

**ORDINANCE NO. 97-14**

**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 1,178 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;

**AREA "1"**

BEING, a tract of land situated in the R.B. IRVINE SURVEY, ABSTRACT NO. 120, the J.H.B. JONES SURVEY, ABSTRACT NO. 125 and the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a point in the Centerline of Springer Road, said point being North 01°52'40" West, a distance of 788.90 feet from the most Easterly Southeast corner of a previous annexation of a 794.230 acre tract per Ordinance No. 85-69;

THENCE, along the current City Limits per Ordinance No. 85-69, the following:

North 01°52'40" West, a distance of 3683.86 feet to a point;  
North 73°51'00" East, a distance of 1566.78 feet to a point;  
North 01°52'40" West, a distance of 321.34 feet to a point on the Southerly line of Interstate Highway No. 30;

THENCE, North 73°18'06" East, along the said Southerly line of Interstate Highway No. 30, a distance of 1815.23 feet to a point at the Northeast corner of a called 1.5 acre tract as conveyed to Herschell and June Besharse as recorded in Volume 151, Page 906, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.);

THENCE, South 0°20'14" East, leaving the Southerly line of Interstate Highway No. 30 and along the Easterly line of said Besharse Tract, a distance of 603.18 feet to a point at the Southeast corner of said Besharse Tract;

THENCE, South 89°27'06" West, along the Southerly line of said Besharse Tract part of the way, a total distance of 193.42 feet to an interior corner of a called 22.17 acre tract as conveyed to the Estate of Ethel Curfman and recorded as Cause No. 93-65 of the Probate Records of Rockwall County;

THENCE, South 00°50'54" East, along an Easterly line of said Curfman Tract part of the way, a total distance of 1823.58 feet to a point at the Southeast corner of a tract as conveyed to Floyd and Leola Hitt and recorded in Volume 86, Page 215, same being on the Northerly line of a called 90.422 acre tract as conveyed to Huey-Min & Grace H. Yu as recorded in Volume 1061, Page

213, D.R.R.C.T.;

THENCE, North 88°47'54" West, along the Southerly line of said Hitt Tract, same being the Northerly line of said Yu Tract, a distance of 657.00 feet to a point at the Southwest corner of said Hitt Tract, same being the Northwest corner of said Yu Tract;

THENCE, South 01°56'37" East, along the Westerly line of said Yu Tract, a distance of 2482.09 feet to a point in the Centerline of Springer Road;

THENCE, South 88°26'00" West, along the Centerline of Springer Road, a distance of 2388.28 feet to the POINT OF BEGINNING and containing 262.925 acres of land, more or less (as specifically depicted by Exhibit A "1" attached hereto).

#### AREA "2"

BEING, a tract of land situated in the JOHN LOCKHART SURVEY, ABSTRACT NO. 134 and the J.A. RAMSEY SURVEY, ABSTRACT NO. 186, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a point in the Centerline of Springer Road, said point being North 01°52'40" West, a distance of 788.90 feet from the Southeast corner of a 794.230 acre tract previously annexed into the City of Rockwall per Ordinance No. 85-69;

THENCE, leaving the most Easterly line of the current City Limits per Ordinance No. 85-69 and along the Centerline of Springer Road, the following:

North 88°33'00" East, a distance of 2635.23 feet to a point;  
North 88°12'02" East, a distance of 2047.60 feet to the beginning of a curve to the right having a central angle of 91°11'46" and a radius of 600.00 feet;  
Around said curve an arc distance of 955.00 feet to the end of said curve;  
South 00°36'12" East, a distance of 302.51 feet to the beginning of a curve to the left having a central angle of 18°58'46" and a radius of 300.00 feet;  
Around said curve an arc distance of 99.38 feet to the end of said curve;  
South 19°34'58" East, a distance of 272.16 feet to the beginning of a curve to the right having a central angle of 19°54'48" and a radius of 200.00 feet;  
Around said curve an arc distance of 69.51 feet to the end of said curve;  
South 00°19'49" West, a distance of 129.33 feet to a point on the Southerly line of State Highway No. 276;

THENCE, North 88°07'22" West, along said Southerly line of State Highway No. 276, a distance of 128.00 feet to a point in the Centerline of Rochelle Road;

THENCE, South, along the Centerline of Rochelle Road, a distance of 1479.55 feet to a point;

THENCE, West, leaving the Centerline of Rochelle Road and along the Southerly line of two tracts as conveyed to Nan Smartt and Juliana Bond and recorded in Volume 879, Page 10 of the Deed Records of Rockwall County, Texas, a distance of 2140.50 feet to a point, same being the most Southerly Southwest corner of a called 84.45 acre tract as recorded in Volume 879, Page 10 of said Deed Records;

THENCE, North, continuing along a Westerly line of said 84.45 acre tract, a distance of 606.00 feet to a point, same being an interior corner of said 84.45 acre tract;

