lamar Street Habitat No. 1 Subdivision, which consists of 112 residential lots and is zoned Single-Family District 7 (SF-7) District. West of this is Lamar Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90.00% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is adjacent to the Ridgell Subdivision, which is 100% developed, consists of 7 residential lots, and has been in existence for more than ten (10) years. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing within close proximity of E. Boydstun Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing in Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) and Two (2) Story	One (1) Story
Building Orientation	All homes face onto the street they front on.	The front elevation of the home will face onto E. Boydstun Street.
Year Built	1980- 2020	*N/A*
Building SF on Property	980 SF – 19,586 SF	1,031 SF
Building Architecture	Single Family Homes, Two (2) Vacant Lots, and Two (2) Commercial Properties	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	6- feet	6-Feet
Rear	10-Feet	X>10-Feet
Building Materials	Brick, Siding, Stone and Metal	Board and Batten Siding
Paint and Color	Brown, Red, White, Orange, Yellow	*N/A*
Roofs	Composite Shingles and Metal Roofs	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front entry garages, j-swing garages, or no garages.	The proposed garage will be a front entry garage and will face onto E. Boydstun Street.

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along E. Boydstun Avenue, Sherman Street, and S. Clark Street and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house *will not* have a negative impact on the existing subdivision.

NOTIFICATIONS

On March 18, 2025, staff mailed 76 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowners Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice in favor and two (2) notices in opposition to the applicant's request. Additionally, staff received one (1) notice of opposition to the request, citing concerns about the home featuring a carport. However, they indicated that they would support the proposal if the plans were revised to include an attached garage. The current elevations of the proposed home now show that an attached garage has been incorporated.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

  (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

  (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance.

  (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

(2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 15, 2025, the Planning and Zoning Commission approved a motion to table the *Specific Use Permit (SUP)* by a vote of 6-0, with Commissioner Thompson absent.

On April 29, 2025, the Planning and Zoning Commission approved a motion to approve the *Specific Use Permit (SUP)* by a vote of 4-1, with Commissioner Hagaman dissenting, Commissioner Hustings absent, and one (1) vacant seat.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 614 E Boydston Rockan TX 75087
SUBDIVISION: Block A of Rigell's Subdivison LOT: 3 BLOCK: A
GENERAL LOCATION: New Replat Next to 614 E Boydston

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SF-7	CURRENT USE	SF-7
PROPOSED ZONING		PROPOSED USE	
ACREAGE	.17	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

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

☑ OWNER	DAVID Gamez	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	614 E Boydston	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	
PHONE	972-619-6635	PHONE	
E-MAIL	3boysinschool@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 3-10-25 DAY OF martn, 20 25 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

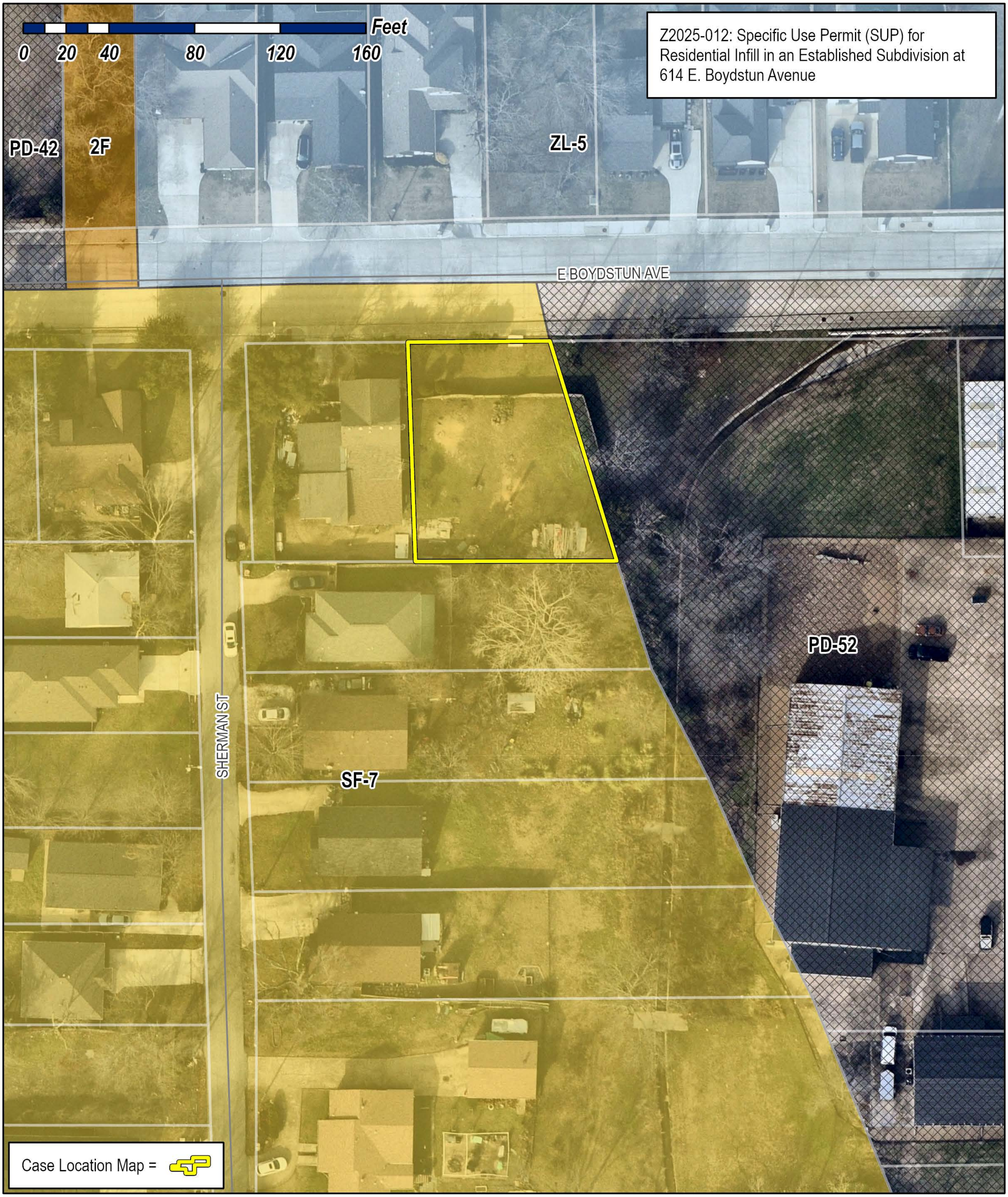
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* March, *20*25.

OWNER'S SIGNATURE David Gamez

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Theresa L Moss

THERESA L. MOSS
Notary ID #130926177
My Commission Expires
December 8, 2028

MY COMMISSION EXPIRES 12-08-2028



Z2025-012: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 614 E. Boydstun Avenue

Feet
0
20
40
80
120
160
PD-42
2F
ZL-5
E BOYDSTUN AVE
SHERMAN ST
SF-7
PD-52
Case Location Map =

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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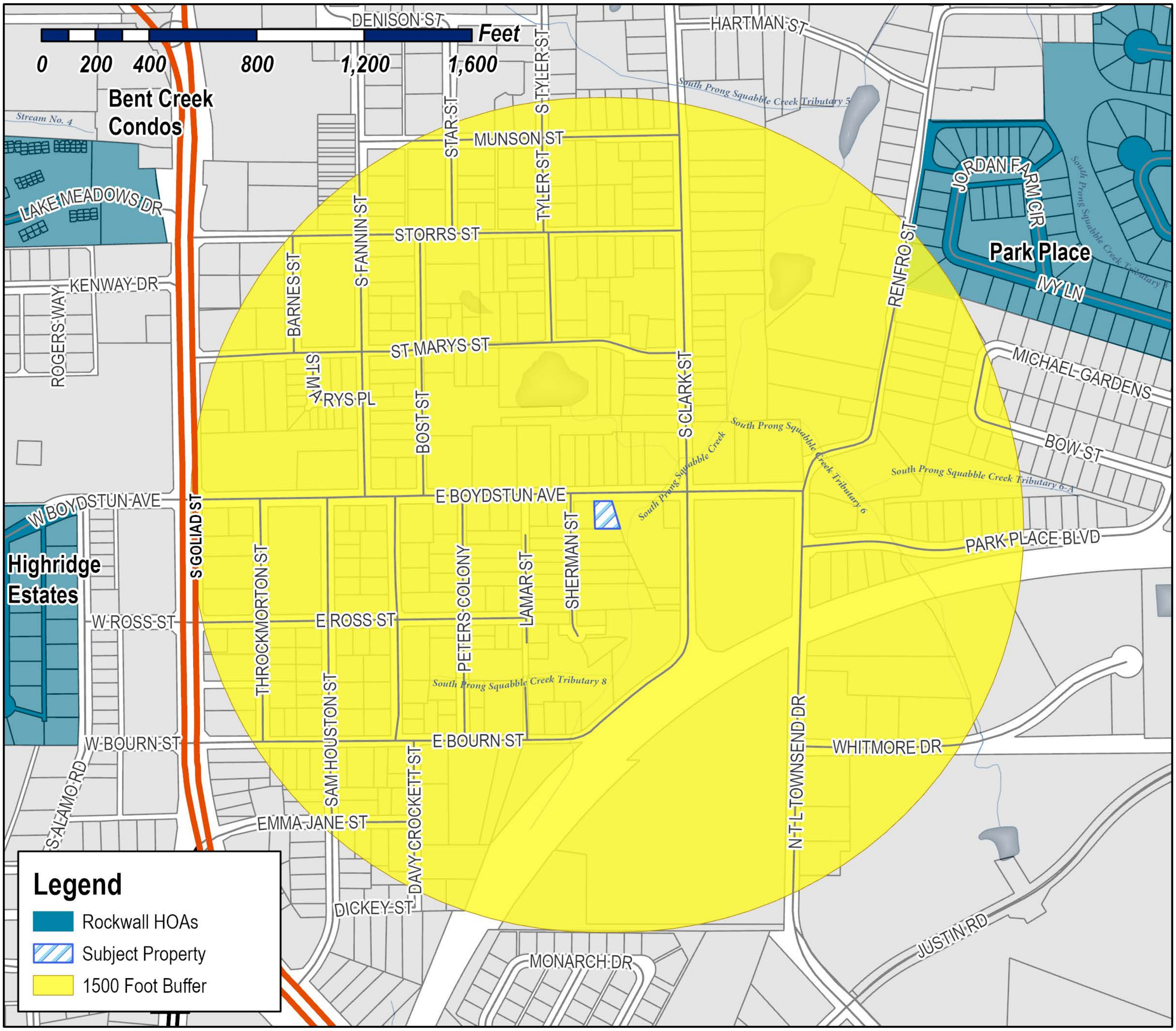

Feet
0
200
400
800
1,200
1,600
DENISON ST
HARTMAN ST
S TYLER ST
STAR ST
MUNSON ST
TYLER ST
Bent Creek Condos
Stream No. 4
LAKE MEADOWS DR
S FANNIN ST
STORRS ST
BARNES ST
KENWAY DR
ROGERS WAY
ST MARYS ST
ST MARYS PL
BOST ST
S CLARK ST
South Prong Squabble Creek Tributary 5
JORDAN FARM CIR
Park Place
IVY LN
RENFRO ST
South Prong Squabble Creek Tributary 6
MICHAEL GARDENS
BOW ST
South Prong Squabble Creek Tributary 6-A
South Prong Squabble Creek
W BOYDSTUN AVE
E BOYDSTUN AVE
S GOLIAD ST
Highridge Estates
SHERMAN ST
PARK PLACE BLVD
THROCKMORTON ST
PETERS COLONY
LAMAR ST
W ROSS ST
E ROSS ST
South Prong Squabble Creek Tributary 8
SAM HOUSTON ST
W BOURN ST
E BOURN ST
N T L TOWNSEND DR
WHITMORE DR
S ALAMO RD
EMMA JANE ST
DAVY CROCKETT ST
DICKEY ST
MONARCH DR
JUSTIN RD
Legend
Rockwall HOAs
Subject Property
1500 Foot Buffer

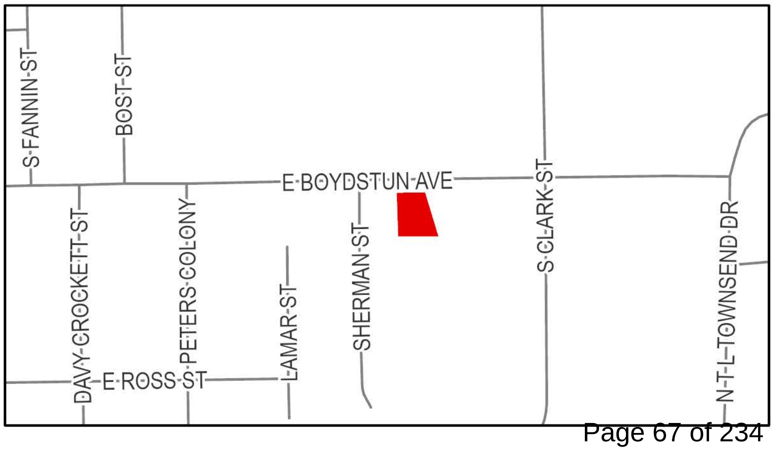
Case Number: Z2025-012

Case Name: Specific Use Permit (SUP) for Residential Infill

Case Type: Zoning

Zoning: Single-Family 7 (SF-7) District

Case Address: 614 Boydstun E. Avenue


S FANNIN ST
BOST ST
E BOYDSTUN AVE
S CLARK ST
DAVY CROCKETT ST
PETERS COLONY
LAMAR ST
SHERMAN ST
N T L TOWNSEND DR
E ROSS ST

Date Saved: 3/14/2025

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

From: Zavala, Melanie
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2025-012]
Date: Wednesday, March 19, 2025 9:31:56 AM
Attachments: HOA Map (03.19.2025).pdf
Public Notice (03.17.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, March 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, April 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 21, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2025-012: Specific Use Permit (SUP) for a Residential Infill
Hold a public hearing to discuss and consider a request by David Gamez for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 614 E. Boydstun Avenue, and take any action necessary.

Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

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

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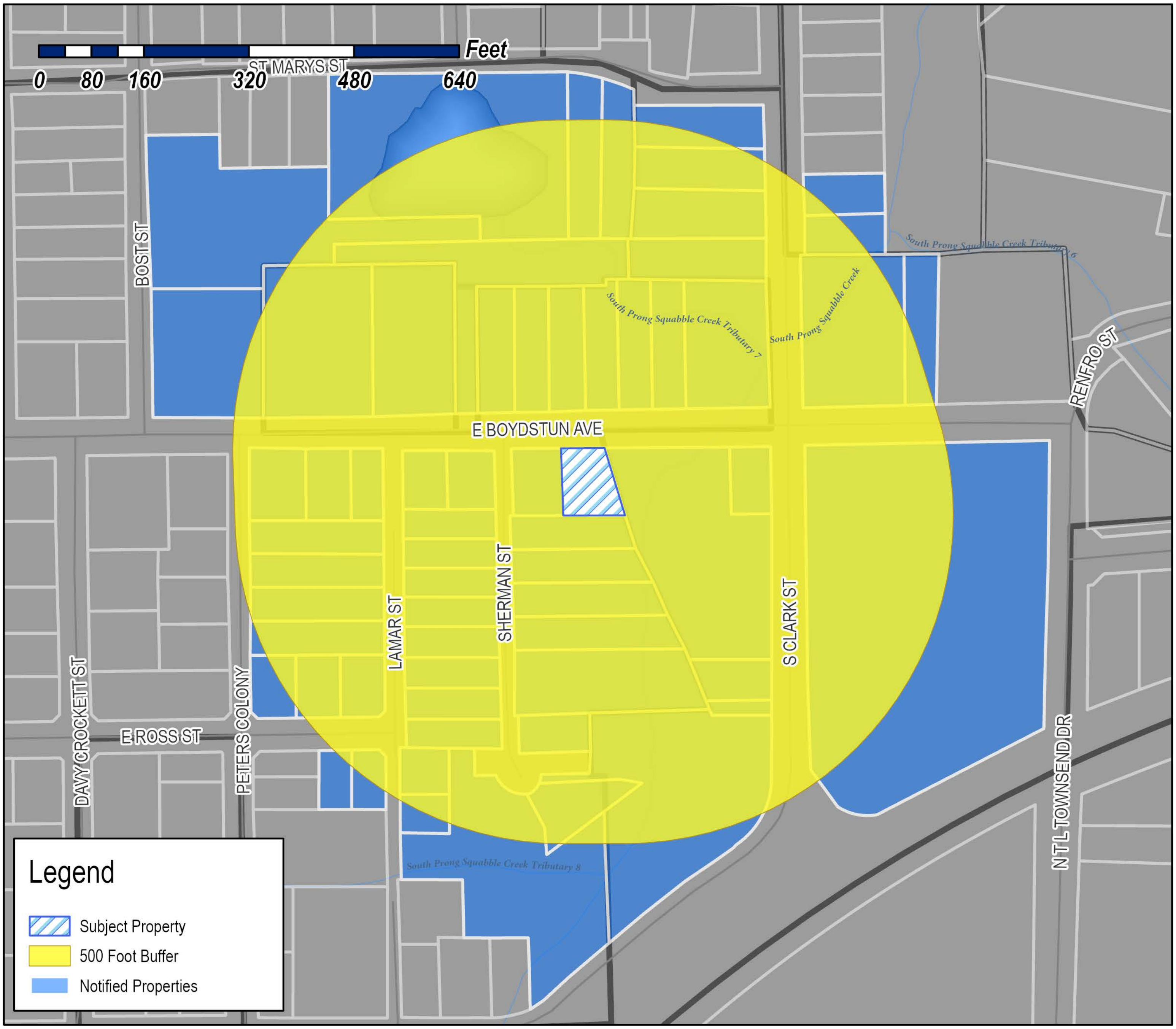

Feet
0
80
160
320
480
640
ST MARYS ST
BOST ST
E BOYDSTUN AVE
South Prong Squabble Creek Tributary 7
South Prong Squabble Creek
South Prong Squabble Creek Tributary 6
RENFRO ST
LAMAR ST
SHERMAN ST
S CLARK ST
E ROSS ST
DAVY CROCKETT ST
PETERS COLONY
N T L TOWNSEND DR
South Prong Squabble Creek Tributary 8
Legend
▨ Subject Property
🟨 500 Foot Buffer
🟦 Notified Properties

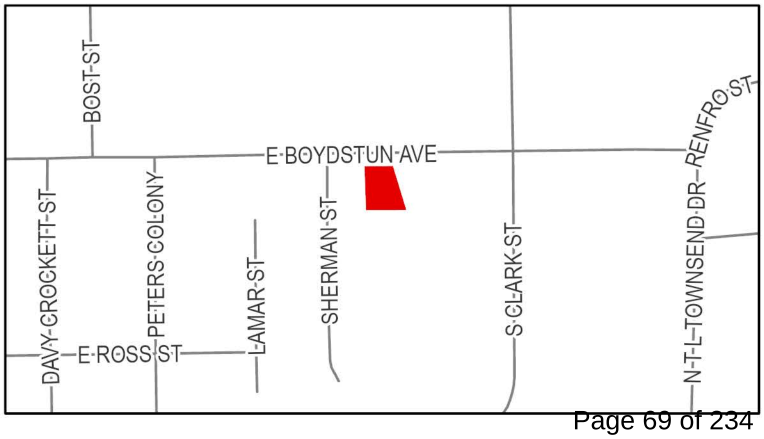
Case Number: Z2025-012

Case Name: Specific Use Permit (SUP) for Residential Infill

Case Type: Zoning

Zoning: Single-Family 7 (SF-7) District

Case Address: 614 Boydstun Avenue


BOST ST
E BOYDSTUN AVE
RENFRO ST
DAVY CROCKETT ST
PETERS COLONY
LAMAR ST
SHERMAN ST
S CLARK ST
N T L TOWNSEND DR
E ROSS ST

Date Saved: 3/14/2025

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

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

CRP/TH SFR PROGRAM TX OWNER LP
2875 W RAY RD
CHANDLER, AZ 85224

GRUBBS JOHN W
501 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
602 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
604 S CLARK ST
ROCKWALL, TX 75087

CASTILLO JUAN JAIME
605 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
606 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
607 S CLARK ST
ROCKWALL, TX 75087

RSR CAPITAL LLC
1321 CRESENT COVE DRIVE
ROCKWALL, TX 75087

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

BENSLEY MARCO AND DARBY KATHRYN
2255 GARDEN CREST DR
ROCKWALL, TX 75087

BOSS MORRIS E AND
DEBRA K BOSS
408 RIDGEVIEW
ROCKWALL, TX 75087

RESIDENT
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
604 E BOYDSTUN AVE
ROCKWALL, TX 75087

GENTRY GENEVA
605 BOST ST
ROCKWALL, TX 75087

RESIDENT
606 ROSS
ROCKWALL, TX 75087

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
608 ST MARYS ST
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES, LLC - SERIES
602 S CLARK
143 STONELEIGH DRIVE
HEATH, TX 75032

HERNANDEZ ROSA ALBA
2040 SHERWOOD DR
GARLAND, TX 75041

DENSON PATRICIA STRANGE
2521 LOUDON ST W
ROCKWALL, TX 75032

COCHRAN LIVING TRUST
JOE B COCHRAN & SANDRA COCHRAN -
TRUSTEES
4405 VIA DEL NORTE
MESQUITE, TX 75150

NIX ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

CAMELI CHAZ CRISTIAN NECOLA & LAUREN
604 E ROSS ST
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

RESIDENT
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
607 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
610 S CLARK ST
ROCKWALL, TX 75087

FARRELL KIMBERLY A
610 SAINT MARY ST
ROCKWALL, TX 75087

SMITH CHARLES ELLIOT
611 E BOYDSTUN AVE
ROCKWALL, TX

CARPENTER KATHRYN ANN
613 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

WOOD JORDAN AND ERIN
615 E BOYDSTUN AVENUE
ROCKWALL, TX 75032

RESIDENT
617 E BOYDSTUN AVE
ROCKWALL, TX 75087

KENNEDY BLAKE
619 E Boydstun Ave
Rockwall, TX 75087

RANDOLPH JAMES R JR
621 E. BOYDSTUN AVE
ROCKWALL, TX 75087

DITO JAAP & ESTHER
627 E Boydstun Ave
Rockwall, TX 75087

KAUFMANN PROPERTIES LLC
% DOUGLAS A KAUFMANN
627 SORITA CIR
HEATH, TX 75032

TALARICO CHRISTOPHER AND JUSTIN
633 STILLMEADOW DR
RICHARDSON, TX 75081

RESIDENT
702 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
703 SHERMAN
ROCKWALL, TX 75087

RESIDENT
703 E BOYSTUN AVE
ROCKWALL, TX 75087

EBY JENNIFER
703 PETERS COLONY
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
705 E BOYDSTUN AVE
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D
705 N SHERMAN
ROCKWALL, TX 75087

ANDUJAR AMY ELIZABETH MAYER
705 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
706 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
706 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
707 S CLARK
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
708 SHERMAN ST
ROCKWALL, TX 75087

MURPHREE LYNDI LOUISE & CAMERON JUSTIN LEE
709 PETERS COLONY
ROCKWALL, TX 75087

SMITH PAMELA K
709 SHERMAN STREET
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
712 CLARK ST
ROCKWALL, TX 75087

RESIDENT
712 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
713 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
714 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
715 SHERMAN ST
ROCKWALL, TX 75087

CABRERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
716 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL
DISTRICT PUBLIC FACILITY CORP
801 E WASHINGTON ST
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
ROCKWALL, TX 75087

RICHARD EXPO
820 E HEATH ST
ROCKWALL, TX 75087

J&M WARDELL HOLDINGS LLC
880 SHORES BLVD
ROCKWALL, TX 75087

HILLMAN HOUSING LLC
9706 HEARTSTONE LANE
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD
ATTN: ACCOUNTS PAYABLE
SUITE 300 200 MERIDIAN CENTRE BLVD
ROCHESTER, NY 14618

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-012: Specific Use Permit (SUP) for a Residential Infill

Hold a public hearing to discuss and consider a request by David Gamez for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 614 E. Boydstun Avenue, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, April 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 21,2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, April 21, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-012: Specific Use Permit (SUP) for a Residential Infill

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

ZONING & SPECIFIC USE PERMIT INFORMATION FORM

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2025-012

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

☐ I am in favor of the request

☑ I am in opposition of the request

NAME Laurie Haptonstall

ADDRESS 610 E Boydstun Ave, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I think any new construction should have an attached garage. The proposed property only has a carport. If they changed that I would be in favor.

PLEASE CHECK ALL THAT APPLY.

☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.

☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.

☑ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.

☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.

☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

☑ I received a property owner notification in the mail

☐ I read about the request on the City's website

☐ I saw a zoning sign on the property

☐ I read about the request in the Rockwall Herald Banner

☐ My neighbors told me about the request

☐ Other:

PLEASE RETURN THE BELOW FORM

Case No. Z2025-012: Specific Use Permit (SUP) for a Residential Infill

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Alan + Melody Pieratt — WLJurgens

Address: 1540·Meadows Cir. — 505 E Boydstun 75087

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Angelica Guevara
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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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Case No. Z2025-012: Specific Use Permit (SUP) for a Residential Infill

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

House doesn't fit design of neighborhood

Name: Amy Mayer-Andujar

Address: 705 Peters Colony ~~Road~~ Rockwall, TX ~~7508~~ 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) *If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in* order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-012: Specific Use Permit (SUP) for a Residential Infill

Hold a public hearing to discuss and consider a request by David Gamez for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 614 E. Boydstun Avenue, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, April 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 21, 2025 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, April 21, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-012: Specific Use Permit (SUP) for a Residential Infill

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Please See Attached

Name: J. Corky Randolph

Address: 621 E Boydstun Ave

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

April 15, 2025

Rockwall Planning and Zoning Commission
385 S. Goliad
Rockwall, TX 75087

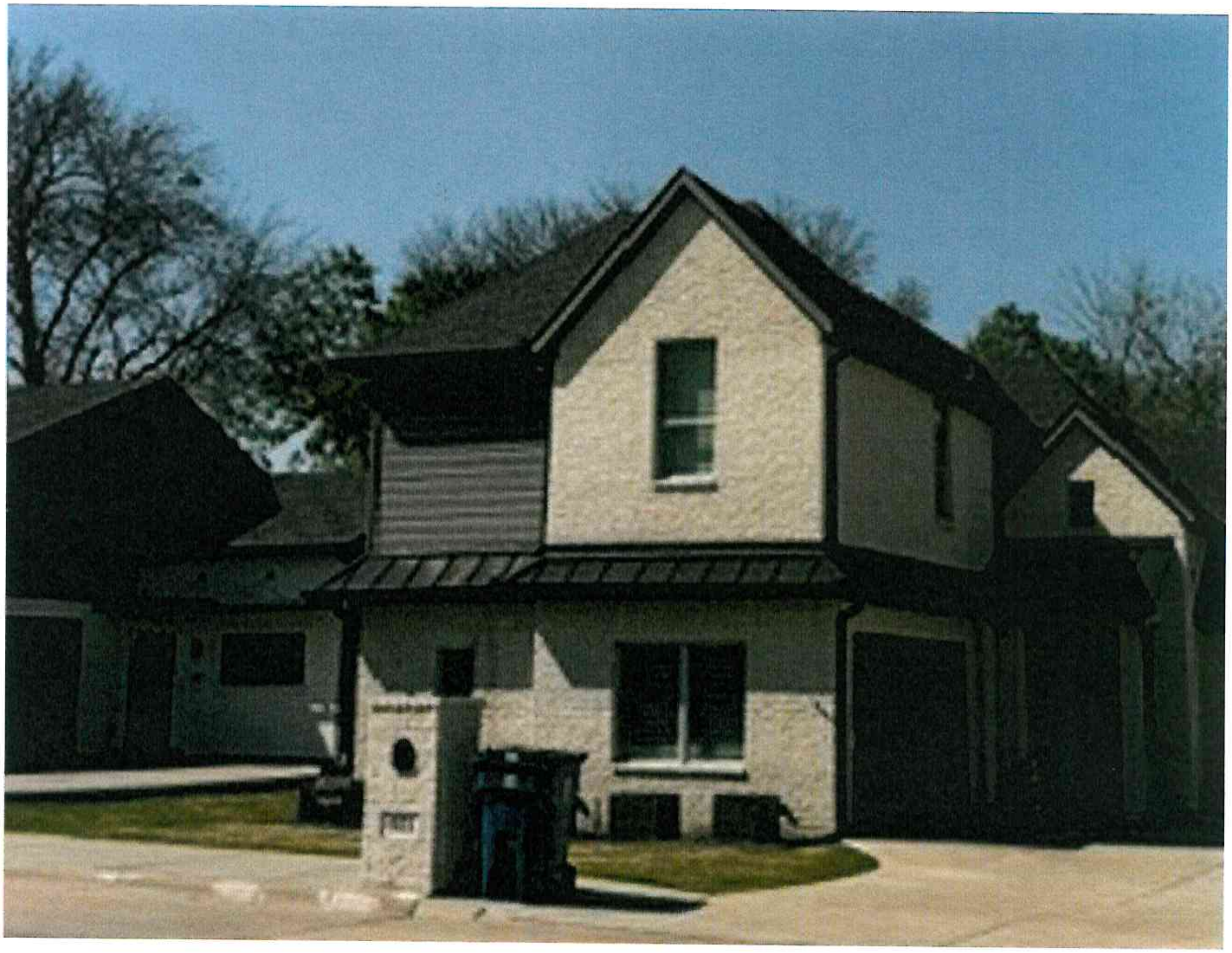
Re: Z2025-012

Dear Zoning Commissioners,

I my name is Corky Randolph. I live at 621 E. Boydstun Avenue, and I am writing to express my opposition to the following case:

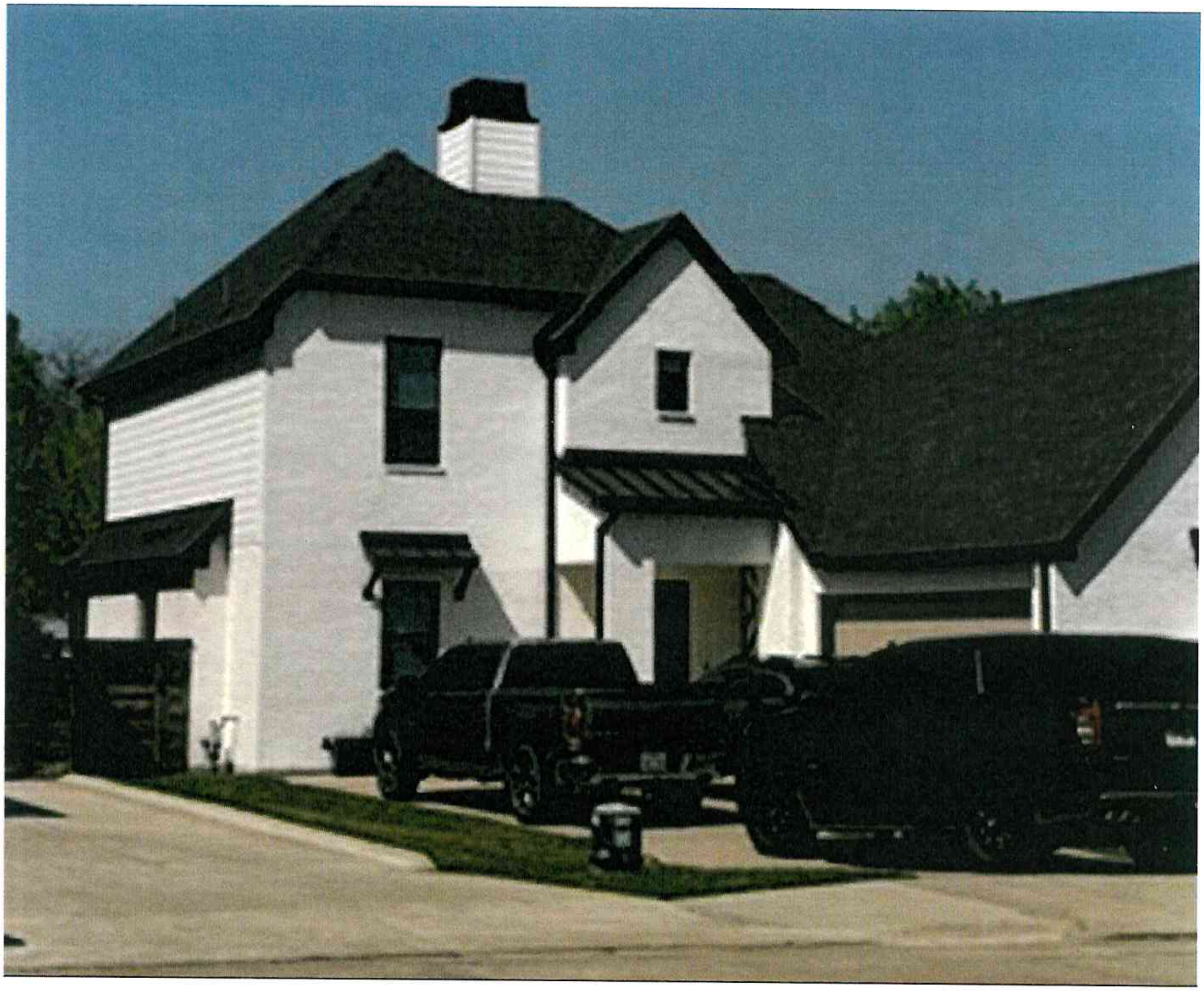
Z2025-012 (ANGELICA GUEVARA)
Hold a public hearing to discuss and consider a request by David Gamez for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 614 E. Boydstun Avenue, and take any action necessary.

I live across the street from Mr. Gamez. My house was constructed in 2017 by Scott Lewis Custom Homes My home was designed to fit the residential infill zoning per the City of Rockwall's requirements at the time and was constructed with a a mix of masonry and brick and has a "J Swing" garage entry and setbacks that were dictated by the city. Below is a current photograph of my home.

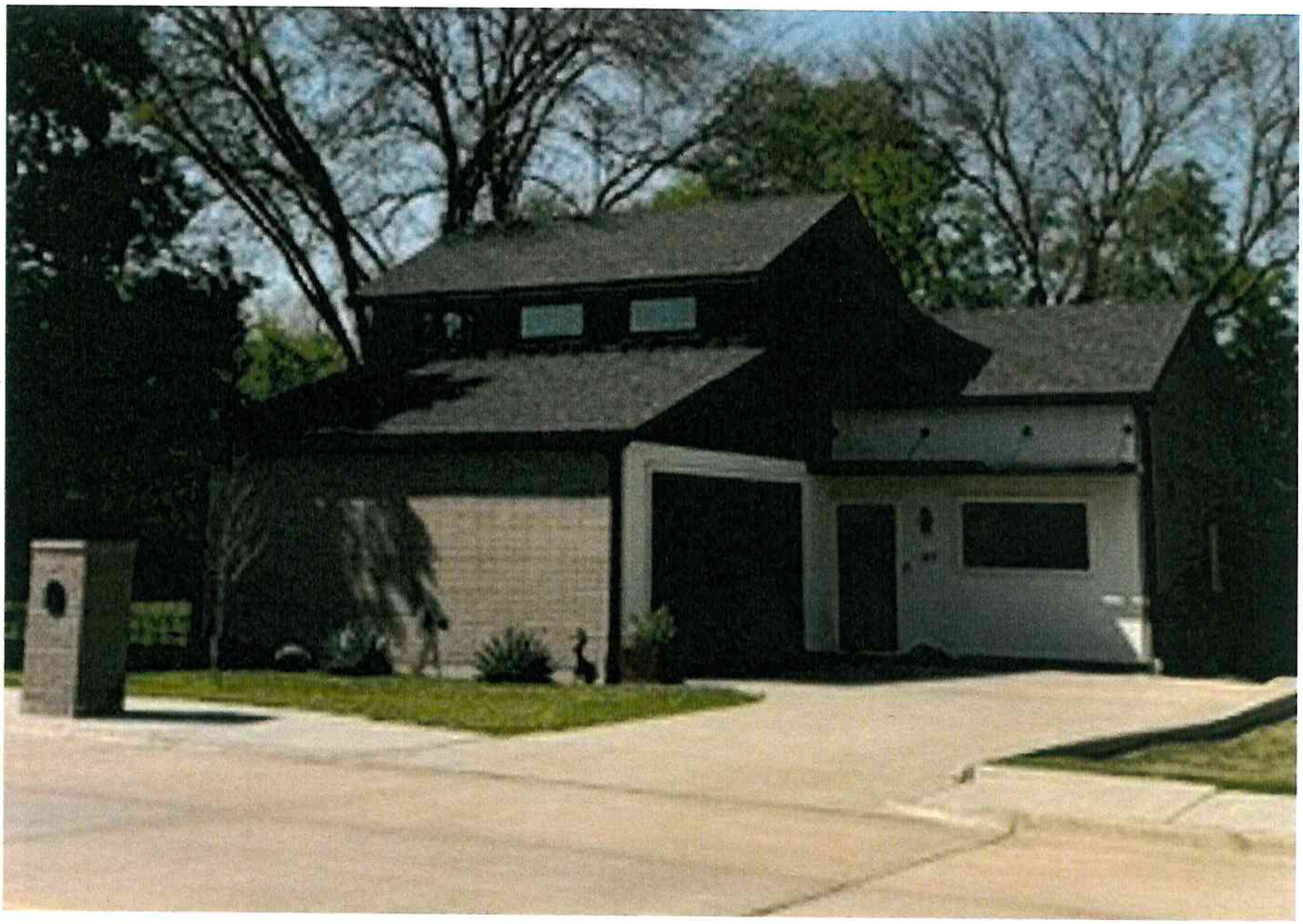


Over the past 10-15 years, all the homes that have been built on the north side of Boydstun Avenue and one on the southside of Boydstun, have been built to this standard. Please see the photos of my neighbor's houses below:

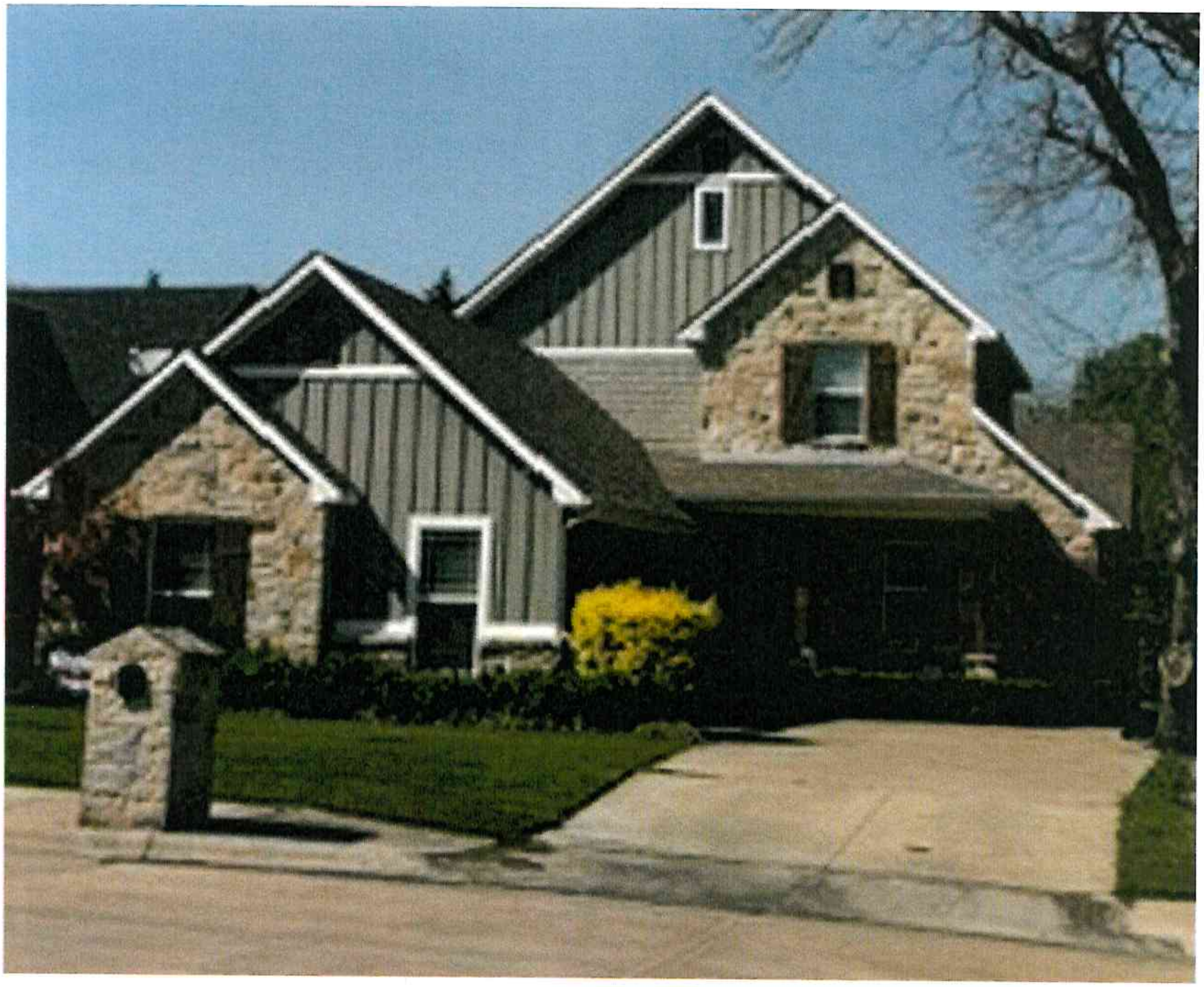
627 E. Boydstun Ave.



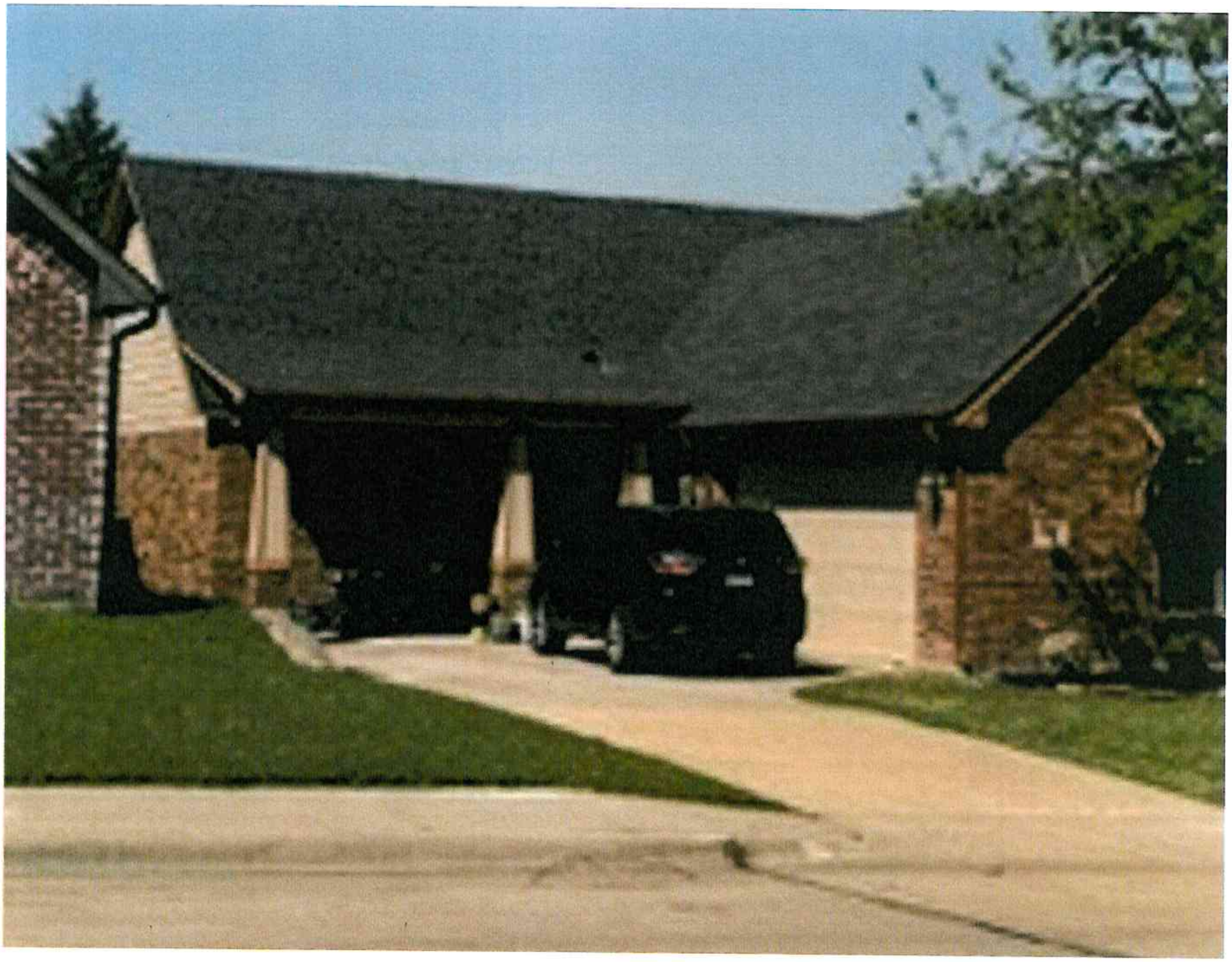
619 E. Boydstun Ave.



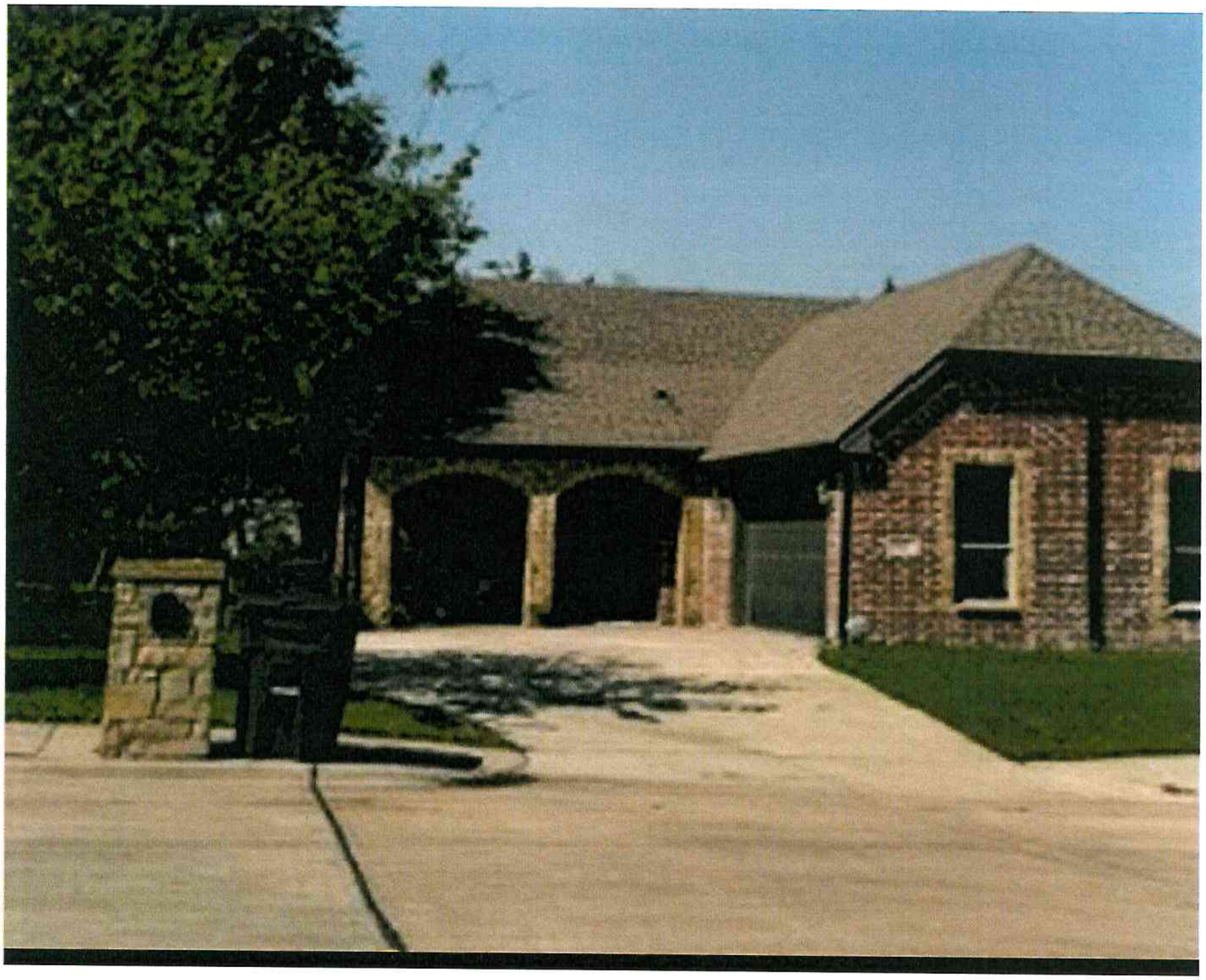
615 E. Boydstrun Ave,



613 E. Boydstun Ave.

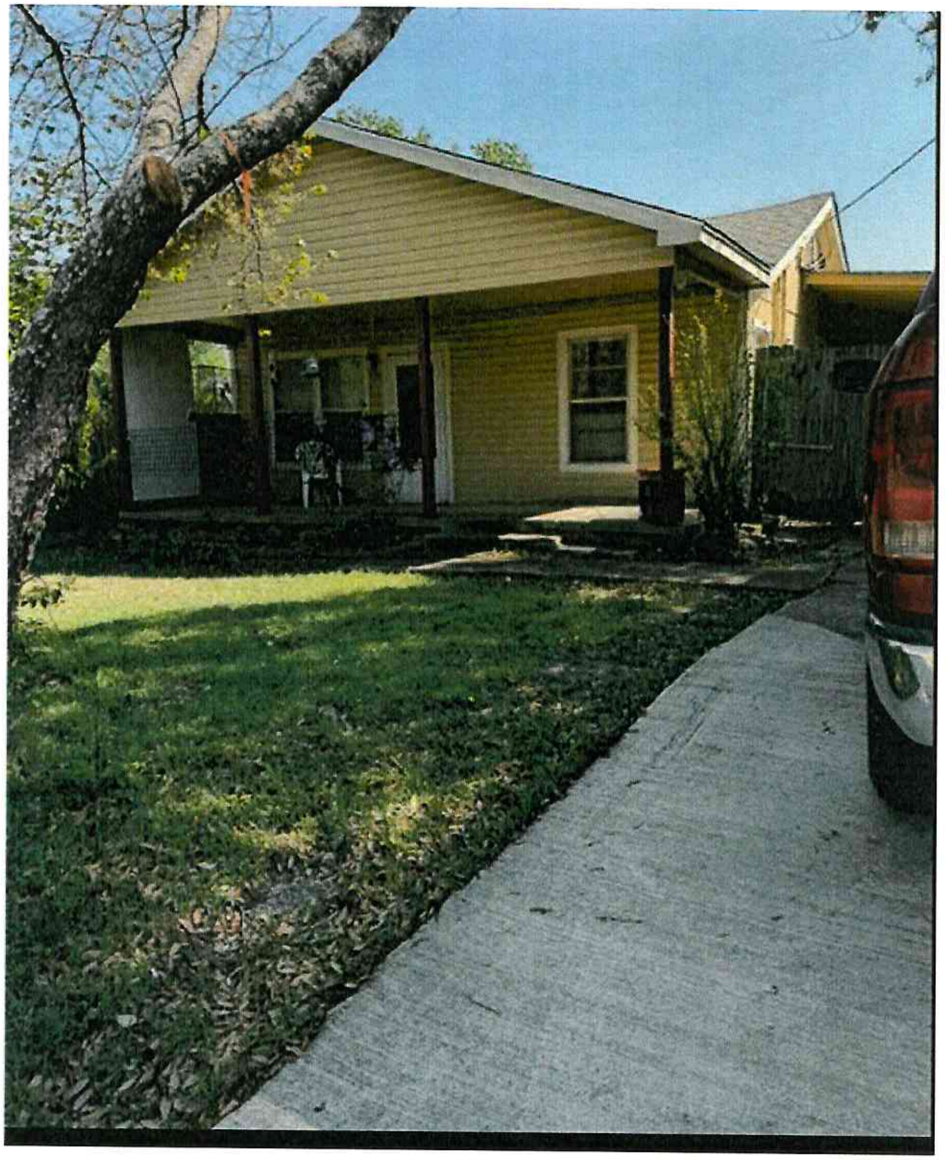


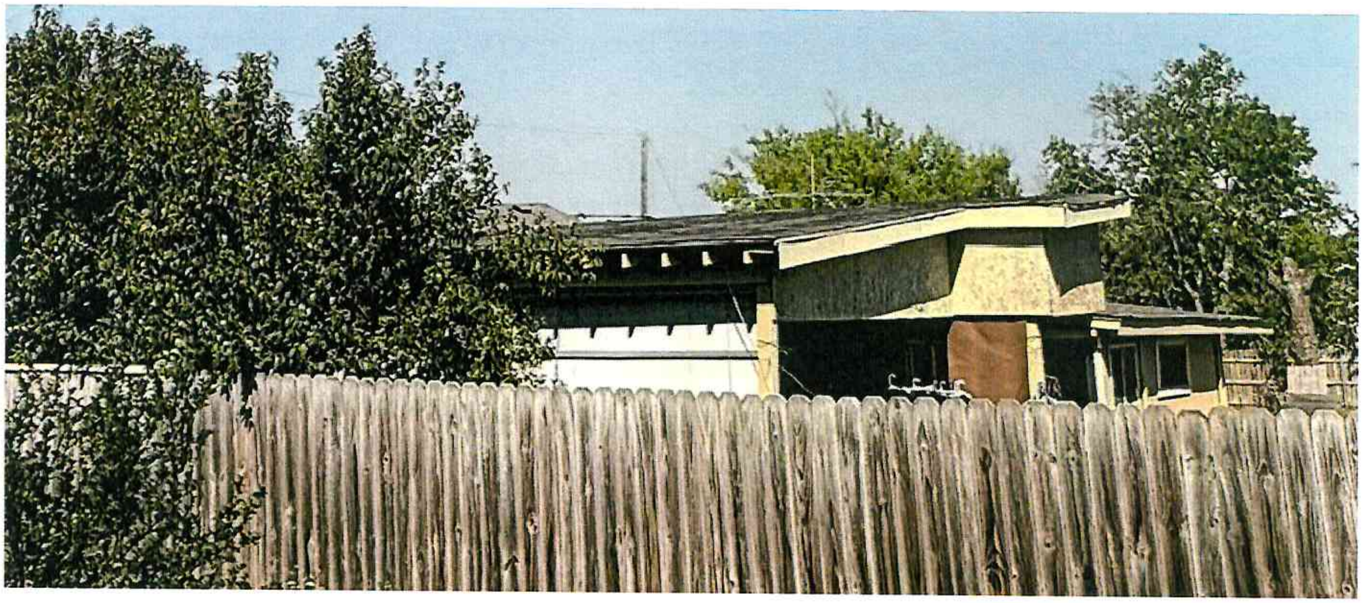
611 E. Boydstun Ave.



610 E. Boydstun Ave.

Please keep in mind that all these homes are directly across the street from Mr. Gamez' (the applicant's) existing home. At present time, I don't believe that Mr. Gamez' current home would meet the criteria if it were built today. Please see the photos of Mr. Gamez' home as it sits today.





As is visible, Mr. Gamez' additions to his current home could never have went through the permitting procees. I don't believe that his home at present is in compliance with City of Rockwall building standards. Mr. Gamez has a wooden fence in front in order to store outside materials etc. at his home and doesn't use his carport as a carport. In fact, his current carport is blocked by a permenant fence and his driveway is gravel, again not something that would be permitted today. The fence is dilapidated and in part is missing the planks. Mr. Gamez now would like to replat his current lot into two lots and improve it with a 1,300 +/- square foot home, with no brick/stone, a pull through carport, and no garage. I fear that if the replat is approved and that the proposed home, as designed would look like Mr. Gamez' current home.

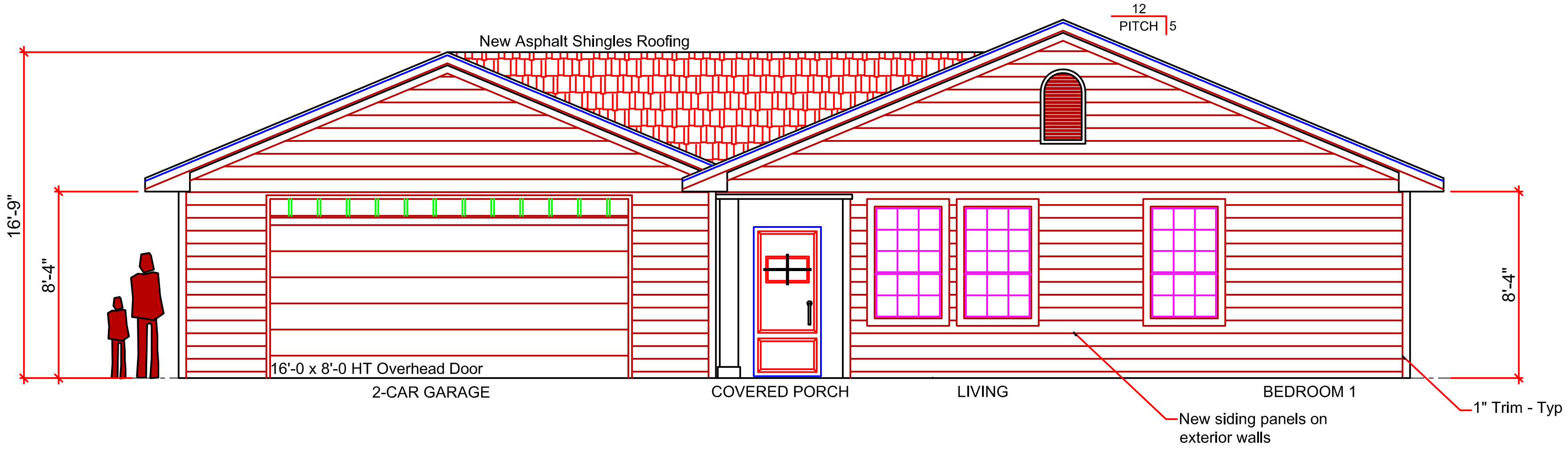
Please know that my neigbors and myself appreciate the way that the City of Rockwall has gone through the process with some of the residential infill in Old Town and The Southside. The newly approved properties are minimum 1,800 square feet and have garages at the very least. Gentrifciation of this area is happening and it can happen the correct way as long as we adhere to the standards that have been previously approved and is evidenced by the photos of my home and my neighbvor's homes. This in turn adds to the property values of Mr. Gamez's home and the surrounding ones. I would like to see Mr. Gamez comply with previously approved building standards before a replat is granted. This way, ALL of the adjacent property owners can have input as to what will be built adjacent to our homes and on this beautiful street neighborhood street.

Please accept this letter as my formal opposition to Mr. Gamez' request.

Sincerely,

J. Corky Randolph

FOR PLANS REVIEW


New Asphalt Shingles Roofing
12
PITCH 5
16'-9"
8'-4"
8'-4"
16'-0 x 8'-0 HT Overhead Door
2-CAR GARAGE
COVERED PORCH
LIVING
BEDROOM 1
New siding panels on exterior walls
1" Trim - Typ

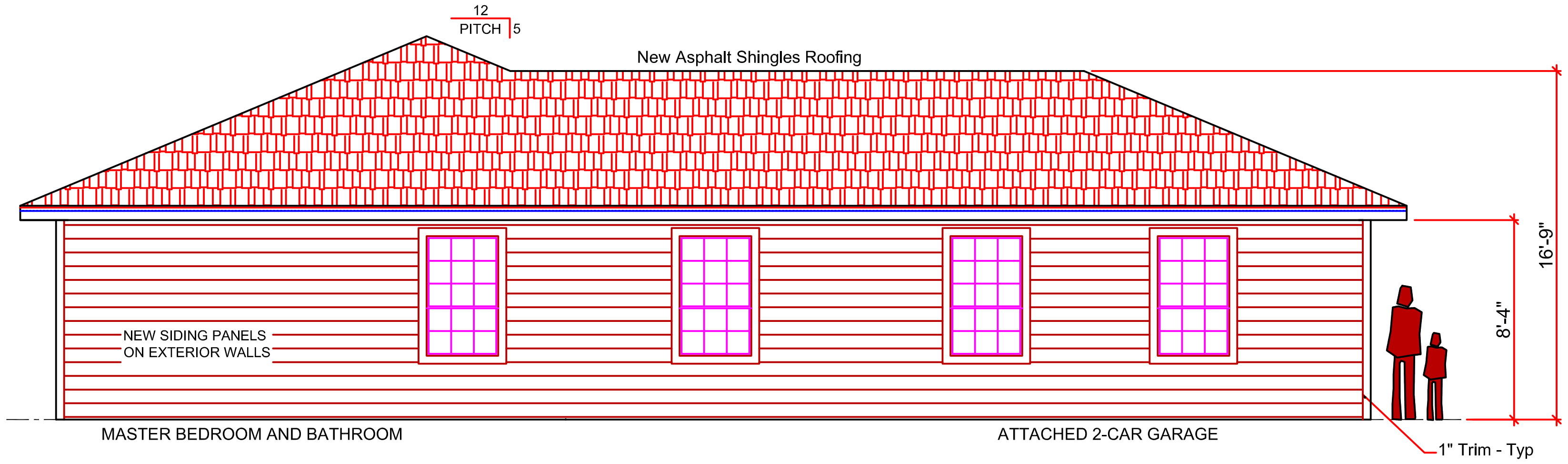
North (Front) Elevation

614 E BOYDSTUN AVE, ROCKWALL TX

0 ft 5 ft 20 ft
2 ft 10 ft

Graphic Scale

Scale Reference:
3/16" : 1'-0"


12
PITCH 5
New Asphalt Shingles Roofing
NEW SIDING PANELS ON EXTERIOR WALLS
16'-9"
8'-4"
MASTER BEDROOM AND BATHROOM
ATTACHED 2-CAR GARAGE
1" Trim - Typ

South (Back) Elevation

614 E BOYDSTUN AVE, ROCKWALL TX

Drafting Solutions - Allen, TX (972) 697-6258

DISCLAIMER: These plans are intended to provide basic construction information in site work, concrete, framing, electrical or mechanical trades necessary to complete the structure. These plans must be verified by the builder or the person in authority for the job. Any discrepancy, error or omission, if found, is to be brought to the attention of the drafter before any construction, work or purchase is made. All structural elements, such as piers and footings, retaining and shear walls, floor and roof beams, trusses, rafters, floor and ceiling joists, columns, footings and concrete floors must be sized and designed by a registered engineer. Drafting Solutions will not be responsible for these designs and or approvals. The limit for drafter's liability will not exceed the fee paid for plans.

DS

New Single Family
614 E Boydstun Ave
Rockwall, TX 75087

Owners:
The Gamez family

DRAFTING:
JHR

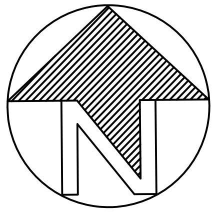
DATE:
3-10-2025

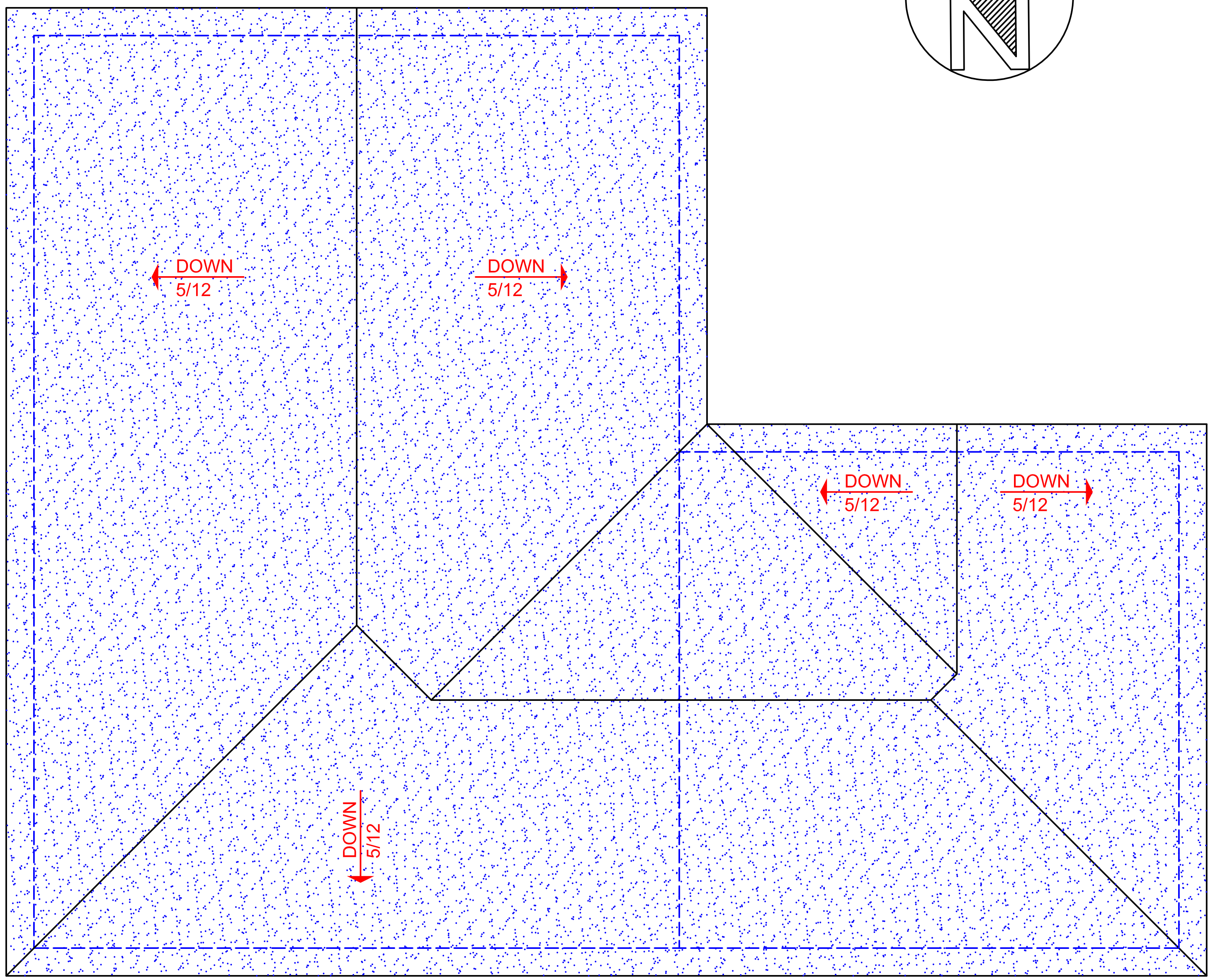
PLAN NUMBER:

Plan

A0.3

FOR PLANS REVIEW



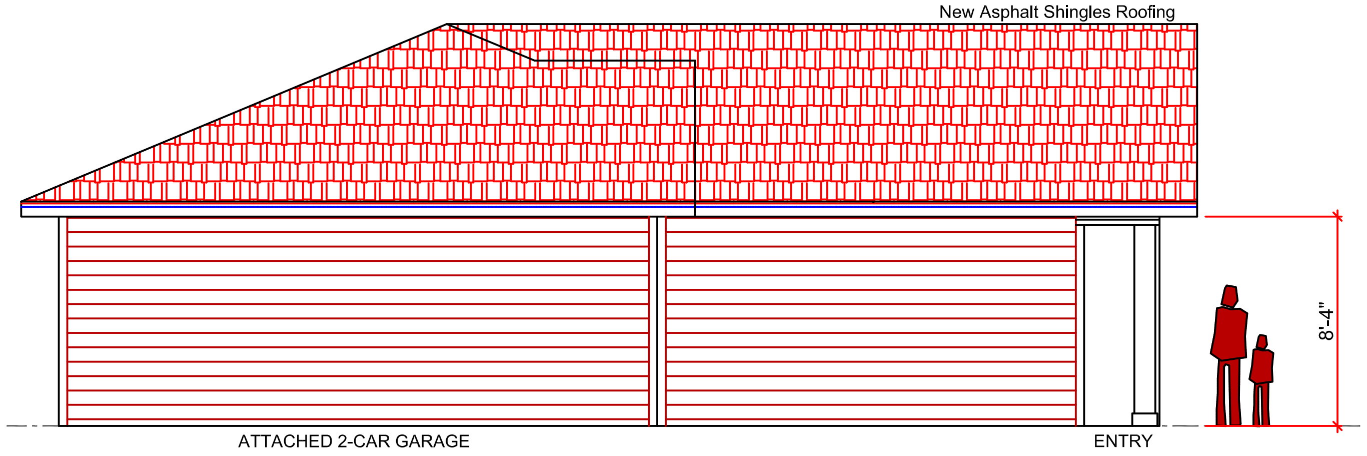

DOWN
5/12
DOWN
5/12
DOWN
5/12
DOWN
5/12
DOWN
5/12

ROOF PLAN - New Frame

614 E BOYDSTUN AVE, ROCKWALL TX

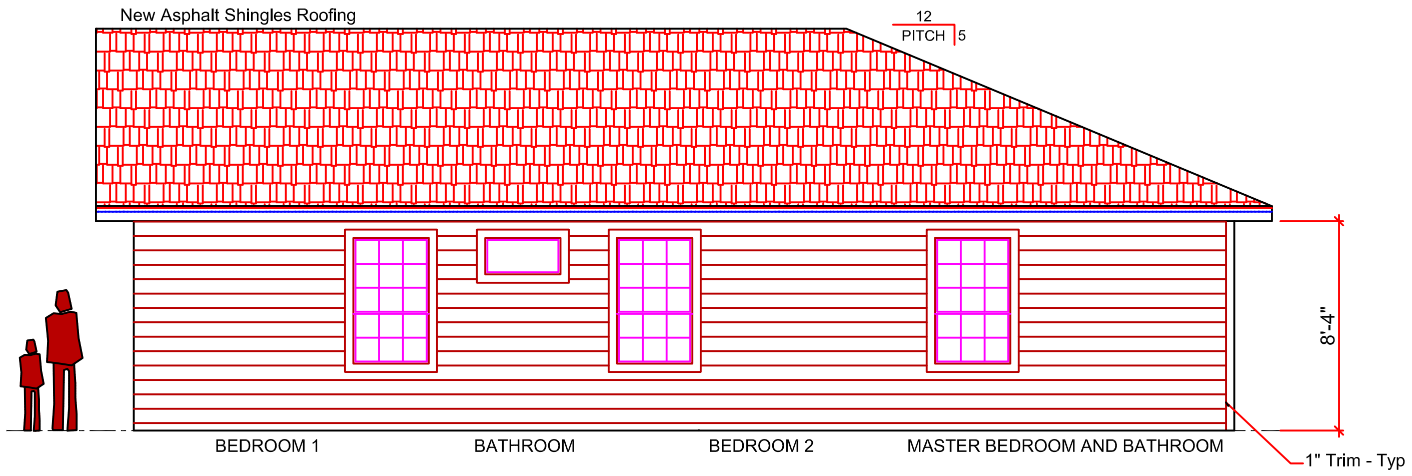
0 ft
5 ft
20 ft
2 ft
10 ft

Graphic Scale


New Asphalt Shingles Roofing
8'-4"
ATTACHED 2-CAR GARAGE
ENTRY

East (Left) Elevation

614 E BOYDSTUN AVE, ROCKWALL TX


New Asphalt Shingles Roofing
12
PITCH
5
8'-4"
BEDROOM 1
BATHROOM
BEDROOM 2
MASTER BEDROOM AND BATHROOM
1" Trim - Typ

West (Right) Elevation

614 E BOYDSTUN AVE, ROCKWALL TX

Drafting Solutions - Allen, TX (972) 697-6258

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DS

New Single Family
614 E Boydstun Ave
Rockwall, TX 75087

Owners:
The Gamez family

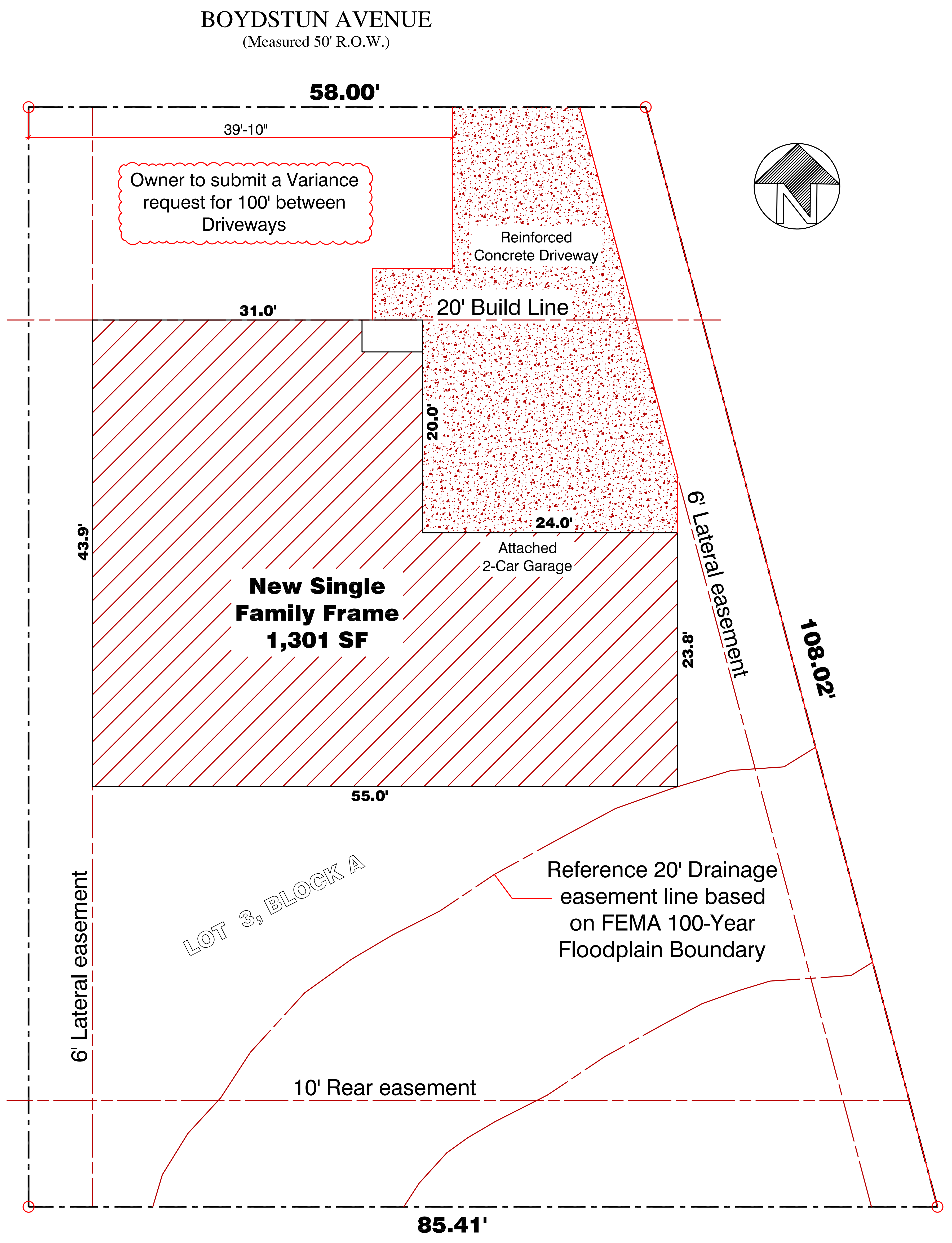
DRAFTING:
JHR

DATE:
3-10-2025

PLAN NUMBER:

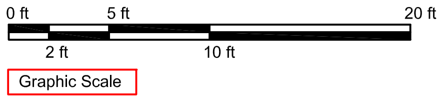
Plan

A0.4


BOYDSTUN AVENUE
(Measured 50' R.O.W.)
58.00'
39'-10"
Owner to submit a Variance request for 100' between Driveways
Reinforced Concrete Driveway
20' Build Line
31.0'
20.0'
24.0'
Attached 2-Car Garage
43.9'
New Single Family Frame 1,301 SF
23.8'
6' Lateral easement
108.02'
55.0'
Reference 20' Drainage easement line based on FEMA 100-Year Floodplain Boundary
LOT 3, BLOCK A
6' Lateral easement
10' Rear easement
85.41'
N

SITE PLAN

614 E BOYDSTUN AVE, ROCKWALL TX


0 ft
5 ft
20 ft
2 ft
10 ft
Graphic Scale

FOR PLANS REVIEW

Owners:
The Gamez family

New Single Family
614 E Boydstun Ave
Rockwall, TX 75087

Drafting Solutions - Allen, TX (972) 697-6258

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DRAFTING:
JHR

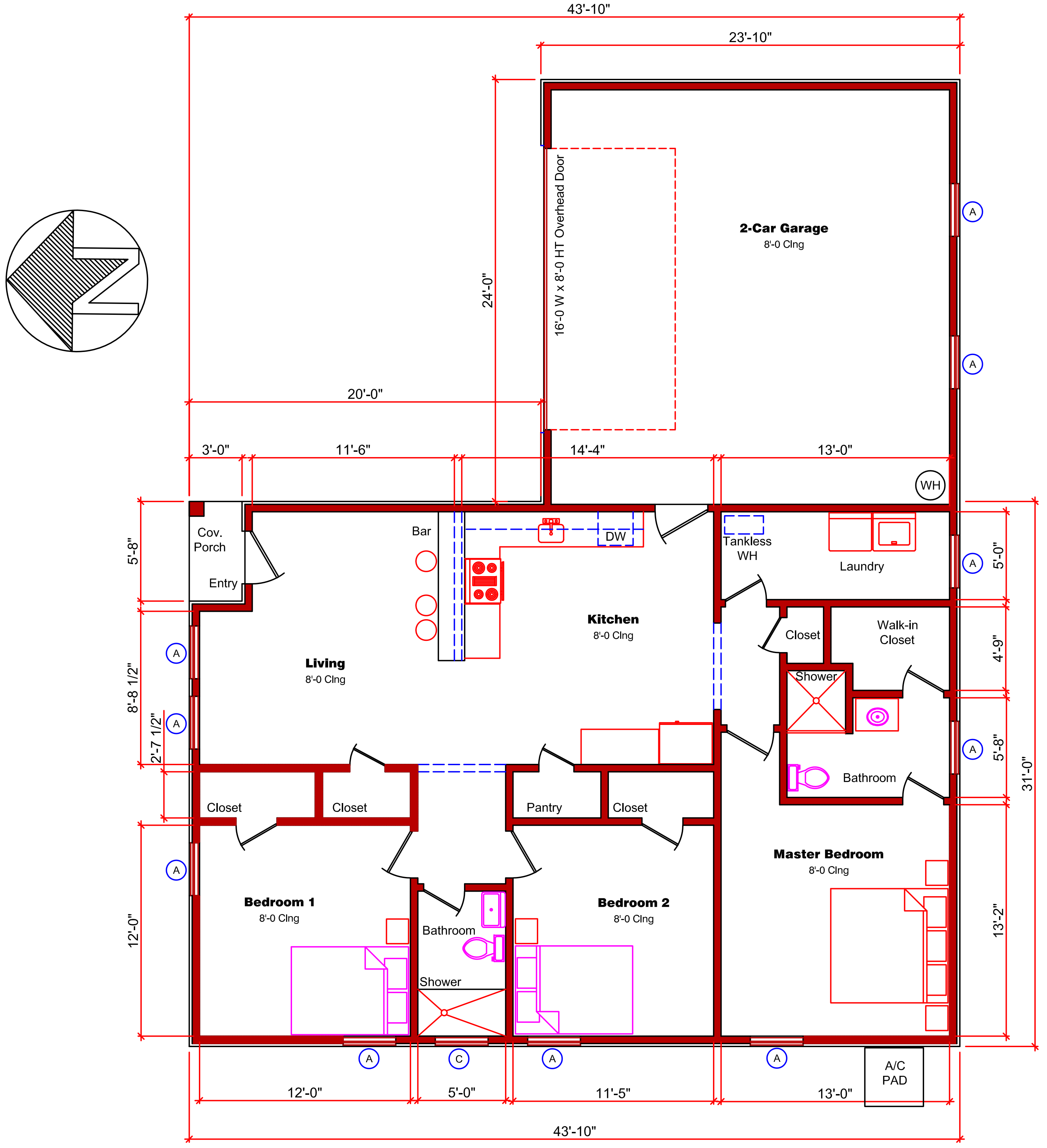
DATE:
3-10-2025

PLAN NUMBER:

Plan

A0.1

FOR PLANS REVIEW


43'-10"
23'-10"
24'-0"
16'-0 W x 8'-0 HT Overhead Door
2-Car Garage
8'-0 Clng
20'-0"
3'-0"
11'-6"
14'-4"
13'-0"
WH
Cov. Porch
Entry
Bar
DW
Tankless WH
Laundry
Kitchen
8'-0 Clng
Living
8'-0 Clng
Closet
Walk-in Closet
Shower
Bathroom
Closet
Closet
Pantry
Closet
Master Bedroom
8'-0 Clng
Bedroom 1
8'-0 Clng
Bathroom
Shower
Bedroom 2
8'-0 Clng
A/C PAD
5'-8"
8'-8 1/2"
2'-7 1/2"
12'-0"
5'-0"
4'-9"
5'-8"
13'-2"
31'-0"
12'-0"
5'-0"
11'-5"
13'-0"
43'-10"
A
C

FLOOR PLAN - New Frame

614 E BOYDSTUN AVE, ROCKWALL TX

0 ft 5 ft 20 ft
2 ft 10 ft

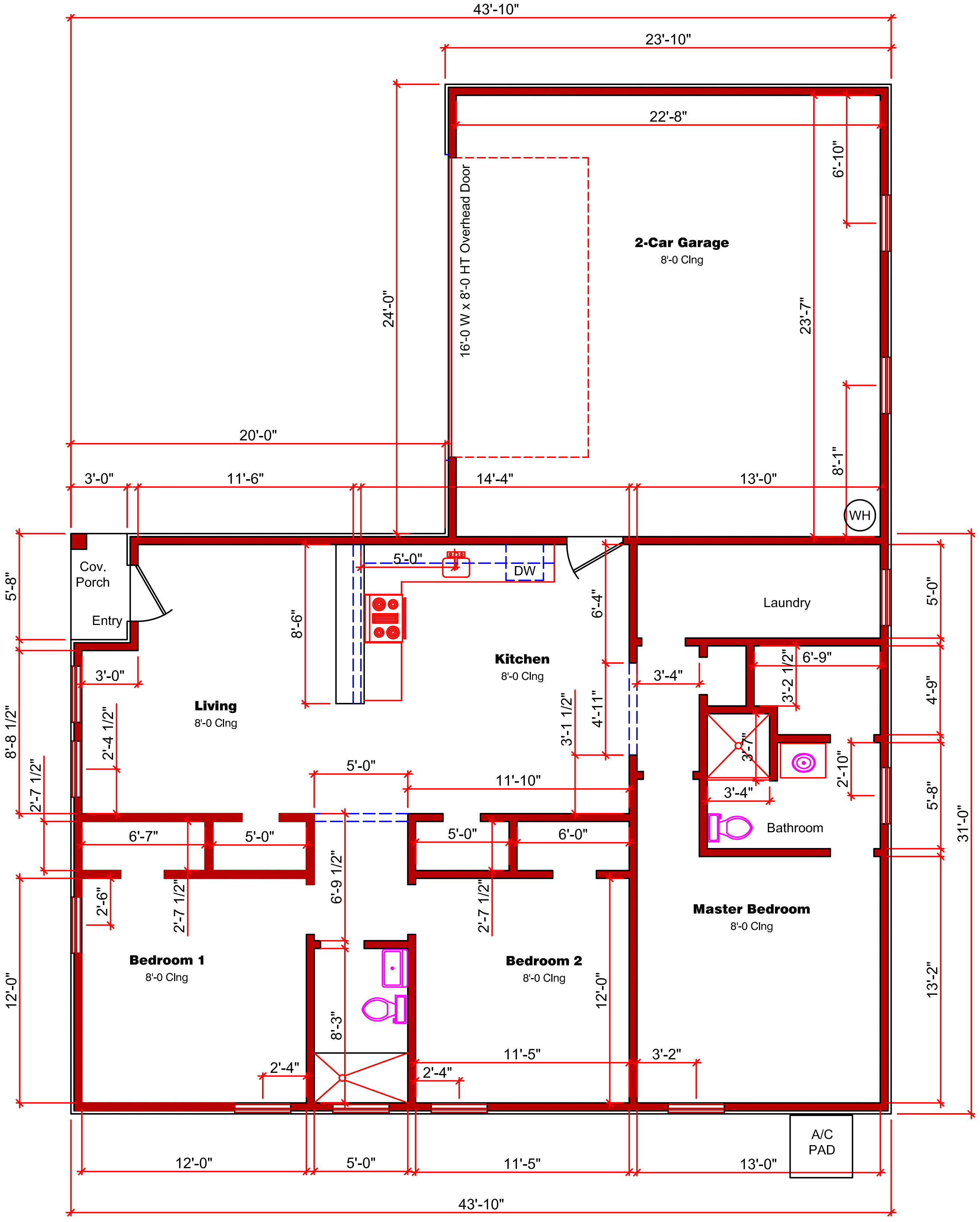
Graphic Scale

Scale Reference:
3/16" : 1'-0"

Window Schedule:
A. 3050 - Single Hung, New window replacement
B. 3040 - Single Hung, New window replacement
C. 3014 - Blank panel, Bathroom

