

FILE NUMBER: Z245-201(JA/TZ) **DATE FILED:** April 11, 2025

LOCATION: Southeast corner of Rolling Hills Lane and Waterfall Way and on the west line of Waterfall Way between Rolling Hills Lane and Brookgreen Drive

COUNCIL DISTRICT: 11

SIZE OF REQUEST: Approx. 9.5070 acres **CENSUS TRACT:** 48113019208

REPRESENTATIVE: Baldwin Associates LLC

APPLICANT: Dallas County

OWNER: Richardson ISD

REQUEST: An application for an amendment to Tracts C and C-1 within Planned Development District No. 24.

SUMMARY: The purpose of the request is to allow for additional permitted uses including, but not limited to, a community service center use with modified development standards. The applicant proposes to repurpose the existing public school [*J Frank Dobie Elementary School*].

STAFF RECOMMENDATION: **Approval**, subject to amended conditions.

Planned Development District No. 24:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=24>

BACKGROUND INFORMATION:

- The area of request is zoned Tract C and Tract C-1 within Planned Development District (PD) No. 24, which was established by City Council on January 17.
- The property is currently developed with a public elementary school (Tract C) and surface parking for the school (Tract C-1), which are the only permitted uses on these tracts per the conditions of the PD.
- Richardson ISD has decommissioned Dobie Elementary School and will lease the property to Dallas County, who proposes to repurpose the existing school building for use as a community service center as part of broader revitalization efforts ongoing in the Esperanza neighborhood/community.

Zoning History: There have been no zoning cases in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Rolling Hills Lane	Local Street	-
Waterfall Way	Local Street	-
Flagstone Lane	Local Street	-

Traffic:

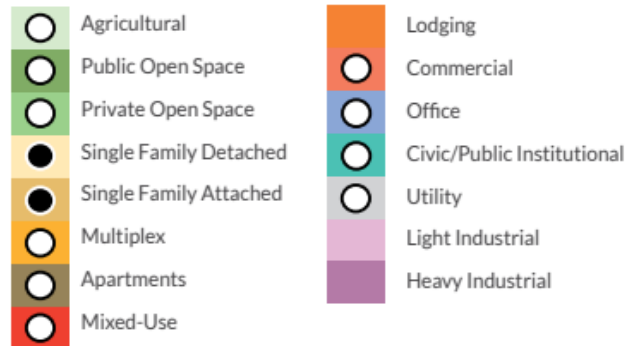
The Transportation Development Services Division of the Transportation Department has reviewed the current request and does not anticipate that it will impact the surrounding roadway system. Staff is consulting with the school district regarding removal of the existing school zone flashers independently of the zoning case.

STAFF ANALYSIS:

In September 2024, *forwardDallas! (2.0)*, an update to the 2006 Comprehensive Plan, was adopted by City Council.

The current area of request is at the eastern edge of an area within the Community Residential (CR) Placetype, which is primarily made up of single-family homes; however, a mix of sensitively integrated housing types can be found in many of these areas.

FUTURE LAND USE MIX



Parks, schools, and places of worship interspersed throughout these areas provide focal points for community activity.

Spring Valley/Coit Urban Design Study

The area of request is within the boundaries of the Spring Valley/Coit Urban Design Study, which was adopted by City Council in January 2001 as a guide for the future growth and development of the area and an implementation plan for future improvements. The Study analyzed existing conditions including land use, zoning, economic development, and infrastructure with the intention of revitalizing the commercial and neighborhood corridors and developed urban design alternatives for the area.

The Study includes a future land use map, with the area of request identified as a public school. At time of publication, Dobie Elementary School housed a population of 760 pre-K through 1st grade students. Because this zoning change request deviates from the land use map, the Study requires that it be evaluated in accordance with the current conditions and with the intent of the Study in mind.

It was not anticipated at the time of the Study that Dobie Elementary School would cease to operate; however, Richard ISD has determined based on their needs assessment that the school will be closed. The current request will allow the decommissioned elementary school building to be repurposed for use as a community service center. This proposed community service center will provide vital services for the surrounding community, maintaining it as a focal point for community activity. If the needs of the school district change in the future and they determine that the school should resume operating, the PD conditions will allow the use to resume by right at this location.

Land Use Compatibility:

The following table describes the zoning and land uses for the area of request and surrounding properties.

	Zoning	Land Use
Site	PD-24 (Tract C and C-1)	Public school
North	R-7.5(A) Single Family District	Single family detached
East	MF-1(A) Multifamily District	Multifamily
South	R-1ac(A) Single Family District	Single family
West	PD-24 (Tract A)	Single family attached

The area of request is currently developed with a public elementary school that has been decommissioned by Richardson ISD. Richardson ISD will retain ownership of the property and the school building, and the PD conditions will allow Richardson ISD to use the property for a public-school use again in the future should their needs change.

Dallas County seeks to repurpose the school building for use as a community service center with a variety of services benefitting the immediately surrounding communities. Because the current conditions of the PD only allow the public-school use and parking for a public school on Tracts C and C-1, the applicant requests an amendment to the PD to allow the additional permitted use (community service center).

Staff supports the request and finds that the repurposing of the existing public school for a community service center use is consistent with both the intent of the Spring Valley/Coit Urban Design Study and with the Community Residential Placetype.

Landscaping:

Per the conditions of PD No. 24, landscaping must be provided in accordance with the site/landscape plan for Tract C and C-1. The existing school building will remain on site and no new construction is proposed that would trigger a change to the site/landscape plan.

Parking:

Off-street parking and loading must be provided in accordance with Division 51A-4.200 except as modified by the conditions of PD No. 24 for all uses to be located on the property. The applicant requests a minimum parking requirement of 100 spaces (or must satisfy the required parking per 51A-4.200, whichever is less) for a public school or community service center use on Tract C, and PD conditions allow these spaces may be provided in their current location on Tract C-1. Given that the proposed community service center will provide services to the immediately surrounding communities, staff finds the existing parking provided remains sufficient for the property and supports the request.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently in an “H” MVA area. In the wider vicinity to the west, south, and east there are E, F, and I MVA clusters, respectively.

List of Officers

Richardson Independent School District

Tabitha Branum – Superintendent
Sandra Hayes – Assistant Superintendent of District Operations
Mike Jasso – Chief of Staff
Chris Poteet – President – At Large Position 7
Eric Eager – Vice President – At Large Position 6
Rachel McGowen – Secretary – Single District Position 5
Megan Timme – Single Member District 1
Vanessa Pacheco – Single Member District 2
Debbie Renteria – Single Member District 3
Regina Harris – Single Member District 4

Dallas County

Judge Clay Lewis Jenkins
Dr. Theresa Daniel – District 1
Andy Sommerman – District 2
Todd Hensley – District Project Director, District 2
John Wiley Price – District 3
Dr. Elba Garcia – District 4
Luis Tamayo – Director of Planning and Development

Proposed PD Conditions

PD 24.

