

**CITY OF ROCKWALL, TEXAS**

**ORDINANCE NO. 08-12**

**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 725 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**, two Public Hearings were held before the governing body of the City of Rockwall, Texas, on September 20, 2004, where all interested persons were provided with an opportunity to be heard on the proposed annexation of the following described territories:

BEING a 725 acre tract of land situated in the T.R. Bailey Survey, Abstract No. 30, the J. Simmons Survey, Abstract No. 190, and the J. Strickland Survey, Abstract No. 187 in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the North City Limit line of Rockwall, Texas said point being the North line of F.M.552 and the Southwesterly most corner of Tract 3, a 47.0 acre tract of land owned by Larry Hance as recorded in Volume 769, Page 168 of the Deed Records of Rockwall County, Texas said point also being the Southeasterly most corner of Lot 12B in Hidden Valley Estates No. 2 an addition to the County of Rockwall, Texas;

THENCE N0°13'59"E, departing said North line of City Limit Line and the said North line of F.M. 552 and following along the West line of said Tract 3 and the East line of said Lot 12B for a distance of 1591.50 feet to a point for a corner at the Northwesterly most corner of said Tract 3;

THENCE N89°02'44"E, along the North line of said Tract 3 for a distance of 439.50 feet to a point for a corner;

THENCE N01° 39' 22"W, along the East line of Hidden Valley Estates No. 2 for a distance of 1209.89' for a corner;

THENCE S89°00'33"W along the North line of said Hidden Valley Estates No. 2 for a distance of 1534.80 feet to a point for a corner said point being N89°00'33"E a distance of 11.7 feet from the Northwesterly most corner of Lot 16 in said Hidden Valley Estates No. 2;

THENCE S0°50'48"E, following along a line that is parallel to and 1000.00 feet from the West line of Tract 16, a 69.0 acre tract of land owned by Shennendoah Real Estate Partner as recorded in Volume 3351, Page 114 of the Deed Records of Rockwall County, Texas for a distance of 971.16 feet to a point for a corner;

THENCE S89°09'12"W, along the South line of Tract 15-1, a 70.05 acre tract of land as owned by Bruce A. Clark and the South line of said Tract 16 and following along the South line of Shennendoah Lane for a distance of 1000.00 feet to a point for a corner;

THENCE N0°50'48"W, along the said West line of Tract 16 for a distance of 1550.32 feet to a point for a corner at the Southeasterly most corner of Tract 25-2, a 26.825 acre tract of land as owned by Fred E. Thompson, Jr. as recorded in Volume 1018, Page 183 of the Deed Records of Rockwall County, Texas;

THENCE N90°00'00"W, along the South line of said Tract 25-2 for a distance of 535.05 feet to a point for a corner;

THENCE N0°00'00"E, for a distance of 217.00 feet to a point for a corner;

THENCE S88°00'00"W, for a distance of 358.26 feet to a point for a corner in the East line of State Highway No. 205 said line being the East line of said City Limits Line said point also being the Southwesterly most corner of said Tract 25-2;

THENCE N0°00'00"E, along the said East line of S.H. 205 and the said East City Limits Line and also following along the West line of said Tract 25-2 for a distance of 780.63 feet to a point for a corner at the Northeasterly most corner of the City Limits Line of Rockwall said point being the Northwesterly most corner of said Tract 25-2;

THENCE N68°36'34"E, along a tract of land owned by the City of Dallas and the Northwest line of said Tract 25-2 for a distance of 382.24 feet to a point for a corner;

THENCE N43°26'36"E, continuing along said City of Dallas tract and said Tract 25-2 for a distance of 194.12 feet to a point for a corner;

THENCE N0°00'00"E, for a distance of 331.64 feet to a point for a corner said point being at the Northwesterly most corner of said Tract 25-2;

THENCE N90°00'00"E, along the North line of said Tract 25-2 for a distance of 386.61 feet to a point for a corner at the Northeasterly most corner of said Tract 25-2 said point being in the West line of said Tract 16;