SQUARE FT. ADDITION

FIRST FLOOR (AC)	1,301 SF
ATTACHED 2-CAR GARAGE	570 SF


43'-10"
23'-10"
22'-8"
6'-10"
24'-0"
16'-0 W x 8'-0 HT Overhead Door
2-Car Garage
8'-0 Clng
23'-7"
20'-0"
8'-1"
3'-0"
11'-6"
14'-4"
13'-0"
WH
Cov. Porch
Entry
5'-0"
DW
8'-6"
6'-4"
Laundry
Kitchen
8'-0 Clng
3'-0"
Living
8'-0 Clng
2'-4 1/2"
4'-11"
3'-1 1/2"
3'-4"
3'-2 1/2"
6'-9"
3'-7"
2'-10"
3'-4"
Bathroom
5'-0"
11'-10"
6'-7"
5'-0"
5'-0"
6'-0"
2'-6"
2'-7 1/2"
6'-9 1/2"
2'-7 1/2"
Master Bedroom
8'-0 Clng
Bedroom 1
8'-0 Clng
Bedroom 2
8'-0 Clng
12'-0"
8'-3"
2'-4"
2'-4"
11'-5"
3'-2"
A/C PAD
5'-8"
8'-8 1/2"
2'-7 1/2"
12'-0"
5'-0"
4'-9"
5'-8"
13'-2"
31'-0"
12'-0"
5'-0"
11'-5"
13'-0"
43'-10"

FLOOR PLAN - Dimensional

614 E BOYDSTUN AVE, ROCKWALL TX

Drafting Solutions - Allen, TX (972) 697-6258

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DS

New Single Family
614 E Boydstun Ave
Rockwall, TX 75087

Owners:
The Gamez family

DRAFTING:
JHR

DATE:
3-10-2025

PLAN NUMBER:

Plan

A0.2

CITY OF ROCKWALL

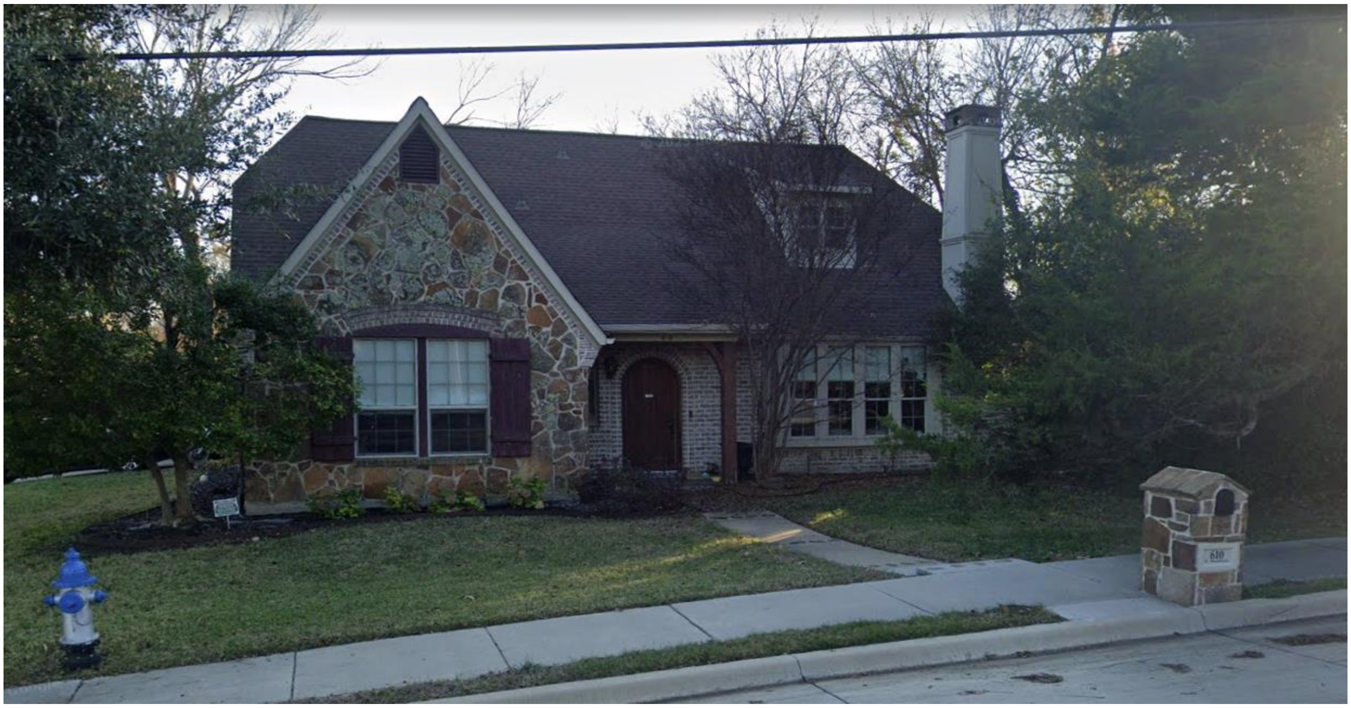
HOUSING ANALYSIS FOR CASE NO. Z2025-012

PLANNING AND ZONING DEPARTMENT

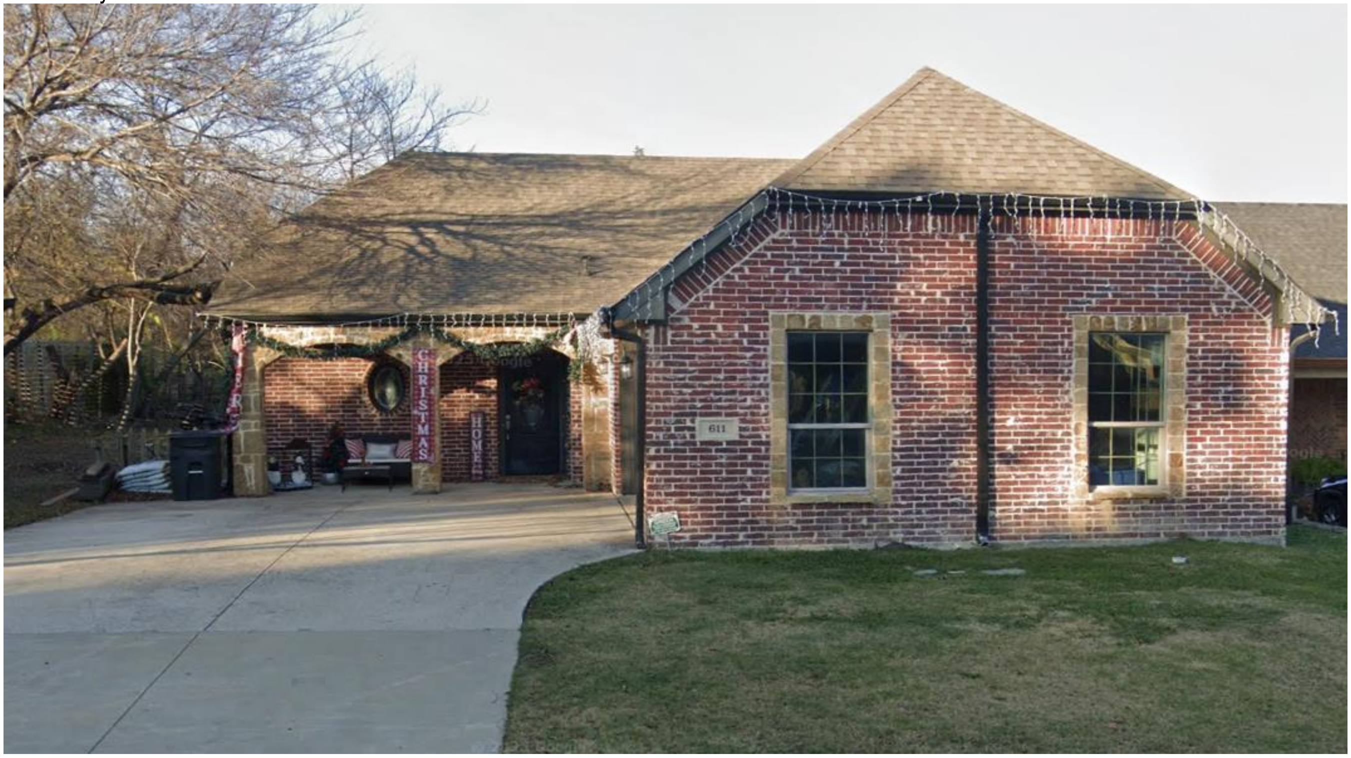
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

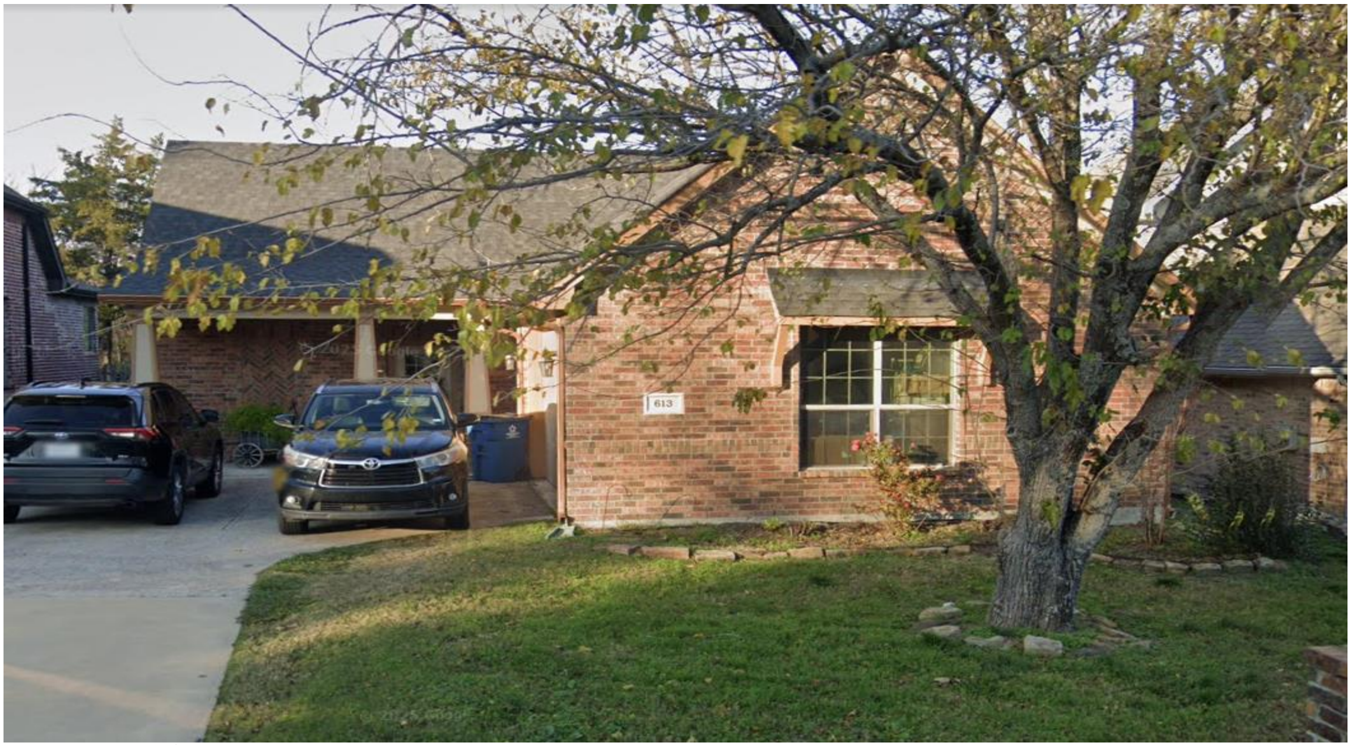
ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
610 E. Boydstun Street	Single-Family Home	2006	2,426	*N/A*	Brick and Stone
611 E. Boydstun Street	Single-Family Home	2013	2,534	*N/A*	Brick and Stone
613 E. Boydstun Street	Single-Family Home	2013	2,534	*N/A*	Brick
615 E. Boydstun Street	Single-Family Home	2016	3,361	*N/A*	Brick, Stone, and Siding
618 E. Boydstun Street	Vacant	N/A	N/A	N/A	N/A
619 E. Boydstun Street	Single-Family Home	2017	1,814	N/A	Brick and Siding
702 S. Clark Street	Commercial	2000	4,920	N/A	Metal
706 S. Clark Street	Commercial	2000	19,586	*N/A*	Metal
703 Sherman Street	Single-Family Home	2007	1,780	*N/A*	Brick
704 Sherman Street	Single-Family Home	1980	980	*N/A*	Siding
705 Sherman Street	Single-Family Home	1994	1,350	*117*	Brick and Siding
706 Sherman Street	Single-Family Home	2020	2,538	*N/A*	Siding
	AVERAGES:	2006	3,984	117	



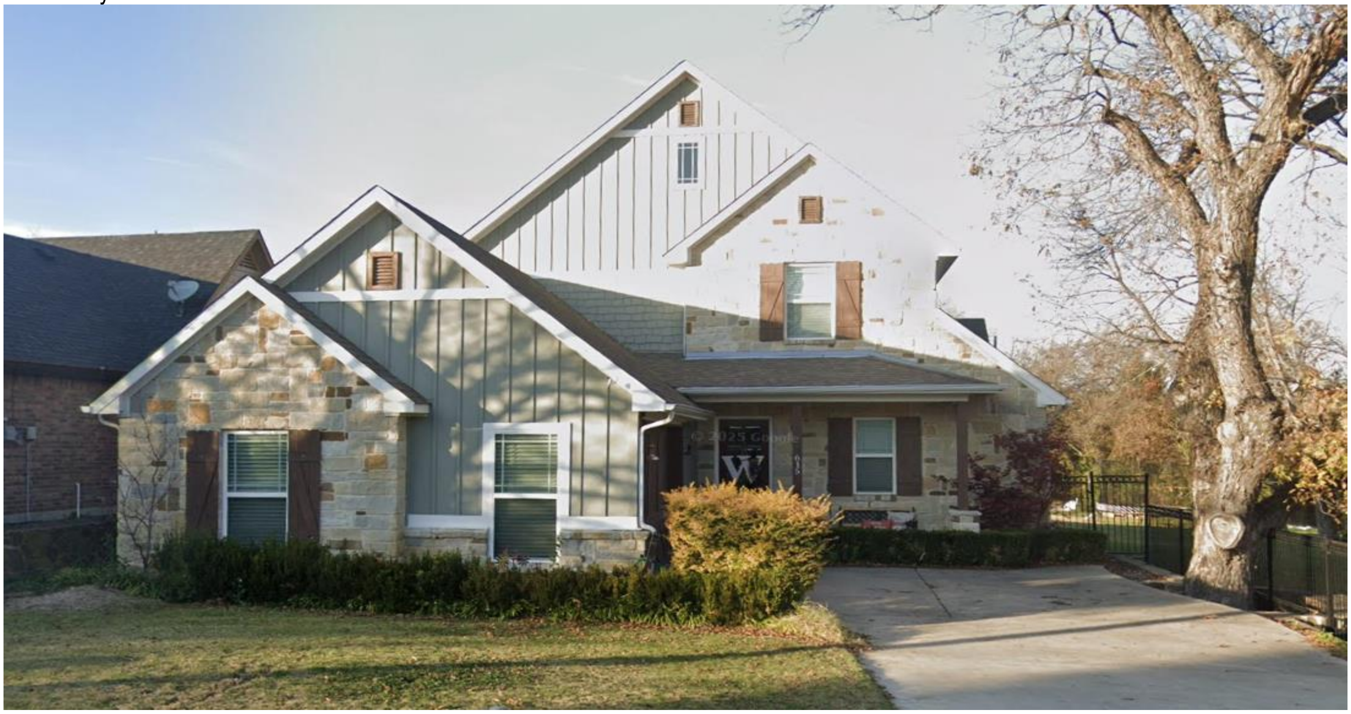
610 E. Boydstun Street



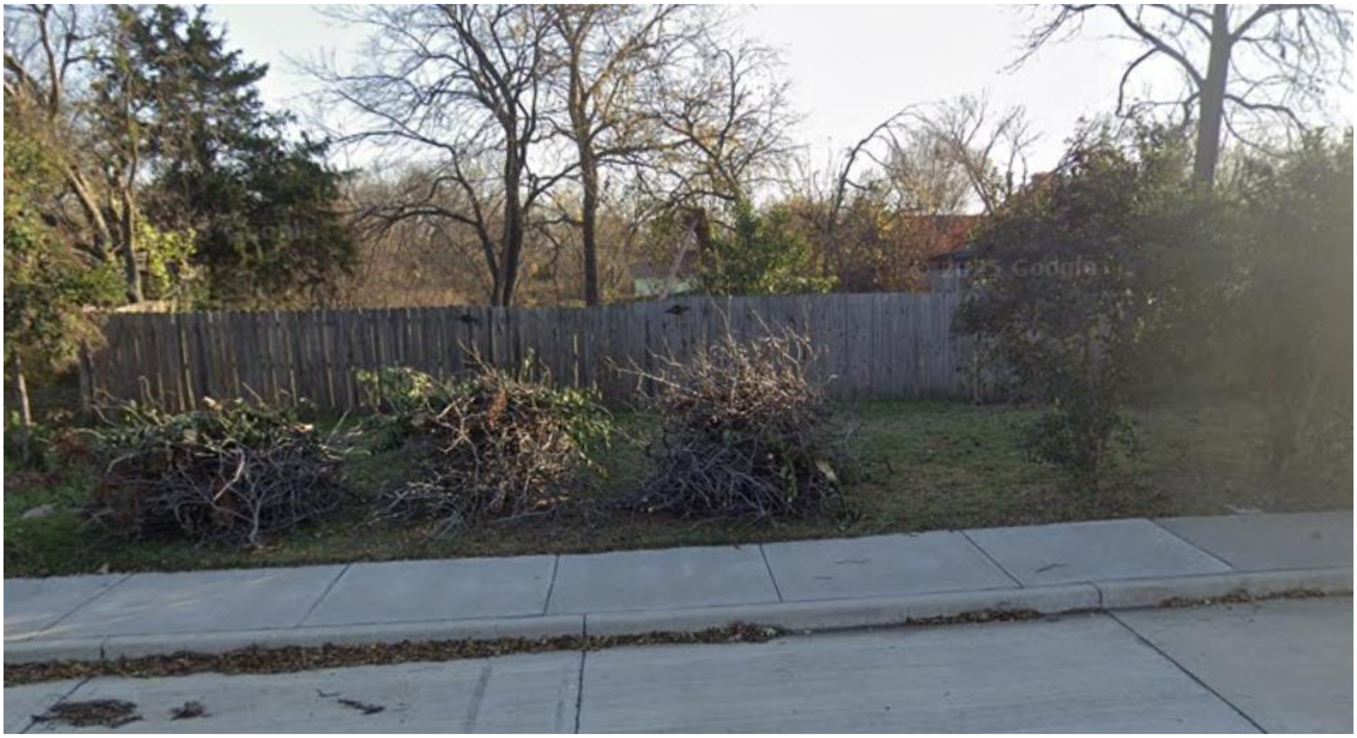
611 E. Boydstun Street



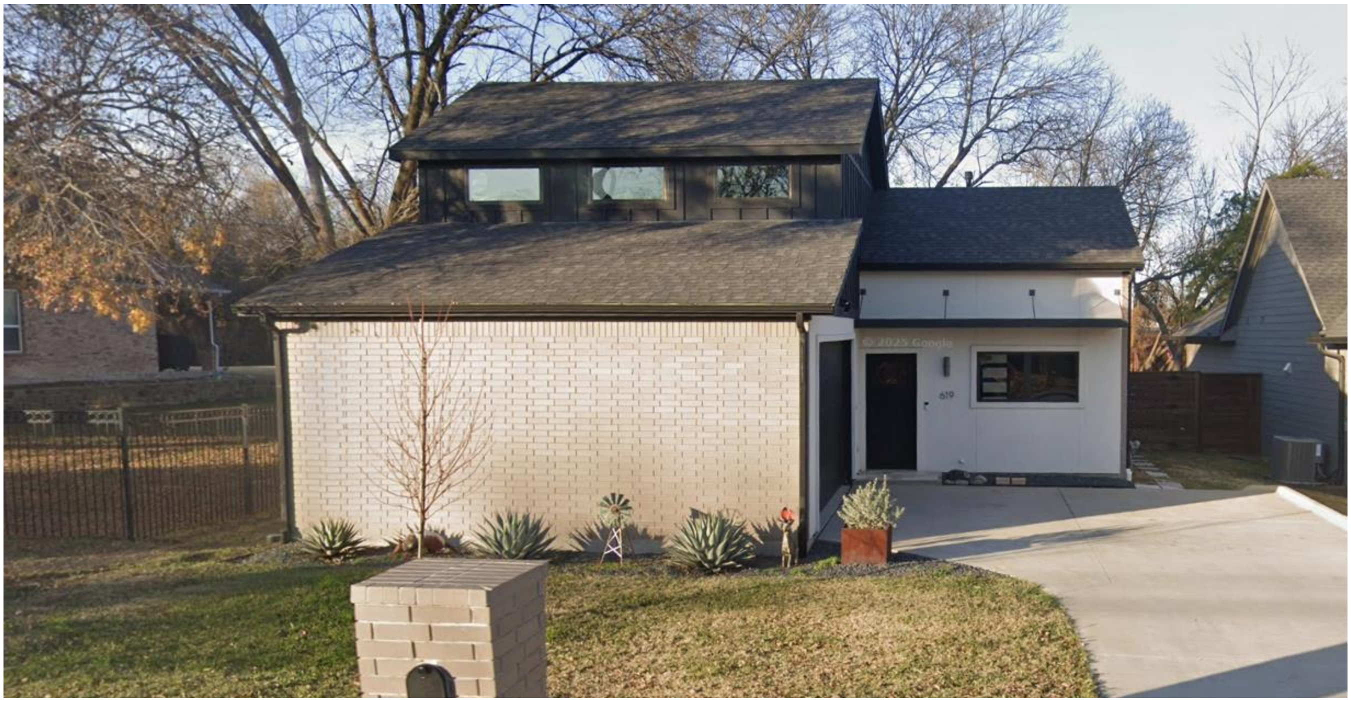
613 E. Boydstun Street



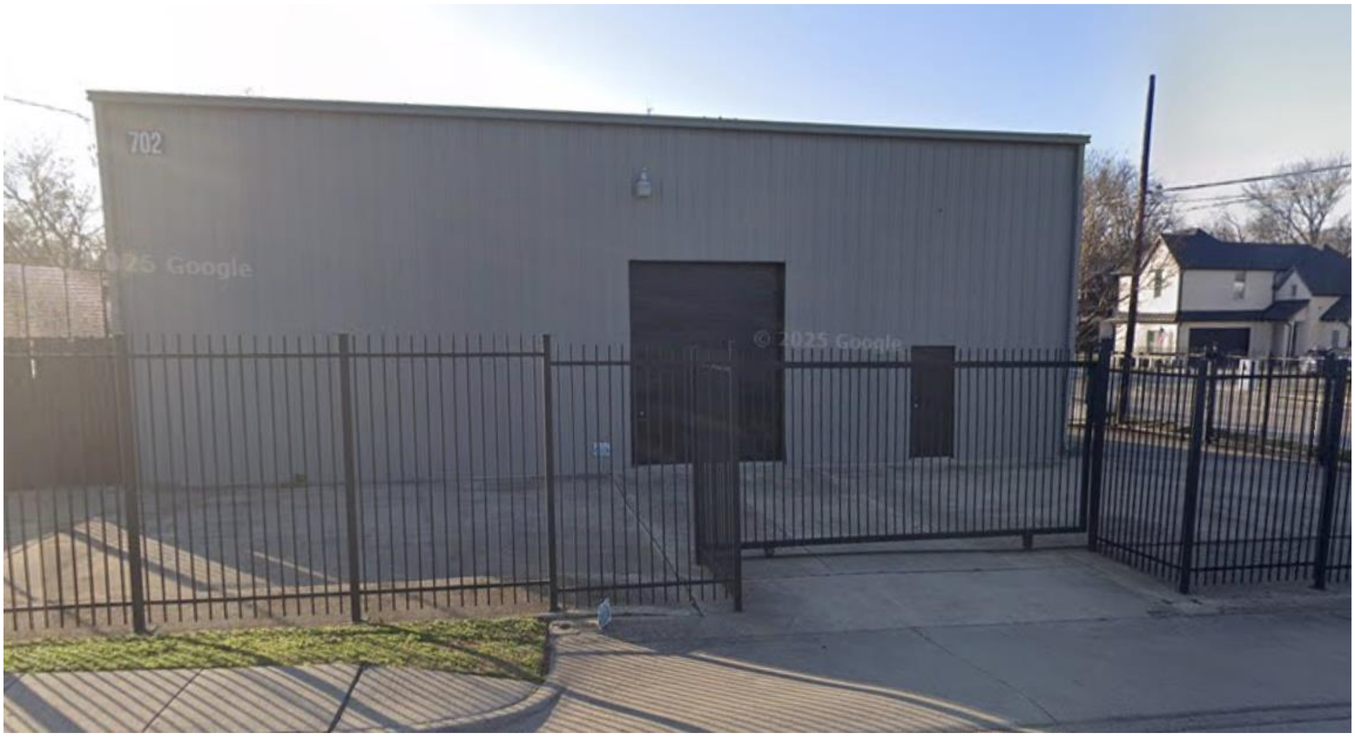
615 E. Boydstun Street



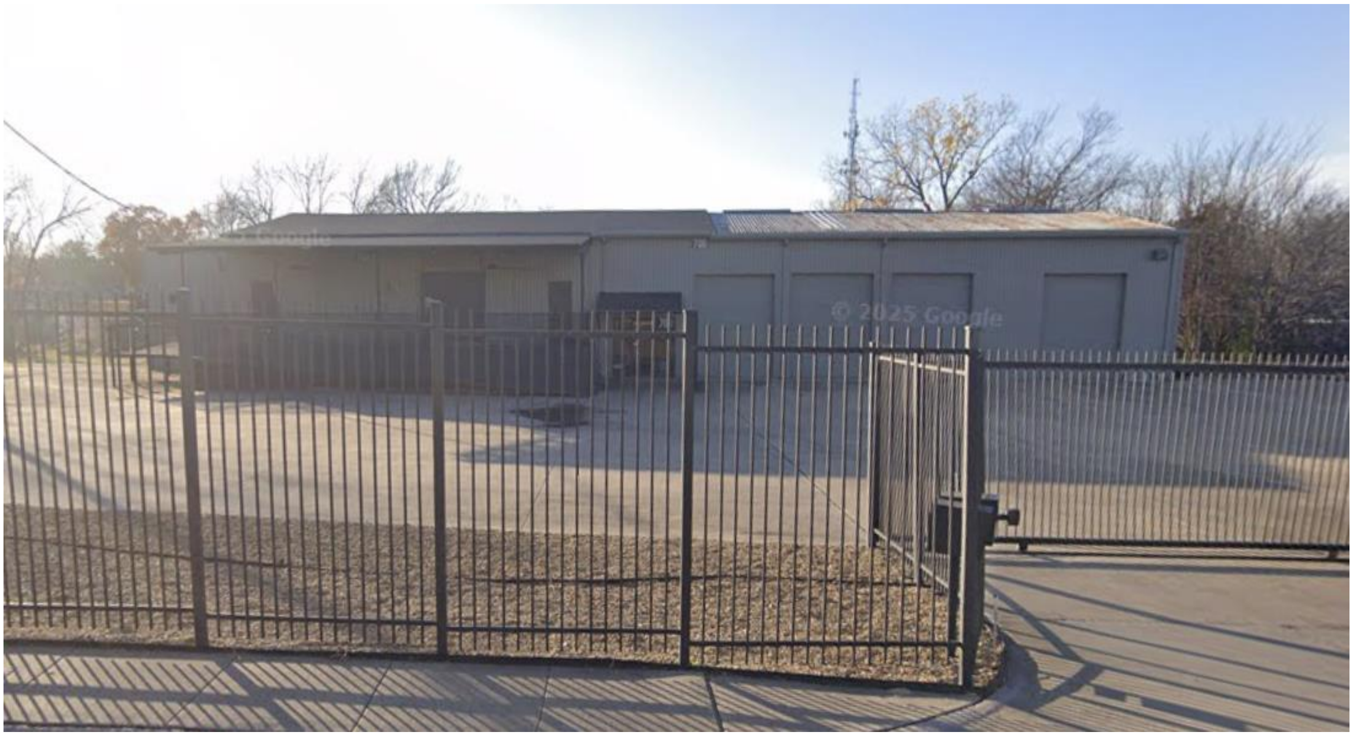
618 E. Boydstun Street



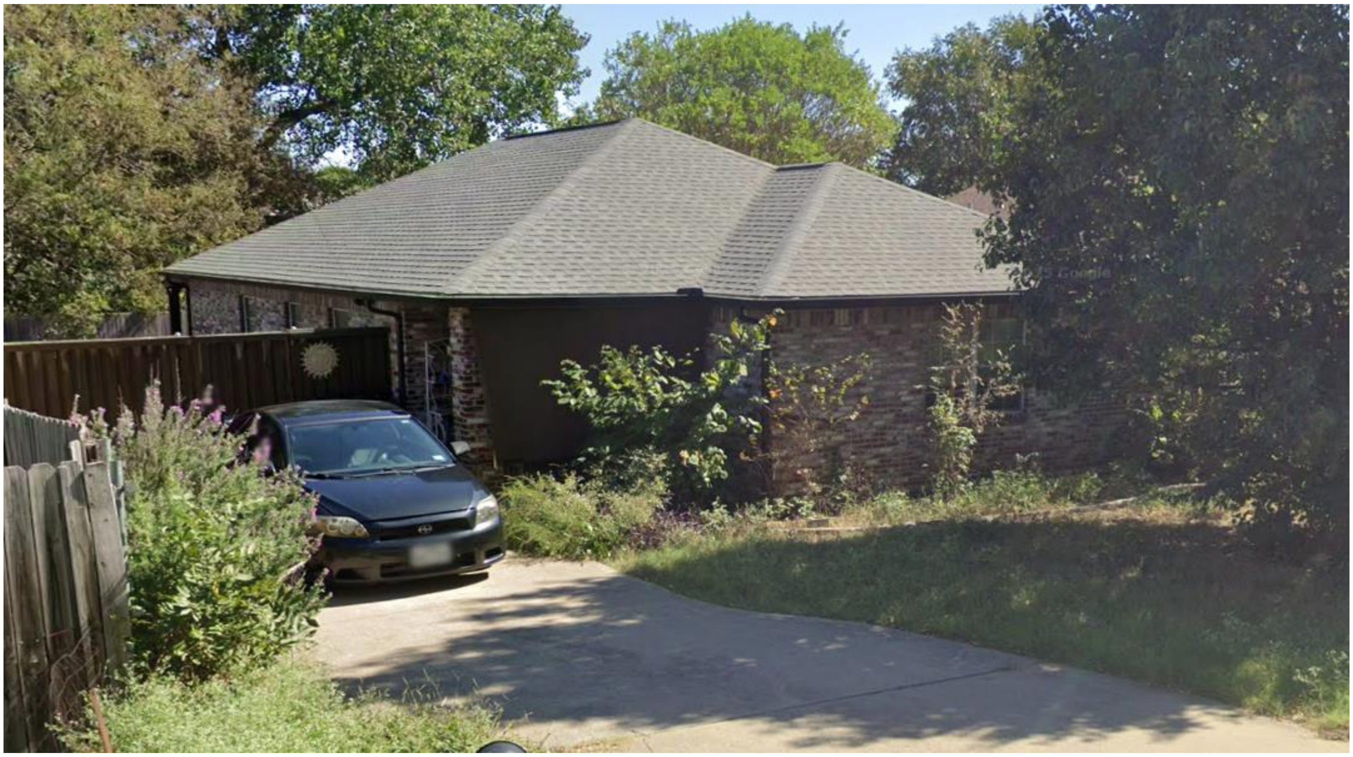
619 E. Boydstun Street


702
© 2025 Google
© 2025 Google

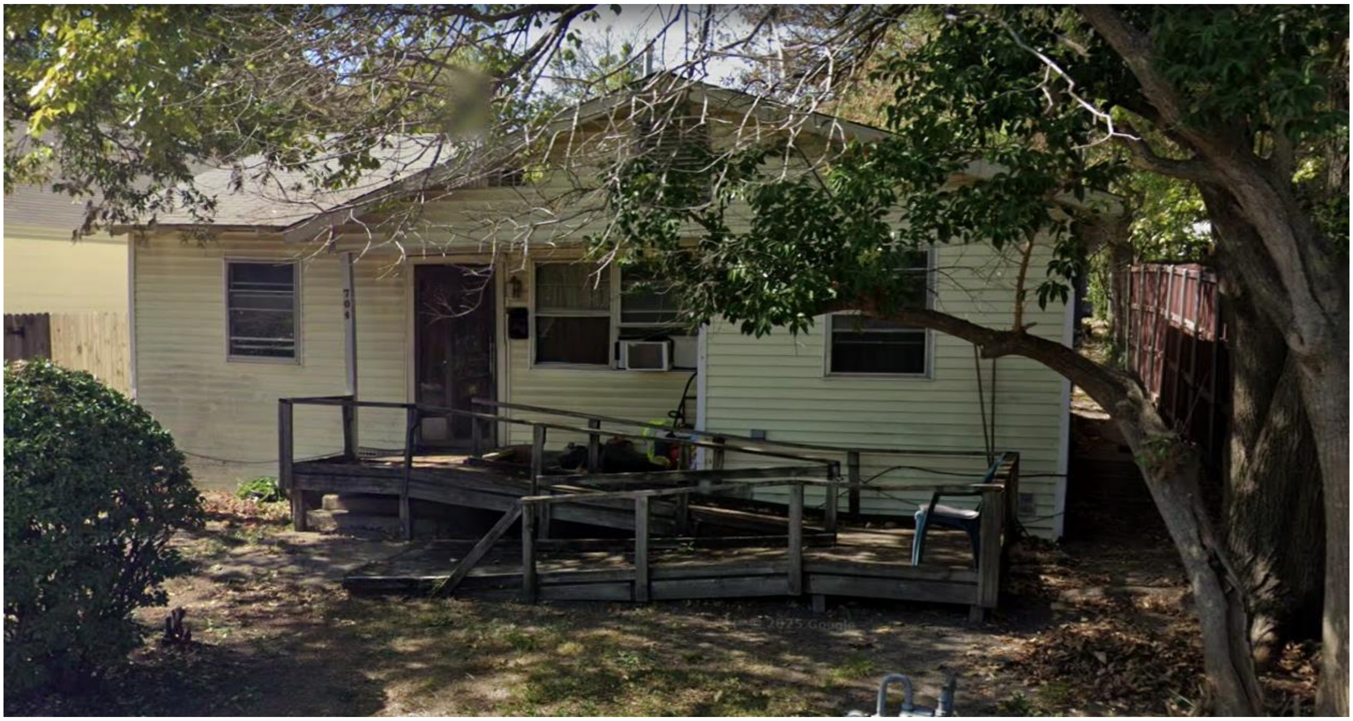
702 S. Clark Street


© 2025 Google

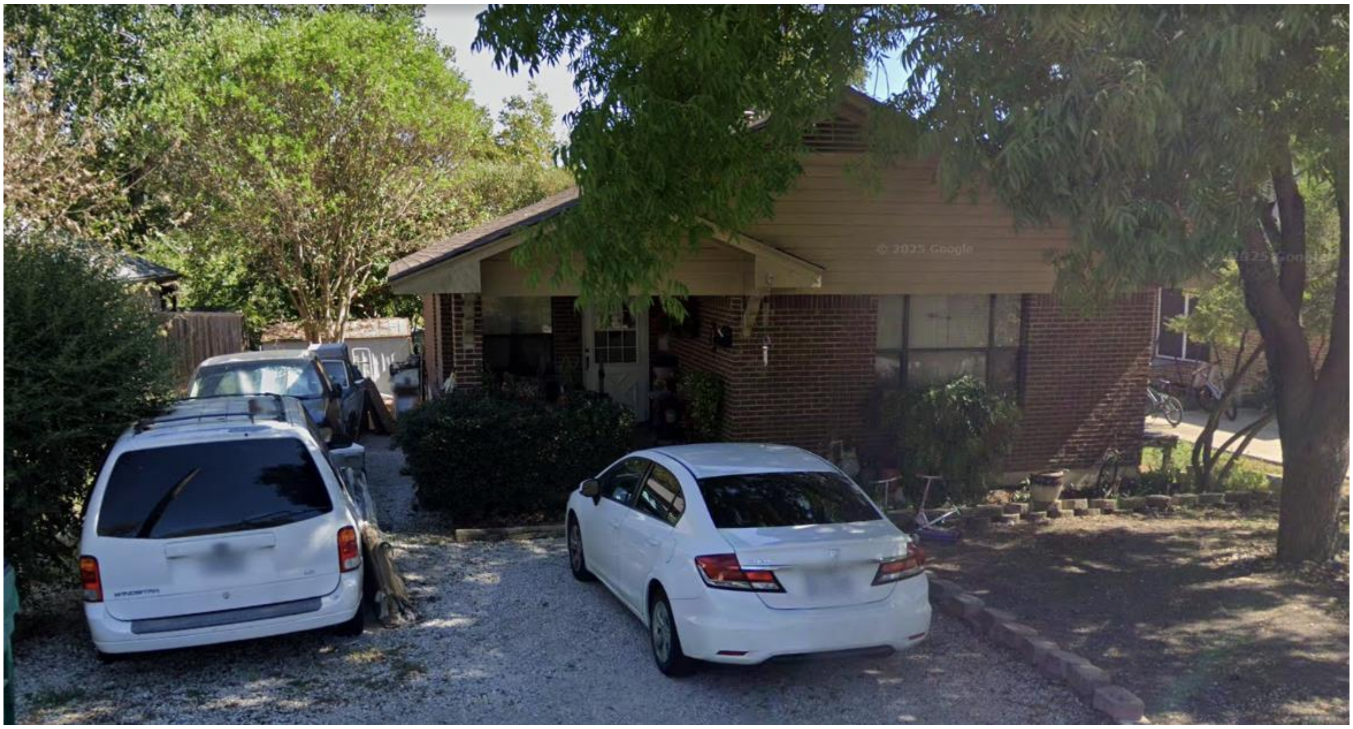
706 S. Clark Street



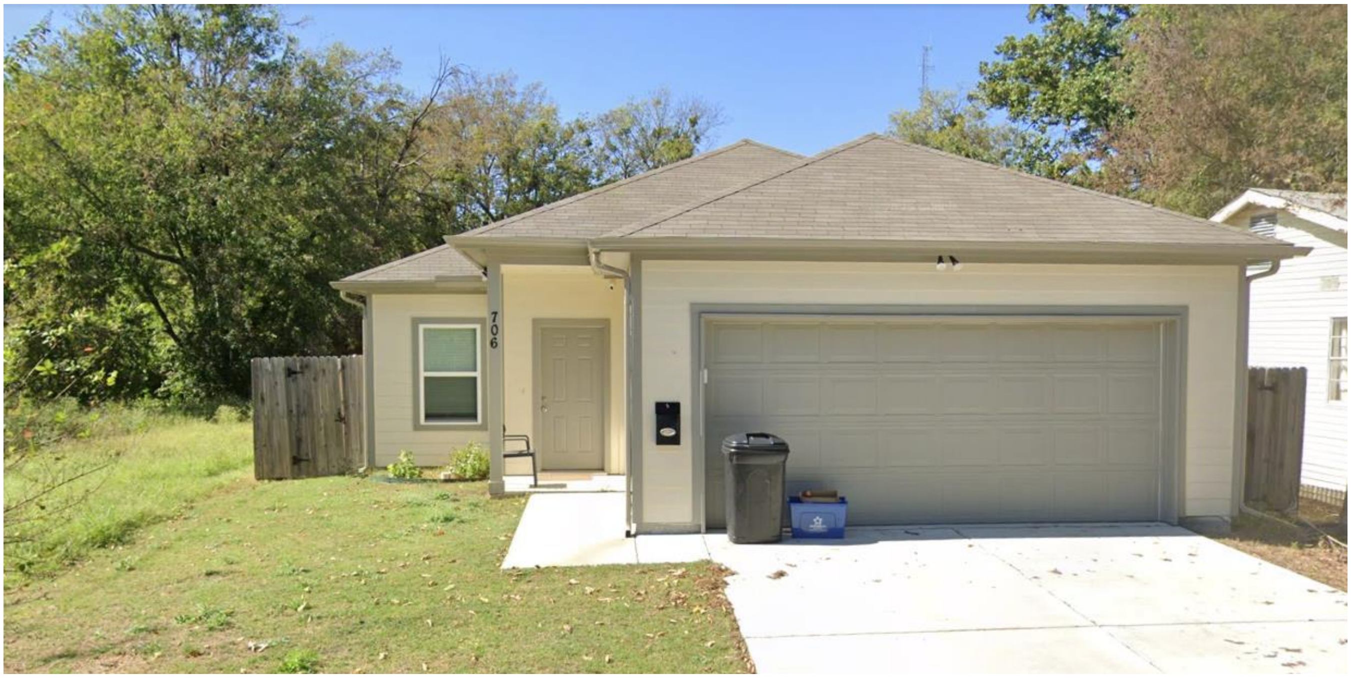
703 Sherman Street



704 Sherman Street



705 Sherman Street



706 Sherman Street

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.17-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 3, BLOCK A, GAMEZ ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by David Gamez for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.17-acre parcel of land identified as Lot 3, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 614 Boydstun Avenue, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] *-- as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

DRAFT ORDINANCE 05.06.2025

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JUNE, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *May 19, 2025*

2nd Reading: *June 2, 2025*

DRAFT ORDINANCE 05.05.2025

Exhibit ‘A’:

Location Map

Address: *614 Boydstun Avenue*

Legal Description: *Lot 3, Block A, Gamez Addition*

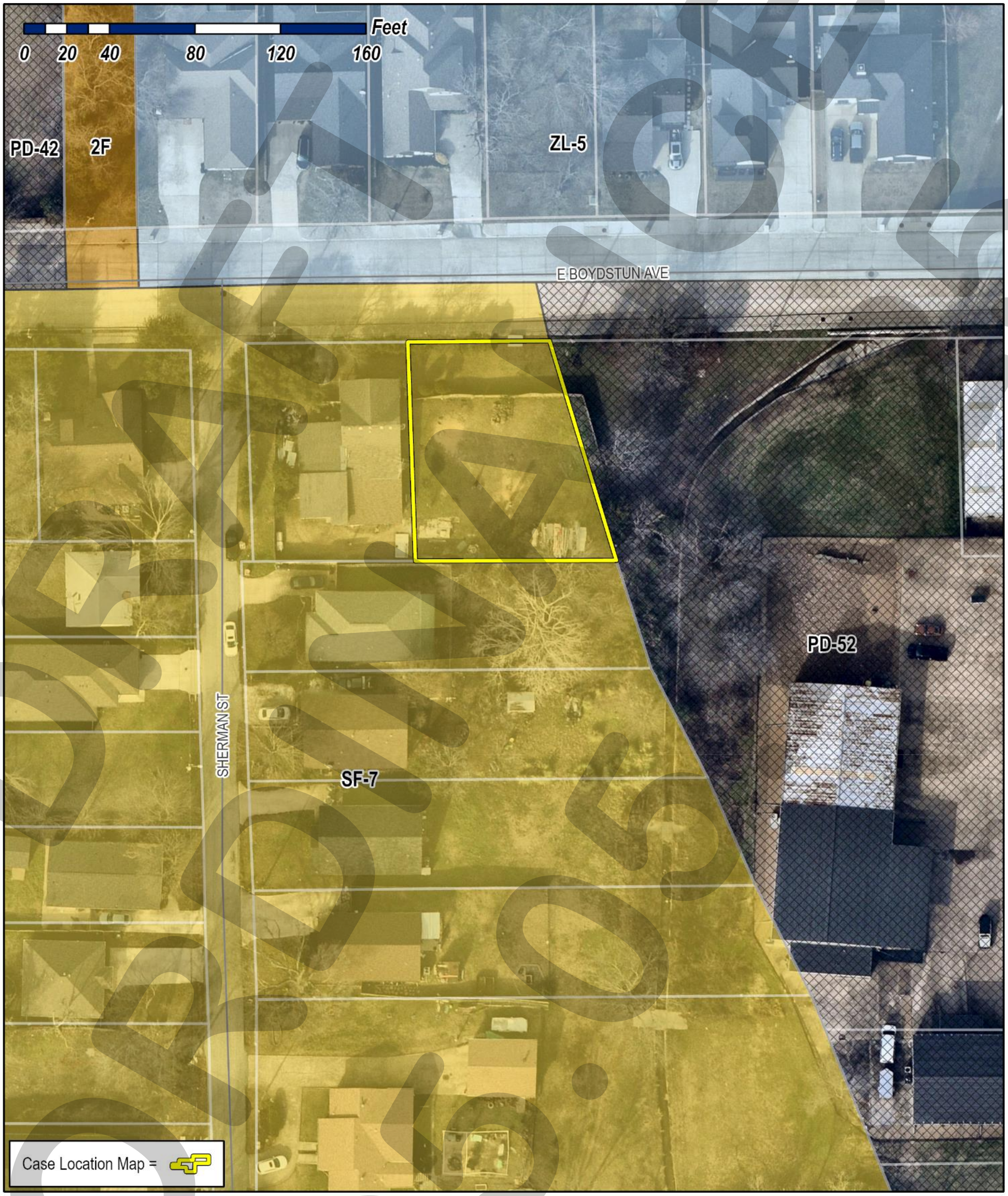
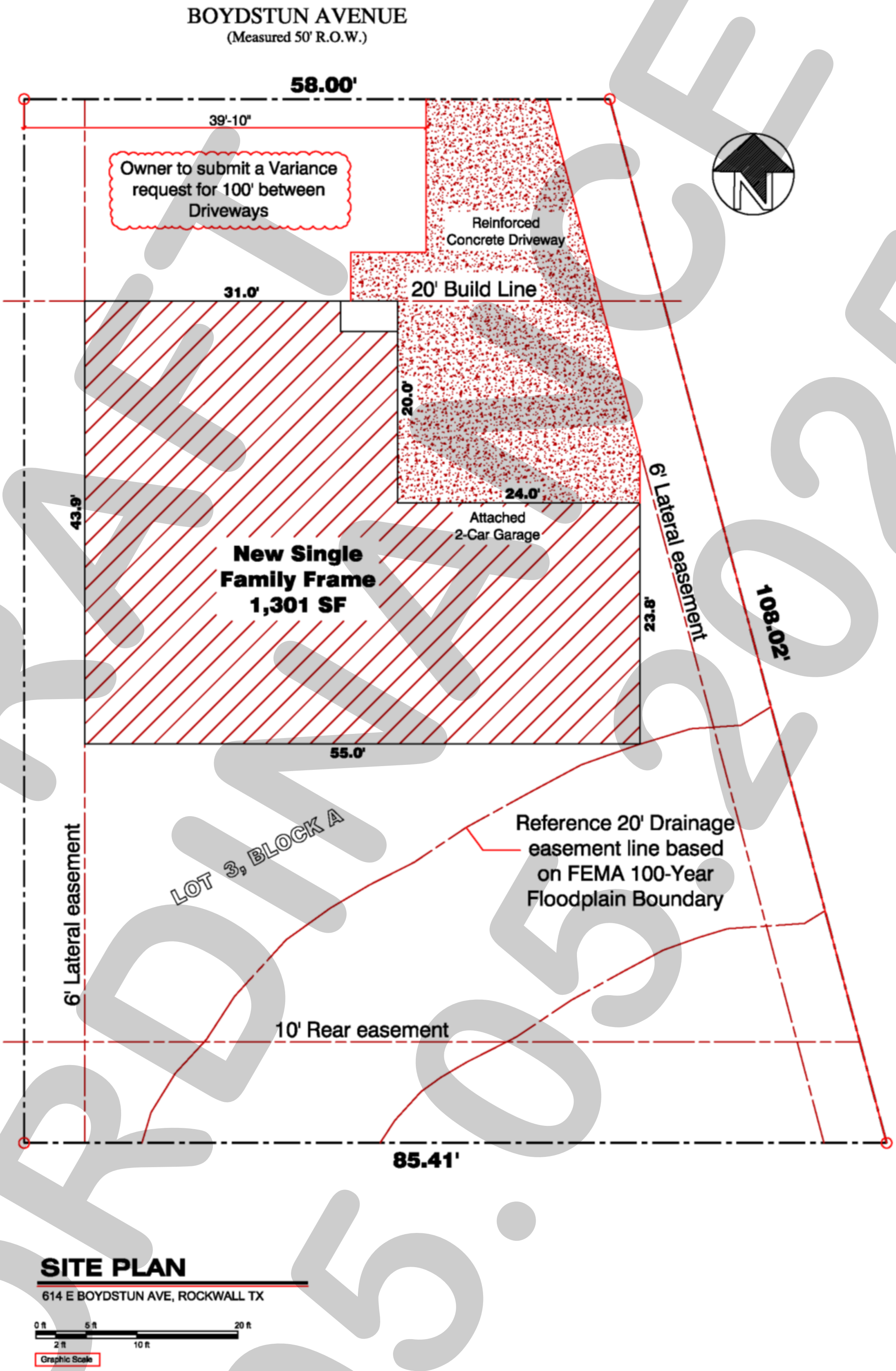

Feet
0
20
40
80
120
160
PD-42
2F
ZL-5
E BOYDSTUN AVE
PD-52
SHERMAN ST
SF-7
Case Location Map =

Exhibit ‘B’:

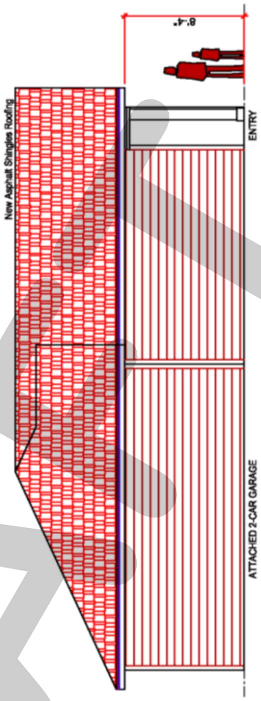
Residential Plot Plan


BOYDSTUN AVENUE
(Measured 50' R.O.W.)
58.00'
39'-10"
Owner to submit a Variance request for 100' between Driveways
Reinforced Concrete Driveway
20' Build Line
31.0'
20.0'
24.0'
Attached 2-Car Garage
43.9'
New Single Family Frame 1,301 SF
23.8'
6' Lateral easement
108.02'
55.0'
LOT 3, BLOCK A
Reference 20' Drainage easement line based on FEMA 100-Year Floodplain Boundary
6' Lateral easement
10' Rear easement
85.41'
N
SITE PLAN
614 E BOYDSTUN AVE, ROCKWALL TX
0 ft
5 ft
20 ft
2 ft
10 ft
Graphic Scale

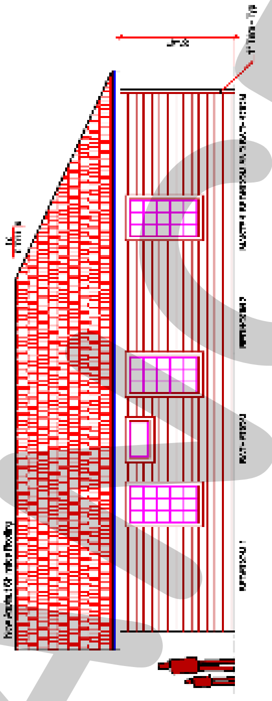
DRAFT ORDINANCE 05.05.2025

Exhibit 'C':

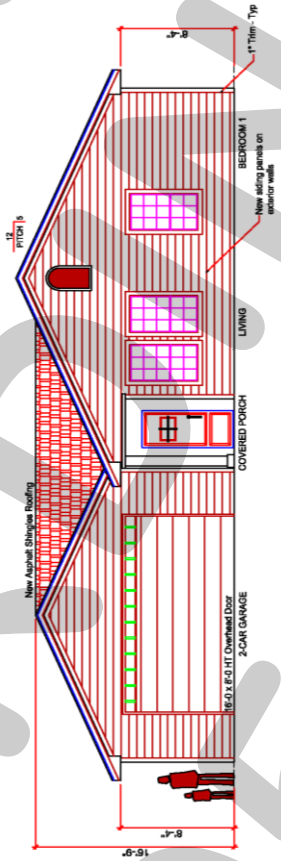
Building Elevations


New Asphalt Shingles Roofing
ENTRY
ATTACHED 2-CAR GARAGE
8'-4"

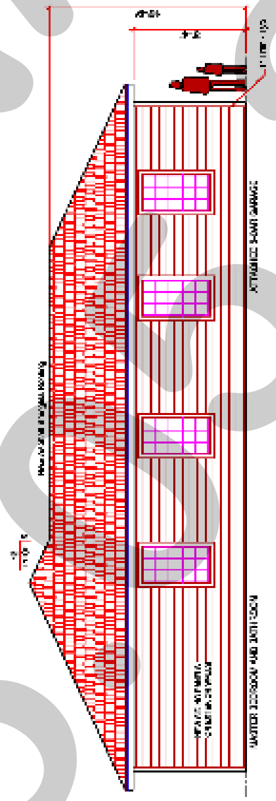
East (Left) Elevation
614 E BOYDSTUN AVE, ROCKWALL TX


1" Trim - Typ
New Asphalt Shingles Roofing

West (Right) Elevation
614 E BOYDSTUN AVE, ROCKWALL TX


1" Trim - Typ
8'-4"
12
PITCH 5
BEDROOM 1
New siding panels on exterior walls
LIVING
COVERED PORCH
New Asphalt Shingles Roofing
16'-0 x 8'-0 HT Overhead Door
2-CAR GARAGE
8'-4"
18'-9"

North (Front) Elevation
614 E BOYDSTUN AVE, ROCKWALL TX


1" Trim - Typ
ATTACHED 2-CAR GARAGE
MASTER BEDROOM AND BATHROOM

South (Back) Elevation
614 E BOYDSTUN AVE, ROCKWALL TX

DRAFT ORDINANCE 05.05.2025

CITY OF ROCKWALL

ORDINANCE NO. 25-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 17-22*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR SEVEN (7) TOWNHOMES ON A 0.871-ACRE PARCEL OF LAND IDENTIFIED AS LOT 3, BLOCK A, HARBOR HILLS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a *PD Development Plan* for eight (8) townhomes to be situated within the *Residential Subdistrict*, on a 0.871-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

(1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.

(3) The proposed townhome development shall not contain more than eight (8) townhomes.

(4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*].

(5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.

SECTION 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5th DAY OF MAY, 2025.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 21, 2025

2nd Reading: May 5, 2025

Exhibit 'A':
Location Map

Legal Description: Lot 3, Block A, Harbor Hills Addition

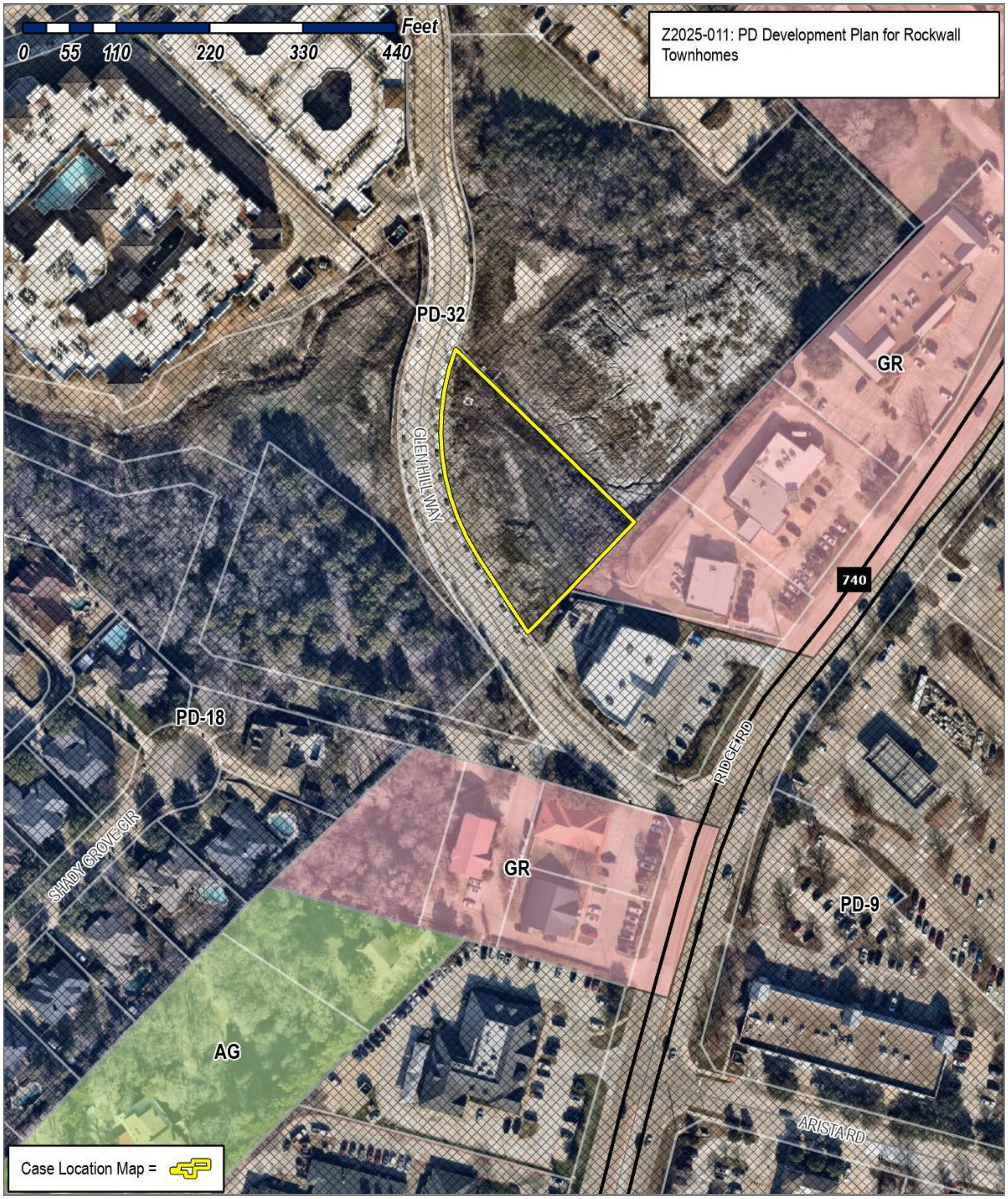

Feet
0
55
110
220
330
440
Z2025-011: PD Development Plan for Rockwall Townhomes
PD-32
GLENHILL WAY
GR
740
PD-18
RIDGE RD
SHADY GROVE CIR
GR
PD-9
AG
ARISTA RD
Case Location Map =

Exhibit 'B':

Concept Plan

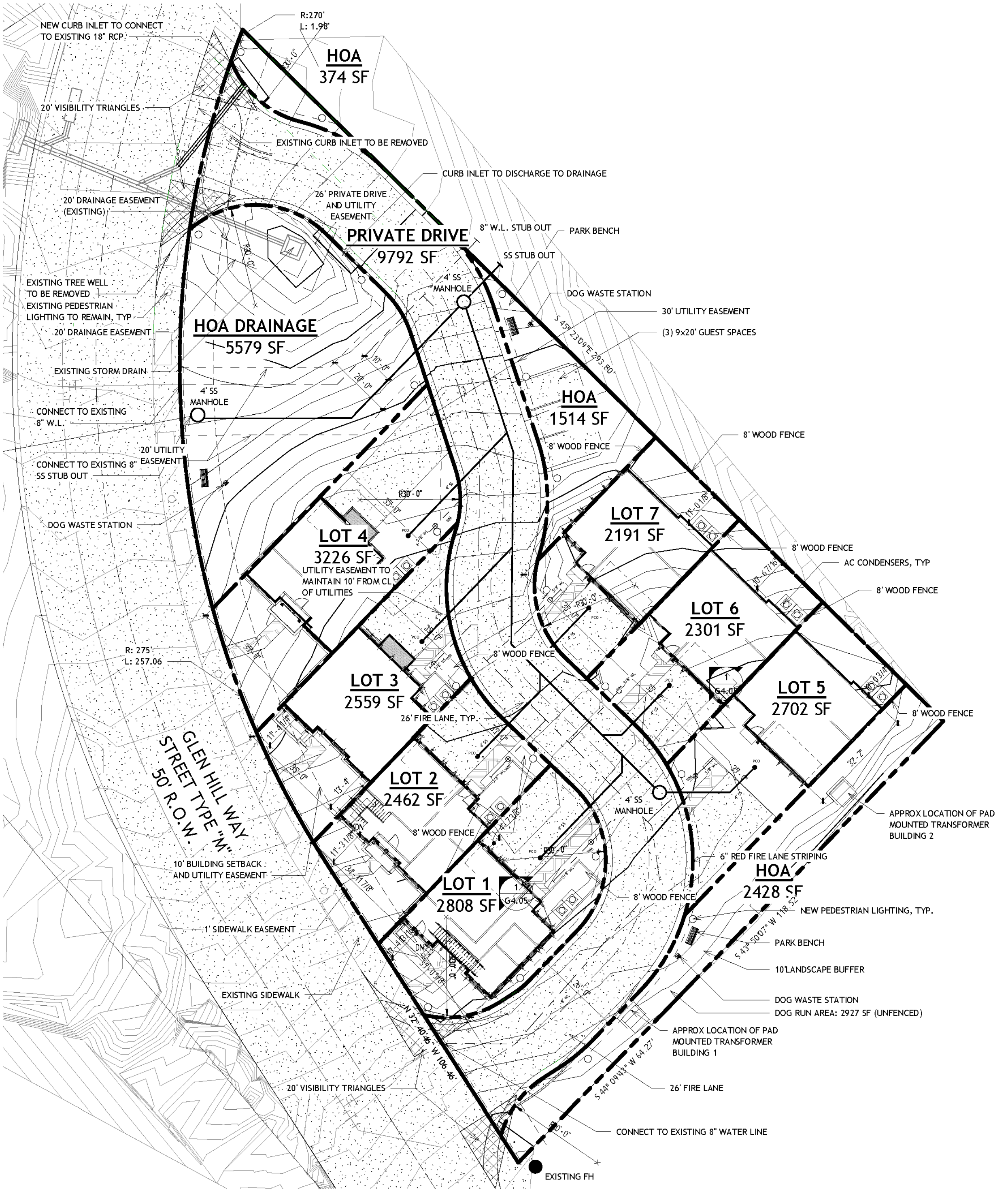
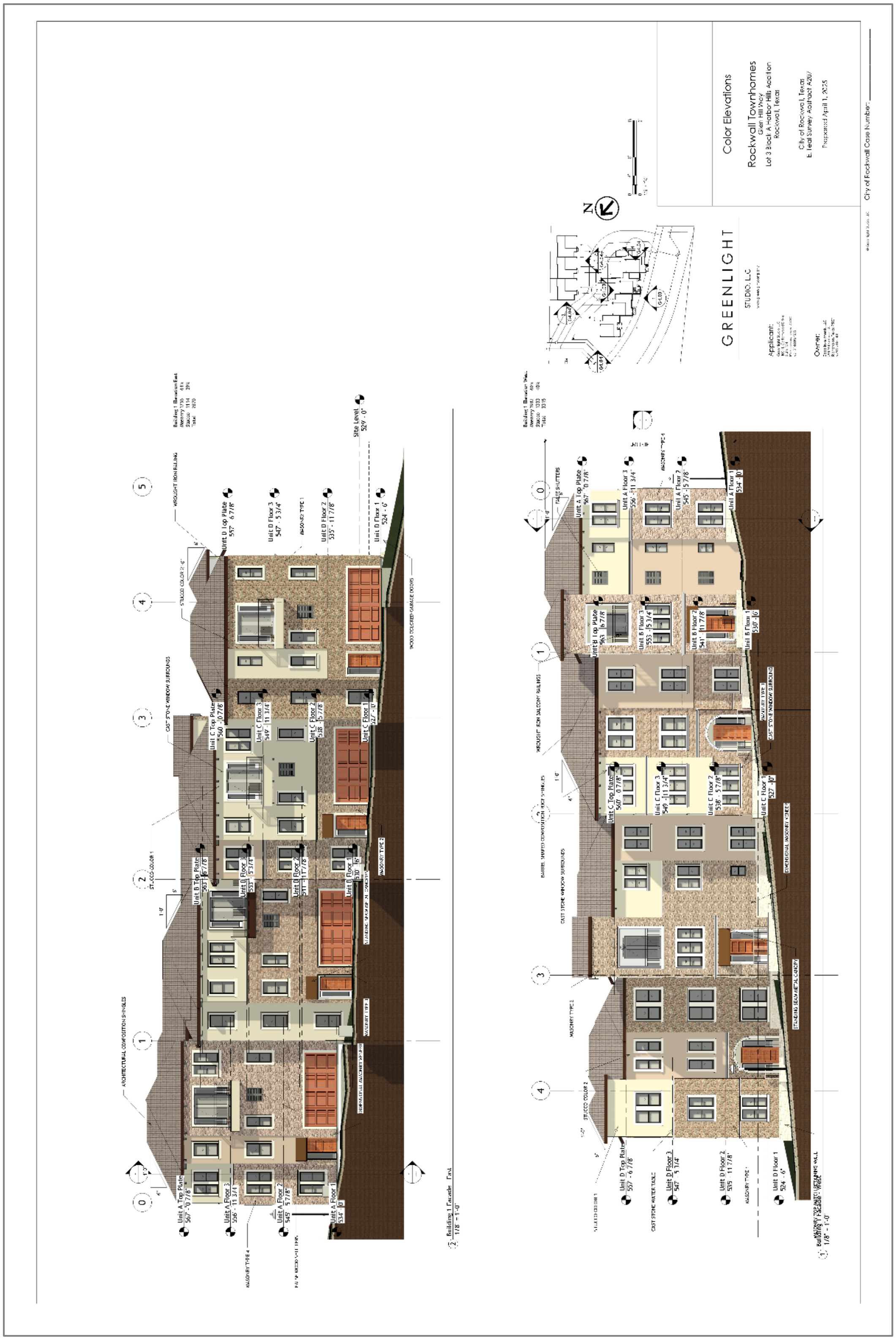

R:270'
L: 1.98'
NEW CURB INLET TO CONNECT TO EXISTING 18" RCP
HOA
374 SF
20' VISIBILITY TRIANGLES
EXISTING CURB INLET TO BE REMOVED
CURB INLET TO DISCHARGE TO DRAINAGE
20' DRAINAGE EASEMENT (EXISTING)
26' PRIVATE DRIVE AND UTILITY EASEMENT
PRIVATE DRIVE
9792 SF
8" W.L. STUB OUT
PARK BENCH
SS STUB OUT
4' SS MANHOLE
EXISTING TREE WELL TO BE REMOVED
EXISTING PEDESTRIAN LIGHTING TO REMAIN, TYP
DOG WASTE STATION
30' UTILITY EASEMENT
(3) 9x20' GUEST SPACES
S 45° 23'09"E 293.80'
HOA DRAINAGE
5579 SF
20' DRAINAGE EASEMENT
EXISTING STORM DRAIN
4' SS MANHOLE
CONNECT TO EXISTING 8" W.L.
HOA
1514 SF
8' WOOD FENCE
8' WOOD FENCE
20' UTILITY EASEMENT
CONNECT TO EXISTING 8" SS STUB OUT
R30'-0"
DOG WASTE STATION
LOT 7
2191 SF
LOT 4
3226 SF
UTILITY EASEMENT TO MAINTAIN 10' FROM CL OF UTILITIES
8' WOOD FENCE
AC CONDENSERS, TYP
8' WOOD FENCE
LOT 6
2301 SF
R: 275'
L: 257.06
8' WOOD FENCE
LOT 3
2559 SF
LOT 5
2702 SF
26' FIRE LANE, TYP.
8' WOOD FENCE
GLEN HILL WAY
STREET TYPE "M"
50' R.O.W.
LOT 2
2462 SF
4' SS MANHOLE
APPROX LOCATION OF PAD MOUNTED TRANSFORMER BUILDING 2
8' WOOD FENCE
6" RED FIRE LANE STRIPING
10' BUILDING SETBACK AND UTILITY EASEMENT
LOT 1
2808 SF
HOA
2428 SF
8' WOOD FENCE
NEW PEDESTRIAN LIGHTING, TYP.
S 43° 50'07" W 118.52'
1' SIDEWALK EASEMENT
PARK BENCH
10'LANDSCAPE BUFFER
EXISTING SIDEWALK
DOG WASTE STATION
DOG RUN AREA: 2927 SF (UNFENCED)
N 32° 40'46" W 106.46'
APPROX LOCATION OF PAD MOUNTED TRANSFORMER BUILDING 1
20' VISIBILITY TRIANGLES
S 44° 09'43" W 64.27'
26' FIRE LANE
CONNECT TO EXISTING 8" WATER LINE
EXISTING FH

Exhibit ‘C’:

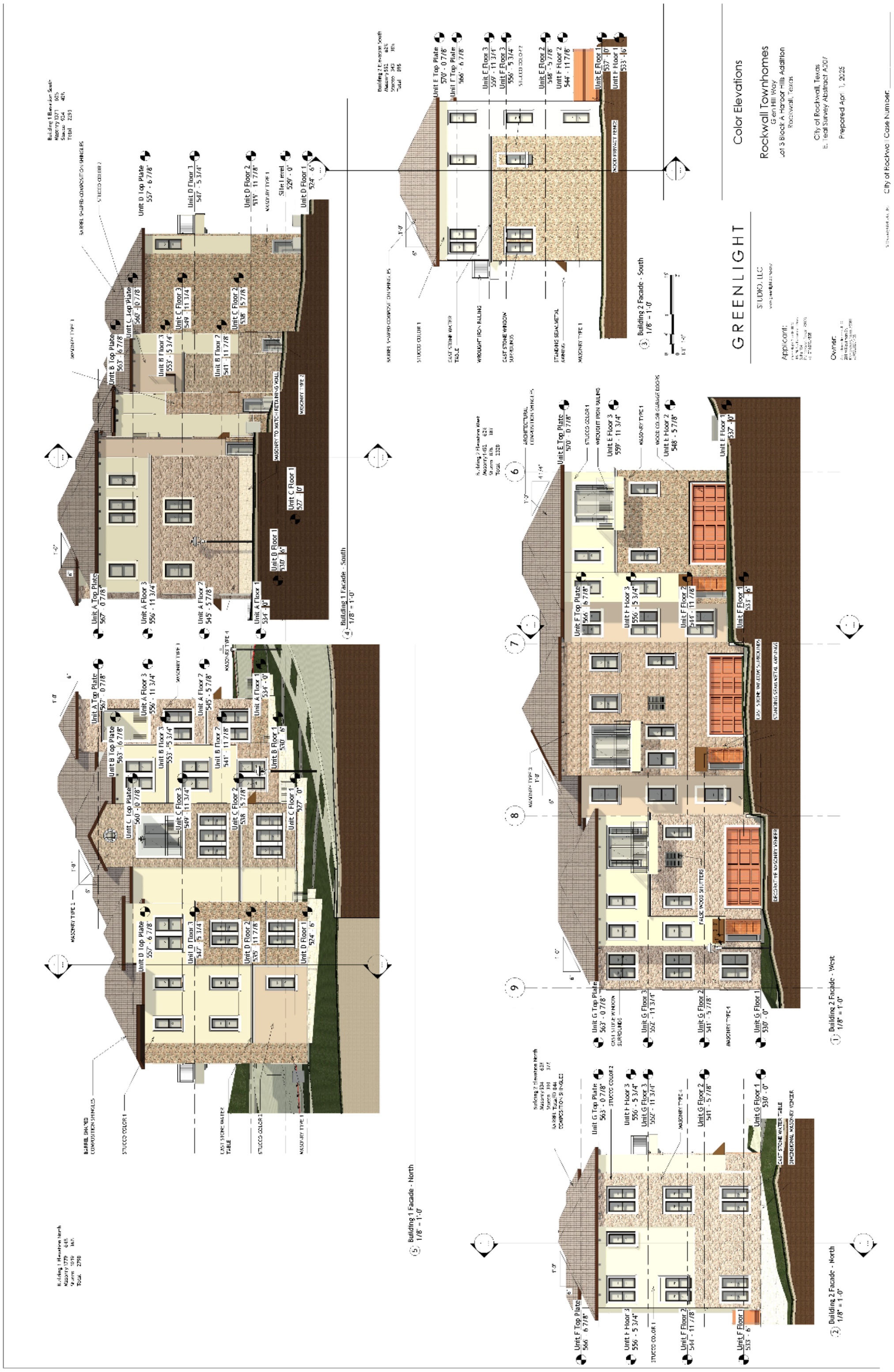
Conceptual Building Elevations



Color Elevations
Rockwall Townhomes
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas
City of Rockwall, Texas
Prepared April 1, 2025
GREENLIGHT
STUDIO, LLC
Applicant:
Owner:
City of Rockwall Case Number:
Building 1 Facade - East
1/8" = 1'-0"
Site Level
529' - 0"
Unit A Top Plate
Unit B Top Plate
Unit C Top Plate
Unit D Top Plate
WROUGHT IRON RAILING
STUCCO COLOR 1
STUCCO COLOR 2
MASONRY TYPE 1
MASONRY TYPE 2
ARCHITECTURAL COMPOSITION SHINGLES
CAST STONE WINDOW SURROUNDS
WOOD COLORED GARAGE DOORS
STANDING SEAM METAL CANOPY

Exhibit ‘C’:

Conceptual Building Elevations

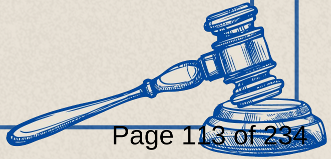


Building 1 Facade - South 1/8" = 1'-0"
Building 1 Facade - North 1/8" = 1'-0"
Building 2 Facade - South 1/8" = 1'-0"
Building 2 Facade - West 1/8" = 1'-0"
Building 2 Facade - North 1/8" = 1'-0"
Color Elevations
Rockwall Townhomes
City of Rockwall, Texas
GREENLIGHT
STUDIO, LLC
Applicant:
Owner:

Youth Advisory Council

End of Year Review

2024-2025



Recognizing our Seniors

Contessa will attend the University of Notre Dame to study in the Glynn Honors Program and major in Political Science with a minor in Health, Humanities, and Society. She intends to pursue a career as a political analyst with specialization in medical ethics and healthcare.

ATM
TEXAS A&M
AGGIES
UNITED STATES MARINE CORPS

Evan will attend Texas A&M University in the Fall to major in Engineering. Gig 'Em!

Recognizing our Seniors

Kaylen will attend Texas A&M University to major in International Affairs and Foreign Service. She intends to pursue a career in diplomacy or with the US State Department.

Keaton will attend Southern Methodist University as a member of the Hunt Leadership Scholars Program. He will major in Economics and Public Policy. After college, Keaton will attend law school and hopes to return to Rockwall County. His biggest career goal is to represent our district in the United States Congress.

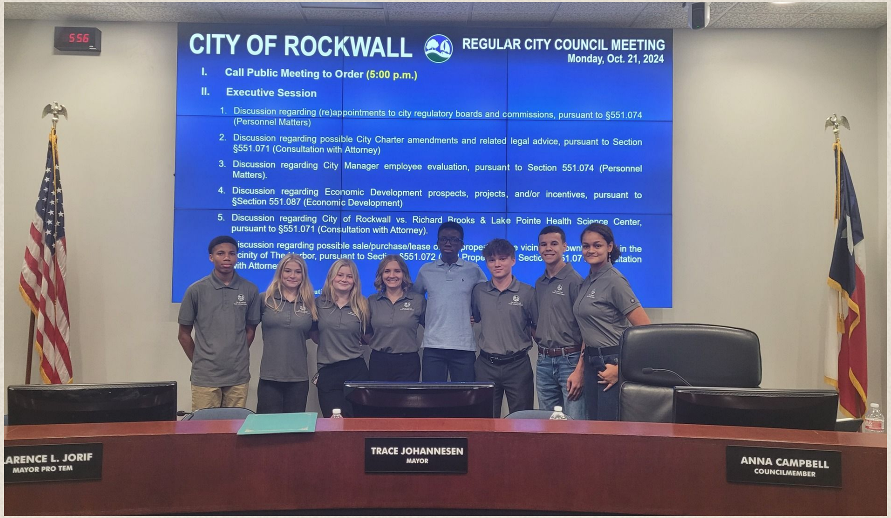
September

Shenanigans

HAVE FUN WITH YOUR FOOD

- Welcomed 6 new YAC Members
- Social event
    - Got to know each other
    - Bonded / team building

October


CITY OF ROCKWALL
REGULAR CITY COUNCIL MEETING
Monday, Oct. 21, 2024
I. Call Public Meeting to Order (5:00 p.m.)
II. Executive Session
1. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters)
2. Discussion regarding possible City Charter amendments and related legal advice, pursuant to Section §551.071 (Consultation with Attorney)
3. Discussion regarding City Manager employee evaluation, pursuant to Section 551.074 (Personnel Matters).
4. Discussion regarding Economic Development prospects, projects, and/or incentives, pursuant to §Section 551.087 (Economic Development)
5. Discussion regarding City of Rockwall vs. Richard Brooks & Lake Pointe Health Science Center, pursuant to §551.071 (Consultation with Attorney).
ARENCE L. JORIF
MAYOR PRO TEM
TRACE JOHANNESEN
MAYOR
ANNA CAMPBELL
COUNCILMEMBER

- “Orientation” meeting
  - Took Oaths of Office
  - Elected YAC officers
    - Vincent Vento - Chair
    - Evan Haack - Vice Chair
    - Allison Nielsen - Secretary
    - Contessa Barron - Historian

November

- Rockwall Fire Marshal’s Office
  - Guest Speaker - Inspector Sam Stephenson & Vigil (arson dog)
    - Fire investigations
    - Criminal ramifications
    - Training / education for arson investigators & arson canines
    - Arson canine demo

December

- Rockwall Police Dept. visit
  - Guest speakers - S.W.A.T officers
    - SWAT team composition & training
    - Regional collaboration
    - “Bear cat” armored vehicle tour

- Hometown Christmas Volunteerism
  - Letters to Santa & kids’ crafts
  - Was C-O-L-D and RAINY!

January

- Guest Speaker Kate Sitzenstatter - Public Information Officer
  - Roles & responsibilities of city's PIO
  - City "branding" and marketing
  - Citizen communication
  - Newly created YAC Instagram account

Texas Municipal League YAC Summit

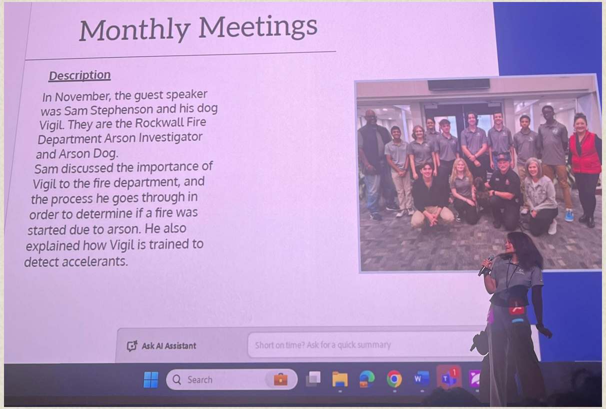
- Held in Beaumont, TX
- Guest speaker topics:
    - Community involvement
    - Networking
    - Entrepreneurship
    - Service work
- Rockwall & other YACs statewide presented
- Bonded over games and DANCING!

EXIT
BEAUMONT
ROCKWALL CITY HALL

We had a great time!

Thank you, Mayor Pro Tem Jorif, Miss Margaret and Miss Kristy

YAC SUMMIT 2025



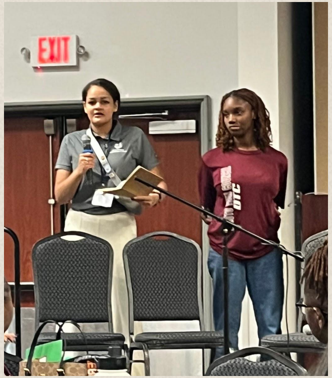
Monthly Meetings

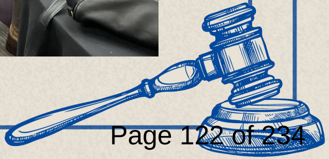
Description

In November, the guest speaker was Sam Stephenson and his dog Vigil. They are the Rockwall Fire Department Arson Investigator and Arson Dog.
Sam discussed the importance of Vigil to the fire department, and the process he goes through in order to determine if a fire was started due to arson. He also explained how Vigil is trained to detect accelerants.

Ask AI Assistant
Short on time? Ask for a quick summary
Search

TEXAS
82





February

- Rockwall Fire Dept. Visit
    - Capt. Caffey - Guest Speaker
    - Toured Apparatus & Station 2
    - Fire extinguisher “live fire” demo / training
    - Lengthy discussion RE: attendance and YAC service expectations
- Royse City Teen Court

What is Human Resources?

RockwallJOBS

March

- Guest Speaker Sean Yerks - Director for Human Resources for Rockwall
    - Overview of HR
    - Resume writing
    - Interview tips
- Upcoming volunteer events: “Rockwall Day” and City Parks & Rec’s Spring Eggstravaganza

April

Guest Speaker - Kristy Teague, City Secretary / Assistant to the City Manager

- "Local Government Lesson" - All about Rockwall
  - History, population & growth, type of govt., etc.
  - City Charter
  - City Council & City Leadership (staff)
  - Budget, Taxes, Economic Development, etc.
  - Elections & Upcoming candidate forum
  - Partnerships (i.e. countywide radio system, ambulance service, roadway collaboration, public safety mutual aid, etc.)

YAC
Youth Advisory Council
City of Rockwall

April

Spring Eggstravaganza @ The Harbor

- YAC booth / tent
- Promoted YAC Instagram page
- Several YAC had prom and could not attend
  - “Shout out” to the 5 who did!
- Community engagement:
  - met local political candidates;
  - built relationships;
  - increased community visibility
  - Provided fun, interactive entertainment
  - Easter basket raffles

Mayor's City Council Candidate Forum

- YAC assisted with:
  - Set up
  - Clean up
  - Candidate needs
    - Printed materials
    - Refreshments
    - Transitions between "rounds" of Q&As

> ***YAC's involvement not only contributed to the forum's success but also highlighted the importance of youth engagement in local governance.***
>
> - Contessa Barron, 2024-2024 YAC Historian

May

Pickleball at Park @ Hickory Ridge

Hosted by Travis Sales, Parks Director & Pickleball coaches, Tran & Sarah Naylor

- ○ Learned rules & how to play
- ○ How parks and amenities are funded, constructed, maintained
- ○ Importance of “Parks & Rec” to residents’ quality of life
- ○ We bonded (more)!
- ○ Fun, (FREE!) year-end social event!

Thank You,

Mayor Pro Tem Jorif, Councilmember Campbell, all other Council and staff, including Ms. Kristy, Ms. Margaret

for empowering and involving youth throughout another incredible year of the Rockwall Youth Advisory Council!

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	May 5, 2025
SUBJECT:	MIS2025-008; *Alternative Tree Mitigation Settlement Agreement for the Southside Hills Subdivision*

On April 17, 2025, the applicant -- *Brian Cramer of CCD - Rockwall LLC* -- submitted a development application requesting an *Alternative Tree Mitigation Settlement Agreement* for the Southside Hills Subdivision. The Southside Hills Subdivision was established by the City Council on October 3, 2022 through the adoption of *Ordinance No. 22-51* [*Planned Development District 99 (PD-99)*; *Case No. Z2022-039*]. According to this Planned Development (PD) District ordinance, the Southside Hills Subdivision is a 264.51-acre residential subdivision that will consist of 384 residential lots with a gross density of *1.45* dwelling units per acre (*see Figure 1*). These lots will consist of five (5) lot types: [*1*] 43, *Type 'A'* lots that will be a minimum of 130' x 240' (*or 43,560 SF*), [*2*] 26, *Type 'B'* lots that will be a minimum of 110' x 190' (*or 24,000 SF*), [*3*] 66, *Type 'C'* lots that will be a minimum of 80' x 115' (*or 11,000 SF*), [*4*] 43, *Type 'D'* lots that will be a minimum of 80' x 110' (*or 9,600 SF*), and [*5*] 206, *Type 'E'* lots that will be a minimum of 62' x 110' (*or 7,200 SF*). In addition, the development will consist of a minimum of 52.90-acres of open space that includes a 1.10-acre amenity site and a 11.60-acre public park. Currently, the subject property remains undeveloped, and the applicant has received approval for a *Preliminary Plat* [*Case No. P2024-042*] and a *Master Plat* [*Case No. P2024-043*]. Based on the most recent aerial image, the subject property has a thick tree canopy, the majority of which is located within the 100-year floodplain (*see Figure 2*).