THENCE, West, a distance of 524.50 feet to a point at the Southwest corner of said 84.45 acre tract recorded in Volume 879, Page 10 of said Deed Records, same being the Southeast corner of

a called 82.219 acre tract as conveyed to Wayne Bradley and Normandy, Inc., and recorded in Volume 431, Page 01, of said Deed Records;

THENCE, South 89°43'58" West, along the Southerly line of said 82.219 acre tract, a distance of 2634.31 feet to a point on the Westerly line of F.M. Road No. 549;

THENCE, North 01°07'24" East, continuing along the Westerly line of said F.M. Road No. 549, a distance of 1409.38 feet to a point that is on the Southerly line of the current City Limits per Ordinance No. 85-69;

THENCE, North 89°44'00" East, leaving the Westerly line of F.M. Road No. 549 and along the Southerly line of the current City Limits, a distance of 250.10 feet to the Southeast corner of said 794.230 acre tract per Ordinance No. 85-69;

THENCE, North 01°52'40" West, along the Easterly line of the current City Limits, a distance of 788.90 feet to the POINT OF BEGINNING and containing 298.240 acres of land, more or less (as specifically depicted by Exhibit A "2" attached hereto which contains tracts 2-11, Pannell Subdivision, 2-9, 2-6, 2-3, 2-8, 2-7, 2, 2-1 and 10 in the J.A. Ramsey Survey, Abstract 188).

### **AREA "3"**

BEING, a tract of land situated in the J.A. RAMSEY SURVEY, ABSTRACT NO. 186 and the W.H. BAIRD SURVEY, ABSTRACT NO. 25, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a point on the Easterly line of F.M. Road No. 549, said point being a distance of 150.00 feet from the point of intersection of the Southerly line of State Highway No. 276 with the Easterly line of F.M. Road No. 549, and being on the existing City Limits per Ordinance No. 83-37, Tract 7;

THENCE, South 01°07'24" West, along the East line of F.M. Road No. 549, a distance of 1409.38 feet to the Northwest corner of a called 80.422 acre tract as conveyed to McLendon Corp. and recorded in Volume 91, Page 526 of the Deed Records of Rockwall County, Texas;

THENCE, North 89°46'38" East, leaving the Easterly line of F.M. Road No. 549 and along the Northerly line of said 80.422 acre tract, a distance of 3158.80 feet to a point at the Northeast corner of said 80.422 acre tract;

THENCE, South 00°29'03" East, along the Easterly line of said 80.422 acre tract part of the way, for a total distance of 1648.00 feet to a point at the Southeast corner of a called 81.45 acre tract of land as conveyed to the McLendon Corp. and recorded in Volume 91, Page 526 of said Deed Records;

THENCE, South 89°58'41" West, along the Southerly line of said 81.45 acre tract, a distance of 322.01 feet to a point at the Northeast corner of a called 58.823 acre tract as conveyed to James K. Ingram and recorded in Volume 74, Page 322 of said Deed Records;

THENCE, South 00°02'21" East, along the Easterly line of said 58.823 acre tract part of the way, for a total distance of 1330.96 feet to a point at the Southeast corner of a called 27.925 acre tract as conveyed to Larry Wayne Starling and Mildred P. Starling as recorded in Volume 515, Page 276 of said Deed Records;

THENCE, South 89°54'53" West, along the Southerly line of said 27.925 acre tract, a distance of 2910.23 feet to a point on the Westerly line of F.M. Road No. 549;

THENCE, North 00°49'21" West, along the Westerly line of said F.M. Road No. 549, a distance of 3164.04 feet to a point at the Southeast corner of a called 172.854 acre tract as conveyed to Rockwall 173 L.P. and recorded in Volume 1101, Page 091 of said Deed Records;

THENCE, South 88°45'41" West, leaving the said Westerly line of F.M. Road No. 549 and along the Southerly line of said 172.854 acre tract, a distance of 3924.35 feet to a point at the Southwest corner of said 172.854 acre tract and being on the existing City Limits;

THENCE, North 00°43'15" West, along the existing City Limits and along the Westerly line of said 172.854 acre tract, a distance of 1888.45 feet to a point on the Westerly line of said 172.854 acre tract, said point being South 89°44'00" West, a distance of 100.39 feet from a Southwest corner of the current City Limits per Ordinance No. 83-37;

THENCE, North 89°44'00" East, passing at 100.39 feet a Southwest corner of the current City Limits and along a common line with the current City Limits, a distance of 4078.90 feet to the POINT OF BEGINNING and containing 428.838 acres of land, more or less (as specifically depicted on Exhibit A "3" attached hereto).

