

CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 04-34

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 320.44 ACRES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Public Hearings were held before the governing body of the City of Rockwall, Texas, where all interested persons were provided with an opportunity to be heard on the proposed annexation of the following described territories;

BEING a 320.44 acre tract of land situated in the W.W. Ford Survey, Abstract No. 80 in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Northeast line of Horizon Road (FM 3097) said point also being at the intersection of a Southwest corner of City of Rockwall City Limits Line;

THENCE S49°33'00"E along Northeast line of FM 3097 for a distance of 231.08 feet to a point for a corner in the North line of County Line Road;

THENCE N77°19'10"E along said North line of County Line Road for a distance of 314.64 feet to a point for a corner;

THENCE N88°29'27"E continuing along said North line of County Line Road for a distance of 3738.61 feet to a point for a corner at the intersection of a Southeast corner of City of Rockwall City Limits Line;

THENCE S01°22'07"E for a distance of 1000.00 feet to a point for a corner;

THENCE S88°37'53"W for a distance of 1265.37 feet to a point for a corner in the West line of Tract 43-1, a 131.39 acre tract of land owned by Wallace Land Partners, L.P.;

THENCE S01°22'07"E along said West line of Tract 43-1 for a distance of 681.29 feet to a point for a corner;

THENCE S45°18'25"E departing from said West line of Tract 43-1, crossing the South line of said Tract 43-1 and the North line of Tract 44-1, a 123.00 acre tract of land owned by Wallace Land Partners, L.P., for a distance of 1029.08 feet to a point for a corner;

THENCE N44°41'35"E, a distance of 93.88 feet to a point for a corner;

THENCE S45°24'00"E, a distance of 435.21 feet to a point for a corner;

THENCE S51°07'00"E, a distance of 301.50 feet to a point for a corner;

THENCE S45°24'00"E, a distance of 221.02 feet to a point for a corner;

THENCE S37°16'00"E, a distance of 212.11 feet to a point for a corner;

THENCE S45°24'00"E, a distance of 327.14 feet to a point for a corner;

THENCE S43°30'00"E, a distance of 527.64 feet to a point for a corner in the Northwest line of Wallace Lane;

THENCE N43°29'01"E, along the said Northwest line of Wallace Lane for a distance of 679.78 feet to a point for a corner;

THENCE S46°12'42"E, departing the said Northwest line of Wallace Lane for a distance of 1360.30 feet to a point for a corner in the Southeast line of Hubbard Drive (FM 549);

THENCE N47°09'10"E along said Southeast line of FM 549 for a distance of 246.41 feet to a point for a corner;

THENCE N53°18'32"E continuing along said Southeast line of FM 549 for a distance of 917.70 feet to a point for a corner at the intersection of the Southwest line of E. Cullins Road and said Southeast line of FM 549;

THENCE S45°07'08"E along said Southwest line of E. Cullins Road for a distance of 1116.39 feet to a point for a corner;

THENCE S44°16'49"W along the Northwest line of E. Cullins Road for a distance of 1428.58 feet to a point for a corner;

THENCE S42°13'07"W, continuing along said Northwest line of E. Cullins Road for a distance of 701.49 feet to a point for a corner at the intersection of said Northwest corner of E. Cullins Road and East line of Jeff Boyd Drive;

THENCE N46°12'42"W, along the said East line of Jeff Boyd Drive for a distance of 1286.38 feet to a point for a corner at the intersection of said East line of Jeff Boyd Drive and the said Southeast line of FM 549;

THENCE S42°55'36"W along said Southeast line of FM 549 for a distance of 603.76 feet to a point for a corner;

THENCE N47°04'24"W for a distance of 100.41 feet to a point for a corner in the Northwest line of said FM 549;

THENCE S89°36'28"W for a distance of 141.57 feet to a point for a corner in the said Northeast line of FM 3097;

THENCE N45°24'00"W along said Northeast line of FM 3097 for a distance of 972.84 feet to a point for a corner;