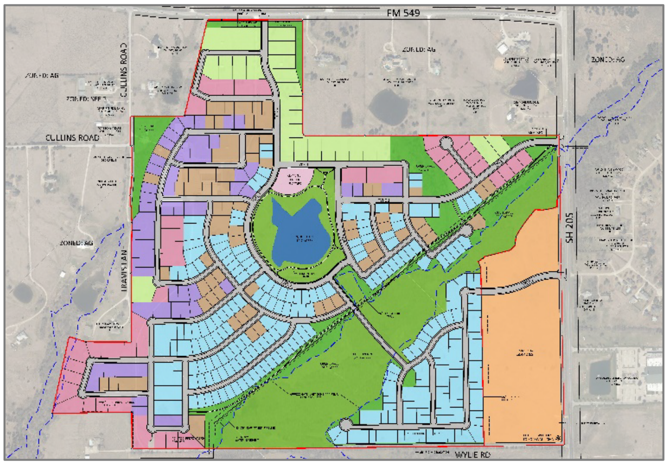


FIGURE 1: CONCEPT PLAN

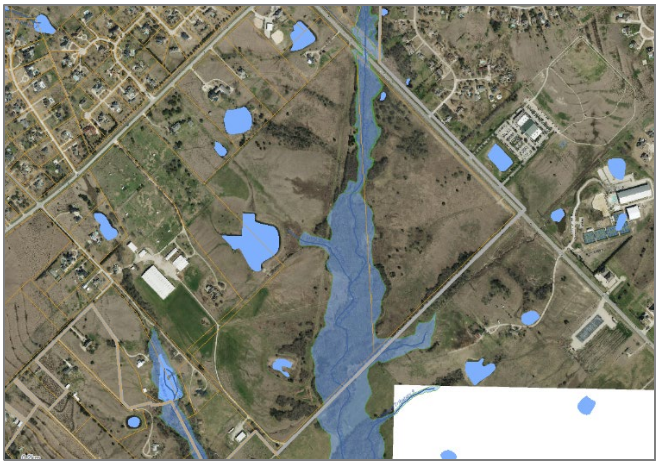


FIGURE 2: AERIAL IMAGE OF THE SUBJECT PROPERTY

According to Section 05, *Tree Mitigation Requirements*, or Article 09, *Tree Preservation*, of the Unified Development Code (UDC), for every protected canopy tree over four (4) caliper inches removed, *inch-for-inch* replacement shall be required, and any Eastern Red Cedar over eight (8) feet in height must be replaced with a four (4) inch caliper canopy tree. That being said, the UDC grants *Tree Preservation Credits* "(f)or each saved oak, pecan or elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20.00% of the total mitigation balance..." In this case, the applicant has completed a preliminary tree survey that estimated 17,552.7 caliper inches would be removed with the development of the subject property. In addition, a 20.00% *Tree Preservation Credit* can be applied for the trees being preserved in the floodplain areas. This brings the total estimated mitigation balance down to 14,042.16 caliper inches. Included with the applicant's submittal is a landscape plan that delineates all of the proposed canopy tree plantings within the subdivision. This includes all of the landscape buffers, open space lots, the public park, and the lot trees (*i.e. three (3) trees per lot*). Based on the provided landscape plan, 438 canopy trees will be planted within the landscape buffers, 277 trees will be planted on the open space lots and the public park, and 1,152 canopy trees will be planted on the residential lots. This equates to a total of 1,867 canopy trees or 7,468 caliper inches. This brings the total mitigation balance of 14,042.16 caliper inches to 6,574.16 caliper inches (*i.e. 14,042.16 – 7,468 = 6,574.16*). In accordance with *Tree Mitigation Requirements*, the applicant would be permitted to purchase "...up to 20.00% of the total replacement inches," at $100.00 per inch, and the remaining 80% must be planted on-site. In this case, the applicant would be required to plant 11,233.73 caliper inches or 2,809 trees and pay a fee of $280,843.20 (*i.e. [14,042.16 caliper inches * 20%] * $100.00 = $280,843.20*). In this case, the applicant's remaining mitigation balance is 6,574.16 caliper inches or $657,416.00. This exceeds the 20.00% purchase limit described above. Given this, the applicant is requesting an *Alternative Tree Mitigation Settlement Agreement* in accordance with Section 05(G), *Tree Mitigation Requirements*, or Article 09, *Tree Preservation*, of the Unified Development Code (UDC). In lieu of paying the remaining balance, the applicant is requesting to install additional park improvements above and beyond what is required by the Planned Development District 99 (PD-99) Ordinance [*Ordinance No. 22-51*].

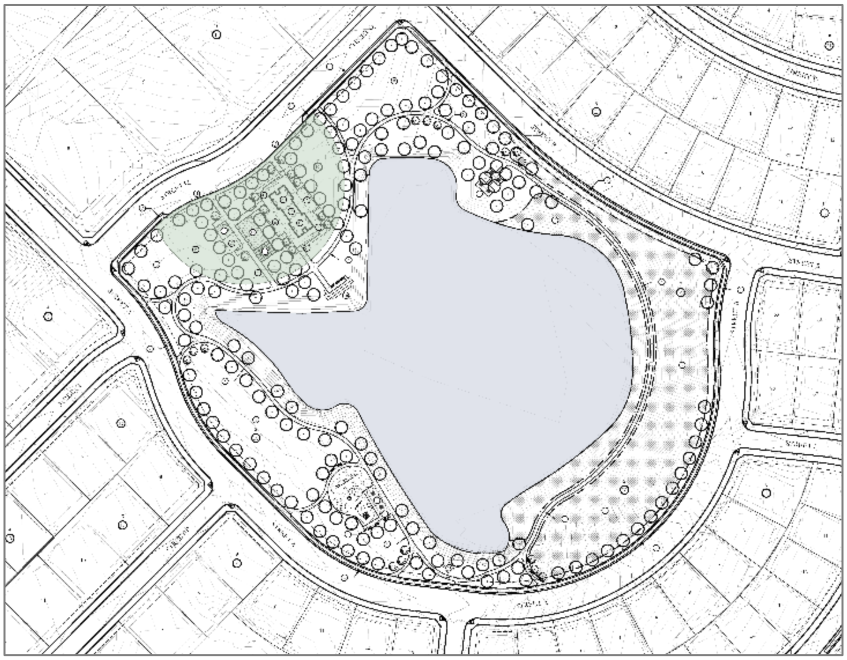


FIGURE 3: PARK CONCEPT PLAN

According to the Planned Development District 99 (PD-99) Ordinance [*Ordinance No. 22-51*] the applicant is required to amenitize the 11.60-acre public park with [*1*] a six (6) foot concrete hike & bike trail, [*2*] a playground, [*3*] a plaza area, [*4*] a covered pavilion, [*5*] a picnic area, [*6*] benches, and [*7*] landscape features (*e.g. trees and other vegetation*). Based on the *Park Concept Plan* submitted by the applicant, all of these items have been provided and delineated on the plan, which have an estimated installation cost of $500,000.00. In addition to the required park improvements, the applicant is proposing to [*1*] increase the size of the hike and bike trail to eight (8) feet, [*2*] provide a lake overlook area, and [*3*] a rock skipping installation. The applicant has estimated the installation cost of the additional improvements as $750,000.00. This would bring the total park improvement costs to $1,250,000.00. In addition, the applicant indicated that if the final installation cost is less than $1,250,000.00 then the remaining balance will be paid to the City. Staff should note that the requested additional improvements are greater in value than the estimated remaining tree mitigation balance fee by $92,584.00 (*i.e. $750,000.00 - $657,416.00 = $92,584.00*). In addition, at the time Planned Development District 99 (PD-99) was approved (*i.e. October 3, 2022*), the minimum required trail size was six (6) feet; however, following this approval the required minimum trail size was increased to eight (8) feet with the approval of the updated *Subdivision Ordinance* [*Ordinance No. 23-21*]. Given that PD-99 was approved before this code change, they were vested under this requirement. As part of the applianct's *Alternative Tree Mitigation Agreement* request they are proposing to increase the trail size to eight (8) feet to meet the current code requirements.

According to Subsection (G), *Alternative Tree Mitigation Settlement Agreement*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(i)n certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an *Alternative Tree Mitigation Settlement Agreement* where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be deposited in the City's tree mitigation fund and will be used for planting trees in the City's parks, medians, streets rights-of-way, or other similar areas as determined by the Parks and Recreation Department." In reviewing the applicant's request, it does appear that it may warrant consideration and may provide benefit to both the City and the applicant; however, all requests for an *Alternative Tree Mitigation Settlement Agreement* are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission. On April 29, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Alternative Tree Mitigation Settlement Agreement* by a vote of 5-0, with Commissioner Husting absent and one (1) vacant seat. Should the City Council have any questions concerning the applicant's request, staff and the applicant will be available during the *May 5, 2025* City Council meeting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) 1
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) 1
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) 1
- ☐ REPLAT ($300.00 + $20.00 ACRE) 1
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) 1
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) 1
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) 1 & 2
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) 1

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☑ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) 2

NOTES:
1: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
2: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 5565 Hwy 549, Rockwall, TX
SUBDIVISION: Southside Hills
LOT:
BLOCK:
GENERAL LOCATION: SW of SH205 & FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	264.5	LOTS [CURRENT]	384
		LOTS [PROPOSED]	

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

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

☑ OWNER	CCD - Rockwall LLC	☑ APPLICANT	Same
CONTACT PERSON	Brian Cramer	CONTACT PERSON	
ADDRESS	4925 Greenville Ave., #604	ADDRESS	
CITY, STATE & ZIP	Dallas, TX 75206	CITY, STATE & ZIP	
PHONE	214-734-5924	PHONE	
E-MAIL	bcramer@ccdevtx.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* ~~April~~ 15th *DAY OF* April *, 20*25 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 *DAY OF* April *, 20*25.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Phyllis D. Bevel

PHYLLIS D. BEVEL
Notary Public, State of Texas
Comm. Expires 07-11-2025
Notary ID 131204203

MY COMMISSION EXPIRES 7-11-25

CORSON CRAMER
DEVELOPMENT

April 3, 2025

Mr. Ryan Miller
385 S. Goliad
Rockwall, TX 75087

Re: Southside Hills Tree Mitigation

Dear Mr. Miller:

Corson Cramer Development (CCD) is requesting an Alternative Tree Mitigation Settlement Agreement for the Southside Hills Subdivision. Southside Hills was established by the City Council on October 3, 2022 through the adoption of Ordinance No. 22-51 (Planned Development District 99 for Single Family 10 (SF-10) District and Commercial (C) District land uses, on a 264.510-acre tract of land identified as Tracts 17-13 [*50.00-Acres*], 17-14 [*26.452-Acres*], 17-15 [*134.33-Acres*], 17-16 [*43.60-Acres*], & 40-8 [*8.79-Acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas.

The Single Family portion will have 384 lots representing a density of 1.45 dwelling units per gross acre consisting of five lot types: Type A – (43) will be a lot area of 43,560 SF with minimum dimensions of 130’ x 240’, Type B – (26) will be a lot area of 24,000 SF with minimum dimensions of 110’ x 190’, Type C (66) will be a lot area of 11,000 SF with minimum dimensions of 80’ x 110’, Type D (43) will be a lot area of 9,600 SF with minimum dimensions of 80’ x 110’ and Type E (206) will be a lot area of 7,200 SF with minimum dimensions of 62’ x 110’.

Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	130’ x 240’	43,560 SF	43	11.2%
B	110’ x 190’	24,000 SF	26	6.8%
C	80’ x 115’	11, 000 SF	66	17.2%
D	80’ x 110’	9,600 SF	43	11.2%
E	62’ x 110’	7,200 SF	206	53.6%
		Maximum Permitted Units:	*384*	*100.00%*

In addition, per the PD, the community will have a minimum of 20% open space or 52.9 acres. The current plan calls for 73.8 acres of open space consisting of a public park, amenity center, private open space and floodplain.

The public park will be 11.6 acres and shall be developed with the first phase of the proposed subdivision and shall have fully established natural turf (*e.g. seeding process*) and be irrigated in accordance with the requirements of the Parks and Recreation Department of the City of Rockwall. This area shall also incorporate the following improvements:

(a) A Six (6) Foot Concrete *Hike & Bike Trail*.
(b) A Playground.
(c) A Plaza Area.
(d) A Covered Pavilion.
(e) A Picnic Area.
(f) Benches.
(g) Landscape Features (*e.g. Trees and Other Vegetation*).

These components were approved in the PD ordinance mentioned herein. Below is the concept plan from the PD,

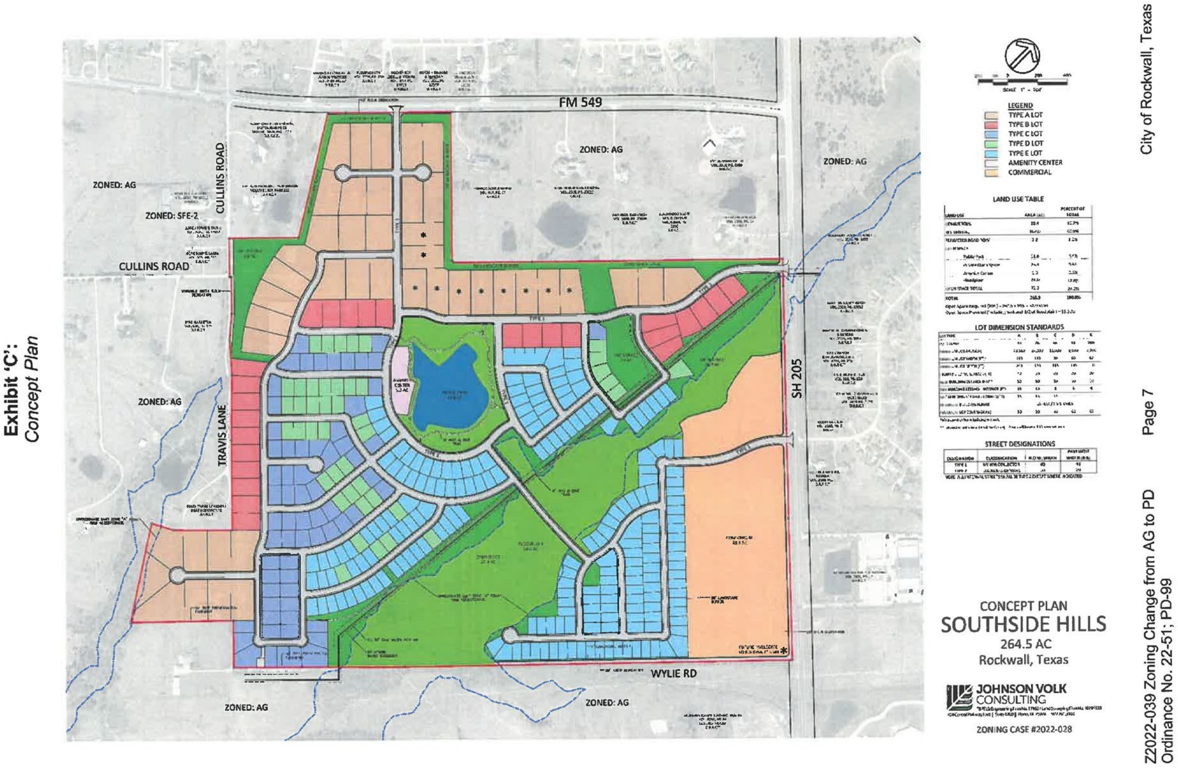


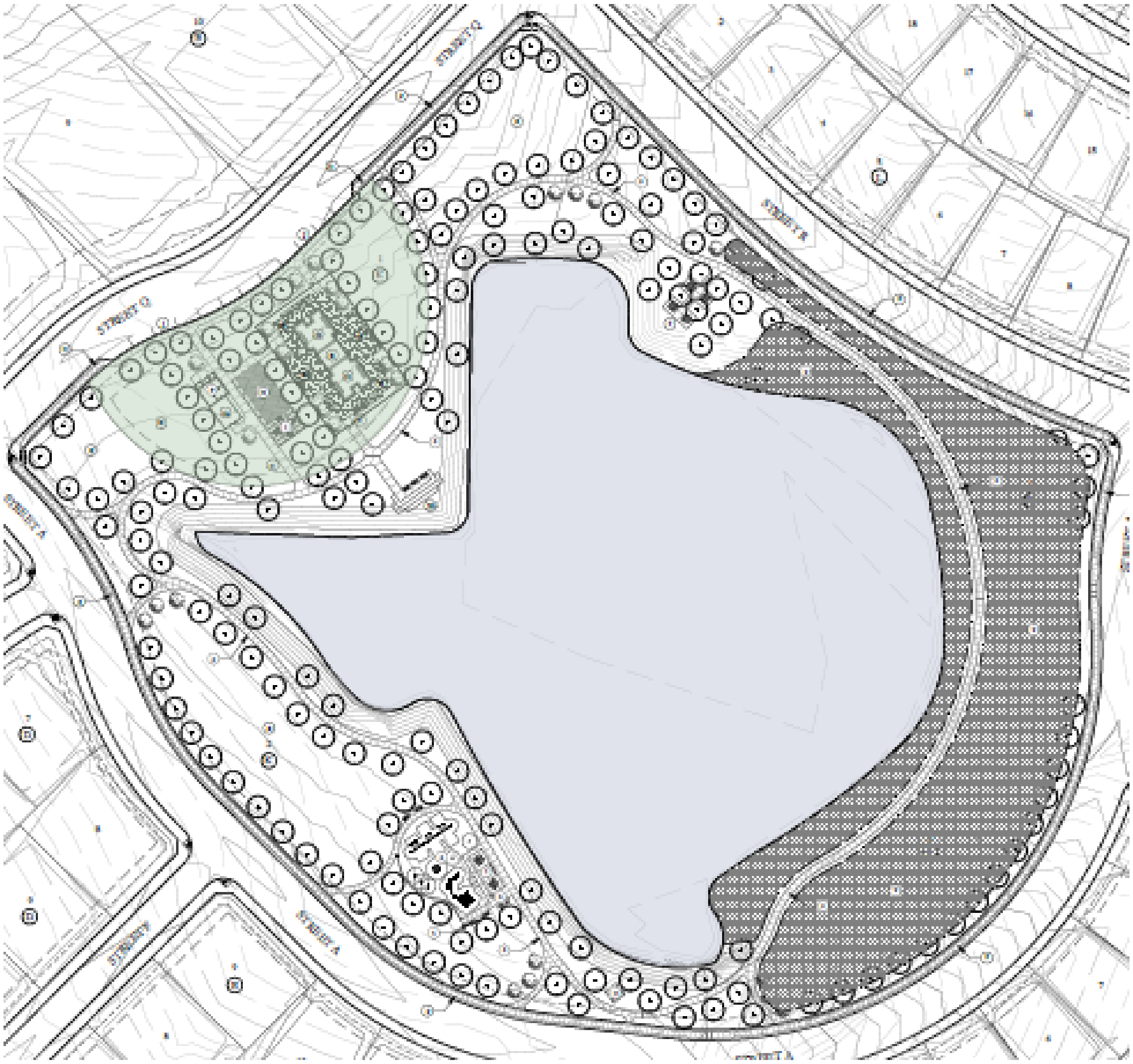
Exhibit 'C':
Concept Plan
City of Rockwall, Texas
Page 7
Z2022-039 Zoning Change from AG to PD
Ordinance No. 22-51; PD-99
FM 549
CULLINS ROAD
CULLINS ROAD
TRAVIS LANE
SH 205
WYLIE RD
ZONED: AG
ZONED: SFE-2
ZONED: AG
ZONED: AG
ZONED: AG
ZONED: AG
ZONED: AG
LEGEND
TYPE A LOT
TYPE B LOT
TYPE C LOT
TYPE D LOT
TYPE E LOT
AMENITY CENTER
COMMERCIAL
LAND USE TABLE
LOT DIMENSION STANDARDS
STREET DESIGNATIONS
CONCEPT PLAN
SOUTHSIDE HILLS
264.5 AC
Rockwall, Texas
JOHNSON VOLK
CONSULTING
ZONING CASE #2022-028

After significant input and collaboration with City of Rockwall staff and the Parks Department, a park plan was designed that we believe will be highly desirable and unique to Rockwall. The highlight of the park will be the Texas-shaped lake that will be improved for public use including walking the trail surrounding the lake. This enhanced lake has the potential to be an iconic landmark for all of Rockwall.

The majority of the area around the lake will be dedicated to public use of all ages consisting of 11.6 acres (private amenity area of 1.1 acres is depicted in green on the exhibit below). The Pavillion and Plaza area will be ideal for picnics and nature watching or just being close by to children playing on the multi-age Playground. There will be ample Benches when it is time to relax.

As part of the discussions with City staff, CCD will increase the width of the Hike and Bike Trail from six feet to eight feet along with creating an overlook area for nature watching, fishing, or a unique rock skipping feature. This one-of-a-kind concept will include a seating area with tiered steps down to the water's edge and piers/poles in the water to measure your rock-skipping ability.

CCD is excited for the potential of this park to be a landmark for Rockwall and a defining enhancement for the Southside Hills community. See below for the park concept plan and renderings.



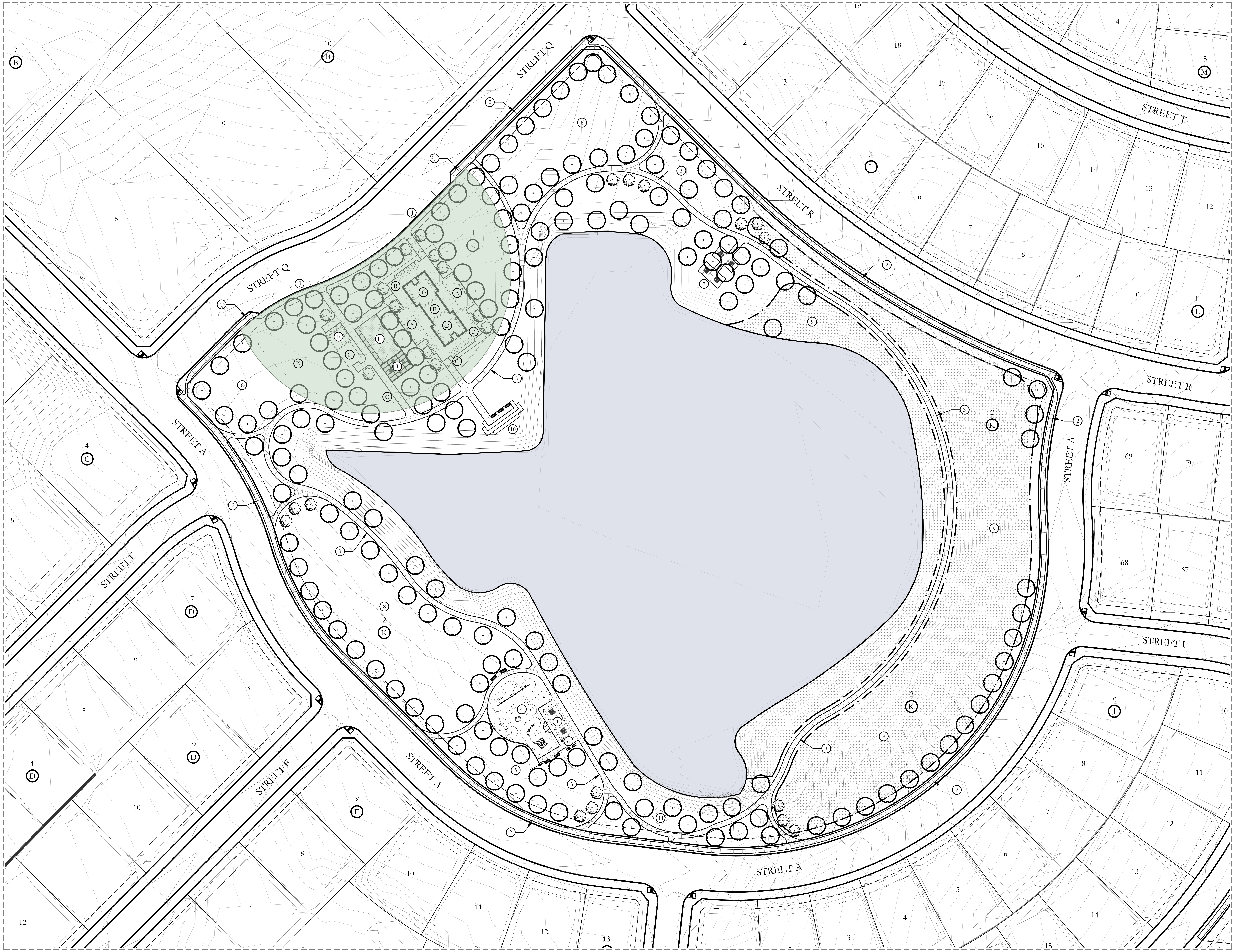
The open space area of the community along with the trees on the lots will be substantial. There will be significant costs associated with having the trees surveyed and marked in accordance with the ordinance requirements. In lieu of conducting an exhaustive tree survey, we propose upgrading the park and adding additional elements as described above. CCD will commit to spending $1,000,000 worth of improvements to satisfy the tree mitigation obligations along with the equipment fee requirement. If CCD does not incur the stated amount, then a check for the shortfall will be submitted to the City. The $1,000,000 will only apply to the public park elements and not the private amenities. The private amenities will be a separate budget.

We appreciate your consideration and look forward to working with the City on this project.

Sincerely,

Corson Cramer Development

Brian Cramer
Co-President



PRIVATE AMENITY CENTER CALLOUTS LEGEND:

Ⓐ	STEEL SHADE STRUCTURE
Ⓑ	CONCRETE POOL DECK
Ⓒ	CONCRETE SIDEWALK
Ⓓ	SWIMMING POOL
Ⓔ	TANNING LEDGE
Ⓕ	RESTROOM BUILDING (+/- 400 SQ. FT.)
Ⓖ	POOL EQUIPMENT ENCLOSURE
Ⓗ	EVENT LAWN
Ⓘ	OUTDOOR FIRE PIT AND LOUNGE
Ⓙ	PROPOSED PARALLEL PARKING (12 PARKING STALLS)
Ⓚ	OPEN PLAY AREA

◯	3" CALIPER SHADE TREE; SPECIES TBD.
✺	2" CALIPER ORNAMENTAL TREE; SPECIES TBD.

NOTE:
ALL LANDSCAPE AREAS SHALL RECEIVE BERMUDA GRASS LAWN AND PERMANENT IRRIGATION.

PUBLIC PARK CALLOUTS LEGEND:

①	STEEL SHADE STRUCTURE WITH TABLES.
②	CONCRETE SIDEWALK
③	6'-0" WIDTH CONCRETE TRAIL
④	PLAYGROUND FACILITY
⑤	BENCHES
⑥	OUTDOOR GRILL STATION
⑦	OUTDOOR PLAZA/SEATING AREA
⑧	OPEN PLAY AREA
⑨	NATIVE AREA
⑩	TIERED STONE STEPS AND VIEWING AREA.
⑪	EXISTING PUMP HOUSE TO REMAIN

◯	3" CALIPER SHADE TREE; SPECIES TBD.
✺	2" CALIPER ORNAMENTAL TREE; SPECIES TBD.
▨	NATIVE TURF MIX AND/OR NATURAL VEGETATION TO REMAIN.

NOTE:
ALL LANDSCAPE AREAS SHALL RECEIVE BERMUDA GRASS LAWN AND PERMANENT IRRIGATION.

NORTH

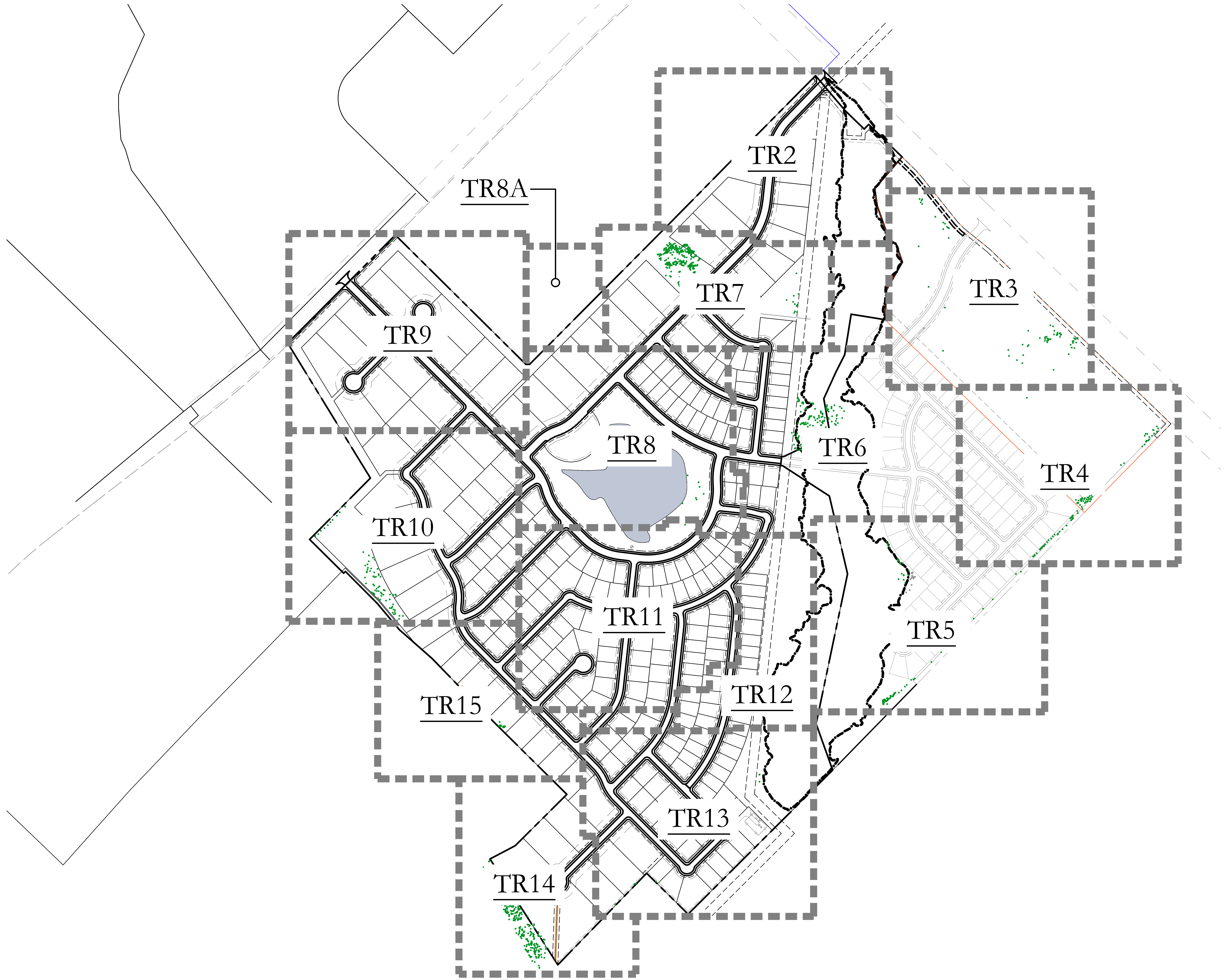
SCALE: 1" = 50'-0"

SOUTHSIDE HILLS PHASE I - PUBLIC PARK AND PRIVATE AMENITY CENTER CONCEPT PLAN

City of Rockwall, Rockwall County, Texas

February 24, 2025

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


TR2
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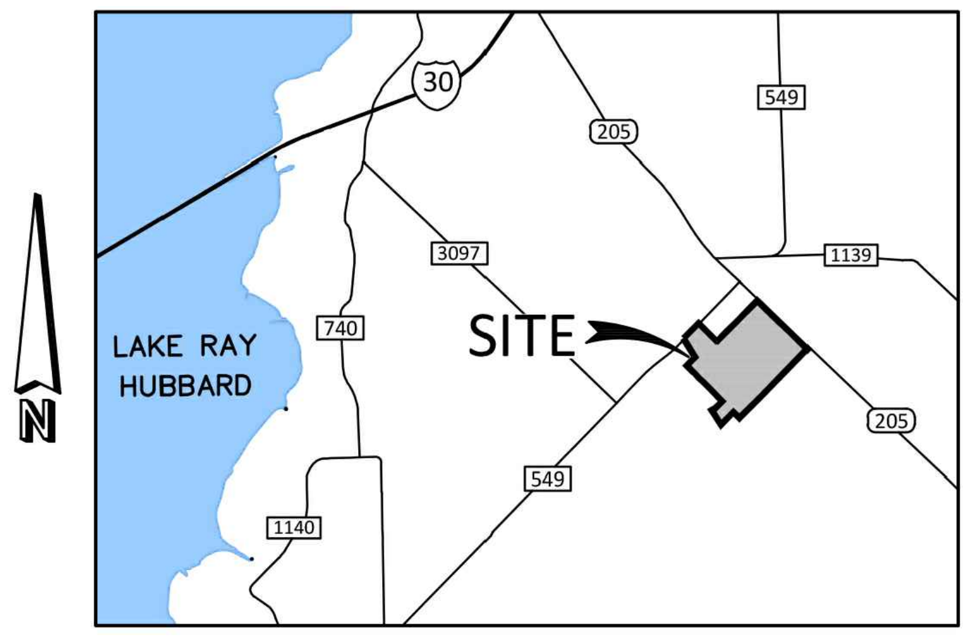
N
LAKE RAY HUBBARD
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205
549
3097
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SITE
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549
1140

LOCATION MAP
NOT TO SCALE

NORTH

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SCALE 1" = 250'

j:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - tree survey plan.dwg

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

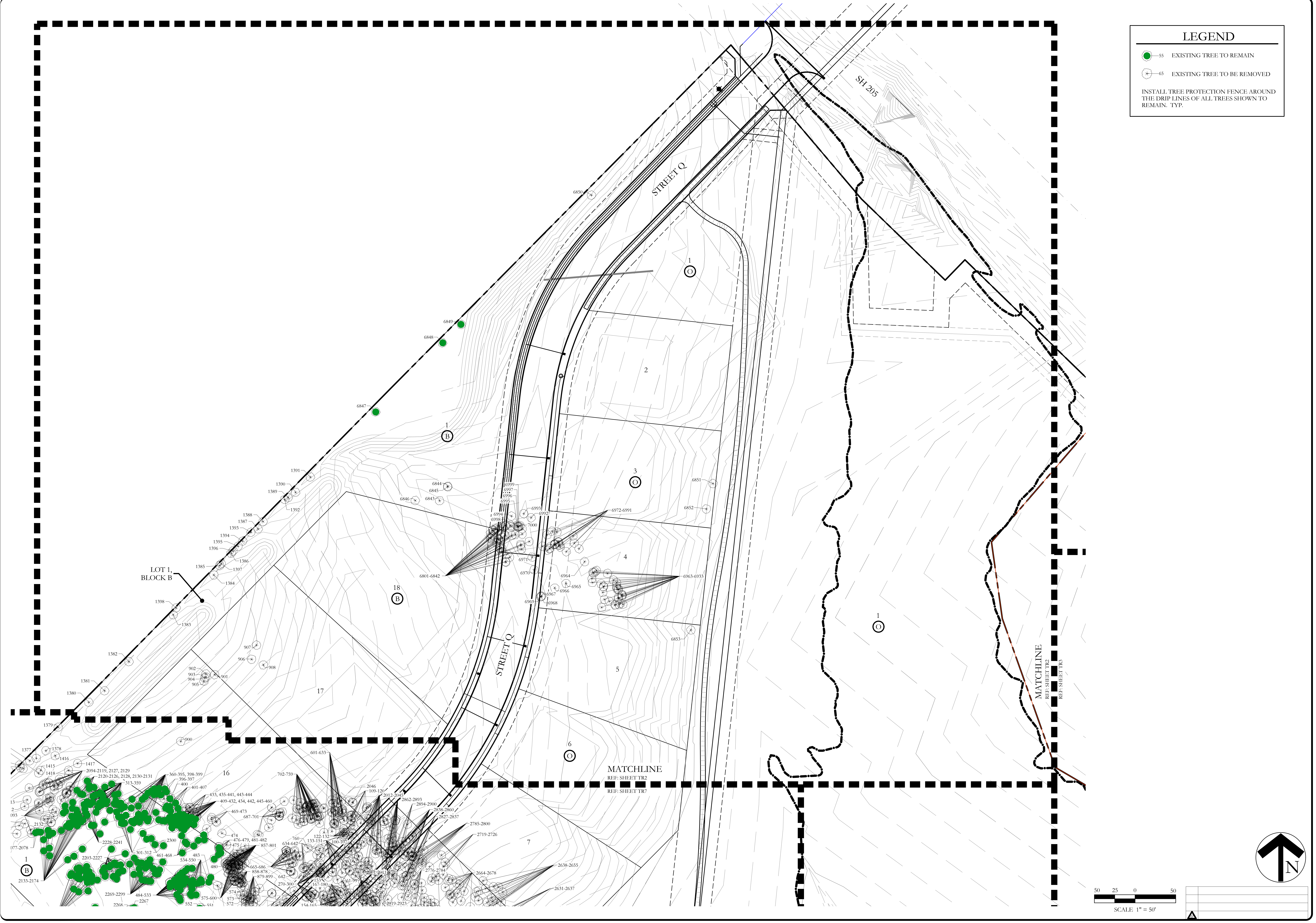
OVERALL LAYOUT PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
1" = 250'
One Inch
JVC No CCD501

TR1 of 35


SH 205
STREET Q
STREET Q
LOT 1,
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18 B
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6851
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6972-6991
6963-6933
6801-6842
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907
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MATCHLINE
REF: SHEET TR2
REF: SHEET TR7
MATCHLINE
REF: SHEET TR2
REF: SHEET TR3
N
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SCALE 1" = 50'

LEGEND

- ● EXISTING TREE TO REMAIN
- ⊗ EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

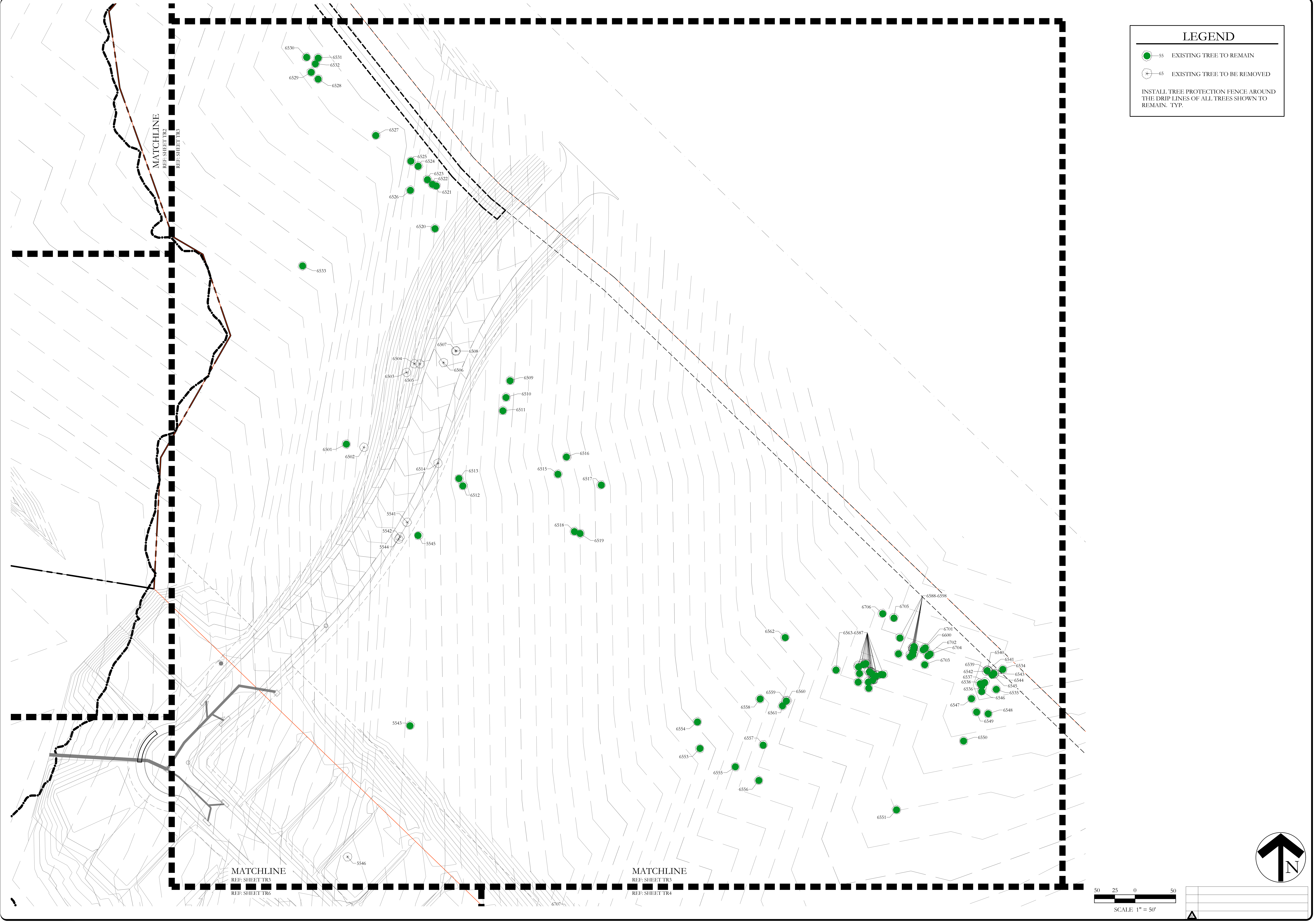
CODY L. JOHNSON
2833
March 13, 2025

SCALE:
1" = 50'
One Inch

JVC No CCD501

TR2 of 35

g:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - tree survey plan.dwg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MATCHLINE
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REF: SHEET TR4
N
50 25 0 50
SCALE 1" = 50'
g:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - tree survey plan.dwg

LEGEND

- ● 55 EXISTING TREE TO REMAIN
- ⊗ 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

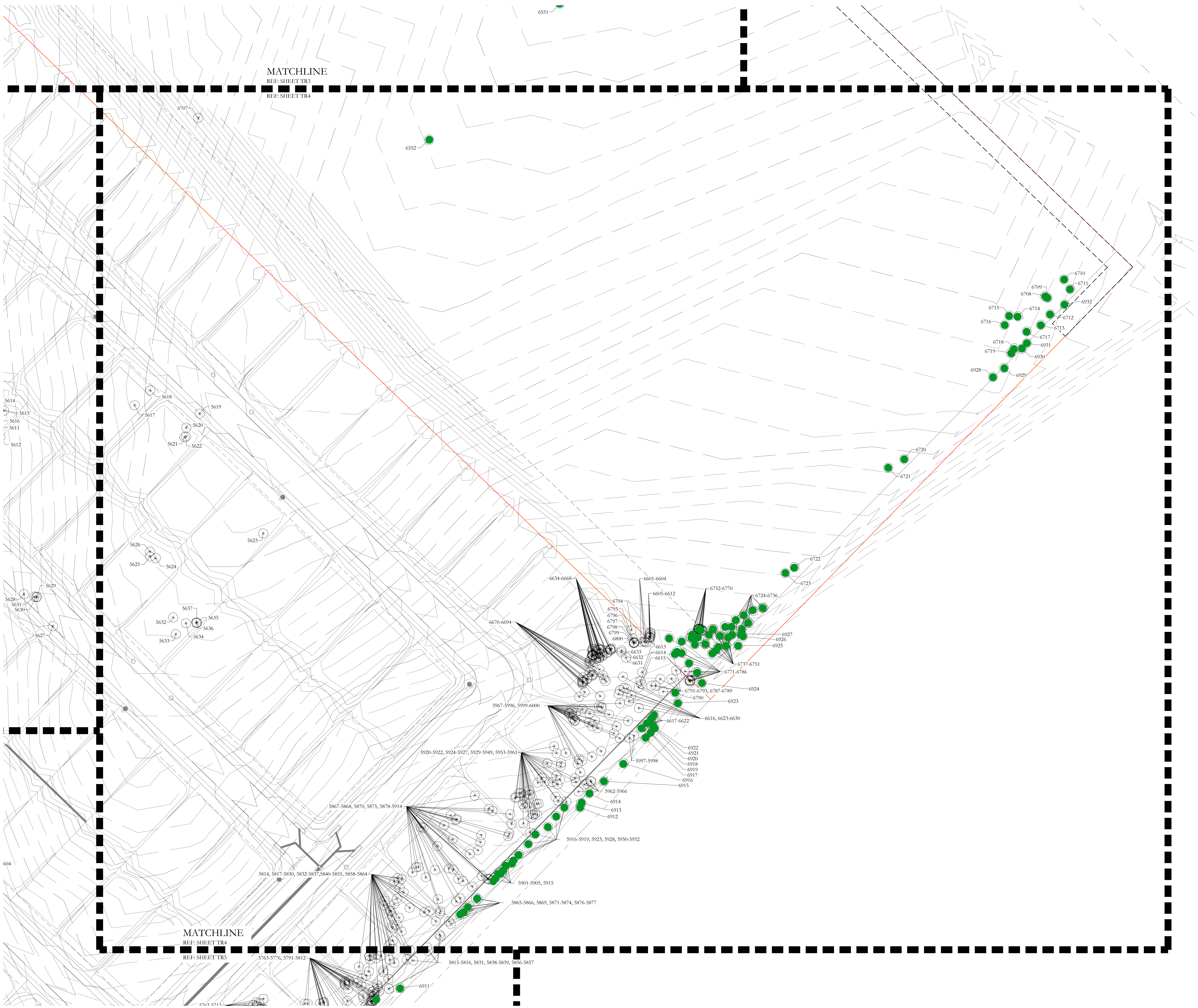
DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
1" = 50'
One Inch

JVC No CCD501

TR3 of 35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5916-5919, 5923, 5928, 5950-5952
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5762-5712
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LEGEND

● 55	EXISTING TREE TO REMAIN
⊗ 65	EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

50 25 0 50
SCALE 1" = 50'

N

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

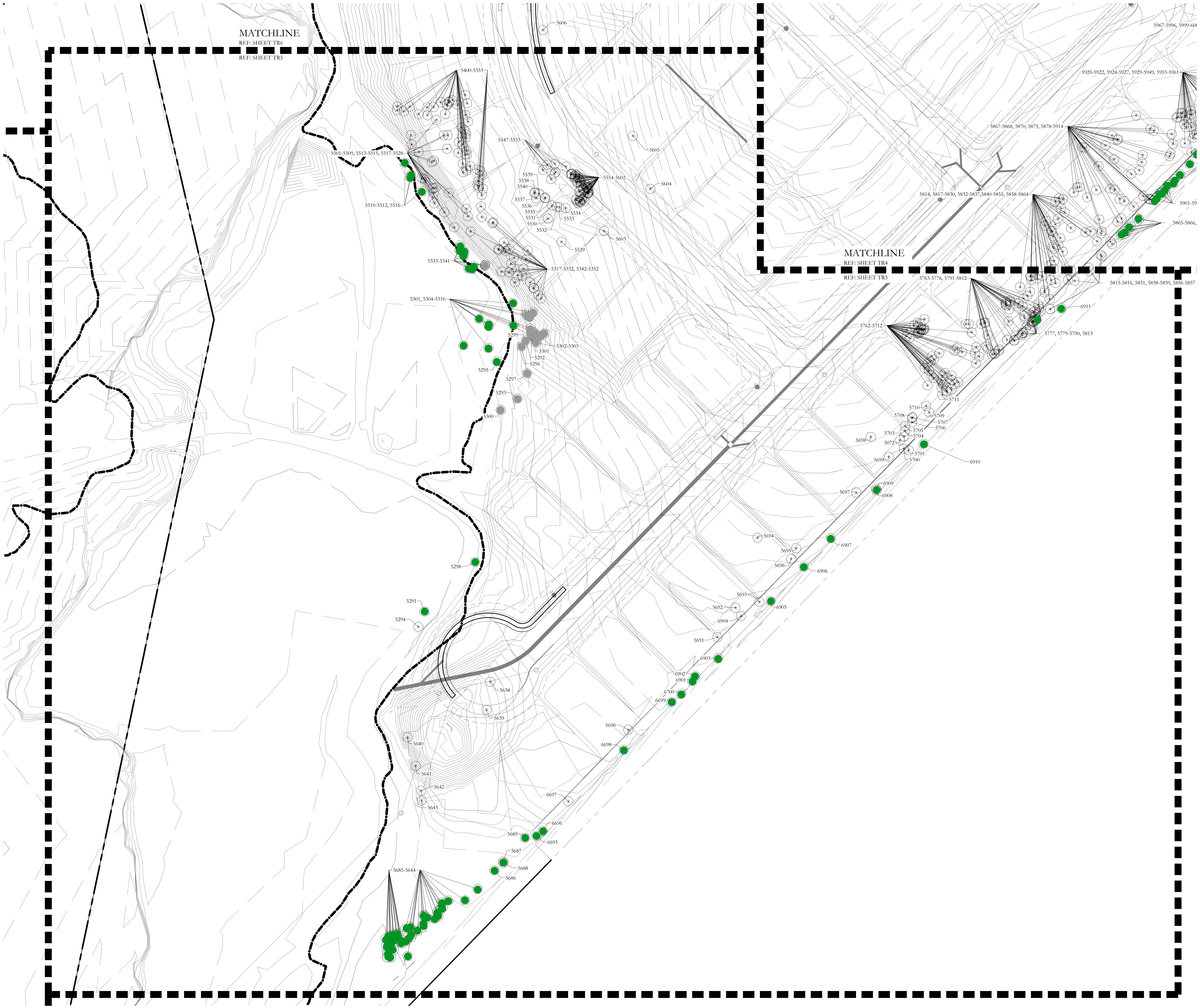
DETAILED TREE SURVEY AND TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
1" = 50'
One Inch

JVC No CCD501

TR4 of 35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5967-5996, 5999-600

LEGEND

🟢 —55	EXISTING TREE TO REMAIN
✲ —65	EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

50 25 0 50
SCALE 1" = 50'

JOHNSON VOLK
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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

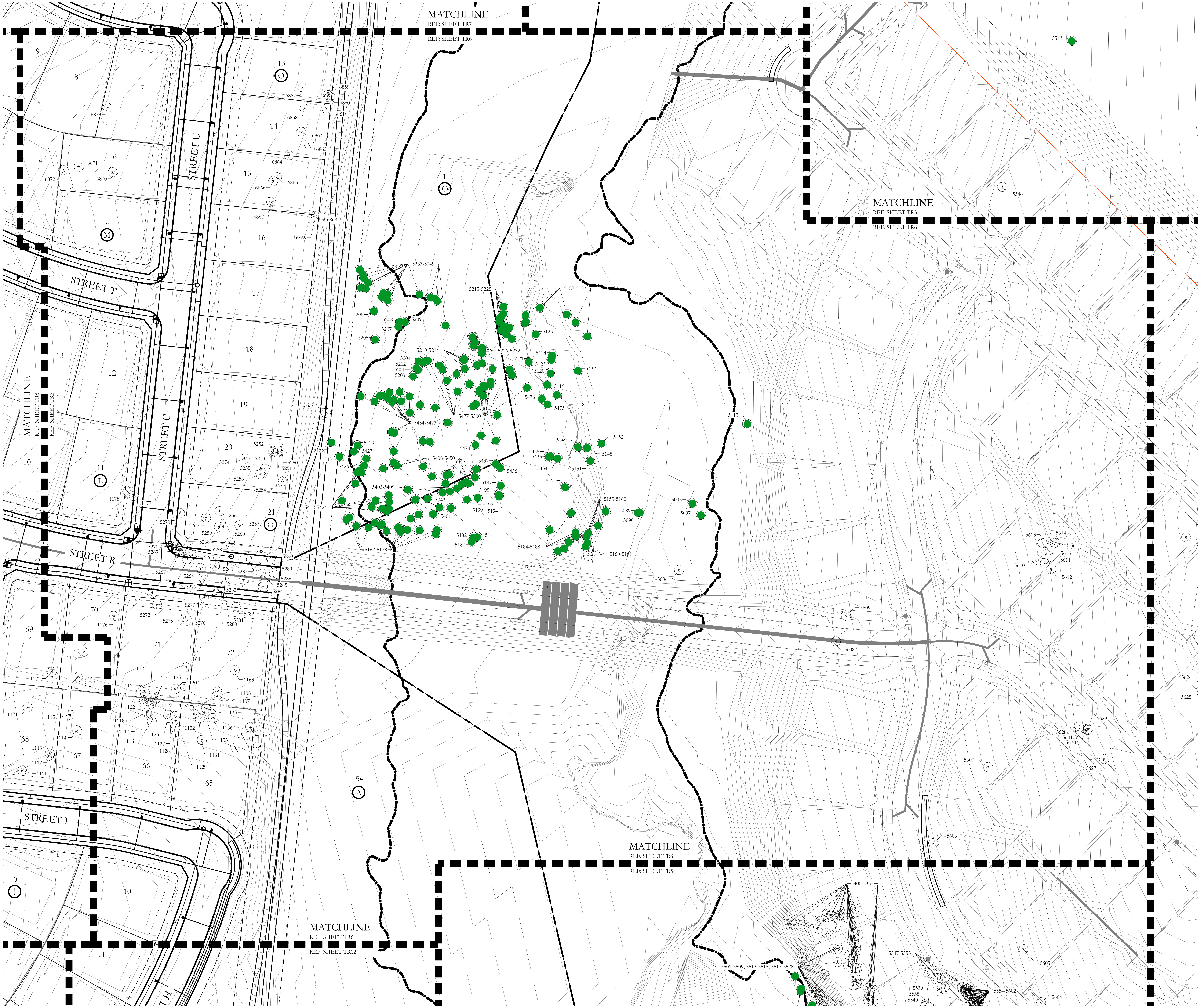
DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
1" = 50'
One Inch
JVC No CCD501

TR5 of 35

j:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - tree survey plan.dwg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MATCHLINE
REF: SHEET TR6
REF: SHEET TR5
MATCHLINE
REF: SHEET TR6
REF: SHEET TR12
STREET U
STREET T
STREET R
STREET I
5233-5249
5215-5225
5127-5133
5226-5232
5210-5214
5454-5473
5477-5500
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LEGEND

● EXISTING TREE TO REMAIN

⊗ EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

50 25 0 50
SCALE 1" = 50'

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

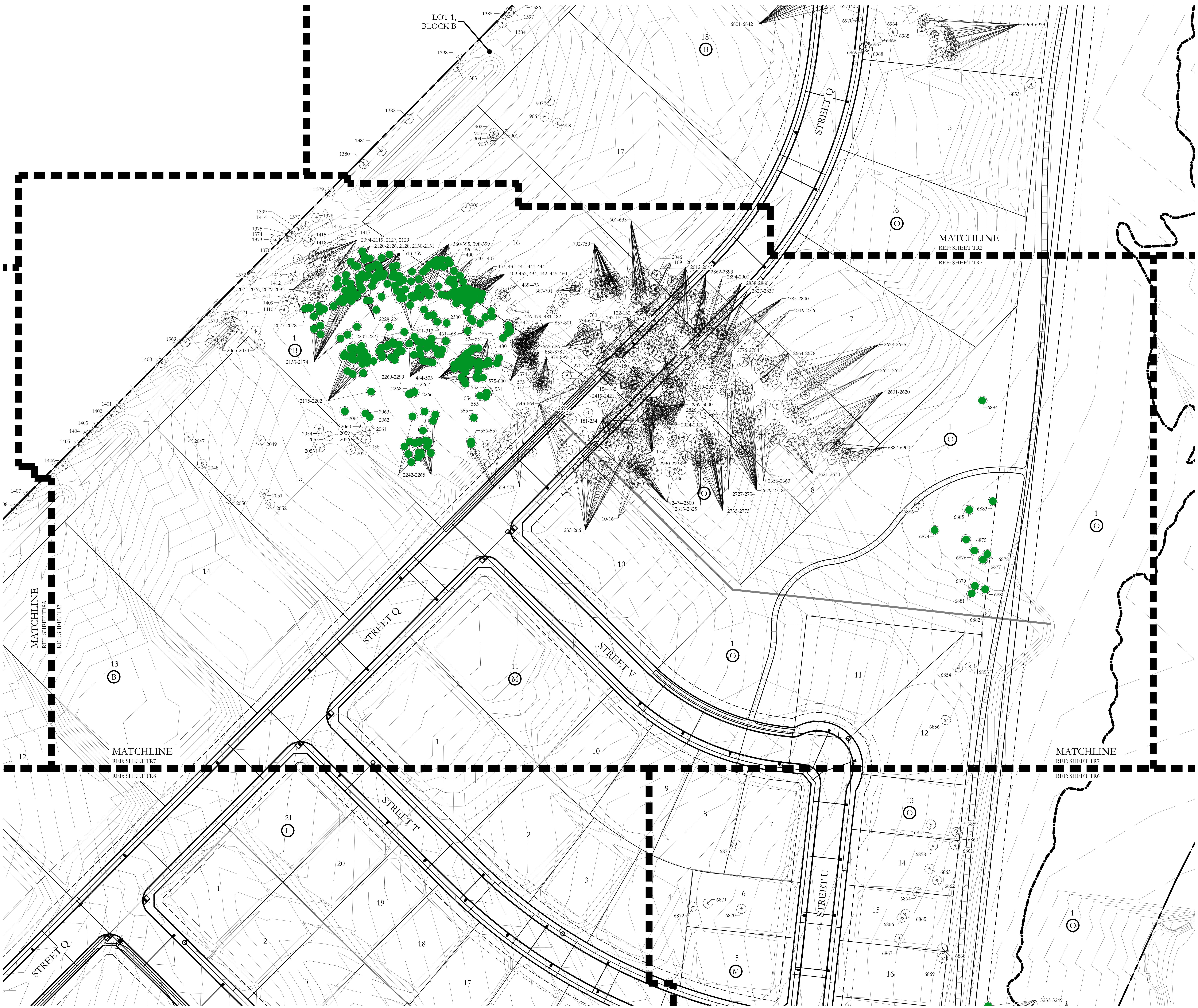
DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
1" = 50'
One Inch

JVC No CCD501

TR6 of 35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LEGEND

🟢 55 EXISTING TREE TO REMAIN

⊛ 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

50 25 0 50

SCALE 1" = 50'

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

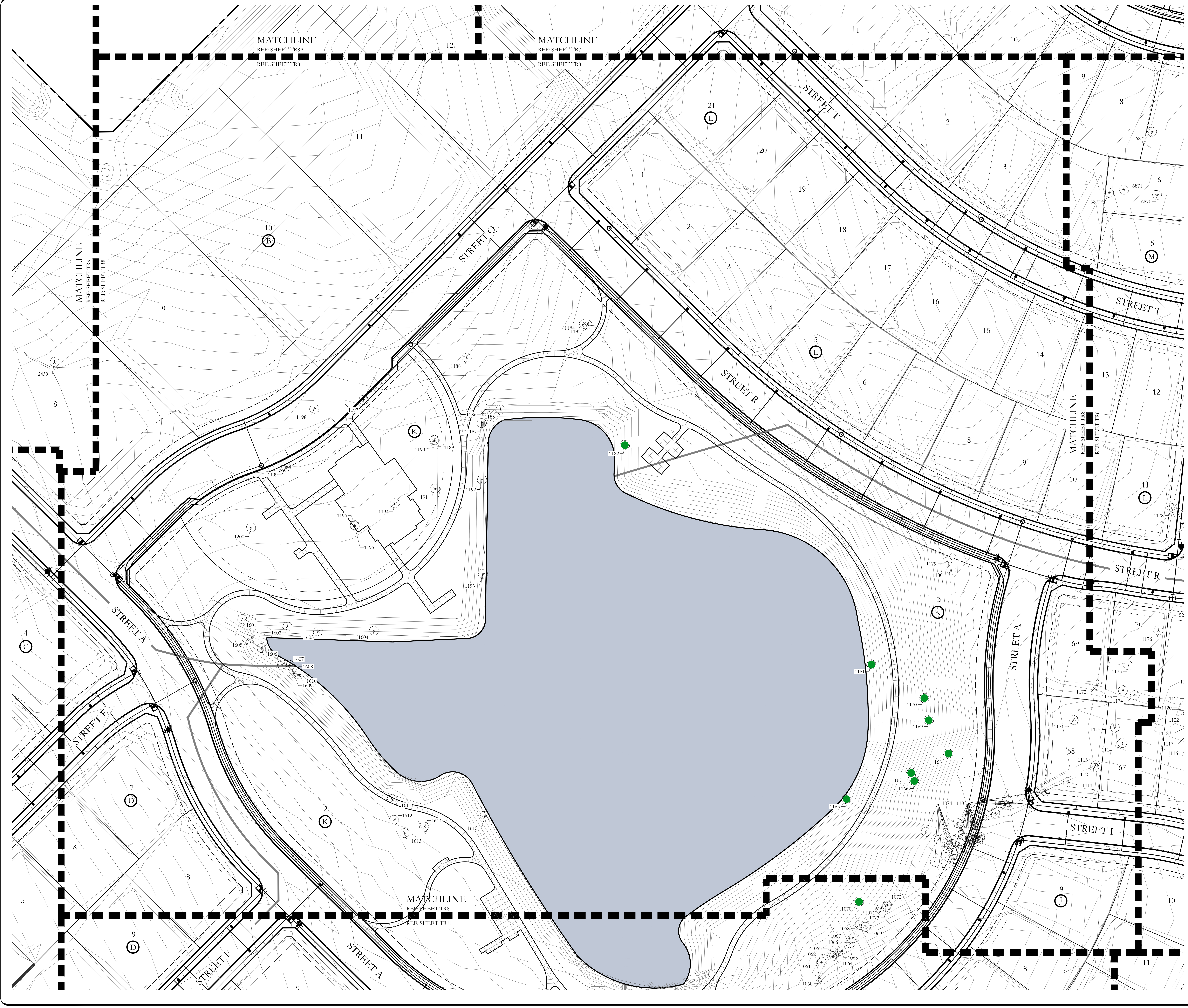
DETAILED TREE SURVEY AND TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
March 13, 2025

SCALE:
1" = 50'
One Inch
JVC No CCD501

TR7 of 35

j:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - tree survey plan.dwg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50 25 0 50
SCALE 1" = 50'

LEGEND

● 55 EXISTING TREE TO REMAIN

⊛ 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

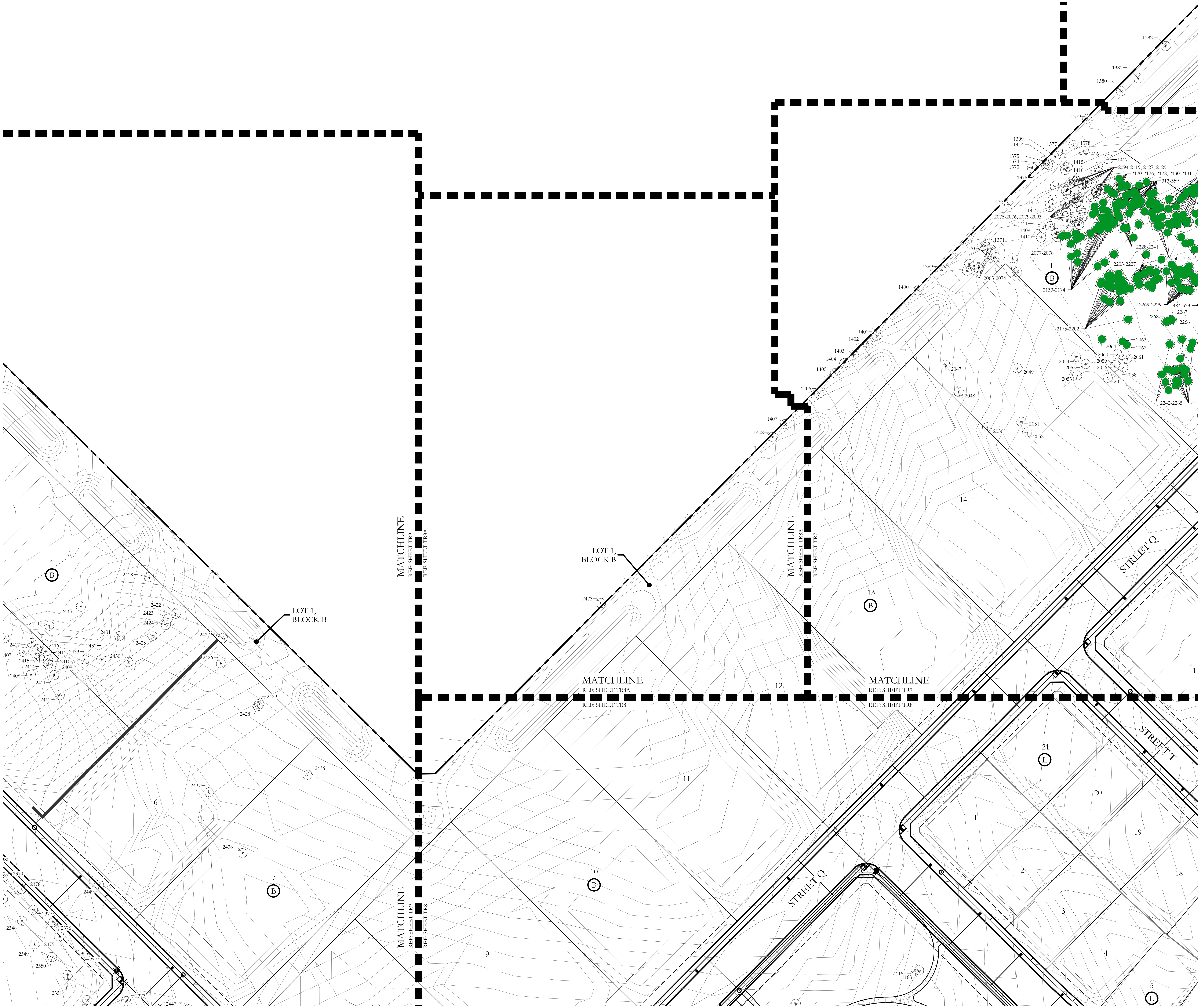
DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
March 13, 2025

SCALE:
1" = 50'
One Inch
JVC No CCD501

TR8 of 35

j:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - tree survey plan.dwg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LEGEND

● 55 EXISTING TREE TO REMAIN

✳ 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

50 25 0 50

SCALE 1" = 50'

N

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 13, 2025

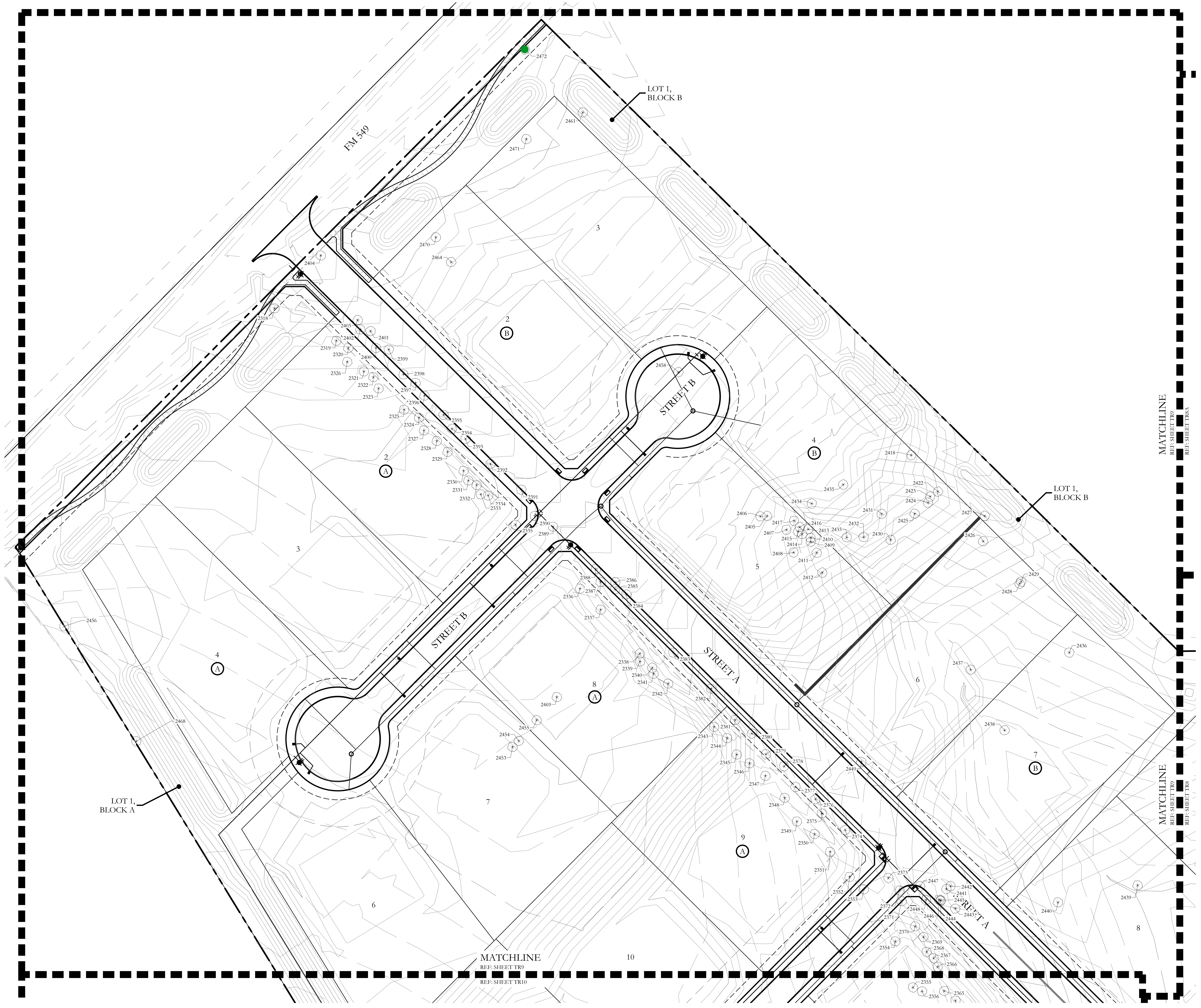
SCALE:
1" = 50'

One Inch

JVC No CCD501

TR8A of 35

j:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - tree survey plan.dwg



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LOT 1, BLOCK A
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STREET B
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MATCHLINE REF: SHEET TR9 REF: SHEET TR8
MATCHLINE REF: SHEET TR9 REF: SHEET TR10
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LEGEND

● 55	EXISTING TREE TO REMAIN
✱ 65	EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

50 25 0 50
SCALE 1" = 50'

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SOUTHSIDE HILLS
PHASE I
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ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

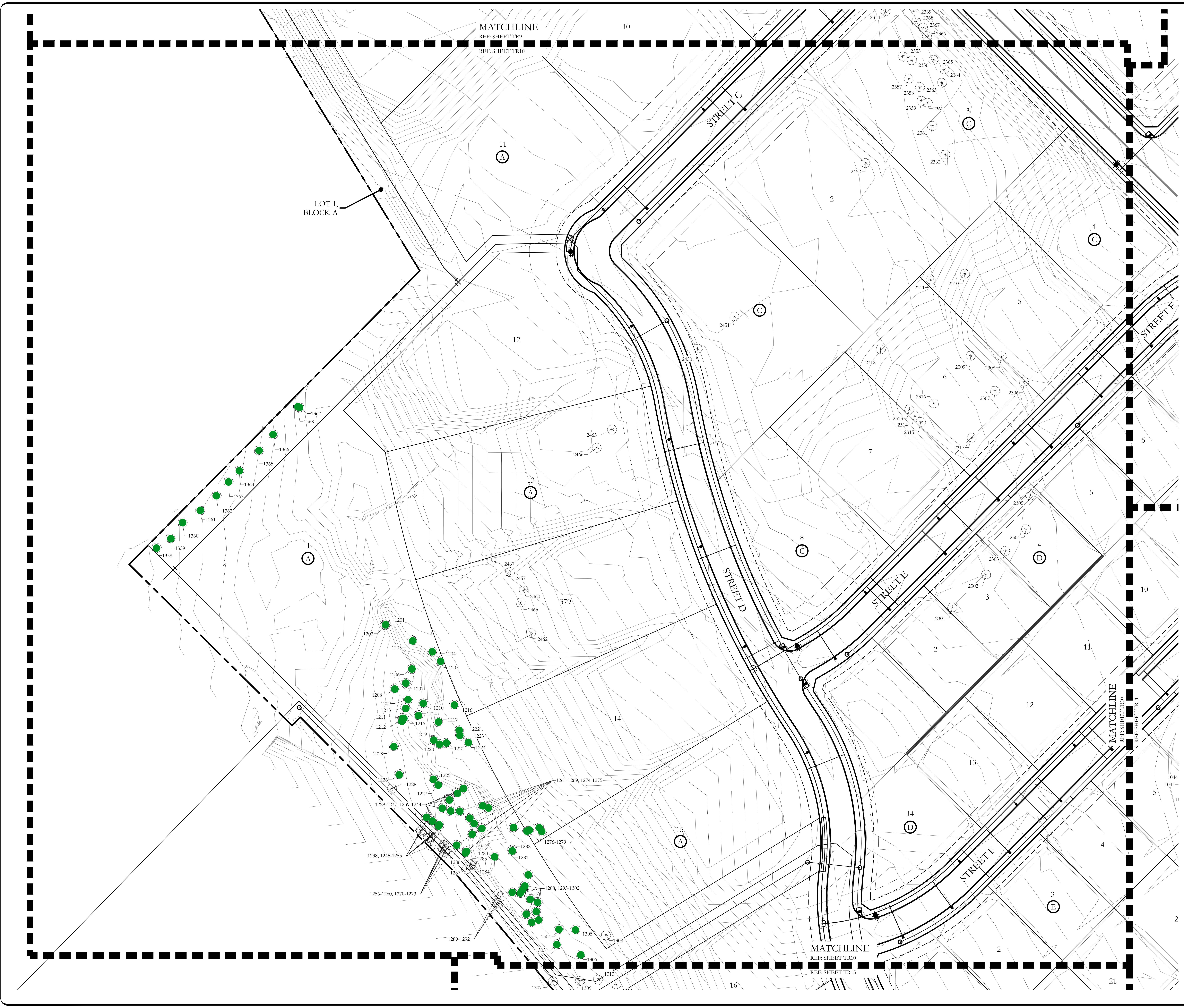
DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
March 13, 2025

SCALE:
1" = 50'
One Inch
JVC No CCD501

TR9 of 35

j:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - tree survey plan.dwg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STREET D
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LEGEND

- ● 55 EXISTING TREE TO REMAIN
- ✳ 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

50 25 0 50
SCALE 1" = 50'

N

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

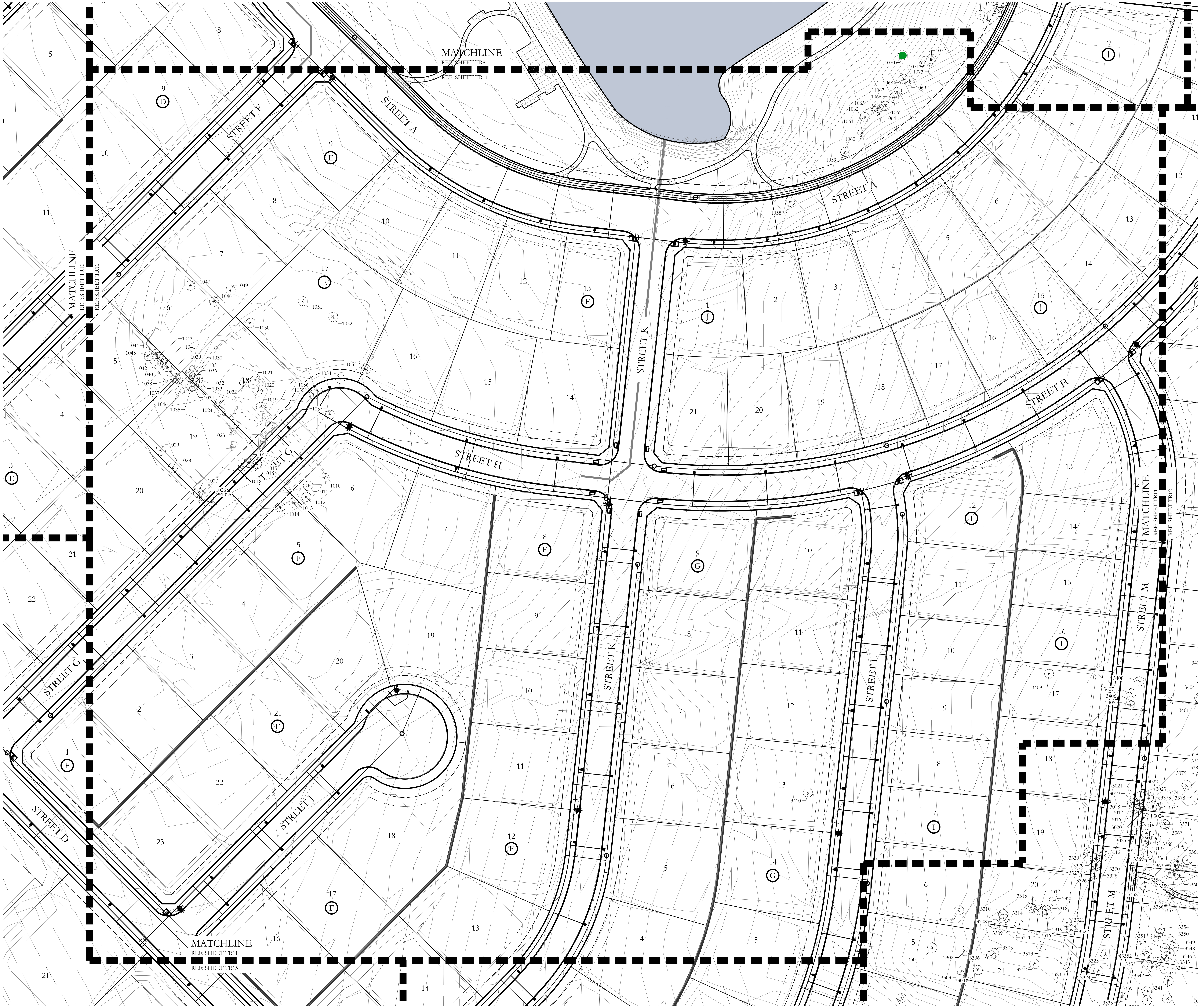
TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
1" = 50'
One Inch
JVC No CCD501

TR10 of 35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STREET A
STREET F
STREET K
STREET H
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STREET J
STREET D
STREET L
STREET M

LEGEND

- ● EXISTING TREE TO REMAIN
- ✕ EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

50 25 0 50
SCALE 1" = 50'

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ROCKWALL COUNTY, TEXAS

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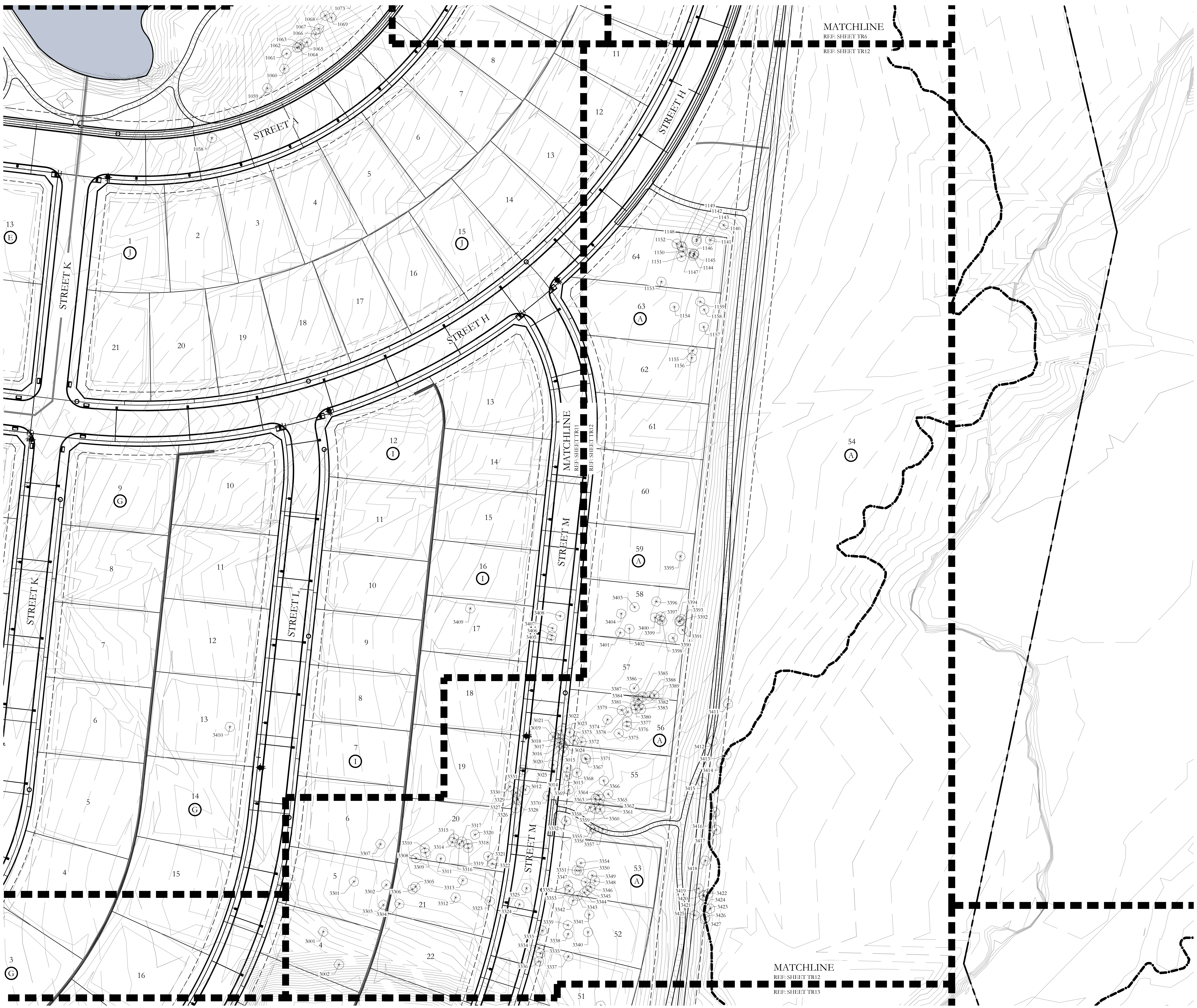
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
1" = 50'
One Inch
JVC No CCD501

TR11 of 35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LEGEND

● 55	EXISTING TREE TO REMAIN
✳ 65	EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

N

50 25 0 50

SCALE 1" = 50'

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SOUTHSIDE HILLS
PHASE I
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TREE SURVEY PLAN

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TREE PRESERVATION PLAN

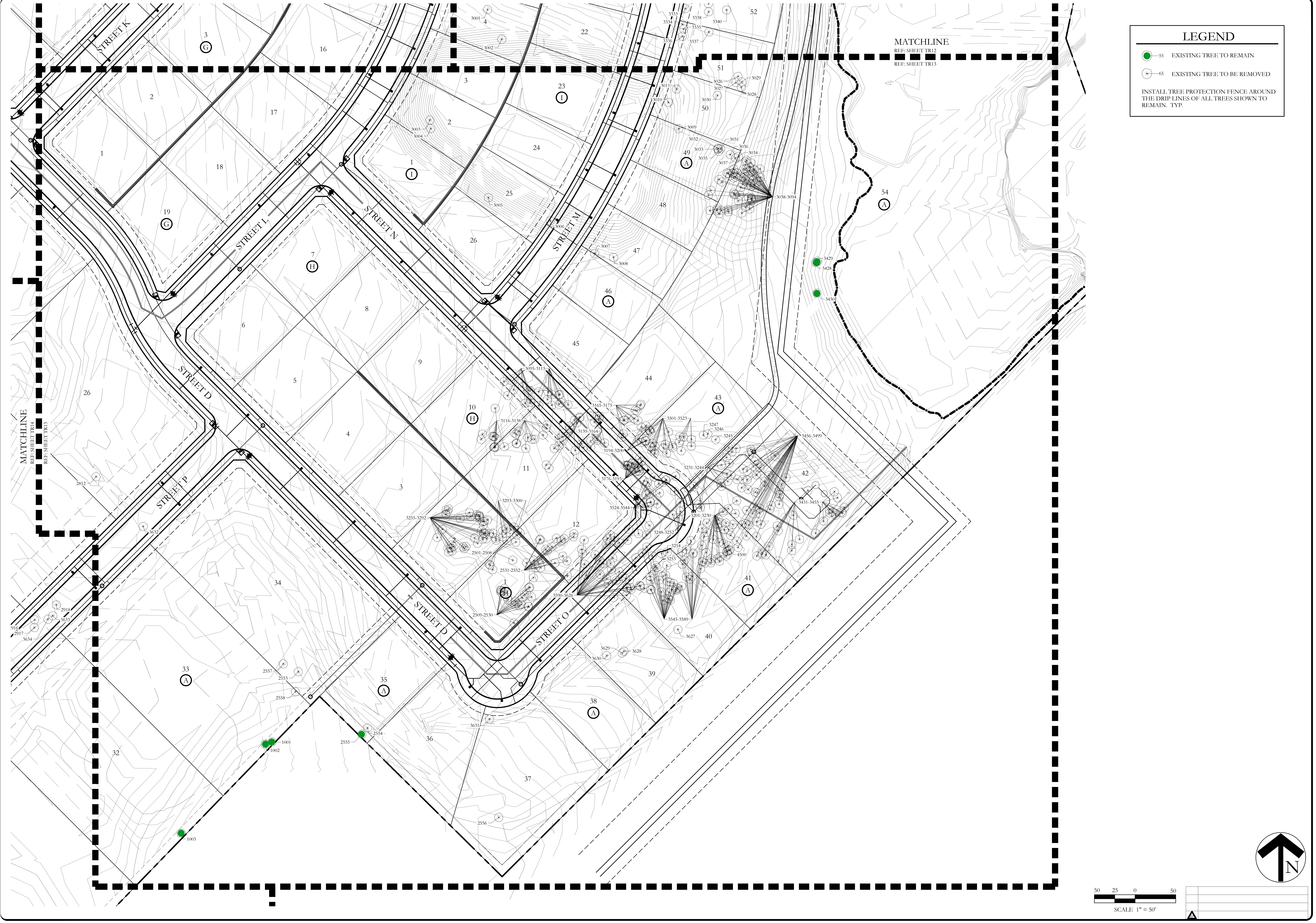
CODY L. JOHNSON
2833

March 13, 2025

SCALE:
1" = 50'
One Inch

JVC No CCD501

TR12 of 35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50 25 0 50
SCALE 1" = 50'

LEGEND

● 55 EXISTING TREE TO REMAIN

✳ 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

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ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
1" = 50'
One Inch
JVC No CCD501