#### AREA "4"

BEING, a tract of land situated in the A. JOHNSON SURVEY, ABSTRACT NO. 23, the J.A. RAMSEY SURVEY, ABSTRACT NO. 186 and the W.W. FORD SURVEY, ABSTRACT NO. 80, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a point in the Centerline of F.M. Road No. 549, said point being the Southerly corner of a 444.596 acre tract previously annexed into the City Limits per Ordinance No. 86-37;

THENCE, along the current City Limits per Ordinance No. 86-37 and along the Centerline of F.M. Road No. 549 part of the way, the following:

Being the beginning of a curve to the left having a central angle of 01°02'32" and a radius of 5729.58 feet; Around said curve, an arc distance of 104.22 feet to the end of said curve; North 50°59'00" East, a distance of 272.57 feet to a point in the Centerline of State Highway No. 205; North 45°16'00" East, a distance of 1445.29 feet to a point on the Northerly line of F.M. Road No. 549; South 89°18'45" West, along the Northerly line of F.M. Road No. 549, a distance of 1478.30 feet to a point; North 46°11'50" West, a distance of 302.20 feet to a point; North 44°44'00" West, a distance of 224.75 feet to the beginning of a curve to the right having a central angle of 04°26'10" and a radius of 4681.10 feet; Around said curve an arc distance of 362.43 feet to the end of said curve, same being on the Westerly line of a called 217.25 acre tract as conveyed to Max Scheid and recorded in Volume 488, Page 31 of the Deed Records of Rockwall County, Texas;

THENCE, along the Westerly line of said 217.25 acre tract, the following:

North 00°40'50" West, a distance of 472.02 feet to a point;  
North 00°31'23" West, a distance of 873.53 feet to a point;  
North 00°16'33" East, a distance of 1402.66 feet to a point at the Northwest corner of said 217.25 acre tract;

THENCE, North 87°05'00" East, along the Northerly line of said 217.25 acre tract and along the Northerly line of Lofland Lake Estates, an Addition to Rockwall County, as recorded in Cabinet C, Page 231 of the Plat Records of Rockwall County, Texas, a distance of 2886.09 feet to a point on the Easterly line of F.M. Road No. 549;

THENCE, along the Easterly line of said F.M. Road No. 549, the following:

South 01°06'15" East, a distance of 1286.91 feet to a point;  
South 00°21'15" East, a distance of 1544.46 feet to the beginning of a curve to the right having a central angle of 63°04'23" and a radius of 756.18 feet;  
Around said curve an arc distance of 832.43 feet to a point on the Northerly line of said F.M. Road No. 549 with its intersection of the Northerly line of F.M. Road No. 1139;

THENCE, North 89°18'45" East, along the Northerly line of said F.M. Road No. 1139, a distance of 278.95 feet to a point;

THENCE, South 00°41'15" East, leaving the Northerly line of said F.M. Road No. 1139, a distance of 80.00 feet to a point on the South line of F.M. Road No. 1139, same being on the Northwest line of Revised Replat of Longbranch Community Phase Two, an Addition to Rockwall County, as recorded in Cabinet C, Page 55 of said Plat Records;

THENCE, along the Northwest line of said Addition, the following:

South 47°22'38" West, a distance of 395.00 feet to a point;  
South 58°00'29" West, a distance of 412.22 feet to a point;  
South 00°39'52" West, a distance of 1555.02 feet to a point on the Southwest line of State Highway No. 205;

THENCE, North 45°20'08" West, along the Southwest line of State Highway No. 205, a distance of 1473.10 feet to the point of intersection of the Southwest line of Highway No. 205 with the Southeast line of F.M. Road No. 549;

THENCE, South 50°59'00" West, along the said Southeast line of F.M. Road No. 549, a distance of 225.56 feet to the beginning of a curve to the right having a central angle of 01°02'32" and a radius of 5689.58 feet;

Around said curve, an arc distance of 103.49 feet to a point;

THENCE, North 40°03'32" West, a distance of 40.00 feet to the POINT OF BEGINNING and containing 255.330 acres of land, more or less (as specifically depicted by Exhibit A "4" attached hereto, which contains tracts 1, 7, and Lofland Lake Estates, and Lofland Lake Estates No. 2 in the A. Johnson Survey Abstract 123 and Tracts 17 and 17-6 in the W.W. Ford Survey, Abstract 80).

#### AREA "5"

BEING, a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a point on the Southeast line of F.M. Road No. 549, said point being South 44°46'00" East, a distance of 50.04 feet from the most Southerly corner of a 444.596 acre tract previously annexed into the City Limits per Ordinance No. 86-37;

THENCE, along the Southeast line of F.M. Road No. 549, the following:

South 47°30'10" West, a distance of 508.30 feet to a point;  
South 44°28'10" West, a distance of 2101.60 feet to a point;  
South 48°08'10" West, a distance of 792.06 feet to a point;

THENCE, North 46°35'50" West, leaving the Southeast line of F.M. Road No. 549 and along the

Centerline of Collins Road, same being the Southwest line of a called 177.13 acre tract as conveyed to Fred Gamble Jr., et al, and recorded in Volume 130, Page 285 of the Deed Records of Rockwall County, Texas, a distance of 1515.12 feet to the point of intersection of the Centerline of Collins Road with the Centerline of Wallace Road;

THENCE, North 01°29'50" West, along the Centerline of Wallace Road and along the Westerly line of said 177.13 acre tract, a distance of 2490.41 feet to a point in the Centerline of Lofland Circle;