SEC. 51P-24.101. LEGISLATIVE HISTORY.

PD 24 was established by Ordinance No. 11338, passed by the Dallas City Council on January 17, 1966. Ordinance No. 11338 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas, as amended. Ordinance No. 11338 was amended by Ordinance No. 11489, passed by the Dallas City Council on June 20, 1966; Ordinance No. 11756, passed by the Dallas City Council on March 13, 1967; Ordinance No. 15168, passed by the Dallas City Council on May 3, 1976; and Ordinance No. 23664, passed by the Dallas City Council on September 23, 1998. (Ord. Nos. 10962; 11338; 11489; 11756; 15168; 23664; 25423)

SEC. 51P-24.102. PROPERTY LOCATION AND SIZE.

PD 24 is established on property generally located east and west of Waterfall Way, south of Rolling Hills Drive. The size of PD 24 is approximately 57.88 acres. (Ord. Nos. 11098; 11489; 25423)

SEC. 51P-24.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51. (Ord. 25423)

SEC. 51P-24.104. DEVELOPMENT PLAN.

In connection with this PD, a development plan (Exhibit 24A) indicates the approved development for the five designated tracts (Tracts A, B, C, C-1, and D). These five tracts must be developed as follows: Tract A with townhouses, Tract B with apartments, and Tracts C, C-1, and D with a public school use. All development must conform with the development plan except that the area of Tract B may be subdivided at any time into any number of lots upon city plan commission approval of a revised subdivision plat indicating such division. (Ord. Nos. 23664; 25423)

SEC. 51P-24.105. SITE/LANDSCAPE PLAN.

In addition to compliance with the development plan, development and use of Tracts C and C-1 must also comply with the site/landscape plan for Tracts C and C-1 (Exhibit 24B). (Ord. Nos. 23664; 25423)

SEC. 51P-24.106. SUBDIVISION.

Before the issuance of any building permit, a subdivision plat of the entire development must be approved by the city plan commission and filed for record in the office of the County Clerk, Dallas County, Texas. (Ord. Nos. 11756; 25423)

SEC. 51P-24.107. PERMITTED USES.

Except as provided in Section 51P-24.111, the only permitted uses are as follows:

(1) Tract A. No main use other than single-family attached dwellings and the specified community facilities indicated on the development plan are permitted. Accessory or incidental uses allowed in the 2F-2 district as described in Chapter 51 are also permitted in combination with said main uses.

(2) Tract B. No main use or accessory use other than those permitted in the MF-2 district, as described in Chapter 51, are permitted.

(3) Tract C. No main use other than a public school, a community service center, or a community garden is permitted.

(4) Tract C-1. No main use other than surface parking for a public school or community service center is permitted.

(5) Tract D. No main use other than a public school is permitted. (Ord. Nos. 23664; 25423)

SEC. 51P-24.108. MAINTENANCE RESPONSIBILITY.

(a) The property owner or owners of the area of Tract A of the development shall be responsible for the development and maintenance of all common facilities and easements shown on the development plan.

(b) To insure the continuance of adequate maintenance of the area of Tract A, as shown on the development plan, the owner or owners of the property shall, before the passage of Ordinance No. 11756 (March 13, 1967), file for record with the County Clerk's Office, Dallas County, Texas, an agreement containing the following provisions:

(1) Should all or any portion of this tract, as described in Subsection (b), be sold, all of the common facilities and easements indicated on the development plan must be placed in the ownership of a Property Owners' Association. The structure of the association must be approved by both the city plan commission and the city attorney, and must provide for the following:

(A) Proper evidence of the creation of the Property Owners' Association.

(B) Each owner of property within the tract must be a member of the Property Owners' Association and must have rights to the use of all common facilities and easements within the area of this tract.

(C) The Property Owners' Association is responsible for the operation and continuing maintenance of all common facilities and easements within the area of this tract as shown on the development plan.

(D) The Property Owners' Association is responsible for the maintenance and continuance of any existing easement within the area of this tract.

(E) Continuous maintenance of these areas of responsibility must be financed by assessments levied against each property owner within the area of the tract. The assessments must be of sufficient amounts to insure adequate maintenance.

(2) This agreement must constitute a covenant binding on each property owner within this described area, their heirs or successors in title, and must run with the land. (Ord. Nos. 11756; 25423)

SEC. 51P-24.109. GENERAL REGULATIONS.

The regulations for minimum front yards, side yards, rear yards, lot width, lot depth, lot area, off-street parking, maximum lot coverage, building height, building location and spacing, and signs must comply with the requirements of Chapter 51 as set forth for the specified zoning districts and in accordance with the following additional requirements here listed for the five designated tracts:

(1) Tract A. The regulations of the 2F-2 district apply; except that:

(A) a minimum side yard of five feet is permitted adjacent to a side street where indicated on the development plan;

(B) a minimum lot width of 25 feet is required;

(C) a minimum of two off-street parking spaces is required for each dwelling unit;

(D) the maximum building height is two stories for all structures; and

(E) dwelling units may vary in size and shape so long as they do not violate the indicated setback requirements;

(2) Tract B. The regulations of the MF-2 district apply.

(3) Tract C, C-1, and D. Except as provided in this paragraph, the regulations of the R-7.5 district apply. The required front yard setback on Tract C-1 is 15 feet. The required side and rear yard setback on Tracts C and C-1 is 10 feet. Off-street parking on Tracts C and C-1 is permitted within the required setbacks as shown on the site/landscape plan. (Ord. Nos. 23664; 25423)

SEC. 51P-24.110. ACCESS/PAVING REQUIREMENTS.

All streets, alleys, and/or access easements must be paved and drainage structures laid to the standards of the department of public works and transportation; all dedicated streets, as indicated

on the approved development plan, shall have 50 feet right-of-ways with 36 feet of pavement. All lots are to be served by 20-foot easements for access, utilities, and garbage collection; the dedication of the total width of any one portion of said easement is required prior to the issuance of a building permit along such a portion. All designated parking areas must have a minimum surfacing of six inches compacted gravel and two coats of penetration asphalt. All units are to be served by a continuous concrete frontage walk. (Ord. Nos. 11765; 25423)

SEC. 51P-24.111. FIRE LANE REQUIREMENTS.

Fire lanes must be provided and maintained in accordance with the requirements of the Dallas Fire Department. (Ord. Nos. 11765; 25423)

SEC. 51P-24.112. DAY NURSERY.

Lots 10, 11, and 12 in City Block D/7757 on property commonly known as 13869, 13871, and 13873 Brookgreen Drive are hereby designated for the additional use of a day nursery, upon the following express conditions:

(1) Site plan. Use of the property for a day nursery must conform with the site plan (Exhibit 24C).