TR13 of 35

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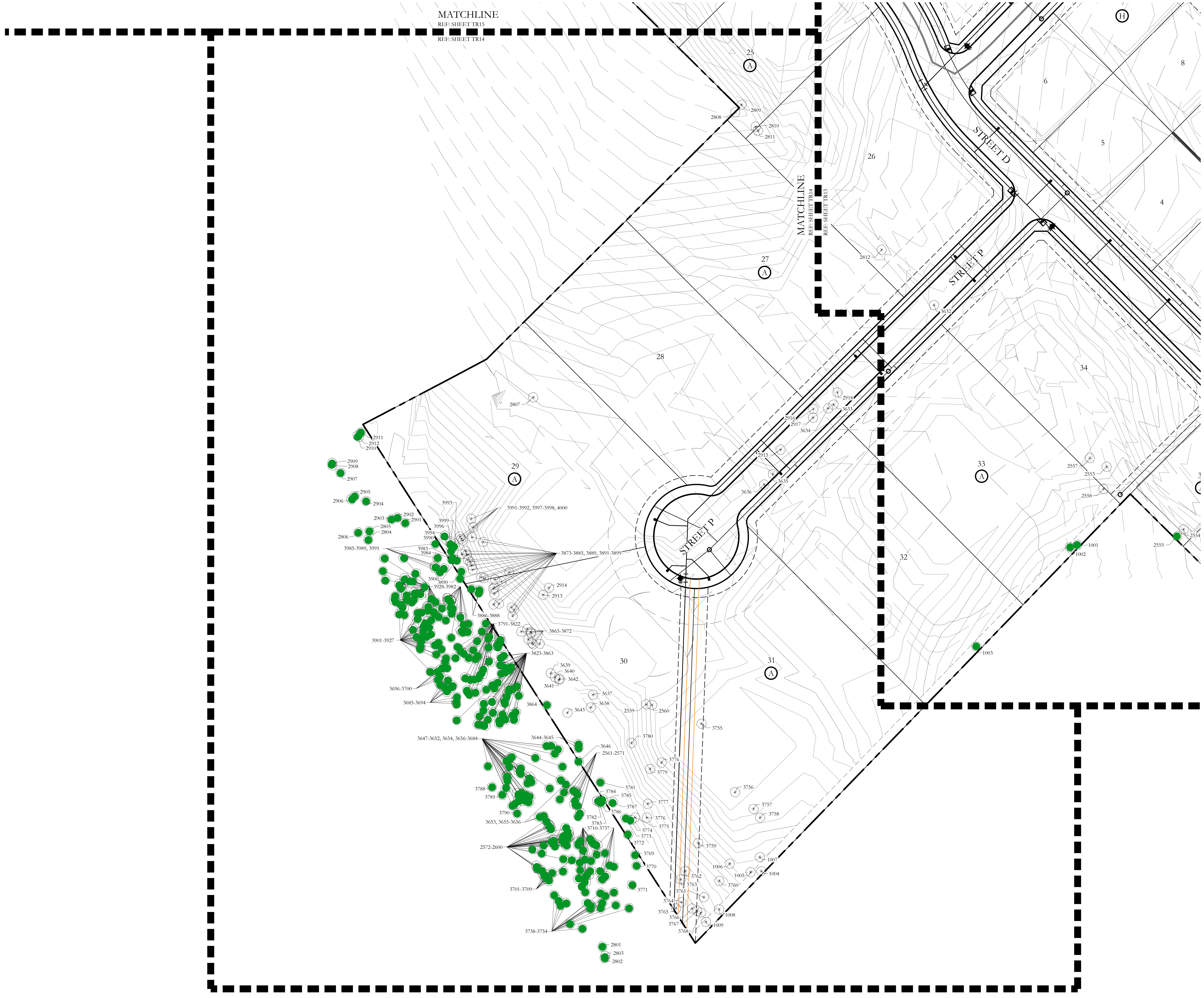
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LEGEND

● 55	EXISTING TREE TO REMAIN
✱ 65	EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

50 25 0 50
SCALE 1" = 50'

N

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SOUTHSIDE HILLS
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TREE SURVEY PLAN

DETAILED TREE SURVEY AND TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
1" = 50'
One Inch
JVC No CCD501

TR14 of 35

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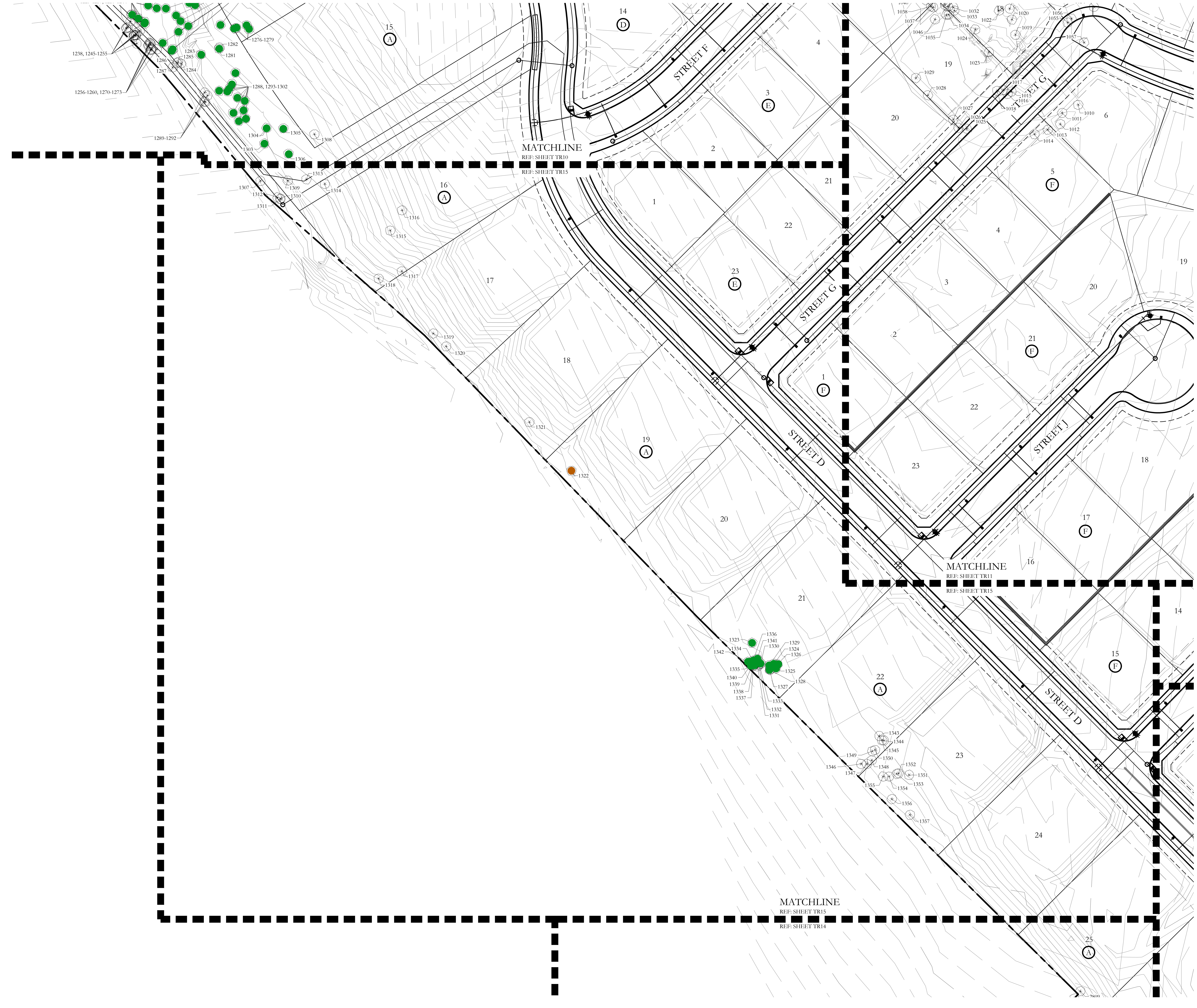
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LEGEND

● 55 EXISTING TREE TO REMAIN

○ 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

50 25 0 50
SCALE 1" = 50'

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TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
1" = 50'
One Inch
JVC No CCD501

TR15 of 35

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Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
1	Eastern Red Cedar	4	Remove	4	No	No	No			
2	Green Ash	4.3	Remove	4	No	No	No	4.30	0	0
3	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
4	Green Ash	5.3	Remove	4	No	No	No	5.30	0	0
5	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
7	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
8	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
9	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
10	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
11	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
12	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
13	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
14	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
15	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
16	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
17	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
18	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
19	Green Ash	4.8	Remove	4	No	No	No	4.80	0	0
20	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
21	Green Ash	7.5	Remove	4	No	No	No	7.50	0	0
22	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
23	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
24	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
25	Green Ash	7.8	Remove	4	No	No	No	7.80	0	0
26	Green Ash	6.6	Remove	4	No	No	No	6.60	0	0
27	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
28	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
29	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
30	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
31	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
32	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
33	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
34	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
35	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
36	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
37	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
38	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
39	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
40	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
41	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
42	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
43	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
44	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
45	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
46	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
47	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
48	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
49	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
50	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
51	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
52	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
53	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
54	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
55	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
56	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
57	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
58	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
59	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
60	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
61	Green Ash	5	Remove	4	No	No	No	5.00	0	0
62	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
63	Green Ash	4	Remove	4	No	No	No	4.00	0	0
64	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
65	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
66	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
67	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
68	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
69	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
70	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
71	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
72	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
73	Green Ash	13.6	Remove	4	No	No	No	13.60	0	0
74	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
75	Green Ash	5.2	Remove	4	No	No	No	5.20	0	0
76	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
77	Green Ash	4.5	Remove	4	No	No	No	4.50	0	0
78	Green Ash	8.7	Remove	4	No	No	No	8.70	0	0
79	Green Ash	4	Remove	4	No	No	No	4.00	0	0
80	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
81	Green Ash	5.5	Remove	4	No	No	No	5.50	0	0
82	Green Ash	5.2	Remove	4	No	No	No	5.20	0	0
83	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
84	Green Ash	7.5	Remove	4	No	No	No	7.50	0	0
85	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
86	Green Ash	5.4	Remove	4	No	No	No	5.40	0	0
87	Green Ash	4.3	Remove	4	No	No	No	4.30	0	0
88	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
89	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
90	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
91	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
92	Green Ash	5.1	Remove	4	No	No	No	5.10	0	0
93	Green Ash	4.7	Remove	4	No	No	No	4.70	0	0
94	Green Ash	4.5	Remove	4	No	No	No	4.50	0	0
95	Green Ash	9.7	Remove	4	No	No	No	9.70	0	0
96	Green Ash	5.5	Remove	4	No	No	No	5.50	0	0
97	Green Ash	4.1	Remove	4	No	No	No	4.10	0	0
98	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
99	Green Ash	4.2	Remove	4	No	No	No	4.20	0	0
100	Green Ash	8.7	Remove	4	No	No	No	8.70	0	0
101	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
102	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
103	Green Ash	10.2	Remove	4	No	No	No	10.20	0	0
104	Green Ash	7.6	Remove	4	No	No	No	7.60	0	0
105	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
106	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
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109	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
110	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
111	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
112	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
113	American Elm	7	Remove	4	No	No	No	7.00	0.00	0
114	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
115	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
116	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
117	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
118	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
119	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
120	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
122	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
123	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
124	Green Ash	8.3	Remove	4	No	No	No	8.30	0	0
125	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
126	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
127	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
128	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
129	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
130	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
131	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
132	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
133	Green Ash	6	Remove	4	No	No	No	6.00	0	0
134	Green Ash	8	Remove	4	No	No	No	8.00	0	0
135	American Elm	5.7	Remove	4	No	No	No	5.70	0.00	0
136	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
137	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
138	Green Ash	9.4	Remove	4	No	No	No	9.40	0	0
139	Green Ash	7.4	Remove	4	No	No	No	7.40	0	0
140	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
141	Green Ash	9.6	Remove	4	No	No	No	9.60	0	0
142	Green Ash	9.9	Remove	4	No	No	No	9.90	0	0
143	Green Ash	4.1	Remove	4	No	No	No	4.10	0	0
144	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
145	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
146	Green Ash	7.5	Remove	4	No	No	No	7.50	0	0
147	Green Ash	6.9	Remove	4	No	No	No	6.90	0	0
148	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
149	Green Ash	7.6	Remove	4	No	No	No	7.60	0	0
150	Green Ash	9.6	Remove	4	No	No	No	9.60	0	0
151	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
153	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
154	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
155	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
156	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
157	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
158	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
159	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
160	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
161	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
162	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
163	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
164	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
165	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
167	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
168	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
169	Gum Bumelia	4	Remove	4	No	No	No	4.00	0	0
170	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
171	Green Ash	5	Remove	4	No	No	No	5.00	0	0
172	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
173	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
174	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
175	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
176	Green Ash	18.2	Remove	4	No	No	No	18.20	0	0
177	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
178	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
179	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
180	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
181	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
182	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
183	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
184	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
185	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
186	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
187	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
188	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
189	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
190	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
191	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
192	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
193	Green Ash	6.1	Remove	4	No	No	No	6.10	0	0
194	Green Ash	4.8	Remove	4	No	No	No	4.80	0	0
195	Green Ash	4	Remove	4	No	No	No	4.00	0	0
196	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
197	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
198	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
199	Green Ash	7.5	Remove	4	No	No	No	7.50	0	0
200	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
201	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
202	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
203	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
204	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
205	Green Ash	15.4	Remove	4	No	No	No	15.40	0	0
206	Green Ash	8.3	Remove	4	No	No	No	8.30	0	0
207	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
208	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
209	Green Ash	4	Remove	4	No	No	No	4.00	0	0
210	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
211	Green Ash	9.4	Remove	4	No	No	No	9.40	0	0
212	American Elm	9.1	Remove	4	No	No	No	9.10	0.00	0
213	Green Ash	6.2	Remove	4	No	No	No	6.20	0	0
214	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
215	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
216	Green Ash	8.5	Remove	4	No	No	No	8.50	0	0
217	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
218	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
219	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
220	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
221	Bradford Pear	5.5	Remove	4	No	No	No	5.50	0.00	0
222	Green Ash	11	Remove	4	No	No	No	11.00	0	0
223	Green Ash	11.1	Remove	4	No	No	No	11.10	0	0
224	Green Ash	7.3	Remove	4	No	No	No	7.30	0	0
225	Green Ash	5.5	Remove	4	No	No	No	5.50	0	0
226	Green Ash	4.4	Remove	4	No	No	No	4.40	0	0
227	Green Ash	9.5	Remove	4	No	No	No	9.50	0	0
228	Green Ash	7.6	Remove	4	No	No	No	7.60	0	0
229	Green Ash	4.4	Remove	4	No	No	No	4.40	0	0
230	Green Ash	14.7	Remove	4	No	No	No	14.70	0	0
231	Green Ash	10.1	Remove	4	No	No	No	10.10	0	0
232	Green Ash	4	Remove	4	No	No	No	4.00	0	0
233	Green Ash	5.7	Remove	4	No	No	No	5.70	0	0
234	Common Persimmon	5.9	Remove	4	No	No	No	5.90	0.00	0
235	Common Persimmon	4.1	Remove	4	No	No	No	4.10	0.00	0
236	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
237	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
238	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
239	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
240	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
241	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
242	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
243	Common Persimmon	4.2	Remove	4	No	No	No	4.20	0.00	0

j:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - tree survey plan.dwg

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
REFER TO
DETAILS
One Inch
JVC No CCD501

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
244	Green Ash	8.4	Remove	4	No	No	No	8.40	0	0
245	Green Ash	4.1	Remove	4	No	No	No	4.10	0	0
246	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
247	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
248	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
249	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
250	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
251	Green Ash	15.5	Remove	4	No	No	No	15.50	0	0
252	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
253	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
254	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
255	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
256	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
257	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
258	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
259	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
260	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
261	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
262	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
263	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
264	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
265	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
266	Green Ash	8	Remove	4	No	No	No	8.00	0	0
268	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
269	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
270	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
271	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
272	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
273	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
274	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
275	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
276	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
277	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
278	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
279	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
280	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
281	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
282	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
283	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
284	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
285	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
286	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
287	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
288	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
289	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
290	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
291	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
292	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
293	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
294	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
295	Green Ash	19.5	Remove	4	No	No	No	19.50	0	0
296	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
297	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
298	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
299	Green Ash	9.4	Remove	4	No	No	No	9.40	0	0
300	Green Ash	10	Remove	4	No	No	No	10.00	0	0
301	Common Persimmon	4.2	Remain	4	No	No	No			
302	Eastern Red Cedar	4	Remain	4	No	No	No			
303	Eastern Red Cedar	4	Remain	4	No	No	No			
304	Eastern Red Cedar	4	Remain	4	No	No	No			
305	Eastern Red Cedar	4	Remain	4	No	No	No			
306	Eastern Red Cedar	4	Remain	4	No	No	No			
307	Eastern Red Cedar	4	Remain	4	No	No	No			
308	Eastern Red Cedar	4	Remain	4	No	No	No			
309	Eastern Red Cedar	4	Remain	4	No	No	No			
310	Eastern Red Cedar	4	Remain	4	No	No	No			
311	American Elm	6.2	Remain	4	No	No	No			
312	Eastern Red Cedar	4	Remain	4	No	No	No			
313	Eastern Red Cedar	4	Remain	4	No	No	No			
314	Eastern Red Cedar	4	Remain	4	No	No	No			
315	Eastern Red Cedar	4	Remain	4	No	No	No			
316	Eastern Red Cedar	4	Remain	4	No	No	No			
317	Eastern Red Cedar	4	Remain	4	No	No	No			
318	Eastern Red Cedar	4	Remain	4	No	No	No			
319	Eastern Red Cedar	4	Remain	4	No	No	No			
320	Eastern Red Cedar	4	Remain	4	No	No	No			
321	Eastern Red Cedar	4	Remain	4	No	No	No			
322	Eastern Red Cedar	4	Remain	4	No	No	No			
323	Eastern Red Cedar	4	Remain	4	No	No	No			
324	Eastern Red Cedar	4	Remain	4	No	No	No			
325	Eastern Red Cedar	4	Remain	4	No	No	No			
326	Eastern Red Cedar	4	Remain	4	No	No	No			
327	Eastern Red Cedar	4	Remain	4	No	No	No			
328	Bradford Pear	4.4	Remain	4	No	No	No			
329	Eastern Red Cedar	4	Remain	4	No	No	No			
330	Eastern Red Cedar	4	Remain	4	No	No	No			
331	Eastern Red Cedar	4	Remain	4	No	No	No			
332	Eastern Red Cedar	4	Remain	4	No	No	No			
333	Eastern Red Cedar	4	Remain	4	No	No	No			
334	Eastern Red Cedar	4	Remain	4	No	No	No			
335	Eastern Red Cedar	4	Remain	4	No	No	No			
336	Eastern Red Cedar	4	Remain	4	No	No	No			
337	Eastern Red Cedar	4	Remain	4	No	No	No			
338	Eastern Red Cedar	4	Remain	4	No	No	No			
339	Eastern Red Cedar	4	Remain	4	No	No	No			
340	Eastern Red Cedar	4	Remain	4	No	No	No			
341	Eastern Red Cedar	4	Remain	4	No	No	No			
342	Eastern Red Cedar	4	Remain	4	No	No	No			
343	Eastern Red Cedar	4	Remain	4	No	No	No			
344	Eastern Red Cedar	4	Remain	4	No	No	No			
345	Eastern Red Cedar	4	Remain	4	No	No	No			
346	Eastern Red Cedar	4	Remain	4	No	No	No			
347	Eastern Red Cedar	4	Remain	4	No	No	No			
348	Eastern Red Cedar	4	Remain	4	No	No	No			
349	Eastern Red Cedar	4	Remain	4	No	No	No			
350	Bradford Pear	4.1	Remain	4	No	No	No			
351	Eastern Red Cedar	4	Remain	4	No	No	No			
352	Eastern Red Cedar	4	Remain	4	No	No	No			
353	Eastern Red Cedar	4	Remain	4	No	No	No			
354	American Elm	4.3	Remain	4	No	No	No			
355	Eastern Red Cedar	4	Remain	4	No	No	No			
356	American Elm	5.9	Remain	4	No	No	No			
357	Eastern Red Cedar	4	Remain	4	No	No	No			
358	American Elm	4.9	Remain	4	No	No	No			
359	American Elm	4.9	Remain	4	No	No	No			
360	American Elm	4.5	Remain	4	No	No	No			
361	American Elm	4	Remain	4	No	No	No			
362	Eastern Red Cedar	4	Remain	4	No	No	No			
363	Eastern Red Cedar	4	Remain	4	No	No	No			
364	Green Ash	8.2	Remain	4	No	No	No			
365	Eastern Red Cedar	4	Remain	4	No	No	No			
366	Eastern Red Cedar	4	Remain	4	No	No	No			
367	American Elm	8.5	Remain	4	No	No	No			
368	American Elm	4.4	Remain	4	No	No	No			
369	American Elm	4	Remain	4	No	No	No			
370	Eastern Red Cedar	4	Remain	4	No	No	No			
371	Eastern Red Cedar	4	Remain	4	No	No	No			
372	Eastern Red Cedar	4	Remain	4	No	No	No			
373	Eastern Red Cedar	4	Remain	4	No	No	No			
374	Eastern Red Cedar	4	Remain	4	No	No	No			
375	Eastern Red Cedar	4	Remain	4	No	No	No			
376	Eastern Red Cedar	4	Remain	4	No	No	No			
377	Eastern Red Cedar	4	Remain	4	No	No	No			
378	Eastern Red Cedar	4	Remain	4	No	No	No			
379	Eastern Red Cedar	4	Remain	4	No	No	No			
380	Eastern Red Cedar	4	Remain	4	No	No	No			
381	Eastern Red Cedar	4	Remain	4	No	No	No			
382	Eastern Red Cedar	4	Remain	4	No	No	No			
383	Eastern Red Cedar	4	Remain	4	No	No	No			
384	Eastern Red Cedar	4	Remain	4	No	No	No			
385	Eastern Red Cedar	4	Remain	4	No	No	No			
386	Eastern Red Cedar	4	Remain	4	No	No	No			
387	Eastern Red Cedar	4	Remain	4	No	No	No			
388	Eastern Red Cedar	4	Remain	4	No	No	No			
389	Eastern Red Cedar	4	Remain	4	No	No	No			
390	Eastern Red Cedar	4	Remain	4	No	No	No			
391	Eastern Red Cedar	4	Remain	4	No	No	No			
392	Eastern Red Cedar	4	Remain	4	No	No	No			
393	Bradford Pear	4.5	Remain	4	No	No	No			
394	Eastern Red Cedar	4	Remain	4	No	No	No			
395	Eastern Red Cedar	4	Remain	4	No	No	No			
396	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
397	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
398	Green Ash	25.2	Remain	4	No	No	No			
399	Eastern Red Cedar	4	Remain	4	No	No	No			
400	Eastern Red Cedar	4	Remain	4	No	No	No			
401	Eastern Red Cedar	4	Remain	4	No	No	No			
402	Eastern Red Cedar	4	Remain	4	No	No	No			
403	Eastern Red Cedar	4	Remain	4	No	No	No			
404	American Elm	4.3	Remain	4	No	No	No			
405	Eastern Red Cedar	4	Remain	4	No	No	No			
406	Eastern Red Cedar	4	Remain	4	No	No	No			
407	Eastern Red Cedar	4	Remain	4	No	No	No			
409	Eastern Red Cedar	4	Remain	4	No	No	No			
410	Eastern Red Cedar	4	Remain	4	No	No	No			
411	Eastern Red Cedar	4	Remain	4	No	No	No			
412	Eastern Red Cedar	4	Remain	4	No	No	No			
413	Eastern Red Cedar	4	Remain	4	No	No	No			
414	Eastern Red Cedar	4	Remain	4	No	No	No			
415	Eastern Red Cedar	4	Remain	4	No	No	No			
416	Eastern Red Cedar	4	Remain	4	No	No	No			
417	Eastern Red Cedar	4	Remain	4	No	No	No			
418	Eastern Red Cedar	4	Remain	4	No	No	No			
419	Eastern Red Cedar	4	Remain	4	No	No	No			
420	Eastern Red Cedar	4	Remain	4	No	No	No			
421	Eastern Red Cedar	4	Remain	4	No	No	No			
422	Eastern Red Cedar	4	Remain	4	No	No	No			
423	Eastern Red Cedar	4	Remain	4	No	No	No			
424	Eastern Red Cedar	4	Remain	4	No	No	No			
425	Eastern Red Cedar	4	Remain	4	No	No	No			
426	Eastern Red Cedar	4	Remain	4	No	No	No			
427	Eastern Red Cedar	4	Remain	4	No	No	No			
428	Eastern Red Cedar	4	Remain	4	No	No	No			
429	Eastern Red Cedar	4	Remain	4	No	No	No			
430	Eastern Red Cedar	4	Remain	4	No	No	No			
431	Eastern Red Cedar	4	Remain	4	No	No	No			
432	Eastern Red Cedar	4	Remain	4	No	No	No			
433	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
434	Eastern Red Cedar	4	Remain	4	No	No	No			
435	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
436	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
437	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
438	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
439	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
440	Bradford Pear	7.7	Remove	4	No	No	No	7.70	0.00	0
441	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
442	Eastern Red Cedar	4	Remain	4	No	No	No			
443	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
444	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
445	Eastern Red Cedar	4	Remain	4	No	No	No			
446	Eastern Red Cedar	4	Remain	4	No	No	No			
447	Eastern Red Cedar	4	Remain	4	No	No	No			
448	Eastern Red Cedar	4	Remain	4	No	No	No			
449	Eastern Red Cedar	4	Remain	4	No	No	No			
450	Eastern Red Cedar	4	Remain	4	No	No	No			
451	Eastern Red Cedar	4	Remain	4	No	No	No			
452	Eastern Red Cedar	4	Remain	4	No	No	No			
453	Eastern Red Cedar	4	Remain	4	No	No	No			
454	Eastern Red Cedar	4	Remain	4	No	No	No			
455	Eastern Red Cedar	4	Remain	4	No	No	No			
456	Eastern Red Cedar	4	Remain	4	No	No	No			
457	Eastern Red Cedar	4	Remain	4	No	No	No			
458	Eastern Red Cedar	4	Remain	4	No	No	No			
459	Eastern Red Cedar	4	Remain	4	No	No	No			
460	Eastern Red Cedar	4	Remain	4	No	No	No			
461	Eastern Red Cedar	4	Remain	4	No	No	No			
462	Eastern Red Cedar	4	Remain	4	No	No	No			
463	Green Ash	14	Remain	4	No	No	No			
464	American Elm	5.8	Remain	4	No	No	No			
465	Eastern Red Cedar	4	Remain	4	No	No	No			
466	Green Ash	16.5	Remain	4	No	No	No			
467	Eastern Red Cedar	4	Remain	4	No	No	No			
468	Eastern Red Cedar	4	Remain	4	No	No	No			
469	Common Persimmon	4	Remove	4	No	No	No	4.00	0.00	0
470	Common Persimmon	4.1	Remove	4	No	No	No	4.10	0.00	0
471	Common Persimmon	6.9	Remove	4	No	No	No	6.90	0.00	0
472	Common Persimmon	4.4	Remove	4	No	No	No	4.40	0.00	0
473	Common Persimmon	4.1	Remove	4	No	No	No	4.10	0.00	0
474	American Elm	8	Remove	4	No	No	No	8.00	0.00	0
475	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
476	Eastern Red Cedar	4	Remain	4	No	No	No			
477	Eastern Red Cedar	4	Remain	4	No	No	No			
478	Eastern Red Cedar	4	Remain	4	No	No	No			
479	Eastern Red Cedar	4	Remain	4	No	No	No			
480	American Elm	7.1	Remove	4	No	No	No	7.10	0.00	0
481	American Elm	14.8	Remain	4	No	No	No			
482	Eastern Red Cedar	4	Remain	4	No	No	No			
483	Eastern Red Cedar	4	Remain	4	No	No	No			
484	Eastern Red Cedar	4	Remain	4	No	No	No			
485	Eastern Red Cedar	4	Remain	4	No	No	No			

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

TR17 of 35

j:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - tree survey plan.dwg

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
486	Eastern Red Cedar	4	Remain	4	No	No	No			
487	Eastern Red Cedar	4	Remain	4	No	No	No			
488	Eastern Red Cedar	4	Remain	4	No	No	No			
489	Eastern Red Cedar	4	Remain	4	No	No	No			
490	Eastern Red Cedar	4	Remain	4	No	No	No			
491	Eastern Red Cedar	4	Remain	4	No	No	No			
492	Eastern Red Cedar	4	Remain	4	No	No	No			
493	Eastern Red Cedar	4	Remain	4	No	No	No			
494	Eastern Red Cedar	4	Remain	4	No	No	No			
495	Eastern Red Cedar	4	Remain	4	No	No	No			
496	Eastern Red Cedar	4	Remain	4	No	No	No			
497	Eastern Red Cedar	4	Remain	4	No	No	No			
498	Eastern Red Cedar	4	Remain	4	No	No	No			
499	Eastern Red Cedar	4	Remain	4	No	No	No			
500	Eastern Red Cedar	4	Remain	4	No	No	No			
501	Eastern Red Cedar	4	Remain	4	No	No	No			
502	Eastern Red Cedar	4	Remain	4	No	No	No			
503	Eastern Red Cedar	4	Remain	4	No	No	No			
504	Eastern Red Cedar	4	Remain	4	No	No	No			
505	Eastern Red Cedar	4	Remain	4	No	No	No			
506	Eastern Red Cedar	4	Remain	4	No	No	No			
507	Eastern Red Cedar	4	Remain	4	No	No	No			
508	Eastern Red Cedar	4	Remain	4	No	No	No			
509	Eastern Red Cedar	4	Remain	4	No	No	No			
510	Eastern Red Cedar	4	Remain	4	No	No	No			
511	Eastern Red Cedar	4	Remain	4	No	No	No			
512	Eastern Red Cedar	4	Remain	4	No	No	No			
513	Eastern Red Cedar	4	Remain	4	No	No	No			
514	Eastern Red Cedar	4	Remain	4	No	No	No			
515	Eastern Red Cedar	4	Remain	4	No	No	No			
516	Eastern Red Cedar	4	Remain	4	No	No	No			
517	Eastern Red Cedar	4	Remain	4	No	No	No			
518	Eastern Red Cedar	4	Remain	4	No	No	No			
519	Eastern Red Cedar	4	Remain	4	No	No	No			
520	Eastern Red Cedar	4	Remain	4	No	No	No			
521	Eastern Red Cedar	4	Remain	4	No	No	No			
522	Eastern Red Cedar	4	Remain	4	No	No	No			
523	Eastern Red Cedar	4	Remain	4	No	No	No			
524	Eastern Red Cedar	4	Remain	4	No	No	No			
525	Eastern Red Cedar	4	Remain	4	No	No	No			
526	Eastern Red Cedar	4	Remain	4	No	No	No			
527	Eastern Red Cedar	4	Remain	4	No	No	No			
528	Eastern Red Cedar	4	Remain	4	No	No	No			
529	Eastern Red Cedar	4	Remain	4	No	No	No			
530	Eastern Red Cedar	4	Remain	4	No	No	No			
531	Eastern Red Cedar	4	Remain	4	No	No	No			
532	Eastern Red Cedar	4	Remain	4	No	No	No			
533	Eastern Red Cedar	4	Remain	4	No	No	No			
534	Eastern Red Cedar	4	Remain	4	No	No	No			
535	Eastern Red Cedar	4	Remain	4	No	No	No			
536	Eastern Red Cedar	4	Remain	4	No	No	No			
537	Eastern Red Cedar	4	Remain	4	No	No	No			
538	Eastern Red Cedar	4	Remain	4	No	No	No			
539	Eastern Red Cedar	4	Remain	4	No	No	No			
540	Eastern Red Cedar	4	Remain	4	No	No	No			
541	Eastern Red Cedar	4	Remain	4	No	No	No			
542	Eastern Red Cedar	4	Remain	4	No	No	No			
543	Eastern Red Cedar	4	Remain	4	No	No	No			
544	Eastern Red Cedar	4	Remain	4	No	No	No			
545	Eastern Red Cedar	4	Remain	4	No	No	No			
546	Eastern Red Cedar	4	Remain	4	No	No	No			
547	Eastern Red Cedar	4	Remain	4	No	No	No			
548	Eastern Red Cedar	4	Remain	4	No	No	No			
549	Hercules' Club	5	Remain	4	No	No	No			
550	Eastern Red Cedar	4	Remain	4	No	No	No			
551	Eastern Red Cedar	4	Remain	4	No	No	No			
552	Eastern Red Cedar	4	Remain	4	No	No	No			
553	Eastern Red Cedar	4	Remain	4	No	No	No			
554	Eastern Red Cedar	4	Remain	4	No	No	No			
555	Green Ash	14.7	Remain	4	No	No	No			
556	Eastern Red Cedar	4	Remain	4	No	No	No			
557	Eastern Red Cedar	4	Remain	4	No	No	No			
558	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
559	Green Ash	16.7	Remove	4	No	No	No	16.70	0	0
560	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
561	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
562	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
563	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
564	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
565	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
566	Green Ash	32.3	Remove	4	No	No	No	32.30	0	0
567	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
568	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
569	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
570	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
571	Green Ash	17.2	Remove	4	No	No	No	17.20	0	0
572	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
573	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
574	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
575	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
576	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
577	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
578	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
579	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
580	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
581	Green Ash	18.5	Remove	4	No	No	No	18.50	0	0
582	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
583	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
584	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
585	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
586	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
587	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
588	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
589	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
590	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
591	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
592	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
593	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
594	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
595	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
596	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
597	Green Ash	25.8	Remove	4	No	No	No	25.80	0	0
598	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
599	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
600	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
601	Green Ash	5.3	Remove	4	No	No	No	5.30	0	0
602	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
603	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
604	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
605	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
606	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
607	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
608	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
609	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
610	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
611	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
612	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
613	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
614	Green Ash	24.1	Remove	4	No	No	No	24.10	0	0
615	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
616	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
617	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
618	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
619	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
620	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
621	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
622	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
623	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
624	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
625	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
626	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
627	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
628	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
629	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
630	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
631	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
632	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
633	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
634	Green Ash	12.2	Remove	4	No	No	No	12.20	0	0
635	Common Persimmon	4	Remove	4	No	No	No	4.00	0.00	0
636	Green Ash	9.3	Remove	4	No	No	No	9.30	0	0
637	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
638	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
639	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
640	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
641	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
642	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
643	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
644	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
645	Bradford Pear	5.2	Remove	4	No	No	No	5.20	0.00	0
646	Hercules' Club	4.9	Remove	4	No	No	No	0.00	0.00	0
647	Green Ash	12.5	Remove	4	No	No	No	12.50	0	0
648	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
649	Bradford Pear	4.9	Remove	4	No	No	No	4.90	0.00	0
650	Bradford Pear	4	Remove	4	No	No	No	4.00	0.00	0
651	Bradford Pear	4.3	Remove	4	No	No	No	4.30	0.00	0
652	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
653	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
654	Green Ash	26.1	Remove	4	No	No	No	26.10	0	0
655	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
656	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
657	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
658	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
659	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
660	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
661	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
662	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
663	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
664	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
665	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
666	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
667	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
668	Green Ash	8.1	Remove	4	No	No	No	8.10	0	0
669	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
670	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
671	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
672	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
673	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
674	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
675	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
676	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
677	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
679	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
680	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
681	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
682	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
683	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
684	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
685	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
686	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
687	American Elm	5.9	Remove	4	No	No	No	5.90	0.00	0
688	American Elm	9.5	Remove	4	No	No	No	9.50	0.00	0
689	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
690	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
691	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
692	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
693	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
694	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
695	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
696	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
697	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
698	Green Ash	15.8	Remove	4	No	No	No	15.80	0	0
699	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
700	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
701	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
702	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
703	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
704	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
705	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
706	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
707	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
708	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
709	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
710	Green Ash	6.3	Remove	4	No	No	No	6.30	0	0
711	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
712	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
713	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
714	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
715	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
716	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
717	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
718	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
719	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
720	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
721	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
722	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
723	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
724	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
725	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
726	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
REFER TO
DETAILS
One Inch

JVC No CCD501

TR18 of 35

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
727	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
728	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
729	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
730	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
731	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
732	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
733	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
734	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
735	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
736	Bradford Pear	4	Remove	4	No	No	No	4.00	0.00	0
737	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
738	Green Ash	19.5	Remove	4	No	No	No	19.50	0	0
739	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
740	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
741	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
742	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
743	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
744	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
745	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
746	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
747	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
748	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
749	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
750	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
751	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
752	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
753	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
754	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
755	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
756	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
757	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
758	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
759	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
760	Green Ash	9.1	Remove	4	No	No	No	9.10	0	0
801	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
802	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
803	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
804	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
805	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
806	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
807	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
808	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
809	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
810	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
811	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
812	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
813	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
814	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
815	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
816	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
817	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
818	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
819	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
820	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
821	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
822	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
823	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
824	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
825	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
826	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
827	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
828	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
829	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
830	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
831	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
832	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
833	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
834	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
835	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
836	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
837	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
838	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
839	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
840	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
841	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
842	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
843	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
844	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
845	American Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
846	American Elm	5.9	Remove	4	No	No	No	5.90	0.00	0
847	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
848	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
849	Green Ash	10	Remove	4	No	No	No	10.00	0	0
850	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
851	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
852	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
853	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
854	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
855	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
856	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
857	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
858	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
859	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
860	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
861	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
862	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
863	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
864	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
865	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
866	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
867	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
868	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
869	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
870	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
871	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
872	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
873	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
874	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
875	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
876	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
877	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
878	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
879	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
880	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
881	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
882	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
883	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
884	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
885	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
886	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
887	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
888	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
889	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
890	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
891	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
892	Green Ash	21.2	Remove	4	No	No	No	21.20	0	0
893	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
894	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
895	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
896	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
897	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
898	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
899	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
900	American Elm	7.4	Remove	4	No	No	No	7.40	0.00	0
901	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
902	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
903	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
904	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
905	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
906	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
907	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
908	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1001	Eastern Red Cedar	4	Remain	4	No	No	No			
1002	Eastern Red Cedar	4	Remain	4	No	No	No			
1003	Western Soapberry	6.8	Remain	4	No	No	No			
1004	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1005	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1006	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1007	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1008	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1009	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1010	Southern Live Oak	15.9	Remove	4	No	No	No	15.90	0	0
1011	Crape Myrtle	8.7	Remove	4	No	No	No	8.70	0.00	0
1012	Crape Myrtle	17	Remove	4	No	No	No	17.00	0.00	0
1013	Crape Myrtle	15.5	Remove	4	No	No	No	15.50	0.00	0
1014	Southern Live Oak	19.7	Remove	4	No	No	No	19.70	0	0
1015	Loblolly Pine	12.9	Remove	4	No	No	No	12.90	0	0
1016	Loblolly Pine	15.4	Remove	4	No	No	No	15.40	0	0
1017	Loblolly Pine	8.1	Remove	4	No	No	No	8.10	0	0
1018	Loblolly Pine	9.6	Remove	4	No	No	No	9.60	0	0
1019	Southern Magnolia	9.7	Remove	4	No	No	No	9.70	0	0
1020	California Fan Palm	7.6	Remove	4	No	No	No	7.60	0.00	0
1021	California Fan Palm	7.8	Remove	4	No	No	No	7.80	0.00	0
1022	Southern Magnolia	10.6	Remove	4	No	No	No	10.60	0	0
1023	White Mulberry	6.7	Remove	4	No	No	No	6.70	0	0
1024	Southern Magnolia	8.3	Remove	4	No	No	No	8.30	0	0
1025	Crape Myrtle	5.2	Remove	4	No	No	No	5.20	0.00	0
1026	Crape Myrtle	12.6	Remove	4	No	No	No	12.60	0.00	0
1027	Crape Myrtle	11.9	Remove	4	No	No	No	11.90	0.00	0
1028	Southern Live Oak	13.4	Remove	4	No	No	No	13.40	0	0
1029	Shumard Red Oak	19.6	Remove	4	No	No	No	19.60	0	0
1030	Chinese Juniper	7	Remove	4	No	No	No	7.00	0.00	0
1031	Chinese Juniper	6.1	Remove	4	No	No	No	6.10	0.00	0
1032	American Holly	4.7	Remove	4	No	No	No	4.70	0.00	0
1033	American Holly	5.5	Remove	4	No	No	No	5.50	0.00	0
1034	American Holly	4.2	Remove	4	No	No	No	4.20	0.00	0
1035	American Holly	5.1	Remove	4	No	No	No	5.10	0.00	0
1036	Chinese Juniper	9.1	Remove	4	No	No	No	9.10	0.00	0
1037	Texas Mountain Laurel	4	Remove	4	No	No	No	4.00	0	0
1038	Texas Mountain Laurel	4	Remove	4	No	No	No	4.00	0	0
1039	Texas Mountain Laurel	4.2	Remove	4	No	No	No	4.20	0	0
1040	Texas Mountain Laurel	8.5	Remove	4	No	No	No	8.50	0	0
1041	Texas Mountain Laurel	5	Remove	4	No	No	No	5.00	0	0
1042	Texas Mountain Laurel	4	Remove	4	No	No	No	4.00	0	0
1043	Texas Mountain Laurel	5.5	Remove	4	No	No	No	5.50	0	0
1044	Texas Mountain Laurel	5	Remove	4	No	No	No	5.00	0	0
1045	Texas Mountain Laurel	6.1	Remove	4	No	No	No	6.10	0	0
1046	American Holly	9.6	Remove	4	No	No	No	9.60	0.00	0
1047	Bur Oak	20.7	Remove	4	No	No	No	20.70	0.00	0
1048	American Holly	6	Remove	4	No	No	No	6.00	0.00	0
1049	Bur Oak	16.5	Remove	4	No	No	No	16.50	0.00	0
1050	Crape Myrtle	12.6	Remove	4	No	No	No	12.60	0.00	0
1051	Southern Live Oak	22.3	Remove	4	No	No	No	22.30	0	0
1052	Southern Live Oak	27.7	Remove	4	No	No	No	27.70	0	0
1053	Bur Oak	15.6	Remove	4	No	No	No	15.60	0.00	0
1054	Bur Oak	18.4	Remove	4	No	No	No	18.40	0.00	0
1055	Crape Myrtle	7.7	Remove	4	No	No	No	7.70	0.00	0
1056	Crape Myrtle	9	Remove	4	No	No	No	9.00	0.00	0
1057	Southern Live Oak	15.3	Remove	4	No	No	No	15.30	0	0
1058	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1059	Cedar Elm	5.7	Remove	4	No	No	No	5.70	0.00	0
1060	Cedar Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
1061	Cedar Elm	9.5	Remove	4	No	No	No	9.50	0.00	0
1062	Common Persimmon	4.2	Remove	4	No	No	No	4.20	0.00	0
1063	Common Persimmon	5.7	Remove	4	No	No	No	5.70	0.00	0
1064	Cedar Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
1065	Cedar Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
1066	Common Persimmon	4.1	Remove	4	No	No	No	4.10	0.00	0
1067	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
1068	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
1069	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1070	Eastern Red Cedar	4	Remain	4	No	No	No			
1071	American Elm	13.1	Remove	4	No	No	No	13.10	0.00	0
1072	Winged Elm	4.1	Remove	4	No	No	No	4.10	0	0
1073	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1074	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1075	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1076	Common Persimmon	4.8	Remove	4	No	No	No	4.80	0.00	0
1077	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1078	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1079	Winged Elm	4.5	Remove	4	No	No	No	4.50	0	0
1080	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1081	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1082	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1083	Winged Elm	6.1	Remove	4	No	No	No	6.10	0	0
1084	Winged Elm	4.6	Remove	4	No	No	No	4.60	0	0
1085	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1086	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1087	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1088	Bradford Pear	4.6	Remove	4	No	No	No	4.60	0.00	0
1089	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1090	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1091	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1092	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1093	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1094	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1095	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1096	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1097	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1098	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

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JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
REFER TO DETAILS
One Inch
JVC No CCD501

TR19 of 35

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
1099	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1100	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1101	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1102	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1103	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1104	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1105	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1106	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1107	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1108	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1109	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1110	Cedar Elm	6.2	Remove	4	No	No	No	6.20	0.00	0
1111	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1112	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1113	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1114	Green Ash	11.8	Remove	4	No	No	No	11.80	0	0
1115	American Elm	10.8	Remove	4	No	No	No	10.80	0.00	0
1116	American Elm	13.6	Remove	4	No	No	No	13.60	0.00	0
1117	American Elm	14.2	Remove	4	No	No	No	14.20	0.00	0
1118	Green Ash	13.2	Remove	4	No	No	No	13.20	0	0
1119	Green Ash	4.4	Remove	4	No	No	No	4.40	0	0
1120	Green Ash	7.5	Remove	4	No	No	No	7.50	0	0
1121	Green Ash	7	Remove	4	No	No	No	7.00	0	0
1122	Green Ash	5.7	Remove	4	No	No	No	5.70	0	0
1123	Green Ash	4.5	Remove	4	No	No	No	4.50	0	0
1124	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
1125	Green Ash	8.7	Remove	4	No	No	No	8.70	0	0
1126	Green Ash	11.1	Remove	4	No	No	No	11.10	0	0
1127	Green Ash	7	Remove	4	No	No	No	7.00	0	0
1128	Winged Elm	5.5	Remove	4	No	No	No	5.50	0	0
1129	Common Persimmon	4.6	Remove	4	No	No	No	4.60	0.00	0
1130	Green Ash	5.5	Remove	4	No	No	No	5.50	0	0
1131	American Elm	11.9	Remove	4	No	No	No	11.90	0.00	0
1132	Green Ash	8.1	Remove	4	No	No	No	8.10	0	0
1133	Common Persimmon	6.9	Remove	4	No	No	No	6.90	0.00	0
1134	Green Ash	7.3	Remove	4	No	No	No	7.30	0	0
1135	Common Persimmon	4.7	Remove	4	No	No	No	4.70	0.00	0
1136	Green Ash	18.1	Remove	4	No	No	No	18.10	0	0
1137	Common Persimmon	7	Remove	4	No	No	No	7.00	0.00	0
1138	Common Persimmon	5.5	Remove	4	No	No	No	5.50	0.00	0
1139	Bradford Pear	5.2	Remove	4	No	No	No	5.20	0.00	0
1140	Bradford Pear	13.1	Remove	4	No	No	No	13.10	0.00	0
1141	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1142	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1143	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1144	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1145	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1146	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1147	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1148	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1149	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1150	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1151	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1152	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1153	Bradford Pear	7	Remove	4	No	No	No	7.00	0.00	0
1154	Bradford Pear	5.8	Remove	4	No	No	No	5.80	0.00	0
1155	Cedar Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
1156	Bradford Pear	8.4	Remove	4	No	No	No	8.40	0.00	0
1157	Bradford Pear	8.5	Remove	4	No	No	No	8.50	0.00	0
1158	Bradford Pear	13.7	Remove	4	No	No	No	13.70	0.00	0
1159	Bradford Pear	7.5	Remove	4	No	No	No	7.50	0.00	0
1160	Bradford Pear	8.2	Remove	4	No	No	No	8.20	0.00	0
1161	Bradford Pear	7.6	Remove	4	No	No	No	7.60	0.00	0
1162	Bradford Pear	6	Remove	4	No	No	No	6.00	0.00	0
1163	Bradford Pear	7.4	Remove	4	No	No	No	7.40	0.00	0
1164	Bradford Pear	5.2	Remove	4	No	No	No	5.20	0.00	0
1165	Eastern Red Cedar	4	Remain	4	No	No	No			
1166	Bradford Pear	8	Remain	4	No	No	No			
1167	Bradford Pear	12	Remain	4	No	No	No			
1168	Eastern Red Cedar	4	Remain	4	No	No	No			
1169	Cedar Elm	4.4	Remain	4	No	No	No			
1170	Common Persimmon	6.2	Remain	4	No	No	No			
1171	Bradford Pear	9.7	Remove	4	No	No	No	9.70	0.00	0
1172	Bradford Pear	5.4	Remove	4	No	No	No	5.40	0.00	0
1173	Bradford Pear	4.4	Remove	4	No	No	No	4.40	0.00	0
1174	Bradford Pear	8.7	Remove	4	No	No	No	8.70	0.00	0
1175	Bradford Pear	8.5	Remove	4	No	No	No	8.50	0.00	0
1176	Bradford Pear	5.4	Remove	4	No	No	No	5.40	0.00	0
1177	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1178	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1179	Common Persimmon	4.3	Remove	4	No	No	No	4.30	0.00	0
1180	Common Persimmon	4.5	Remove	4	No	No	No	4.50	0.00	0
1181	Eastern Red Cedar	4	Remain	4	No	No	No			
1182	Eastern Red Cedar	4	Remain	4	No	No	No			
1183	Cedar Elm	5.9	Remove	4	No	No	No	5.90	0.00	0
1184	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1185	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1186	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1187	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1188	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
1189	Cedar Elm	5.9	Remove	4	No	No	No	5.90	0.00	0
1190	Cedar Elm	6.7	Remove	4	No	No	No	6.70	0.00	0
1191	Cedar Elm	8	Remove	4	No	No	No	8.00	0.00	0
1192	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1193	Common Persimmon	5.6	Remove	4	No	No	No	5.60	0.00	0
1194	Winged Elm	9.3	Remove	4	No	No	No	9.30	0	0
1195	Cedar Elm	5.7	Remove	4	No	No	No	5.70	0.00	0
1196	Cedar Elm	7.9	Remove	4	No	No	No	7.90	0.00	0
1197	Winged Elm	4.4	Remove	4	No	No	No	4.40	0	0
1198	Cedar Elm	9.8	Remove	4	No	No	No	9.80	0.00	0
1199	Cedar Elm	13.2	Remove	4	No	No	No	13.20	0.00	0
1200	Cedar Elm	10.5	Remove	4	No	No	No	10.50	0.00	0
1201	Eastern Red Cedar	4	Remain	4	No	No	No			
1202	Hercules' Club	6.7	Remain	4	No	No	No			
1203	Hercules' Club	4.5	Remain	4	No	No	No			
1204	Eastern Red Cedar	4	Remain	4	No	No	No			
1205	Hercules' Club	4.9	Remain	4	No	No	No			
1206	Eastern Red Cedar	4	Remain	4	No	No	No			
1207	Eastern Red Cedar	4	Remain	4	No	No	No			
1208	Eastern Red Cedar	4	Remain	4	No	No	No			
1209	Eastern Red Cedar	4	Remain	4	No	No	No			
1210	Eastern Red Cedar	4	Remain	4	No	No	No			
1211	Common Persimmon	11.8	Remain	4	No	No	No			
1212	Eastern Red Cedar	4	Remain	4	No	No	No			
1213	Eastern Red Cedar	4	Remain	4	No	No	No			
1214	Eastern Red Cedar	4	Remain	4	No	No	No			
1215	Eastern Red Cedar	4	Remain	4	No	No	No			
1216	Hercules' Club	5.7	Remain	4	No	No	No			
1217	Eastern Red Cedar	4	Remain	4	No	No	No			
1218	Eastern Red Cedar	4	Remain	4	No	No	No			

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
1219	Eastern Red Cedar	4	Remain	4	No	No	No			
1220	Eastern Red Cedar	4	Remain	4	No	No	No			
1221	Eastern Red Cedar	4	Remain	4	No	No	No			
1222	Eastern Red Cedar	4	Remain	4	No	No	No			
1223	Eastern Red Cedar	4	Remain	4	No	No	No			
1224	Eastern Red Cedar	4	Remain	4	No	No	No			
1225	Eastern Red Cedar	4	Remain	4	No	No	No			
1226	Eastern Red Cedar	4	Remain	4	No	No	No			
1227	Eastern Red Cedar	4	Remain	4	No	No	No			
1228	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1229	Eastern Red Cedar	4	Remain	4	No	No	No			
1230	Eastern Red Cedar	4	Remain	4	No	No	No			
1231	Eastern Red Cedar	4	Remain	4	No	No	No			
1232	Eastern Red Cedar	4	Remain	4	No	No	No			
1233	Eastern Red Cedar	4	Remain	4	No	No	No			
1234	Eastern Red Cedar	4	Remain	4	No	No	No			
1235	Eastern Red Cedar	4	Remain	4	No	No	No			
1236	Eastern Red Cedar	4	Remain	4	No	No	No			
1237	Eastern Red Cedar	4	Remain	4	No	No	No			
1238	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1239	Eastern Red Cedar	4	Remain	4	No	No	No			
1240	Eastern Red Cedar	4	Remain	4	No	No	No			
1241	Eastern Red Cedar	4	Remain	4	No	No	No			
1242	Eastern Red Cedar	4	Remain	4	No	No	No			
1243	Eastern Red Cedar	4	Remain	4	No	No	No			
1244	Eastern Red Cedar	4	Remain	4	No	No	No			
1245	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1246	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1247	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1248	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1249	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1250	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1251	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1252	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1253	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1254	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1255	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1256	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1257	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1258	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1259	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1260	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1261	Eastern Red Cedar	4	Remain	4	No	No	No			
1262	American Elm	5	Remain	4	No	No	No			
1263	Eastern Red Cedar	4	Remain	4	No	No	No			
1264	Eastern Red Cedar	4	Remain	4	No	No	No			
1265	Eastern Red Cedar	4	Remain	4	No	No	No			
1266	Eastern Red Cedar	4	Remain	4	No	No	No			
1267	Hercules' Club	6.2	Remain	4	No	No	No			
1268	Eastern Red Cedar	4	Remain	4	No	No	No			
1269	Eastern Red Cedar	4	Remain	4	No	No	No			
1270	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1271	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1272	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1273	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1274	Eastern Red Cedar	4	Remain	4	No	No	No			
1275	Hercules' Club	6	Remain	4	No	No	No			
1276	Eastern Red Cedar	4	Remain	4	No	No	No			
1277	Eastern Red Cedar	4	Remain	4	No	No	No			
1278	Eastern Red Cedar	4	Remain	4	No	No	No			
1279	Eastern Red Cedar	4	Remain	4	No	No	No			
1281	Eastern Red Cedar	4	Remain	4	No	No	No			
1282	Eastern Red Cedar	4	Remain	4	No	No	No			
1283	Eastern Red Cedar	4	Remain	4	No	No	No			
1284	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1285	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1286	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1287	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1288	Eastern Red Cedar	4	Remain	4	No	No	No			
1289	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1290	American Elm	17	Remove	4	No	No	No	17.00	0.00	0
1291	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1292	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1293	Eastern Red Cedar	4	Remain	4	No	No	No			
1294	Eastern Red Cedar	4	Remain	4	No	No	No			
1295	Eastern Red Cedar	4	Remain	4	No	No	No			
1296	Eastern Red Cedar	4	Remain	4	No	No	No			
1297	Eastern Red Cedar	4	Remain	4	No	No	No			
1298	Eastern Red Cedar	4	Remain	4	No	No	No			
1299	Eastern Red Cedar	4	Remain	4	No	No	No			
1300	Eastern Red Cedar	4	Remain	4	No	No	No			
1301	Eastern Red Cedar	4	Remain	4	No	No	No			
1302	Eastern Red Cedar	4	Remain	4	No	No	No			
1303	Eastern Red Cedar	4	Remain	4	No	No	No			
1304	Eastern Red Cedar	4	Remain	4	No	No	No			
1305	Eastern Red Cedar	4	Remain	4	No	No	No			
1306	Eastern Red Cedar	4	Remain	4	No	No	No			
1307	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1308	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1309	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1310	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1311	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1312	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1313	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1314	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1315	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1316	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1317	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1318	American Elm	10.5	Remove	4	No	No	No	10.50	0.00	0
1319	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1320	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1321	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1322	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1323	Eastern Red Cedar	4	Remain	4	No	No	No			
1324	Eastern Red Cedar	4	Remain	4	No	No	No			
1325	Hercules' Club	5.2	Remain	4	No	No	No			
1326	Eastern Red Cedar	4	Remain	4	No	No	No			
1327	Eastern Red Cedar	4	Remain	4	No	No	No			
1328	Eastern Red Cedar	4	Remain	4	No	No	No			
1329	Eastern Red Cedar	4	Remain	4	No	No	No			
1330	Pecan	33.4	Remain	4	No	No	No			
1331	Eastern Red Cedar	4	Remain	4	No	No	No			
1332	Eastern Red Cedar	4	Remain	4	No	No	No			
1333	Eastern Red Cedar	4	Remain	4	No	No	No			
1334	Eastern Red Cedar	4	Remain	4	No	No	No			
1335	Eastern Red Cedar	4	Remain	4	No	No	No			
1336	Eastern Red Cedar	4	Remain	4	No	No	No			
1337	Eastern Red Cedar	4	Remain	4	No	No	No			
1338	Eastern Red Cedar	4	Remain	4	No	No	No			
1339	Eastern Red Cedar	4	Remain	4	No	No	No			

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
REFER TO
DETAILS
One Inch

JVC No CCD501

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
1340	Eastern Red Cedar	4	Remain	4	No	No	No			
1341	Eastern Red Cedar	4	Remain	4	No	No	No			
1342	Hercules' Club	4.6	Remain	4	No	No	No			
1343	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1344	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1345	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1346	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1347	Hercules' Club	4	Remove	4	No	No	No	0.00	0.00	0
1348	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1349	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1350	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1351	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1352	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1353	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1354	Hercules' Club	9.2	Remove	4	No	No	No	0.00	0.00	0
1355	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1356	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1357	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1358	Eastern Red Cedar	4	Remain	4	No	No	No			
1359	Eastern Red Cedar	4	Remain	4	No	No	No			
1360	Eastern Red Cedar	4	Remain	4	No	No	No			
1361	Eastern Red Cedar	4	Remain	4	No	No	No			
1362	Eastern Red Cedar	4	Remain	4	No	No	No			
1363	Eastern Red Cedar	4	Remain	4	No	No	No			
1364	Eastern Red Cedar	4	Remain	4	No	No	No			
1365	Eastern Red Cedar	4	Remain	4	No	No	No			
1366	Eastern Red Cedar	4	Remain	4	No	No	No			
1367	Eastern Red Cedar	4	Remain	4	No	No	No			
1368	Eastern Red Cedar	4	Remain	4	No	No	No			
1369	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1370	Green Ash	8.8	Remove	4	No	No	No	8.80	0	0
1371	American Elm	9.4	Remove	4	No	No	No	9.40	0.00	0
1372	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1373	American Elm	8.8	Remove	4	No	No	No	8.80	0.00	0
1374	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1375	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1376	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1377	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1378	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1379	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1380	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1381	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1382	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1383	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1384	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1385	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1386	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1387	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1388	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1389	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1390	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1391	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1392	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1393	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1394	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1395	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1396	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1397	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1398	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1399	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1400	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1401	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1402	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1403	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1404	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1405	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1406	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1407	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1408	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1409	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1410	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1411	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1412	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1413	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1414	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1415	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1416	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1417	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1418	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1601	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1602	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1603	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1604	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1605	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1606	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1607	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1608	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1609	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1610	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
1611	Cedar Elm	8.4	Remove	4	No	No	No	8.40	0.00	0
1612	Cedar Elm	7.5	Remove	4	No	No	No	7.50	0.00	0
1613	Cedar Elm	10.4	Remove	4	No	No	No	10.40	0.00	0
1614	Cedar Elm	11.1	Remove	4	No	No	No	11.10	0.00	0
1615	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2001	Green Ash	10.1	Remove	4	No	No	No	10.10	0	0
2002	Green Ash	8.7	Remove	4	No	No	No	8.70	0	0
2003	Green Ash	8.7	Remove	4	No	No	No	8.70	0	0
2004	Green Ash	10.2	Remove	4	No	No	No	10.20	0	0
2005	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2006	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2007	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2008	Green Ash	4.7	Remove	4	No	No	No	4.70	0	0
2009	Green Ash	5.3	Remove	4	No	No	No	5.30	0	0
2010	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2011	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2012	Green Ash	14.2	Remove	4	No	No	No	14.20	0	0
2013	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2014	Green Ash	7.8	Remove	4	No	No	No	7.80	0	0
2015	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2016	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2017	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2018	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2019	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2020	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2021	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2022	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2023	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2024	Green Ash	4	Remove	4	No	No	No	4.00	0	0
2025	Green Ash	6.8	Remove	4	No	No	No	6.80	0	0
2026	Green Ash	7.9	Remove	4	No	No	No	7.90	0	0
2027	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2028	Green Ash	6	Remove	4	No	No	No	6.00	0	0
2029	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2030	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2031	Green Ash	9.3	Remove	4	No	No	No	9.30	0	0
2032	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2033	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2034	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2035	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2036	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2037	Green Ash	20	Remove	4	No	No	No	20.00	0	0
2038	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2039	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2040	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2041	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2042	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2043	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2044	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2045	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2046	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2047	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2048	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2049	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2050	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2051	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2052	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2053	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2054	Green Ash	5.3	Remove	4	No	No	No	5.30	0	0
2055	Green Ash	4.2	Remove	4	No	No	No	4.20	0	0
2056	Green Ash	5.7	Remove	4	No	No	No	5.70	0	0
2057	Green Ash	4.2	Remove	4	No	No	No	4.20	0	0
2058	Green Ash	4.7	Remove	4	No	No	No	4.70	0	0
2059	Green Ash	4.8	Remove	4	No	No	No	4.80	0	0
2060	Green Ash	4.3	Remove	4	No	No	No	4.30	0	0
2061	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
2062	Green Ash	4	Remain	4	No	No	No			
2063	Green Ash	4.6	Remain	4	No	No	No			
2064	Green Ash	4	Remain	4	No	No	No			
2065	American Elm	7.4	Remove	4	No	No	No	7.40	0.00	0
2066	American Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
2067	American Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
2068	American Elm	4.9	Remove	4	No	No	No	4.90	0.00	0
2069	American Elm	5.8	Remove	4	No	No	No	5.80	0.00	0
2070	American Elm	6.8	Remove	4	No	No	No	6.80	0.00	0
2071	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
2072	Green Ash	7.2	Remove	4	No	No	No	7.20	0	0
2073	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
2074	Green Ash	5.2	Remove	4	No	No	No	5.20	0	0
2075	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2076	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2077	Eastern Red Cedar	4	Remain	4	No	No	No			
2078	Eastern Red Cedar	4	Remain	4	No	No	No			
2079	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2080	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2081	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2082	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2083	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2084	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2085	Hercules' Club	4.2	Remove	4	No	No	No	0.00	0.00	0
2086	Green Ash	27.2	Remove	4	No	No	No	27.20	0	0
2087	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2088	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2089	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2090	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2091	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2092	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2093	Bradford Pear	4.4	Remove	4	No	No	No	4.40	0.00	0
2094	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2095	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2096	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2097	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2098	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2099	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2100	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2101	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2102	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2103	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2104	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2105	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2106	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2107	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2108	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2109	Bradford Pear	6.1	Remove	4	No	No	No	6.10	0.00	0
2110	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2111	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2112	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2113	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2114	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2115	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2116	American Elm	4	Remove	4	No	No	No	4.00	0.00	0
2117	American Elm	5	Remove	4	No	No	No	5.00	0.00	0
2118	American Elm	4.5	Remove	4	No	No	No	4.50	0.00	0
2119	American Elm	9	Remove	4	No	No	No	9.00	0.00	0
2120	American Elm	7.3	Remain	4	No	No	No			
2121	Eastern Red Cedar	4	Remain	4	No	No	No			
2122	Eastern Red Cedar	4	Remain	4	No	No	No			
2123	Bradford Pear	4.3	Remain	4	No	No	No			
2124	Eastern Red Cedar	4	Remain	4	No	No	No			
2125	Bradford Pear	4	Remain	4	No	No	No			
2126	Eastern Red Cedar	4	Remain	4	No	No	No			
2127	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2128	Eastern Red Cedar	4	Remain	4	No	No	No			
2129	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2130	Eastern Red Cedar	4	Remain	4	No	No	No			
2131	Eastern Red Cedar	4	Remain	4	No	No	No			
2132	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2133	Eastern Red Cedar	4	Remain	4	No	No	No			
2134	Eastern Red Cedar	4	Remain	4	No	No	No			
2135	Eastern Red Cedar	4	Remain	4	No	No	No			
2136	Eastern Red Cedar	4	Remain	4	No	No	No			
2137	Eastern Red Cedar	4	Remain	4	No	No	No			
2138	Eastern Red Cedar	4	Remain	4	No	No	No			
2139	Eastern Red Cedar	4	Remain	4	No	No	No			
2140	Eastern Red Cedar	4	Remain	4	No	No	No			
2141	Eastern Red Cedar	4	Remain	4	No	No	No			
2142	Bradford Pear	4.4	Remain	4	No	No	No			
2143	Green Ash	4.8	Remain	4	No	No	No			
2144	Green Ash	4.8	Remain	4	No	No	No			
2145	Green Ash	4	Remain	4	No	No	No			
2146	Eastern Red Cedar	4	Remain	4	No	No	No			

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
REFER TO
DETAILS
One Inch

JVC No CCD501

TR21 of 35

j:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\ccd501 - tree survey plan.dwg

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
2147	Eastern Red Cedar	4	Remain	4	No	No	No			
2148	Eastern Red Cedar	4	Remain	4	No	No	No			
2149	Eastern Red Cedar	4	Remain	4	No	No	No			
2150	Green Ash	16.3	Remain	4	No	No	No			
2151	Eastern Red Cedar	4	Remain	4	No	No	No			
2152	Eastern Red Cedar	4	Remain	4	No	No	No			
2153	Eastern Red Cedar	4	Remain	4	No	No	No			
2154	Eastern Red Cedar	4	Remain	4	No	No	No			
2155	Bradford Pear	4.2	Remain	4	No	No	No			
2156	Eastern Red Cedar	4	Remain	4	No	No	No			
2157	Eastern Red Cedar	4	Remain	4	No	No	No			
2158	Eastern Red Cedar	4	Remain	4	No	No	No			
2159	Eastern Red Cedar	4	Remain	4	No	No	No			
2160	Eastern Red Cedar	4	Remain	4	No	No	No			
2161	Eastern Red Cedar	4	Remain	4	No	No	No			
2162	Eastern Red Cedar	4	Remain	4	No	No	No			
2163	Eastern Red Cedar	4	Remain	4	No	No	No			
2164	Eastern Red Cedar	4	Remain	4	No	No	No			
2165	Eastern Red Cedar	4	Remain	4	No	No	No			
2166	Eastern Red Cedar	4	Remain	4	No	No	No			
2167	Eastern Red Cedar	4	Remain	4	No	No	No			
2168	Eastern Red Cedar	4	Remain	4	No	No	No			
2169	Eastern Red Cedar	4	Remain	4	No	No	No			
2170	Eastern Red Cedar	4	Remain	4	No	No	No			
2171	Eastern Red Cedar	4	Remain	4	No	No	No			
2172	Eastern Red Cedar	4	Remain	4	No	No	No			
2173	Eastern Red Cedar	4	Remain	4	No	No	No			
2174	Eastern Red Cedar	4	Remain	4	No	No	No			
2175	Eastern Red Cedar	4	Remain	4	No	No	No			
2176	Eastern Red Cedar	4	Remain	4	No	No	No			
2177	Eastern Red Cedar	4	Remain	4	No	No	No			
2178	Eastern Red Cedar	4	Remain	4	No	No	No			
2179	Eastern Red Cedar	4	Remain	4	No	No	No			
2180	Eastern Red Cedar	4	Remain	4	No	No	No			
2181	Eastern Red Cedar	4	Remain	4	No	No	No			
2182	Eastern Red Cedar	4	Remain	4	No	No	No			
2183	Eastern Red Cedar	4	Remain	4	No	No	No			
2184	Eastern Red Cedar	4	Remain	4	No	No	No			
2185	Eastern Red Cedar	4	Remain	4	No	No	No			
2186	Eastern Red Cedar	4	Remain	4	No	No	No			
2187	Green Ash	19	Remain	4	No	No	No			
2188	Eastern Red Cedar	4	Remain	4	No	No	No			
2189	Eastern Red Cedar	4	Remain	4	No	No	No			
2190	Eastern Red Cedar	4	Remain	4	No	No	No			
2191	Eastern Red Cedar	4	Remain	4	No	No	No			
2192	Eastern Red Cedar	4	Remain	4	No	No	No			
2193	Eastern Red Cedar	4	Remain	4	No	No	No			
2194	Eastern Red Cedar	4	Remain	4	No	No	No			
2195	Eastern Red Cedar	4	Remain	4	No	No	No			
2196	Eastern Red Cedar	4	Remain	4	No	No	No			
2197	Eastern Red Cedar	4	Remain	4	No	No	No			
2198	Eastern Red Cedar	4	Remain	4	No	No	No			
2199	Eastern Red Cedar	4	Remain	4	No	No	No			
2200	Eastern Red Cedar	4	Remain	4	No	No	No			
2201	Eastern Red Cedar	4	Remain	4	No	No	No			
2202	Eastern Red Cedar	4	Remain	4	No	No	No			
2203	Eastern Red Cedar	4	Remain	4	No	No	No			
2204	Eastern Red Cedar	4	Remain	4	No	No	No			
2205	Eastern Red Cedar	4	Remain	4	No	No	No			
2206	Eastern Red Cedar	4	Remain	4	No	No	No			
2207	Eastern Red Cedar	4	Remain	4	No	No	No			
2208	Eastern Red Cedar	4	Remain	4	No	No	No			
2209	Eastern Red Cedar	4	Remain	4	No	No	No			
2210	Eastern Red Cedar	4	Remain	4	No	No	No			
2211	Eastern Red Cedar	4	Remain	4	No	No	No			
2212	Eastern Red Cedar	4	Remain	4	No	No	No			
2213	Eastern Red Cedar	4	Remain	4	No	No	No			
2214	Eastern Red Cedar	4	Remain	4	No	No	No			
2215	Eastern Red Cedar	4	Remain	4	No	No	No			
2216	Eastern Red Cedar	4	Remain	4	No	No	No			
2217	Eastern Red Cedar	4	Remain	4	No	No	No			
2218	Eastern Red Cedar	4	Remain	4	No	No	No			
2219	Eastern Red Cedar	4	Remain	4	No	No	No			
2220	Eastern Red Cedar	4	Remain	4	No	No	No			
2221	Eastern Red Cedar	4	Remain	4	No	No	No			
2222	Eastern Red Cedar	4	Remain	4	No	No	No			
2223	Eastern Red Cedar	4	Remain	4	No	No	No			
2224	Eastern Red Cedar	4	Remain	4	No	No	No			
2225	American Elm	7.1	Remain	4	No	No	No			
2226	Eastern Red Cedar	4	Remain	4	No	No	No			
2227	Green Ash	4	Remain	4	No	No	No			
2228	Eastern Red Cedar	4	Remain	4	No	No	No			
2229	Eastern Red Cedar	4	Remain	4	No	No	No			
2230	Eastern Red Cedar	4	Remain	4	No	No	No			
2231	Eastern Red Cedar	4	Remain	4	No	No	No			
2232	Eastern Red Cedar	4	Remain	4	No	No	No			
2233	Eastern Red Cedar	4	Remain	4	No	No	No			
2234	Eastern Red Cedar	4	Remain	4	No	No	No			
2235	Eastern Red Cedar	4	Remain	4	No	No	No			
2236	Eastern Red Cedar	4	Remain	4	No	No	No			
2237	Eastern Red Cedar	4	Remain	4	No	No	No			
2238	Eastern Red Cedar	4	Remain	4	No	No	No			
2239	Eastern Red Cedar	4	Remain	4	No	No	No			
2240	Eastern Red Cedar	4	Remain	4	No	No	No			
2241	Green Ash	19.8	Remain	4	No	No	No			
2242	Eastern Red Cedar	4	Remain	4	No	No	No			
2243	Eastern Red Cedar	4	Remain	4	No	No	No			
2244	Eastern Red Cedar	4	Remain	4	No	No	No			
2245	Green Ash	22.1	Remain	4	No	No	No			
2246	Eastern Red Cedar	4	Remain	4	No	No	No			
2247	Eastern Red Cedar	4	Remain	4	No	No	No			
2248	Eastern Red Cedar	4	Remain	4	No	No	No			
2249	Eastern Red Cedar	4	Remain	4	No	No	No			
2250	Eastern Red Cedar	4	Remain	4	No	No	No			
2251	Eastern Red Cedar	4	Remain	4	No	No	No			
2252	Eastern Red Cedar	4	Remain	4	No	No	No			
2253	Eastern Red Cedar	4	Remain	4	No	No	No			
2254	Eastern Red Cedar	4	Remain	4	No	No	No			
2255	Eastern Red Cedar	4	Remain	4	No	No	No			
2256	Eastern Red Cedar	4	Remain	4	No	No	No			
2257	Eastern Red Cedar	4	Remain	4	No	No	No			
2258	Eastern Red Cedar	4	Remain	4	No	No	No			
2259	Eastern Red Cedar	4	Remain	4	No	No	No			
2260	Eastern Red Cedar	4	Remain	4	No	No	No			
2261	Eastern Red Cedar	4	Remain	4	No	No	No			
2262	Eastern Red Cedar	4	Remain	4	No	No	No			
2263	Eastern Red Cedar	4	Remain	4	No	No	No			
2264	Eastern Red Cedar	4	Remain	4	No	No	No			
2265	Eastern Red Cedar	4	Remain	4	No	No	No			
2266	Eastern Red Cedar	4	Remain	4	No	No	No			

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
2267	Green Ash	18.3	Remain	4	No	No	No			
2268	American Elm	5.2	Remain	4	No	No	No			
2269	Eastern Red Cedar	4	Remain	4	No	No	No			
2270	Eastern Red Cedar	4	Remain	4	No	No	No			
2271	Hercules' Club	4	Remain	4	No	No	No			
2272	American Elm	4.1	Remain	4	No	No	No			
2273	Eastern Red Cedar	4	Remain	4	No	No	No			
2274	Eastern Red Cedar	4	Remain	4	No	No	No			
2275	Eastern Red Cedar	4	Remain	4	No	No	No			
2276	Eastern Red Cedar	4	Remain	4	No	No	No			
2277	Eastern Red Cedar	4	Remain	4	No	No	No			
2278	Eastern Red Cedar	4	Remain	4	No	No	No			
2279	Eastern Red Cedar	4	Remain	4	No	No	No			
2280	Eastern Red Cedar	4	Remain	4	No	No	No			
2281	Eastern Red Cedar	4	Remain	4	No	No	No			
2282	Eastern Red Cedar	4	Remain	4	No	No	No			
2283	Eastern Red Cedar	4	Remain	4	No	No	No			
2284	Eastern Red Cedar	4	Remain	4	No	No	No			
2285	Eastern Red Cedar	4	Remain	4	No	No	No			
2286	Eastern Red Cedar	4	Remain	4	No	No	No			
2287	Eastern Red Cedar	4	Remain	4	No	No	No			
2288	Eastern Red Cedar	4	Remain	4	No	No	No			
2289	Eastern Red Cedar	4	Remain	4	No	No	No			
2290	Eastern Red Cedar	4	Remain	4	No	No	No			
2291	Eastern Red Cedar	4	Remain	4	No	No	No			
2292	Eastern Red Cedar	4	Remain	4	No	No	No			
2293	Eastern Red Cedar	4	Remain	4	No	No	No			
2294	Eastern Red Cedar	4	Remain	4	No	No	No			
2295	Eastern Red Cedar	4	Remain	4	No	No	No			
2296	Eastern Red Cedar	4	Remain	4	No	No	No			
2297	Eastern Red Cedar	4	Remain	4	No	No	No			
2298	Eastern Red Cedar	4	Remain	4	No	No	No			
2299	American Elm	5.8	Remain	4	No	No	No			
2300	Eastern Red Cedar	4	Remain	4	No	No	No			
2301	Tree of Heaven	17.1	Remove	4	No	No	No	17.10	0	0
2302	Tree of Heaven	11.9	Remove	4	No	No	No	11.90	0	0
2303	Tree of Heaven	11.1	Remove	4	No	No	No	11.10	0	0
2304	Tree of Heaven	13.4	Remove	4	No	No	No	13.40	0	0
2305	Cedar Elm	17.5	Remove	4	No	No	No	17.50	0.00	0
2306	Cedar Elm	12.6	Remove	4	No	No	No	12.60	0.00	0
2307	Cedar Elm	9.4	Remove	4	No	No	No	9.40	0.00	0
2308	Cedar Elm	11.2	Remove	4	No	No	No	11.20	0.00	0
2309	Cedar Elm	11.4	Remove	4	No	No	No	11.40	0.00	0
2310	Cedar Elm	8.9	Remove	4	No	No	No	8.90	0.00	0
2311	Cedar Elm	13.4	Remove	4	No	No	No	13.40	0.00	0
2312	Cedar Elm	13.4	Remove	4	No	No	No	13.40	0.00	0
2313	American Holly	12.7	Remove	4	No	No	No	12.70	0.00	0
2314	American Holly	5	Remove	4	No	No	No	5.00	0.00	0
2315	American Holly	8.2	Remove	4	No	No	No	8.20	0.00	0
2316	Cedar Elm	11	Remove	4	No	No	No	11.00	0.00	0
2317	Cedar Elm	12.9	Remove	4	No	No	No	12.90	0.00	0
2318	Southern Live Oak	21	Remove	4	No	No	No	21.00	0	0
2319	Bradford Pear	19.4	Remove	4	No	No	No	19.40	0.00	0
2320	Bradford Pear	14.1	Remove	4	No	No	No	14.10	0.00	0
2321	Green Ash	9.1	Remove	4	No	No	No	9.10	0	0
2322	Green Ash	10.3	Remove	4	No	No	No	10.30	0	0
2323	Green Ash	11.4	Remove	4	No	No	No	11.40	0	0
2324	Cedar Elm	13.5	Remove	4	No	No	No	13.50	0.00	0
2325	Bradford Pear	11.8	Remove	4	No	No	No	11.80	0.00	0
2326	Bradford Pear	13.7	Remove	4	No	No	No	13.70	0.00	0
2327	Cedar Elm	11.1	Remove	4	No	No	No	11.10	0.00	0
2328	Cedar Elm	10.2	Remove	4	No	No	No	10.20	0.00	0
2329	Cedar Elm	14.2	Remove	4	No	No	No	14.20	0.00	0
2330	Crape Myrtle	15.4	Remove	4	No	No	No	15.40	0.00	0
2331	Crape Myrtle	11.5	Remove	4	No	No	No	11.50	0.00	0
2332	Crape Myrtle	11.7	Remove	4	No	No	No	11.70	0.00	0
2333	Crape Myrtle	11.5	Remove	4	No	No	No	11.50	0.00	0
2334	Crape Myrtle	10.9	Remove	4	No	No	No	10.90	0.00	0
2335	Bradford Pear	18	Remove	4	No	No	No	18.00	0.00	0
2336	Green Ash	14.6	Remove	4	No	No	No	14.60	0	0
2337	Green Ash	16.3	Remove	4	No	No	No	16.30	0	0
2338	Crape Myrtle	6.2	Remove	4	No	No	No	6.20	0.00	0
2339	Crape Myrtle	10.9	Remove	4	No	No	No	10.90	0.00	0
2340	Crape Myrtle	11.8	Remove	4	No	No	No	11.80	0.00	0
2341	Crape Myrtle	11.1	Remove	4	No	No	No	11.10	0.00	0
2342	Crape Myrtle	14	Remove	4	No	No	No	14.00	0.00	0
2343	Bradford Pear	11.3	Remove	4	No	No	No	11.30	0.00	0
2344	Bradford Pear	16.3	Remove	4	No	No	No	16.30	0.00	0
2345	Bradford Pear	16.2	Remove	4	No	No	No	16.20	0.00	0
2346	Bradford Pear	16	Remove	4	No	No	No	16.00	0.00	0
2347	Bradford Pear	18.5	Remove	4	No	No	No	18.50	0.00	0
2348	Crape Myrtle	22.2	Remove	4	No	No	No	22.20	0.00	0
2349	Crape Myrtle	21.5	Remove	4	No	No	No	21.50	0.00	0
2350	Crape Myrtle	19.2	Remove	4	No	No	No	19.20	0.00	0
2351	Crape Myrtle	19.7	Remove	4	No	No	No	19.70	0.00	0
2352	Crape Myrtle	22.5	Remove	4	No	No	No	22.50	0.00	0
2353	Southern Live Oak	21.2	Remove	4	No	No	No	21.20	0	0
2354	Southern Live Oak	17.4	Remove	4	No	No	No	17.40	0	0
2355	Crape Myrtle	10.3	Remove	4	No	No	No	10.30	0.00	0
2356	Crape Myrtle	8	Remove	4	No	No	No	8.00	0.00	0
2357	Crape Myrtle	9.2	Remove	4	No	No	No	9.20	0.00	0
2358	Crape Myrtle	9.3	Remove	4	No	No	No	9.30	0.00	0
2359	Crape Myrtle	9.7	Remove	4	No	No	No	9.70	0.00	0
2360	Crape Myrtle	10.2	Remove	4	No	No	No	10.20	0.00	0
2361	Crape Myrtle	11	Remove	4	No	No	No	11.00	0.00	0
2362	Southern Live Oak	21.8	Remove	4	No	No	No	21.80	0	0
2363	Green Ash	22.3	Remove	4	No	No	No	22.30	0	0
2364	Green Ash	13.8	Remove	4	No	No	No	13.80	0	0
2365	Green Ash	14	Remove	4	No	No	No	14.00	0	0
2366	Crape Myrtle	13	Remove	4	No	No	No	13.00	0.00	0
2367	Crape Myrtle	8.4	Remove	4	No	No	No	8.40	0.00	0
2368	Crape Myrtle	10.6	Remove	4	No	No	No	10.60	0.00	0
2369	Crape Myrtle	9	Remove	4	No	No	No	9.00	0.00	0
2370	Crape Myrtle	11.4	Remove	4	No	No	No	11.40	0.00	0
2371	Bradford Pear	15.5	Remove	4	No	No	No	15.50	0.00	0
2372	Bradford Pear	15.4	Remove	4	No	No	No	15.40	0.00	0
2373	Bradford Pear	17.7	Remove	4	No	No	No	17.70	0.00	0
2374	Bur Oak	16.6	Remove	4	No	No	No	16.60	0.00	0
2375	Crape Myrtle	24.6	Remove	4	No	No	No	24.60	0.00	0
2376	Crape Myrtle	13.3	Remove	4	No	No	No	13.30	0.00	0
2377	Crape Myrtle	16.7	Remove	4	No	No	No	16.70	0.00	0
2378	Crape Myrtle	15.5	Remove	4	No	No	No	15.50	0.00	0
2379	Crape Myrtle	13.3	Remove	4	No	No	No	13.30	0.00	0
2380	Crape Myrtle	15.1	Remove	4	No	No	No	15.10	0.00	0
2381	Crape Myrtle	16.2	Remove	4	No	No	No	16.20	0.00	0
2382	Bradford Pear	11.6	Remove	4	No	No	No	11.60	0.00	0
2383	Tree of Heaven	10.7	Remove	4	No	No	No	10.70	0	0
2384	Crape Myrtle	11.3	Remove	4	No	No	No	11.30	0.00	0
2385	Crape Myrtle	14.5	Remove	4	No	No	No	14.50	0.00	0
2386	Crape Myrtle	12.3	Remove	4	No	No	No	12.30	0.00	0