THENCE, North 88°28'10" East, along the Centerline of said Lofland Circle, a distance of 2396.28 feet to a point on the Southwest line of the current City Limits per Ordinance No. 86-37, said point being the beginning of a non-tangent curve to the left having a central angle of 01°35'09" and a radius of 5431.10 feet;

THENCE, along the Southwest line of the current City Limits, the following:

Around said non-tangent curve, an arc distance of 150.32 feet to a point;  
South 44°44'00" East, a distance of 1289.19 feet to a point;  
South 44°46'00" East, a distance of 279.02 feet to the POINT OF BEGINNING and containing 196.296 acres of land, more or less (as specifically depicted by Exhibit A "5" attached hereto, which contains tracts 10, 6, 7, 21,21-1, Willow Crest Addition and the Oaks of Buffalo Way Addition in the W.W. Ford Survey, Abstract 80).

On the 22nd day of May, 1997, at 6:00 p.m. and on the 5th day of June, 1997 at 6:00 P.M. at City Hall, 205 West Rusk, 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 9th day of May, 1997 and on the 23rd day of May, 1997. 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 1,178 total acres;

**NOW THEREFORE IT BE 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 Exhibits A "1" through A "5" attached hereto and made a part hereof, and containing 1,178 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.

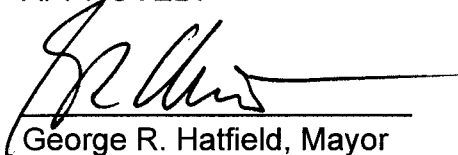
**Section 3.** The above described territory and the acres so annexed shall be a part of the City of Rockwall, Texas, and the inhabitants thereof, if any, shall be entitled to all of the rights and privileges of all citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Rockwall, Texas.

**Section 4.** That the Service Plan for the areas 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 5.** With respect to Area "2" as described herein, tracts 2-11, Pannell Subdivision, 2-9, 2-6, 2-3, 2-8, 2-7, 2 and 2-4 in the J.A. Ramsey Survey, Abstract 188; Area "4" as described herein, tracts Lofland Lake Estates and Lofland Lake Estates No. 2 in the A. Johnson Survey, Abstract 123; Area "5" as described herein, tract 10, Willowcrest Addition and the Oaks of Buffalo Way in the W. W. Ford Survey, Abstract 80, this ordinance shall take effect from and after 12:01 a.m. October 15, 1997. With respect to Area "1", Area "3", as described herein and all other tracts included in Area "2", "4", and Area "5" not specifically outlined in this section, this ordinance shall take effect immediately from and after its passage, in accordance with applicable law and the charter of the City of Rockwall, Texas.

**Section 6.** Duly passed and approved by the City Council of the City of Rockwall, Texas, this 21st day of July, 1997.

APPROVED:

  
George R. Hatfield, Mayor

ATTEST:

  
Cindy Kindred, City Secretary

1st reading 7/7/97

2nd reading 7/21/97

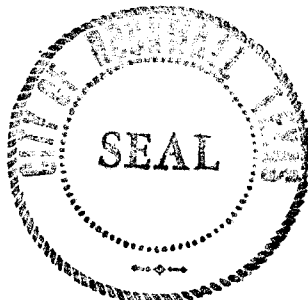
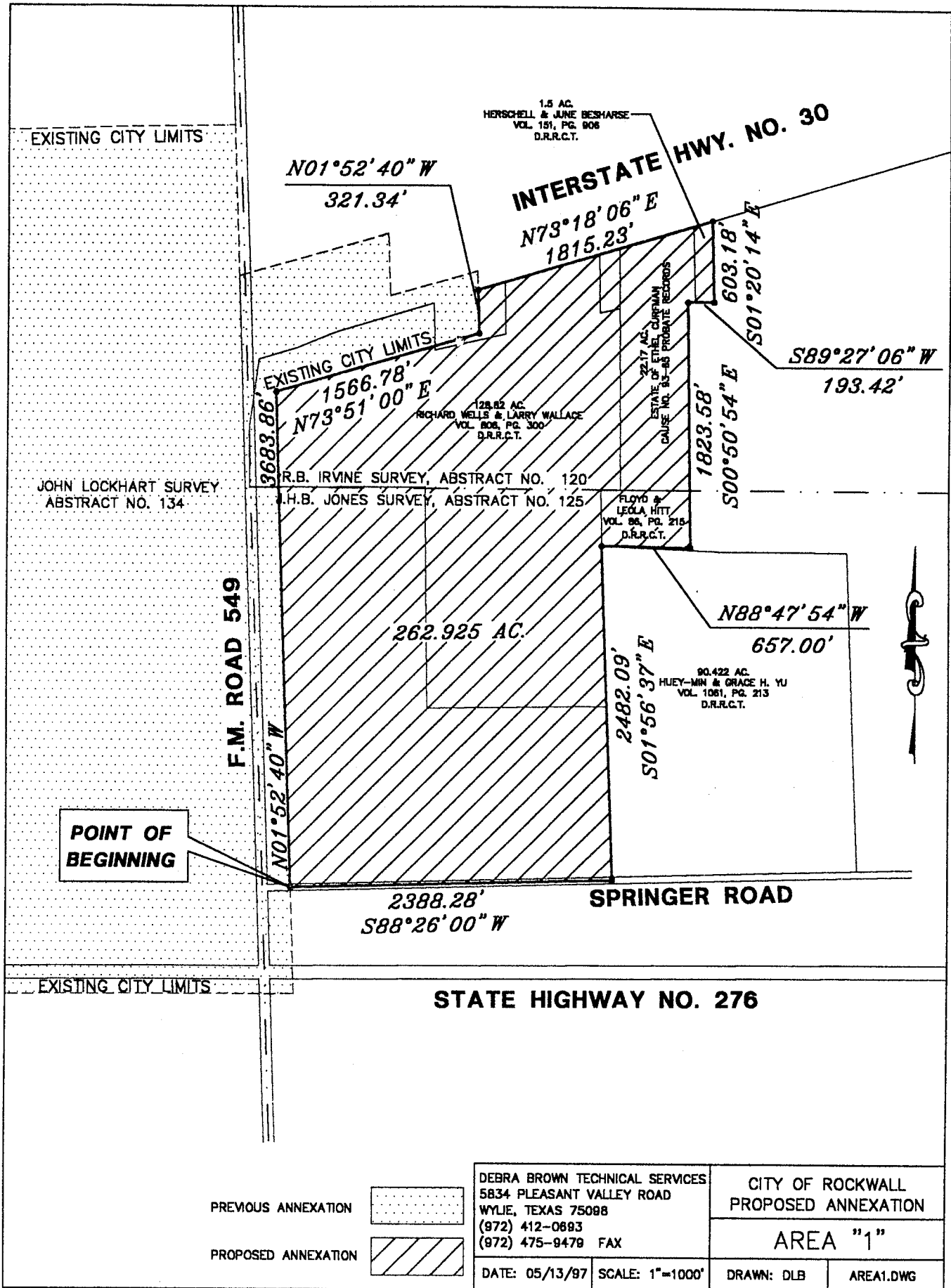


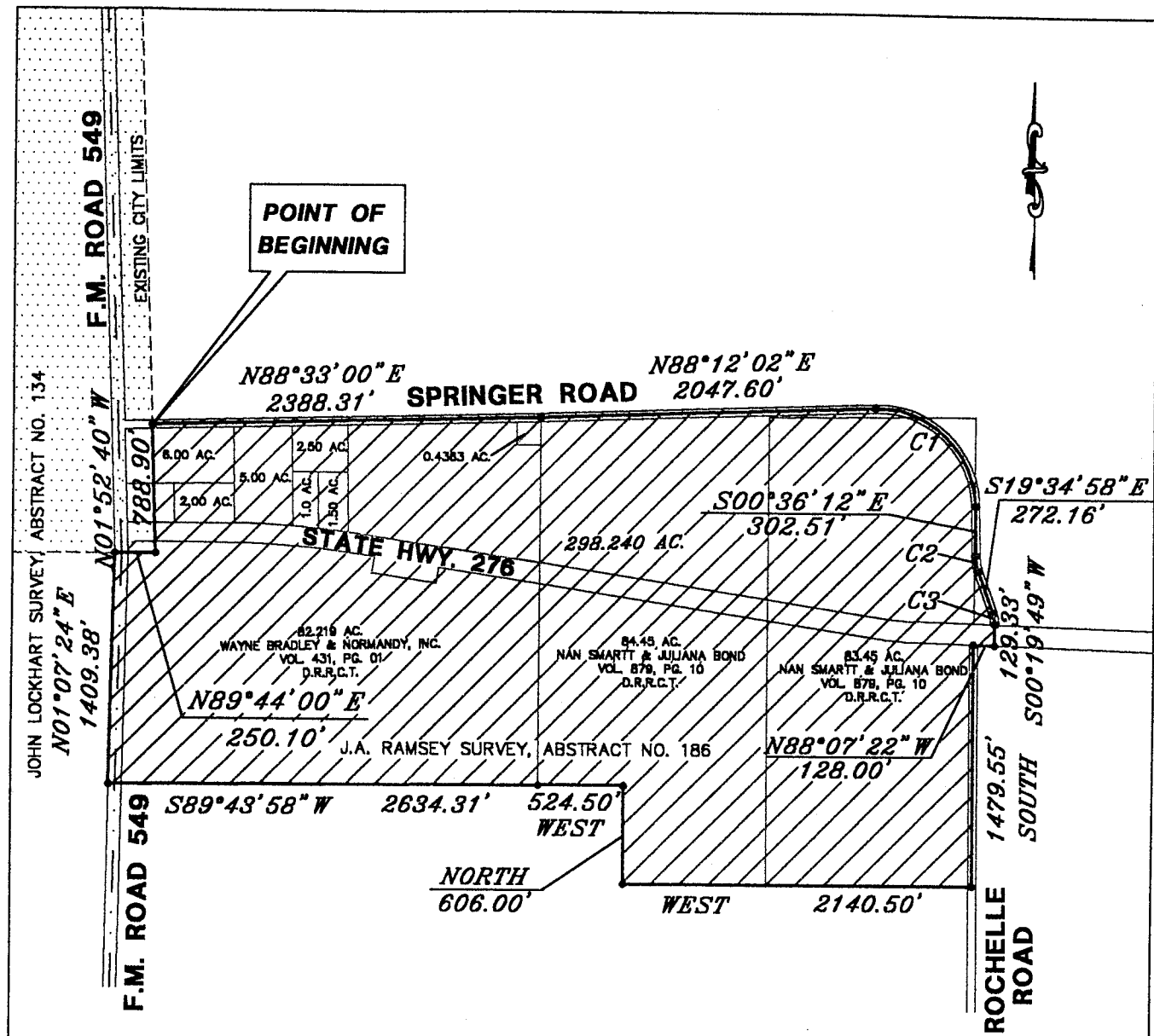
EXHIBIT A "1"