(2) Parking. Off-street parking must be provided at the ratio of one space per each 10 children allowed plus one space per employee position. The minimum number is established as shown on the plan.

(3) Paving. All driveways, entrances, and parking must have a minimum surfacing of six inches of compacted gravel and two coats of penetration asphalt. The developer shall bear the total cost and maintenance of all such improvements, including curb and drainage structures that may be necessary.

(4) Ingress-egress. Off-street loading and unloading of children must be provided as shown on the site plan.

(5) Indoor area. A minimum of 50 square feet of indoor area must be provided for each child in attendance.

(6) Outdoor play area. A minimum of 100 square feet of outdoor area must be provided for each child in the play area at one time and located as shown on the site plan.

(7) Fencing. The outdoor play area must be totally enclosed with a minimum four-foot-high fence as shown on the site plan.

(8) Time limit. This use is permitted for a period of two years from the date of issuance of the certificate of occupancy.

(9) Maintenance. The entire premises must be properly maintained in a state of good repair and neat appearance at all times.

(10) Signs. All signs must follow the non-business category (Article IV) of Chapter 41, "Sign Standards," of the Dallas City Code.

(11) General requirements. The day nursery operation must comply with all additional requirements of the various departments of the city.

(12) Fire department requirements. Rooms used for day care purposes must not be located above the first story of the building as required by Section 16-147 of the Dallas Fire Code.

(13) Number of children. This day nursery is permitted a maximum of 50 children. (Ord. Nos. 15168; 25423; 26102)

SEC. 51P-24.113. LANDSCAPING.

Prior to the issuance of any certificate of occupancy on Tracts C or C-1, landscaping for Tracts C and C-1 must be provided as shown on the site/landscape plan. Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 23664; 25423)

SEC. 51P-24.113.1 OFF-STREET PARKING AND LOADING.

(a) Except as provided below, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For a public school or community service center use in Tract C, a minimum of 100 off-street parking spaces is required, or the use must satisfy the requirements of Section 51A-4.200, whichever is less.

(c) For permitted uses on Tract C, required off-street parking may be located on Tract C-1.

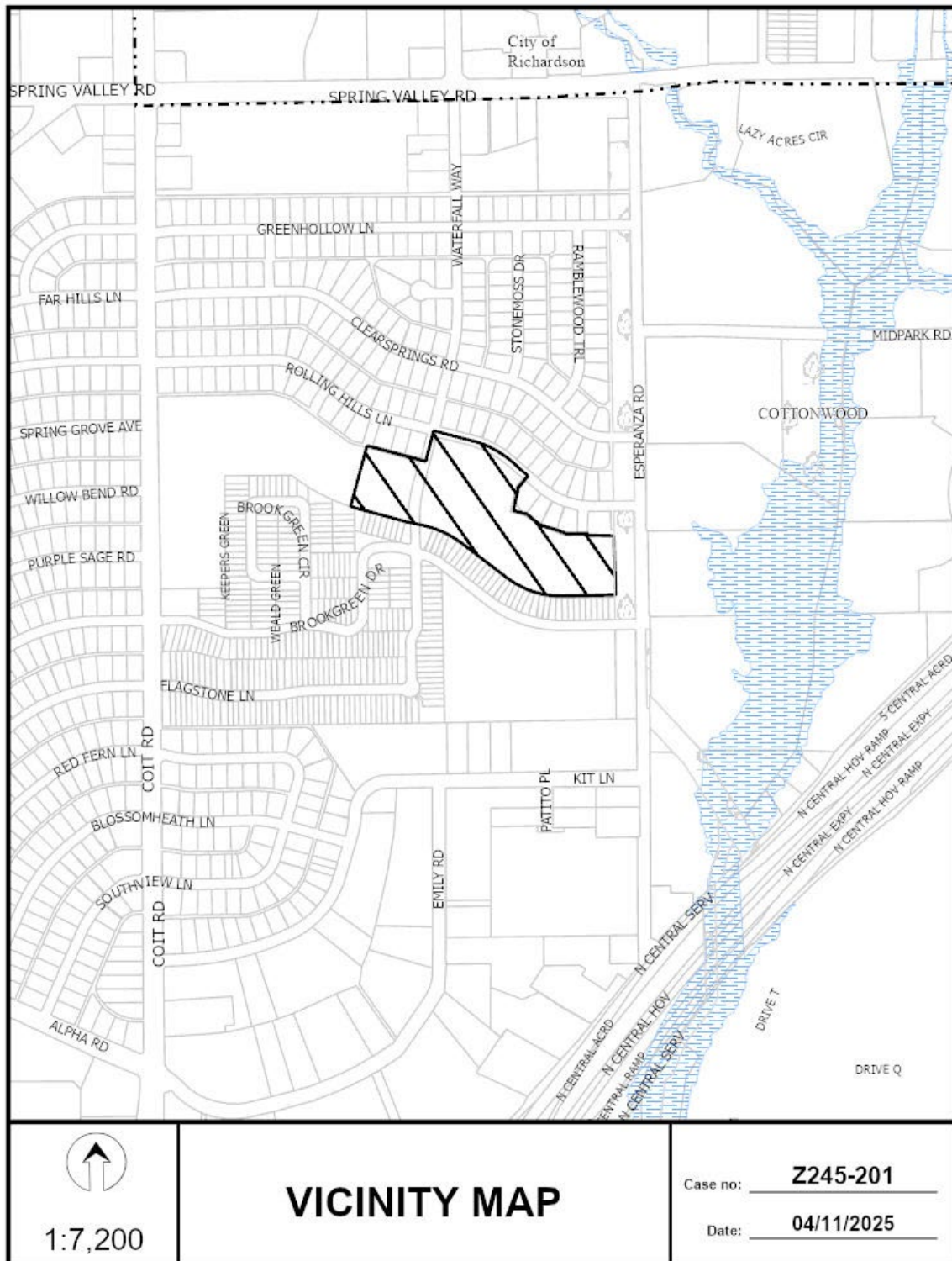
SEC. 51P-24.114. COMPLIANCE WITH CONDITIONS.