THENCE N0°00'00"E, along the said West line of Tract 16 and the East line of said City of Dallas Tract for a distance of 1126.78 feet to a point for a corner in the North County Line of Rockwall and the South County Line of Collin said point being at the Northwesterly most corner of said Tract 16;

THENCE N89°56'59"E, along the said Common County Lines of Rockwall and Collin for a distance of 7915.50 feet to a point for a corner at the Northwesterly most corner of High Point Farms One, a 17.518 acre tract of land, an addition to the County of Rockwall said point also being the East line of Anna Cade Road;

THENCE S0°00'00"E, departing said Common County Line and following along the East line of said Anna Cade Road for a distance of 1185.59 feet to a point for a corner;

THENCE S89°17'46"W, departing the said East line of Anna Cade Road and following along the South line of Tract 33, a 97.010 acre tract of land as owned by William Audy Riggs, Sr. as recorded in Volume 2985, Page 235 of the Deed Records of Rockwall County, Texas for a distance of 2597.63 feet to a point for a corner in the East line of Breezy Hill Road;

THENCE S0°40'44"E, along the said East line of Breezy Hill Road for a distance of 4761.95 feet to a point for a corner in the North line of F.M. 552;

THENCE S89°17'21"W, along the said North line of F.M. 552 and following along Tract 1, a 29 acre tract of land, owned by the Estate of W.W. Caruth, Jr., Tract 1, a 43 acre tract of land, owned by the Estate of W.W. Caruth, Jr., and Tract 3, a 47 acre tract of land owned by Larry Hance as recorded in Volume 769, Page 168 of the Deed Records of Rockwall County, Texas for a distance of 3038.52 feet to the Point of Beginning and containing 725.00 acres (31,581,000 square feet) of land more or less.

On the 20<sup>th</sup> day of September, 2004, at 6:00 p.m. and on the 20<sup>th</sup> day of September, 2004, at 6:30p.m. at City Hall, 385 S. Goliad, Rockwall, Texas, said dates being not more than forty (40) days nor less than twenty (20) 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 9<sup>th</sup> day of September, 2004 and posted on the City of Rockwall Internet site on the 9<sup>th</sup> day of September, 2004 said dates being not more than twenty (20) days nor less than ten (10) 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 725 acres, more or less; and

**WHEREAS**, this ordinance was passed on first reading by the City Council on October 25, 2004, whereupon these annexation proceedings were instituted; and

**WHEREAS**, a 405-acre tract of the territory to be annexed, the legal description for which is attached hereto as Exhibit C and incorporated herein by reference, has been the subject of protracted litigation over these annexation proceedings;

**WHEREAS**, following the first reading of the ordinance, annexation proceedings were enjoined by order of the Court of Appeals, Dallas Division, effective November 1, 2004, which emergency stay continued until a decision was reached and judgment entered in favor by the Texas Supreme Court on January 25, 2008, thereby dissolving such emergency stay; and

**WHEREAS**, the land described in Exhibit C is the subject of a voluntary development agreement between the property owner and the City, entered into on or about April 7, 2007, as authorized under Tex. Loc. Gov't Code ch. 212; and

**WHEREAS**, provisions of the development agreement pertaining to public facilities and services supersede in some particulars the provisions for services contained in the City's service plan for the area to be annexed;

**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 725 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.

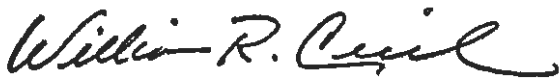
**Section 3.** That the official map of the City is hereby amended to reflect the addition of the property described herein.

**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.

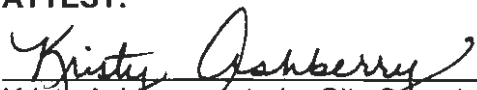
**Section 5.** That the Service Plan for the area described herein, which was made available for public inspection at the Public Hearings, is hereby approved as amended with a copy of said plan being attached hereto and incorporated herein for all purposes and labeled Exhibit "B," and that such service plan with respect to the tract described in Exhibit C is superseded to the extent of any conflict with provisions of that certain voluntary development agreement entered into between the City and the property owner.