DEBRA BROWN TECHNICAL SERVICES 5834 PLEASANT VALLEY ROAD WYLIE, TEXAS 75098 (972) 412-0893 (972) 475-9479 FAX	CITY OF ROCKWALL PROPOSED ANNEXATION	
	AREA "1"	
DATE: 05/13/97	SCALE: 1"=1000'	DRAWN: DLB
		AREA1.DWG



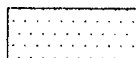
EXHIBIT A "2"



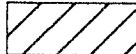
CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	600.00'	955.00'	612.66'	857.34'	S46°12'05"E	91°11'46"
C2	300.00'	89.38'	50.15'	98.92'	S10°05'35"E	18°58'46"
C3	200.00'	69.51'	35.11'	69.16'	S09°37'34"E	19°54'48"

PREVIOUS ANNEXATION



PROPOSED ANNEXATION



DEBRA BROWN TECHNICAL SERVICES  
 5834 PLEASANT VALLEY ROAD  
 WYLIE, TEXAS 75098  
 (972) 412-0683  
 (972) 475-9479 FAX

CITY OF ROCKWALL  
 PROPOSED ANNEXATION

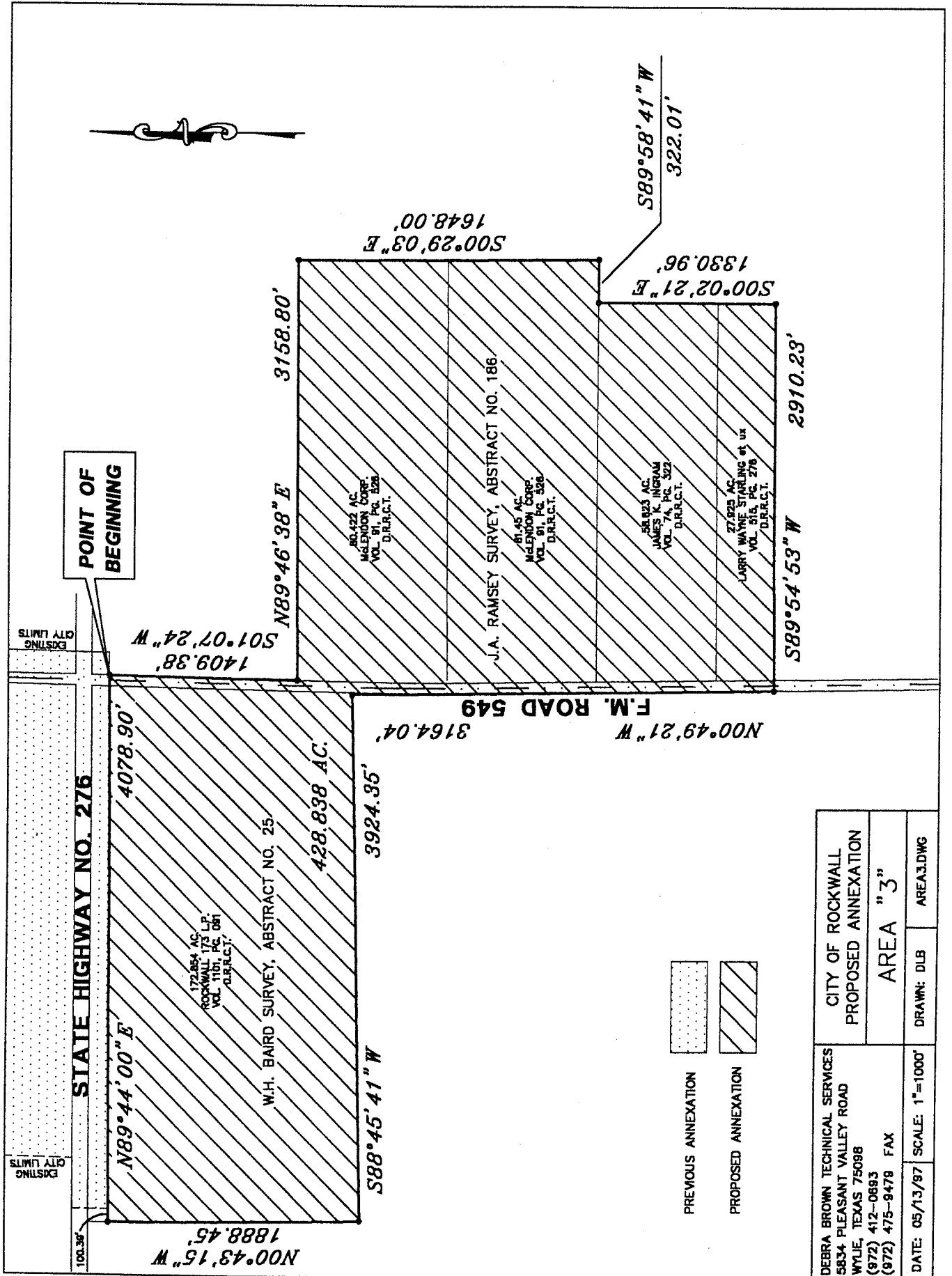
AREA "2"