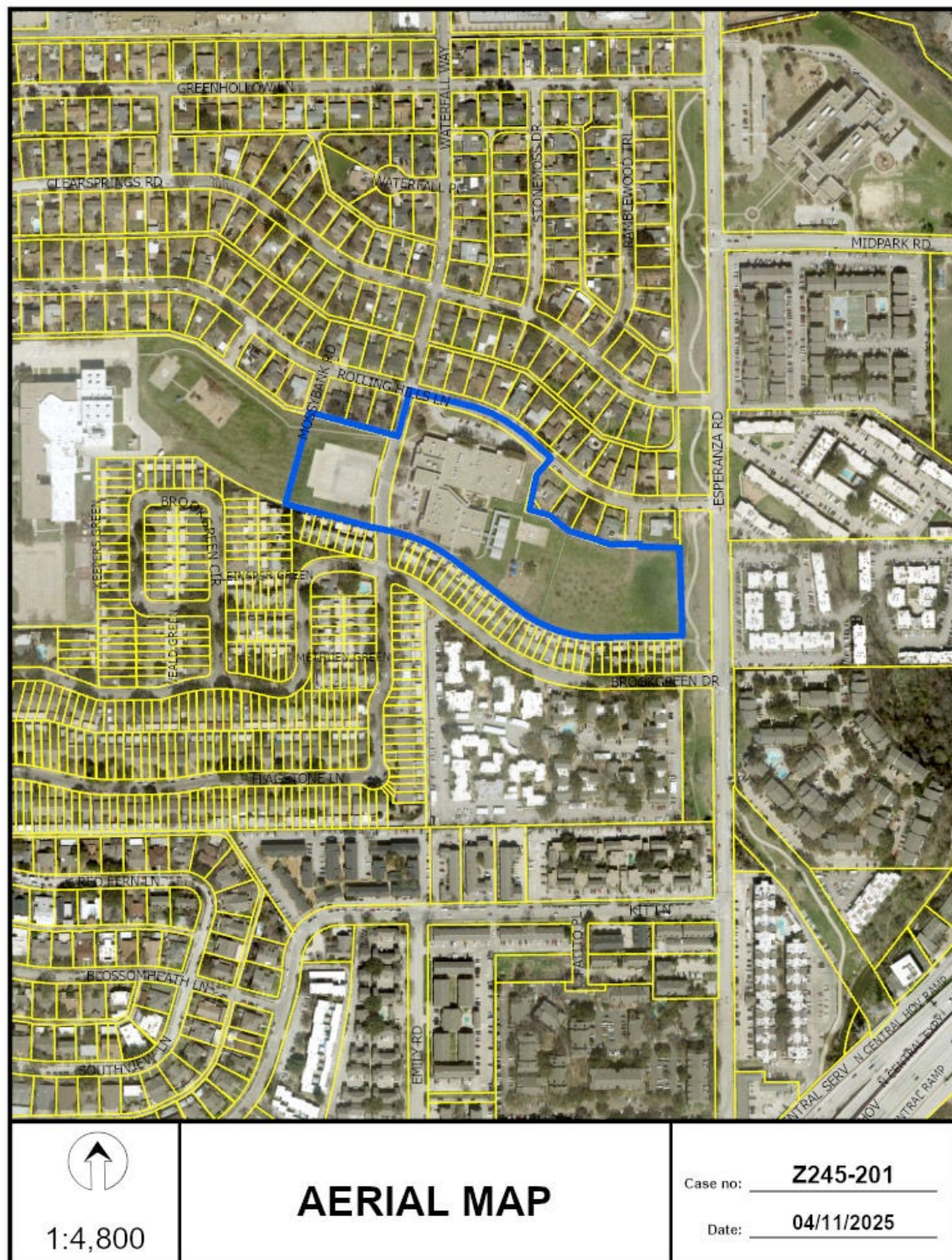
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

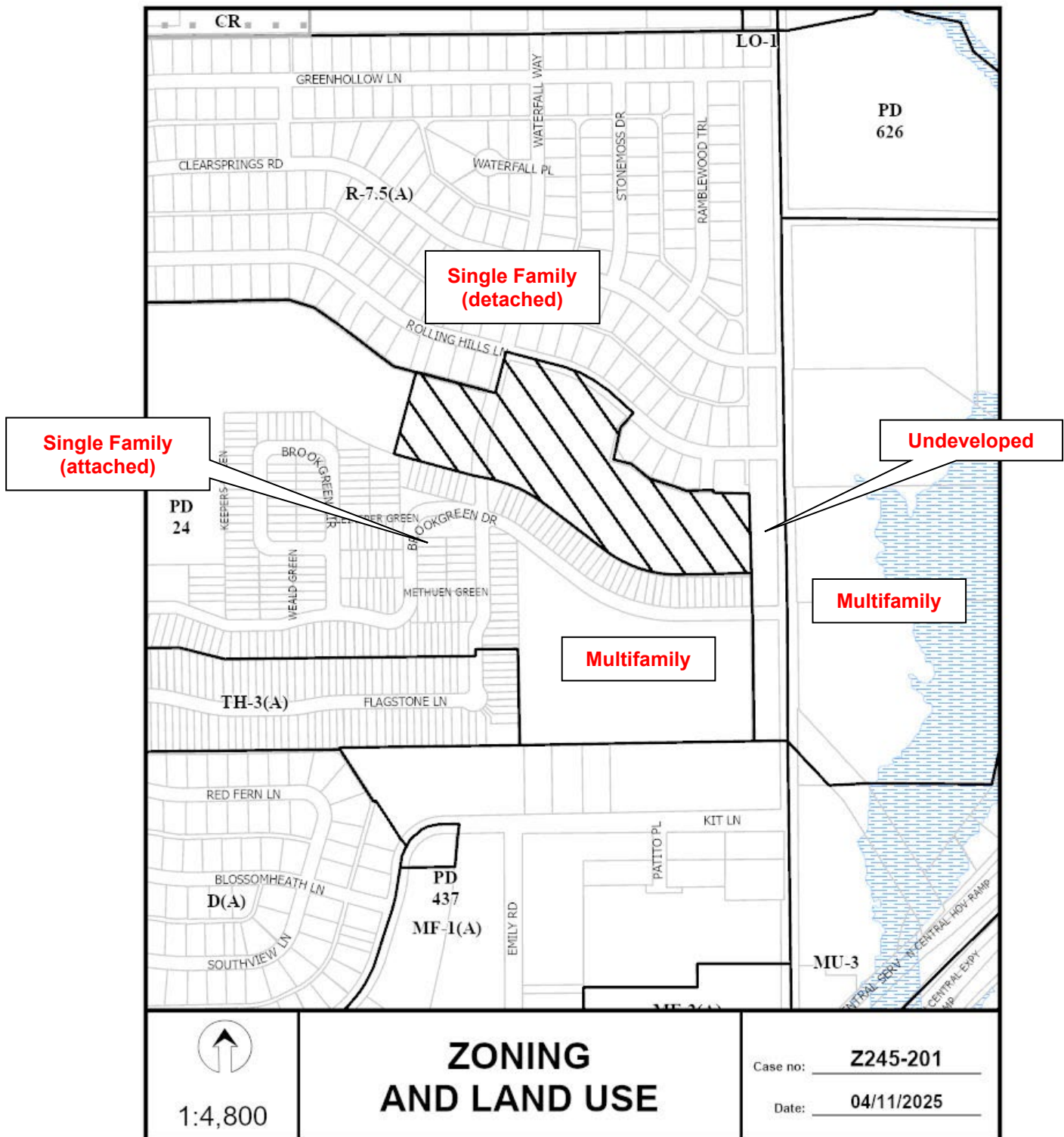
(b) No certificate of occupancy shall be issued by the building official until there has been full compliance with this article, the Dallas Development Code, and the Dallas Building Codes. (Ord. Nos. 11338; 25423; 26102)