THENCE continuing along said Northeast line of FM 3097 for the following calls: N43°30'00"W for a distance of 752.73 feet to a point for a corner; N45°24'00"W for a distance of 381.66 feet to a point for a corner; N37°16'00"W a distance of 212.11 feet to a point for a corner; N45°24'00"W a distance of 100.00 feet to a point for a corner; N51°07'00"W a distance of 301.50 feet to a point for a corner; N45°24'00"W a distance of 385.14 feet to a point for a corner; S44°41'35"W departing said Northeast line of FM 3097 and crossing FM 3097 for a distance of 93.88 feet to a point for a corner in the Southwest line of said FM 3097;

THENCE N45°18'25"W along said Southwest line of FM 3097 for a distance of 2846.09 feet to a point for a corner;

THENCE N88°58'29"W departing said Southwest line of FM 3097 for a distance of 1279.17 feet to a point for a corner in the said Southwest corner of City of Rockwall City Limits Line;

THENCE along said Southwest line of Rockwall City Limit Line for the following calls; N20°17'49"E a distance of 100.87 feet to a point for a corner; N68°26'31"E a distance of 138.14 feet to a point for a corner; N88°25'38"E a distance of 117.04 feet to a point for a corner; N33°32'35"E a distance of 138.40 feet to a point for a corner; N52°47'07"E a distance of 128.56 feet to a point for a corner; N32°42'44"W a distance of 421.02 feet to a point for a corner; N02°09'37"W a distance of 95.63 feet to a point for a corner; N37°41'05"W a distance of 67.98 feet to a point for a corner; N25°01'35"E a distance of 52.26 feet to a point for a corner; N01°01'31"E a distance of 74.27 feet to a point for a corner; N16°06'24"W a distance of 144.33 feet to a point for a corner; N39°24'12"E a distance of 80.81 feet to the Point of Beginning and containing 320.44 acres of land (13,958,366 square feet) more or less.

On the 5th day of April, 2004, at 6:00 p.m. and on the 19th day of April, 2004, at 6:00 p.m. at City Hall, 385 S. Goliad, Rockwall, Texas said dates being not more than forty nor less than twenty days prior to the institution of annexation proceedings; and

WHEREAS, notice of such public hearings was published in a newspaper having general circulation in the City of Rockwall, Texas and in the territory described herein on the 24th day of March, 2004 and the 7th day of April, 2004 and posted on the City of Rockwall Internet site on the 24th day of March, 2004 and the 7th day of April, 2004, said dates being not more than twenty nor less than ten days prior to the dates of such public hearings; and

WHEREAS, the territory lies adjacent to and adjoins the present boundaries of the City of Rockwall, Texas; and

WHEREAS, the territory above contains 320.44 acres;

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

Section 1. That the above recitals are hereby found to be true and correct and incorporated herein for all purposes.

Section 2. The land and territory more specifically described herein and further described on Exhibit "A" attached hereto and made a part hereof, and containing 320.44 acres which is adjacent to and adjoining the present boundaries of the City of Rockwall, Texas, is hereby added and annexed to the City of Rockwall, Texas and said territory as described herein shall hereafter be included within the boundary limits of the City of Rockwall, Texas and the present boundary limits of the City at the various points contiguous to the areas as described above, are altered and amended so as to include said area within the corporate limits of the City.

Section 3. That the official map of the City is hereby amended to reflect the addition of the property described herein.

Section 4. The above described territory and the acres so annexed shall be a part of the City of Rockwall, Texas, and the inhabitants thereof, if any, shall be entitled to all of the rights and privileges of all citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Rockwall, Texas.

Section 5. That the Service Plan for the area described herein, which was made available for public inspection at the Public Hearings, is hereby approved with a copy of said plan being attached hereto and incorporated herein for all purposes and labeled Exhibit "B".