**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.

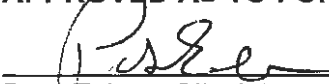
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 4<sup>th</sup> day of February, 2008.**

  
\_\_\_\_\_  
William R. Cecil, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Ashberry, Interim City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Pete Eckert, City Attorney

1<sup>st</sup> Reading: October 25, 2004

2<sup>nd</sup> Reading: February 4, 2008

Exhibit "A"  
A2004-003 (725 Acres)

08/18/2004

Legal Description for  
North Annexation (See Tract A)

BEING a 725 acre tract of land situated in the T.R. Bailey Survey, Abstract No. 30, the J. Simmons Survey, Abstract No. 190, and the J. Strickland Survey, Abstract No. 187 in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

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Exhibit "A"  
A2004-003 (725 Acres)

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## **AMENDED SERVICE PLAN FOR ANNEXED AREA**

Annexation Case No. A2004-003  
City and County of Rockwall, Texas

### **ACREAGE ANNEXED:**

Tract A = 725 acres

### **SURVEY ABSTRACT AND COUNTY:**

#### **Tract A**

BEING a 725 acre tract of land situated in the T.R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190 and the J. Strickland Survey, Abstract No. 187 in the County of Rockwall, Texas and being more particularly described by metes and bounds as attached:

**DATE OF ADOPTION OF ANNEXATION ORDINANCE:** February 4, 2008  
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 will be provided on 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 will be provided to this area on 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 on the effective date of annexation except for properties that are served by a privately owned solid waste management service provider. Such properties will be allowed to continue private service for a period of two years from the effective date of annexation at which time the property will be required to begin service with a franchised solid waste contractor within the City of Rockwall.

**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 on 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. The City's water system has sufficient capacity to provide water for domestic and fire protection to the area in conformity with established City standards. The City has two points of delivery for water located on the south side of Highway 552 and adjacent to the southern boundary of the annexed area. The line is a 16-inch water line in FM 552, from Williams Middle School to the Stoney Hollow Subdivision. However, the majority of the southern part of area A lies within the certificated water service area of the Mount Zion Water Supply Company; the City thus is unable to provide service within such area without the express consent of Mount Zion. The northern part of area A is not within any entity's certificated water service area, and at present consists of vacant land. Upon approval of development within the area, or at the latest within 2.5 years of the effective date of annexation, the City will extend one or more of the existing water mains located south of Highway 552 to the north side of the highway to a point within the annexed area. The developer or property owner within the annexed area and outside the area certificated to Mount Zion shall be

responsible for the costs of extending the mains and constructing water system improvements to serve the development within the annexed territory, consistent with existing City policies, and subject to existing City participation policies in oversized costs and pro rata fee rebates.

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. Sewer capacity adequate to serve the area in accordance with established city standards at the planned density of 2.0 dwelling units per gross acre shall be made available at either the Squabble Creek treatment facility, or at a new lift station facility located at the Squabble Creek Wastewater Treatment Plant facility within 2.5 years of the effective date of the annexation. Existing capacity in the Squabble Creek Treatment facility presently is limited to approximately 1940 connections, which is subject to other demands for services from approved developments and projects in the development pipeline. By the end of 2008 or early 2009, however, the City will effectively enlarge the capacity of the plant by constructing a lift station, force main, and gravity line and pumping a portion of the waste water flows to the Buffalo Creek Interceptor System, to provide the capacity needed to serve the remainder of the area to be annexed based on estimated sewage flows of projected development.
3. There is an existing sanitary sewer collection main located at the corner of SH 205 and FM 552 with the capacity to transmit sewage flows at the planned density to the Squabble Creek plant treatment facility. The City will extend the sewer line to the north side of FM 552 (to a point within the annexed area). The proposed northern lift station within the annexed area (Northern Caruth property) will pump wastewater to the SH-205/FM-552 collection point.
4. Developers or property owners within the area to be annexed must extend wastewater lines from the point(s) of connection described in subsection (2 and 3) to and within their developments at their own initial cost, subject to City participation in oversized costs and pro rata fee rebates, in accordance with existing city policies.