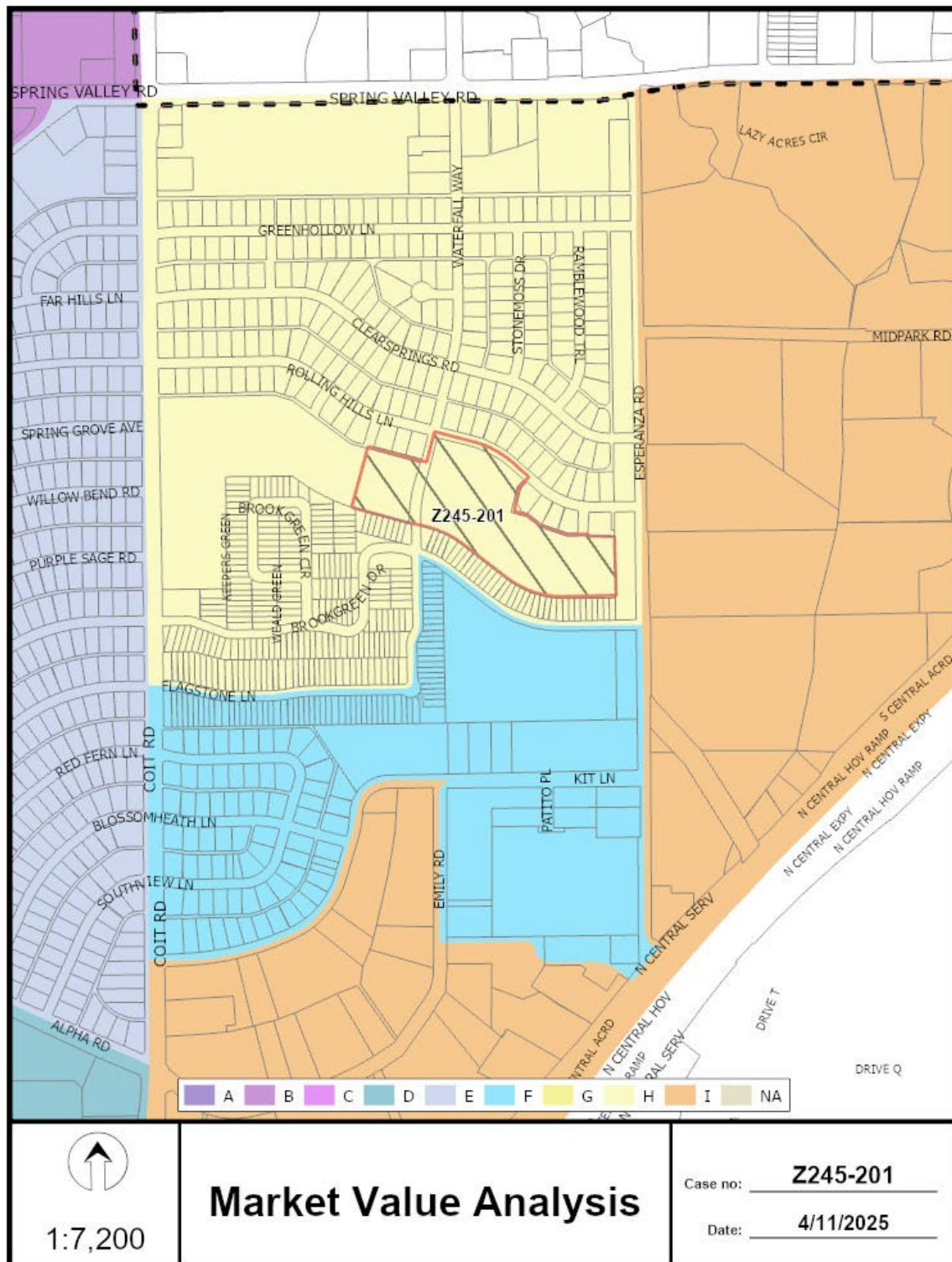
SEC. 51P-24.115. ZONING MAP.

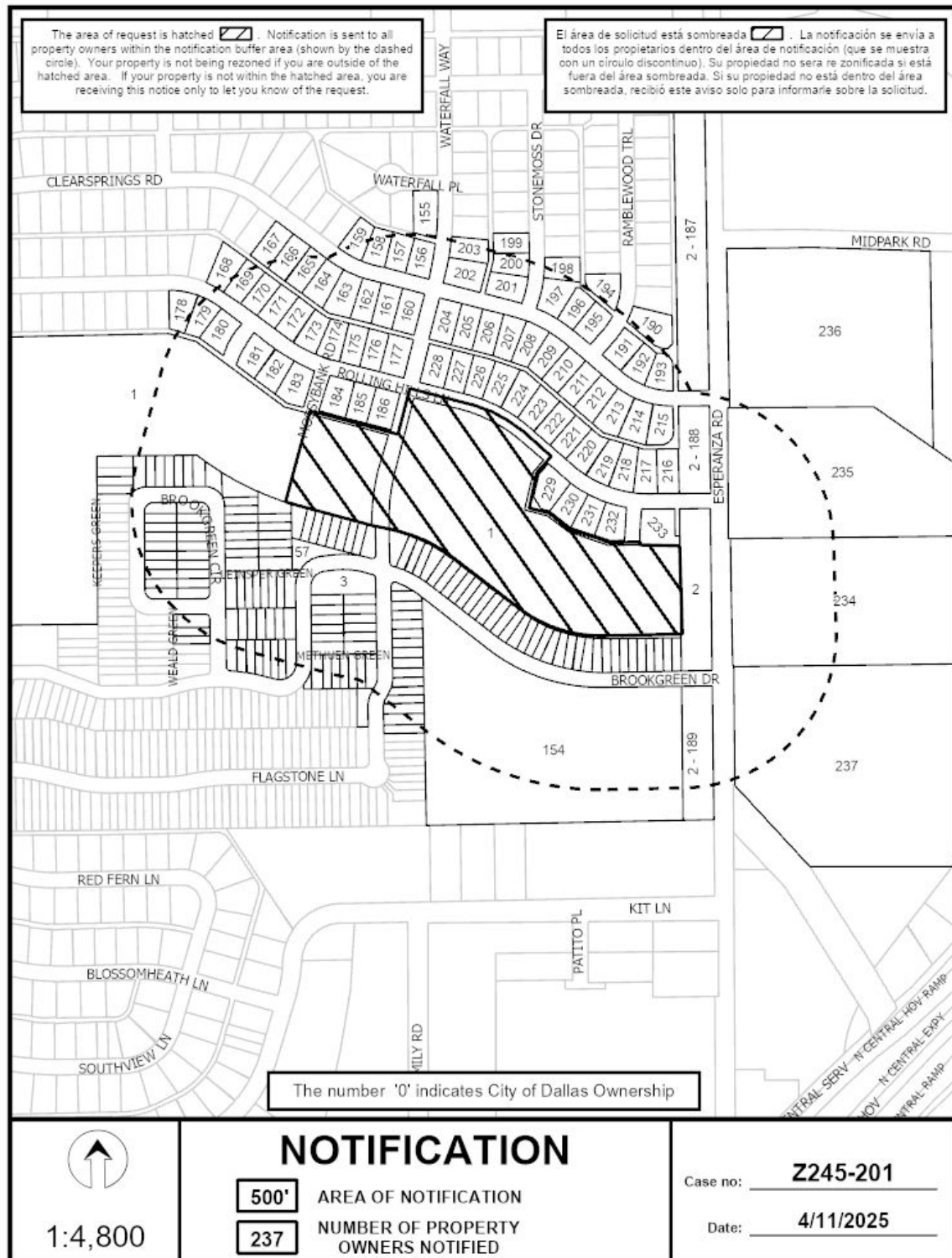
PD 24 is located on Zoning Map No. C-8. (Ord. Nos. 23664; 25423)