DATE: 05/13/97

SCALE: 1"=1000'

DRAWN: DLB

AREA2.DWG



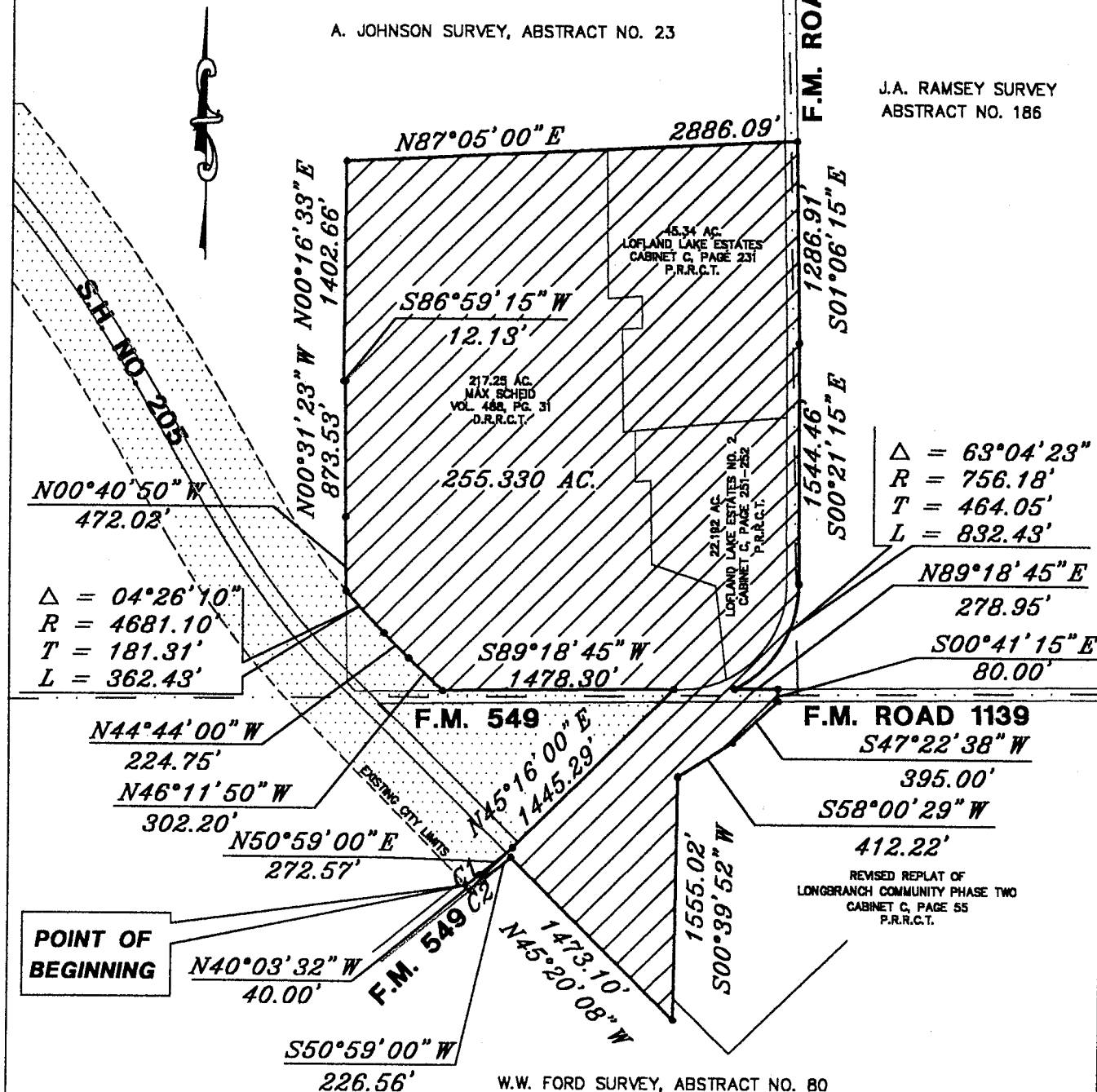
DEBRA BROWN TECHNICAL SERVICES 5834 PLEASANT VALLEY ROAD WYLIE, TEXAS 75098 (972) 412-0893 (972) 475-9478 FAX	CITY OF ROCKWALL PROPOSED ANNEXATION	AREA "3"	DATE: 05/13/97	SCALE: 1"=1000'	DRAWN: DLB	AREA:DLWG
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EXHIBIT A "4"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	5728.58'	104.22'	52.11'	104.22'	N50°27'44"E	01°02'32"
C2	5668.58'	103.49'	51.76'	103.49'	S50°27'44"W	01°02'32"