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
REFER TO
DETAILS
One Inch

JVC No CCD501

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
2387	Crape Myrtle	15.5	Remove	4	No	No	No	15.50	0.00	0
2388	Crape Myrtle	12	Remove	4	No	No	No	12.00	0.00	0
2389	Cedar Elm	12.5	Remove	4	No	No	No	12.50	0.00	0
2390	Cedar Elm	13.8	Remove	4	No	No	No	13.80	0.00	0
2391	Cedar Elm	16.5	Remove	4	No	No	No	16.50	0.00	0
2392	Southern Live Oak	19.1	Remove	4	No	No	No	19.10	0	0
2393	Green Ash	14.1	Remove	4	No	No	No	14.10	0	0
2394	Green Ash	12.2	Remove	4	No	No	No	12.20	0	0
2395	Green Ash	9.8	Remove	4	No	No	No	9.80	0	0
2396	Cedar Elm	11.5	Remove	4	No	No	No	11.50	0.00	0
2397	Bradford Pear	15.1	Remove	4	No	No	No	15.10	0.00	0
2398	Bradford Pear	16.1	Remove	4	No	No	No	16.10	0.00	0
2399	Crape Myrtle	13.2	Remove	4	No	No	No	13.20	0.00	0
2400	Crape Myrtle	7.4	Remove	4	No	No	No	7.40	0.00	0
2401	Crape Myrtle	9.9	Remove	4	No	No	No	9.90	0.00	0
2402	Crape Myrtle	13.2	Remove	4	No	No	No	13.20	0.00	0
2403	Crape Myrtle	10.3	Remove	4	No	No	No	10.30	0.00	0
2404	Southern Live Oak	18.1	Remove	4	No	No	No	18.10	0	0
2405	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2406	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2407	Hercules' Club	4	Remove	4	No	No	No	0.00	0.00	0
2408	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2409	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2410	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2411	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2412	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2413	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2414	Hercules' Club	5.8	Remove	4	No	No	No	0.00	0.00	0
2415	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2416	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2417	Hercules' Club	4.8	Remove	4	No	No	No	0.00	0.00	0
2418	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2419	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2420	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2421	Green Ash	4.3	Remove	4	No	No	No	4.30	0	0
2422	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2423	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2424	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2425	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2426	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2427	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2428	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2429	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2430	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2431	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2432	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2433	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2434	Hercules' Club	4.2	Remove	4	No	No	No	0.00	0.00	0
2435	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2436	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2437	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2438	Cedar Elm	22.2	Remove	4	No	No	No	22.20	0.00	0
2439	Green Ash	27.2	Remove	4	No	No	No	27.20	0	0
2440	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2441	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2442	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2443	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2444	Cedar Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
2445	Cedar Elm	8	Remove	4	No	No	No	8.00	0.00	0
2446	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
2447	Hercules' Club	4.5	Remove	4	No	No	No	0.00	0.00	0
2448	Hercules' Club	5.8	Remove	4	No	No	No	0.00	0.00	0
2449	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2450	Green Ash	8.6	Remove	4	No	No	No	8.60	0	0
2451	Hercules' Club	4.9	Remove	4	No	No	No	0.00	0.00	0
2452	Green Ash	13.2	Remove	4	No	No	No	13.20	0	0
2453	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2454	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2455	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2456	Hercules' Club	5.4	Remove	4	No	No	No	0.00	0.00	0
2457	Cedar Elm	15.5	Remove	4	No	No	No	15.50	0.00	0
2458	Hercules' Club	6.2	Remove	4	No	No	No	0.00	0.00	0
2460	Cedar Elm	13.7	Remove	4	No	No	No	13.70	0.00	0
2461	Pecan	20.1	Remove	4	No	No	No	20.10	0	0
2462	Hercules' Club	4.8	Remove	4	No	No	No	0.00	0.00	0
2463	Yaupon Holly	6.3	Remove	4	No	No	No	6.30	0	0
2464	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2465	Crape Myrtle	12.2	Remove	4	No	No	No	12.20	0.00	0
2466	Yaupon Holly	8.1	Remove	4	No	No	No	8.10	0	0
2467	Cedar Elm	17.6	Remove	4	No	No	No	17.60	0.00	0
2468	Hercules' Club	4	Remove	4	No	No	No	0.00	0.00	0
2469	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2470	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2471	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2472	Pecan	23.3	Remain	4	No	No	No			
2473	Hercules' Club	5.5	Remove	4	No	No	No	0.00	0.00	0
2474	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2475	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2476	Green Ash	14.7	Remove	4	No	No	No	14.70	0	0
2477	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2478	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2479	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2480	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2481	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2482	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2483	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2484	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2485	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2486	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2487	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2488	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2489	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2490	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2491	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2492	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2493	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2494	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2495	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2496	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2497	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2498	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2499	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2500	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2501	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2502	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2503	Green Ash	8.2	Remove	4	No	No	No	8.20	0	0
2504	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2505	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2506	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2507	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2508	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2509	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2510	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2511	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2512	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2513	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2514	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2515	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2516	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2517	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2518	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2519	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2520	Hercules' Club	6.4	Remove	4	No	No	No	0.00	0.00	0
2521	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2522	Green Ash	20.9	Remove	4	No	No	No	20.90	0	0
2523	Green Ash	10.6	Remove	4	No	No	No	10.60	0	0
2524	Green Ash	11.4	Remove	4	No	No	No	11.40	0	0
2525	Green Ash	7.4	Remove	4	No	No	No	7.40	0	0
2526	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2527	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2528	Green Ash	12.1	Remove	4	No	No	No	12.10	0	0
2529	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2530	Cedar Elm	10.2	Remove	4	No	No	No	10.20	0.00	0
2531	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2532	Green Ash	9.1	Remove	4	No	No	No	9.10	0	0
2533	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2534	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2535	Green Ash	9	Remove	4	No	No	No	9.00	0	0
2536	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2537	Green Ash	7.3	Remove	4	No	No	No	7.30	0	0
2538	Green Ash	9.5	Remove	4	No	No	No	9.50	0	0
2539	Green Ash	8.2	Remove	4	No	No	No	8.20	0	0
2540	Hercules' Club	4.7	Remove	4	No	No	No	0.00	0.00	0
2541	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2542	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2543	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2544	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2545	Cedar Elm	8.2	Remove	4	No	No	No	8.20	0.00	0
2546	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2547	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2548	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
2549	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2550	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2551	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2552	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2553	Hercules' Club	6.5	Remove	4	No	No	No	0.00	0.00	0
2554	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2555	Hercules' Club	5.2	Remain	4	No	No	No			
2556	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2557	Hercules' Club	9.7	Remove	4	No	No	No	0.00	0.00	0
2558	Hercules' Club	4.5	Remove	4	No	No	No	0.00	0.00	0
2559	Hercules' Club	4.6	Remove	4	No	No	No	0.00	0.00	0
2560	Hercules' Club	5	Remove	4	No	No	No	0.00	0.00	0
2561	Cedar Elm	6.1	Remain	4	No	No	No			
2562	Cedar Elm	7.1	Remain	4	No	No	No			
2563	Cedar Elm	8.6	Remain	4	No	No	No			
2564	Cedar Elm	8.5	Remain	4	No	No	No			
2565	Cedar Elm	6	Remain	4	No	No	No			
2566	Cedar Elm	12.1	Remain	4	No	No	No			
2567	Eastern Red Cedar	4	Remain	4	No	No	No			
2568	Cedar Elm	6.2	Remain	4	No	No	No			
2569	Cedar Elm	7.4	Remain	4	No	No	No			
2570	Eastern Red Cedar	4	Remain	4	No	No	No			
2571	Eastern Red Cedar	4	Remain	4	No	No	No			
2572	Eastern Red Cedar	4	Remain	4	No	No	No			
2573	Cedar Elm	8.2	Remain	4	No	No	No			
2574	Cedar Elm	6.9	Remain	4	No	No	No			
2575	Cedar Elm	4.2	Remain	4	No	No	No			
2576	Cedar Elm	8.1	Remain	4	No	No	No			
2577	Cedar Elm	7.1	Remain	4	No	No	No			
2578	Eastern Red Cedar	4	Remain	4	No	No	No			
2579	Eastern Red Cedar	4	Remain	4	No	No	No			
2580	Cedar Elm	6.8	Remain	4	No	No	No			
2581	Cedar Elm	5.3	Remain	4	No	No	No			
2582	Cedar Elm	6.8	Remain	4	No	No	No			
2583	Cedar Elm	4.2	Remain	4	No	No	No			
2584	Cedar Elm	7.4	Remain	4	No	No	No			
2585	Cedar Elm	5.2	Remain	4	No	No	No			
2586	Cedar Elm	4.8	Remain	4	No	No	No			
2587	Cedar Elm	6.2	Remain	4	No	No	No			
2588	Cedar Elm	8.9	Remain	4	No	No	No			
2589	Cedar Elm	7.8	Remain	4	No	No	No			
2590	Cedar Elm	6.4	Remain	4	No	No	No			
2591	Cedar Elm	9.3	Remain	4	No	No	No			
2592	Cedar Elm	7.7	Remain	4	No	No	No			
2593	Cedar Elm	7.6	Remain	4	No	No	No			
2594	Cedar Elm	4.2	Remain	4	No	No	No			
2595	Cedar Elm	5.3	Remain	4	No	No	No			
2596	Cedar Elm	7.3	Remain	4	No	No	No			
2597	Cedar Elm	6.8	Remain	4	No	No	No			
2598	Cedar Elm	7.6	Remain	4	No	No	No			
2599	Cedar Elm	10.7	Remain	4	No	No	No			
2600	Eastern Red Cedar	4	Remain	4	No	No	No			
2601	Green Ash	10.4	Remove	4	No	No	No	10.40	0	0
2602	Green Ash	4.3	Remove	4	No	No	No	4.30	0	0
2603	Green Ash	13.8	Remove	4	No	No	No	13.80	0	0
2604	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2605	Green Ash	4.9	Remove	4	No	No	No	4.90	0	0
2606	Green Ash	6.1	Remove	4	No	No	No	6.10	0	0
2607	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2608	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2609	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2610	Green Ash	4	Remove	4	No	No	No	4.00	0	0
2611	Green Ash	12.4	Remove	4	No	No	No	12.40	0	0
2612	Green Ash	4.2	Remove	4	No	No	No	4.20	0	0
2613	Green Ash	10.2	Remove	4	No	No	No	10.20	0	0
2614	Green Ash	5.3	Remove	4	No	No	No	5.30	0	0
2615	Green Ash	4.4	Remove	4	No	No	No	4.40	0	0
2616	Green Ash	5.2	Remove	4	No	No	No	5.20	0	0
2617	Green Ash	6.2	Remove	4	No	No	No	6.20	0	0
2618	Green Ash	5.4	Remove	4	No	No	No	5.40	0	0
2619	Green Ash	7.4	Remove	4	No	No	No	7.40	0	0
2620	Green Ash	11.5	Remove	4	No	No	No	11.50	0	0
2621	Green Ash	5	Remove	4	No	No	No	5.00	0	0
2622	Green Ash	12.9	Remove	4	No	No	No	12.90	0	0
2623	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2624	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
2625	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2626	Green Ash	14	Remove	4	No	No	No	14.00	0	0
2627	Green Ash	6.9	Remove	4	No	No	No	6.90	0	0

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
2628	Green Ash	5.2	Remove	4	No	No	No	5.20	0	0
2629	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2630	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2631	Green Ash	7.4	Remove	4	No	No	No	7.40	0	0
2632	Green Ash	8.1	Remove	4	No	No	No	8.10	0	0
2633	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2634	Green Ash	4.2	Remove	4	No	No	No	4.20	0	0
2635	Green Ash	5.3	Remove	4	No	No	No	5.30	0	0
2636	Green Ash	10.5	Remove	4	No	No	No	10.50	0	0
2637	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2638	Green Ash	5.4	Remove	4	No	No	No	5.40	0	0
2639	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2640	Green Ash	4.3	Remove	4	No	No	No	4.30	0	0
2641	Green Ash	19.2	Remove	4	No	No	No	19.20	0	0
2642	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2643	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2644	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2645	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2646	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2647	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2648	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2649	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2650	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
2651	Green Ash	10.2	Remove	4	No	No	No	10.20	0	0
2652	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2653	Green Ash	6.7	Remove	4	No	No	No	6.70	0	0
2654	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2655	Green Ash	5.3	Remove	4	No	No	No	5.30	0	0
2656	Green Ash	10.5	Remove	4	No	No	No	10.50	0	0
2657	Green Ash	6.2	Remove	4	No	No	No	6.20	0	0
2658	Green Ash	7.4	Remove	4	No	No	No	7.40	0	0
2659	Green Ash	9.1	Remove	4	No	No	No	9.10	0	0
2660	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2661	Green Ash	10.2	Remove	4	No	No	No	10.20	0	0
2662	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2663	Green Ash	15.4	Remove	4	No	No	No	15.40	0	0
2664	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2665	Green Ash	6.8	Remove	4	No	No	No	6.80	0	0
2666	Green Ash	13.4	Remove	4	No	No	No	13.40	0	0
2667	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
2668	Green Ash	7.1	Remove	4	No	No	No	7.10	0	0
2669	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2670	Green Ash	9.4	Remove	4	No	No	No	9.40	0	0
2671	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2672	Green Ash	6.8	Remove	4	No	No	No	6.80	0	0
2673	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2674	Green Ash	5.4	Remove	4	No	No	No	5.40	0	0
2675	Green Ash	5.4	Remove	4	No	No	No	5.40	0	0
2676	Green Ash	6.7	Remove	4	No	No	No	6.70	0	0
2677	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2678	Green Ash	4	Remove	4	No	No	No	4.00	0	0
2679	Green Ash	5.2	Remove	4	No	No	No	5.20	0	0
2680	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2681	Green Ash	4.3	Remove	4	No	No	No	4.30	0	0
2682	Green Ash	7.1	Remove	4	No	No	No	7.10	0	0
2683	Green Ash	11.4	Remove	4	No	No	No	11.40	0	0
2684	Green Ash	5.2	Remove	4	No	No	No	5.20	0	0
2685	Green Ash	8.6	Remove	4	No	No	No	8.60	0	0
2686	Green Ash	6.1	Remove	4	No	No	No	6.10	0	0
2687	Green Ash	4.2	Remove	4	No	No	No	4.20	0	0
2688	Green Ash	8.5	Remove	4	No	No	No	8.50	0	0
2689	Green Ash	11.5	Remove	4	No	No	No	11.50	0	0
2690	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2691	Green Ash	5.7	Remove	4	No	No	No	5.70	0	0
2692	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2693	Green Ash	10.1	Remove	4	No	No	No	10.10	0	0
2694	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2695	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2696	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
2697	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2698	Green Ash	7.7	Remove	4	No	No	No	7.70	0	0
2699	Green Ash	11.1	Remove	4	No	No	No	11.10	0	0
2700	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
2701	Green Ash	10.1	Remove	4	No	No	No	10.10	0	0
2702	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2703	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2704	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2705	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2706	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2707	Green Ash	6.9	Remove	4	No	No	No	6.90	0	0
2708	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
2709	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2710	Green Ash	7.6	Remove	4	No	No	No	7.60	0	0
2711	Green Ash	7.6	Remove	4	No	No	No	7.60	0	0
2712	Green Ash	6.3	Remove	4	No	No	No	6.30	0	0
2713	Green Ash	10.8	Remove	4	No	No	No	10.80	0	0
2714	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
2715	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
2716	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2717	Green Ash	4	Remove	4	No	No	No	4.00	0	0
2718	Green Ash	7.2	Remove	4	No	No	No	7.20	0	0
2719	Green Ash	5.2	Remove	4	No	No	No	5.20	0	0
2720	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2721	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2722	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2723	Green Ash	23.4	Remove	4	No	No	No	23.40	0	0
2724	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
2725	Green Ash	4.3	Remove	4	No	No	No	4.30	0	0
2726	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2727	Green Ash	13.4	Remove	4	No	No	No	13.40	0	0
2728	Green Ash	6.3	Remove	4	No	No	No	6.30	0	0
2729	Green Ash	7.1	Remove	4	No	No	No	7.10	0	0
2730	Green Ash	4	Remove	4	No	No	No	4.00	0	0
2731	Green Ash	8.2	Remove	4	No	No	No	8.20	0	0
2732	Green Ash	5.9	Remove	4	No	No	No	5.90	0	0
2733	Green Ash	4.8	Remove	4	No	No	No	4.80	0	0
2734	Green Ash	9.3	Remove	4	No	No	No	9.30	0	0
2735	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2736	Green Ash	4.7	Remove	4	No	No	No	4.70	0	0
2737	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2738	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2739	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2740	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2741	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2742	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2743	Green Ash	4.2	Remove	4	No	No	No	4.20	0	0
2744	Green Ash	4.5	Remove	4	No	No	No	4.50	0	0
2745	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2746	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2747	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
2748	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2749	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2750	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2751	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2752	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2753	Green Ash	4.5	Remove	4	No	No	No	4.50	0	0
2754	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2755	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2756	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2757	Green Ash	5.5	Remove	4	No	No	No	5.50	0	0
2758	Green Ash	9	Remove	4	No	No	No	9.00	0	0
2759	Green Ash	9.3	Remove	4	No	No	No	9.30	0	0
2760	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2761	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2762	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2763	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2764	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2765	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2766	Green Ash	4.1	Remove	4	No	No	No	4.10	0	0
2767	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2768	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
2769	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2770	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2771	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2772	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2773	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2774	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2775	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2776	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2777	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2778	Green Ash	13.4	Remove	4	No	No	No	13.40	0	0
2779	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2780	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
2781	Green Ash	6	Remove	4	No	No	No	6.00	0	0
2782	Green Ash	5.3	Remove	4	No	No	No	5.30	0	0
2783	Green Ash	4.9	Remove	4	No	No	No	4.90	0	0
2784	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2785	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2786	Green Ash	7.2	Remove	4	No	No	No	7.20	0	0
2787	Green Ash	7.3	Remove	4	No	No	No	7.30	0	0
2788	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2789	Green Ash	4.6	Remove	4	No	No	No	4.60	0	0
2790	Green Ash	5.9	Remove	4	No	No	No	5.90	0	0
2791	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2792	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2793	Green Ash	8.3	Remove	4	No	No	No	8.30	0	0
2794	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2795	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2796	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2797	Green Ash	4.8	Remove	4	No	No	No	4.80	0	0
2798	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
2799	Green Ash	4.7	Remove	4	No	No	No	4.70	0	0
2800	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2801	Eastern Red Cedar	4	Remain	4	No	No	No			
2802	Cedar Elm	23.3	Remain	4	No	No	No			
2803	Cedar Elm	24.3	Remain	4	No	No	No			
2804	Winged Elm	5.5	Remain	4	No	No	No			
2805	Eastern Red Cedar	4	Remain	4	No	No	No			
2806	Eastern Red Cedar	4	Remain	4	No	No	No			
2807	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2808	Hercules' Club	6.2	Remove	4	No	No	No	0.00	0.00	0
2809	Hercules' Club	5	Remove	4	No	No	No	0.00	0.00	0
2810	Hercules' Club	8.2	Remove	4	No	No	No	0.00	0.00	0
2811	Hercules' Club	6.3	Remove	4	No	No	No	0.00	0.00	0
2812	Hercules' Club	5.6	Remove	4	No	No	No	0.00	0.00	0
2813	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2814	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2815	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2816	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2817	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2818	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2819	Green Ash	13.8	Remove	4	No	No	No	13.80	0	0
2820	Green Ash	7.3	Remove	4	No	No	No	7.30	0	0
2821	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2822	Green Ash	5.3	Remove	4	No	No	No	5.30	0	0
2823	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2824	Green Ash	5	Remove	4	No	No	No	5.00	0	0
2825	Green Ash	4.8	Remove	4	No	No	No	4.80	0	0
2826	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2827	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2828	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2829	Green Ash	7.2	Remove	4	No	No	No	7.20	0	0
2830	Green Ash	10.6	Remove	4	No	No	No	10.60	0	0
2831	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2832	Green Ash	6.8	Remove	4	No	No	No	6.80	0	0
2833	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2834	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2835	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2836	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2837	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2838	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2839	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2840	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2841	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2842	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2843	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2844	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2845	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2846	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2847	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2848	Green Ash	11.2	Remove	4	No	No	No	11.20	0	0
2849	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2850	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2851	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2852	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2853	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2854	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2855	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2856	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2857	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2858	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2859	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2860	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2861	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2862	Green Ash	11.3	Remove	4	No	No	No	11.30	0	0
2863	Winged Elm	4	Remove	4	No	No	No	4.00	0	0
2864	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2865	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2866	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2867	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
March 13, 2025

SCALE:
REFER TO
DETAILS
One Inch
JVC No CCD501

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
2868	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2869	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2870	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
2871	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2872	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
2873	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2874	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2875	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2876	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2877	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2878	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2879	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2880	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2881	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2882	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2883	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2884	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2885	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2886	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2887	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2888	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2889	Green Ash	12.7	Remove	4	No	No	No	12.70	0	0
2890	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2891	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2892	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2893	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2894	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2895	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
2896	Green Ash	6.3	Remove	4	No	No	No	6.30	0	0
2897	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2898	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2899	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2900	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2901	Cedar Elm	5.3	Remain	4	No	No	No			
2902	Cedar Elm	5	Remain	4	No	No	No			
2903	Cedar Elm	6.8	Remain	4	No	No	No			
2904	Eastern Red Cedar	4	Remain	4	No	No	No			
2905	Cedar Elm	10.3	Remain	4	No	No	No			
2906	Cedar Elm	4	Remain	4	No	No	No			
2907	Cedar Elm	5.6	Remain	4	No	No	No			
2908	Cedar Elm	5.8	Remain	4	No	No	No			
2909	Winged Elm	4.7	Remain	4	No	No	No			
2910	Cedar Elm	21	Remain	4	No	No	No			
2911	Eastern Red Cedar	4	Remain	4	No	No	No			
2912	Eastern Red Cedar	4	Remain	4	No	No	No			
2913	Cedar Elm	17	Remove	4	No	No	No	17.00	0.00	0
2914	Cedar Elm	31.3	Remove	4	No	No	No	31.30	0.00	0
2915	Hercules' Club	7.6	Remove	4	No	No	No	0.00	0.00	0
2916	Hercules' Club	4.6	Remove	4	No	No	No	0.00	0.00	0
2917	Hercules' Club	5.2	Remove	4	No	No	No	0.00	0.00	0
2918	Hercules' Club	5	Remove	4	No	No	No	0.00	0.00	0
2919	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
2920	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2921	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2922	Hercules' Club	4.3	Remove	4	No	No	No	0.00	0.00	0
2923	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2924	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2925	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2926	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2927	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2928	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2929	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2930	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2931	Green Ash	11.5	Remove	4	No	No	No	11.50	0	0
2932	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2933	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2934	Green Ash	8.8	Remove	4	No	No	No	8.80	0	0
2935	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2936	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2937	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2938	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2939	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2940	Green Ash	12.7	Remove	4	No	No	No	12.70	0	0
2941	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2942	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2943	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2944	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2945	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2946	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2947	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2948	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2949	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2950	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2951	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2952	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2953	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2954	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2955	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2956	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2957	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2958	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2959	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2960	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2961	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2962	Green Ash	17.3	Remove	4	No	No	No	17.30	0	0
2963	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2964	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2965	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2966	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2967	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2968	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2969	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2970	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2971	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2972	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2973	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2974	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2975	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2976	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2977	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2978	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2979	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2980	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2981	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2982	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2983	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2984	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2985	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2986	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2987	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2988	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2989	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2990	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2991	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2992	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2993	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2994	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2995	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2996	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
2997	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
2998	Green Ash	6.6	Remove	4	No	No	No	6.60	0	0
2999	Green Ash	8.2	Remove	4	No	No	No	8.20	0	0
3000	Green Ash	6.7	Remove	4	No	No	No	6.70	0	0
3001	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3002	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3003	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3004	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3005	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3006	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3007	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3008	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3009	Green Ash	10.4	Remove	4	No	No	No	10.40	0	0
3010	Winged Elm	4.6	Remove	4	No	No	No	4.60	0	0
3011	Winged Elm	6.7	Remove	4	No	No	No	6.70	0	0
3012	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3013	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3014	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3015	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3016	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3017	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3018	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3019	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3020	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3021	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3022	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3023	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3024	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3025	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3026	Cedar Elm	8.3	Remove	4	No	No	No	8.30	0.00	0
3027	Cedar Elm	14.4	Remove	4	No	No	No	14.40	0.00	0
3028	Cedar Elm	10.5	Remove	4	No	No	No	10.50	0.00	0
3029	Cedar Elm	6	Remove	4	No	No	No	6.00	0.00	0
3030	Cedar Elm	16.2	Remove	4	No	No	No	16.20	0.00	0
3031	Cedar Elm	8.2	Remove	4	No	No	No	8.20	0.00	0
3032	Cedar Elm	8.3	Remove	4	No	No	No	8.30	0.00	0
3033	Cedar Elm	14.7	Remove	4	No	No	No	14.70	0.00	0
3034	Cedar Elm	8	Remove	4	No	No	No	8.00	0.00	0
3035	Cedar Elm	9.8	Remove	4	No	No	No	9.80	0.00	0
3036	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3037	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3038	Cedar Elm	7.3	Remove	4	No	No	No	7.30	0.00	0
3039	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3040	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3041	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3042	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3043	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3044	Cedar Elm	6.5	Remove	4	No	No	No	6.50	0.00	0
3045	Cedar Elm	5.8	Remove	4	No	No	No	5.80	0.00	0
3046	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
3047	Cedar Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
3048	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3049	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3050	Cedar Elm	7.2	Remove	4	No	No	No	7.20	0.00	0
3051	Cedar Elm	4.8	Remove	4	No	No	No	4.80	0.00	0
3052	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3053	Cedar Elm	6	Remove	4	No	No	No	6.00	0.00	0
3054	Cedar Elm	8	Remove	4	No	No	No	8.00	0.00	0
3055	Cedar Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
3056	Cedar Elm	5.7	Remove	4	No	No	No	5.70	0.00	0
3057	Cedar Elm	5.8	Remove	4	No	No	No	5.80	0.00	0
3058	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3059	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
3060	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3061	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3062	Cedar Elm	5.7	Remove	4	No	No	No	5.70	0.00	0
3063	Cedar Elm	6.3	Remove	4	No	No	No	6.30	0.00	0
3064	Cedar Elm	6.2	Remove	4	No	No	No	6.20	0.00	0
3065	Cedar Elm	7.5	Remove	4	No	No	No	7.50	0.00	0
3066	Cedar Elm	4.6	Remove	4	No	No	No	4.60	0.00	0
3067	Cedar Elm	5.2	Remove	4	No	No	No	5.20	0.00	0
3068	Cedar Elm	8.1	Remove	4	No	No	No	8.10	0.00	0
3069	Cedar Elm	5.9	Remove	4	No	No	No	5.90	0.00	0
3070	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
3071	Cedar Elm	5.7	Remove	4	No	No	No	5.70	0.00	0
3072	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3073	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3074	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3075	Cedar Elm	6.1	Remove	4	No	No	No	6.10	0.00	0
3076	Cedar Elm	6	Remove	4	No	No	No	6.00	0.00	0
3077	Cedar Elm	5.2	Remove	4	No	No	No	5.20	0.00	0
3078	Cedar Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
3079	Cedar Elm	5.1	Remove	4	No	No	No	5.10	0.00	0
3080	Cedar Elm	4.6	Remove	4	No	No	No	4.60	0.00	0
3081	Cedar Elm	5.2	Remove	4	No	No	No	5.20	0.00	0
3082	Cedar Elm	5.1	Remove	4	No	No	No	5.10	0.00	0
3083	Cedar Elm	6.6	Remove	4	No	No	No	6.60	0.00	0
3084	Cedar Elm	6.3	Remove	4	No	No	No	6.30	0.00	0
3085	Cedar Elm	9.8	Remove	4	No	No	No	9.80	0.00	0
3086	Cedar Elm	4.8	Remove	4	No	No	No	4.80	0.00	0
3087	Cedar Elm	5.9	Remove	4	No	No	No	5.90	0.00	0
3088	Cedar Elm	8.2	Remove	4	No	No	No	8.20	0.00	0
3089	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3090	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3091	Cedar Elm	8.8	Remove	4	No	No	No	8.80	0.00	0
3092	Cedar Elm	4.5	Remove	4	No	No	No	4.50	0.00	0
3093	Cedar Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
3094	Cedar Elm	9.1	Remove	4	No	No	No	9.10	0.00	0
3095	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3096	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3097	Hercules' Club	5.1	Remove	4	No	No	No	0.00	0.00	0
3098	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3099	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3100	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3101	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3102	Cedar Elm	7.9	Remove	4	No	No	No	7.90	0.00	0
3103	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3104	Cedar Elm	7.7	Remove	4	No	No	No	7.70	0.00	0
3105	Green Ash	8.6	Remove	4	No	No	No	8.60	0	0
3106	Cedar Elm	8.1	Remove	4	No	No	No	8.10	0.00	0
3107	Green Ash	13.5	Remove	4	No	No	No	13.50	0	0

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
REFER TO
DETAILS
One Inch

JVC No CCD501

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
3108	Green Ash	5.7	Remove	4	No	No	No	5.70	0	0
3109	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3110	Green Ash	8.7	Remove	4	No	No	No	8.70	0	0
3111	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3112	Hercules' Club	8.8	Remove	4	No	No	No	0.00	0.00	0
3113	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3114	Cedar Elm	7.9	Remove	4	No	No	No	7.90	0.00	0
3115	Cedar Elm	8.4	Remove	4	No	No	No	8.40	0.00	0
3116	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3117	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3118	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3119	Hercules' Club	10.3	Remove	4	No	No	No	0.00	0.00	0
3120	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3121	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3122	Hercules' Club	4.5	Remove	4	No	No	No	0.00	0.00	0
3123	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3124	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3125	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3126	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3127	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3128	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3129	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3130	Green Ash	10	Remove	4	No	No	No	10.00	0	0
3131	Green Ash	6	Remove	4	No	No	No	6.00	0	0
3132	Green Ash	7.8	Remove	4	No	No	No	7.80	0	0
3133	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3134	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3135	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3136	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3137	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3138	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3139	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3140	Green Ash	8.5	Remove	4	No	No	No	8.50	0	0
3141	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3142	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3143	Green Ash	9.7	Remove	4	No	No	No	9.70	0	0
3144	Green Ash	4.5	Remove	4	No	No	No	4.50	0	0
3145	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3146	Hercules' Club	10	Remove	4	No	No	No	0.00	0.00	0
3147	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3148	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3149	Cedar Elm	28.3	Remove	4	No	No	No	28.30	0.00	0
3150	Green Ash	4.3	Remove	4	No	No	No	4.30	0	0
3151	Green Ash	5	Remove	4	No	No	No	5.00	0	0
3152	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3153	Green Ash	5.9	Remove	4	No	No	No	5.90	0	0
3154	Green Ash	9	Remove	4	No	No	No	9.00	0	0
3155	Green Ash	7.8	Remove	4	No	No	No	7.80	0	0
3156	Green Ash	7.6	Remove	4	No	No	No	7.60	0	0
3157	Hercules' Club	10.1	Remove	4	No	No	No	0.00	0.00	0
3158	Green Ash	10.1	Remove	4	No	No	No	10.10	0	0
3159	Cedar Elm	4.8	Remove	4	No	No	No	4.80	0.00	0
3160	Cedar Elm	7.1	Remove	4	No	No	No	7.10	0.00	0
3161	Cedar Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
3162	Cedar Elm	6.1	Remove	4	No	No	No	6.10	0.00	0
3163	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3164	Cedar Elm	6.1	Remove	4	No	No	No	6.10	0.00	0
3165	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3166	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3167	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3168	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3169	American Elm	7.6	Remove	4	No	No	No	7.60	0.00	0
3170	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3171	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3172	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3173	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3174	Cedar Elm	9	Remove	4	No	No	No	9.00	0.00	0
3175	Cedar Elm	6.4	Remove	4	No	No	No	6.40	0.00	0
3176	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
3177	Cedar Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
3178	Cedar Elm	6.8	Remove	4	No	No	No	6.80	0.00	0
3179	Cedar Elm	5.7	Remove	4	No	No	No	5.70	0.00	0
3180	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3181	Green Ash	5	Remove	4	No	No	No	5.00	0	0
3182	Cedar Elm	6.2	Remove	4	No	No	No	6.20	0.00	0
3183	Cedar Elm	12.4	Remove	4	No	No	No	12.40	0.00	0
3184	Cedar Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
3185	Cedar Elm	6.5	Remove	4	No	No	No	6.50	0.00	0
3186	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
3187	Cedar Elm	5.1	Remove	4	No	No	No	5.10	0.00	0
3188	Cedar Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
3189	Cedar Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
3190	Cedar Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
3191	Cedar Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
3192	Cedar Elm	7.2	Remove	4	No	No	No	7.20	0.00	0
3193	Green Ash	7.9	Remove	4	No	No	No	7.90	0	0
3194	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3195	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3196	Cedar Elm	6.3	Remove	4	No	No	No	6.30	0.00	0
3197	Cedar Elm	5.6	Remove	4	No	No	No	5.60	0.00	0
3198	Green Ash	6.1	Remove	4	No	No	No	6.10	0	0
3199	American Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
3200	Green Ash	6.7	Remove	4	No	No	No	6.70	0	0
3201	Cedar Elm	5.1	Remove	4	No	No	No	5.10	0.00	0
3202	Cedar Elm	8	Remove	4	No	No	No	8.00	0.00	0
3203	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3204	Cedar Elm	4.6	Remove	4	No	No	No	4.60	0.00	0
3205	Cedar Elm	4.5	Remove	4	No	No	No	4.50	0.00	0
3206	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3207	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3208	Cedar Elm	5.7	Remove	4	No	No	No	5.70	0.00	0
3209	Cedar Elm	8.1	Remove	4	No	No	No	8.10	0.00	0
3210	Green Ash	7.4	Remove	4	No	No	No	7.40	0	0
3211	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3212	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3213	Cedar Elm	4.5	Remove	4	No	No	No	4.50	0.00	0
3214	Cedar Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
3215	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3216	Green Ash	8.7	Remove	4	No	No	No	8.70	0	0
3217	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
3218	Cedar Elm	4.5	Remove	4	No	No	No	4.50	0.00	0
3219	Green Ash	13.6	Remove	4	No	No	No	13.60	0	0
3220	Green Ash	4.4	Remove	4	No	No	No	4.40	0	0
3221	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3222	Green Ash	11	Remove	4	No	No	No	11.00	0	0
3223	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3224	Cedar Elm	4.8	Remove	4	No	No	No	4.80	0.00	0
3225	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
3226	Cedar Elm	6.7	Remove	4	No	No	No	6.70	0.00	0
3227	Green Ash	8	Remove	4	No	No	No	8.00	0	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
3228	Green Ash	5.9	Remove	4	No	No	No	5.90	0	0
3229	Green Ash	4.1	Remove	4	No	No	No	4.10	0	0
3230	Green Ash	10.8	Remove	4	No	No	No	10.80	0	0
3231	Green Ash	8.5	Remove	4	No	No	No	8.50	0	0
3232	Green Ash	4.2	Remove	4	No	No	No	4.20	0	0
3233	Green Ash	8.9	Remove	4	No	No	No	8.90	0	0
3234	Green Ash	9.8	Remove	4	No	No	No	9.80	0	0
3235	Green Ash	4.9	Remove	4	No	No	No	4.90	0	0
3236	Green Ash	5.5	Remove	4	No	No	No	5.50	0	0
3237	Cedar Elm	24	Remove	4	No	No	No	24.00	0.00	0
3238	Cedar Elm	9	Remove	4	No	No	No	9.00	0.00	0
3239	Cedar Elm	7.3	Remove	4	No	No	No	7.30	0.00	0
3240	Common Persimmon	4.6	Remove	4	No	No	No	4.60	0.00	0
3241	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3242	Hercules' Club	5.9	Remove	4	No	No	No	0.00	0.00	0
3243	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3244	Green Ash	9.4	Remove	4	No	No	No	9.40	0	0
3245	Hercules' Club	5.2	Remove	4	No	No	No	0.00	0.00	0
3246	Hercules' Club	7.6	Remove	4	No	No	No	0.00	0.00	0
3247	Hercules' Club	4.6	Remove	4	No	No	No	0.00	0.00	0
3248	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
3249	Cedar Elm	7.6	Remove	4	No	No	No	7.60	0.00	0
3250	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3251	Green Ash	6.3	Remove	4	No	No	No	6.30	0	0
3252	Cedar Elm	6.2	Remove	4	No	No	No	6.20	0.00	0
3253	Cedar Elm	4.5	Remove	4	No	No	No	4.50	0.00	0
3254	Hercules' Club	7.2	Remove	4	No	No	No	0.00	0.00	0
3255	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3256	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3257	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3258	Gum Bumelia	8.5	Remove	4	No	No	No	8.50	0	0
3259	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3260	Green Ash	12.2	Remove	4	No	No	No	12.20	0	0
3261	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3262	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3263	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3264	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3265	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3266	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3267	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3268	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3269	Cedar Elm	7.7	Remove	4	No	No	No	7.70	0.00	0
3270	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3271	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3272	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3273	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3274	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3275	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3276	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3277	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3278	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3279	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3280	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3281	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3282	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3283	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3284	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3285	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3286	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3287	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3288	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3289	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3290	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3291	Hercules' Club	8.7	Remove	4	No	No	No	0.00	0.00	0
3292	Hercules' Club	5.3	Remove	4	No	No	No	0.00	0.00	0
3293	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3294	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3295	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3296	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3297	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3298	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3299	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3300	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3301	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3302	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3303	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3304	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3305	Cedar Elm	7.7	Remove	4	No	No	No	7.70	0.00	0
3306	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3307	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3308	Green Ash	10	Remove	4	No	No	No	10.00	0	0
3309	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3310	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3311	Green Ash	5.1	Remove	4	No	No	No	5.10	0	0
3312	Cedar Elm	6	Remove	4	No	No	No	6.00	0.00	0
3313	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3314	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3315	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3316	Common Persimmon	4	Remove	4	No	No	No	4.00	0.00	0
3317	Common Persimmon	4.6	Remove	4	No	No	No	4.60	0.00	0
3318	Common Persimmon	5.9	Remove	4	No	No	No	5.90	0.00	0
3319	Cedar Elm	19.2	Remove	4	No	No	No	19.20	0.00	0
3320	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3321	Green Ash	9.1	Remove	4	No	No	No	9.10	0	0
3322	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3323	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3324	Cedar Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
3325	Green Ash	5.2	Remove	4	No	No	No	5.20	0	0
3326	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3327	Common Persimmon	8.4	Remove	4	No	No	No	8.40	0.00	0
3328	Common Persimmon	8.2	Remove	4	No	No	No	8.20	0.00	0
3329	Common Persimmon	12.7	Remove	4	No	No	No	12.70	0.00	0
3330	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3331	Common Persimmon	4.1	Remove	4	No	No	No	4.10	0.00	0
3332	American Elm	11.5	Remove	4	No	No	No	11.50	0.00	0
3333	Cedar Elm	10.6	Remove	4	No	No	No	10.60	0.00	0
3334	Cedar Elm	8.1	Remove	4	No	No	No	8.10	0.00	0
3335	Cedar Elm	17.4	Remove	4	No	No	No	17.40	0.00	0
3336	Cedar Elm	5.6	Remove	4	No	No	No	5.60	0.00	0
3337	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3338	Cedar Elm	8.8	Remove	4	No	No	No	8.80	0.00	0
3339	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3340	Cedar Elm	6.5	Remove	4	No	No	No	6.50	0.00	0
3341	Cedar Elm	7.8	Remove	4	No	No	No	7.80	0.00	0
3342	Cedar Elm	8.1	Remove	4	No	No	No	8.10	0.00	0
3343	Cedar Elm	8.2	Remove	4	No	No	No	8.20	0.00	0
3344	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3345	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3346	Cedar Elm	7.3	Remove	4	No	No	No	7.30	0.00	0
3347	Cedar Elm	6.7	Remove	4	No	No	No	6.70	0.00	0

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
REFER TO
DETAILS
One Inch

JVC No CCD501

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
3348	Cedar Elm	4.5	Remove	4	No	No	No	4.50	0.00	0
3349	Cedar Elm	8.1	Remove	4	No	No	No	8.10	0.00	0
3350	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
3351	Cedar Elm	8.7	Remove	4	No	No	No	8.70	0.00	0
3352	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3353	Cedar Elm	6.7	Remove	4	No	No	No	6.70	0.00	0
3354	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3355	Pecan	9.2	Remove	4	No	No	No	9.20	0	0
3356	Pecan	4.5	Remove	4	No	No	No	4.50	0	0
3357	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3358	Green Ash	32	Remove	4	No	No	No	32.00	0	0
3359	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3360	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3361	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3362	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3363	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3364	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3365	Common Persimmon	5.2	Remove	4	No	No	No	5.20	0.00	0
3366	Cedar Elm	5.8	Remove	4	No	No	No	5.80	0.00	0
3367	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3368	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3369	American Elm	13.5	Remove	4	No	No	No	13.50	0.00	0
3370	American Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
3371	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3372	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3373	American Elm	10.7	Remove	4	No	No	No	10.70	0.00	0
3374	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3375	Cedar Elm	18.2	Remove	4	No	No	No	18.20	0.00	0
3376	Green Ash	7.6	Remove	4	No	No	No	7.60	0	0
3377	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3378	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3379	Green Ash	12.7	Remove	4	No	No	No	12.70	0	0
3380	Green Ash	7.6	Remove	4	No	No	No	7.60	0	0
3381	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3382	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3383	Green Ash	7.5	Remove	4	No	No	No	7.50	0	0
3384	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3385	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3386	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3387	Green Ash	14.4	Remove	4	No	No	No	14.40	0	0
3388	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3389	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3390	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3391	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3392	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3393	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3394	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3395	Bradford Pear	9.2	Remove	4	No	No	No	9.20	0.00	0
3396	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3397	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3398	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3399	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3400	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3401	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3402	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3403	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3404	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3405	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3406	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3407	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3408	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3409	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3410	Bradford Pear	8.7	Remove	4	No	No	No	8.70	0.00	0
3411	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3412	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3413	Green Ash	11.4	Remove	4	No	No	No	11.40	0	0
3414	Cedar Elm	9.6	Remove	4	No	No	No	9.60	0.00	0
3415	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3416	Green Ash	10.1	Remove	4	No	No	No	10.10	0	0
3417	Green Ash	4.7	Remove	4	No	No	No	4.70	0	0
3418	Green Ash	14.8	Remove	4	No	No	No	14.80	0	0
3419	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3420	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3421	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
3422	Green Ash	5.7	Remove	4	No	No	No	5.70	0	0
3423	Green Ash	4.6	Remove	4	No	No	No	4.60	0	0
3424	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
3425	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3426	Green Ash	5.7	Remove	4	No	No	No	5.70	0	0
3427	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3428	Cedar Elm	7	Remain	4	No	No	No			
3429	Cedar Elm	18.5	Remain	4	No	No	No			
3430	Hercules' Club	10	Remain	4	No	No	No			
3431	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
3432	Green Ash	13.2	Remove	4	No	No	No	13.20	0	0
3433	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3434	Cedar Elm	14.6	Remove	4	No	No	No	14.60	0.00	0
3435	Cedar Elm	23.8	Remove	4	No	No	No	23.80	0.00	0
3436	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3437	Green Ash	12.3	Remove	4	No	No	No	12.30	0	0
3438	Green Ash	13	Remove	4	No	No	No	13.00	0	0
3439	Green Ash	11.6	Remove	4	No	No	No	11.60	0	0
3440	Green Ash	9.4	Remove	4	No	No	No	9.40	0	0
3441	Green Ash	12.2	Remove	4	No	No	No	12.20	0	0
3442	Green Ash	14.1	Remove	4	No	No	No	14.10	0	0
3443	Green Ash	12.2	Remove	4	No	No	No	12.20	0	0
3444	Green Ash	12	Remove	4	No	No	No	12.00	0	0
3445	Cedar Elm	9.6	Remove	4	No	No	No	9.60	0.00	0
3446	Cedar Elm	10.4	Remove	4	No	No	No	10.40	0.00	0
3447	Green Ash	16.7	Remove	4	No	No	No	16.70	0	0
3448	Cedar Elm	23.6	Remove	4	No	No	No	23.60	0.00	0
3449	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3450	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3451	Green Ash	10	Remove	4	No	No	No	10.00	0	0
3452	Cedar Elm	4.8	Remove	4	No	No	No	4.80	0.00	0
3453	Cedar Elm	6.4	Remove	4	No	No	No	6.40	0.00	0
3454	Cedar Elm	4.9	Remove	4	No	No	No	4.90	0.00	0
3455	Cedar Elm	5.1	Remove	4	No	No	No	5.10	0.00	0
3456	Cedar Elm	9	Remove	4	No	No	No	9.00	0.00	0
3457	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3458	Green Ash	9.9	Remove	4	No	No	No	9.90	0	0
3459	Cedar Elm	12	Remove	4	No	No	No	12.00	0.00	0
3460	Green Ash	8.7	Remove	4	No	No	No	8.70	0	0
3461	Green Ash	8.2	Remove	4	No	No	No	8.20	0	0
3462	Hercules' Club	4.6	Remove	4	No	No	No	0.00	0.00	0
3463	Hercules' Club	4.3	Remove	4	No	No	No	0.00	0.00	0
3464	Green Ash	6.9	Remove	4	No	No	No	6.90	0	0
3465	Green Ash	4.1	Remove	4	No	No	No	4.10	0	0
3466	Hercules' Club	6.1	Remove	4	No	No	No	0.00	0.00	0
3467	Green Ash	12.8	Remove	4	No	No	No	12.80	0	0
3468	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
3469	Green Ash	11.3	Remove	4	No	No	No	11.30	0	0
3470	Cedar Elm	4.8	Remove	4	No	No	No	4.80	0.00	0
3471	Green Ash	10.4	Remove	4	No	No	No	10.40	0	0
3472	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
3473	Green Ash	9	Remove	4	No	No	No	9.00	0	0
3474	Cedar Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
3475	Green Ash	27.1	Remove	4	No	No	No	27.10	0	0
3476	Cedar Elm	4.6	Remove	4	No	No	No	4.60	0.00	0
3477	Green Ash	7.6	Remove	4	No	No	No	7.60	0	0
3478	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3479	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3480	Green Ash	15.3	Remove	4	No	No	No	15.30	0	0
3481	Hercules' Club	4	Remove	4	No	No	No	0.00	0.00	0
3482	Hercules' Club	4.3	Remove	4	No	No	No	0.00	0.00	0
3483	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3484	Hercules' Club	6.1	Remove	4	No	No	No	0.00	0.00	0
3485	Cedar Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
3486	Green Ash	8.4	Remove	4	No	No	No	8.40	0	0
3487	Green Ash	5.6	Remove	4	No	No	No	5.60	0	0
3488	Cedar Elm	4.5	Remove	4	No	No	No	4.50	0.00	0
3489	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3490	Green Ash	8.7	Remove	4	No	No	No	8.70	0	0
3491	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
3492	Cedar Elm	7.1	Remove	4	No	No	No	7.10	0.00	0
3493	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3494	Green Ash	9	Remove	4	No	No	No	9.00	0	0
3495	Cedar Elm	9	Remove	4	No	No	No	9.00	0.00	0
3496	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3497	Green Ash	8.8	Remove	4	No	No	No	8.80	0	0
3498	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
3499	Green Ash	10.8	Remove	4	No	No	No	10.80	0	0
3501	Green Ash	12.2	Remove	4	No	No	No	12.20	0	0
3502	American Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
3503	American Elm	6.1	Remove	4	No	No	No	6.10	0.00	0
3504	American Elm	4	Remove	4	No	No	No	4.00	0.00	0
3505	Cedar Elm	5.7	Remove	4	No	No	No	5.70	0.00	0
3506	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3507	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
3508	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3509	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3510	Cedar Elm	7.7	Remove	4	No	No	No	7.70	0.00	0
3511	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
3512	Cedar Elm	4.6	Remove	4	No	No	No	4.60	0.00	0
3513	Green Ash	5	Remove	4	No	No	No	5.00	0	0
3514	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3515	Green Ash	7.2	Remove	4	No	No	No	7.20	0	0
3516	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
3517	Green Ash	4.9	Remove	4	No	No	No	4.90	0	0
3518	Green Ash	6	Remove	4	No	No	No	6.00	0	0
3519	Green Ash	6.1	Remove	4	No	No	No	6.10	0	0
3520	Green Ash	5.4	Remove	4	No	No	No	5.40	0	0
3521	Green Ash	4.7	Remove	4	No	No	No	4.70	0	0
3522	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3523	Hercules' Club	4.5	Remove	4	No	No	No	0.00	0.00	0
3524	Green Ash	7.9	Remove	4	No	No	No	7.90	0	0
3525	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
3526	Cedar Elm	5	Remove	4	No	No	No	5.00	0.00	0
3527	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
3528	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3529	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3530	Cedar Elm	6	Remove	4	No	No	No	6.00	0.00	0
3531	Hercules' Club	4	Remove	4	No	No	No	0.00	0.00	0
3532	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3533	Cedar Elm	6.4	Remove	4	No	No	No	6.40	0.00	0
3534	Cedar Elm	5.5	Remove	4	No	No	No	5.50	0.00	0
3535	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
3536	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
3537	Cedar Elm	8.5	Remove	4	No	No	No	8.50	0.00	0
3538	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3539	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3540	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
3541	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3542	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3543	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
3544	Cedar Elm	8.3	Remove	4	No	No	No	8.30	0.00	0
3545	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3546	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
3547	Cedar Elm	9.5	Remove	4	No	No	No	9.50	0.00	0
3548	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
3549	Cedar Elm	8.8	Remove	4	No	No	No	8.80	0.00	0
3550	Cedar Elm	6.2	Remove	4	No	No	No	6.20	0.00	0
3551	American Elm	4.6	Remove	4	No	No	No	4.60	0.00	0
3552	Cedar Elm	6.2	Remove	4	No	No	No	6.20	0.00	0
3553	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
3554	Cedar Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
3555	Cedar Elm	4.6	Remove	4	No	No	No	4.60	0.00	0
3556	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3557	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3558	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3559	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3560	Green Ash	5.1	Remove	4	No	No	No	5.10	0	0
3561	Cedar Elm	10.8	Remove	4	No	No	No	10.80	0.00	0
3562	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3563	Cedar Elm	11.3	Remove	4	No	No	No	11.30	0.00	0
3564	Cedar Elm	11	Remove	4	No	No	No	11.00	0.00	0
3565	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
3566	Green Ash	17.6	Remove	4	No	No	No	17.60	0	0
3567	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3568	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
3569	Cedar Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
3570	Green Ash	14.3	Remove	4	No	No	No	14.30	0	0
3571	Green Ash	6	Remove	4	No	No	No	6.00	0	0
3572	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
3573	Green Ash	7.9	Remove	4	No	No	No	7.90	0	0
3574	Cedar Elm	6.6	Remove	4	No	No	No	6.60	0.00	0
3575	Cedar Elm	5.2	Remove	4	No	No	No	5.20	0.00	0
3576	Green Ash	7.2	Remove	4	No	No	No	7.20	0	0
3577	Green Ash	8.6	Remove	4	No	No	No	8.60	0	0
3578	Cedar Elm	6.8	Remove	4	No	No	No	6.80	0.00	0
3579	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3580	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3581	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3582	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3583	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3584	Green Ash	6.1	Remove	4	No	No	No	6.10	0	0
3585	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3586	Hercules' Club	8.7	Remove	4	No	No	No	0.00	0.00	0
3587	Green Ash	8	Remove	4	No	No	No	8.00	0	0
3588	Cedar Elm	7.5	Remove	4	No	No	No	7.50	0.00	0

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
March 13, 2025

SCALE:
REFER TO
DETAILS
One Inch

JVC No CCD501

TR27 of 35

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
3589	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3590	Common Persimmon	5.6	Remove	4	No	No	No	5.60	0.00	0
3591	Cedar Elm	6.7	Remove	4	No	No	No	6.70	0.00	0
3592	Cedar Elm	6.4	Remove	4	No	No	No	6.40	0.00	0
3593	Cedar Elm	7	Remove	4	No	No	No	7.00	0.00	0
3594	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3595	Cedar Elm	10.4	Remove	4	No	No	No	10.40	0.00	0
3596	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3597	Cedar Elm	5.6	Remove	4	No	No	No	5.60	0.00	0
3598	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
3599	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3600	Cedar Elm	4.4	Remove	4	No	No	No	4.40	0.00	0
3601	Green Ash	8.4	Remove	4	No	No	No	8.40	0	0
3602	Cedar Elm	8.3	Remove	4	No	No	No	8.30	0.00	0
3603	Cedar Elm	10.2	Remove	4	No	No	No	10.20	0.00	0
3604	Cedar Elm	7	Remove	4	No	No	No	7.00	0.00	0
3605	Cedar Elm	6.6	Remove	4	No	No	No	6.60	0.00	0
3606	American Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
3607	Cedar Elm	7.3	Remove	4	No	No	No	7.30	0.00	0
3608	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
3609	Cedar Elm	5.2	Remove	4	No	No	No	5.20	0.00	0
3610	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3611	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3612	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3613	American Elm	6.5	Remove	4	No	No	No	6.50	0.00	0
3614	Cedar Elm	10.4	Remove	4	No	No	No	10.40	0.00	0
3615	Cedar Elm	5.7	Remove	4	No	No	No	5.70	0.00	0
3616	Cedar Elm	8.2	Remove	4	No	No	No	8.20	0.00	0
3617	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3618	Green Ash	12.1	Remove	4	No	No	No	12.10	0	0
3619	Cedar Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
3620	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3621	Green Ash	16.8	Remove	4	No	No	No	16.80	0	0
3622	Cedar Elm	10.3	Remove	4	No	No	No	10.30	0.00	0
3623	Green Ash	8.5	Remove	4	No	No	No	8.50	0	0
3624	Green Ash	15.3	Remove	4	No	No	No	15.30	0	0
3625	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3626	Green Ash	10.1	Remove	4	No	No	No	10.10	0	0
3627	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3628	Bradford Pear	4.5	Remove	4	No	No	No	4.50	0.00	0
3629	Bradford Pear	14.5	Remove	4	No	No	No	14.50	0.00	0
3630	Winged Elm	4	Remove	4	No	No	No	4.00	0	0
3631	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3632	Hercules' Club	7.3	Remove	4	No	No	No	0.00	0.00	0
3633	Hercules' Club	4.5	Remove	4	No	No	No	0.00	0.00	0
3634	Hercules' Club	4	Remove	4	No	No	No	0.00	0.00	0
3635	Hercules' Club	5.6	Remove	4	No	No	No	0.00	0.00	0
3636	Hercules' Club	4.1	Remove	4	No	No	No	0.00	0.00	0
3637	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3638	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3639	Cedar Elm	12.8	Remove	4	No	No	No	12.80	0.00	0
3640	Cedar Elm	12	Remove	4	No	No	No	12.00	0.00	0
3641	Cedar Elm	7	Remove	4	No	No	No	7.00	0.00	0
3642	Cedar Elm	5.2	Remove	4	No	No	No	5.20	0.00	0
3643	Cedar Elm	8.7	Remove	4	No	No	No	8.70	0.00	0
3644	Common Persimmon	5.5	Remain	4	No	No	No			
3645	Common Persimmon	4.2	Remain	4	No	No	No			
3646	Common Persimmon	4.7	Remain	4	No	No	No			
3647	Cedar Elm	6.9	Remain	4	No	No	No			
3648	Cedar Elm	14.3	Remain	4	No	No	No			
3649	Cedar Elm	10.4	Remain	4	No	No	No			
3650	Cedar Elm	4.4	Remain	4	No	No	No			
3651	Cedar Elm	9.9	Remain	4	No	No	No			
3652	Cedar Elm	7.8	Remain	4	No	No	No			
3653	Eastern Red Cedar	4	Remain	4	No	No	No			
3654	Cedar Elm	9.5	Remain	4	No	No	No			
3655	Cedar Elm	6.1	Remain	4	No	No	No			
3656	Cedar Elm	6.8	Remain	4	No	No	No			
3657	Cedar Elm	5.7	Remain	4	No	No	No			
3658	Cedar Elm	11.5	Remain	4	No	No	No			
3659	Cedar Elm	9.1	Remain	4	No	No	No			
3660	Cedar Elm	5.1	Remain	4	No	No	No			
3661	Cedar Elm	8.9	Remain	4	No	No	No			
3662	Cedar Elm	7.5	Remain	4	No	No	No			
3663	Cedar Elm	4.6	Remain	4	No	No	No			
3664	Cedar Elm	8.8	Remain	4	No	No	No			
3665	Cedar Elm	4.3	Remain	4	No	No	No			
3666	Cedar Elm	6	Remain	4	No	No	No			
3667	Cedar Elm	6.8	Remain	4	No	No	No			
3668	Cedar Elm	12.4	Remain	4	No	No	No			
3669	Cedar Elm	4.6	Remain	4	No	No	No			
3670	Cedar Elm	6.5	Remain	4	No	No	No			
3671	Cedar Elm	5.5	Remain	4	No	No	No			
3672	Cedar Elm	5.2	Remain	4	No	No	No			
3673	Cedar Elm	8.9	Remain	4	No	No	No			
3674	Cedar Elm	4.2	Remain	4	No	No	No			
3675	Cedar Elm	4.9	Remain	4	No	No	No			
3676	Cedar Elm	5.9	Remain	4	No	No	No			
3677	Cedar Elm	8.2	Remain	4	No	No	No			
3678	Cedar Elm	4.6	Remain	4	No	No	No			
3679	Cedar Elm	6.2	Remain	4	No	No	No			
3680	Cedar Elm	11.1	Remain	4	No	No	No			
3681	Cedar Elm	8.3	Remain	4	No	No	No			
3682	Cedar Elm	10.5	Remain	4	No	No	No			
3683	Cedar Elm	5.5	Remain	4	No	No	No			
3684	Eastern Red Cedar	4	Remain	4	No	No	No			
3685	Cedar Elm	5	Remain	4	No	No	No			
3686	Cedar Elm	8.9	Remain	4	No	No	No			
3687	Cedar Elm	9.2	Remain	4	No	No	No			
3688	Cedar Elm	5.4	Remain	4	No	No	No			
3689	Cedar Elm	6.8	Remain	4	No	No	No			
3690	Cedar Elm	4.8	Remain	4	No	No	No			
3691	Cedar Elm	6	Remain	4	No	No	No			
3692	Cedar Elm	9.2	Remain	4	No	No	No			
3693	Cedar Elm	4.4	Remain	4	No	No	No			
3694	Cedar Elm	4.6	Remain	4	No	No	No			
3696	Cedar Elm	4.8	Remain	4	No	No	No			
3697	Cedar Elm	5	Remain	4	No	No	No			
3698	Cedar Elm	11.9	Remain	4	No	No	No			
3699	Cedar Elm	5.1	Remain	4	No	No	No			
3700	Cedar Elm	8.3	Remain	4	No	No	No			
3701	Cedar Elm	5.1	Remain	4	No	No	No			
3702	Cedar Elm	4.8	Remain	4	No	No	No			
3703	Cedar Elm	4.2	Remain	4	No	No	No			
3704	Cedar Elm	9.9	Remain	4	No	No	No			
3705	Cedar Elm	5.9	Remain	4	No	No	No			
3706	Cedar Elm	4.6	Remain	4	No	No	No			
3707	Eastern Red Cedar	4	Remain	4	No	No	No			
3708	Cedar Elm	8.8	Remain	4	No	No	No			
3709	Cedar Elm	10.2	Remain	4	No	No	No			
3710	Cedar Elm	8.1	Remain	4	No	No	No			
3711	Cedar Elm	5.2	Remain	4	No	No	No			
3712	Cedar Elm	5.9	Remain	4	No	No	No			
3713	Cedar Elm	4.3	Remain	4	No	No	No			
3714	Cedar Elm	9.3	Remain	4	No	No	No			
3715	Cedar Elm	4	Remain	4	No	No	No			
3716	Cedar Elm	7.4	Remain	4	No	No	No			
3717	Cedar Elm	9.9	Remain	4	No	No	No			
3718	Cedar Elm	10	Remain	4	No	No	No			
3719	Cedar Elm	8.6	Remain	4	No	No	No			
3720	Eastern Red Cedar	4	Remain	4	No	No	No			
3721	Cedar Elm	8.7	Remain	4	No	No	No			
3722	Cedar Elm	7.9	Remain	4	No	No	No			
3723	Cedar Elm	12.6	Remain	4	No	No	No			
3724	Eastern Red Cedar	4	Remain	4	No	No	No			
3725	Eastern Red Cedar	4	Remain	4	No	No	No			
3726	Cedar Elm	10.1	Remain	4	No	No	No			
3727	Cedar Elm	7.4	Remain	4	No	No	No			
3728	Cedar Elm	9.7	Remain	4	No	No	No			
3729	Cedar Elm	9.8	Remain	4	No	No	No			
3730	Cedar Elm	10.1	Remain	4	No	No	No			
3731	Cedar Elm	6.5	Remain	4	No	No	No			
3732	Cedar Elm	11.1	Remain	4	No	No	No			
3733	Cedar Elm	8.9	Remain	4	No	No	No			
3734	Cedar Elm	4.8	Remain	4	No	No	No			
3735	Eastern Red Cedar	4	Remain	4	No	No	No			
3736	Cedar Elm	11.2	Remain	4	No	No	No			
3737	Eastern Red Cedar	4	Remain	4	No	No	No			
3738	Eastern Red Cedar	4	Remain	4	No	No	No			
3739	Cedar Elm	5.1	Remain	4	No	No	No			
3740	Cedar Elm	4.5	Remain	4	No	No	No			
3741	Cedar Elm	11.7	Remain	4	No	No	No			
3742	Cedar Elm	6.9	Remain	4	No	No	No			
3743	Cedar Elm	7.4	Remain	4	No	No	No			
3744	Eastern Red Cedar	4	Remain	4	No	No	No			
3745	Cedar Elm	4.5	Remain	4	No	No	No			
3746	Cedar Elm	7.4	Remain	4	No	No	No			
3747	Cedar Elm	15.8	Remain	4	No	No	No			
3748	Cedar Elm	14.2	Remain	4	No	No	No			
3749	Eastern Red Cedar	4	Remain	4	No	No	No			
3750	Cedar Elm	4.6	Remain	4	No	No	No			
3751	Eastern Red Cedar	4	Remain	4	No	No	No			
3752	Cedar Elm	7.8	Remain	4	No	No	No			
3753	Eastern Red Cedar	4	Remain	4	No	No	No			
3754	Cedar Elm	6.6	Remain	4	No	No	No			
3755	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
3756	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
3757	Hercules' Club	6.8	Remove	4	No	No	No	0.00	0.00	0
3758	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3759	Hercules' Club	6.2	Remove	4	No	No	No	0.00	0.00	0
3760	Cedar Elm	19.2	Remove	4	No	No	No	19.20	0.00	0
3761	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3762	Cedar Elm	6.7	Remove	4	No	No	No	6.70	0.00	0
3763	Hercules' Club	6.5	Remove	4	No	No	No	0.00	0.00	0
3764	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3765	Hercules' Club	8.7	Remove	4	No	No	No	0.00	0.00	0
3766	Hercules' Club	7.3	Remove	4	No	No	No	0.00	0.00	0
3767	Cedar Elm	8.9	Remove	4	No	No	No	8.90	0.00	0
3768	Cedar Elm	8.9	Remove	4	No	No	No	8.90	0.00	0
3769	Eastern Red Cedar	4	Remain	4	No	No	No			
3770	Cedar Elm	15.4	Remain	4	No	No	No			
3771	Eastern Red Cedar	4	Remain	4	No	No	No			
3772	Hercules' Club	5.1	Remain	4	No	No	No			
3773	Eastern Red Cedar	4	Remain	4	No	No	No			
3774	Hercules' Club	5	Remain	4	No	No	No			
3775	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3776	Cedar Elm	5.1	Remove	4	No	No	No	5.10	0.00	0
3777	Cedar Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
3778	Hercules' Club	4.8	Remove	4	No	No	No	0.00	0.00	0
3779	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
3780	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3781	Cedar Elm	13.2	Remain	4	No	No	No			
3782	Cedar Elm	4.4	Remain	4	No	No	No			
3783	Cedar Elm	10.6	Remain	4	No	No	No			
3784	Cedar Elm	8.9	Remain	4	No	No	No			
3785	Cedar Elm	9.8	Remain	4	No	No	No			
3786	Cedar Elm	5.4	Remain	4	No	No	No			
3787	Eastern Red Cedar	4	Remain	4	No	No	No			
3788	Cedar Elm	7.3	Remain	4	No	No	No			
3789	Hercules' Club	8.1	Remain	4	No	No	No			
3790	Cedar Elm	15.4	Remain	4	No	No	No			
3791	Cedar Elm	10.8	Remain	4	No	No	No			
3792	Cedar Elm	7.8	Remain	4	No	No	No			
3793	Cedar Elm	4	Remain	4	No	No	No			
3794	Cedar Elm	5.9	Remain	4	No	No	No			
3795	Cedar Elm	7.9	Remain	4	No	No	No			
3796	Cedar Elm	8.4	Remain	4	No	No	No			
3797	Cedar Elm	5.8	Remain	4	No	No	No			
3798	Cedar Elm	9.3	Remain	4	No	No	No			
3799	Cedar Elm	5.2	Remain	4	No	No	No			
3800	Cedar Elm	8.3	Remain	4	No	No	No			
3801	Cedar Elm	8.4	Remain	4	No	No	No			
3802	Cedar Elm	8.6	Remain	4	No	No	No			
3803	Cedar Elm	5.1	Remain	4	No	No	No			
3804	Cedar Elm	9.9	Remain	4	No	No	No			
3805	Cedar Elm	6.3	Remain	4	No	No	No			
3806	Cedar Elm	4.2	Remain	4	No	No	No			
3807	Cedar Elm	7.9	Remain	4	No	No	No			
3808	Cedar Elm	5.9	Remain	4	No	No	No			
3809	Cedar Elm	5	Remain	4	No	No	No			
3810	Cedar Elm	4.5	Remain	4	No	No	No			
3811	Cedar Elm	4.9	Remain	4	No	No	No			
3812	Cedar Elm	11.5	Remain	4	No	No	No			
3813	Cedar Elm	6.7	Remain	4	No	No	No			
3814	Cedar Elm	8.1	Remain	4	No	No	No			
3815	Cedar Elm	7	Remain	4	No	No	No			
3816	Cedar Elm	4.3	Remain	4	No	No	No			
3817	Cedar Elm	5.8	Remain	4	No	No	No			
3818	Cedar Elm	4.4	Remain	4	No	No	No			
3819	Cedar Elm	10.4	Remain	4	No	No	No			
3820	Cedar Elm	7.6	Remain	4	No	No	No			
3821	Cedar Elm	8.6	Remain	4	No	No	No			
3822	Cedar Elm	4.1	Remain	4	No	No	No			
3823	Cedar Elm	5.7	Remain	4	No	No	No			
3824	Cedar Elm	11.5	Remain	4	No	No	No			
3825	Cedar Elm	4.1	Remain	4	No	No	No			
3826	Cedar Elm	7	Remain	4	No	No	No			
3827	Cedar Elm	8.8	Remain	4	No	No	No			
3828	Cedar Elm	11.8	Remain	4	No	No	No			
3829	Cedar Elm	6.8	Remain	4	No	No	No			

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
REFER TO
DETAILS
One Inch

JVC No CCD501

TR28 of 35

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
3830	Cedar Elm	10.5	Remain	4	No	No	No			
3831	Cedar Elm	4.2	Remain	4	No	No	No			
3832	Cedar Elm	6.7	Remain	4	No	No	No			
3833	Eastern Red Cedar	4	Remain	4	No	No	No			
3834	Cedar Elm	6.1	Remain	4	No	No	No			
3835	Cedar Elm	11.9	Remain	4	No	No	No			
3836	Cedar Elm	5.4	Remain	4	No	No	No			
3837	Cedar Elm	6.2	Remain	4	No	No	No			
3838	Cedar Elm	4.3	Remain	4	No	No	No			
3839	Cedar Elm	10.8	Remain	4	No	No	No			
3840	Cedar Elm	10.4	Remain	4	No	No	No			
3841	Cedar Elm	8.2	Remain	4	No	No	No			
3842	Cedar Elm	6	Remain	4	No	No	No			
3843	Cedar Elm	5.7	Remain	4	No	No	No			
3844	Cedar Elm	9.7	Remain	4	No	No	No			
3845	Cedar Elm	5.3	Remain	4	No	No	No			
3846	Cedar Elm	9	Remain	4	No	No	No			
3847	Cedar Elm	8.2	Remain	4	No	No	No			
3848	Cedar Elm	4.4	Remain	4	No	No	No			
3849	Cedar Elm	9.5	Remain	4	No	No	No			
3850	Cedar Elm	7.1	Remain	4	No	No	No			
3851	Cedar Elm	8.9	Remain	4	No	No	No			
3852	Cedar Elm	9.4	Remain	4	No	No	No			
3853	Cedar Elm	6.5	Remain	4	No	No	No			
3854	Cedar Elm	6	Remain	4	No	No	No			
3855	Cedar Elm	7.8	Remain	4	No	No	No			
3856	Cedar Elm	5.5	Remain	4	No	No	No			
3857	Cedar Elm	7.1	Remain	4	No	No	No			
3858	Cedar Elm	10.6	Remain	4	No	No	No			
3859	Cedar Elm	7.5	Remain	4	No	No	No			
3860	Cedar Elm	5.1	Remain	4	No	No	No			
3861	Cedar Elm	9.1	Remain	4	No	No	No			
3862	Cedar Elm	6	Remain	4	No	No	No			
3863	Cedar Elm	14.5	Remain	4	No	No	No			
3864	Cedar Elm	4.9	Remain	4	No	No	No			
3865	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
3866	Hercules' Club	5.7	Remove	4	No	No	No	0.00	0.00	0
3867	Cedar Elm	10.6	Remove	4	No	No	No	10.60	0.00	0
3868	Cedar Elm	10.6	Remove	4	No	No	No	10.60	0.00	0
3869	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
3870	Cedar Elm	11.1	Remove	4	No	No	No	11.10	0.00	0
3871	Cedar Elm	13.5	Remove	4	No	No	No	13.50	0.00	0
3872	Cedar Elm	10.8	Remove	4	No	No	No	10.80	0.00	0
3873	Cedar Elm	16.5	Remove	4	No	No	No	16.50	0.00	0
3874	Cedar Elm	8.5	Remove	4	No	No	No	8.50	0.00	0
3875	Cedar Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
3876	Cedar Elm	10.6	Remove	4	No	No	No	10.60	0.00	0
3877	Cedar Elm	4.6	Remove	4	No	No	No	4.60	0.00	0
3878	Cedar Elm	6.7	Remove	4	No	No	No	6.70	0.00	0
3879	Cedar Elm	13.2	Remove	4	No	No	No	13.20	0.00	0
3880	Cedar Elm	6.8	Remove	4	No	No	No	6.80	0.00	0
3881	Cedar Elm	10.1	Remove	4	No	No	No	10.10	0.00	0
3882	Cedar Elm	10.5	Remove	4	No	No	No	10.50	0.00	0
3883	Cedar Elm	7.4	Remove	4	No	No	No	7.40	0.00	0
3884	Cedar Elm	5.8	Remove	4	No	No	No	5.80	0.00	0
3885	Cedar Elm	6.4	Remove	4	No	No	No	6.40	0.00	0
3886	Cedar Elm	11.3	Remain	4	No	No	No			
3887	Cedar Elm	6.8	Remain	4	No	No	No			
3888	Cedar Elm	10.4	Remain	4	No	No	No			
3889	Hercules' Club	4.1	Remain	4	No	No	No			
3890	Cedar Elm	7.4	Remain	4	No	No	No			
3891	Cedar Elm	11.1	Remove	4	No	No	No	11.10	0.00	0
3892	Cedar Elm	10.3	Remove	4	No	No	No	10.30	0.00	0
3893	Cedar Elm	6.7	Remove	4	No	No	No	6.70	0.00	0
3894	Cedar Elm	6	Remove	4	No	No	No	6.00	0.00	0
3895	Cedar Elm	11.6	Remove	4	No	No	No	11.60	0.00	0
3896	Cedar Elm	10.3	Remove	4	No	No	No	10.30	0.00	0
3897	Cedar Elm	6.2	Remove	4	No	No	No	6.20	0.00	0
3898	Cedar Elm	10.3	Remove	4	No	No	No	10.30	0.00	0
3899	Cedar Elm	14.6	Remove	4	No	No	No	14.60	0.00	0
3900	Hercules' Club	5.4	Remain	4	No	No	No			
3901	Cedar Elm	10.3	Remain	4	No	No	No			
3902	Cedar Elm	4	Remain	4	No	No	No			
3903	Cedar Elm	5.8	Remain	4	No	No	No			
3904	Cedar Elm	7.4	Remain	4	No	No	No			
3905	Cedar Elm	5	Remain	4	No	No	No			
3906	Cedar Elm	4.7	Remain	4	No	No	No			
3907	Cedar Elm	7.7	Remain	4	No	No	No			
3908	Cedar Elm	10.5	Remain	4	No	No	No			
3909	Cedar Elm	7.4	Remain	4	No	No	No			
3910	Cedar Elm	10.2	Remain	4	No	No	No			
3911	Cedar Elm	7.5	Remain	4	No	No	No			
3912	Cedar Elm	4.4	Remain	4	No	No	No			
3913	Cedar Elm	11.2	Remain	4	No	No	No			
3914	Cedar Elm	9	Remain	4	No	No	No			
3915	Cedar Elm	4.4	Remain	4	No	No	No			
3916	Cedar Elm	5.8	Remain	4	No	No	No			
3917	Cedar Elm	5.8	Remain	4	No	No	No			
3918	Cedar Elm	5.7	Remain	4	No	No	No			
3919	Cedar Elm	4.9	Remain	4	No	No	No			
3920	Cedar Elm	5.8	Remain	4	No	No	No			
3921	Cedar Elm	5.8	Remain	4	No	No	No			
3922	Cedar Elm	6.1	Remain	4	No	No	No			
3923	Cedar Elm	5.5	Remain	4	No	No	No			
3924	Cedar Elm	7.4	Remain	4	No	No	No			
3925	Cedar Elm	6.1	Remain	4	No	No	No			
3926	Cedar Elm	4.1	Remain	4	No	No	No			
3927	Cedar Elm	5.1	Remain	4	No	No	No			
3928	Cedar Elm	4.8	Remain	4	No	No	No			
3929	Eastern Red Cedar	4	Remain	4	No	No	No			
3930	Cedar Elm	4.9	Remain	4	No	No	No			
3931	Cedar Elm	9.1	Remain	4	No	No	No			
3932	Cedar Elm	4.8	Remain	4	No	No	No			
3933	Cedar Elm	9.8	Remain	4	No	No	No			
3934	Hercules' Club	5	Remain	4	No	No	No			
3935	Eastern Red Cedar	4	Remain	4	No	No	No			
3936	Eastern Red Cedar	4	Remain	4	No	No	No			
3937	Eastern Red Cedar	4	Remain	4	No	No	No			
3938	Eastern Red Cedar	4	Remain	4	No	No	No			
3939	Eastern Red Cedar	4	Remain	4	No	No	No			
3940	Eastern Red Cedar	4	Remain	4	No	No	No			
3941	Eastern Red Cedar	4	Remain	4	No	No	No			
3942	Eastern Red Cedar	4	Remain	4	No	No	No			
3943	Eastern Red Cedar	4	Remain	4	No	No	No			
3944	Cedar Elm	7.6	Remain	4	No	No	No			
3945	Cedar Elm	13.5	Remain	4	No	No	No			
3946	Cedar Elm	4.2	Remain	4	No	No	No			
3947	Cedar Elm	8.6	Remain	4	No	No	No			
3948	Cedar Elm	4.5	Remain	4	No	No	No			
3949	Cedar Elm	6.4	Remain	4	No	No	No			

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
3950	Cedar Elm	6.3	Remain	4	No	No	No			
3951	Cedar Elm	5.4	Remain	4	No	No	No			
3952	Cedar Elm	6.6	Remain	4	No	No	No			
3953	Eastern Red Cedar	4	Remain	4	No	No	No			
3954	Cedar Elm	10	Remain	4	No	No	No			
3955	Cedar Elm	4.1	Remain	4	No	No	No			
3956	Cedar Elm	8.4	Remain	4	No	No	No			
3957	Cedar Elm	4.8	Remain	4	No	No	No			
3958	Cedar Elm	10.5	Remain	4	No	No	No			
3959	Cedar Elm	4.2	Remain	4	No	No	No			
3960	Cedar Elm	4	Remain	4	No	No	No			
3961	Cedar Elm	4	Remain	4	No	No	No			
3962	Cedar Elm	4.2	Remain	4	No	No	No			
3963	Cedar Elm	6.8	Remain	4	No	No	No			
3964	Cedar Elm	5.9	Remain	4	No	No	No			
3965	Cedar Elm	6.1	Remain	4	No	No	No			
3966	Cedar Elm	8	Remain	4	No	No	No			
3967	Cedar Elm	7.4	Remain	4	No	No	No			
3968	Cedar Elm	4.9	Remain	4	No	No	No			
3969	Cedar Elm	6.9	Remain	4	No	No	No			
3970	Cedar Elm	6.5	Remain	4	No	No	No			
3971	Cedar Elm	4.2	Remain	4	No	No	No			
3972	Cedar Elm	13.5	Remain	4	No	No	No			
3973	Cedar Elm	9.1	Remain	4	No	No	No			
3974	Cedar Elm	7.6	Remain	4	No	No	No			
3975	Cedar Elm	9.3	Remain	4	No	No	No			
3976	Cedar Elm	8.1	Remain	4	No	No	No			
3977	Cedar Elm	7.6	Remain	4	No	No	No			
3978	Cedar Elm	6.3	Remain	4	No	No	No			
3979	Cedar Elm	5	Remain	4	No	No	No			
3980	Cedar Elm	7.7	Remain	4	No	No	No			
3981	Cedar Elm	6.8	Remain	4	No	No	No			
3982	Cedar Elm	5.9	Remain	4	No	No	No			
3983	Cedar Elm	8	Remain	4	No	No	No			
3984	Cedar Elm	4.4	Remain	4	No	No	No			
3985	Cedar Elm	4	Remain	4	No	No	No			
3986	Cedar Elm	15	Remain	4	No	No	No			
3987	Hercules' Club	5.2	Remain	4	No	No	No			
3988	Cedar Elm	5.1	Remain	4	No	No	No			
3989	Cedar Elm	8.8	Remain	4	No	No	No			
3990	Cedar Elm	5	Remain	4	No	No	No			
3991	Cedar Elm	15.6	Remove	4	No	No	No	15.60	0.00	0
3992	Cedar Elm	27	Remove	4	No	No	No	27.00	0.00	0
3993	Cedar Elm	10.2	Remain	4	No	No	No			
3994	Hercules' Club	5.4	Remain	4	No	No	No			
3995	Eastern Red Cedar	4	Remain	4	No	No	No			
3996	Cedar Elm	7.2	Remain	4	No	No	No			
3997	Cedar Elm	6.8	Remove	4	No	No	No	6.80	0.00	0
3998	Cedar Elm	13	Remove	4	No	No	No	13.00	0.00	0
3999	Cedar Elm	5.2	Remain	4	No	No	No			
4000	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
4500	Cedar Elm	4	Remove	4	No	No	No	4.00	0.00	0
5042	Green Ash	6.8	Remain	4	No	No	No			
5086	Cedar Elm	12.9	Remove	4	No	No	No	12.90	0.00	0
5089	Eastern Red Cedar	4	Remain	4	No	No	No			
5090	Eastern Red Cedar	4	Remain	4	No	No	No			
5095	Eastern Red Cedar	4	Remain	4	No	No	No			
5097	Eastern Red Cedar	4	Remain	4	No	No	No			
5113	Eastern Red Cedar	4	Remain	4	No	No	No			
5118	Cedar Elm	7.8	Remain	4	No	No	No			
5119	Cedar Elm	13.9	Remain	4	No	No	No			
5120	Cedar Elm	7.5	Remain	4	No	No	No			
5121	Cedar Elm	7.5	Remain	4	No	No	No			
5123	Cedar Elm	11.7	Remain	4	No	No	No			
5124	Cedar Elm	5.6	Remain	4	No	No	No			
5125	Eastern Red Cedar	4	Remain	4	No	No	No			
5127	Cedar Elm	4.7	Remain	4	No	No	No			
5128	Cedar Elm	5.9	Remain	4	No	No	No			
5129	Cedar Elm	14.8	Remain	4	No	No	No			
5130	Cedar Elm	19.3	Remain	4	No	No	No			
5131	Cedar Elm	9.9	Remain	4	No	No	No			
5132	Cedar Elm	9	Remain	4	No	No	No			
5133	Eastern Red Cedar	4	Remain	4	No	No	No			
5148	Eastern Red Cedar	4	Remain	4	No	No	No			
5149	Eastern Red Cedar	4	Remain	4	No	No	No			
5151	Eastern Red Cedar	4	Remain	4	No	No	No			
5152	Eastern Red Cedar	4	Remain	4	No	No	No			
5153	Eastern Red Cedar	4	Remain	4	No	No	No			
5154	Eastern Red Cedar	4	Remain	4	No	No	No			
5155	Eastern Red Cedar	4	Remain	4	No	No	No			
5156	Cedar Elm	4.6	Remain	4	No	No	No			
5157	Eastern Red Cedar	4	Remain	4	No	No	No			
5158	Eastern Red Cedar	4	Remain	4	No	No	No			
5159	Cedar Elm	6.4	Remain	4	No	No	No			
5160	Eastern Red Cedar	4	Remain	4	No	No	No			
5161	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5162	Cedar Elm	6.3	Remain	4	No	No	No			
5163	Cedar Elm	5.6	Remain	4	No	No	No			
5164	Green Ash	7.5	Remain	4	No	No	No			
5165	Eastern Red Cedar	4	Remain	4	No	No	No			
5166	Green Ash	8.7	Remain	4	No	No	No			
5167	Green Ash	4.5	Remain	4	No	No	No			
5168	Green Ash	6	Remain	4	No	No	No			
5169	Eastern Red Cedar	4	Remain	4	No	No	No			
5170	Green Ash	5.7	Remain	4	No	No	No			
5171	Eastern Red Cedar	4	Remain	4	No	No	No			
5172	Green Ash	4.5	Remain	4	No	No	No			
5173	Green Ash	8	Remain	4	No	No	No			
5174	Green Ash	11.2	Remain	4	No	No	No			
5175	Green Ash	8.2	Remain	4	No	No	No			
5176	Green Ash	4.1	Remain	4	No	No	No			
5177	Green Ash	4.7	Remain	4	No	No	No			
5178	Green Ash	4.6	Remain	4	No	No	No			
5180	Cedar Elm	4.2	Remain	4	No	No	No			
5181	Cedar Elm	6.2	Remain	4	No	No	No			
5182	Cedar Elm	8.2	Remain	4	No	No	No			
5184	Hercules' Club	4.6	Remain	4	No	No	No			
5185	Green Ash	6.4	Remain	4	No	No	No			
5186	Green Ash	4.9	Remain	4	No	No	No			
5187	Black Walnut	7.2	Remain	4	No	No	No			
5188	White Mulberry	6.7	Remain	4	No	No	No			
5189	White Mulberry	5.4	Remain	4	No	No	No			
5190	Cedar Elm	17.9	Remain	4	No	No	No			
5191	Cedar Elm	5.4	Remain	4	No	No	No			
5194	Green Ash	4.5	Remain	4	No	No	No			
5195	Cedar Elm	10.5	Remain	4	No	No	No			
5197	Eastern Red Cedar	4	Remain	4	No	No	No			
5198	Green Ash	12.1	Remain	4	No	No	No			
5199	Cedar Elm	5.3	Remain	4	No	No	No			
5201	Green Ash	6.9	Remain	4	No	No	No			

JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
REFER TO
DETAILS
One Inch

JVC No CCD501

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
5202	American Elm	9.2	Remain	4	No	No	No			
5203	Cedar Elm	6.4	Remain	4	No	No	No			
5204	Cedar Elm	4.1	Remain	4	No	No	No			
5205	Cedar Elm	16.6	Remain	4	No	No	No			
5206	American Elm	10.8	Remain	4	No	No	No			
5207	Green Ash	22.6	Remain	4	No	No	No			
5208	Eastern Red Cedar	4	Remain	4	No	No	No			
5209	Eastern Red Cedar	4	Remain	4	No	No	No			
5210	Cedar Elm	5.5	Remain	4	No	No	No			
5211	Cedar Elm	5.5	Remain	4	No	No	No			
5212	Cedar Elm	6.6	Remain	4	No	No	No			
5213	Cedar Elm	5	Remain	4	No	No	No			
5214	Cedar Elm	6.5	Remain	4	No	No	No			
5215	Eastern Red Cedar	4	Remain	4	No	No	No			
5216	Eastern Red Cedar	4	Remain	4	No	No	No			
5217	Green Ash	5.2	Remain	4	No	No	No			
5218	American Elm	5.3	Remain	4	No	No	No			
5219	Cedar Elm	5.3	Remain	4	No	No	No			
5220	American Elm	8.5	Remain	4	No	No	No			
5221	Cedar Elm	5.3	Remain	4	No	No	No			
5222	Cedar Elm	4.1	Remain	4	No	No	No			
5223	Cedar Elm	9.6	Remain	4	No	No	No			
5224	Cedar Elm	4	Remain	4	No	No	No			
5225	Cedar Elm	4.3	Remain	4	No	No	No			
5226	Cedar Elm	9.1	Remain	4	No	No	No			
5227	Cedar Elm	4.2	Remain	4	No	No	No			
5228	Eastern Red Cedar	4	Remain	4	No	No	No			
5229	American Elm	5	Remain	4	No	No	No			
5230	Cedar Elm	4.3	Remain	4	No	No	No			
5231	Cedar Elm	4.5	Remain	4	No	No	No			
5232	Cedar Elm	5.3	Remain	4	No	No	No			
5233	Cedar Elm	7.7	Remain	4	No	No	No			
5234	Cedar Elm	22.7	Remain	4	No	No	No			
5235	Eastern Red Cedar	4	Remain	4	No	No	No			
5236	Eastern Red Cedar	4	Remain	4	No	No	No			
5237	Eastern Red Cedar	4	Remain	4	No	No	No			
5238	Cedar Elm	4.4	Remain	4	No	No	No			
5239	Cedar Elm	5	Remain	4	No	No	No			
5240	Cedar Elm	10.5	Remain	4	No	No	No			
5241	Cedar Elm	7.3	Remain	4	No	No	No			
5242	Cedar Elm	7.1	Remain	4	No	No	No			
5243	Green Ash	11.4	Remain	4	No	No	No			
5244	American Elm	6.2	Remain	4	No	No	No			
5245	American Elm	6.4	Remain	4	No	No	No			
5246	American Elm	5.3	Remain	4	No	No	No			
5247	American Elm	7.9	Remain	4	No	No	No			
5248	Cedar Elm	8.4	Remain	4	No	No	No			
5249	Cedar Elm	9.1	Remain	4	No	No	No			
5250	Bradford Pear	9	Remove	4	No	No	No	9.00	0.00	0
5251	Bradford Pear	5.4	Remove	4	No	No	No	5.40	0.00	0
5252	Bradford Pear	4	Remove	4	No	No	No	4.00	0.00	0
5253	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5254	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5255	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5256	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5257	American Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
5258	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5259	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5260	Hercules' Club	8.7	Remove	4	No	No	No	0.00	0.00	0
5261	Hercules' Club	5.2	Remove	4	No	No	No	0.00	0.00	0
5262	Hercules' Club	6.1	Remove	4	No	No	No	0.00	0.00	0
5263	Cedar Elm	18.6	Remove	4	No	No	No	18.60	0.00	0
5264	Green Ash	17.4	Remove	4	No	No	No	17.40	0	0
5265	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5266	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5267	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5268	Hercules' Club	4.2	Remove	4	No	No	No	0.00	0.00	0
5269	Hercules' Club	4	Remove	4	No	No	No	0.00	0.00	0
5270	Hercules' Club	5.4	Remove	4	No	No	No	0.00	0.00	0
5271	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5272	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5273	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5274	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5275	Green Ash	13.9	Remove	4	No	No	No	13.90	0	0
5276	Bradford Pear	5.1	Remove	4	No	No	No	5.10	0.00	0
5277	Green Ash	8	Remove	4	No	No	No	8.00	0	0
5278	Green Ash	7.8	Remove	4	No	No	No	7.80	0	0
5279	Green Ash	8.5	Remove	4	No	No	No	8.50	0	0
5280	Green Ash	4.8	Remove	4	No	No	No	4.80	0	0
5281	Cedar Elm	7.4	Remove	4	No	No	No	7.40	0.00	0
5282	Green Ash	8.6	Remove	4	No	No	No	8.60	0	0
5283	Green Ash	5.3	Remove	4	No	No	No	5.30	0	0
5284	Green Ash	5.1	Remove	4	No	No	No	5.10	0	0
5285	Green Ash	9.9	Remove	4	No	No	No	9.90	0	0
5286	Cedar Elm	6.6	Remove	4	No	No	No	6.60	0.00	0
5287	American Elm	13	Remove	4	No	No	No	13.00	0.00	0
5288	Green Ash	10.3	Remove	4	No	No	No	10.30	0	0
5289	Bradford Pear	4.1	Remove	4	No	No	No	4.10	0.00	0
5290	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5291	Green Ash	11.3	Remain	4	No	No	No			
5292	Green Ash	6.1	Remain	4	No	No	No			
5293	Green Ash	7.4	Remain	4	No	No	No			
5294	Green Ash	8.9	Remove	4	No	No	No	8.90	0	0
5295	Green Ash	22.3	Remain	4	No	No	No			
5296	Green Ash	7.2	Remain	4	No	No	No			
5297	Cedar Elm	11.8	Remain	4	No	No	No			
5298	Eastern Red Cedar	4	Remain	4	No	No	No			
5299	Green Ash	8.6	Remain	4	No	No	No			
5300	Green Ash	9.4	Remain	4	No	No	No			
5301	Eastern Red Cedar	4	Remain	4	No	No	No			
5302	Eastern Red Cedar	4	Remain	4	No	No	No			
5303	Cedar Elm	22.9	Remain	4	No	No	No			
5304	Eastern Red Cedar	4	Remain	4	No	No	No			
5305	Eastern Red Cedar	4	Remain	4	No	No	No			
5306	Green Ash	5.9	Remain	4	No	No	No			
5307	Green Ash	35.2	Remain	4	No	No	No			
5308	Green Ash	15	Remain	4	No	No	No			
5309	Eastern Red Cedar	4	Remain	4	No	No	No			
5310	Eastern Red Cedar	4	Remain	4	No	No	No			
5311	Green Ash	21.4	Remain	4	No	No	No			
5312	Green Ash	18.6	Remain	4	No	No	No			
5313	American Elm	8	Remain	4	No	No	No			
5314	Cedar Elm	7.7	Remain	4	No	No	No			
5315	Cedar Elm	13.4	Remain	4	No	No	No			
5316	Green Ash	10	Remain	4	No	No	No			
5317	Cedar Elm	11.9	Remove	4	No	No	No	11.90	0.00	0
5318	Green Ash	10.5	Remove	4	No	No	No	10.50	0	0
5319	Green Ash	8.3	Remove	4	No	No	No	8.30	0	0
5320	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5321	Green Ash	5.7	Remove	4	No	No	No	5.70	0	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
5322	Cedar Elm	10.6	Remove	4	No	No	No	10.60	0.00	0
5323	Green Ash	11.2	Remove	4	No	No	No	11.20	0	0
5324	Green Ash	4.8	Remove	4	No	No	No	4.80	0	0
5325	Green Ash	10.4	Remove	4	No	No	No	10.40	0	0
5326	Green Ash	6.6	Remove	4	No	No	No	6.60	0	0
5327	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5328	Green Ash	5.4	Remove	4	No	No	No	5.40	0	0
5329	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
5330	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
5331	Green Ash	4.8	Remove	4	No	No	No	4.80	0	0
5332	Green Ash	5.7	Remove	4	No	No	No	5.70	0	0
5333	Eastern Red Cedar	4	Remain	4	No	No	No			
5334	Green Ash	8	Remain	4	No	No	No			
5335	Green Ash	14	Remain	4	No	No	No			
5336	Green Ash	6.8	Remain	4	No	No	No			
5337	Eastern Red Cedar	4	Remain	4	No	No	No			
5338	Green Ash	19.9	Remain	4	No	No	No			
5339	Green Ash	19.4	Remain	4	No	No	No			
5340	Green Ash	22.7	Remain	4	No	No	No			
5341	American Elm	5	Remain	4	No	No	No			
5342	Cedar Elm	10.1	Remove	4	No	No	No	10.10	0.00	0
5343	Green Ash	11.2	Remove	4	No	No	No	11.20	0	0
5344	Green Ash	8.8	Remove	4	No	No	No	8.80	0	0
5345	Green Ash	6.7	Remove	4	No	No	No	6.70	0	0
5346	Pecan	7	Remove	4	No	No	No	7.00	0	0
5347	Green Ash	10.4	Remove	4	No	No	No	10.40	0	0
5348	Green Ash	11.2	Remove	4	No	No	No	11.20	0	0
5349	Green Ash	6.2	Remove	4	No	No	No	6.20	0	0
5350	Green Ash	8.3	Remove	4	No	No	No	8.30	0	0
5351	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5352	American Elm	9.5	Remove	4	No	No	No	9.50	0.00	0
5353	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5354	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5355	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5356	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5357	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5358	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5359	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5360	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5361	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5362	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5363	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5364	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5365	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5366	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
5367	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5368	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5369	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5370	Green Ash	4.3	Remove	4	No	No	No	4.30	0	0
5371	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
5372	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5373	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5374	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5375	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5376	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5377	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5378	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5379	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5380	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5381	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5382	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5383	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5384	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5385	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5386	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5387	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5388	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5389	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5390	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5391	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5392	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5393	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5394	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5395	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5396	Green Ash	11.7	Remove	4	No	No	No	11.70	0	0
5397	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5398	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5399	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5400	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5401	Green Ash	4.6	Remain	4	No	No	No			
5403	Green Ash	13.2	Remain	4	No	No	No			
5404	Green Ash	6.9	Remain	4	No	No	No			
5405	Green Ash	8.6	Remain	4	No	No	No			
5406	Eastern Red Cedar	4	Remain	4	No	No	No			
5407	Cedar Elm	7.1	Remain	4	No	No	No			
5408	Green Ash	5	Remain	4	No	No	No			
5409	Green Ash	13	Remain	4	No	No	No			
5412	Green Ash	10.8	Remain	4	No	No	No			
5413	Green Ash	4	Remain	4	No	No	No			
5414	Green Ash	4.9	Remain	4	No	No	No			
5415	Green Ash	5.8	Remain	4	No	No	No			
5416	Green Ash	8.3	Remain	4	No	No	No			
5417	Green Ash	5	Remain	4	No	No	No			
5418	Cedar Elm	4.5	Remain	4	No	No	No			
5419	Green Ash	25	Remain	4	No	No	No			
5420	Green Ash	15.4	Remain	4	No	No	No			
5421	Winged Elm	5.6	Remain	4	No	No	No			
5422	Green Ash	12.7	Remain	4	No	No	No			
5423	Cedar Elm	6.6	Remain	4	No	No	No			
5424	Cedar Elm	10.1	Remain	4	No	No	No			
5426	Green Ash	13.7	Remain	4	No	No	No			
5427	Green Ash	9.6	Remain	4	No	No	No			
5429	Green Ash	15.7	Remain	4	No	No	No			
5431	Eastern Red Cedar	4	Remain	4	No	No	No			
5432	Eastern Red Cedar	4	Remain	4	No	No	No			
5433	Eastern Red Cedar	4	Remain	4	No	No	No			
5434	Cedar Elm	22.5	Remain	4	No	No	No			
5435	Eastern Red Cedar	4	Remain	4	No	No	No			
5436	Cedar Elm	5.2	Remain	4	No	No	No			
5437	Cedar Elm	4.8	Remain	4	No	No	No			
5438	Green Ash	8.3	Remain	4	No	No	No			
5439	Green Ash	9.4	Remain	4	No	No	No			
5440	Cedar Elm	4	Remain	4	No	No	No			
5441	Green Ash	7.2	Remain	4	No	No	No			
5442	Green Ash	13.2	Remain	4	No	No	No			
5443	Cedar Elm	4	Remain	4	No	No	No			
5444	Green Ash	10.1	Remain	4	No	No	No			
5445	American Elm	8	Remain	4	No	No	No			
5446	Winged Elm	4.1	Remain	4	No	No	No			
5447	Green Ash	19.7	Remain	4	No	No	No			