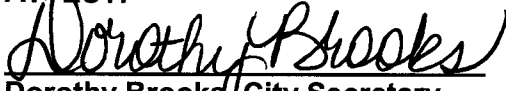
Section 6. That this ordinance shall take effect immediately from and after its passage and approval, in accordance with applicable law and the charter of the City of Rockwall, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 17th day of May, 2004.




Ken Jones, Mayor

ATTEST:

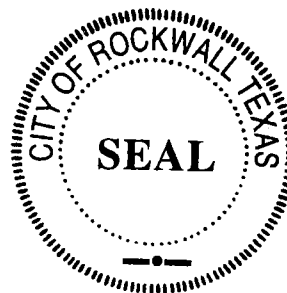


Dorothy Brooks, City Secretary

APPROVED AS TO FORM:



Pete Eckert, City Attorney

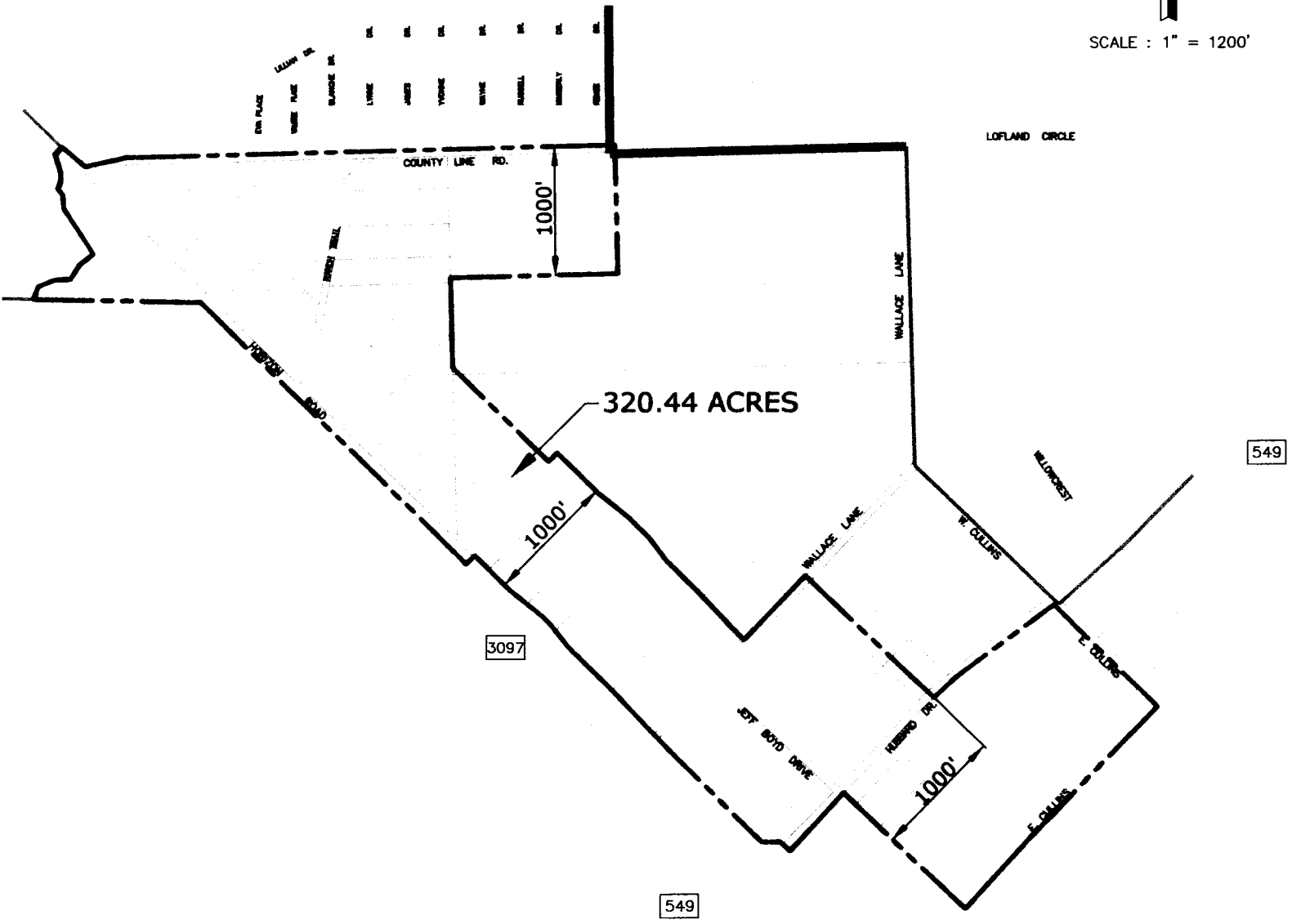


1st Reading: May 10, 2004

2nd Reading: May 17, 2004



SCALE : 1" = 1200'



SOUTH ANNEXATION MAP NO. 2 EXHIBIT A

SERVICE PLAN FOR ANNEXED AREA

Annexation Case No. A2004-001
City and County of Rockwall, Texas

ACREAGE ANNEXED:

Area = 320.44 acres

SURVEY ABSTRACT AND COUNTY:

BEING a 320.44 acre tract of land situated in the W.W. Ford Survey, Abstract No. 80 in the City and County of Rockwall, Texas and being more particularly described by metes and bounds as attached.

DATE OF ADOPTION OF ANNEXATION ORDINANCE: May 17, 2004
Date

Municipal services to the acreage described above shall be furnished by or on behalf of the City of Rockwall, Texas, at the following levels and in accordance with the following schedule:

A. Police Services:

1. Patrolling, responses to calls, and other routine police services, within the limits of existing personnel and equipment, will be provided within 60 days of the effective date of annexation.
2. As development and construction commence within this area, sufficient police personnel and equipment will be provided to continue to furnish this area the level of police services consistent with police services available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

B. Fire Services

1. Fire protection by the present personnel and the present equipment of the fire Department, within the limitations of available water and distances from existing fire stations, will be provided to this area within 60 days of the effective date of annexation.
2. As development and construction commences within this area, sufficient fire personnel and equipment will be provided to continue to furnish this area the level of fire services consistent with fire service available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

C. Health and Code Compliance Services

1. Enforcement of the City's health ordinances and regulations including, but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances, food handlers ordinances and animal control ordinances, shall be provided within this area on the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.