5. 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. Sewer service for this area shall be directed to the Squabble Creek Sewer Plant as indicated in the adopted master sewer plan or as amended in the future.
6. 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.
7. It is anticipated that a portion of the area to be annexed will remain vacant, undeveloped land for the next ten (10) years, or will be developed on large lots or tracts that do not require the extension of sanitary sewer facilities, similar to areas presently within the city like the Oaks of Buffalo Way, Willowcrest Estates, and Rolling Meadows Subdivisions. If higher density development is proposed within this area, the service plan may be amended to reflect provision of sanitary sewer service consistent with planned treatment plant capacities.

**J. Public Utilities**

- I. 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**

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

## **A2004-003 Annexation Schedule**

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

August 19, 2004 - Notice of Public Hearing mailed to property owners

September 3, 2004 - Notice Sent to Paper for publication

September 9, 2004 - Notification Appears in Newspaper for Public Hearings (< **20** and > **10** days before public hearings). Obtain required affidavit of publication from paper

September 9, 2004 - Notification is posted on Internet (< **20** & > **10** days before public hearings)

September 20, 2004 - First and Second Public Hearings (< **40** and > **20** days before 1<sup>st</sup> reading)

October 25, 2004 - City Council Approve Annexation Ordinance (**First Reading**)

February 4, 2008 - City Council Final Approval. (**Second Reading**) (**due to law suit/court decision**)

April 14, 2008 - Annexation Proceedings Must Be Completed Within 90 Days of First Reading of Ordinance (10/25/04)

**Legal Description for**  
**Tract A Annexation (See Exhibit "A")**

BEING a 725 acre tract of land situated in the T.R. Bailey Survey, Abstract No. 30, the J. Simmons Survey, Abstract No. 190, and the J. Strickland Survey, Abstract No. 187 in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

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THENCE N89°02'44"E, along the North line of said Tract 3 for a distance of 439.50 feet to a point for a corner;

THENCE N01° 39' 22"W, along the East line of Hidden Valley Estates No. 2 for a distance of 1209.89' for a corner;

THENCE S89°00'33"W along the North line of said Hidden Valley Estates No. 2 for a distance of 1534.80 feet to a point for a corner said point being N89°00'33"E a distance of 11.7 feet from the Northwesterly most corner of Lot 16 in said Hidden Valley Estates No. 2;

THENCE S0°50'48"E, following along a line that is parallel to and 1000.00 feet from the West line of Tract 16, a 69.0 acre tract of land owned by Shennendoah Real Estate Partner as recorded in Volume 3351, Page 114 of the Deed Records of Rockwall County, Texas for a distance of 971.16 feet to a point for a corner;

THENCE S89°09'12"W, along the South line of Tract 15-1, a 70.05 acre tract of land as owned by Bruce A. Clark and the South line of said Tract 16 and following along the South line of Shennendoah Lane for a distance of 1000.00 feet to a point for a corner;

THENCE N0°50'48"W, along the said West line of Tract 16 for a distance of 1550.32 feet to a point for a corner at the Southeasterly most corner of Tract 25-2, a 26.825 acre tract of land as owned by Fred E. Thompson, Jr. as recorded in Volume 1018, Page 183 of the Deed Records of Rockwall County, Texas;  
THENCE N90°00'00"W, along the South line of said Tract 25-2 for a distance of 535.05 feet to a point for a corner;

THENCE N0°00'00"E, for a distance of 217.00 feet to a point for a corner;

THENCE S88°00'00"W, for a distance of 358.26 feet to a point for a corner in the East line of State Highway No. 205 said line being the East line of said City Limits Line said point also being the

Southwesterly most corner of said Tract 25-2;

THENCE N0°00'00"E, along the said East line of S.H. 205 and the said East City Limits Line and also following along the West line of said Tract 25-2 for a distance of 780.63 feet to a point for a corner at the Northeasterly most corner of the City Limits Line of Rockwall said point being the Northwesterly most corner of said Tract 25-2;