04/11/2025

Notification List of Property Owners***Z245-201******237 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	13630 COIT RD	RICHARDSON ISD
2	13701 ESPERANZA RD	ONCOR ELECRTIC DELIVERY COMPANY
3	13890 BROOKGREEN DR	WILLOW FALLS HOMEOWNERS
4	13800 METHUEN GREEN LN	BROOKGREEN PARK 1
5	13834 METHUEN GREEN LN	REECE DARRYL V
6	13836 METHUEN GREEN LN	ANDRADE MICHELLE
7	13838 METHUEN GREEN LN	AKBARISHILSAR MEHDI
8	13840 METHUEN GREEN LN	LEBLANC RICHARD JEAN
9	13842 METHUEN GREEN LN	WHITLEY GARY L & MICHELLE M
10	13844 METHUEN GREEN LN	DELATORRE DIANE
11	13846 METHUEN GREEN LN	KURNIADI SAMANTHA &
12	13848 METHUEN GREEN LN	JAEGER MELINDA
13	13852 BROOKGREEN DR	TASHLITSKY LARISA
14	13854 BROOKGREEN DR	EVERHART JANIS D
15	13856 BROOKGREEN DR	ROOT JAMES P
16	13858 BROOKGREEN DR	CHUNG WILLIAM &
17	13860 BROOKGREEN DR	PARTIN BRENDA J
18	13862 BROOKGREEN DR	BRUNDIDGE EDINA J
19	13571 WATERFALL WAY	RESOLUTE HOLDINGS LLC
20	13565 WATERFALL WAY	YUAN WEI CHIH
21	13561 WATERFALL WAY	Taxpayer at
22	13555 WATERFALL WAY	AMACKER BEVERLY GIBSON
23	13551 WATERFALL WAY	MCCARTY LINDA KAY LIFE EST
24	13545 WATERFALL WAY	HOWE MARGARET
25	13707 BROOKGREEN CIR	LOYET KATIE
26	13709 BROOKGREEN CIR	MOLINA PAULA

04/11/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	13711 BROOKGREEN CIR	HATCH LAUREN N
28	13747 BROOKGREEN CIR	NOBLIN LINDA M
29	13749 BROOKGREEN CIR	CERVANTE JESUS TORRES &
30	13757 BROOKGREEN CIR	VASA LEE
31	13759 BROOKGREEN CIR	DOEHRING EUNICE
32	13761 BROOKGREEN CIR	PYKE DOUGLAS G
33	13763 BROOKGREEN CIR	DELASANCHA GLORIA RINCONI &
34	13765 BROOKGREEN CIR	MCMANUS KAY
35	13767 BROOKGREEN CIR	GOUGH TAMARA K
36	13769 BROOKGREEN CIR	DELATORRE CONSTANCIA MOLINA &
37	13744 BROOKGREEN CIR	WOODSON JACKIE G
38	13742 BROOKGREEN CIR	PATTERSON MARY LOUISE
39	13740 BROOKGREEN CIR	COBB KEVIN C &
40	13738 BROOKGREEN CIR	FRANKLIN RANDALL
41	13736 BROOKGREEN CIR	SHEPPARD DEBRA A
42	13734 BROOKGREEN CIR	DOTSON DERRICK &
43	13732 BROOKGREEN CIR	REGALADO OTONIEL & ELSA
44	13730 BROOKGREEN CIR	ZEITER KARLA ORTIZ
45	13728 BROOKGREEN CIR	HUITAREOAYALA MANUEL &
46	13726 BROOKGREEN CIR	CIMINO CORNELIA
47	13796 BROOKGREEN CIR	SMITH JAMIE THOMAS
48	13794 BROOKGREEN CIR	MCKEE MICHAEL
49	13792 BROOKGREEN CIR	GARCIA ERICK
50	13790 BROOKGREEN CIR	MIVILLE SUSAN I &
51	13788 BROOKGREEN CIR	SOWDEN JOAN E
52	13786 BROOKGREEN CIR	KETTERER JULIE L
53	13784 BROOKGREEN CIR	Taxpayer at
54	13782 BROOKGREEN CIR	KATZ NEIL & MELISSA HERNANDEZ
55	13780 BROOKGREEN CIR	KEETON DEBRA DRAGICH
56	13776 BROOKGREEN CIR	MEDINA MARIA D
57	13800 BROOKGREEN DR	WILLOW FALLS HOMEOWNERS