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
REFER TO
DETAILS
One Inch

JVC No CCD501

TR30 of 35

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
5448	Green Ash	5	Remain	4	No	No	No			
5449	Green Ash	6.7	Remain	4	No	No	No			
5450	Cedar Elm	6.3	Remain	4	No	No	No			
5451	Green Ash	4.5	Remove	4	No	No	No	4.50	0	0
5452	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5453	Green Ash	4.1	Remain	4	No	No	No			
5454	Green Ash	11.2	Remain	4	No	No	No			
5455	Green Ash	11.4	Remain	4	No	No	No			
5456	Green Ash	4.5	Remain	4	No	No	No			
5457	Green Ash	8.6	Remain	4	No	No	No			
5458	Green Ash	6.2	Remain	4	No	No	No			
5459	Green Ash	4.5	Remain	4	No	No	No			
5460	Green Ash	7.5	Remain	4	No	No	No			
5461	Green Ash	4.2	Remain	4	No	No	No			
5462	Green Ash	5.7	Remain	4	No	No	No			
5463	Green Ash	5	Remain	4	No	No	No			
5464	Green Ash	6.3	Remain	4	No	No	No			
5465	Green Ash	6.4	Remain	4	No	No	No			
5466	Green Ash	4.5	Remain	4	No	No	No			
5467	Green Ash	8.4	Remain	4	No	No	No			
5468	Eastern Red Cedar	4	Remain	4	No	No	No			
5469	American Elm	9.3	Remain	4	No	No	No			
5470	Green Ash	7.3	Remain	4	No	No	No			
5471	Green Ash	7.9	Remain	4	No	No	No			
5472	Green Ash	7.3	Remain	4	No	No	No			
5473	Green Ash	6	Remain	4	No	No	No			
5474	Cedar Elm	4.3	Remain	4	No	No	No			
5475	Cedar Elm	6.1	Remain	4	No	No	No			
5476	American Elm	8.5	Remain	4	No	No	No			
5477	American Elm	7.8	Remain	4	No	No	No			
5478	Cedar Elm	4	Remain	4	No	No	No			
5479	Cedar Elm	4.3	Remain	4	No	No	No			
5480	American Elm	7.8	Remain	4	No	No	No			
5481	Eastern Red Cedar	4	Remain	4	No	No	No			
5482	Cedar Elm	4	Remain	4	No	No	No			
5483	Eastern Red Cedar	4	Remain	4	No	No	No			
5484	Cedar Elm	6.6	Remain	4	No	No	No			
5485	Cedar Elm	5.1	Remain	4	No	No	No			
5486	Cedar Elm	6.3	Remain	4	No	No	No			
5487	Cedar Elm	8.9	Remain	4	No	No	No			
5488	Cedar Elm	5.9	Remain	4	No	No	No			
5489	Cedar Elm	4.2	Remain	4	No	No	No			
5490	Cedar Elm	6.2	Remain	4	No	No	No			
5491	Cedar Elm	6.9	Remain	4	No	No	No			
5492	American Elm	5.1	Remain	4	No	No	No			
5493	Cedar Elm	6.1	Remain	4	No	No	No			
5494	Cedar Elm	5.7	Remain	4	No	No	No			
5495	Cedar Elm	4	Remain	4	No	No	No			
5496	Cedar Elm	7.7	Remain	4	No	No	No			
5497	Cedar Elm	4	Remain	4	No	No	No			
5498	Cedar Elm	4.5	Remain	4	No	No	No			
5499	Cedar Elm	4.7	Remain	4	No	No	No			
5500	Green Ash	6.4	Remain	4	No	No	No			
5501	Green Ash	4.2	Remove	4	No	No	No	4.20	0	0
5502	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5503	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5504	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5505	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5506	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5507	Green Ash	7.5	Remove	4	No	No	No	7.50	0	0
5508	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5509	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5510	Eastern Red Cedar	4	Remain	4	No	No	No			
5511	Green Ash	9.9	Remain	4	No	No	No			
5512	Green Ash	6.8	Remain	4	No	No	No			
5513	Green Ash	7.4	Remove	4	No	No	No	7.40	0	0
5514	Green Ash	6.5	Remove	4	No	No	No	6.50	0	0
5515	Green Ash	11.9	Remove	4	No	No	No	11.90	0	0
5516	Green Ash	10.6	Remain	4	No	No	No			
5517	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5518	Green Ash	10.5	Remove	4	No	No	No	10.50	0	0
5519	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5520	Green Ash	6.7	Remove	4	No	No	No	6.70	0	0
5521	Green Ash	6	Remove	4	No	No	No	6.00	0	0
5522	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
5523	Green Ash	15.4	Remove	4	No	No	No	15.40	0	0
5524	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5525	Green Ash	10	Remove	4	No	No	No	10.00	0	0
5526	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5527	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5528	Green Ash	4	Remove	4	No	No	No	4.00	0	0
5529	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5530	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5531	Green Ash	10.3	Remove	4	No	No	No	10.30	0	0
5532	Green Ash	6.4	Remove	4	No	No	No	6.40	0	0
5533	Green Ash	12.4	Remove	4	No	No	No	12.40	0	0
5534	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5535	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5536	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5537	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5538	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5539	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5540	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5541	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5542	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5543	Eastern Red Cedar	4	Remain	4	No	No	No			
5544	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5545	Eastern Red Cedar	4	Remain	4	No	No	No			
5546	Cedar Elm	19.7	Remove	4	No	No	No	19.70	0.00	0
5547	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5548	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5549	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5550	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5551	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5552	Green Ash	9.3	Remove	4	No	No	No	9.30	0	0
5553	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5554	Green Ash	20.6	Remove	4	No	No	No	20.60	0	0
5555	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5556	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5557	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5558	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5559	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5560	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5561	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5562	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5563	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5564	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5565	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5566	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5567	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
5568	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5569	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5570	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5571	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5572	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5573	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5574	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5575	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5576	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5577	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5578	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5579	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5580	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5581	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5582	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5583	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5584	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5585	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5586	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5587	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5588	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5589	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5590	Green Ash	6.1	Remove	4	No	No	No	6.10	0	0
5591	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5592	Green Ash	4.8	Remove	4	No	No	No	4.80	0	0
5593	Green Ash	4.7	Remove	4	No	No	No	4.70	0	0
5594	Green Ash	4	Remove	4	No	No	No	4.00	0	0
5595	Green Ash	7.1	Remove	4	No	No	No	7.10	0	0
5596	Green Ash	9.8	Remove	4	No	No	No	9.80	0	0
5597	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5598	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5599	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5600	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5601	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5602	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5603	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5604	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5605	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5606	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5607	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5608	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5609	Cedar Elm	27.9	Remove	4	No	No	No	27.90	0.00	0
5610	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5611	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5612	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5613	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5614	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5615	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5616	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5617	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5618	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5619	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5620	Chinese photinia	24.7	Remove	4	No	No	No	24.70	0.00	0
5621	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5622	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5623	Pecan	24.4	Remove	4	No	No	No	24.40	0	0
5624	Southern Live Oak	20.5	Remove	4	No	No	No	20.50	0	0
5625	Southern Live Oak	6.4	Remove	4	No	No	No	6.40	0	0
5626	Southern Live Oak	4.3	Remove	4	No	No	No	4.30	0	0
5627	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5628	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5629	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5630	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5631	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5632	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5633	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5634	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5635	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5636	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5637	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5638	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5639	Bradford Pear	6.9	Remove	4	No	No	No	6.90	0.00	0
5640	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5641	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5642	Winged Elm	7.2	Remove	4	No	No	No	7.20	0	0
5643	Winged Elm	6.5	Remove	4	No	No	No	6.50	0	0
5644	Green Ash	10.8	Remove	4	No	No	No	10.80	0	0
5645	Green Ash	11.4	Remove	4	No	No	No	11.40	0	0
5646	Cedar Elm	5.8	Remove	4	No	No	No	5.80	0.00	0
5647	American Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
5648	Green Ash	11.4	Remove	4	No	No	No	11.40	0	0
5649	Cedar Elm	5.6	Remove	4	No	No	No	5.60	0.00	0
5650	Cedar Elm	4.8	Remove	4	No	No	No	4.80	0.00	0
5651	Green Ash	9.7	Remove	4	No	No	No	9.70	0	0
5652	Green Ash	7.2	Remove	4	No	No	No	7.20	0	0
5653	Cedar Elm	4.9	Remove	4	No	No	No	4.90	0.00	0
5654	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
5655	Green Ash	9.8	Remove	4	No	No	No	9.80	0	0
5656	Cedar Elm	4.5	Remove	4	No	No	No	4.50	0.00	0
5657	Cedar Elm	4.7	Remove	4	No	No	No	4.70	0.00	0
5658	Green Ash	10.7	Remove	4	No	No	No	10.70	0	0
5659	Green Ash	6.2	Remove	4	No	No	No	6.20	0	0
5660	Green Ash	5.5	Remove	4	No	No	No	5.50	0	0
5661	Cedar Elm	4.6	Remove	4	No	No	No	4.60	0.00	0
5662	Cedar Elm	5.1	Remove	4	No	No	No	5.10	0.00	0
5663	Green Ash	10	Remove	4	No	No	No	10.00	0	0
5664	Green Ash	5.7	Remain	4	No	No	No			
5665	Eastern Red Cedar	4	Remain	4	No	No	No			
5666	Cedar Elm	6.3	Remain	4	No	No	No			
5667	Green Ash	8	Remain	4	No	No	No			
5668	Green Ash	5.8	Remain	4	No	No	No			
5669	American Elm	8.2	Remain	4	No	No	No			
5670	Green Ash	4.3	Remain	4	No	No	No			
5671	Cedar Elm	5.6	Remain	4	No	No	No			
5672	Cedar Elm	11	Remain	4	No	No	No			
5673	Cedar Elm	7.2	Remain	4	No	No	No			
5674	Cedar Elm	6.7	Remain	4	No	No	No			
5675	Cedar Elm	5.3	Remain	4	No	No	No			
5676	Cedar Elm	8.3	Remain	4	No	No	No			
5677	Cedar Elm	8.3	Remain	4	No	No	No			
5678	Cedar Elm	9.6	Remain	4	No	No	No			
5679	Cedar Elm	8.4	Remain	4	No	No	No			
5680	Cedar Elm	12	Remain	4	No	No	No			
5681	Cedar Elm	10.7	Remain	4	No	No	No			
5682	Cedar Elm	4.9	Remain	4	No	No	No			
5683	Cedar Elm	12.8	Remain	4	No	No	No			
5684	Cedar Elm	4.2	Remain	4	No	No	No			
5685	Cedar Elm	6.6	Remain	4	No	No	No			
5686	Cedar Elm	8.2	Remain	4	No	No	No			
5687	Cedar Elm	4	Remain	4	No	No	No			

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
REFER TO
DETAILS
One Inch

JVC No CCD501

TR31 of 35

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
5688	Cedar Elm	4.3	Remain	4	No	No	No			
5689	Cedar Elm	4.4	Remain	4	No	No	No			
5690	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5691	Cedar Elm	6.3	Remove	4	No	No	No	6.30	0.00	0
5692	Cedar Elm	5.3	Remove	4	No	No	No	5.30	0.00	0
5693	Hercules' Club	9.2	Remove	4	No	No	No	0.00	0.00	0
5694	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5695	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5696	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5697	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5698	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5699	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
5700	Winged Elm	4.9	Remove	4	No	No	No	4.90	0	0
5701	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5702	Cedar Elm	7.3	Remove	4	No	No	No	7.30	0.00	0
5703	Cedar Elm	4.6	Remove	4	No	No	No	4.60	0.00	0
5704	Cedar Elm	5.6	Remove	4	No	No	No	5.60	0.00	0
5705	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5706	Cedar Elm	5.8	Remove	4	No	No	No	5.80	0.00	0
5707	Winged Elm	5.1	Remove	4	No	No	No	5.10	0	0
5708	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5709	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5710	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5711	Cedar Elm	8.3	Remove	4	No	No	No	8.30	0.00	0
5712	Winged Elm	6	Remove	4	No	No	No	6.00	0	0
5713	Cedar Elm	5.4	Remove	4	No	No	No	5.40	0.00	0
5714	Winged Elm	4.5	Remove	4	No	No	No	4.50	0	0
5715	Winged Elm	4	Remove	4	No	No	No	4.00	0	0
5716	Winged Elm	4.3	Remove	4	No	No	No	4.30	0	0
5717	Winged Elm	6.8	Remove	4	No	No	No	6.80	0	0
5718	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5719	Cedar Elm	5.2	Remove	4	No	No	No	5.20	0.00	0
5720	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5721	Cedar Elm	9.2	Remove	4	No	No	No	9.20	0.00	0
5722	Cedar Elm	11	Remove	4	No	No	No	11.00	0.00	0
5723	Winged Elm	4.5	Remove	4	No	No	No	4.50	0	0
5724	Cedar Elm	7.4	Remove	4	No	No	No	7.40	0.00	0
5725	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5726	Cedar Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
5727	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5728	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5729	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5730	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5731	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5732	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5733	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5734	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5735	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5736	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5737	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5738	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5739	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5740	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5741	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5742	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5743	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5744	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5745	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5746	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5747	Cedar Elm	6.4	Remove	4	No	No	No	6.40	0.00	0
5748	Cedar Elm	6.5	Remove	4	No	No	No	6.50	0.00	0
5749	Cedar Elm	7.4	Remove	4	No	No	No	7.40	0.00	0
5750	Cedar Elm	6.8	Remove	4	No	No	No	6.80	0.00	0
5751	Cedar Elm	6.6	Remove	4	No	No	No	6.60	0.00	0
5752	Cedar Elm	5.1	Remove	4	No	No	No	5.10	0.00	0
5753	Cedar Elm	11.8	Remove	4	No	No	No	11.80	0.00	0
5754	Cedar Elm	7.3	Remove	4	No	No	No	7.30	0.00	0
5755	Cedar Elm	5.2	Remove	4	No	No	No	5.20	0.00	0
5756	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5757	Cedar Elm	8.4	Remove	4	No	No	No	8.40	0.00	0
5758	Cedar Elm	6.3	Remove	4	No	No	No	6.30	0.00	0
5759	Cedar Elm	4.2	Remove	4	No	No	No	4.20	0.00	0
5760	Cedar Elm	6.4	Remove	4	No	No	No	6.40	0.00	0
5761	Cedar Elm	8.5	Remove	4	No	No	No	8.50	0.00	0
5762	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5763	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5764	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5765	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5766	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5767	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5768	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5769	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5770	Cedar Elm	18.8	Remove	4	No	No	No	18.80	0.00	0
5771	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5772	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5773	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5774	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5775	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5776	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5777	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5778	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5779	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5780	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5781	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5782	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5783	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5784	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5785	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5786	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5787	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5788	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5789	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5790	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5791	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5792	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5793	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5794	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5795	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5796	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5797	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5798	Winged Elm	5.1	Remove	4	No	No	No	5.10	0	0
5799	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5800	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5801	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5802	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5803	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5804	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5805	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5806	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5807	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5808	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5809	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5810	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5811	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5812	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5813	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5814	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5815	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5816	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5817	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5818	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5819	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5820	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5821	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5822	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5823	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5824	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5825	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5826	Cedar Elm	8.1	Remove	4	No	No	No	8.10	0.00	0
5827	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5828	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5829	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5830	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5831	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5832	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5833	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5834	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5835	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5836	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5837	American Elm	9.4	Remove	4	No	No	No	9.40	0.00	0
5838	American Elm	7.5	Remove	4	No	No	No	7.50	0.00	0
5839	American Elm	4	Remove	4	No	No	No	4.00	0.00	0
5840	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5841	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5842	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5843	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5844	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5845	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5846	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5847	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5848	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5849	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5850	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5851	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5852	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5853	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5854	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5855	American Elm	7.6	Remove	4	No	No	No	7.60	0.00	0
5856	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5857	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5858	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5859	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5860	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5861	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5862	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5863	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5864	American Elm	14	Remove	4	No	No	No	14.00	0.00	0
5865	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5866	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5867	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5868	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5869	Eastern Red Cedar	4	Remain	4	No	No	No			
5870	Cedar Elm	7.7	Remove	4	No	No	No	7.70	0.00	0
5871	Eastern Red Cedar	4	Remain	4	No	No	No			
5872	Eastern Red Cedar	4	Remain	4	No	No	No			
5873	Eastern Red Cedar	4	Remain	4	No	No	No			
5874	Eastern Red Cedar	4	Remain	4	No	No	No			
5875	American Elm	12.8	Remove	4	No	No	No	12.80	0.00	0
5876	American Elm	6.6	Remain	4	No	No	No			
5877	Eastern Red Cedar	4	Remain	4	No	No	No			
5878	American Elm	13.2	Remove	4	No	No	No	13.20	0.00	0
5879	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5880	American Elm	10.8	Remove	4	No	No	No	10.80	0.00	0
5881	Cedar Elm	4.3	Remove	4	No	No	No	4.30	0.00	0
5882	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5883	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5884	Green Ash	7.7	Remove	4	No	No	No	7.70	0	0
5885	Cedar Elm	8.4	Remove	4	No	No	No	8.40	0.00	0
5886	Cedar Elm	7.8	Remove	4	No	No	No	7.80	0.00	0
5887	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5888	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5889	Cedar Elm	10.8	Remove	4	No	No	No	10.80	0.00	0
5890	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5891	Green Ash	8	Remove	4	No	No	No	8.00	0	0
5892	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5893	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5894	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5895	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5896	Cedar Elm	12	Remove	4	No	No	No	12.00	0.00	0
5897	Green Ash	30.8	Remove	4	No	No	No	30.80	0	0
5898	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5899	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5900	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5901	Eastern Red Cedar	4	Remain	4	No	No	No			
5902	American Elm	5.1	Remain	4	No	No	No			
5903	Eastern Red Cedar	4	Remain	4	No	No	No			
5904	Eastern Red Cedar	4	Remain	4	No	No	No			
5905	Eastern Red Cedar	4	Remain	4	No	No	No			
5906	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5907	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5908	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5909	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5910	American Elm	5.8	Remove	4	No	No	No	5.80	0.00	0
5911	American Elm	9.5	Remove	4	No	No	No	9.50	0.00	0
5912	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5913	Green Ash	4.6	Remove	4	No	No	No	4.60	0	0
5914	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5915	Eastern Red Cedar	4	Remain	4	No	No	No			
5916	American Elm	5.3	Remain	4	No	No	No			
5917	Eastern Red Cedar	4	Remain	4	No	No	No			
5918	American Elm	6.5	Remain	4	No	No	No			
5919	Western Soapberry	4.3	Remain	4	No	No	No			
5920	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5921	American Elm	11.3	Remove	4	No	No	No	11.30	0.00	0
5922	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5923	Cedar Elm	4.6	Remain	4	No	No	No			
5924	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5925	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5926	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5927	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
REFER TO
DETAILS
One Inch

JVC No CCD501

TR32 of 35

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
5928	Eastern Red Cedar	4	Remain	4	No	No	No			
5929	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5930	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5931	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5932	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5933	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5934	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5935	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5936	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5937	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5938	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5939	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5940	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5941	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5942	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5943	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5944	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5945	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5946	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5947	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5948	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5949	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5950	Eastern Red Cedar	4	Remain	4	No	No	No			
5951	Eastern Red Cedar	4	Remain	4	No	No	No			
5952	Eastern Red Cedar	4	Remain	4	No	No	No			
5953	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5954	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5955	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5956	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5957	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5958	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5959	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5960	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5961	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5962	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5963	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5964	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5965	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5966	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5967	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5968	Cedar Elm	7.8	Remove	4	No	No	No	7.80	0.00	0
5969	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5970	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5971	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5972	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5973	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5974	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5975	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5976	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5977	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5978	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5979	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5980	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5981	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5982	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5983	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5984	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5985	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5986	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5987	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5988	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5989	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5990	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5991	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5992	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5993	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5994	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5995	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5996	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5997	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5998	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
5999	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6000	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6501	Cedar Elm	21.2	Remain	4	No	No	No			
6502	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6503	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6504	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6505	Bradford Pear	5.3	Remove	4	No	No	No	5.30	0.00	0
6506	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6507	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6508	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6509	Eastern Red Cedar	4	Remain	4	No	No	No			
6510	Eastern Red Cedar	4	Remain	4	No	No	No			
6511	Eastern Red Cedar	4	Remain	4	No	No	No			
6512	Eastern Red Cedar	4	Remain	4	No	No	No			
6513	Eastern Red Cedar	4	Remain	4	No	No	No			
6514	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6515	Eastern Red Cedar	4	Remain	4	No	No	No			
6516	Eastern Red Cedar	4	Remain	4	No	No	No			
6517	Eastern Red Cedar	4	Remain	4	No	No	No			
6518	Eastern Red Cedar	4	Remain	4	No	No	No			
6519	Eastern Red Cedar	4	Remain	4	No	No	No			
6520	Eastern Red Cedar	4	Remain	4	No	No	No			
6521	Eastern Red Cedar	4	Remain	4	No	No	No			
6522	Eastern Red Cedar	4	Remain	4	No	No	No			
6523	Eastern Red Cedar	4	Remain	4	No	No	No			
6524	Eastern Red Cedar	4	Remain	4	No	No	No			
6525	Eastern Red Cedar	4	Remain	4	No	No	No			
6526	Eastern Red Cedar	4	Remain	4	No	No	No			
6527	Eastern Red Cedar	4	Remain	4	No	No	No			
6528	Eastern Red Cedar	4	Remain	4	No	No	No			
6529	Eastern Red Cedar	4	Remain	4	No	No	No			
6530	Eastern Red Cedar	4	Remain	4	No	No	No			
6531	Eastern Red Cedar	4	Remain	4	No	No	No			
6532	Eastern Red Cedar	4	Remain	4	No	No	No			
6533	Eastern Red Cedar	4	Remain	4	No	No	No			
6534	Eastern Red Cedar	4	Remain	4	No	No	No			
6535	Eastern Red Cedar	4	Remain	4	No	No	No			
6536	Eastern Red Cedar	4	Remain	4	No	No	No			
6537	Eastern Red Cedar	4	Remain	4	No	No	No			
6538	Eastern Red Cedar	4	Remain	4	No	No	No			
6539	Eastern Red Cedar	4	Remain	4	No	No	No			
6540	Eastern Red Cedar	4	Remain	4	No	No	No			
6541	Eastern Red Cedar	4	Remain	4	No	No	No			
6542	Eastern Red Cedar	4	Remain	4	No	No	No			
6543	Eastern Red Cedar	4	Remain	4	No	No	No			
6544	Eastern Red Cedar	4	Remain	4	No	No	No			
6545	Eastern Red Cedar	4	Remain	4	No	No	No			
6546	Eastern Red Cedar	4	Remain	4	No	No	No			
6547	Eastern Red Cedar	4	Remain	4	No	No	No			
6548	Eastern Red Cedar	4	Remain	4	No	No	No			
6549	Eastern Red Cedar	4	Remain	4	No	No	No			
6550	Eastern Red Cedar	4	Remain	4	No	No	No			
6551	Eastern Red Cedar	4	Remain	4	No	No	No			
6552	Eastern Red Cedar	4	Remain	4	No	No	No			
6553	Eastern Red Cedar	4	Remain	4	No	No	No			
6554	Eastern Red Cedar	4	Remain	4	No	No	No			
6555	Eastern Red Cedar	4	Remain	4	No	No	No			
6556	Eastern Red Cedar	4	Remain	4	No	No	No			
6557	Eastern Red Cedar	4	Remain	4	No	No	No			
6558	Eastern Red Cedar	4	Remain	4	No	No	No			
6559	Eastern Red Cedar	4	Remain	4	No	No	No			
6560	Eastern Red Cedar	4	Remain	4	No	No	No			
6561	Eastern Red Cedar	4	Remain	4	No	No	No			
6562	Eastern Red Cedar	4	Remain	4	No	No	No			
6563	Eastern Red Cedar	4	Remain	4	No	No	No			
6564	Eastern Red Cedar	4	Remain	4	No	No	No			
6565	Eastern Red Cedar	4	Remain	4	No	No	No			
6566	Eastern Red Cedar	4	Remain	4	No	No	No			
6567	Eastern Red Cedar	4	Remain	4	No	No	No			
6568	Eastern Red Cedar	4	Remain	4	No	No	No			
6569	Eastern Red Cedar	4	Remain	4	No	No	No			
6570	Eastern Red Cedar	4	Remain	4	No	No	No			
6571	Eastern Red Cedar	4	Remain	4	No	No	No			
6572	Eastern Red Cedar	4	Remain	4	No	No	No			
6573	Eastern Red Cedar	4	Remain	4	No	No	No			
6574	Eastern Red Cedar	4	Remain	4	No	No	No			
6575	Eastern Red Cedar	4	Remain	4	No	No	No			
6576	Eastern Red Cedar	4	Remain	4	No	No	No			
6577	Eastern Red Cedar	4	Remain	4	No	No	No			
6578	Eastern Red Cedar	4	Remain	4	No	No	No			
6579	Eastern Red Cedar	4	Remain	4	No	No	No			
6580	Eastern Red Cedar	4	Remain	4	No	No	No			
6581	Eastern Red Cedar	4	Remain	4	No	No	No			
6582	Eastern Red Cedar	4	Remain	4	No	No	No			
6583	Eastern Red Cedar	4	Remain	4	No	No	No			
6584	Eastern Red Cedar	4	Remain	4	No	No	No			
6585	Eastern Red Cedar	4	Remain	4	No	No	No			
6586	Eastern Red Cedar	4	Remain	4	No	No	No			
6587	Eastern Red Cedar	4	Remain	4	No	No	No			
6588	Eastern Red Cedar	4	Remain	4	No	No	No			
6589	Eastern Red Cedar	4	Remain	4	No	No	No			
6590	Eastern Red Cedar	4	Remain	4	No	No	No			
6591	Eastern Red Cedar	4	Remain	4	No	No	No			
6592	Eastern Red Cedar	4	Remain	4	No	No	No			
6593	Eastern Red Cedar	4	Remain	4	No	No	No			
6594	Eastern Red Cedar	4	Remain	4	No	No	No			
6595	Eastern Red Cedar	4	Remain	4	No	No	No			
6596	Eastern Red Cedar	4	Remain	4	No	No	No			
6597	Eastern Red Cedar	4	Remain	4	No	No	No			
6598	Eastern Red Cedar	4	Remain	4	No	No	No			
6599	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6600	Eastern Red Cedar	4	Remain	4	No	No	No			
6601	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6602	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6603	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6604	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6605	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6606	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6607	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6608	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6609	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6610	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6611	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6612	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6613	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6614	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6615	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6616	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6617	Eastern Red Cedar	4	Remain	4	No	No	No			
6618	Eastern Red Cedar	4	Remain	4	No	No	No			
6619	Eastern Red Cedar	4	Remain	4	No	No	No			
6620	Eastern Red Cedar	4	Remain	4	No	No	No			
6621	Eastern Red Cedar	4	Remain	4	No	No	No			
6622	Eastern Red Cedar	4	Remain	4	No	No	No			
6623	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6624	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6625	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6626	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6627	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6628	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6629	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6630	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6631	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6632	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6633	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6634	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6635	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6636	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6637	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6638	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6639	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6640	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6641	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6642	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6643	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6644	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6645	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6646	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6647	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6648	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6649	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6650	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6651	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6652	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6653	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6654	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6655	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6656	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6657	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6658	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6659	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6660	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6661	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6662	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6663	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6664	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6665	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6666	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6667	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

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

SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
REFER TO
DETAILS
One Inch

JVC No CCD501

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
6668	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6669	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6670	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6671	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6672	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6673	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6674	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6675	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6676	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6677	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6678	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6679	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6680	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6681	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6682	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6683	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6684	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6685	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6686	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6687	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6688	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6689	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6690	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6691	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6692	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6693	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6694	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6695	Winged Elm	4.5	Remain	4	No	No	No			
6696	Eastern Red Cedar	4	Remain	4	No	No	No			
6697	Winged Elm	4.3	Remove	4	No	No	No	4.30	0	0
6698	Green Ash	9.4	Remain	4	No	No	No			
6699	Winged Elm	8.2	Remain	4	No	No	No			
6700	Winged Elm	9.5	Remain	4	No	No	No			
6701	Eastern Red Cedar	4	Remain	4	No	No	No			
6702	Eastern Red Cedar	4	Remain	4	No	No	No			
6703	Eastern Red Cedar	4	Remain	4	No	No	No			
6704	Eastern Red Cedar	4	Remain	4	No	No	No			
6705	Eastern Red Cedar	4	Remain	4	No	No	No			
6706	Common Persimmon	6.2	Remain	4	No	No	No			
6707	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6708	Cedar Elm	7	Remain	4	No	No	No			
6709	Winged Elm	4.2	Remain	4	No	No	No			
6710	Winged Elm	4.1	Remain	4	No	No	No			
6711	Winged Elm	4.8	Remain	4	No	No	No			
6712	Cedar Elm	6.4	Remain	4	No	No	No			
6713	Cedar Elm	6.8	Remain	4	No	No	No			
6714	Winged Elm	4.7	Remain	4	No	No	No			
6715	Winged Elm	4.3	Remain	4	No	No	No			
6716	Winged Elm	5.9	Remain	4	No	No	No			
6717	Eastern Red Cedar	4	Remain	4	No	No	No			
6718	Cedar Elm	6.6	Remain	4	No	No	No			
6719	Cedar Elm	4	Remain	4	No	No	No			
6720	Eastern Red Cedar	4	Remain	4	No	No	No			
6721	Eastern Red Cedar	4	Remain	4	No	No	No			
6722	Eastern Red Cedar	4	Remain	4	No	No	No			
6723	Eastern Red Cedar	4	Remain	4	No	No	No			
6724	Eastern Red Cedar	4	Remain	4	No	No	No			
6725	Eastern Red Cedar	4	Remain	4	No	No	No			
6726	Eastern Red Cedar	4	Remain	4	No	No	No			
6727	Eastern Red Cedar	4	Remain	4	No	No	No			
6728	Eastern Red Cedar	4	Remain	4	No	No	No			
6729	Eastern Red Cedar	4	Remain	4	No	No	No			
6730	Eastern Red Cedar	4	Remain	4	No	No	No			
6731	Eastern Red Cedar	4	Remain	4	No	No	No			
6732	Eastern Red Cedar	4	Remain	4	No	No	No			
6733	Eastern Red Cedar	4	Remain	4	No	No	No			
6734	Eastern Red Cedar	4	Remain	4	No	No	No			
6735	Eastern Red Cedar	4	Remain	4	No	No	No			
6736	Eastern Red Cedar	4	Remain	4	No	No	No			
6737	Eastern Red Cedar	4	Remain	4	No	No	No			
6738	Eastern Red Cedar	4	Remain	4	No	No	No			
6739	Eastern Red Cedar	4	Remain	4	No	No	No			
6740	Eastern Red Cedar	4	Remain	4	No	No	No			
6741	Eastern Red Cedar	4	Remain	4	No	No	No			
6742	Eastern Red Cedar	4	Remain	4	No	No	No			
6743	Eastern Red Cedar	4	Remain	4	No	No	No			
6744	Eastern Red Cedar	4	Remain	4	No	No	No			
6745	Eastern Red Cedar	4	Remain	4	No	No	No			
6746	Eastern Red Cedar	4	Remain	4	No	No	No			
6747	Eastern Red Cedar	4	Remain	4	No	No	No			
6748	Eastern Red Cedar	4	Remain	4	No	No	No			
6749	Eastern Red Cedar	4	Remain	4	No	No	No			
6750	Eastern Red Cedar	4	Remain	4	No	No	No			
6751	Eastern Red Cedar	4	Remain	4	No	No	No			
6752	Eastern Red Cedar	4	Remain	4	No	No	No			
6753	Eastern Red Cedar	4	Remain	4	No	No	No			
6754	Eastern Red Cedar	4	Remain	4	No	No	No			
6755	Eastern Red Cedar	4	Remain	4	No	No	No			
6756	Eastern Red Cedar	4	Remain	4	No	No	No			
6757	Eastern Red Cedar	4	Remain	4	No	No	No			
6758	Eastern Red Cedar	4	Remain	4	No	No	No			
6759	Eastern Red Cedar	4	Remain	4	No	No	No			
6760	Eastern Red Cedar	4	Remain	4	No	No	No			
6761	Eastern Red Cedar	4	Remain	4	No	No	No			
6762	Eastern Red Cedar	4	Remain	4	No	No	No			
6763	Eastern Red Cedar	4	Remain	4	No	No	No			
6764	Eastern Red Cedar	4	Remain	4	No	No	No			
6765	Eastern Red Cedar	4	Remain	4	No	No	No			
6766	Eastern Red Cedar	4	Remain	4	No	No	No			
6767	Eastern Red Cedar	4	Remain	4	No	No	No			
6768	Eastern Red Cedar	4	Remain	4	No	No	No			
6769	Green Ash	6.8	Remain	4	No	No	No			
6770	Eastern Red Cedar	4	Remain	4	No	No	No			
6771	Eastern Red Cedar	4	Remain	4	No	No	No			
6772	Eastern Red Cedar	4	Remain	4	No	No	No			
6773	Eastern Red Cedar	4	Remain	4	No	No	No			
6774	Eastern Red Cedar	4	Remain	4	No	No	No			
6775	Eastern Red Cedar	4	Remain	4	No	No	No			
6776	Eastern Red Cedar	4	Remain	4	No	No	No			
6777	Eastern Red Cedar	4	Remain	4	No	No	No			
6778	Eastern Red Cedar	4	Remain	4	No	No	No			
6779	Eastern Red Cedar	4	Remain	4	No	No	No			
6780	Eastern Red Cedar	4	Remain	4	No	No	No			
6781	Eastern Red Cedar	4	Remain	4	No	No	No			
6782	Eastern Red Cedar	4	Remain	4	No	No	No			
6783	Eastern Red Cedar	4	Remain	4	No	No	No			
6784	Eastern Red Cedar	4	Remain	4	No	No	No			
6785	Eastern Red Cedar	4	Remain	4	No	No	No			
6786	Eastern Red Cedar	4	Remain	4	No	No	No			
6787	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
6788	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6789	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6790	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6791	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6792	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6793	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6794	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6795	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6796	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6797	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6798	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6799	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6800	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6801	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6802	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6803	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6804	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6805	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6806	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6807	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6808	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6809	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6810	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6811	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6812	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6813	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6814	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6815	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6816	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6817	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6818	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6819	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6820	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6821	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6822	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6823	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6824	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6825	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6826	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6827	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6828	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6829	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6830	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6831	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6832	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6833	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6834	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6835	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6836	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6837	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6838	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6839	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6840	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6841	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6842	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6843	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6844	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6845	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6846	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6847	Eastern Red Cedar	4	Remain	4	No	No	No			
6848	Eastern Red Cedar	4	Remain	4	No	No	No			
6849	Eastern Red Cedar	4	Remain	4	No	No	No			
6850	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6851	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6852	Bradford Pear	19.1	Remove	4	No	No	No	19.10	0.00	0
6853	Bradford Pear	7.2	Remove	4	No	No	No	7.20	0.00	0
6854	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6855	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6856	Bradford Pear	8.2	Remove	4	No	No	No	8.20	0.00	0
6857	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6858	Bradford Pear	4.6	Remove	4	No	No	No	4.60	0.00	0
6859	Bradford Pear	9.2	Remove	4	No	No	No	9.20	0.00	0
6860	Bradford Pear	7.9	Remove	4	No	No	No	7.90	0.00	0
6861	Bradford Pear	4.8	Remove	4	No	No	No	4.80	0.00	0
6862	Bradford Pear	4.8	Remove	4	No	No	No	4.80	0.00	0
6863	Bradford Pear	6.5	Remove	4	No	No	No	6.50	0.00	0
6864	Bradford Pear	7	Remove	4	No	No	No	7.00	0.00	0
6865	Bradford Pear	4.5	Remove	4	No	No	No	4.50	0.00	0
6866	Bradford Pear	4.2	Remove	4	No	No	No	4.20	0.00	0
6867	Bradford Pear	6.1	Remove	4	No	No	No	6.10	0.00	0
6868	Green Ash	8.6	Remove	4	No	No	No	8.60	0	0
6869	Green Ash	7.5	Remove	4	No	No	No	7.50	0	0
6870	Green Ash	6	Remove	4	No	No	No	6.00	0	0
6871	Bradford Pear	6.6	Remove	4	No	No	No	6.60	0.00	0
6872	Common Persimmon	4.9	Remove	4	No	No	No	4.90	0.00	0
6873	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6874	Winged Elm	4.8	Remain	4	No	No	No			
6875	Bradford Pear	4.7	Remain	4	No	No	No			
6876	Bradford Pear	4.6	Remain	4	No	No	No			
6877	Bradford Pear	7.2	Remain	4	No	No	No			
6878	Eastern Red Cedar	4	Remain	4	No	No	No			
6879	Bradford Pear	5.3	Remain	4	No	No	No			
6880	Bradford Pear	7.9	Remain	4	No	No	No			
6881	Eastern Red Cedar	4	Remain	4	No	No	No			
6882	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6883	Bradford Pear	8.4	Remove	4	No	No	No	8.40	0.00	0
6884	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6885	Bradford Pear	7.4	Remove	4	No	No	No	7.40	0.00	0
6886	Common Persimmon	4.7	Remove	4	No	No	No	4.70	0.00	0
6887	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6888	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6889	Green Ash	15.2	Remove	4	No	No	No	15.20	0	0
6890	Green Ash	5.8	Remove	4	No	No	No	5.80	0	0
6891	Green Ash	7.4	Remove	4	No	No	No	7.40	0	0
6892	Green Ash	10	Remove	4	No	No	No	10.00	0	0
6893	Green Ash	9.1	Remove	4	No	No	No	9.10	0	0
6894	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6895	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6896	Green Ash	8.2	Remove	4	No	No	No	8.20	0	0
6897	Green Ash	10.7	Remove	4	No	No	No	10.70	0	0
6898	Green Ash	5.9	Remove	4	No	No	No	5.90	0	0
6899	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6900	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6901	Winged Elm	4.7	Remain	4	No	No	No			
6902	Winged Elm	9.6	Remain	4	No	No	No			
6903	Eastern Red Cedar	4	Remain	4	No	No	No			
6904	Cedar Elm	4.1	Remove	4	No	No	No	4.10	0.00	0
6905	Winged Elm	4.1	Remain	4	No	No	No			
6906	Winged Elm	6.6	Remain	4	No	No	No			
6907	Eastern Red Cedar	4	Remain	4	No	No	No			

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CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

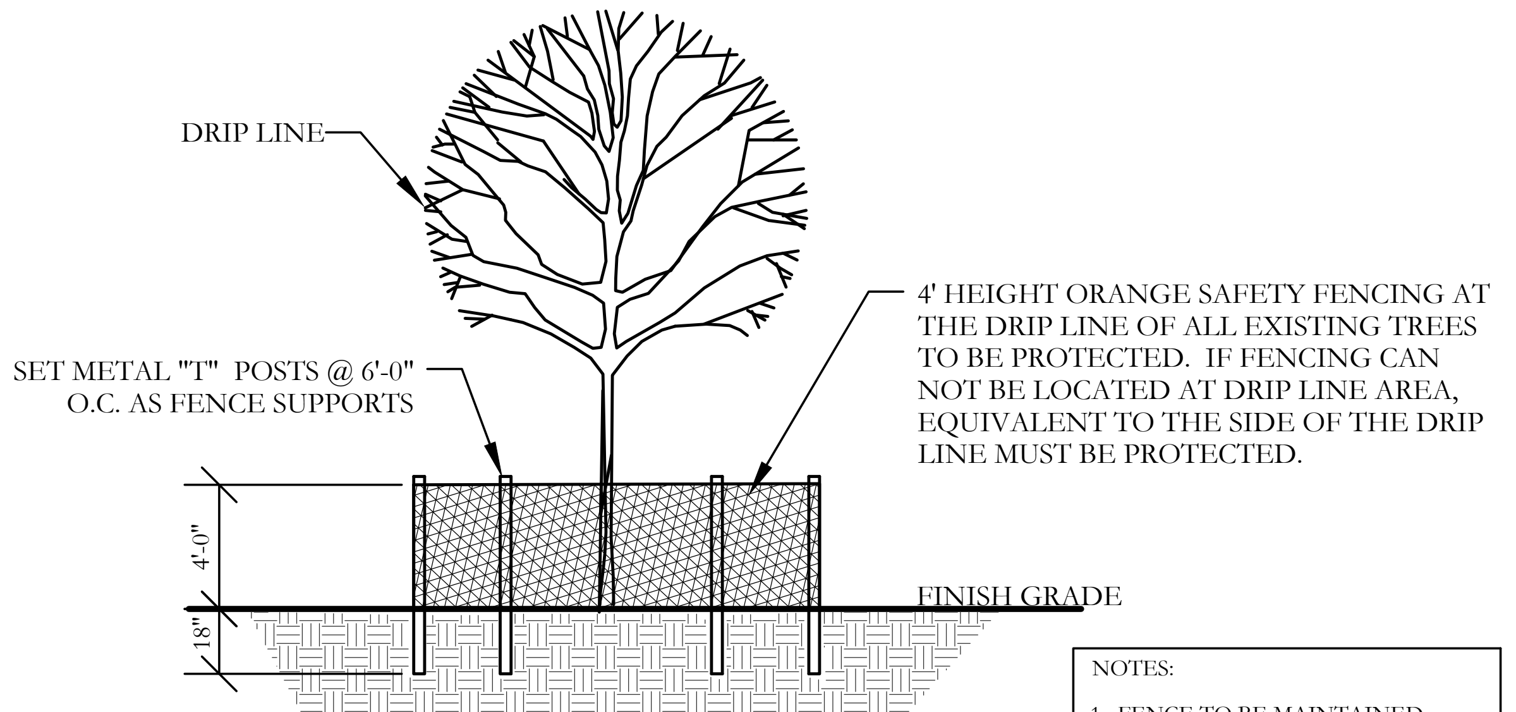
SCALE:
REFER TO
DETAILS
One Inch

JVC No CCD501

Tree Number	Species	Caliper (Inches)	Remove or Remain	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N	Structural (Y/N	Mitigation Required (Cal. In.)	Mitigation Required for Secondary Trees	Positive Credits (Tree)
6908	Cedar Elm	4.7	Remain	4	No	No	No			
6909	Hercules' Club	6.9	Remain	4	No	No	No			
6910	Eastern Red Cedar	4	Remain	4	No	No	No			
6911	Eastern Red Cedar	4	Remain	4	No	No	No			
6912	Eastern Red Cedar	4	Remain	4	No	No	No			
6913	Eastern Red Cedar	4	Remain	4	No	No	No			
6914	Eastern Red Cedar	4	Remain	4	No	No	No			
6915	Eastern Red Cedar	4	Remain	4	No	No	No			
6916	Eastern Red Cedar	4	Remain	4	No	No	No			
6917	Eastern Red Cedar	4	Remain	4	No	No	No			
6918	Eastern Red Cedar	4	Remain	4	No	No	No			
6919	Eastern Red Cedar	4	Remain	4	No	No	No			
6920	Eastern Red Cedar	4	Remain	4	No	No	No			
6921	Eastern Red Cedar	4	Remain	4	No	No	No			
6922	Eastern Red Cedar	4	Remain	4	No	No	No			
6923	Eastern Red Cedar	4	Remain	4	No	No	No			
6924	Eastern Red Cedar	4	Remain	4	No	No	No			
6925	Eastern Red Cedar	4	Remain	4	No	No	No			
6926	Eastern Red Cedar	4	Remain	4	No	No	No			
6927	Eastern Red Cedar	4	Remain	4	No	No	No			
6928	Hercules' Club	5.2	Remain	4	No	No	No			
6929	Winged Elm	4.6	Remain	4	No	No	No			
6930	Winged Elm	4	Remain	4	No	No	No			
6931	Winged Elm	4	Remain	4	No	No	No			
6932	Hercules' Club	4.7	Remain	4	No	No	No			
6933	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6934	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6935	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6936	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6937	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6938	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6939	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6940	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6941	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6942	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6943	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6944	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6945	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6946	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6947	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6948	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6949	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6950	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6951	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6952	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6953	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6954	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6955	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6956	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6957	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6958	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6959	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6960	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6961	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6962	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6963	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6964	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6965	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6966	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6967	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6968	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6969	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6970	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6971	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6972	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6973	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6974	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6975	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6976	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6977	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6978	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6979	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6980	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6981	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6982	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6983	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6984	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6985	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6986	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6987	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6988	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6989	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6990	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6991	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6992	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6993	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6994	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6995	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6996	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6997	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6998	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
6999	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
7000	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
678a	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
678b	Eastern Red Cedar	4	Remove	4	No	No	No	0.00	4	0
		26,580.20						**10,311.50**	**7,760.00**	**0.00**
		Total Diameter at Breast Height (Inches)						**Total Mitigation Required (Cal. In.)**	**Total Mitigation for Secondary Trees**	**Total Positive Credits (Trees)**

TREE PROTECTION NOTES

1. EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
2. DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
5. NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED


DRIP LINE
SET METAL "T" POSTS @ 6'-0" O.C. AS FENCE SUPPORTS
4' HEIGHT ORANGE SAFETY FENCING AT THE DRIP LINE OF ALL EXISTING TREES TO BE PROTECTED. IF FENCING CAN NOT BE LOCATED AT DRIP LINE AREA, EQUIVALENT TO THE SIDE OF THE DRIP LINE MUST BE PROTECTED.
4'-0"
18"
FINISH GRADE

NOTES:

1. FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
2. NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.

1 TREE PROTECTION DETAIL

NOT TO SCALE

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN

DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

TR35 of 35

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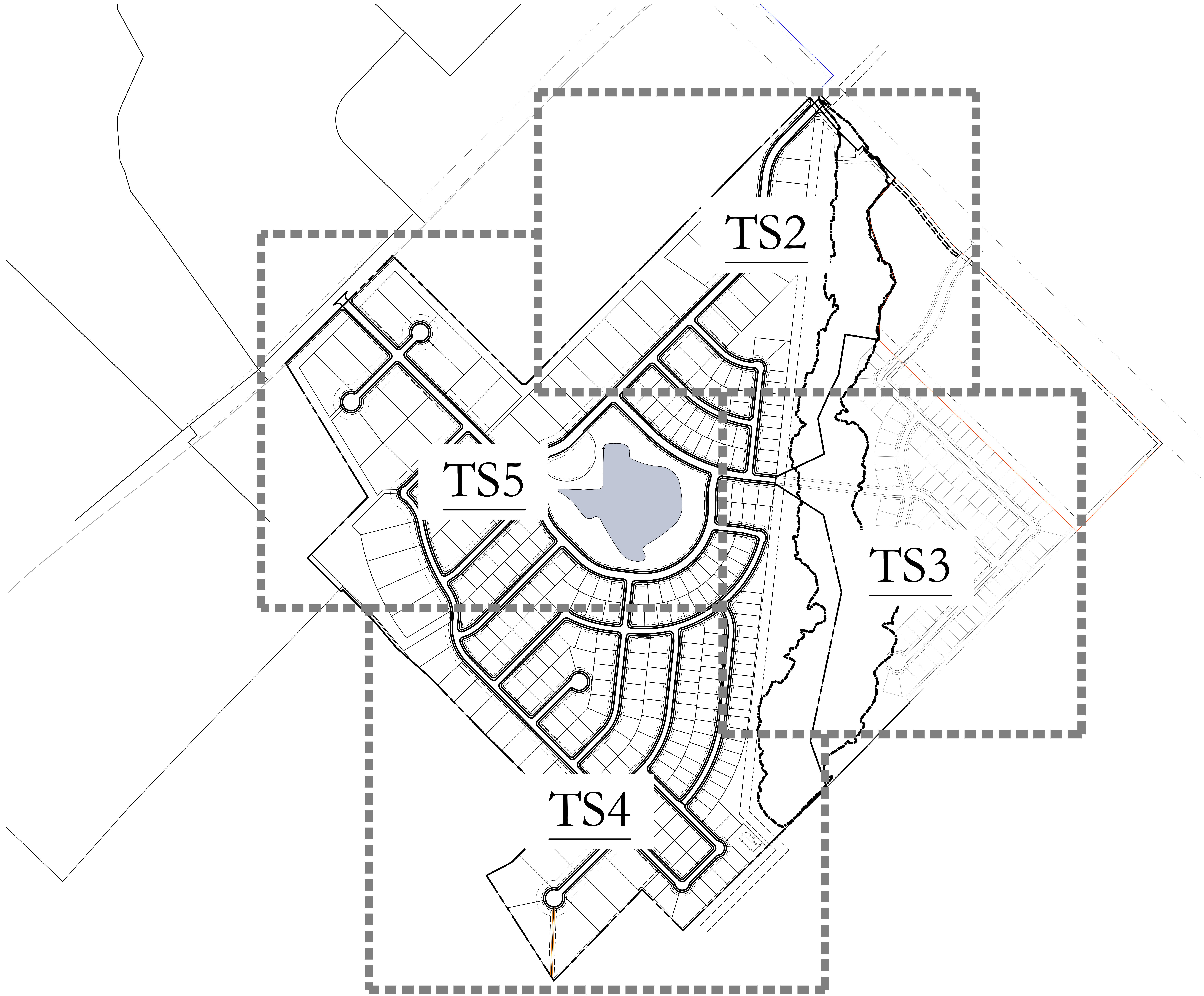


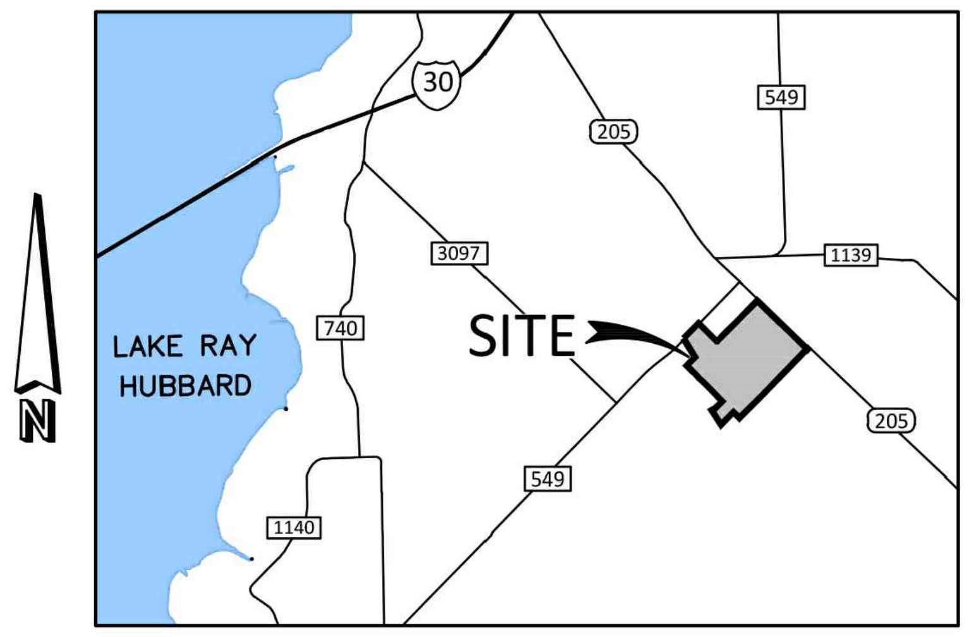
LANDSCAPE PROVIDED:

APPROXIMATELY 39.5-ACRES OF EXISTING TREE CANOPY IS PROPOSED TO BE PRESERVED WITHIN THE DEVELOPMENT.

1,281 - 4" CALIPER TREES ARE PROPOSED TO BE PLANTED ON PRIVATE LOTS.

301 - 4" CALIPER TREES ARE PROPOSED TO BE PLANTED WITHIN THE PUBLIC PARK, PRIVATE AMENITY CENTER, AND HOA LOTS.

808 - 3" CALIPER EASTERN RED CEDARS ARE PROPOSED TO BE PLANTED WITHIN HOA LOTS.



LOCATION MAP
NOT TO SCALE

NORTH

250 125 0 250
SCALE 1" = 250'

0

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

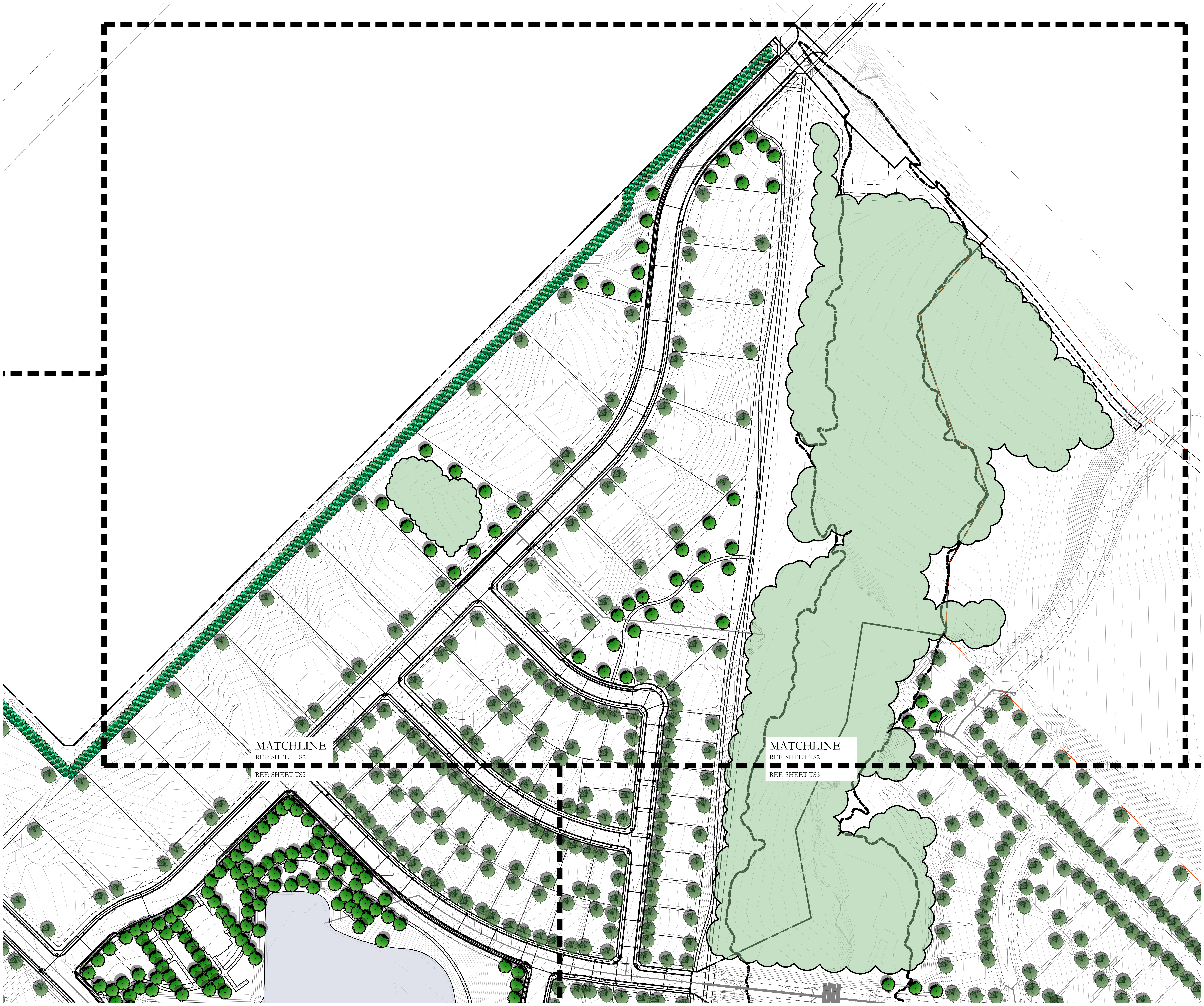
TREESCAPE PLAN
OVERALL LAYOUT PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
1" = 250'
One Inch

JVC No CCD501

TS1 of 5



CALLOUTS LEGEND:

●	4" CALIPER SHADE TREE; SPECIES TBD. BASED OFF CITIES RECOMMENDED PLANT MATERIAL LIST. INSTALLED BY DEVELOPER
●	4" CALIPER SHADE TREE; SPECIES TBD. BASED OFF CITIES RECOMMENDED PLANT MATERIAL LIST. INSTALLED BY BUILDER.
●	3" CALIPER EASTERN RED CEDAR SCREENING TREE. INSTALLED BY DEVELOPER.
🟩	EXISTING TREE CANOPY TO REMAIN BASED ON AERIAL PHOTO.

100 50 0 100
SCALE 1" = 100'

NORTH

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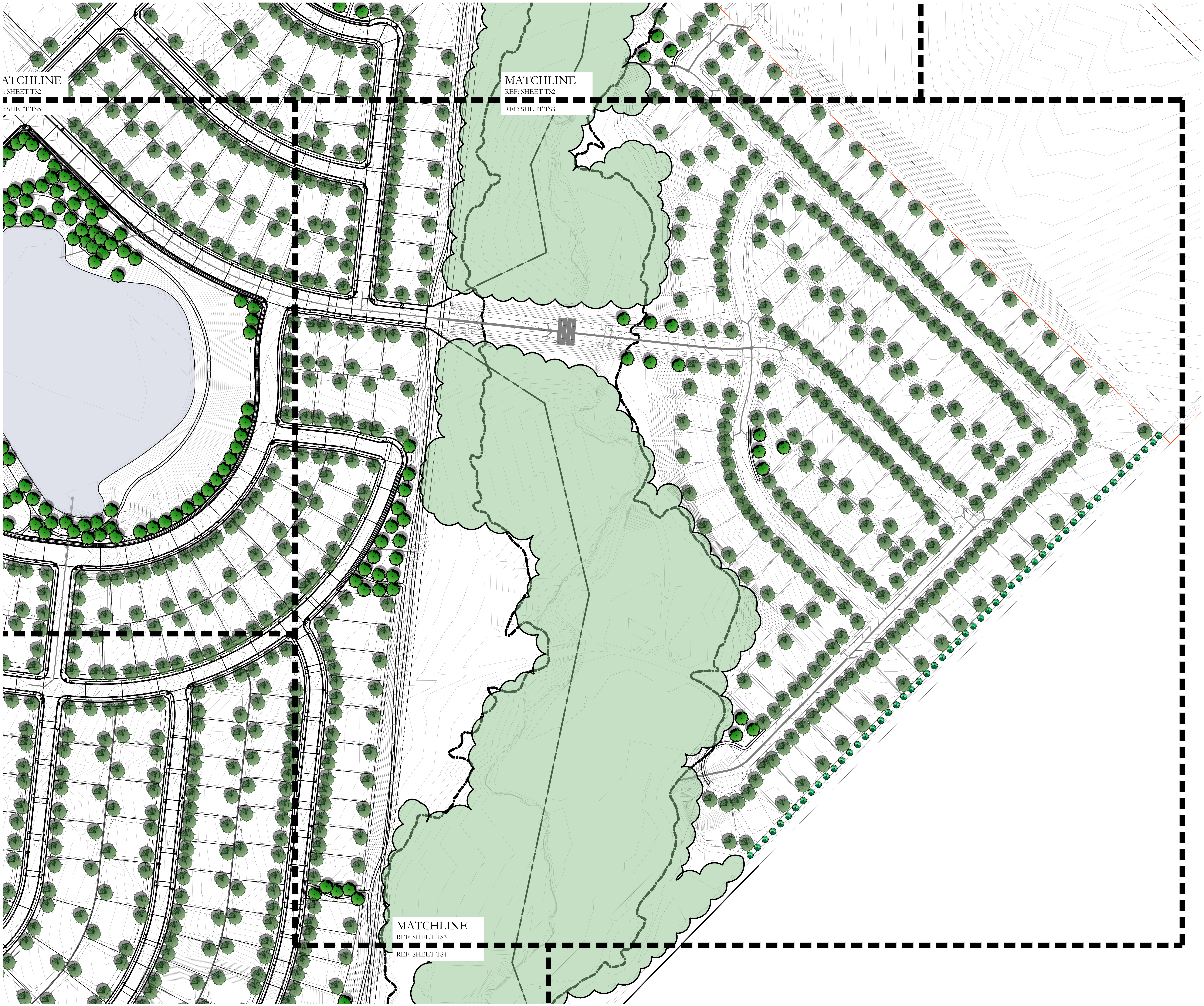
SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN
TREESCAPE PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
1" = 100'
One Inch
JVC No CCD501

TS2 of 5


ATCHLINE
: SHEET TS2
: SHEET TS5
MATCHLINE
REF: SHEET TS2
REF: SHEET TS3
MATCHLINE
REF: SHEET TS3
REF: SHEET TS4

CALLOUTS LEGEND:

●	4" CALIPER SHADE TREE; SPECIES TBD. BASED OFF CITIES RECOMMENDED PLANT MATERIAL LIST. INSTALLED BY DEVELOPER
●	4" CALIPER SHADE TREE; SPECIES TBD. BASED OFF CITIES RECOMMENDED PLANT MATERIAL LIST. INSTALLED BY BUILDER.
●	3" CALIPER EASTERN RED CEDAR SCREENING TREE. INSTALLED BY DEVELOPER.
🟩	EXISTING TREE CANOPY TO REMAIN BASED ON AERIAL PHOTO.

100 50 0 100
SCALE 1" = 100'

NORTH

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

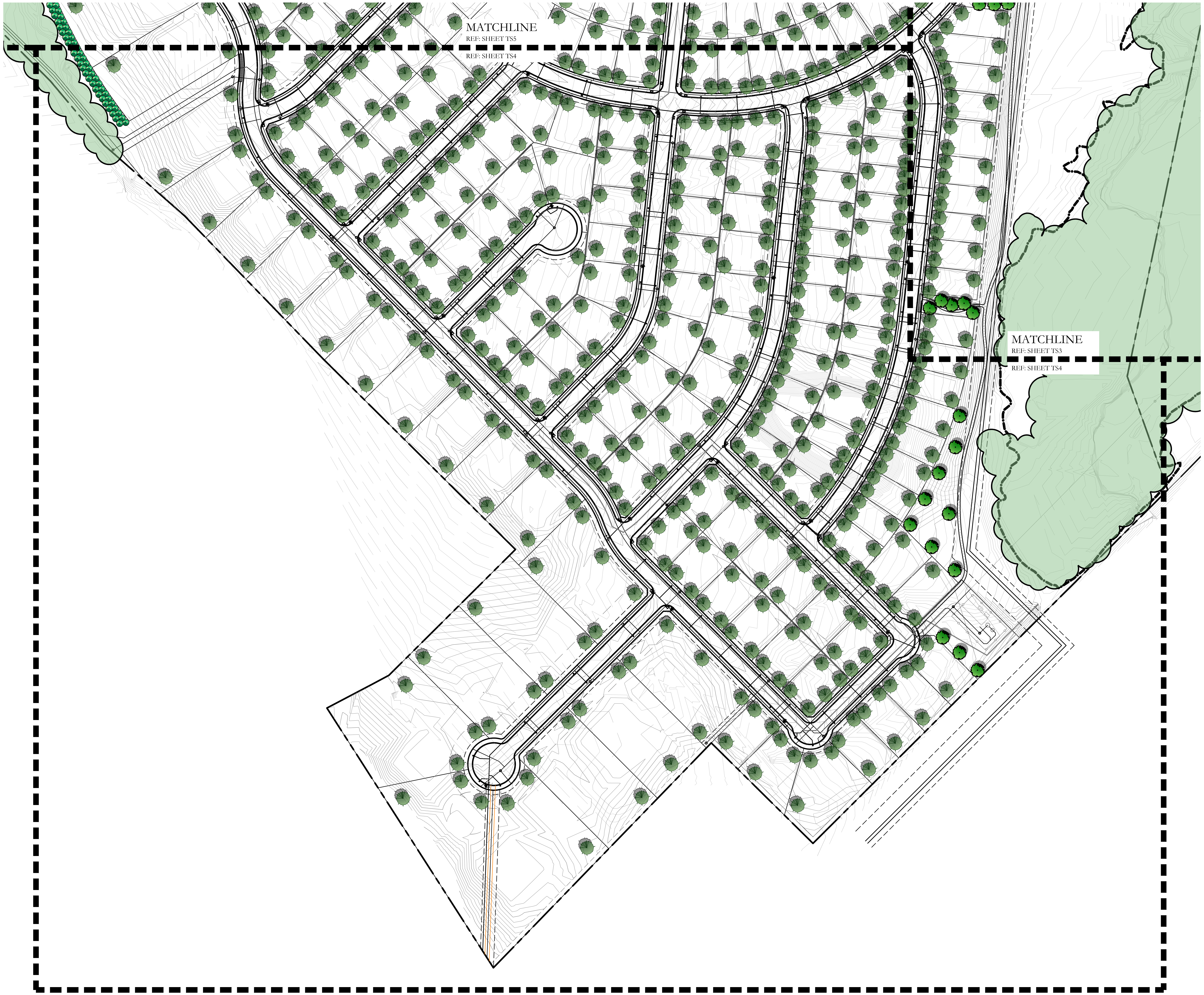
TREESCAPE PLAN
TREESCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
March 13, 2025

SCALE:
1" = 100'
One Inch

JVC No CCD501

TS3 of 5



CALLOUTS LEGEND:

●	4" CALIPER SHADE TREE; SPECIES TBD. BASED OFF CITIES RECOMMENDED PLANT MATERIAL LIST. INSTALLED BY DEVELOPER
●	4" CALIPER SHADE TREE; SPECIES TBD. BASED OFF CITIES RECOMMENDED PLANT MATERIAL LIST. INSTALLED BY BUILDER.
●	3" CALIPER EASTERN RED CEDAR SCREENING TREE. INSTALLED BY DEVELOPER.
🟩	EXISTING TREE CANOPY TO REMAIN BASED ON AERIAL PHOTO.

100 50 0 100
SCALE 1" = 100'

NORTH

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

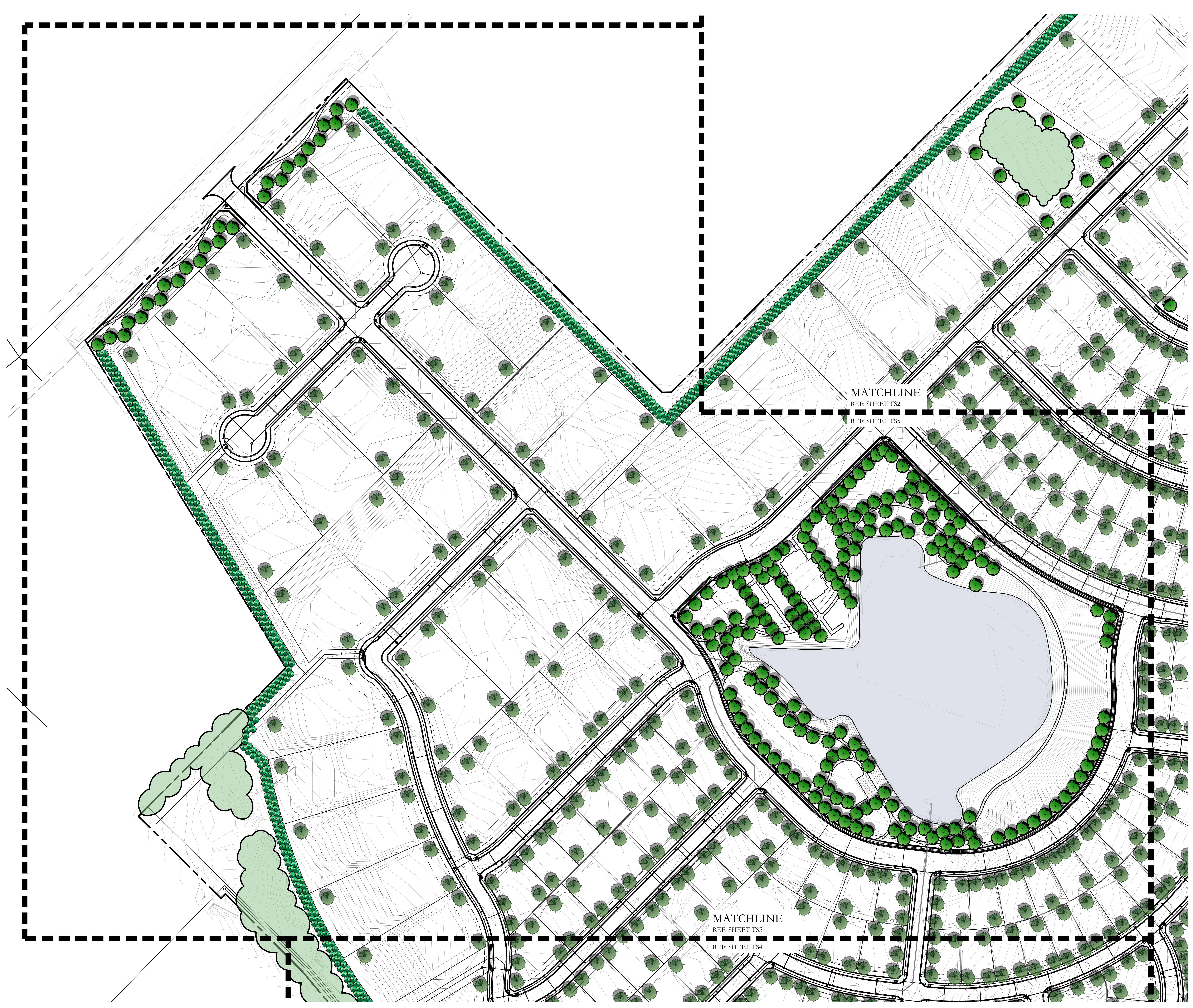
TREESCAPE PLAN
TREESCAPE PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
1" = 100'
One Inch

JVC No CCD501

TS4 of 5



CALLOUTS LEGEND:

●	4" CALIPER SHADE TREE; SPECIES TBD. BASED OFF CITIES RECOMMENDED PLANT MATERIAL LIST. INSTALLED BY DEVELOPER
●	4" CALIPER SHADE TREE; SPECIES TBD. BASED OFF CITIES RECOMMENDED PLANT MATERIAL LIST. INSTALLED BY BUILDER.
●	3" CALIPER EASTERN RED CEDAR SCREENING TREE. INSTALLED BY DEVELOPER.
🟩	EXISTING TREE CANOPY TO REMAIN BASED ON AERIAL PHOTO.

100 50 0 100
SCALE: 1" = 100'

NORTH

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SOUTHSIDE HILLS
PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

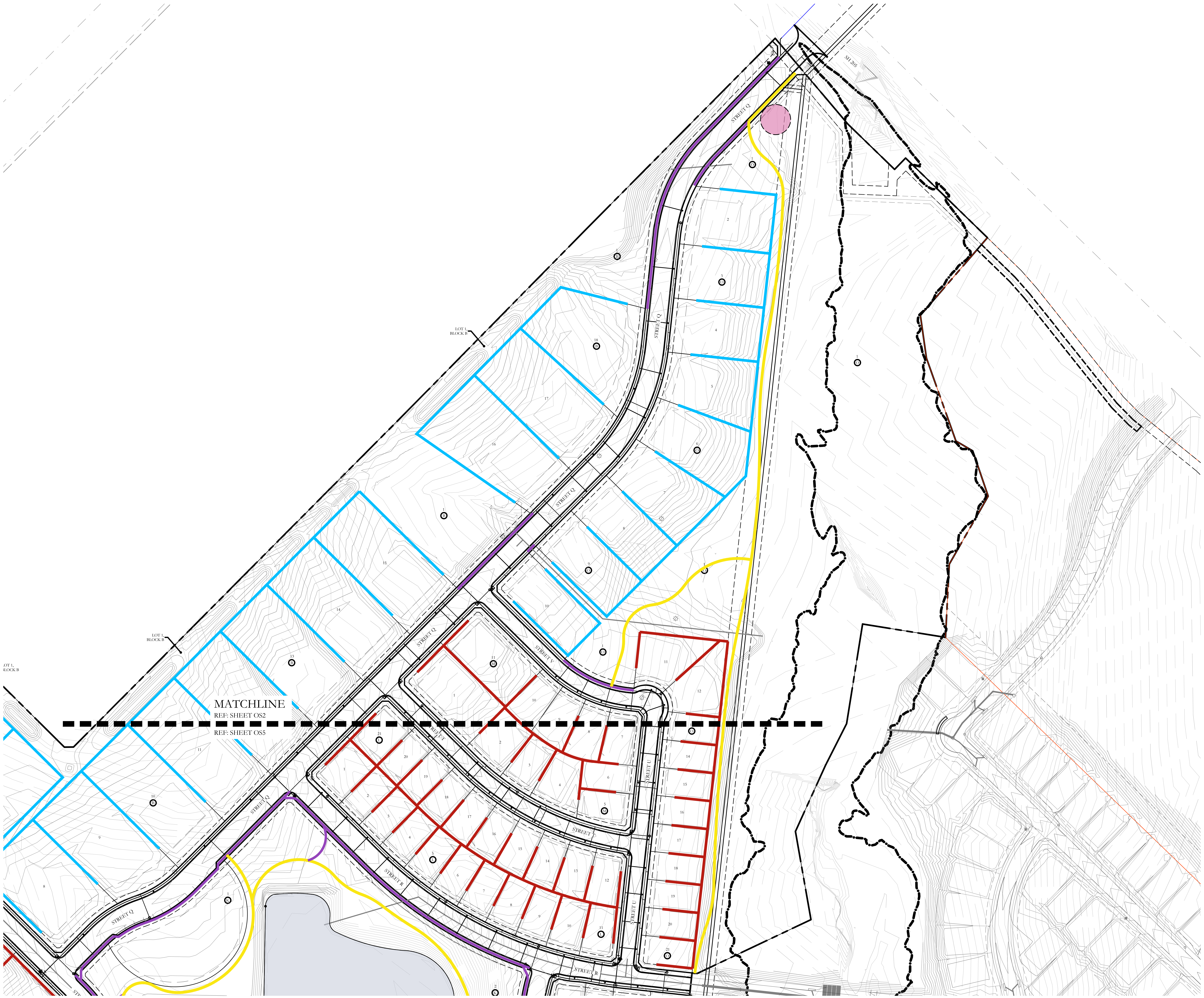
TREESCAPE PLAN
TREESCAPE PLAN

CODY L. JOHNSON
2833
March 13, 2025

SCALE:
1" = 100'
One Inch

JVC No CCD501

TS5 of 5


SH 205
STREET Q
STREET V
STREET U
STREET R
STREET T
LOT 1, BLOCK B
MATCHLINE
REF: SHEET OS2
REF: SHEET OS5

CALLOUTS LEGEND:

🟣	MAIN ENTRY SIGNAGE; PERMANENT AND TO BE INSTALLED BY DEVELOPER.
🟢	SECONDARY SIGNAGE; PERMANENT AND TO BE INSTALED BY DEVELOPER.
━	6'-0" HT. ORNAMENTAL METAL FENCE BY DEVELOPER WITH MASONRY COLUMNS ON EACH END.
━	6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
━	6'-0" HT. WOOD FENCE BY BUILDER.
━	6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
━	5'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.

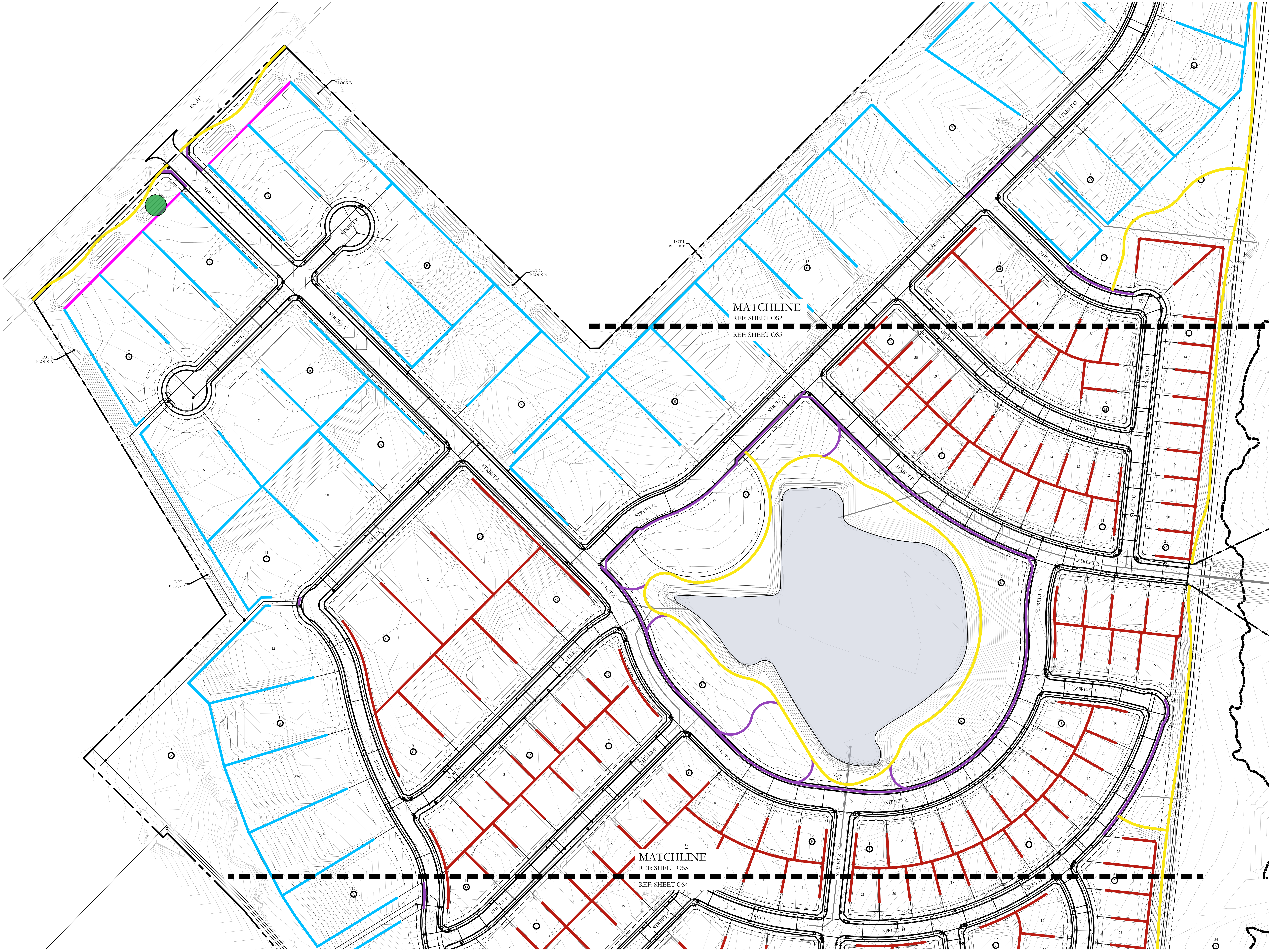
SOUTHSIDE HILLS PHASE I - DEVELOPER SIGNAGE AND SCREENING EXHIBIT

City of Rockwall, Rockwall County, Texas

NORTH

SCALE: 1" = 100'-0"

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


FM 549
LOT 1, BLOCK B
LOT 1, BLOCK A
STREET A
STREET B
STREET D
STREET E
STREET F
STREET G
STREET H
STREET K
STREET Q
STREET R
STREET T
STREET U
STREET V
MATCHLINE
REF: SHEET OS2
REF: SHEET OS5
MATCHLINE
REF: SHEET OS5
REF: SHEET OS4

CALLOUTS LEGEND:

●	MAIN ENTRY SIGNAGE; PERMANENT AND TO BE INSTALLED BY DEVELOPER.
●	SECONDARY SIGNAGE; PERMANENT AND TO BE INSTALED BY DEVELOPER.
━	6'-0" HT. ORNAMENTAL METAL FENCE BY DEVELOPER WITH MASONRY COLUMNS ON EACH END.
━	6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
━	6'-0" HT. WOOD FENCE BY BUILDER.
━	6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
━	5'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.