THENCE N68°36'34"E, along a tract of land owned by the City of Dallas and the Northwest line of said Tract 25-2 for a distance of 382.24 feet to a point for a corner;

THENCE N43°26'36"E, continuing along said City of Dallas tract and said Tract 25-2 for a distance of 194.12 feet to a point for a corner;

THENCE N0°00'00"E, for a distance of 331.64 feet to a point for a corner said point being at the Northwesterly most corner of said Tract 25-2;

THENCE N90°00'00"E, along the North line of said Tract 25-2 for a distance of 386.61 feet to a point for a corner at the Northeasterly most corner of said Tract 25-2 said point being in the West line of said Tract 16;

THENCE N0°00'00"E, along the said West line of Tract 16 and the East line of said City of Dallas Tract for a distance of 1126.78 feet to a point for a corner in the North County Line of Rockwall and the South County Line of Collin said point being at the Northwesterly most corner of said Tract 16;

THENCE N89°56'59"E, along the said Common County Lines of Rockwall and Collin for a distance of 7915.50 feet to a point for a corner at the Northwesterly most corner of High Point Farms One, a 17.518 acre tract of land, an addition to the County of Rockwall said point also being the East line of Anna Cade Road;

THENCE S0°00'00"E, departing said Common County Line and following along the East line of said Anna Cade Road for a distance of 1185.59 feet to a point for a corner;

THENCE S89°17'46"W, departing the said East line of Anna Cade Road and following along the South line of Tract 33, a 97.010 acre tract of land as owned by William Audy Riggs, Sr. as recorded in Volume 2985, Page 235 of the Deed Records of Rockwall County, Texas for a distance of 2597.63 feet to a point for a corner in the East line of Breezy Hill Road;

THENCE S0°40'44"E, along the said East line of Breezy Hill Road for a distance of 4761.95 feet to a point for a corner in the North line of F.M. 552;

THENCE S89°17'21"W, along the said North line of F.M. 552 and following along Tract 1, a 29 acre tract of land, owned by the Estate of W.W. Caruth, Jr., Tract 1, a 43 acre tract of land, owned by the Estate of W.W. Caruth, Jr., and Tract 3, a 47 acre tract of land owned by Larry Hance as recorded in Volume 769, Page 168 of the Deed Records of Rockwall County, Texas for a distance of 3038.52 feet to the Point of Beginning and containing 725.00 acres (31,581,000 square feet) of land more or less.

Exhibit "C"

PROPERTY DESCRIPTION  
CARUTH - ETJ TRACT

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T.R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794-3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON;

**THENCE** NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

**THENCE** SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

**THENCE** SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

**THENCE** SOUTH 00°42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN A ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF 1593.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°15'47" WEST, A DISTANCE OF 803.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT; .