04/11/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	13773 BROOKGREEN CIR	BLAKE BETTY SUE
59	13775 BROOKGREEN CIR	DEVLIN JOSHUA K
60	13777 BROOKGREEN CIR	HOPPE MICHAEL BARNES
61	13779 BROOKGREEN CIR	Taxpayer at
62	13781 BROOKGREEN CIR	TAM SAU PING
63	13783 BROOKGREEN CIR	ESSARY GAIL ALISE
64	13785 BROOKGREEN CIR	SAENZ RAMON EDUARDO SOLIS
65	13787 BROOKGREEN CIR	DAYTON STANLEY M EST OF
66	13789 BROOKGREEN CIR	WEATHERS LISA PAGE
67	13869 BROOKGREEN DR	HOWICK MATTHEW C &
68	13871 BROOKGREEN DR	HASPEL AIDAN
69	13873 BROOKGREEN DR	SCHWARTZ DOROTHY KARTEN
70	13875 BROOKGREEN DR	RAVAUX BENJAMIN JEAN &
71	13877 BROOKGREEN DR	DECKER ANNA
72	13879 BROOKGREEN DR	FAIRCHILD LINDA KATHLEEN
73	13881 BROOKGREEN DR	PITCHER JO ANNE
74	13853 LEINSER GREEN	LAYFIELD BETTIE J
75	13855 LEINSER GREEN	LETCHER MARY ANN
76	13857 LEINSER GREEN	SWANSON CASSIDY JO
77	13859 LEINSER GREEN	KNIFTONPOWERS SHEILA &
78	13861 LEINSER GREEN	MELETIO JACOB
79	13863 LEINSER GREEN	SOLIS DAVID IVAN
80	13865 LEINSER GREEN	KASIYAN JANE LIFE EST
81	13867 LEINSER GREEN	KNOWLES CHARLES A & CYNTHIA A CO-TRUSTEES
82	13839 LEINSER GREEN	MASON VALERIE RAE &
83	13841 LEINSER GREEN	FORST DORIS J
84	13843 LEINSER GREEN	MONTERO VERONICA
85	13845 LEINSER GREEN	PATTERSON LARRY & LINDA RAE
86	13847 LEINSER GREEN	STYMIEST FRANCES ET AL
87	13849 LEINSER GREEN	SHEFFIELD JAMES & GRISELDA
88	13851 LEINSER GREEN	SINGH REKHA

04/11/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	13803 BROOKGREEN DR	ZRUBEK HENRY J
90	13805 BROOKGREEN DR	BOVE ALDO
91	13807 BROOKGREEN DR	HOLLOWAY MARY ANNE
92	13809 BROOKGREEN DR	MURPHY RANDI F
93	13811 BROOKGREEN DR	GHAFAH MEHRDAD & SHARRY A
94	13815 BROOKGREEN DR	LOPEZ BELIZA
95	13817 BROOKGREEN DR	GEBREMARIAN AMAN SOLOMON
96	13819 BROOKGREEN DR	HETRICK JOY & BENJAMIN K
97	13883 BROOKGREEN DR	KAPADIA JASHNA
98	13885 BROOKGREEN DR	KIRAN MARIE & ASHWINI BLOSSOM
99	13887 BROOKGREEN DR	MENDASA INVESTMENTS LLC
100	13889 BROOKGREEN DR	SALDIVAR JORGE
101	13891 BROOKGREEN DR	ALLEN RUBY
102	13893 BROOKGREEN DR	ZENA MARIE LLC
103	13895 BROOKGREEN DR	HAMMOND JEANNINE
104	13897 BROOKGREEN DR	J & D REAL ESTATE INVESTMENTS LLC
105	13899 BROOKGREEN DR	MITCHELL TAMARIE ANNE
106	13568 WATERFALL WAY	SEBELLA HOLDINGS II LLC
107	13564 WATERFALL WAY	ARMSTRONG DENISE & BRUCE
108	13560 WATERFALL WAY	SHAPIRO LINDA &
109	13556 WATERFALL WAY	CAMPAGNA ANTHONY J & LISA
110	13552 WATERFALL WAY	BRAUDRICK LIGIA M
111	13548 WATERFALL WAY	CALHOUN STEPHEN MARTIN
112	13544 WATERFALL WAY	COVARRUBIAS MARTHA P
113	13540 WATERFALL WAY	VILLASENOR JOSE &
114	13536 WATERFALL WAY	FHORRAMINEJAD FARIBA & M V &
115	13532 WATERFALL WAY	SMITH ASHLEY
116	13528 WATERFALL WAY	MORRISON LAQUITA
117	13524 WATERFALL WAY	HO JUSTYNE NGUYEN
118	13520 WATERFALL WAY	ROSARIO MODESTA
119	13518 WATERFALL WAY	HORN DAVID E &

04/11/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	13516 WATERFALL WAY	KEHRBERG ROBERT
121	13901 BROOKGREEN DR	WHITCHURCH ANN E
122	13903 BROOKGREEN DR	CHATMAN BLOSSIE M
123	13907 BROOKGREEN DR	HOFFER SUSAN
124	13909 BROOKGREEN DR	HOBSON LATOSHA
125	13911 BROOKGREEN DR	ZEFFERI CHONG Y
126	13915 BROOKGREEN DR	SAUCEDO SUNDEE
127	13917 BROOKGREEN DR	SHARIF FATIMA
128	13919 BROOKGREEN DR	ADHANE DANIEL MEHARI &
129	13921 BROOKGREEN DR	GONZALES CRISTOPHER
130	13923 BROOKGREEN DR	MOORE JOHNNY R
131	13925 BROOKGREEN DR	ARANDA JOSE RAUL & GARCIA ROSA MARIA
132	13927 BROOKGREEN DR	TANGHONGS PRAPASPI LIFE ESTATE
133	13929 BROOKGREEN DR	ZRUBEK HENRY
134	13931 BROOKGREEN DR	TIYO ZEKARIAS C
135	13933 BROOKGREEN DR	JAI GURU INVESTMENTS LLC
136	13937 BROOKGREEN DR	DODSON RALPH E LIFE ESTATE
137	13939 BROOKGREEN DR	SIFERT TODD
138	13941 BROOKGREEN DR	NEVILLS WALTER W II &
139	13943 BROOKGREEN DR	CEBALLOS JOSE ARTURO &
140	14001 BROOKGREEN DR	HUERTA FRANCISCO JAVIER & DENNES BECERRA
141	14005 BROOKGREEN DR	NEYATI VAHID
142	14007 BROOKGREEN DR	PAYNE JAEDON &
143	14009 BROOKGREEN DR	FOUSE PAULA C &
144	14011 BROOKGREEN DR	ESPARZA LAURA
145	14015 BROOKGREEN DR	MEYCOR DEVELOPMENT GROUP LLC
146	14017 BROOKGREEN DR	Taxpayer at
147	14019 BROOKGREEN DR	HUERTA LUCAS RAUL &
148	14021 BROOKGREEN DR	SCOTT PHYLLIS L
149	14023 BROOKGREEN DR	LE QUAN
150	14025 BROOKGREEN DR	OPENDOOR PROPERTY TRUST I