Complaints of ordinance or regulation violations within this area will be responded and investigated by existing personnel beginning with the effective date of the annexation ordinance.

2. The City's building, plumbing, electrical, gas heating, air conditioning and all other construction codes will be enforced within this area beginning with the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
3. The City's zoning, subdivision, and other ordinances shall be enforced in this area beginning on the effective date of the annexation ordinance.
4. All inspection services furnished by the City of Rockwall, but not mentioned above, will be provided to this area beginning on the effective date of the annexation ordinance. Any property owner or his/her assigns who in good faith has a new building or structure, as defined in the Comprehensive Zoning Ordinance, under construction on the effective date of annexation shall be exempted from these inspections for that building or structure under construction for a period of one year from the effective date of annexation. For the purpose of this ordinance "under construction" shall mean any work that requires a building permit from the City of Rockwall.
5. As development and construction commence within this area, sufficient personnel will be provided to continue to furnish this area the same level of Health and Code compliance services as are furnished throughout the City.

D. Planning and Zoning Services

1. The planning and zoning jurisdiction of the City will extend to this area on the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Comprehensive Plan, Zoning Ordinance, Landscape Ordinance and Code of Ordinances.

E. Recreation and Leisure Services

1. Residents of this property may utilize all existing recreational and leisure services facilities and sites throughout the City beginning with the effective date of the annexation ordinance.
2. Existing parks, playgrounds, swimming pools and other recreation and leisure facilities within this property shall, upon dedication to and acceptance by the City, be maintained and operated by the City of Rockwall.

F. Solid Waste Collection

1. Solid waste collection shall be provided to the property owner in accordance with existing City policies as to frequency and charges, beginning within 60 days of the effective date of annexation.