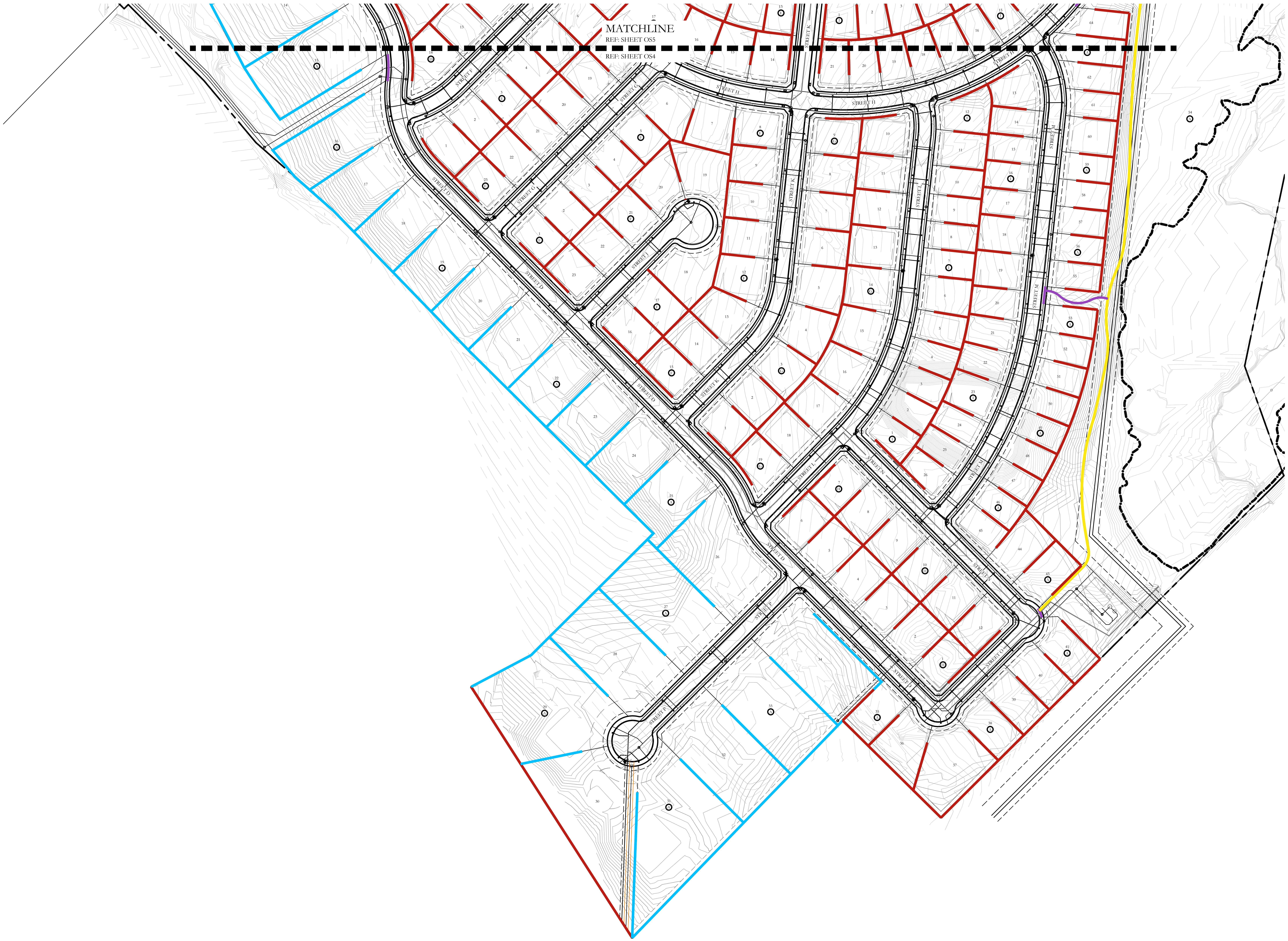
NORTH

SCALE: 1" = 100'-0"

SOUTHSIDE HILLS PHASE I - DEVELOPER SIGNAGE AND SCREENING EXHIBIT

City of Rockwall, Rockwall County, Texas

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


MATCHLINE
REF: SHEET OS5
REF: SHEET OS4
STREET D
STREET E
STREET F
STREET G
STREET H
STREET I
STREET J
STREET K
STREET L
STREET M
STREET N
STREET O
STREET P

CALLOUTS LEGEND:

●	MAIN ENTRY SIGNAGE; PERMANENT AND TO BE INSTALLED BY DEVELOPER.
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NORTH

SCALE: 1" = 100'-0"

SOUTHSIDE HILLS PHASE I - DEVELOPER SIGNAGE AND SCREENING EXHIBIT

City of Rockwall, Rockwall County, Texas

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CONSULTING
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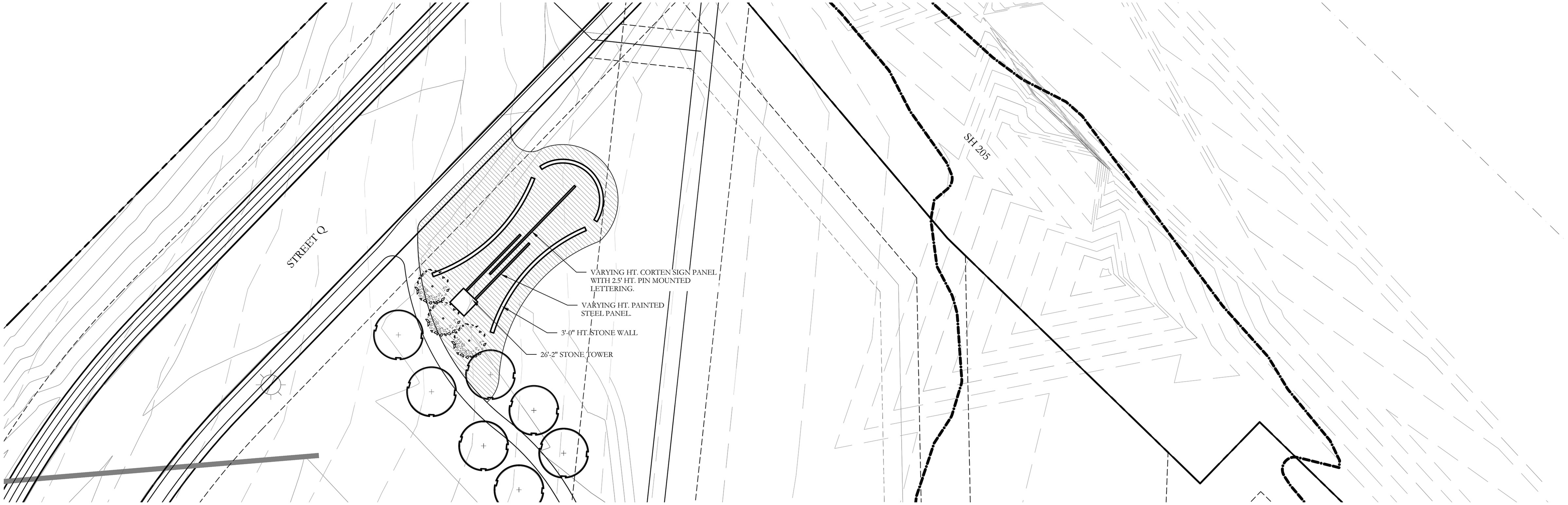
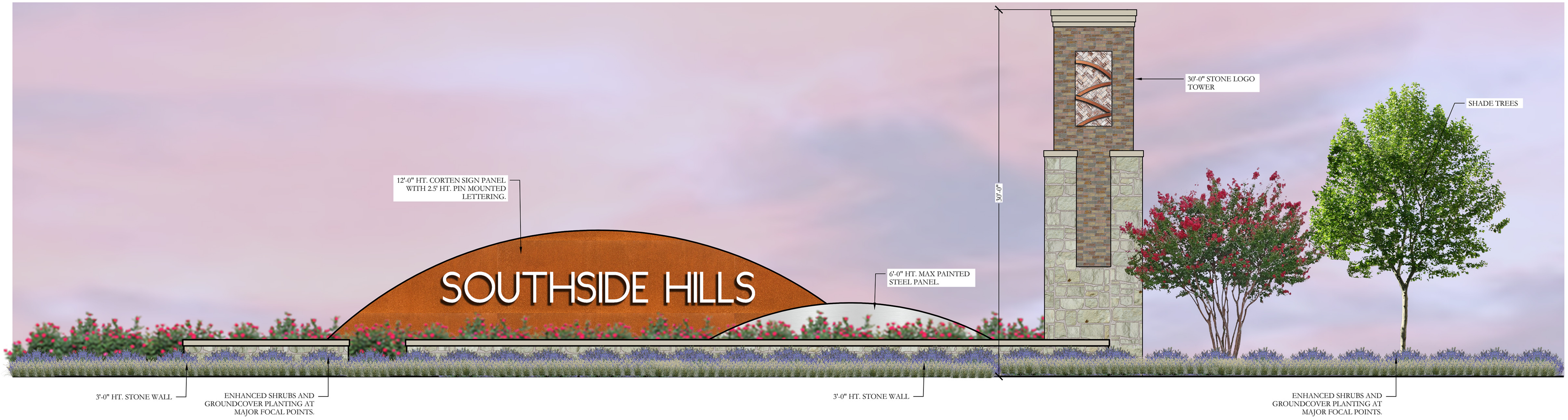

STREET Q
SH 205
VARYING HT. CORTEN SIGN PANEL WITH 2.5' HT. PIN MOUNTED LETTERING.
VARYING HT. PAINTED STEEL PANEL.
3'-0" HT. STONE WALL
26'-2" STONE TOWER

MAIN ENTRY SIGNAGE
PLAN

SCALE: 1" = 20'-0"


12'-0" HT. CORTEN SIGN PANEL WITH 2.5' HT. PIN MOUNTED LETTERING.
SOUTHSIDE HILLS
6'-0" HT. MAX PAINTED STEEL PANEL.
30'-0"
30'-0" STONE LOGO TOWER
SHADE TREES
3'-0" HT. STONE WALL
ENHANCED SHRUBS AND GROUNDCOVER PLANTING AT MAJOR FOCAL POINTS.
3'-0" HT. STONE WALL
ENHANCED SHRUBS AND GROUNDCOVER PLANTING AT MAJOR FOCAL POINTS.

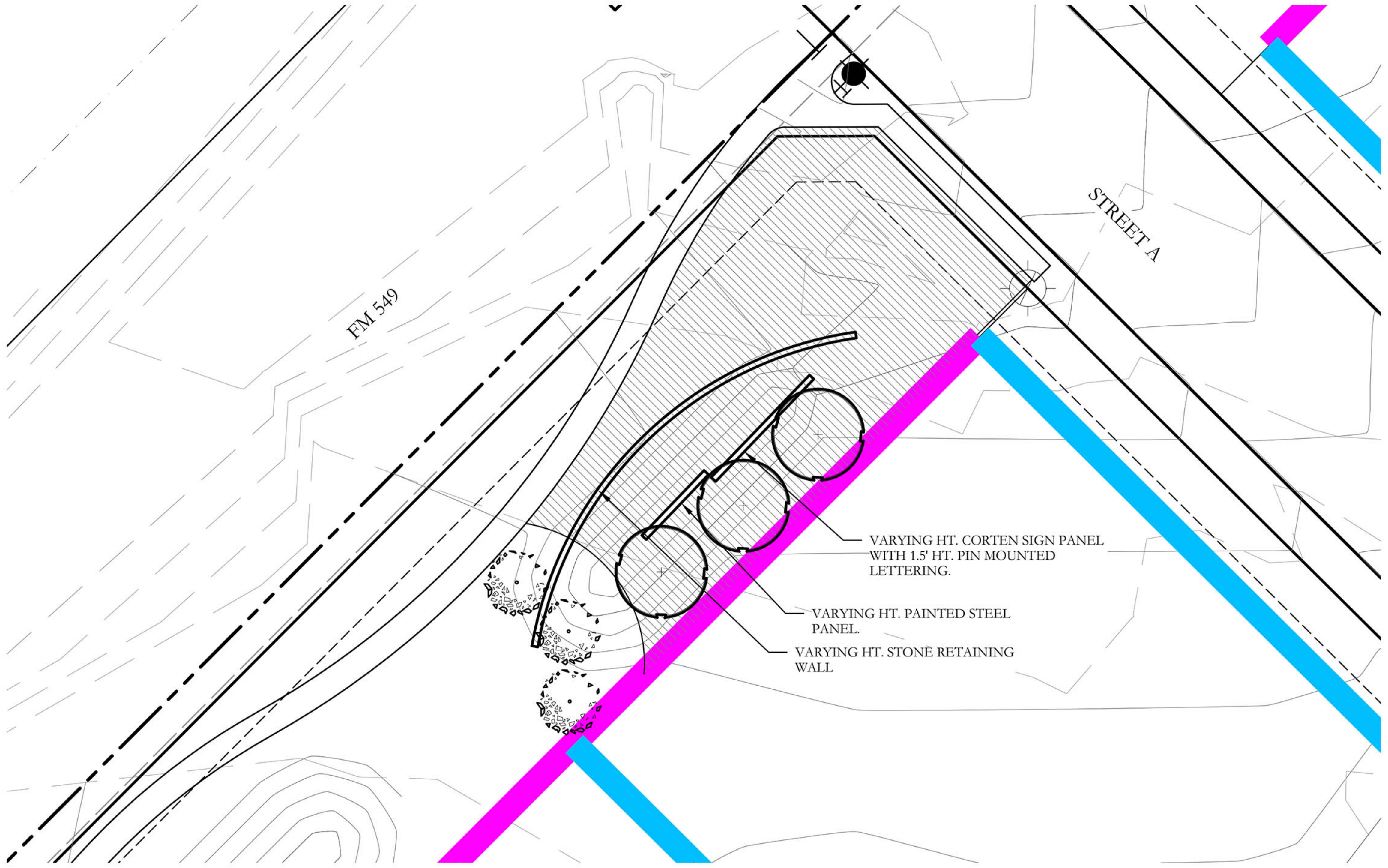
MAIN ENTRY SIGNAGE
ELEVATION

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

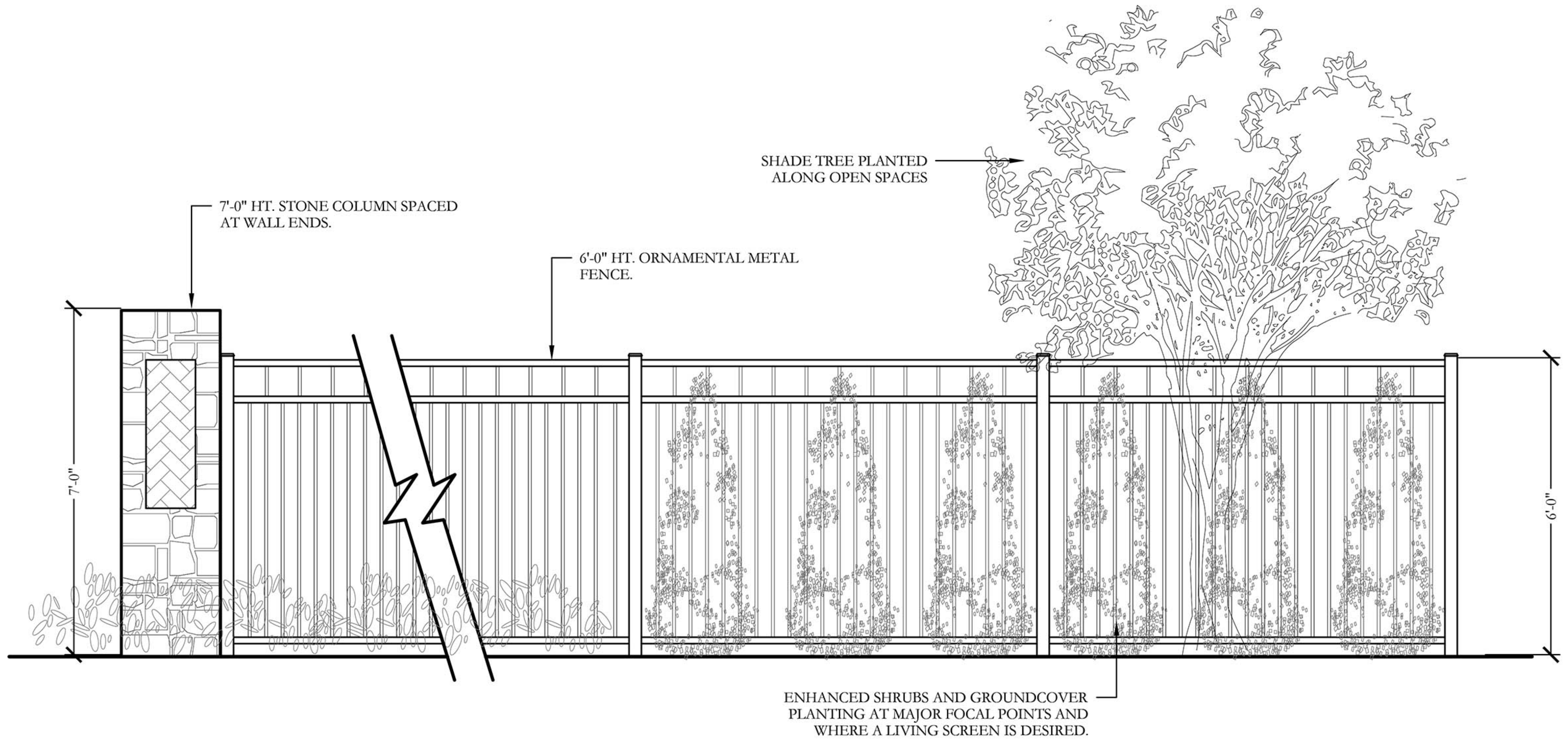
SOUTHSIDE HILLS PHASE I - DEVELOPER SIGNAGE AND SCREENING EXHIBIT

City of Rockwall, Rockwall County, Texas

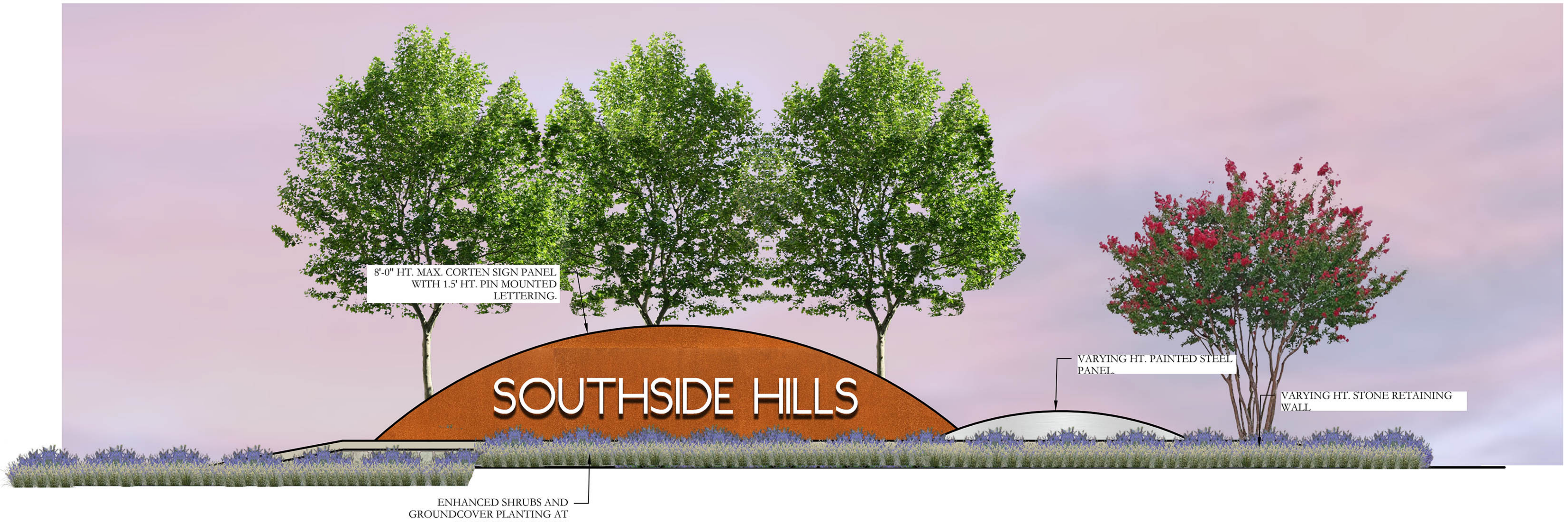
JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100


FM 549
STREET A
VARYING HT. CORTEN SIGN PANEL WITH 1.5' HT. PIN MOUNTED LETTERING.
VARYING HT. PAINTED STEEL PANEL.
VARYING HT. STONE RETAINING WALL

SECONDARY ENTRY SIGNAGE
PLAN
SCALE: 1" = 20'-0"


SHADE TREE PLANTED ALONG OPEN SPACES
7'-0" HT. STONE COLUMN SPACED AT WALL ENDS.
6'-0" HT. ORNAMENTAL METAL FENCE.
7'-0"
6'-0"
ENHANCED SHRUBS AND GROUNDCOVER PLANTING AT MAJOR FOCAL POINTS AND WHERE A LIVING SCREEN IS DESIRED.

TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION
SCALE: 1/2" = 1'-0"


8'-0" HT. MAX. CORTEN SIGN PANEL WITH 1.5' HT. PIN MOUNTED LETTERING.
SOUTHSIDE HILLS
VARYING HT. PAINTED STEEL PANEL.
VARYING HT. STONE RETAINING WALL
ENHANCED SHRUBS AND GROUNDCOVER PLANTING AT MAJOR FOCAL POINTS

SECONDARY ENTRY SIGN PANEL
ELEVATION
SCALE: 1/4" = 1'-0"

SOUTHSIDE HILLS PHASE I - DEVELOPER SIGNAGE AND SCREENING EXHIBIT

City of Rockwall, Rockwall County, Texas

2ND QUARTER REPORT

JANUARY - MARCH 2025

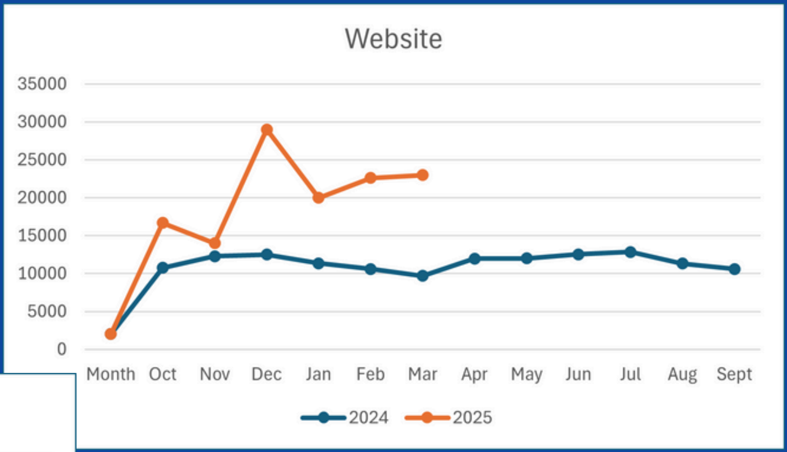
Visit ROCKWALL
Free Live Music Capital
of North Texas

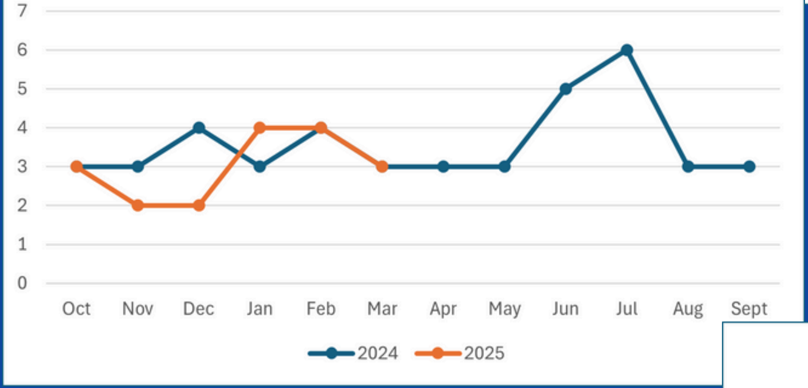
Jodi Willard
Director of Tourism

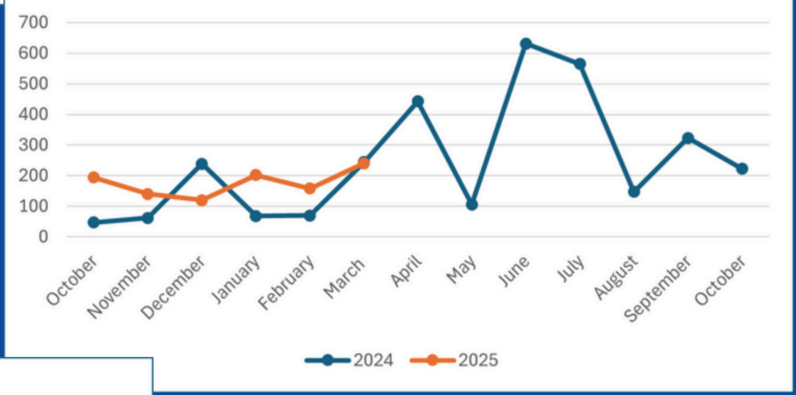
VisitRockwall.com

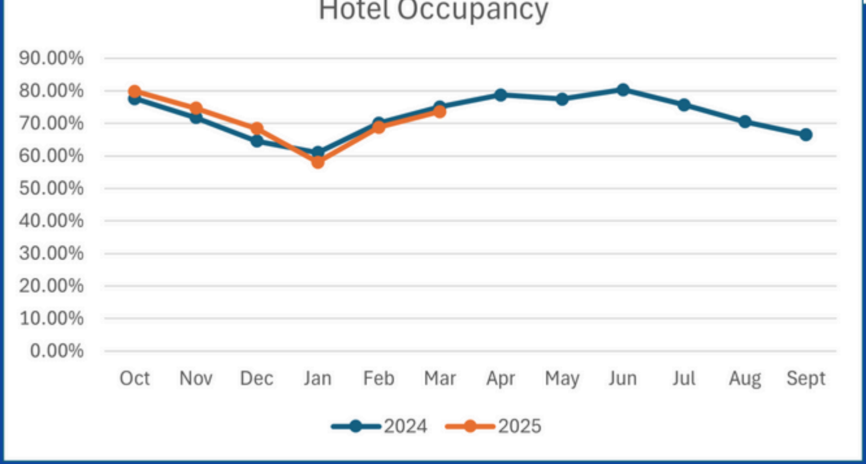
Visit Rockwall
Free Live Music Capital of North Texas

ROCKWALL BY THE NUMBERS


Website

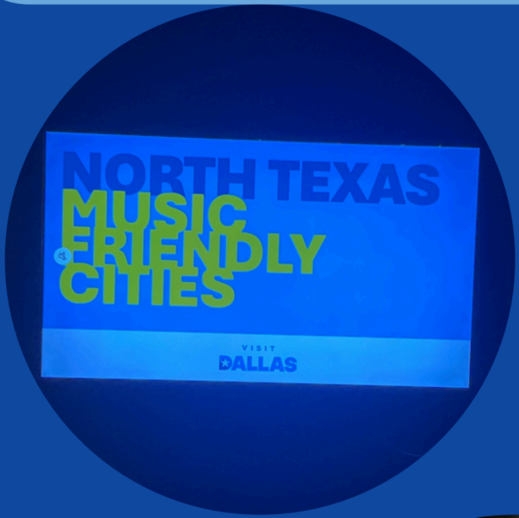

Groups/Events Assisted


Visitor Brochures Distributed


Hotel Occupancy

SALES/SERVICING OPPORTUNITIES

TEXAS TRAVEL
UNITY
Thank You
SPONSORS
AUSTIN
AT&T STADIUM
AMARILLO
LUBBOCK
Houstonfirst
AJR
FIRST CLASS
FORT WORTH
LCRA PARKS
Baytown
Plano
ZOO
LANDRY'S
LAREDO


NORTH TEXAS
MUSIC
FRIENDLY
CITIES
VISIT
DALLAS

Visit
ROCKWALL
Visit
Rockwall
Free Live Music Capital of North Texas
Weekend - Stay for a Lifetime

Shows/Events Attended:

- Texas Association of CVBs Mid Winter Conference
  - Attended conference is Waco
- Southwest Showcase
  - Hosted a booth and met one-on-one with meeting planners
- Rockwall County Days
- Texas Travel Alliance Unity Dinner
  - Participated in statewide dinner promoting Rockwall
- Annual Chamber Banquet
- North Texas Music Friendly Meeting
  - Met with North Texas Music Friendly Communities
- Dallas Travel & Adventure Show
  - Participated in promoting Rockwall with Team Texas to leisure tourists

Upcoming Expo Shows:

- Texas Travel Alliance - Travel Expo
- Tourism Friendly Community Designation

Visit ROCKWALL
Free Live Music Capital
of North Texas

SALES/SERVICING OPPORTUNITIES

Hosted Conferences this quarter

Bookable Speaker Conference 40 attendees - 3 days/2 nights

Economic Impact Rooms & Food & Beverage $25,922

Confirmed Conferences & Events

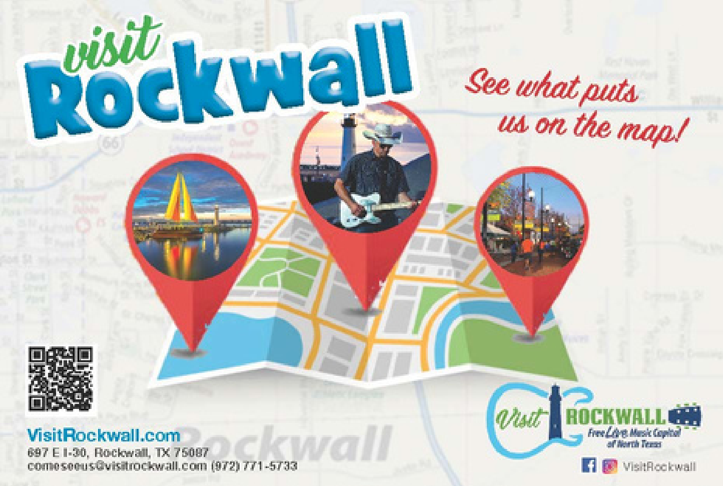
Rockwall will be hosting 5 conferences and 1 sports event in the upcoming months—continuing to strengthen our city's reputation as a premier destination for meetings, events, and sports tourism.

Pending Conferences

The Visit Rockwall team is actively working with organizers on 7 potential conferences. These opportunities reflect strong interest in Rockwall as a meeting destination and represent promising prospects for future tourism growth.

PRINT ADVERTISING

AAA Explorer


visit
Rockwall
See what puts us on the map!
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comeseeus@visitrockwall.com (972) 771-5733
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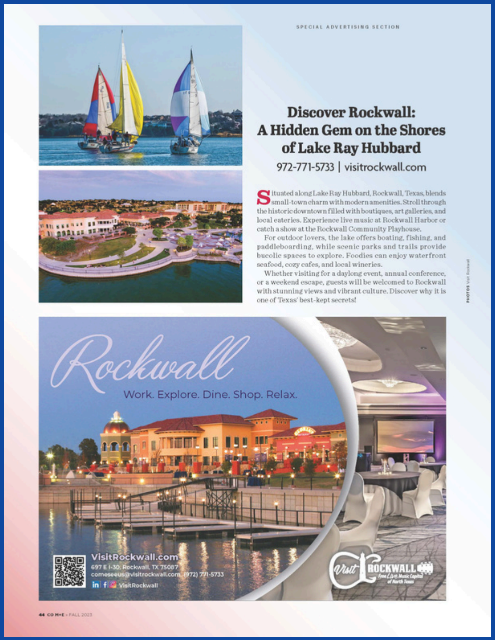
VisitRockwall

500,000 Print copies distributed

Texas Meetings & Events



SPECIAL ADVERTISING SECTION

Discover Rockwall: A Hidden Gem on the Shores of Lake Ray Hubbard

972-771-5733 | visitrockwall.com

Situated along Lake Ray Hubbard, Rockwall, Texas, blends small-town charm with modern amenities. Stroll through the historic downtown filled with boutiques, art galleries, and local eateries. Experience live music at Rockwall Harbor or catch a show at the Rockwall Community Playhouse.

For outdoor lovers, the lake offers boating, fishing, and paddleboarding, while scenic parks and trails provide bucolic spaces to explore. Foodies can enjoy waterfront seafood, cozy cafes, and local wineries.

Whether visiting for a daylong event, annual conference, or a weekend escape, guests will be welcomed to Rockwall with stunning views and vibrant culture. Discover why it is one of Texas' best-kept secrets!

PHOTOS Visit Rockwall

Rockwall
Work. Explore. Dine. Shop. Relax.
VisitRockwall.com
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comeseeus@visitrockwall.com (972) 771-5733
VisitRockwall
Visit ROCKWALL
Free Live Music Capital of North Texas

44 CO M+E • FALL 2023

11,000 Printed copies distributed

Meet Texas

Rockwall
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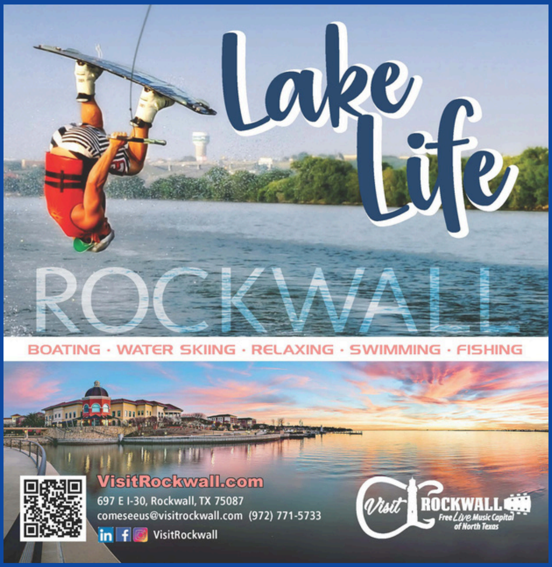
2025 Spring
15,500 Copies distributed directly to meeting planners

Texas Parks & Wildlife


Lake Life
ROCKWALL
BOATING · WATER SKIING · RELAXING · SWIMMING · FISHING
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Free Live Music Capital
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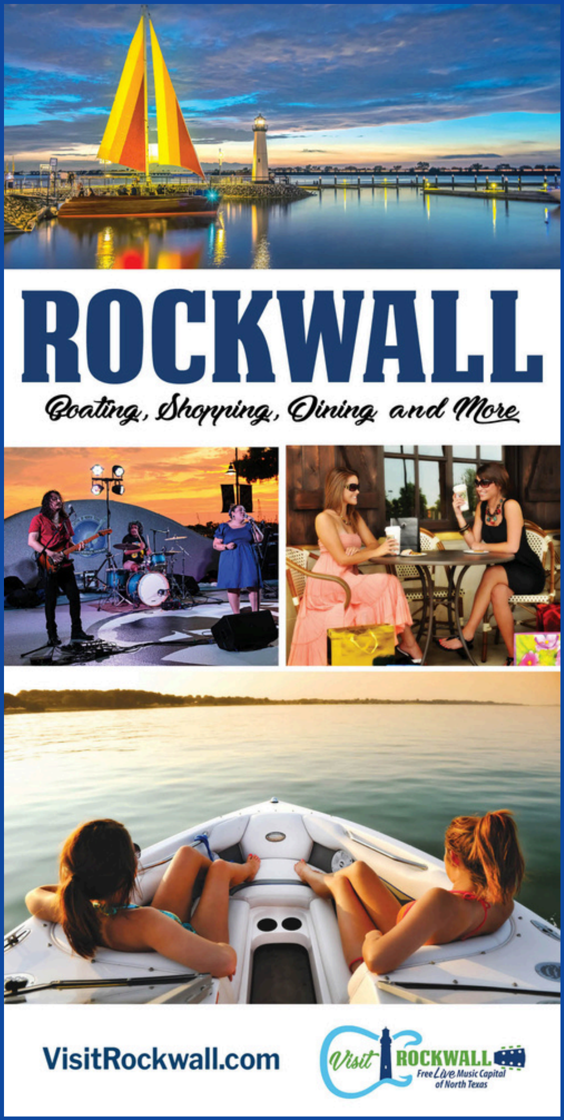
DIGITAL ADVERTISING

Tour Texas Display Ads

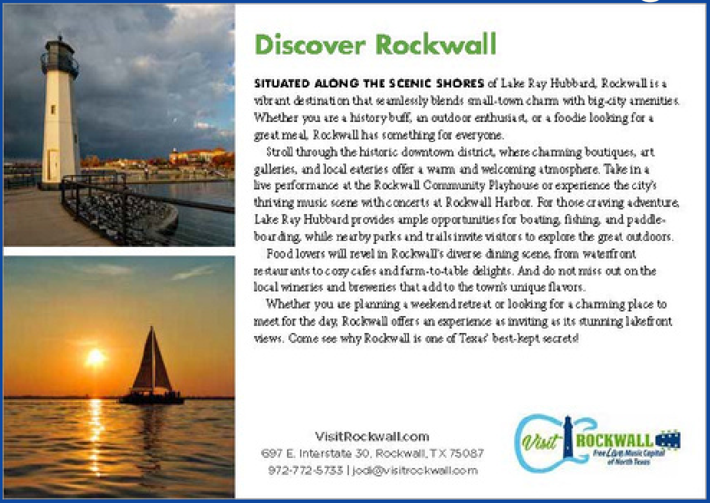
VisitRockwall.com
Boating, Shopping, Dining and More
Visit ROCKWALL Free Live Music Capital of North Texas


ROCKWALL
Boating, Shopping, Dining and More
VisitRockwall.com
Visit ROCKWALL Free Live Music Capital of North Texas

ROCKWALL
Shop. Dine. Relax.
VisitRockwall.com
Visit ROCKWALL Free Live Music Capital of North Texas

VisitRockwall.com
Boating, Shopping, Dining and More
Visit ROCKWALL

Meet Texas CVB Listing



Discover Rockwall

SITUATED ALONG THE SCENIC SHORES of Lake Ray Hubbard, Rockwall is a vibrant destination that seamlessly blends small-town charm with big-city amenities. Whether you are a history buff, an outdoor enthusiast, or a foodie looking for a great meal, Rockwall has something for everyone.

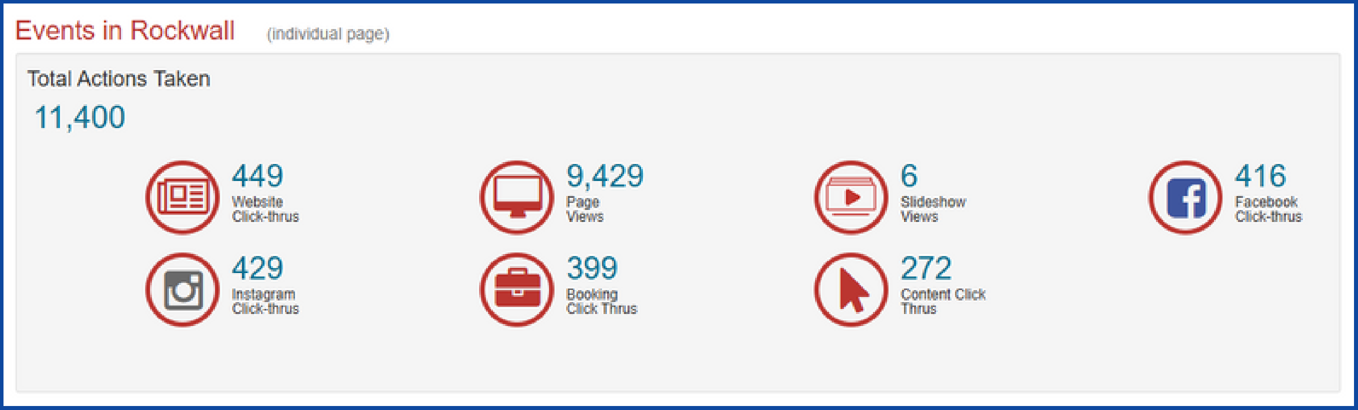
Stroll through the historic downtown district, where charming boutiques, art galleries, and local eateries offer a warm and welcoming atmosphere. Take in a live performance at the Rockwall Community Playhouse or experience the city's thriving music scene with concerts at Rockwall Harbor. For those craving adventure, Lake Ray Hubbard provides ample opportunities for boating, fishing, and paddle-boarding, while nearby parks and trails invite visitors to explore the great outdoors.

Food lovers will revel in Rockwall's diverse dining scene, from waterfront restaurants to cozy cafes and farm-to-table delights. And do not miss out on the local wineries and breweries that add to the town's unique flavors.

Whether you are planning a weekend retreat or looking for a charming place to meet for the day, Rockwall offers an experience as inviting as its stunning lakefront views. Come see why Rockwall is one of Texas' best-kept secrets!

VisitRockwall.com
697 E. Interstate 30, Rockwall, TX 75087
972-772-5733 | jodi@visitrockwall.com

BLOG RESULTS

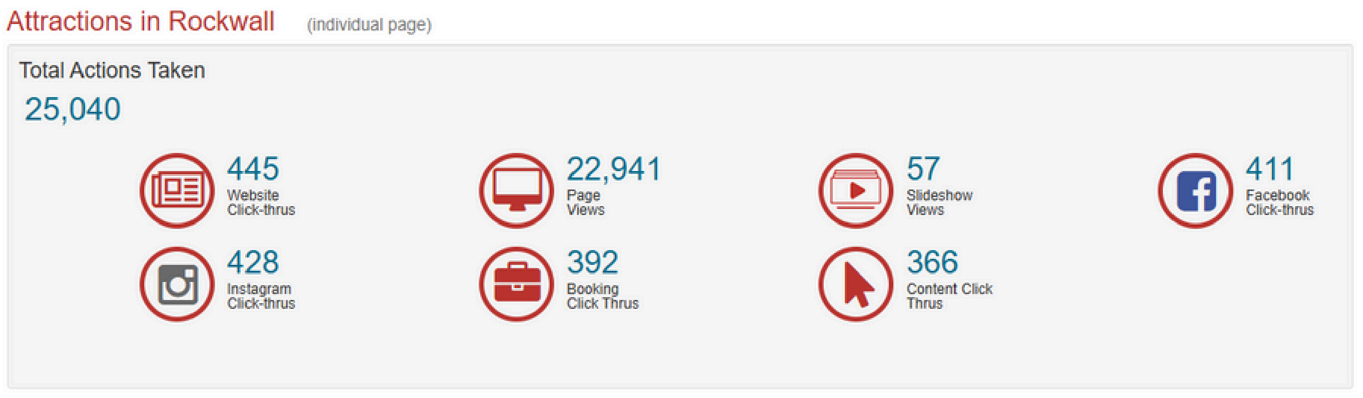


Events in Rockwall (individual page)

Total Actions Taken

11,400

449	Website Click-thrus
9,429	Page Views
6	Slideshow Views
416	Facebook Click-thrus
429	Instagram Click-thrus
399	Booking Click Thrus
272	Content Click Thrus

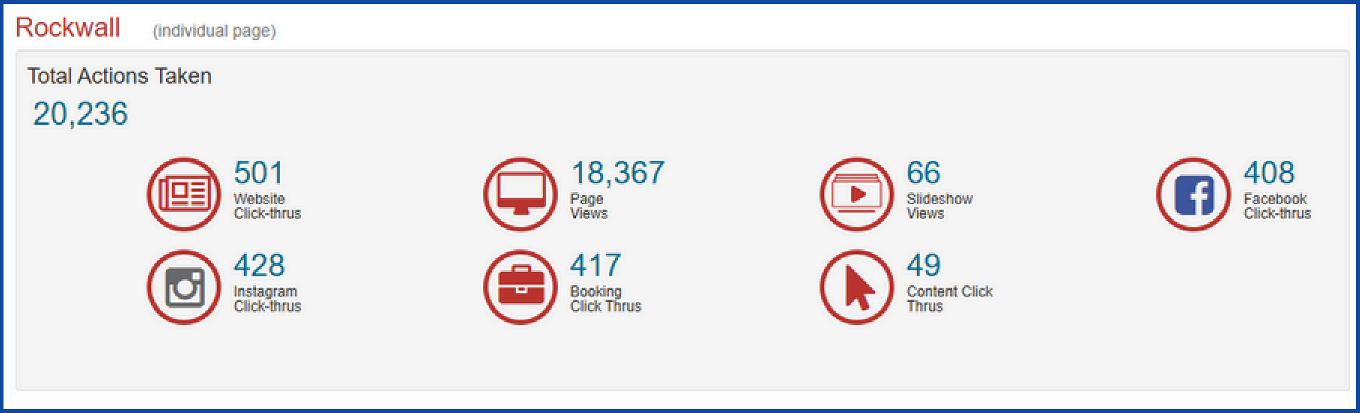


Attractions in Rockwall (individual page)

Total Actions Taken

25,040

445	Website Click-thrus
22,941	Page Views
57	Slideshow Views
411	Facebook Click-thrus
428	Instagram Click-thrus
392	Booking Click Thrus
366	Content Click Thrus

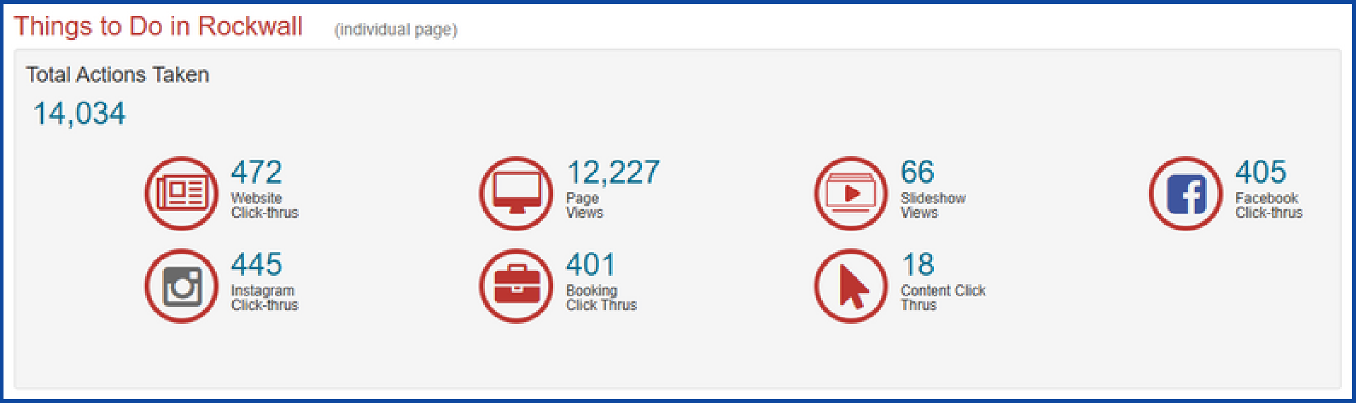


Rockwall (individual page)

Total Actions Taken

20,236

501	Website Click-thrus
18,367	Page Views
66	Slideshow Views
408	Facebook Click-thrus
428	Instagram Click-thrus
417	Booking Click Thrus
49	Content Click Thrus



Things to Do in Rockwall (individual page)

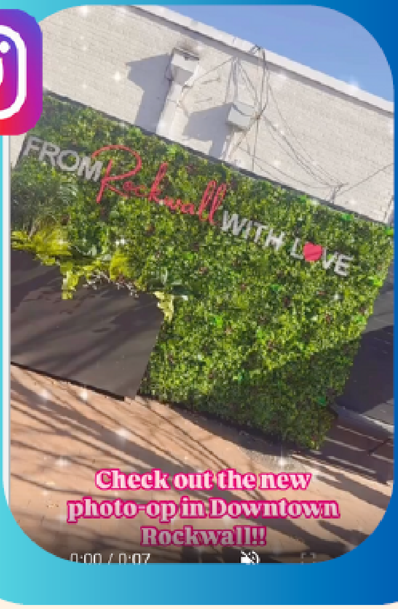
Total Actions Taken

14,034

472	Website Click-thrus
12,227	Page Views
66	Slideshow Views
405	Facebook Click-thrus
445	Instagram Click-thrus
401	Booking Click Thrus
18	Content Click Thrus

SOCIAL MEDIA METRICS

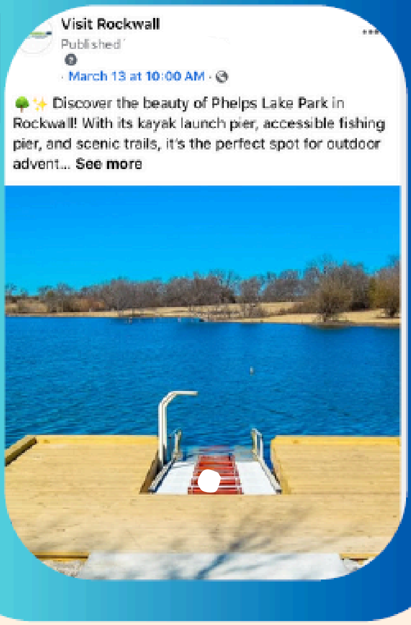
We continue to successfully promote attractions, restaurants, and events in Rockwall on Facebook, Instagram and LinkedIn.



Jan - March

Views	Shares
4,733	32

2nd most viewed Reel

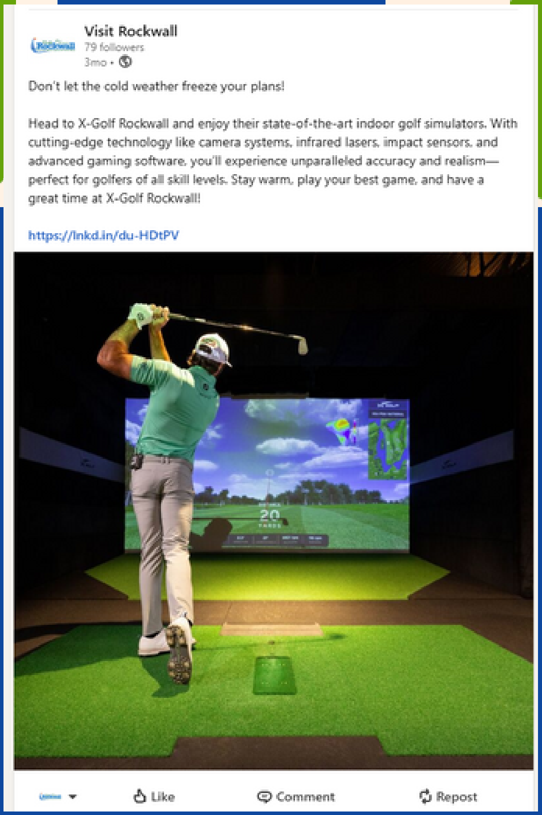

Visit Rockwall
Published
· March 13 at 10:00 AM ·

🌳✨ Discover the beauty of Phelps Lake Park in Rockwall! With its kayak launch pier, accessible fishing pier, and scenic trails, it's the perfect spot for outdoor advent... See more

Jan - March

Views	Shares
94,524	28

96% of views were from Non Followers


Visit Rockwall
79 followers
3mo •

Don't let the cold weather freeze your plans!

Head to X-Golf Rockwall and enjoy their state-of-the-art indoor golf simulators. With cutting-edge technology like camera systems, infrared lasers, impact sensors, and advanced gaming software, you'll experience unparalleled accuracy and realism—perfect for golfers of all skill levels. Stay warm, play your best game, and have a great time at X-Golf Rockwall!

https://lnkd.in/du-HDtPV

Our top performing posts of Rockwall were outdoor posts.

Travel & Tourism Week
May 4 - 10, 2025

The goal of National Travel & Tourism Week is to highlight travel's essential role in driving economic growth, creating jobs and enhancing quality of life across the United States. Since 1983, the travel industry has come together each May to recognize and amplify the impact of travel in communities nationwide.

2024 Quick Stats

$178.9 Million

in direct spending from Visitors in 2024

$7,000

If visitors stopped coming, each household in Rockwall would need to spend an extra $7,000 to keep our economy moving

---

1,300 JOBS

supported by tourism

Visit ROCKWALL
Free Live Music Capital
of North Texas

Based on data provided by Dean Runyan Association

Visit ROCKWALL
Free Live Music Capital
of North Texas

Tourism Friendly Community Designation

🎉 You're Invited! 🎉
Join us as Travel Texas officially recognizes Rockwall as the 5th city in Texas to earn the prestigious Tourism Friendly Community designation!

📍 Location: Concert by the Lake at The Harbor
📅 Date: Thursday, May 8, 2025
🕕 Time: 6:45 PM

Celebrate this exciting milestone with us during one of Rockwall’s signature events! Stop by the Visit Rockwall tent to learn more about how tourism supports our community and discover what makes Rockwall a must-visit destination.
Let’s come together to honor Rockwall’s vibrant spirit and growing tourism legacy! 🎶🌅

TOURISM
FRIENDLY
TEXAS

For more information contact
Jodi Willard
jodi@visitrockwall.com
972-771-5733

Rockwall Area Chamber of Commerce & Visitors Center
Hotel Occupancy Tax Financial Review
Program Year 2024-2025 Q2

	Q2 Ending 03/31/2025 2024-2025 Actual	 Awarded/Received
Program Year Revenues		
Money Awarded		400,000
Payments Received		200,000
Expense		
Digital Advertising/Marketing	10,550	
Print Advertising/Marketing	17,087	
Misc Advertising/Marketing		
Sales/ Expo Travel	3,901	
Expo Registration Fees		
Misc. Expenses		
Staffing	87,000	
Other Operational Expenses	6,231	
Events	550	
Professional Dues / Memberships	3,100	
Website Support.	2,550	
Supplies	72	
Postage	1,791	
Total Expenses		132,832
Funds Surplus/(Deficit)		67,168

Anna Campbell
Rockwall City Council, Place 6

May 2, 2025

Rockwall Mayor and City Council
385 South Goliad Street
Rockwall, TX 75087

RE: Request to miss three consecutive council meetings

Dear Rockwall Mayor and City Council Members,

In light of existing provisions within the City Charter and an upcoming summer trip I have planned, I'm writing to respectfully ask for your consideration of the request outlined below.

Sec. 3.05 of the **City Charter** reads, in part, as follows:

> (2) If any member of the City Council is absent from three consecutive regular meetings, without explanation acceptable to a majority of the remaining Council members, his office will be declared vacant at the next regular meeting of the Council. (Amended, 1988)

Please know I will be out of the country for several weeks on a trip, and, as a result, will be absent from the following, regularly-scheduled City Council meetings:

- Monday, June 2, 2025
- Monday, June 16, 2025 and
- Monday, July 7, 2025.

I respectfully request Council consideration of my being absent from the three, aforementioned city council meetings, and that you please consider me to be "excused" with no adverse impacts related to my ongoing council member duties upon my return.

I appreciate serving as Rockwall City Council Member, Place 6 and look forward to continuing to work with all members of city council and our citizens to make Rockwall the very best.

Thank you for your consideration.

Respectfully submitted,

Anna Campbell

City of Rockwall
The New Horizon

Building Inspections Department

Monthly Report

March 2025

Permits

Total Permits Issued:	**307**
Building Permits:	74
Contractor Permits:	233
Total Commercial Permit Values:	**$1,274,144.41**
Building Permits:	$78,500.00
Contractor Permits:	$1,195,644.41
Total Fees Collected:	**$533,967.61**
Building Permits:	$499,013.05
Contractor Permits:	$34,954.56

Board of Adjustment

Board of Adjustment Cases:	**0**

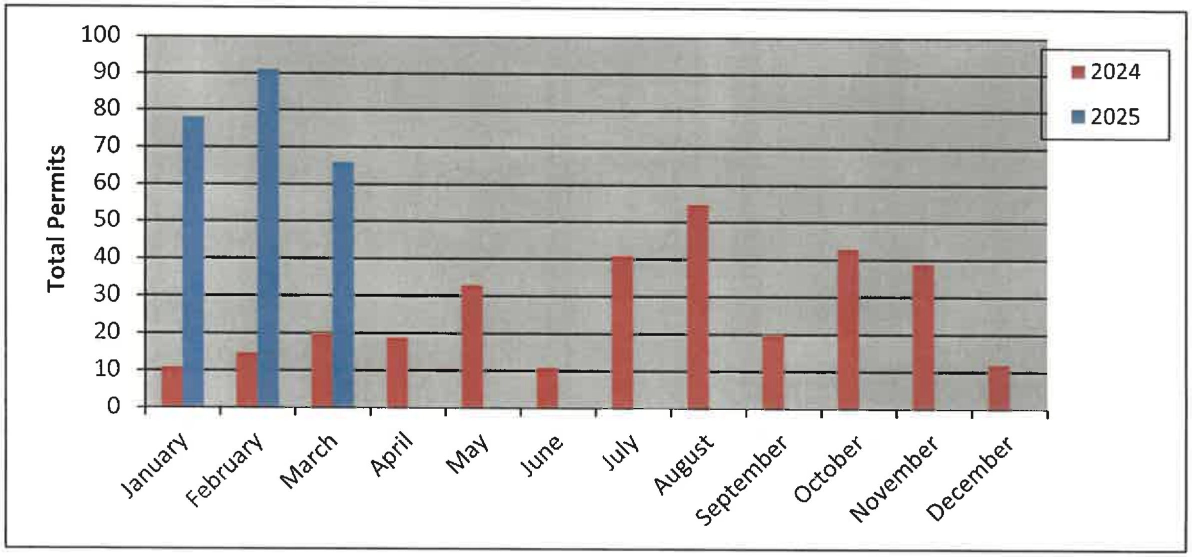
4/3/2025
1:22:59PM

City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 3/1/2025 to 3/31/2025

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	36	$1,274,144.41	$16,911.47
Accessory Building Permit	2	78,500.00	$658.05
Backflow Permit	1	900.00	$76.50
Electrical Permit	5	17,500.00	$567.16
Fence Permit	1	22,865.41	$51.00
Irrigation Permit	2		$4,554.97
Mechanical Permit	6	118,102.50	$1,799.85
Plumbing Permit	1	5,000.00	$125.21
Remodel	7	987,362.50	$7,905.73
Retaining Wall Permit	3		$102.00
Roofing Permit	1	9,500.00	$76.50
Sign Permit	4	34,414.00	$535.50
Temporary Construction Trailer	3		$459.00
Residential Building Permit	270		$516,546.14
Accessory Building Permit	2		$730.32
Addition	3		$696.25
Concrete Permit	4		$418.00
Deck Permit	1		$51.00
Demolition	1		$51.00
Demolition - Pool	1		$51.00
Driveway Permit	1		$122.40
Electrical Permit	5		$433.50
Fence Permit	40		$2,039.00
Generator	4		$612.00
Irrigation Permit	48		$3,672.00
Mechanical Permit	9		$1,147.50
New Single Family Residential	66		$496,418.43
Outdoor Kitchen Permit	2		$255.00
Patio Cover/Pergola	6		$715.16
Plumbing Permit	31		$2,422.50
Pool	8		$1,173.00
Remodel	4		$2,750.52
Roofing Permit	22		$1,681.50
Solar Panel Permit	2		$596.06
Window & Door Permit	10		$510.00
Short Term Rental	1		$510.00
Non-Owner-Occupied	1		$510.00
Totals:	307		$533,967.61

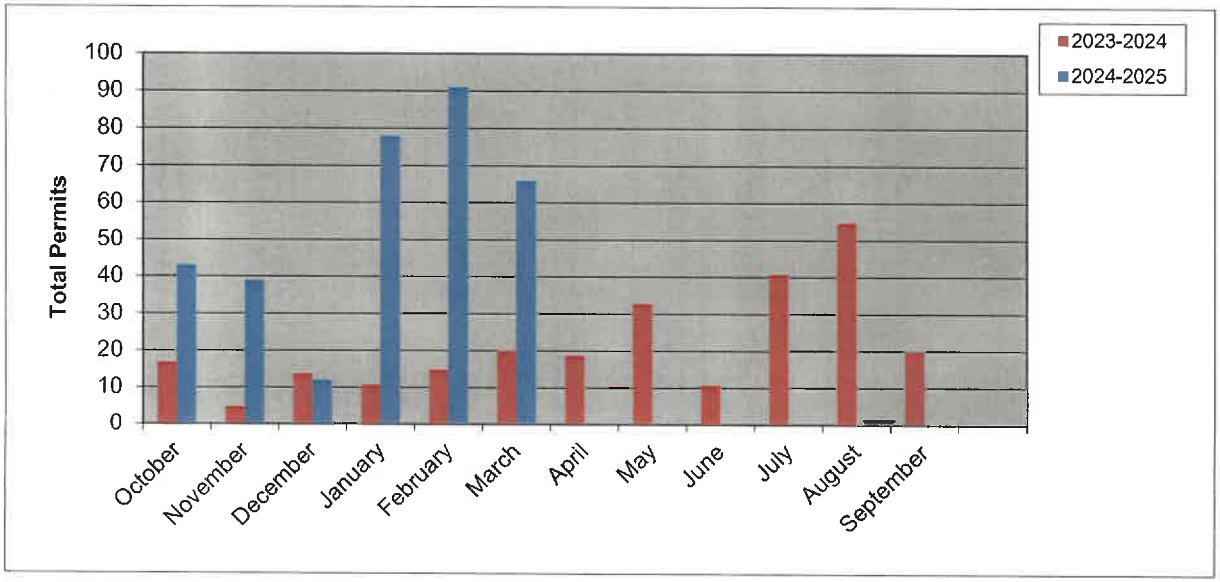
New Residential Permits Calendar Year

	Year	
	2024	**2025**
January	11	78
February	15	91
March	20	66
April	19	
May	33	
June	11	
July	41	
August	55	
September	20	
October	43	
November	39	
December	12	
Totals	319	235



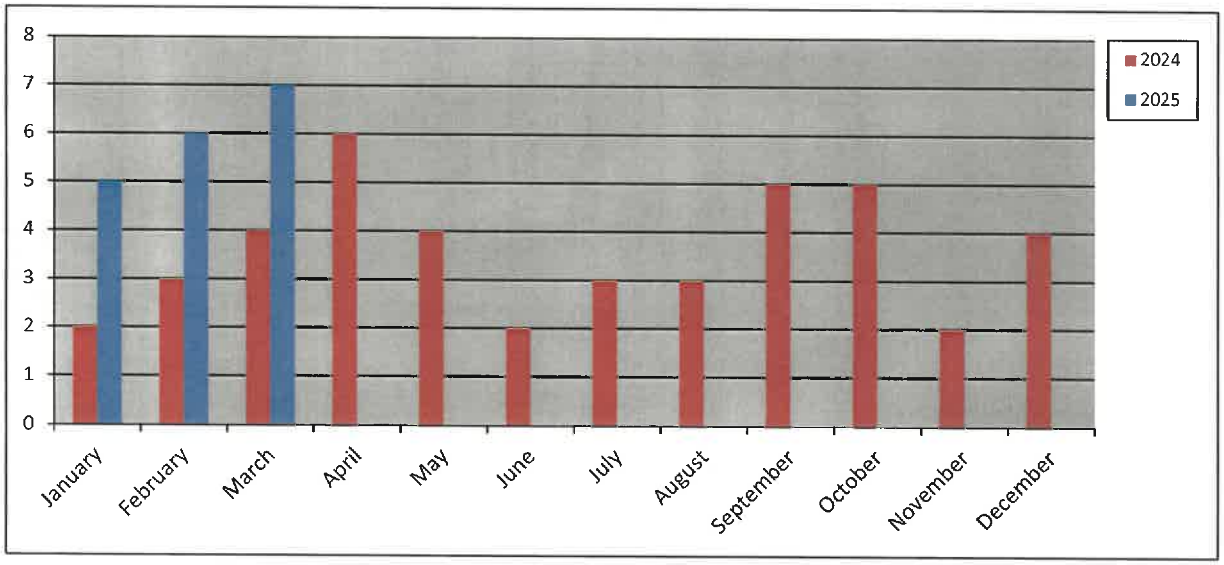
New Residential Permits Fiscal Year

	Year	
	2023-2024	**2024-2025**
October	17	43
November	5	39
December	14	12
January	11	78
February	15	91
March	20	66
April	19	
May	33	
June	11	
July	41	
August	55	
September	20	
Totals	**261**	**329**



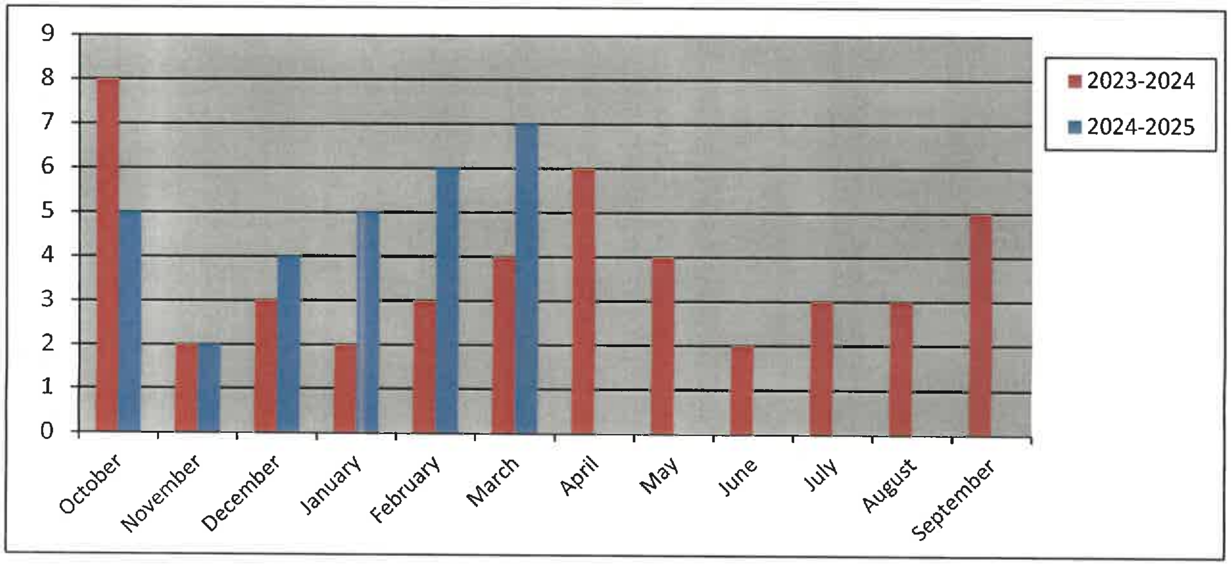
Residential Remodel/Additions Permits Calendar Year

	Year	
	2024	2025
January	2	5
February	3	6
March	4	7
April	6	
May	4	
June	2	
July	3	
August	3	
September	5	
October	5	
November	2	
December	4	
Totals	43	18



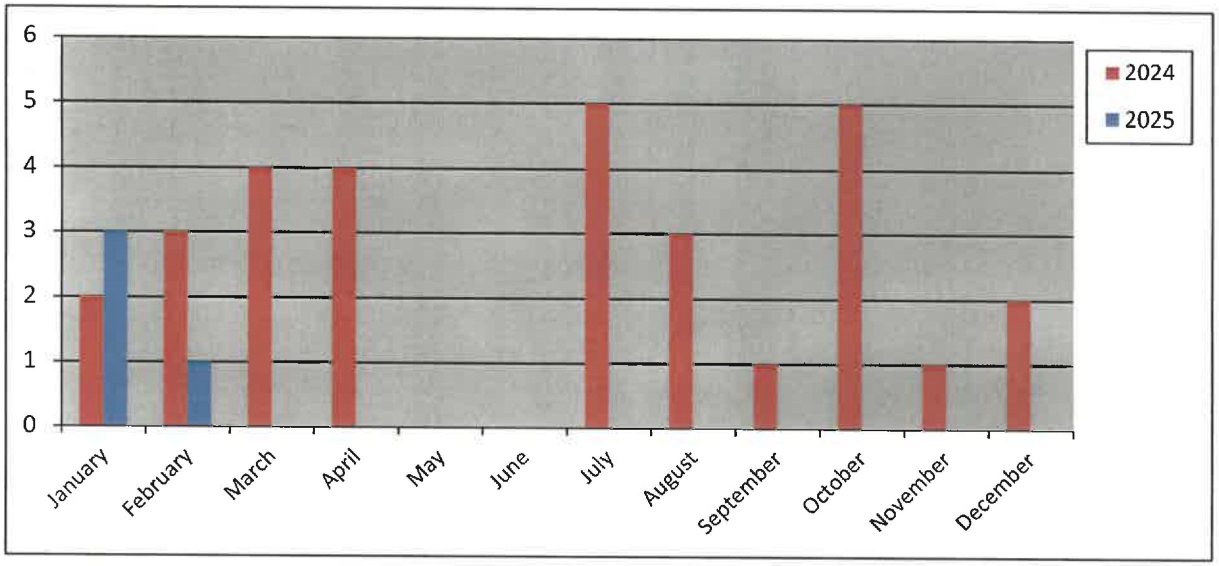
Residential Remodel/Additions Permits Fiscal Year

	Year	
	2023-2024	2024-2025
October	8	5
November	2	2
December	3	4
January	2	5
February	3	6
March	4	7
April	6	
May	4	
June	2	
July	3	
August	3	
September	5	
Totals	**45**	**29**



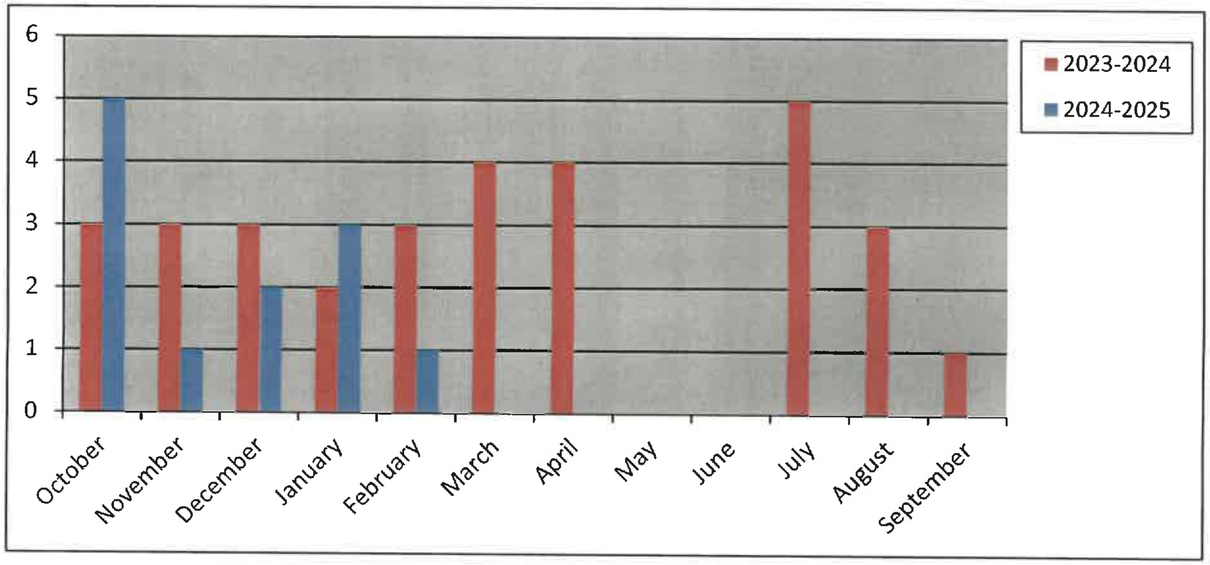
New Commercial Permits Calendar Year

	Year	
	2024	2025
January	2	3
February	3	1
March	4	0
April	4	
May	0	
June	0	
July	5	
August	3	
September	1	
October	5	
November	1	
December	2	
Totals	**30**	**4**



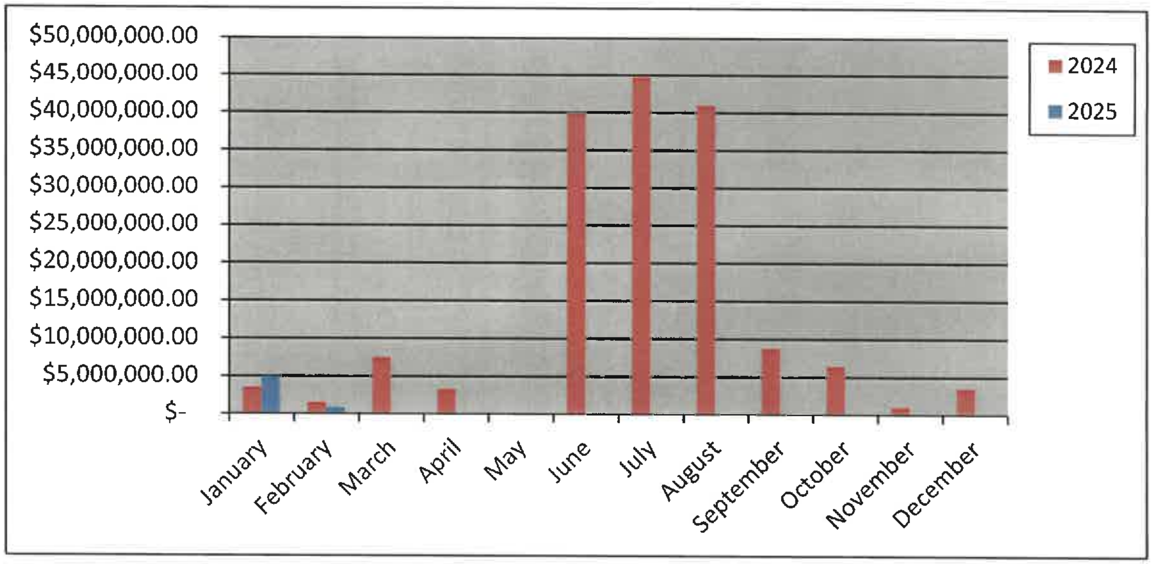
New Commercial Permits Fiscal Year

	Year	
	2023-2024	2024-2025
October	3	5
November	3	1
December	3	2
January	2	3
February	3	1
March	4	0
April	4	
May	0	
June	0	
July	5	
August	3	
September	1	
Totals	**31**	**12**



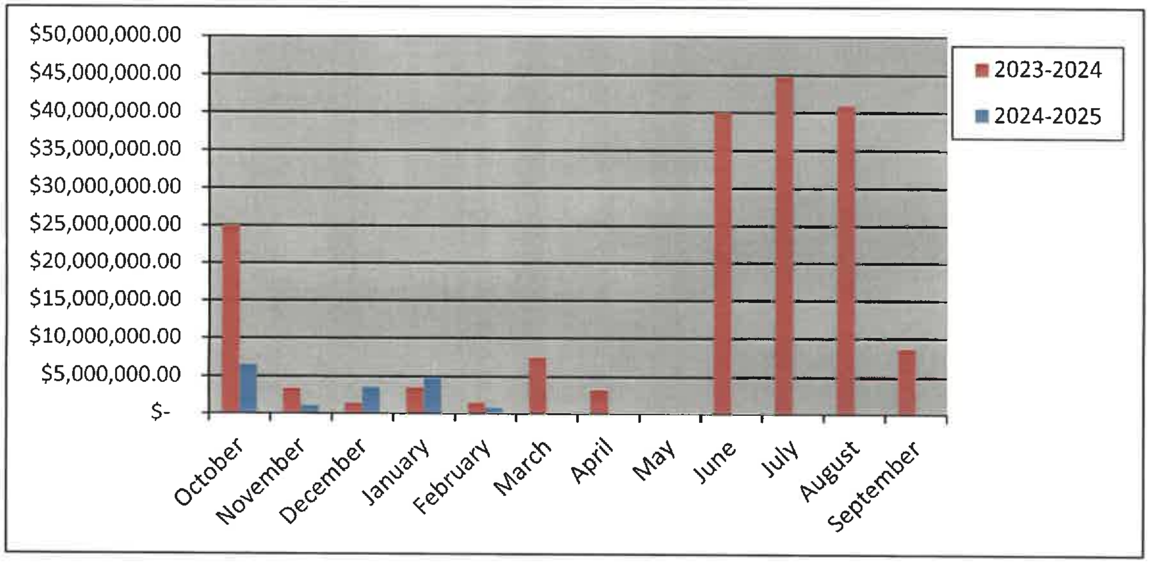
New Commercial Value Calendar Year

	Year			
	2024		2025	
January	$	3,628,000.00	$	4,800,000.00
February	$	1,600,000.00	$	850,000.00
March	$	7,573,400.00	$	-
April	$	3,400,000.00		
May	$	-		
June	$	40,015,846.78		
July	$	44,803,145.65		
August	$	41,008,367.00		
September	$	8,800,000.00		
October	$	6,526,233.00		
November	$	1,100,000.00		
December	$	3,600,000.00		
Totals	**$**	**162,054,992.43**	**$**	**5,650,000.00**



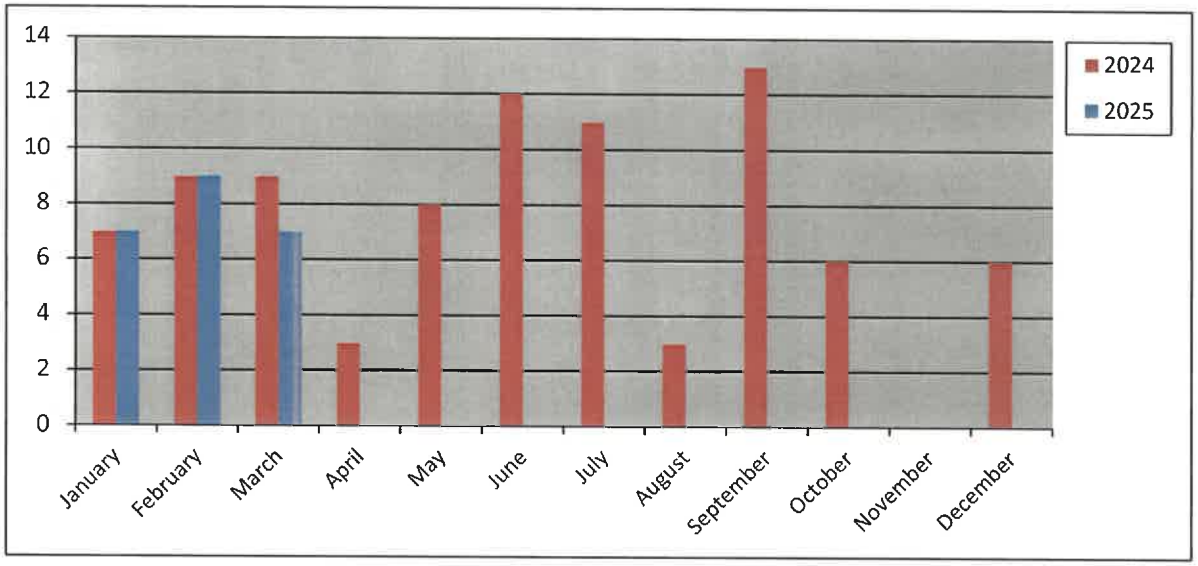
New Commercial Value Fiscal Year

	Year			
	2023-2024		2024-2025	
October	$	25,014,439.00	$	6,526,233.00
November	$	3,500,000.00	$	1,100,000.00
December	$	1,539,000.00	$	3,600,000.00
January	$	3,628,000.00	$	4,800,000.00
February	$	1,600,000.00	$	850,000.00
March	$	7,573,400.00	$	-
April	$	3,400,000.00		
May	$	-		
June	$	40,015,846.78		
July	$	44,803,145.65		
August	$	41,008,367.00		
September	$	8,800,000.00		
Totals	**$**	**180,882,198.43**	**$**	**16,876,233.00**



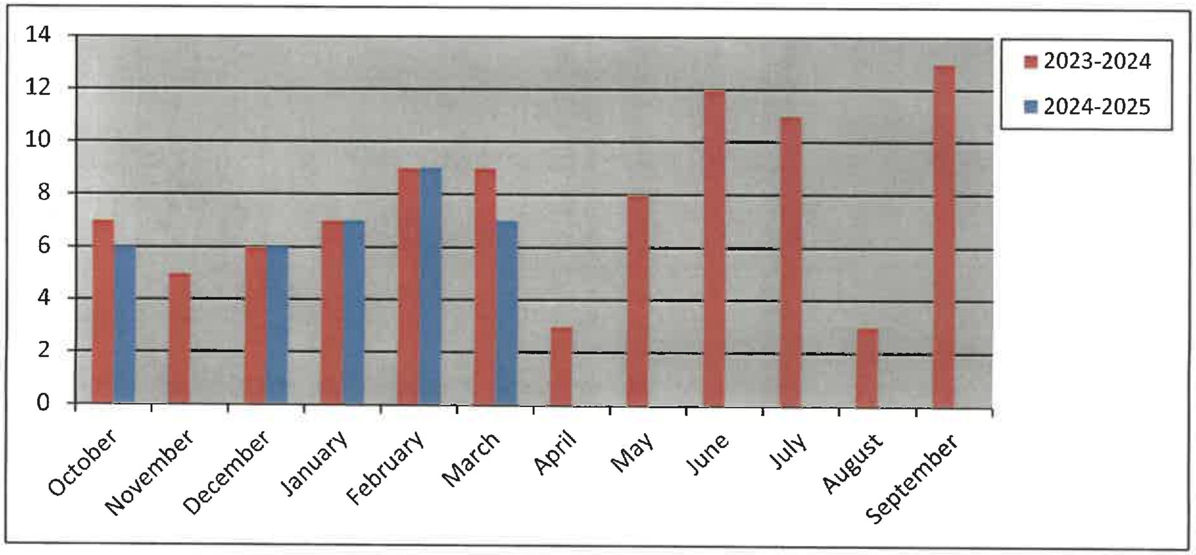
Commercial Additions/Remodel Permits Calendar Year

	Year	
	2024	2025
January	7	7
February	9	9
March	9	7
April	3	
May	8	
June	12	
July	11	
August	3	
September	13	
October	6	
November	0	
December	6	
Totals	**87**	**23**



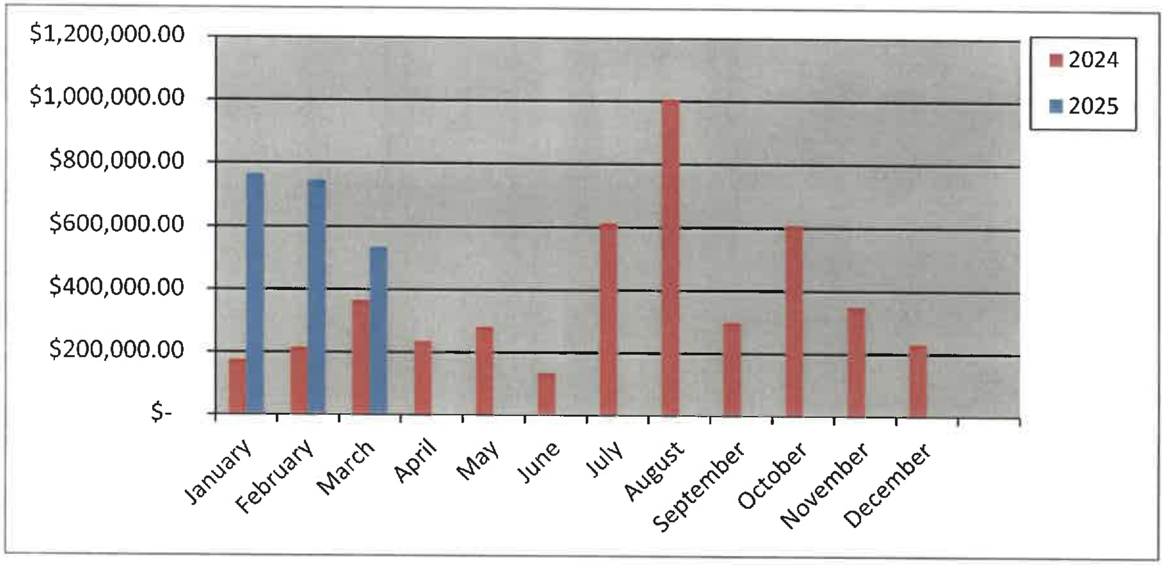
Commercial Additions/Remodel Permits Fiscal Year

	Year	
	2023-2024	2024-2025
October	7	6
November	5	0
December	6	6
January	7	7
February	9	9
March	9	7
April	3	
May	8	
June	12	
July	11	
August	3	
September	13	
Totals	**93**	**35**



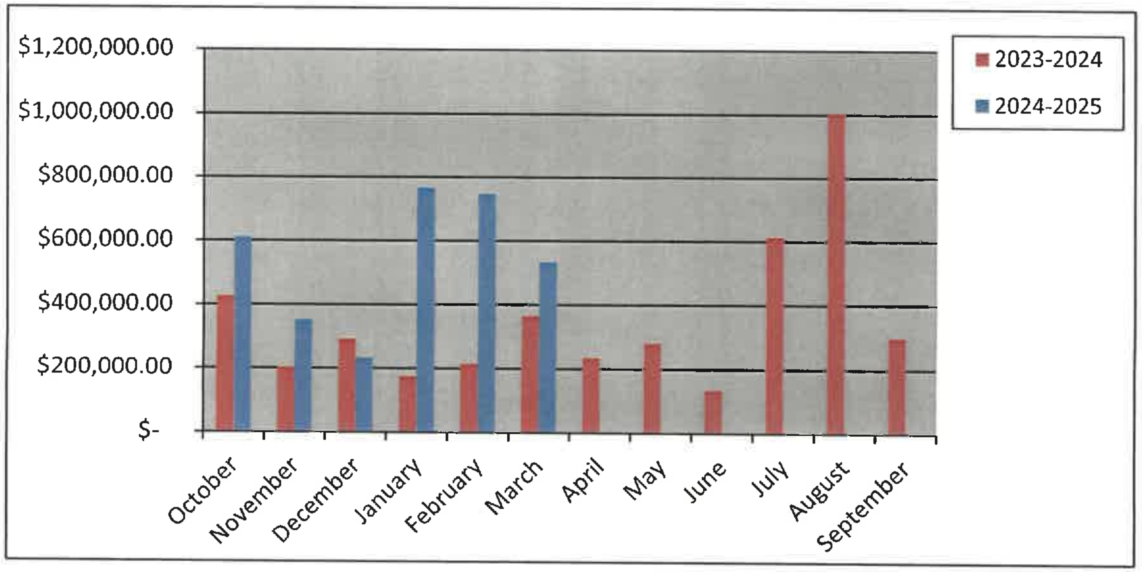
Total Fees Collected Calendar Year

	Year	
	2024	2025
January	$ 177,441.82	$ 764,930.75
February	$ 217,495.76	$ 745,613.47
March	$ 368,481.32	$ 533,967.61
April	$ 236,650.24	
May	$ 283,718.89	
June	$ 137,783.50	
July	$ 615,851.86	
August	$ 1,007,731.91	
September	$ 300,912.22	
October	$ 610,616.91	
November	$ 353,133.50	
December	$ 232,852.46	
Totals	**$ 4,542,670.39**	**$ 2,044,511.83**



Total Fees Collected Fiscal Year

	Year	
	2023-2024	2024-2025
October	$ 428,622.49	$ 610,616.91
November	$ 204,858.87	$ 353,133.50
December	$ 295,452.22	$ 232,852.46
January	$ 177,441.82	$ 764,930.75
February	$ 217,495.76	$ 745,613.47
March	$ 368,481.32	$ 533,967.61
April	$ 236,650.24	
May	$ 283,718.89	
June	$ 137,783.50	
July	$ 615,851.86	
August	$ 1,007,731.91	
September	$ 300,912.22	
Totals	**$ 4,275,001.10**	**$ 3,241,114.70**