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	14027 BROOKGREEN DR	YOUNG DONNOVAN M II
152	14029 BROOKGREEN DR	CERVANTES ANA LAURA
153	14031 BROOKGREEN DR	LAUTEN MICHAEL B
154	13978 BROOKGREEN DR	SWV FORTUNA MUSK LLC &
155	13823 WATERFALL PL	PASTOR NICOLAS &
156	8175 CLEARSPRINGS RD	MORENO GENARO ROSALES
157	8169 CLEARSPRINGS RD	MEDRANO OFELIA
158	8159 CLEARSPRINGS RD	GROVE BRIAN
159	8153 CLEARSPRINGS RD	ROSQUERO MARTIN PALMA &
160	8176 CLEARSPRINGS RD	BLUNT KAREN
161	8170 CLEARSPRINGS RD	CUNYUS JAMES RONALD &
162	8164 CLEARSPRINGS RD	SOBERANES ELVIRA VITE
163	8158 CLEARSPRINGS RD	DELAROSA MARIA
164	8152 CLEARSPRINGS RD	FUTTERMANBAYLON JEANCLAUDE &
165	8148 CLEARSPRINGS RD	GUZMAN ANDRES &
166	8142 CLEARSPRINGS RD	KODATT ALLISON &
167	8136 CLEARSPRINGS RD	NGUYEN TIEN V
168	13853 ROLLING HILLS LN	CYR SUZETTE M
169	13859 ROLLING HILLS LN	MONTEIRO VINICIUS &
170	13863 ROLLING HILLS LN	DOMINGUEZ ENRIGUE &
171	13903 ROLLING HILLS LN	ADELSON HILDA ARLENE
172	13909 ROLLING HILLS LN	RETANA FIDEL SR
173	13915 ROLLING HILLS LN	SANTOS MAXIMO E & YENI S
174	13921 ROLLING HILLS LN	ONEAL FRED W
175	13925 ROLLING HILLS LN	RETANA SULEMA BEATRIZ
176	13929 ROLLING HILLS LN	ORBEGOSO POLT
177	13935 ROLLING HILLS LN	MOUSSAID FOUAD & IMANE KALMANI
178	13848 ROLLING HILLS LN	VU PETER & MINH HUYNH
179	13854 ROLLING HILLS LN	DENENBERG ROBERT & CYNTHIA
180	13860 ROLLING HILLS LN	NICOLONI GISELLE
181	13904 ROLLING HILLS LN	NGUYEN DAVID H

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	13910 ROLLING HILLS LN	ROSADO EDWIN VEGA & MIRIAM
183	13916 ROLLING HILLS LN	GRILLS LYNN K
184	13926 ROLLING HILLS LN	Taxpayer at
185	13930 ROLLING HILLS LN	WEBB LEEANNA &
186	13936 ROLLING HILLS LN	DELACRUZ REYNA PEREZ &
187	13701 ESPERANZA RD	ONCOR ELECRTCIC DELIVERY COMPANY
188	13701 ESPERANZA RD	ONCOR ELECRTCIC DELIVERY COMPANY
189	13701 ESPERANZA RD	ONCOR ELECRTCIC DELIVERY COMPANY
190	13714 RAMBLEWOOD TRL	PAREDES JUANA
191	8253 CLEARSPRINGS RD	ACOSTA MARTIN
192	8261 CLEARSPRINGS RD	AGUILAR OLGA &
193	8271 CLEARSPRINGS RD	A & A PROCASA LLC
194	13719 RAMBLEWOOD TRL	ALEMAN CRESCENCIO &
195	8241 CLEARSPRINGS RD	ZEPEDA PEDRO &
196	8235 CLEARSPRINGS RD	VILLANO EDNA LASOLA
197	8229 CLEARSPRINGS RD	GILCHRIST MONINA
198	13810 STONEMOSS DR	ROSS CASIE BRIANA
199	13815 STONEMOSS DR	SANDERS BRANDON MICHAEL &
200	13811 STONEMOSS DR	ALVAREZ JOSE A &
201	13807 STONEMOSS DR	RICO BENJAMIN
202	13808 WATERFALL WAY	RAYO MANUEL & MARIA JOSAFAT
203	13812 WATERFALL WAY	DRABEK ERIN & JUSTIN
204	8206 CLEARSPRINGS RD	RAMIREZ GONZALO &
205	8212 CLEARSPRINGS RD	CARRANZA IRMA
206	8218 CLEARSPRINGS RD	PALMA ALELI
207	8224 CLEARSPRINGS RD	STEVENS MELANIE
208	8230 CLEARSPRINGS RD	GONZALEZ JOSUE D &
209	8236 CLEARSPRINGS RD	WAAS PATRICIA
210	8242 CLEARSPRINGS RD	Taxpayer at
211	8248 CLEARSPRINGS RD	RODRIGUEZ SCOTT
212	8254 CLEARSPRINGS RD	GILBREATH JOSHUA P

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	8260 CLEARSPRINGS RD	LOPEZ MARTIN ANTONIO & COLUMBA
214	8266 CLEARSPRINGS RD	JIMENEZ EDUARDO
215	8272 CLEARSPRINGS RD	HERNANDEZPENA GLORIA
216	14067 ROLLING HILLS LN	WONG YOK KAI
217	14061 ROLLING HILLS LN	RODRIGUEZ ANTONIO M &
218	14057 ROLLING HILLS LN	OLATUNDE MUTIU A & HAPPY
219	14051 ROLLING HILLS LN	PETTY JOSH &
220	14047 ROLLING HILLS LN	ARZATE ANDRES &
221	14041 ROLLING HILLS LN	GALVAN SILVIA
222	14035 ROLLING HILLS LN	GOMEZ GUADALUPE G
223	14031 ROLLING HILLS LN	FALVEY KURT
224	14027 ROLLING HILLS LN	EVANS JUDY & JUSTIN
225	14021 ROLLING HILLS LN	JENKIN KATYA
226	14017 ROLLING HILLS LN	ZAVALA ROSALIO &
227	14011 ROLLING HILLS LN	DAVALOS FRANCISCO
228	14007 ROLLING HILLS LN	GONZALEZ HUMBERTO &
229	14046 ROLLING HILLS LN	CHAVARRIA CELILA MARIE
230	14050 ROLLING HILLS LN	ANDERSON CHRISTOPHER BRIAN
231	14054 ROLLING HILLS LN	CROGA NA EAGNA LLC DBA
232	14058 ROLLING HILLS LN	SMITH EBONI
233	13868 FLAGSTONE LN	VICENTE WALBERTO C &
234	13512 ESPERANZA RD	BRAZOS THREAD OWNER 1 LLC
235	13606 ESPERANZA RD	BRAZOS THREAD OWNER 2 LLC
236	13750 ESPERANZA RD	BRAZOS THREAD OWNER 3 LLC
237	13450 ESPERANZA RD	TIDES ON ESPERANZA OWNER LLC