G. Streets

1. The City of Rockwall's existing policies with regard to street maintenance, applicable throughout the entire City, shall apply to this property beginning within 60 days of the effective date of the annexation ordinance.

2. As development, improvements or construction of streets to the City standards commence within this property, the policies of the City of Rockwall with regard to impact fees and participation in the cost thereof, acceptance upon completion, and maintenance after completion, shall apply.
3. The same level of maintenance shall be provided to streets within this property that have been accepted by the City of Rockwall as is provided to like City streets throughout the City.

H. Water Services

1. Connection to existing City water mains for water services for domestic, commercial and industrial use within this property will be provided in accordance with existing City policies. Upon connection to existing mains, water will be provided at rates established by City ordinance for such services throughout the City.
2. Water mains of the City will be extended in accordance with provisions of the Code of Ordinances and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise available in other parts of the City with topography, land uses, population densities similar to those reasonably contemplated or projected in the annexed area.
3. Water mains which are within the annexed area and are owned and operated by the City shall be maintained beginning with the effective date of the annexation ordinance or upon acquisition by the City.
4. Private water lines within this property shall be maintained by their owners, in accordance with existing policies applicable throughout the City.

I. Sanitary Sewer Services

1. Connections to existing City sanitary sewer mains for sanitary sewage service in this area will be provided in accordance with the existing City policies. Upon connection, sanitary sewage service will be provided at rates established by City ordinances for such services throughout the City.
2. Sanitary sewer mains and/or lift stations which are within the annexed area and are connected to City mains shall be maintained by the City of Rockwall beginning with the effective date of the annexation ordinance or upon acquisition by the City.
3. Sanitary sewer mains of the City will be extended in accordance with the provisions of the Code of Ordinances and engineering standards and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise available in other parts of the City with topography, land uses, and population densities similar to those reasonably contemplated or projected in the area.
4. Previously granted exceptions to the requirements of connections to the city's sanitary sewer treatment system shall be continued until such alternate systems are determined to no longer function to meet the sanitary sewer needs of the subdivision granted the exception.

J. Public Utilities

1. Other public utilities will be provided by the City's franchisee or a provider holding a certificate of convenience issued by the state to serve that area.

K. Miscellaneous

1. General municipal administration services of the City shall be available to the annexed area beginning with the effective date of the annexation ordinance.

A2004-001 Annexation Schedule

(FM 3097, S FM 549, E Cullins Rd, etc...)

February 16, 2004 - Annexation presented to City Council for approval to proceed

March 5, 2004 - Notice of Public Hearing mailed to property owners

March 19, 2004 - Notice Sent to Paper for publication

March 24, 2004 - Notification Appears in Newspaper for Public Hearing (< 20 and > 10 days before public hearing). Obtain required affidavit of publication from paper

March 24, 2004 - Notification is posted on Internet (< 20 & > 10 days before public hearing)

April 5, 2004 - First Public Hearing (< 40 and > 20 days before 1st reading)

April 2, 2004 - Notice Sent to Paper for publication

April 7, 2004 - Notification Appears in Newspaper for Public Hearing (< 20 and > 10 days before public hearing). Obtain required affidavit of publication from paper

April 7, 2004 - Notification is posted on Internet (< 20 & > 10 days before public hearing)

April 19, 2004- Second Public Hearing (< 40 and > 20 days before 1st reading)

*May 10, 2004 - City Council Approve Annexation Ordinance (**First Reading**)

May 17, 2004 - City Council Final Approval. (**Second Reading**)

August 10, 2004- Annexation Proceedings Must Be Completed Within 90 Days of First Reading of Ordinance (5/10/04)

*Special meeting for 1st reading must occur between Monday, 5/10/04 and Friday 5/14/04 (<40 days after 1st public hearing, >20 days after 2nd public hearing).

Legal Description for
2004 Annexation (See Exhibit 1)

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