THENCE NORTH 01°31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

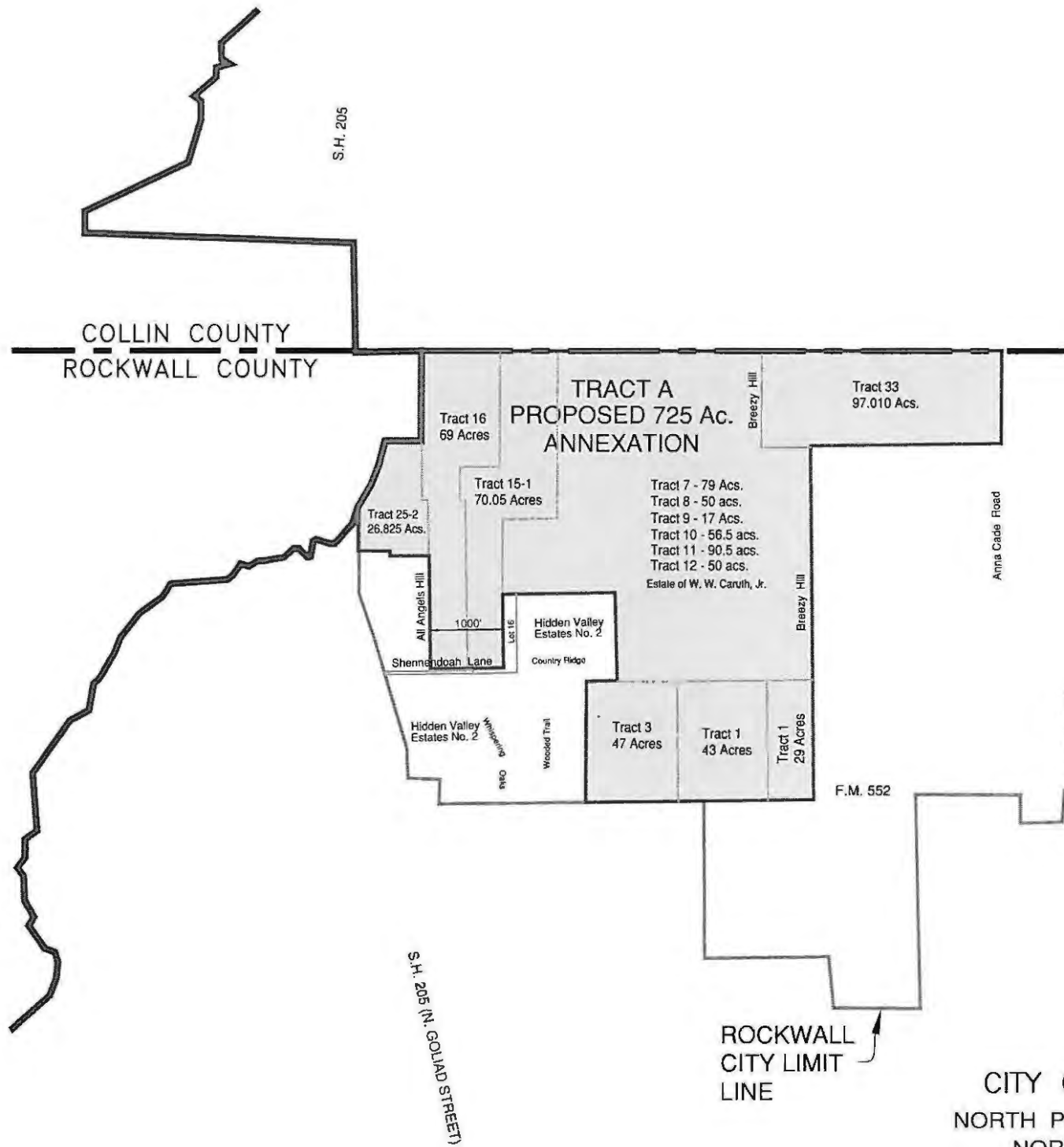
THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE, N 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE, N 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE, N 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.





CITY OF ROCKWALL, TEXAS  
NORTH PLANNING AREA BOUNDARY &  
NORTH ANNEXATION TRACT A

AUG., 2004

UNINCORPORATED

COLLIN COUNTY  
ROCKWALL COUNTY

205

# NEW ANNEXATION 725 ACRES

STHY\_205

(east ROW)

(east ROW)

ANNA CADE RD

FARM LN

BREZZWILSON

(east ROW)

ANNA CADE CIR

SHENNENDOAH LN

COUNTRY RIDGE RD

KIMBERLY LN

BRUCE LN

CELLARS CT

HARLAN DR

SHANNON DR

N GOLDA ST

UNINCORPORATED

WHISPERING OAKS

WOODED TRL

PRINGLE LN

UNINCORPORATED

SKYVIEW LN

DALTON RD

FM 552

552

(north ROW)

WINDY LN

PARK CENTER DR

UNINCORPORATED

STONEY HOLLOW DR

LONG HORN LN

PANHANDLE DR

# ROCKWALL

HAYS RD



City of  
Rockwall



0 395 790 1,580  
Feet  
CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS

FEBRUARY 5, 2008

## ANNEXATION LOCATION MAP