4/1/2025 **City of Rockwall** **Page 1**

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CERTIFICATES OF OCCUPANCY ISSUED

For the Period 3/1/2025 to 3/31/2025

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid
CO2024-166 10/02/2024 03/07/2025	Certificate of Occupancy ISSUED Interstate Classic Cars	3101 SPRINGER RD, ROCKWALL, TX, 75032		$76.50	$76.50

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	DB Constructors	2400 Great Southwest Parkway	Fort Worth	TX	76106
Business Owner	Interstate Classic Cars, LLC	P.O. Box 1224	Rockwall	TX	75087
Property Owner	JR Fleming Investments, LLC	P.O. Box 1224	Rockwall	TX	75087
Inspection Repor Contact	Alan Decker	2400 Great Southwest Parkway	Fort Worth	TX	76106

Contractors

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid
CO2024-195 12/05/2024 03/11/2025	Certificate of Occupancy ISSUED Rochell Elementary	401 E RALPH HALL PKWY		$76.50	$76.50

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Jesse Waddle	3401 Olympus Blvd 510	Coppell	TX	75019
Business Owner	ROCKWALL ISD 214-500-6603	1191 TL Townsend	Rockwall	TX	75087
Property Owner	ROCKWALL ISD	1191 TL Townsend	Rockwall	TX	75087
Inspection Repor Contact	Jesse Waddle	3401 Olympus Blvd 510	Coppell	TX	75019

Contractors

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid
CO2024-198 12/16/2024 03/10/2025	Certificate of Occupancy ISSUED Mix It Up Creamery	557 E INTERSTATE 30, ROCKWALL, TX, 75087		$76.50	$76.50

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Lisa Epstein	7 Eastshore Rd	Heath	TX	75032
Business Owner	Bradley & Lisa Epstein 972-740-1333	2600 Ridge Rd	Rockwall	TX	75087
Property Owner	Belac Properties LLC	2600 Ridge Rd	Rockwall	TX	75032
Inspection Repor Contact	Lisa Epstein	7 Eastshore Rd	Heath	TX	75032

Contractors

CO2025-25 01/10/2025 03/28/2025	Certificate of Occupancy ISSUED Huckabees Coffee	2083 SUMMER LEE DR, S. 111, ROCKWALL, TX, 75032		$76.50	$76.50

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Duke Skarda	500 Bushong Rd	Grapevine	TX	76051
Business Owner	Ceramic Coffee LLC	5900 Balcones Drive	Grapevine	TX	78731
Property Owner	PA Harbor Retail LLC (contact Dominique Conley)	8222 Douglas Ave	Grapevine	TX	75225
Inspection Repor Contact	Duke Skarda	500 Bushong Rd	Grapevine	TX	76051

Contractors

CO2025-28 02/17/2025 03/07/2025	Certificate of Occupancy ISSUED The Sweetest Thing	919 E INTERSTATE 30, STE 126, ROCKWALL, TX, 75032		$76.50	$76.50

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	william g chappell	2887 Mark Twain Dr	Farmers Branch	TX	75234
Business Owner	Margaret Perotta	5404 Vineyard Ln	McKinney	TX	75070
Property Owner	Rockwall Crossing SC LP Joseph Allen (Landlords Represent.	2227 Vantage Street	Dallas	TX	75207
Inspection Repor Contact	william g chappell	2887 Mark Twain Dr	Farmers Branch	TX	75234

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 3/1/2025 to 3/31/2025

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Chris Bridges	10 Kendal Ct	Heath	TX	75032
Business Owner	Chris Bridges	10 Kendal Ct	Heath	TX	75032
Property Owner	W.L. DOUPHRATE ,II	2235 RIDGE RD	ROCKWALL	TX	75087
Inspection Repor Contact	Chris Bridges	10 Kendal Ct	Heath	TX	75032

Contractors

TCO2025-44 03/11/2025 03/20/2025	Temporary Certificate of Occupancy ISSUED Rayburn Electric Cooperative - Building E	950 SIDS RD, Bldg E, ROCKWALL, TX, 75032		$306.00	$306.00

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Rayburn Electric	950 Sids Rd	Rockwall	TX	75087
Business Owner	Rayburn Electric	950 Sids Rd	Rockwall	TX	75087
Property Owner	Rayburn Electric	950 Sids Rd	Rockwall	TX	75087
Inspection Repor Contact	Zach Schultz	303 S Jackson St, Ste 100	Wylie	TX	75098

Contractors

TCO2025-46 03/18/2025 03/19/2025	Temporary Certificate of Occupancy ISSUED Chipotle Mexican Grill	3000 N GOLIAD ST, ROCKWALL, TX, 75087		$306.00	$306.00

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 3/1/2025 to 3/31/2025

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid
CO2024-166 10/02/2024 03/07/2025	Certificate of Occupancy ISSUED Interstate Classic Cars	3101 SPRINGER RD, ROCKWALL, TX, 75032		$76.50	$76.50

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	DB Constructors	2400 Great Southwest Parkway	Fort Worth	TX	76106
Business Owner	Interstate Classic Cars, LLC	P.O. Box 1224	Rockwall	TX	75087
Property Owner	JR Fleming Investments, LLC	P.O. Box 1224	Rockwall	TX	75087
Inspection Repor Contact	Alan Decker	2400 Great Southwest Parkway	Fort Worth	TX	76106

Contractors

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid
CO2024-195 12/05/2024 03/11/2025	Certificate of Occupancy ISSUED Rochell Elementary	401 E RALPH HALL PKWY		$76.50	$76.50

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Jesse Waddle	3401 Olympus Blvd 510	Coppell	TX	75019
Business Owner	ROCKWALL ISD 214-500-6603	1191 TL Townsend	Rockwall	TX	75087
Property Owner	ROCKWALL ISD	1191 TL Townsend	Rockwall	TX	75087
Inspection Repor Contact	Jesse Waddle	3401 Olympus Blvd 510	Coppell	TX	75019

Contractors

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid
CO2024-198 12/16/2024 03/10/2025	Certificate of Occupancy ISSUED Mix It Up Creamery	557 E INTERSTATE 30, ROCKWALL, TX, 75087		$76.50	$76.50

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Bruce Moore	1253 Altuda Dr	Forney	TX	75126
Business Owner	Bruce Moore	1253 Altuda Dr	Forney	TX	75126
Property Owner	Sabre Realty Management Group	16475 Dallas Parkway Suite 880	Addison	tX	75001
Inspection Repor Contact	Bruce Moore	1253 Altuda Dr	Forney	TX	75126

Contractors

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid
CO2025-22 02/03/2025 03/07/2025	Certificate of Occupancy ISSUED NoMo Ventures LLC dba Pure Green Rockwall	951 E Interstate 30, Suite 107, Rockwall, TX 75087		$76.50	$76.50

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Chenoa Hardwick	917 Colby Bluff Dr	Rockwall	TX	75087
Business Owner	Chenoa Hardwick	917 Colby Bluff Dr	Rockwall	TX	75087
Property Owner	Rockwall Crossing SC L..P..	2227 Vantage Street	Dallas	TX	75207
Inspection Repor Contact	Chenoa Hardwick	917 Colby Bluff Dr	Rockwall	TX	75087

Contractors

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid
CO2025-23 02/04/2025 03/31/2025	Certificate of Occupancy ISSUED Epstein Kolacz Wealth Management and Rockwall Menta Health	2600 Ridge Rd, Rockwall, TX 75087		$76.50	$76.50

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Lisa Epstein	7 Eastshore Rd	Heath	TX	75032
Business Owner	Bradley & Lisa Epstein 972-740-1333	2600 Ridge Rd	Rockwall	TX	75087
Property Owner	Belac Properties LLC	2600 Ridge Rd	Rockwall	TX	75032
Inspection Repor Contact	Lisa Epstein	7 Eastshore Rd	Heath	TX	75032

Contractors

CO2025-25 01/10/2025 03/28/2025	Certificate of Occupancy ISSUED Huckabees Coffee	2083 SUMMER LEE DR, S. 111, ROCKWALL, TX, 75032		$76.50	$76.50

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Duke Skarda	500 Bushong Rd	Grapevine	TX	76051
Business Owner	Ceramic Coffee LLC	5900 Balcones Drive	Grapevine	TX	78731
Property Owner	PA Harbor Retail LLC (contact Dominique Conley)	8222 Douglas Ave	Grapevine	TX	75225
Inspection Repor Contact	Duke Skarda	500 Bushong Rd	Grapevine	TX	76051

Contractors

CO2025-28 02/17/2025 03/07/2025	Certificate of Occupancy ISSUED The Sweetest Thing	919 E INTERSTATE 30, STE 126, ROCKWALL, TX, 75032		$76.50	$76.50

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	william g chappell	2887 Mark Twain Dr	Farmers Branch	TX	75234
Business Owner	Margaret Perotta	5404 Vineyard Ln	McKinney	TX	75070
Property Owner	Rockwall Crossing SC LP Joseph Allen (Landlords Represent.	2227 Vantage Street	Dallas	TX	75207
Inspection Repor Contact	william g chappell	2887 Mark Twain Dr	Farmers Branch	TX	75234

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid

Contractors

CO2025-30 02/18/2025 03/06/2025	Certificate of Occupancy ISSUED CED Rockwall	1915 ALPHA DR, 140, ROCKWALL, TX, 75087		$76.50	$76.50

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Patrick LaRose	2326 Peters Rd	Irving	TX	75061
Business Owner	Michael Jaquette	1915 Alpha Dr suite 140	Rockwall	TX	75087
Property Owner	Cedar Ridge	12001 N. CENTRAL EXPRESSWAY	Dallas	TX	75243
Inspection Repor Contact	Patrick LARose	2326 Peters Rd	Irving	TX	75061
Applicant	Patrick LARose	2326 Peters Rd	Irving	TX	75061

Contractors

CO2025-31 02/05/2025 03/25/2025	Certificate of Occupancy ISSUED A Accredited Locksmith	119 Kenway Street, Rockwall, TX 75087		$76.50	$76.50

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	WILLIAM J RICHARDSON III	119 KENWAY STREET	ROCKWALL	TX	75087
Business Owner	WILLIAM J RICHARDSON III	119 KENWAY STREETT	ROCKWALL	TX	75087
Property Owner	N B N GROUP	3125 RIDGE ROAD	ROCKWALL	TX	75032
Inspection Repor Contact	WILLIAM J RICHARSAON III	119 KENWAY STREET	ROCKWALL	TX	75087

Contractors

CO2025-40 03/07/2025 03/17/2025	Certificate of Occupancy ISSUED Bridges Truck Center, Inc	2235 RIDGE RD, STE 101, ROCKWALL, TX 75087		$76.50	$76.50

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Chris Bridges	10 Kendal Ct	Heath	TX	75032
Business Owner	Chris Bridges	10 Kendal Ct	Heath	TX	75032
Property Owner	W.L. DOUPHRATE ,II	2235 RIDGE RD	ROCKWALL	TX	75087
Inspection Repor Contact	Chris Bridges	10 Kendal Ct	Heath	TX	75032

Contractors

TCO2025-44	Temporary Certificate of Occupancy				
03/11/2025		950 SIDS RD, Bldg E, ROCKWALL, TX, 75032		$306.00	$306.00
03/20/2025	ISSUED				
	Rayburn Electric Cooperative - Building E				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Rayburn Electric	950 Sids Rd	Rockwall	TX	75087
Business Owner	Rayburn Electric	950 Sids Rd	Rockwall	TX	75087
Property Owner	Rayburn Electric	950 Sids Rd	Rockwall	TX	75087
Inspection Repor Contact	Zach Schultz	303 S Jackson St, Ste 100	Wylie	TX	75098

Contractors

TCO2025-46	Temporary Certificate of Occupancy				
03/18/2025		3000 N GOLIAD ST, ROCKWALL, TX, 75087		$306.00	$306.00
03/19/2025	ISSUED				
	Chipotle Mexican Grill				

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit Business Name	Site Address Parcel Number Subdivision Name Plan Number	Valuation	Total Fees Total SQFT	Fees Paid

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	D4 Construction Services	4121 Main Street	Rowlett	TX	75030
Business Owner	Chipotle Mexican Grill of Colorado	PO Box 182566	Columbus	OH	43218
Property Owner	DuWest Realty	4403 N. Central Expressway	Dallas	TX	75205
Inspection Repor Contact	Bill Perry	385 S. Goliad St.	Rockwall	TX	75087
Applicant	Bowen Hendrix	4403 N Central Expwy Ste. 200	Dallas	TX	75205

Contractors

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Total Valuation:
Total Fees: $1,377.00
Total Fees Paid: $1,377.00

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and Council Members**

FROM: **Mary Smith, City Manager**

DATE: **May 2, 2025**

SUBJECT: **March 2025 Quarterly Budget Report**

The following analysis is offered for the period ended March 31, 2025 budget report. The budget is established in broad categories with line item estimates. In each category actual expenses as a whole should be considered rather than at the line item level. The typical budget threshold for this period is 50%. The below categories exceed the threshold but most are not unusual for this time of year. Those line items which may require increases or off-setting decreases will be developed as we move through the budget setting process for the next fiscal year.

General Fund Revenues

- All revenues are coming in at or above expected levels with a few exceptions. Overall revenues are at 65% of budget due to the timing of property tax payments early in the year and stronger than projected Building Permit revenue.
- Sales tax – we budgeted a slight increase in sales tax revenue but we've experienced several months of lower than projected sales tax followed by the last two months of increases. We remain cautiously optimistic that we will hit budget projections.
- Construction inspection fees are well ahead of budget projections due to several larger projects which began this year including more than $147,000 from the IKEA project and $188,000 from the Quail Hollow development.

General Fund Expenditures

There are not any remarkable variances from budgeted expenditures. Overall, the General Fund is running at 50.3% for 2 quarters of the budget year.

The exception is generally the Contractual's category which includes the annual insurance coverages and annual maintenance agreements in the various budgets.

Water / Sewer Revenues

- Water sales – sales are on pace with other winter and early spring rainy seasons. The majority of our revenue is from July – September consumption. With the dry, hot weather this summer should be no exception. The majority of sales to wholesale customers also takes place June – September and will benefit from the summer weather but that bump is tempered by the contract maximum provisions.

- Impact fees – are up due to the increased building permit activity as the fees are paid as the permit is issued.

Water / Sewer Expenditures

- Generally, these accounts are within normal ranges for this period. NTMWD requires payments in advance for the various services they provide so those categories can seem ahead of budget projections but that will resolve itself when we pay the 12th invoice in August.

CITY OF ROCKWALL
REPORT OF REVENUES
FOR THE PERIOD ENDED SEPTEMBER 30, 2025
WITH COMPARATIVE TOTAL FROM PRIOR YEAR

GENERAL FUND

	Fiscal Year 2024			Fiscal Year 2025		
	Amended	Actual	Percentage	Amended	Actual	Percentage
00 REVENUES						
311 - PROPERTY TAXES						
4100 - CURRENT PROPERTY TAXES	13,910,850	14,798,901	106.38%	15,500,000	15,085,320	97.32%
4105 - DELIQUENT PROPERTY TAX	80,000	81,432	101.79%	80,000	50,526	63.16%
4110 - PENALTY AND INTEREST	60,000	69,465	115.78%	60,000	22,274	37.12%
311 - PROPERTY TAXES Total	**14,050,850**	**14,949,798**	**106.40%**	**15,640,000**	**15,158,120**	**96.92%**
313 - SALES TAXES						
4150 - CITY SALES TAX	26,820,000	26,563,406	99.04%	28,200,000	14,384,764	51.01%
4155 - BEVERAGE TAXES	250,000	408,090	163.24%	410,000	241,816	58.98%
313 - SALES TAXES Total	**27,070,000**	**26,971,496**	**99.64%**	**28,610,000**	**14,626,580**	**51.12%**
315 - FRANCHISE FEES						
4201 - ELECTRIC FRANCHISE FEES	2,265,000	2,259,024	99.74%	2,400,000	1,398,465	58.27%
4203 - TELEPHONE FRANCHISE FEES	63,000	53,506	84.93%	50,000	23,780	47.56%
4205 - GAS FRANCHISE FEES	900,000	809,050	89.89%	850,000	871,759	102.56%
4207 - CABLE TV FRANCHISE FEE	285,000	233,874	82.06%	240,000	118,566	49.40%
4209 - GARBAGE FRANCHISE FEE	395,000	453,058	114.70%	465,000	202,229	43.49%
315 - FRANCHISE FEES Total	**3,908,000**	**3,808,513**	**97.45%**	**4,005,000**	**2,614,799**	**65.29%**
318 - FEES						
4250 - PARK & RECREATION FEES	30,000	39,676	132.25%	30,000	15,502	51.67%
4251 - MUNICIPAL POOL FEES	15,000	9,705	64.70%	15,000	200	1.33%
4253 - CENTER RENTALS-7%	15,000	18,620	124.13%	15,000	4,791	31.94%
4255 - HARBOR RENTALS	-	100	-	1,000	-	0.00%
4270 - CODE ENFORCEMENT FEES	20,000	31,505	157.52%	20,000	8,794	43.97%
4280 - PLANNING AND ZONING FEES	50,000	74,966	149.93%	50,000	61,703	123.41%
4283 - CONSTRUCTION INSPECTION	500,000	592,721	118.54%	500,000	405,558	81.11%
4288 - MIXED BEVERAGE PERMIT FEE	15,000	23,070	153.80%	15,000	12,500	83.33%
4295 - FIRE-PLAN REVIEW FEES	4,500	6,450	143.33%	4,500	2,250	50.00%
318 - FEES Total	**649,500**	**796,813**	**122.68%**	**650,500**	**511,297**	**78.60%**
321 - PERMITS						
4300 - BUILDING PERMITS	975,000	1,278,553	131.13%	975,000	872,713	89.51%
4302 - FENCE PERMITS	20,000	18,900	94.50%	20,000	10,200	51.00%
4304 - ELECTRICAL PERMITS	30,000	44,681	148.94%	40,000	19,016	47.54%
4306 - PLUMBING PERMITS	60,000	70,197	117.00%	60,000	38,125	63.54%
4308 - MECHANICAL PERMITS	35,000	26,175	74.79%	35,000	10,950	31.29%
4310 - DAY CARE CENTER PERMITS	5,500	4,940	89.82%	5,500	2,070	37.64%
4312 - HEALTH PERMITS	128,000	121,753	95.12%	128,000	117,590	91.87%
4314 - SIGN PERMITS	20,000	20,575	102.88%	20,000	9,025	45.13%
4320 - MISC. PERMITS	95,000	105,446	111.00%	100,000	31,352	31.35%
4418 - SHORT TERM RENTAL PERMITS	5,500	12,000	218.18%	3,000	5,000	166.67%
321 - PERMITS Total	**1,374,000**	**1,703,220**	**123.96%**	**1,386,500**	**1,116,040**	**80.49%**

322 - MUNICIPAL COURT						
4400 - COURT FINES	275,000	276,478	100.54%	275,000	150,309	54.66%
4402 - COURT FEES	70,000	69,841	99.77%	70,000	34,549	49.36%
4404 - WARRANT FEES	30,000	28,328	94.43%	30,000	14,088	46.96%
4406 - COURT DEFERRAL FEES	100,000	112,175	112.18%	100,000	63,455	63.45%
4408 - ANIMAL REGISTRATION FEE	5,000	4,579	91.58%	5,000	1,757	35.15%
4414 - ALARM FEES AND FINES	55,000	56,279	102.33%	55,000	17,120	31.13%
322 - MUNICIPAL COURT Total	**535,000**	**547,680**	**102.37%**	**535,000**	**281,278**	**52.58%**
323 - MISCELLANEOUS REVENUE						
4001 - INTEREST EARNINGS	800,000	1,773,597	221.70%	1,250,000	602,814	48.23%
4007 - SALE OF SUPPLIES	500	105	21.00%	500	-	0.00%
4010 - AUCTION /SCRAP PROCEEDS	20,000	-	0.00%	20,000	162	0.81%
4019 - MISCELLANEOUS REVENUE	70,000	174,294	248.99%	100,000	21,759	21.76%
323 - MISCELLANEOUS REVENUE Total	**890,500**	**1,947,996**	**218.75%**	**1,370,500**	**624,735**	**45.58%**
330 - INTERGOVERNMENTAL REVENUES						
4500 - GRANT PROCEEDS	966,000	1,035,536	107.20%	1,196,900	403,570	33.72%
4510 - SCHOOL PATROLS	941,600	750,496	79.70%	1,165,600	777,051	66.67%
4520 - COUNTY CONTRACTS	1,000	1,760	176.00%	1,000	480	48.00%
4530 - CITY CONTRACTS	735,350	687,009	93.43%	395,000	206,491	52.28%
330 - INTERGOVERNMENTAL REVENUES Tot	**2,643,950**	**2,474,801**	**93.60%**	**2,758,500**	**1,387,592**	**50.30%**
391 - OPERATING TRANSFERS						
4902 - TRANSFER IN - W/S	400,000	400,000	100.00%	500,000	-	0.00%
4911 - TRANSFER IN - POLICE INV	45,850	45,850	100.00%	10,000	-	0.00%
391 - OPERATING TRANSFERS Total	**445,850**	**445,850**		**510,000**	**-**	**0.00%**
NON - NON-OPERATING REVENUES						
4480 - TOWER LEASES	25,000	28,988	115.95%	25,000	12,685	50.74%
4460 - OFFICE LEASE	44,600	39,538	-	59,500	20,499	34.45%
4680 - DEVELOPER CONTRIBUTIONS	30,000	161,170	537.23%	57,500	-	0.00%
NON - NON-OPERATING REVENUES Total	**99,600**	**229,696**	**230.62%**	**142,000**	**33,184**	**23.37%**
00 REVENUES Total	**51,667,250**	**53,875,863**	**104.27%**	**55,608,000**	**36,353,625**	**65.37%**

CITY OF ROCKWALL
REPORT OF EXPENDITURES
FOR THE PERIOD ENDED SEPTEMBER 30, 2025
WITH COMPARATIVE TOTAL FROM PRIOR YEAR

GENERAL FUND

	Fiscal Calendar 2024			Fiscal Calendar 2025		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
01 MAYOR/COUNCIL						
10 - PERSONNEL SERVICES	24,200	24,221	100.09%	24,250	12,111	49.94%
20 - CONTRACTUAL	72,800	71,952	98.84%	70,900	69,951	98.66%
30 - SUPPLIES	1,250	527	42.16%	1,250	187	14.96%
40 - OPERATIONS	45,200	48,599	107.52%	54,000	26,059	48.26%
01 MAYOR/COUNCIL Total	**143,450**	**145,299**	**101.29%**	**150,400**	**108,308**	**72.01%**
05 ADMINISTRATION						
10 - PERSONNEL SERVICES	1,275,150	1,303,008	102.18%	1,337,700	646,959	48.36%
20 - CONTRACTUAL	972,200	922,578	94.90%	985,300	591,103	59.99%
30 - SUPPLIES	31,500	35,134	111.54%	28,500	14,114	49.52%
391 - OPERATING TRANSFERS	3,300,450	3,300,450	100.00%	3,715,000	3,400,000	91.52%
40 - OPERATIONS	60,000	57,709	96.18%	54,000	32,646	60.46%
50 - UTILITIES	7,300	7,101	97.27%	7,500	3,215	42.87%
05 ADMINISTRATION Total	**5,646,600**	**5,625,980**	**99.63%**	**6,128,000**	**4,688,037**	**76.50%**
06 ADMINISTRATIVE SERVICES						
10 - PERSONNEL SERVICES	438,350	450,162	102.69%	464,950	229,690	49.40%
20 - CONTRACTUAL	8,200	8,183	99.79%	8,200	8,920	108.78%
30 - SUPPLIES	1,500	1,054	70.27%	1,500	570	38.00%
40 - OPERATIONS	49,100	30,549	62.22%	40,500	14,178	35.01%
50 - UTILITIES	3,500	2,511	71.74%	2,500	1,116	44.64%
06 ADMINISTRATIVE SERVICES Total	**500,650**	**492,459**	**98.36%**	**517,650**	**254,474**	**49.16%**
07 INFORMATION TECHNOLOGY						
10 - PERSONNEL SERVICES	563,700	560,795	99.48%	593,700	267,451	45.05%
20 - CONTRACTUAL	525,200	539,881	102.80%	560,700	319,632	57.01%
30 - SUPPLIES	22,200	15,564	70.11%	20,200	2,716	13.45%
40 - OPERATIONS	17,500	15,889	90.79%	10,000	1,782	17.82%
50 - UTILITIES	6,150	5,301	86.20%	6,150	1,621	26.36%
07 INFORMATION TECHNOLOGY Total	**1,134,750**	**1,137,430**	**100.24%**	**1,190,750**	**593,202**	**49.82%**
09 INTERNAL OPERATIONS						
10 - PERSONNEL SERVICES	781,150	792,974	101.51%	808,350	452,958	56.03%
20 - CONTRACTUAL	1,396,450	947,276	67.83%	1,324,750	876,685	66.18%
30 - SUPPLIES	100,500	99,646	99.15%	97,500	36,911	37.86%
40 - OPERATIONS	3,000	1,061	35.37%	2,000	82	4.10%
50 - UTILITIES	570,200	570,542	100.06%	377,200	185,742	49.24%
60 - CAPITAL	881,850	870,478	98.71%	-	-	-
09 INTERNAL OPERATIONS Total	**3,733,150**	**3,281,977**	**87.91%**	**2,609,800**	**1,552,378**	**59.48%**
15 FINANCE						
11 FINANCE						
10 - PERSONNEL SERVICES	574,400	384,262	66.90%	597,600	207,773	34.77%
20 - CONTRACTUAL	510,500	439,475	86.09%	539,000	449,354	83.37%
30 - SUPPLIES	71,250	67,999	95.44%	67,250	60,310	89.68%
40 - OPERATIONS	9,000	8,408	93.42%	7,250	5,612	77.41%
50 - UTILITIES	1,250	1,269	101.52%	1,250	564	45.12%
11 FINANCE Total	**1,166,400**	**901,413**	**77.28%**	**1,212,350**	**723,613**	**59.69%**

15 MUNICIPAL COURT						
10 - PERSONNEL SERVICES	331,200	348,319	105.17%	374,100	178,729	47.78%
20 - CONTRACTUAL	149,600	164,635	110.05%	150,600	94,614	62.82%
30 - SUPPLIES	4,750	3,665	77.16%	4,750	1,558	32.80%
40 - OPERATIONS	5,000	3,635	72.70%	6,000	2,218	36.97%
60 - CAPITAL	37,700	37,692	99.98%	-	-	99.98%
15 MUNICIPAL COURT Total	**528,250**	**557,946**	**105.62%**	**535,450**	**277,119**	**51.75%**
20 FIRE						
25 OPERATIONS						
10 - PERSONNEL SERVICES	7,424,600	7,403,016	99.71%	8,260,750	4,036,861	48.87%
20 - CONTRACTUAL	283,900	300,793	105.95%	309,850	169,413	54.68%
30 - SUPPLIES	219,800	195,322	88.86%	132,500	41,604	31.40%
40 - OPERATIONS	50,500	50,546	100.09%	50,850	31,005	60.97%
50 - UTILITIES	4,300	4,297	99.93%	4,300	1,908	44.37%
60 - CAPITAL	546,000	47,748	8.75%	-	10,733	-
25 OPERATIONS Total	**8,529,100**	**8,001,722**	**93.82%**	**8,758,250**	**4,291,524**	**49.00%**
29 FIRE MARSHAL						
10 - PERSONNEL SERVICES	662,200	645,640	97.50%	699,250	340,159	48.65%
20 - CONTRACTUAL	31,500	23,218	73.71%	31,500	21,097	66.97%
30 - SUPPLIES	69,700	50,363	72.26%	65,500	16,638	25.40%
40 - OPERATIONS	32,500	27,592	84.90%	25,500	5,028	19.72%
50 - UTILITIES	5,000	4,653	93.06%	5,000	2,256	45.12%
60 - CAPITAL	145,000	45,441	31.34%	-	-	-
29 FIRE MARSHAL Total	**945,900**	**796,907**	**84.25%**	**826,750**	**385,178**	**46.59%**
30 POLICE						
31 POLICE ADMINISTRATION						
10 - PERSONNEL SERVICES	1,541,050	1,614,627	104.77%	1,727,800	779,889	45.14%
20 - CONTRACTUAL	135,250	124,909	92.35%	102,150	83,395	81.64%
30 - SUPPLIES	23,500	17,147	72.97%	18,500	3,917	21.17%
40 - OPERATIONS	89,150	77,999	87.49%	67,500	42,044	62.29%
50 - UTILITIES	9,000	8,735	97.06%	8,300	3,677	44.30%
31 POLICE ADMINISTRATION Total	**1,799,350**	**1,843,417**	**102.45%**	**1,924,250**	**912,922**	**47.44%**
32 COMMUNICATIONS						
10 - PERSONNEL SERVICES	1,327,750	1,319,115	99.35%	1,377,500	682,700	49.56%
20 - CONTRACTUAL	388,000	384,083	98.99%	400,200	334,223	83.51%
30 - SUPPLIES	7,450	3,789	50.86%	4,200	199	4.74%
40 - OPERATIONS	27,100	15,755	58.14%	9,000	1,284	14.27%
50 - UTILITIES	4,900	4,325	88.27%	4,000	1,865	46.63%
32 COMMUNICATIONS Total	**1,755,200**	**1,727,067**	**98.40%**	**1,794,900**	**1,020,271**	**56.84%**
33 PATROL						
10 - PERSONNEL SERVICES	6,860,350	6,986,995	101.85%	7,541,850	3,740,144	49.59%
20 - CONTRACTUAL	157,000	227,209	144.72%	160,500	90,131	56.16%
30 - SUPPLIES	504,050	493,374	97.88%	492,050	94,680	19.24%
40 - OPERATIONS	98,000	123,569	126.09%	76,000	44,547	58.61%
50 - UTILITIES	16,950	17,955	105.93%	16,950	8,242	48.63%
60 - CAPITAL	1,566,250	1,691,862	108.02%	894,750	466,244	52.11%
33 PATROL Total	**9,202,600**	**9,540,964**	**103.68%**	**9,182,100**	**4,443,988**	**48.40%**

34 CRIMINAL INVESTIGATIONS						
10 - PERSONNEL SERVICES	2,092,200	2,160,805	103.28%	2,159,200	1,186,991	54.97%
20 - CONTRACTUAL	132,100	152,745	115.63%	159,450	94,416	59.21%
30 - SUPPLIES	53,300	48,876	91.70%	53,800	10,206	18.97%
40 - OPERATIONS	17,800	22,748	127.80%	21,500	3,726	17.33%
50 - UTILITIES	19,550	14,182	72.54%	12,350	6,966	56.40%
60 - CAPITAL	101,500	38,062	37.50%	1,400	-	0.00%
34 CRIMINAL INVESTIGATIONS Total	**2,416,450**	**2,437,418**	**100.87%**	**2,407,700**	**1,302,305**	**54.09%**
35 COMMUNITY SERVICES						
10 - PERSONNEL SERVICES	2,109,200	2,158,887	102.36%	2,615,200	1,252,666	47.90%
20 - CONTRACTUAL	22,000	53,893	244.97%	21,500	39,732	184.80%
30 - SUPPLIES	92,550	78,219	84.52%	83,050	20,295	24.44%
40 - OPERATIONS	9,900	7,322	73.96%	4,000	2,079	51.98%
50 - UTILITIES	13,400	11,157	83.26%	9,400	4,390	46.70%
35 COMMUNITY SERVICES Total	**2,247,050**	**2,309,478**	**50.79%**	**2,733,150**	**1,319,162**	**48.27%**
36 WARRANTS						
10 - PERSONNEL SERVICES	250,350	246,418	98.43%	232,450	108,484	46.67%
20 - CONTRACTUAL	2,600	1,984	76.31%	2,600	213	8.19%
30 - SUPPLIES	3,150	1,248	39.62%	2,650	381	14.38%
36 WARRANTS Total	**256,100**	**249,650**	**97.48%**	**237,700**	**109,078**	**26.07%**
37 POLICE RECORDS						
10 - PERSONNEL SERVICES	357,650	364,072	101.80%	371,050	186,282	50.20%
20 - CONTRACTUAL	5,300	4,278	80.72%	5,300	-	0.00%
30 - SUPPLIES	2,950	2,446	82.90%	2,950	1,002	33.97%
40 - OPERATIONS	5,100	2,469	48.41%	100	-	0.00%
37 POLICE RECORDS Total	**371,000**	**373,265**	**100.61%**	**379,400**	**187,284**	**49.36%**
40 COMMUNITY DEVELOPMENT						
41 PLANNING						
10 - PERSONNEL SERVICES	854,000	846,580	99.13%	906,500	432,658	47.73%
20 - CONTRACTUAL	140,050	153,149	109.35%	104,050	46,202	44.40%
30 - SUPPLIES	6,200	6,474	104.42%	4,400	2,074	47.14%
40 - OPERATIONS	33,200	31,448	94.72%	33,300	8,831	26.52%
50 - UTILITIES	1,300	1,315	101.15%	1,300	564	43.38%
41 PLANNING Total	**1,034,750**	**1,038,966**	**100.41%**	**1,049,550**	**490,329**	**46.72%**
42 NEIGHBORHOOD IMPROVEMENT						
10 - PERSONNEL SERVICES	384,450	380,116	98.87%	404,700	193,497	47.81%
20 - CONTRACTUAL	173,750	154,590	88.97%	144,750	53,583	37.02%
30 - SUPPLIES	18,500	10,315	55.76%	17,500	3,812	21.78%
40 - OPERATIONS	9,650	7,100	73.58%	8,450	15	0.18%
50 - UTILITIES	3,750	2,731	72.83%	2,500	1,111	44.44%
42 NEIGHBORHOOD IMPROVEMENT Total	**590,100**	**554,852**	**94.03%**	**577,900**	**252,018**	**43.61%**
43 BUILDING INSPECTIONS						
10 - PERSONNEL SERVICES	804,750	800,441	99.46%	840,700	392,747	46.72%
20 - CONTRACTUAL	119,000	105,868	88.96%	109,000	4,446	4.08%
30 - SUPPLIES	15,300	10,985	71.80%	14,350	3,371	23.49%
40 - OPERATIONS	10,250	4,984	48.62%	7,800	1,905	24.42%
50 - UTILITIES	6,400	6,597	103.08%	5,700	2,947	51.70%
	-	-	-	-	8,659	-
43 BUILDING INSPECTIONS Total	**955,700**	**928,875**	**97.19%**	**977,550**	**414,075**	**42.36%**

45 PARKS AND RECREATION						
45 PARKS						
10 - PERSONNEL SERVICES	1,615,200	1,635,695	101.27%	1,727,200	844,044	48.87%
20 - CONTRACTUAL	1,083,450	1,171,201	108.10%	1,046,200	326,110	31.17%
30 - SUPPLIES	723,000	575,877	79.65%	670,000	265,399	39.61%
40 - OPERATIONS	18,250	9,603	52.62%	11,000	1,721	15.65%
50 - UTILITIES	326,500	312,845	95.82%	296,500	146,039	49.25%
60 - CAPITAL	173,500	168,703	97.24%	65,000	46,281	71.20%
45 PARKS Total	**3,939,900**	**3,873,924**	**98.33%**	**3,815,900**	**1,629,594**	**42.71%**
46 HARBOR O & M						
10 - PERSONNEL SERVICES	220,700	205,169	92.96%	267,500	132,564	49.56%
20 - CONTRACTUAL	410,300	339,002	82.62%	254,800	138,969	54.54%
30 - SUPPLIES	101,000	71,414	70.71%	120,000	16,191	13.49%
40 - OPERATIONS	1,800	730	40.56%	1,050	-	0.00%
50 - UTILITIES	173,600	196,789	113.36%	138,600	50,672	36.56%
46 HARBOR O & M Total	**907,400**	**813,104**	**89.61%**	**781,950**	**338,396**	**43.28%**
47 RECREATION						
10 - PERSONNEL SERVICES	927,500	866,049	93.37%	932,100	382,791	41.07%
20 - CONTRACTUAL	50,500	50,131	99.27%	42,500	10,024	23.59%
30 - SUPPLIES	78,650	62,471	79.43%	60,250	9,412	15.62%
40 - OPERATIONS	100,500	107,011	106.48%	108,500	46,656	43.00%
50 - UTILITIES	109,000	105,866	97.12%	110,000	51,407	46.73%
47 RECREATION Total	**1,266,150**	**1,191,528**	**94.11%**	**1,253,350**	**500,290**	**39.92%**
48 ANIMAL SERVICES						
10 - PERSONNEL SERVICES	214,250	219,196	102.31%	230,100	113,659	49.40%
20 - CONTRACTUAL	495,500	491,669	99.23%	495,500	254,664	51.40%
30 - SUPPLIES	16,750	13,861	82.75%	16,250	2,588	15.93%
40 - OPERATIONS	5,250	4,968	94.63%	4,000	54	1.35%
50 - UTILITIES	3,850	3,409	88.55%	3,000	1,208	40.27%
60 - CAPITAL	162,000	156,546	96.63%	-	4,256	-
48 ANIMAL SERVICES Total	**897,600**	**889,649**	**99.11%**	**748,850**	**376,429**	**50.27%**
50 PUBLIC WORKS						
53 ENGINEERING						
10 - PERSONNEL SERVICES	992,600	994,191	100.16%	1,052,950	497,672	47.26%
20 - CONTRACTUAL	302,600	228,757	75.60%	191,600	67,216	35.08%
30 - SUPPLIES	27,850	21,516	77.26%	27,850	5,244	18.83%
40 - OPERATIONS	23,700	14,712	62.08%	17,000	8,573	50.43%
50 - UTILITIES	9,450	9,164	96.97%	8,450	3,447	40.79%
60 - CAPITAL	82,100	82,103	100.00%	-	-	-
53 ENGINEERING Total	**1,438,300**	**1,350,443**	**93.89%**	**1,297,850**	**582,152**	**44.86%**
59 STREETS						
10 - PERSONNEL SERVICES	927,100	916,766	98.89%	1,120,650	447,821	39.96%
20 - CONTRACTUAL	554,450	554,541	100.02%	266,350	67,424	25.31%
30 - SUPPLIES	3,252,600	3,050,245	93.78%	3,210,600	872,610	27.18%
40 - OPERATIONS	11,500	3,160	27.48%	6,400	2,770	43.28%
50 - UTILITIES	536,000	566,198	105.63%	561,000	267,017	47.60%
60 - CAPITAL	126,000	143,630	113.99%	130,000	-	0.00%
59 STREETS Total	**5,407,650**	**5,234,540**	**96.80%**	**5,295,000**	**1,657,642**	**31.31%**
Grand Total	**56,813,550**	**55,298,273**	**97.33%**	**56,386,500**	**28,409,768**	**50.38%**

CITY OF ROCKWALL
REPORT OF REVENUES
FOR THE PERIOD ENDED SEPTEMBER 30, 2025
WITH COMPARATIVE TOTAL FROM PRIOR YEAR

WATER & SEWER

	Fiscal Year 2024			Fiscal Year 2025		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
00 REVENUES						
323 - MISCELLANEOUS REVENUE						
4001 - INTEREST EARNINGS	680,000	942,739	138.64%	475,000	285,146	60.03%
4050 - LAND SALES	-	227,058	-	-	-	-
4010 - AUCTION /SCRAP PROCEEDS	8,700	17,021	195.64%	15,000	10,722	71.48%
4019 - MISCELLANEOUS REVENUE	926,950	939,316	101.33%	100,000	38,262	38.26%
323 - MISCELLANEOUS REVENUE Total	**1,615,650**	**2,126,134**	**131.60%**	**590,000**	**334,130**	**56.63%**
340 - UTILITY SALES						
4601 - RETAIL WATER SALES	19,000,000	19,600,137	103.16%	19,900,000	8,872,052	44.58%
4603 - SEWER CHARGES	10,500,000	10,306,224	98.15%	12,500,000	5,034,495	40.28%
4605 - PRETREATMENT CHARGES	111,000	114,961	103.57%	120,400	57,263	47.56%
4609 - HOUSE HAZARDOUS WASTE FEE	214,000	215,690	100.79%	176,000	104,658	59.46%
4610 - PENALTIES	203,000	240,170	118.31%	250,000	203,545	81.42%
4611 - PORTABLE METER WATER SALES	175,000	246,395	140.80%	150,000	96,612	64.41%
340 - UTILITY SALES Total	**30,203,000**	**30,723,577**	**101.72%**	**33,096,400**	**14,368,625**	**43.41%**
CONT - TOTAL CONTRACT SALES						
4622 - RCH WATER CORP-WATER SALE	1,702,000	1,787,022	105.00%	1,840,000	1,035,063	56.25%
4632 - BLACKLAND-WATER SALES	999,000	1,061,131	106.22%	1,100,000	490,510	44.59%
4640 - MCLENDON CHISHOLM SEWER CHARG	460,000	428,589	93.17%	555,000	316,418	57.01%
4650 - CITY OF HEATH-WATER SALES	3,728,000	3,704,053	99.36%	4,050,000	1,908,649	47.13%
TOTAL CONTRACT SALES Total	**6,889,000**	**6,980,795**	**101.33%**	**7,545,000**	**3,750,640**	**49.71%**
NON - NON-OPERATING REVENUES						
4480 - TOWER LEASES	265,000	321,062	121.16%	265,000	119,394	45.05%
4670 - WATER IMPACT FEES	700,000	858,908	122.70%	700,000	659,511	94.22%
4672 - SEWER IMPACT FEES	650,000	868,507	133.62%	600,000	880,708	146.78%
4678 - SEWER PRO RATA	-	45,851	0.00%	-	25,906	-
NON-OPERATING REVENUES Total	**1,615,000**	**2,094,328**	**129.68%**	**1,565,000**	**1,685,519**	**107.70%**
OTHE - TOTAL OTHER RECEIPTS						
4660 - WATER TAPS	84,000	97,495	116.07%	130,000	101,059	77.74%
4662 - SEWER TAPS	8,500	8,237	96.91%	25,000	13,824	55.30%
4665 - METER RENTAL FEES	66,000	73,805	111.83%	52,000	40,365	77.63%
OTHER RECEIPTS Total	**158,500**	**179,537**	**113.27%**	**207,000**	**155,248**	**75.00%**
00 REVENUES Total	**40,481,150**	**42,104,371**	**104.01%**	**43,003,400**	**20,294,162**	**47.19%**

CITY OF ROCKWALL
REPORT OF EXPENDITURES
FOR THE PERIOD ENDED SEPTEMBER 30, 2025
WITH COMPARATIVE TOTAL FROM PRIOR YEAR

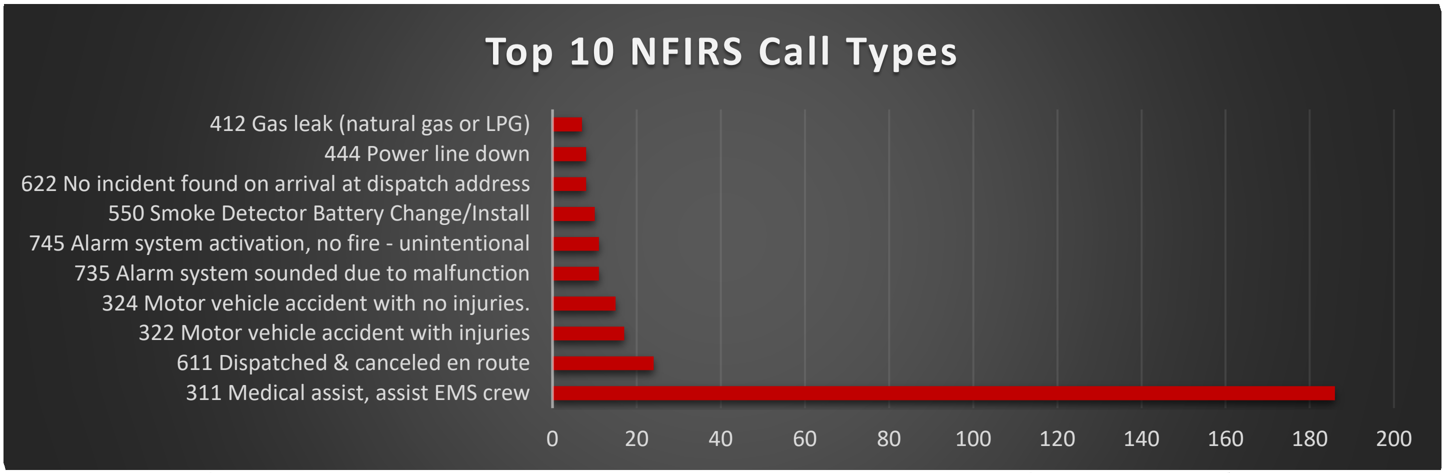
WATER & SEWER FUND

	Fiscal Calendar 2024			Fiscal Calendar 2025		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
10 GENERAL GOVERNMENT						
05 ADMINISTRATION						
391 - OPERATING TRANSFERS	1,453,750	1,453,750	100.00%	1,553,750	1,040,000	66.93%
05 ADMINISTRATION Total	**1,453,750**	**1,453,750**	**100.00%**	**1,553,750**	**1,040,000**	**66.93%**
60 UTILITY SERVICES						
61 BILLING SERVICES						
10 - PERSONNEL SERVICES	755,550	780,661	103.32%	708,900	354,502	50.01%
20 - CONTRACTUAL	576,150	562,559	97.64%	661,350	253,599	38.35%
30 - SUPPLIES	113,800	144,639	127.10%	125,000	74,908	59.93%
40 - OPERATIONS	224,300	274,870	122.55%	234,300	88,816	37.91%
61 BILLING SERVICES Total	**1,669,800**	**1,762,729**	**105.57%**	**1,729,550**	**771,825**	**44.63%**
62 DEBT SERVICE						
70 - DEBT SERVICE	4,600,300	4,324,091	94.00%	4,460,950	945,263	21.19%
62 DEBT SERVICE Total	**4,600,300**	**4,324,091**	**94.00%**	**4,460,950**	**945,263**	**21.19%**
63 WATER OPERATIONS						
10 - PERSONNEL SERVICES	1,533,650	1,550,195	101.08%	1,474,050	790,091	53.60%
20 - CONTRACTUAL	18,469,700	17,918,916	97.02%	19,386,900	9,825,763	50.68%
30 - SUPPLIES	947,700	673,181	71.03%	943,200	454,029	48.14%
40 - OPERATIONS	23,250	15,461	66.50%	23,250	5,945	25.57%
50 - UTILITIES	288,500	403,078	139.72%	313,000	186,550	59.60%
60 - CAPITAL	185,700	174,527	93.98%	1,248,650	869,518	69.64%
63 WATER OPERATIONS Total	**21,448,500**	**20,735,358**	**96.68%**	**23,389,050**	**12,131,896**	**51.87%**
67 SEWER OPERATIONS						
10 - PERSONNEL SERVICES	1,459,900	1,517,633	103.95%	1,391,600	764,598	54.94%
20 - CONTRACTUAL	10,767,250	10,337,812	96.01%	11,449,900	6,362,885	55.57%
30 - SUPPLIES	288,050	306,982	106.57%	274,450	13,659	4.98%
40 - OPERATIONS	17,700	14,727	83.20%	17,700	5,116	28.90%
50 - UTILITIES	120,500	151,428	125.67%	134,500	65,934	49.02%
60 - CAPITAL	328,900	314,138	95.51%	197,000	170,418	86.51%
67 SEWER OPERATIONS Total	**12,982,300**	**12,642,719**	**97.38%**	**13,465,150**	**7,382,611**	**54.83%**
Grand Total	**42,154,650**	**40,918,647**	**97.07%**	**44,598,450**	**22,271,595**	**49.94%**

ROCKWALL
FIRE
DEPT
RFD
SINCE
1903

March 2025

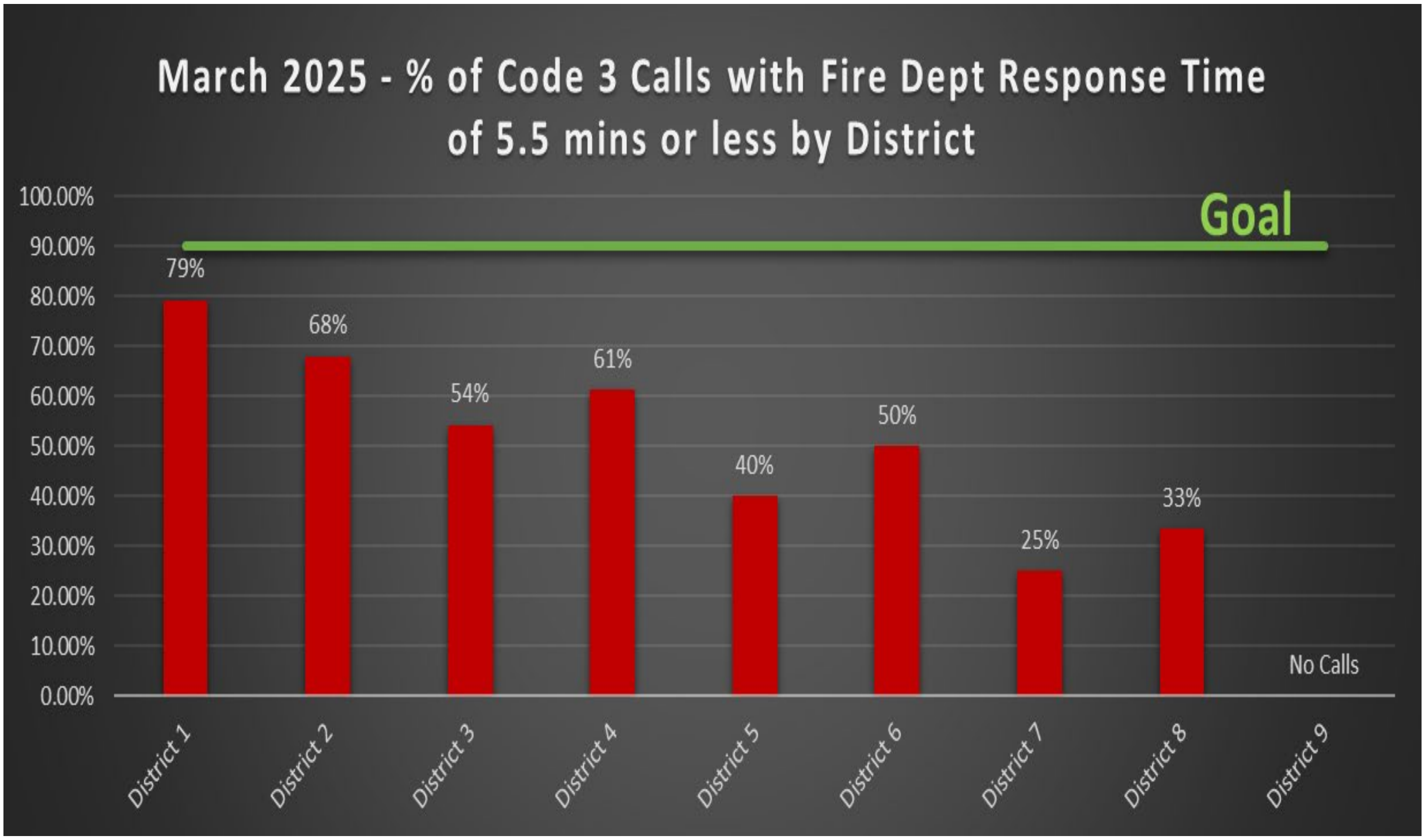
Monthly Report



All Calls By NFIRS Call Type	Incident Count
100 Fire, other	1
111 Building fire	3
113 Cooking fire, confined to container	1
131 Passenger vehicle fire (cars, pickups, SUV's)	4
132 Road freight or transport vehicle fire (Commercial Vehicles)	1
134 Water vehicle fire	1
143 Grass fire	2
150 OTHER Outside rubbish fire	1
154 Dumpster or other outside trash receptacle fire	1
311 Medical assist, assist EMS crew	186
322 Motor vehicle accident with injuries	17
324 Motor vehicle accident with no injuries.	15
342 Search for person in water	2
353 Removal of victim(s) from stalled elevator	1
365 Watercraft rescue	1
372 Trapped by power lines	1
411 Gasoline or other flammable liquid spill	1
412 Gas leak (natural gas or LPG)	7
424 Carbon monoxide incident	1
440 Electrical wiring/equipment problem, other	4
441 Heat from short circuit (wiring), defective/worn	2
444 Power line down	8
445 Arcing, shorted electrical equipment	4
511 Lock-out	1
520 Water problem, other	1
522 Water or steam leak	1
531 Smoke or odor removal	1
542 Animal rescue	1
550 Public service assistance, other	5
550 Smoke Detector Battery Change/Install	10
551 Assist police or other governmental agency	1
553 Public service	4
554 Assist invalid	1
561 Unauthorized burning	1
611 Dispatched & canceled en route	24
622 No incident found on arrival at dispatch address	8
631 Authorized controlled burning	1
650 Steam, other gas mistaken for smoke, other	1
651 Smoke scare, odor of smoke	3
700 False alarm or false call, other	6
730 System malfunction, other	1
731 Sprinkler activation due to malfunction	2
732 Extinguishing system malfunction (activation)	1
733 Smoke detector activation due to malfunction	4
735 Alarm system sounded due to malfunction	11
740 Unintentional transmission of alarm, other	2
741 Sprinkler activation, no fire - unintentional	1
742 Extinguishing system activation	1
743 Smoke detector activation, no fire - unintentional	2
745 Alarm system activation, no fire - unintentional	11
746 Carbon monoxide detector activation, no CO	3
900 Special type of incident, other	1
Grand Total	**375**

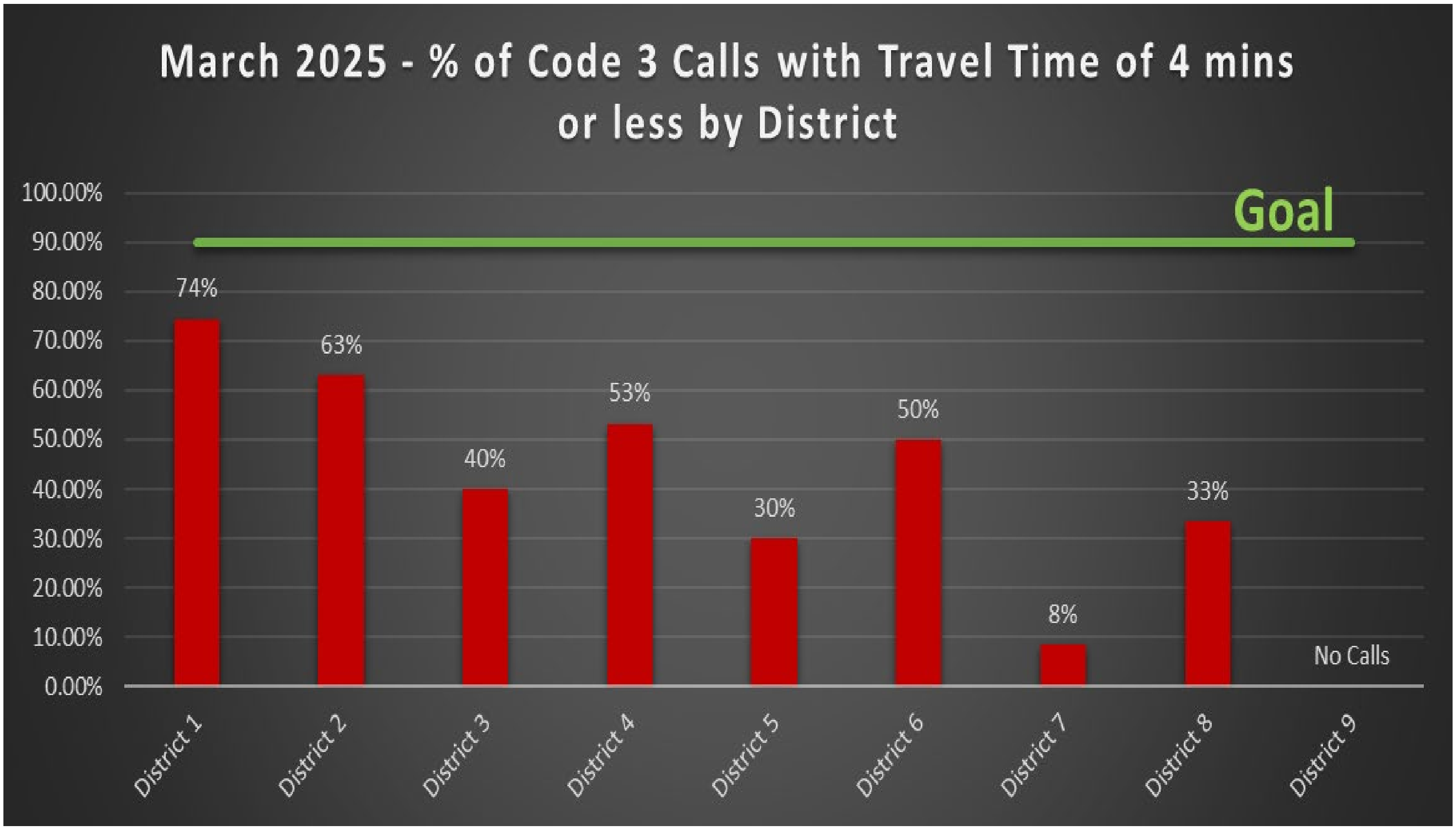
March 2025 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	82	27%	65	0:04:37	79%	90%
District 2	100	33%	68	0:06:12	68%	90%
District 3	35	11%	19	0:07:51	54%	90%
District 4	62	20%	38	0:06:11	61%	90%
District 5	10	3%	4	0:06:29	40%	90%
District 6	2	1%	1	0:05:02	50%	90%
District 7	12	4%	3	0:07:17	25%	90%
District 8	3	1%	1	0:05:28	33%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	306	100%	199	0:06:00	65%	90%



March 2025 Travel Times by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	82	27%	61	0:03:48	74%	90%
District 2	100	33%	63	0:05:18	63%	90%
District 3	35	11%	14	0:07:02	40%	90%
District 4	62	20%	33	0:05:13	53%	90%
District 5	10	3%	3	0:05:38	30%	90%
District 6	2	1%	1	0:04:23	50%	90%
District 7	12	4%	1	0:06:14	8%	90%
District 8	3	1%	1	0:04:45	33%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	306	100%	177	0:05:07	58%	90%


March 2025 - % of Code 3 Calls with Travel Time of 4 mins or less by District

Total Dollar Losses

March 2025

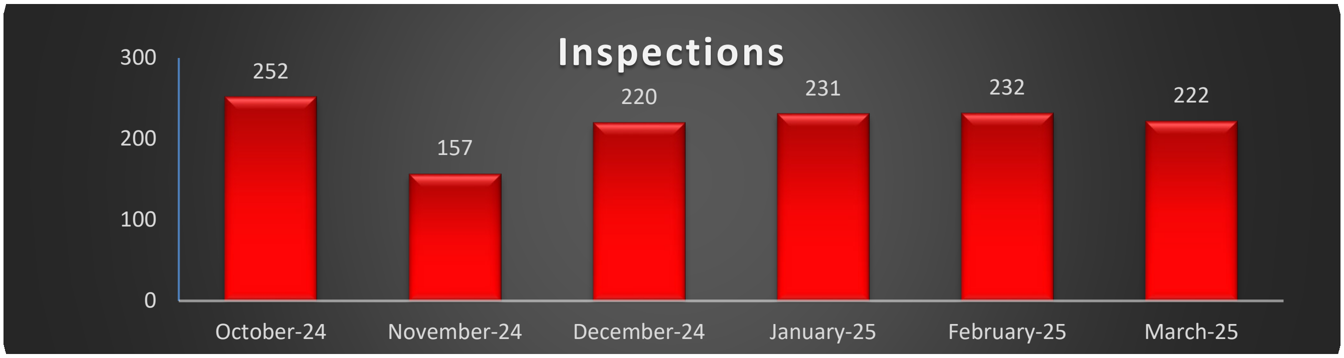
Print Date/Time: 04/03/2025 10:22
Login ID: rck\dgang
Layer: All
Areas: All

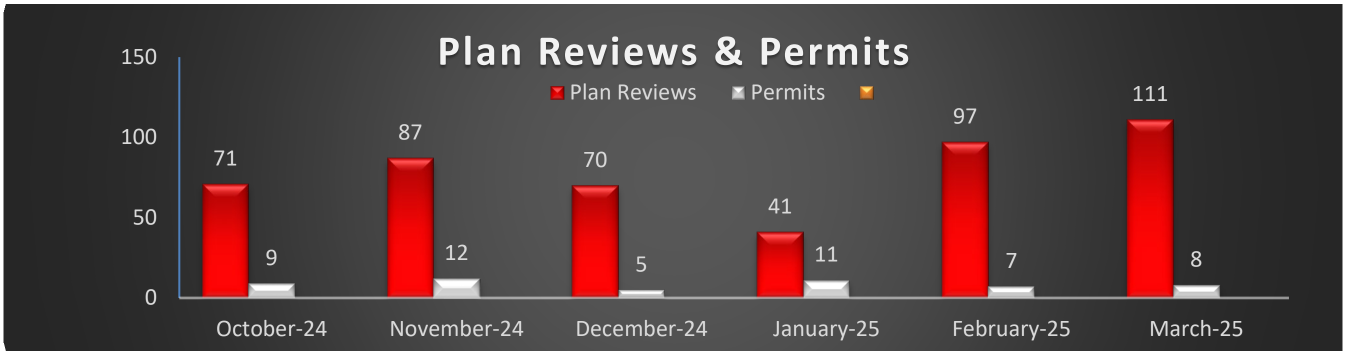
Rockwall Fire Department

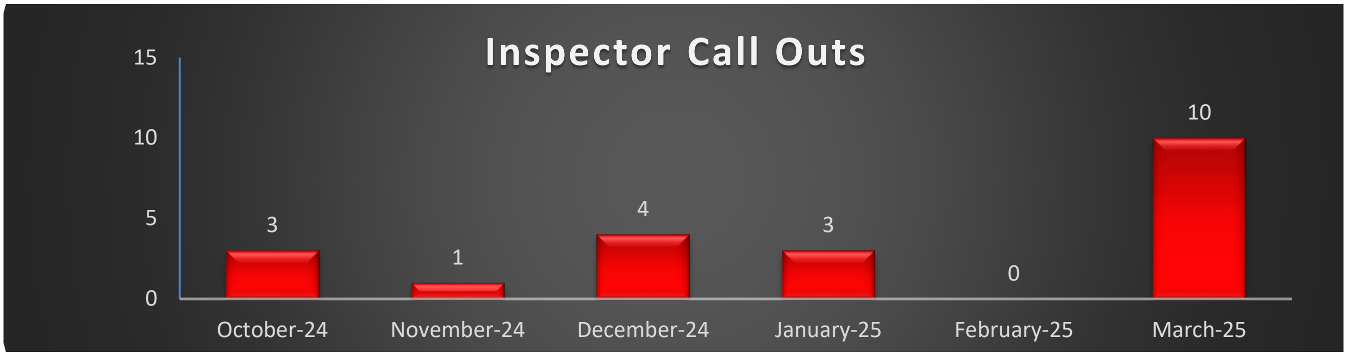
ORI Number: TX504
Incident Type: All
Station: All

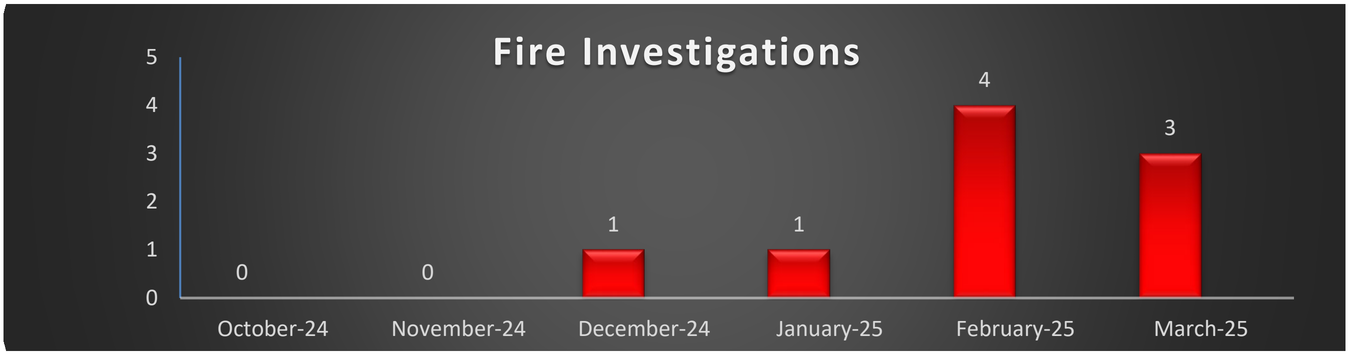
	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$99,000.00	$920,770.00	$30,000.00	$1,089,770.00	$30,000.00
Total Content Loss:	$60,000.00	$88,000.00	$10,000.00	$158,000.00	$10,000.00
Total Property Pre-Incident Value:	$316,425.00	$18,149,555.00	$518,574.00	$18,925,980.00	$518,574.00
Total Contents Pre-Incident Value	$187,455.00	$200,000.00	$35,000.00	$662,455.00	$35,000.00
Total Losses:	$159,000.00	$1,008,770.00	$40,000.00	$1,247,770.00	$159,000.00
Total Value:	$503,880.00	$18,349,555.00	$553,574.00	$19,588,435.00	$553,574.00

Fire Prevention, Education, & Investigations Division Monthly Report March 2025









FREE LIVE MUSIC CAPITAL OF NORTH TEXAS
ROCKWALL, TEXAS

ROCKWALL PARKS & RECREATION

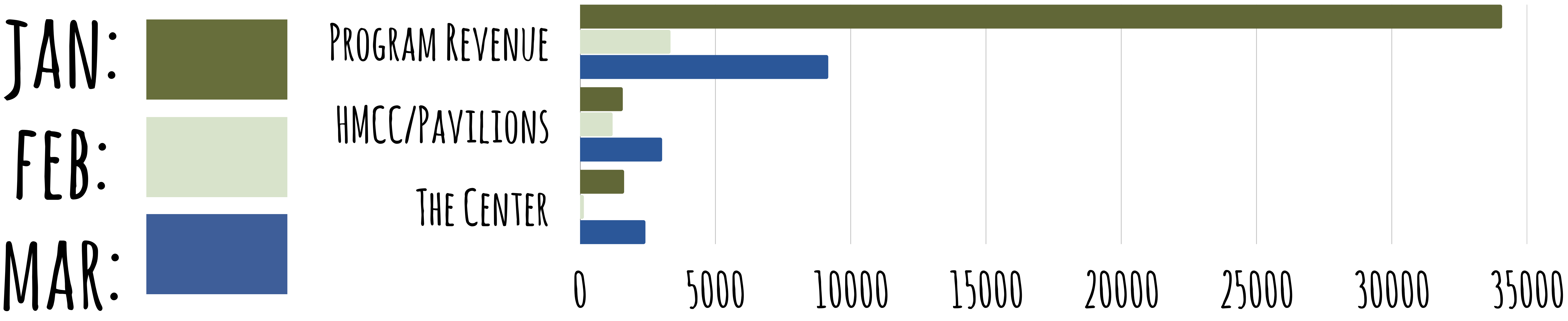
Monthly Report
March 2025

GO OUTSIDE AND PLAY
PLAYROCKWALL.COM

SENIOR LUNCHEON
65 PARTICIPANTS

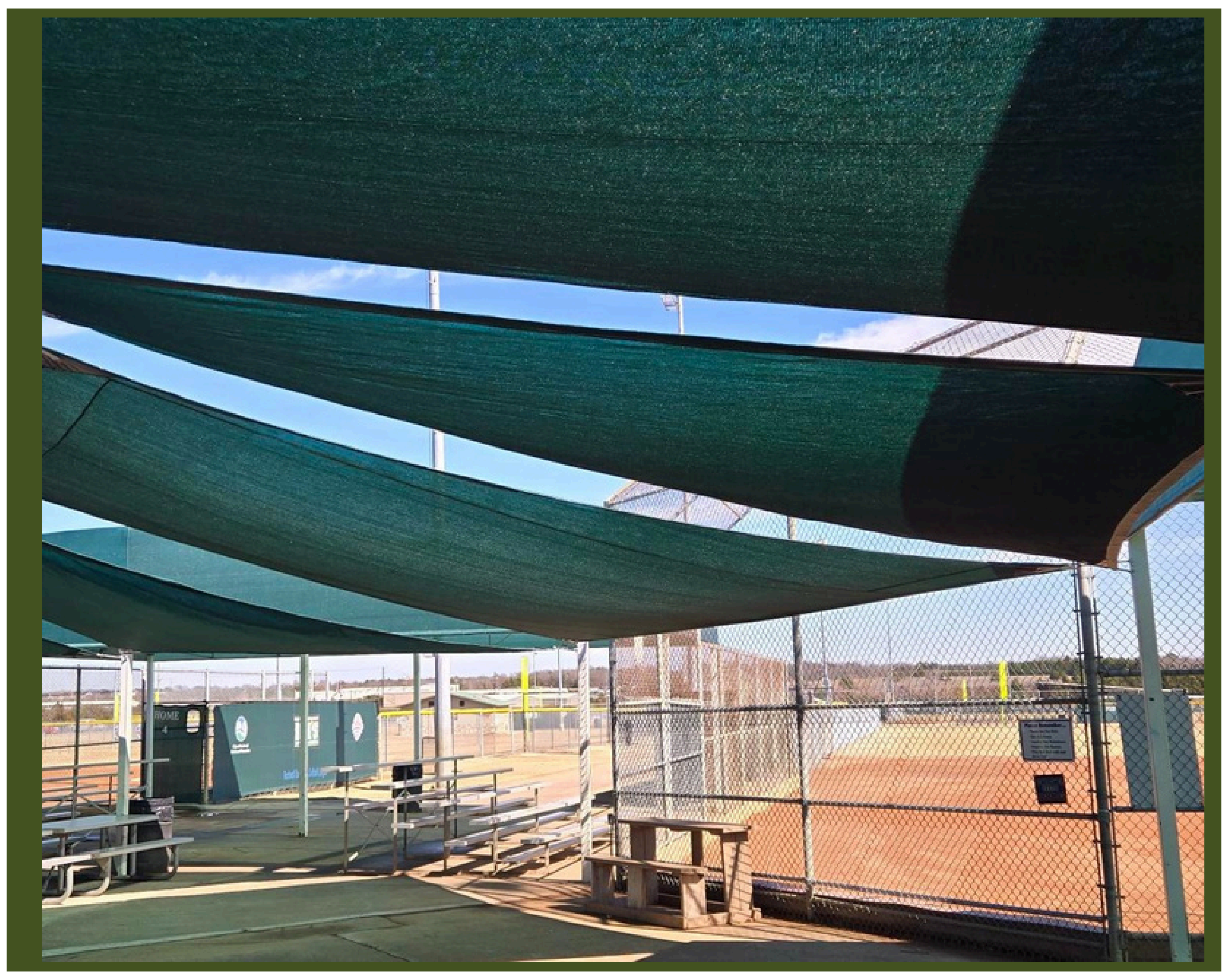
BUILD YOUR OWN PLANTER CLASS
22 PARTICIPANTS

REVENUE NUMBERS



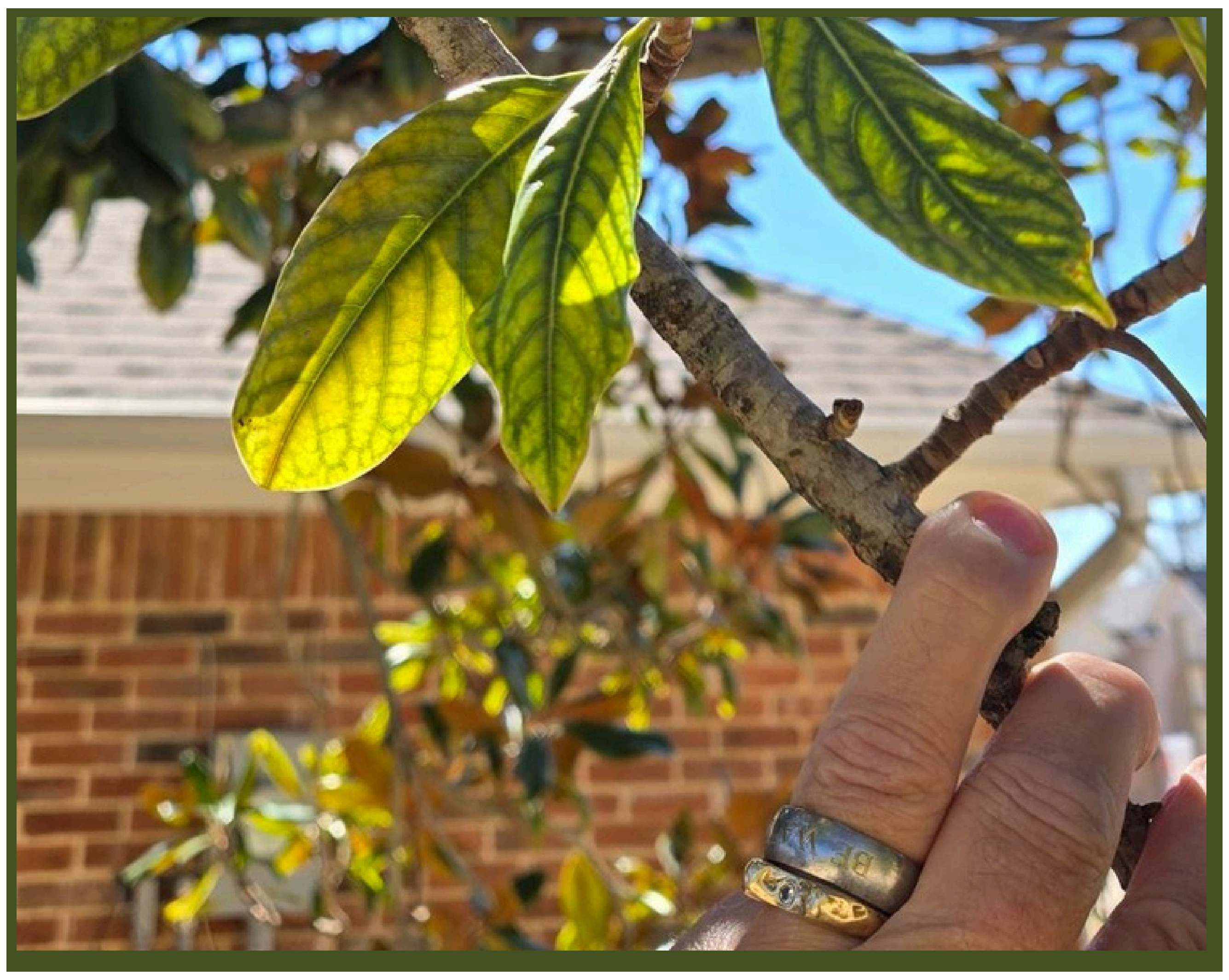
PARKS PROJECT UPDATE–MARCH 2025

TUTTLE LEVELING AND SOD FIELD 6



TUTTLE NEW SHADE CANOPIES

PARK SYSTEM FLOOD CLEAN UP



PARK DIRECTOR ASSISTS CITIZENS WITH LANDSCAPE ISSUES

Other Projects

ASSIST WITH EVENTS AND CLEAN UP OF PARKS

Rockwall Police Department

Monthly Activity Report

March-2025

ACTIVITY	CURRENT MONTH MARCH	PREVIOUS MONTH FEBRUARY	YTD 2025	YTD 2024	YTD % CHANGE

PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	3	1	1	1	0.00%
Robbery	0	1	2	1	100.00%
Aggravated Assault	1	2	4	12	-66.67%
Burglary	4	2	9	10	-10.00%
Larceny	36	36	117	167	-29.94%
Motor Vehicle Theft	1	2	6	7	-14.29%
TOTAL PART I	**45**	**44**	**139**	**173**	**-19.65%**
TOTAL PART II	**144**	**123**	**385**	**347**	**10.95%**
TOTAL OFFENSES	**189**	**167**	**524**	**520**	**0.77%**

ADDITIONAL STATISTICS

FAMILY VIOLENCE	11	11	39	35	11.43%
D.W.I.	12	9	35	32	9.38%

ARRESTS

FELONY	30	17	64	57	12.28%
MISDEMEANOR	52	55	162	155	4.52%
WARRANT ARREST	10	5	20	22	-9.09%
JUVENILE	4	7	19	16	18.75%
TOTAL ARRESTS	**96**	**84**	**265**	**250**	**6.00%**

DISPATCH

CALLS FOR SERVICE	2244	1847	6087	7640	-20.33%

ACCIDENTS

INJURY	2	0	3	6	-50.00%
NON-INJURY	104	85	283	298	-5.03%
FATALITY	0	0	0	0	0.00%
TOTAL	**106**	**85**	**286**	**304**	**-5.92%**

FALSE ALARMS

RESIDENT ALARMS	53	36	125	121	3.31%
BUSINESS ALARMS	118	140	396	416	-4.81%
TOTAL FALSE ALARMS	**171**	**176**	**521**	**537**	**-2.98%**
Estimated Lost Hours	**112.86**	**116.16**	**343.86**	**354.42**	**-2.98%**
Estimated Cost	**$2,684.70**	**$2,763.20**	**$8,179.70**	**$8,430.90**	**-2.98%**

ROCKWALL NARCOTICS UNIT

Agency Assists	2
Arrests	2
Arrest Warrants	1
Seized	
Marijuana	2 ounces
Cocaine	4 grams
Methamphetamine	2 kilograms
THC	16 kilograms

Rockwall Police Department

Dispatch and Response Times

March 2025

Police Department

	Average Response Time		
Priority 1		Number of Calls	**136**
Call to Dispatch	0:00:42		
Call to Arrival	0:05:52		
% over 7 minutes	32%		

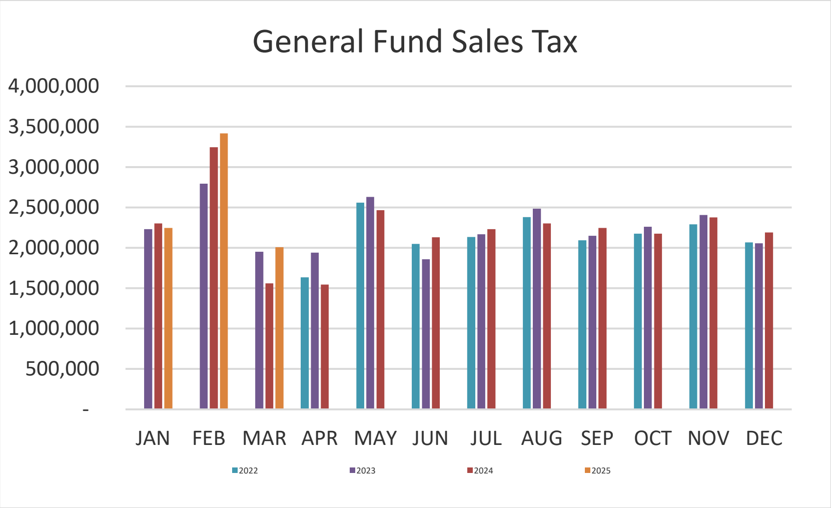
	Average Response Time		
Priority 2		Number of Calls	**930**
Call to Dispatch	0:02:19		
Call to Arrival	0:12:48		
% over 7 minutes	15%		

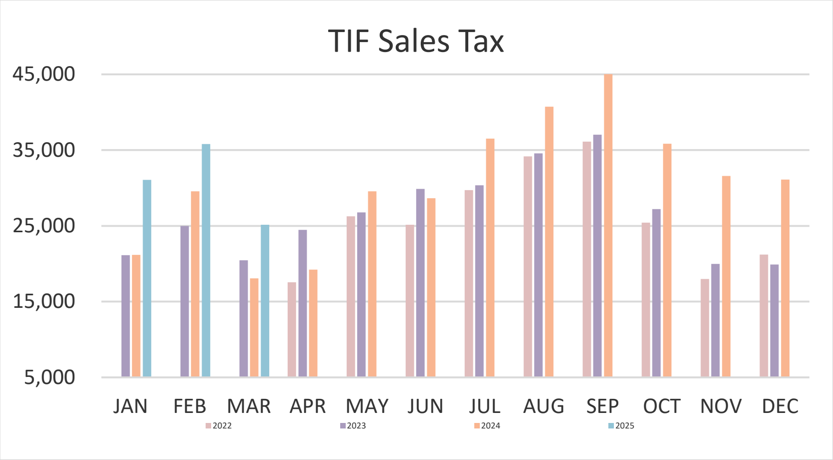
	Average Response Time		
Priority 3		Number of Calls	**42**
Call to Dispatch	0:03:04		
Call to Arrival	0:08:10		
% over 7 minutes	36%		

Average dispatch response time goals are as follows:
Priority 1: 1 Minute
Priority 2: 1 Minute, 30 Seconds
Priority 3: 3 Minutes

Sales Tax Collections - Rolling 36 Months

	General Fund Sales Tax	TIF Sales Tax
Apr-22	1,633,850	17,548
May-22	2,559,349	26,254
Jun-22	2,050,066	25,127
Jul-22	2,135,457	29,738
Aug-22	2,381,510	34,190
Sep-22	2,092,217	36,105
Oct-22	2,177,040	25,420
Nov-22	2,291,130	17,990
Dec-22	2,068,593	21,213
Jan-23	2,231,654	21,134
Feb-23	2,792,696	24,982
Mar-23	1,949,994	20,438
Apr-23	1,938,490	24,487
May-23	2,631,033	26,766
Jun-23	1,859,485	29,862
Jul-23	2,169,495	30,350
Aug-23	2,483,321	34,558
Sep-23	2,149,947	37,018
Oct-23	2,260,609	27,209
Nov-23	2,407,536	19,977
Dec-23	2,054,537	19,906
Jan-24	2,300,943	21,155
Feb-24	3,243,321	29,558
Mar-24	1,559,068	18,064
Apr-24	1,544,681	19,220
May-24	2,464,214	29,570
Jun-24	2,130,506	28,658
Jul-24	2,229,321	36,518
Aug-24	2,301,556	40,719
Sep-24	2,244,383	47,289
Oct-24	2,175,761	35,830
Nov-24	2,377,426	31,568
Dec-24	2,191,341	31,093
Jan-25	2,246,159	31,067
Feb-25	3,417,323	35,808
Mar-25	2,007,065	25,148





Notes:

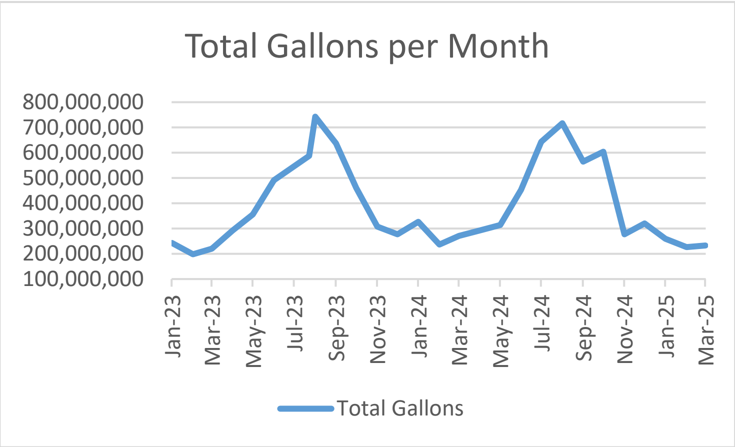
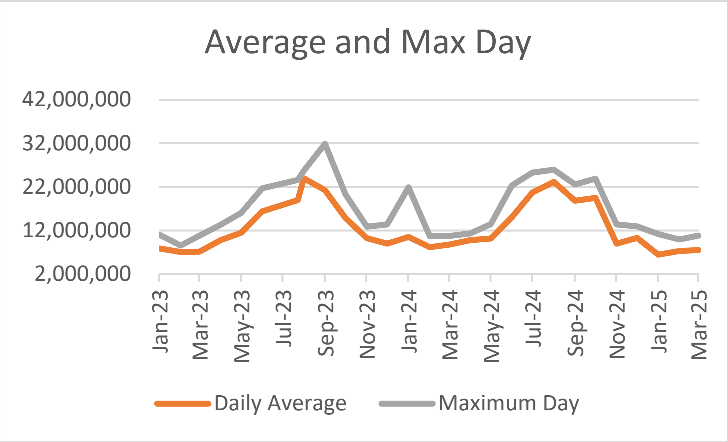
75% of total sales tax collected is deposited to the General Fund each month

Comptroller tracks sales tax generated in the TIF and reports it monthly

75% of TIF sales tax (city share) is pledged to the TIF

Monthly Water Consumption - Rolling 27 Months

	Total Gallons	Daily Average	Maximum Day
Jan-23	243,528,725	7,855,765	11,040,666
Feb-23	198,103,255	7,075,116	8,544,708
Mar-23	220,326,930	7,107,320	10,825,669
Apr-23	292,874,560	9,762,486	13,280,734
May-23	355,482,851	11,467,189	16,032,988
Jun-23	491,086,630	16,369,555	21,693,510
Jul-23	587,439,800	18,949,672	23,599,534
Aug-23	742,795,770	23,961,154	25,727,492
Sep-23	637,062,410	21,235,410	31,876,280
Oct-23	461,067,498	14,873,145	20,317,822
Nov-23	307,169,395	10,238,981	12,875,885
Dec-23	277,770,415	8,960,337	13,375,678
Jan-24	326,749,166	10,540,296	21,931,696
Feb-24	236,310,098	8,148,624	10,720,500
Mar-24	270,997,608	8,741,858	10,729,160
Apr-24	292,285,444	9,742,848	11,333,764
May-24	314,251,314	10,137,140	13,475,962
Jun-24	452,670,816	15,089,026	22,364,746
Jul-24	643,093,680	20,744,956	25,259,696
Aug-24	716,579,590	23,115,472	25,942,998
Sep-24	564,519,530	18,817,318	22,530,378
Oct-24	604,424,870	19,497,576	23,874,820
Nov-24	277,770,415	8,960,337	13,375,680
Dec-24	320,082,056	10,325,228	12,934,577
Jan-25	259,571,102	6,444,886	11,210,467
Feb-25	226,708,713	7,313,184	9,927,894
Mar-25	233,309,701	7,526,119	10,777,185

Source: SCADA Monthly Reports generated at the Water Pump Stations