A. JOHNSON SURVEY, ABSTRACT NO. 23


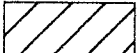
J.A. RAMSEY SURVEY  
ABSTRACT NO. 186



Δ = 63°04'23"  
R = 756.18'  
T = 464.05'  
L = 832.43'

Δ = 04°26'10"  
R = 4681.10'  
T = 181.31'  
L = 362.43'

F.M. ROAD 1139  
S47°22'38"W  
395.00'  
S58°00'29"W  
412.22'  
REVISED REPLAT OF  
LONGBRANCH COMMUNITY PHASE TWO  
CABINET C, PAGE 55  
P.R.R.C.T.

PREVIOUS ANNEXATION   
PROPOSED ANNEXATION 

DEBRA BROWN TECHNICAL SERVICES  
5834 PLEASANT VALLEY ROAD  
WYLIE, TEXAS 75098  
(972) 412-0893  
(972) 475-9479 FAX

CITY OF ROCKWALL  
PROPOSED ANNEXATION  
**AREA "4"**

DATE: 05/13/97 SCALE: 1"=1000' DRAWN: DLB AREA4.DWG



A. JOHNSON SURVEY  
ABSTRACT NO. 123

W.W. FORD SURVEY  
ABSTRACT NO. 80

**LOFLAND CIRCLE**

**WALLACE LANE**

N01°29'50"W 2490.41'

**COLLINS ROAD**  
N46°35'50"W 1515.12'

**F.M. ROAD 549**  
S48°08'10"W 792.06'

2396.28'  
N88°28'10"E

196.296 AC.

177.13 AC.  
FRED GAMBLE JR. et al  
VOL. 130, PG. 285  
D.R.R.C.T.

1.986 AC.  
ROBERT L. REAGAN et ux  
VOL. 570, PG. 195  
D.R.R.C.T.

14.88 AC.  
DENNIS HAGIC et al  
VOL. 150, PG. 578  
D.R.R.C.T.

EXISTING CITY LIMITS

S44°44'00"E  
1289.19'  
EXISTING CITY LIMITS  
**F.M. 1139**

S44°46'00"E  
279.02'

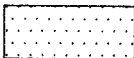
**POINT OF BEGINNING**

$\Delta = 01^{\circ}35'09''$   
 $R = 5431.10'$   
 $T = 75.16'$   
 $L = 150.32'$

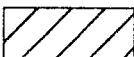
**S.H. 205**

508.30'  
S47°30'10"W  
2101.60'  
S44°28'10"W

PREVIOUS ANNEXATION



PROPOSED ANNEXATION



DEBRA BROWN TECHNICAL SERVICES  
5834 PLEASANT VALLEY ROAD  
WYLE, TEXAS 75098  
(972) 412-0693  
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CITY OF ROCKWALL  
PROPOSED ANNEXATION

AREA "5"

DATE: 05/13/97 SCALE: 1"=1000'

DRAWN: DLB

AREA5.DWG

EXHIBIT "B" TO ORDINANCE NO. \_\_\_\_\_ CITY OF ROCKWALL, ROCKWALL  
COUNTY TEXAS SERVICE PLAN FOR ANNEXED AREA ANNEXATION CASE  
NO. \_\_\_\_\_

**ACREAGE ANNEXED:**

**Area 1 = 262.9 acres**

**Area 2 = 298.2 acres**

**Area 3 = 428.8 acres**

**Area 4 = 255.3 acres**

**Area 5 = 196.2 acres**

**SURVEY ABSTRACT AND COUNTY:**

**Area 1 =** R.B. Irvine Survey, Abstract No. 120 Rockwall County  
JHB Jones Survey, Abstract No. 125 Rockwall County  
John Lockhart Survey, Abstract No. 134 Rockwall County

**Area 2 =** John Lockhart Survey, Abstract No. 134 Rockwall County  
J.A. Ramsey Survey, Abstract No. 186 Rockwall County

**Area 3 =** J.A. Ramsey Survey, Abstract No. 186 Rockwall County  
W.H. Baird Survey, Abstract No. 25 Rockwall County

**Area 4 =** A. Johnson Survey, Abstract No. 23 Rockwall County  
J.A. Ramsey Survey, Abstract No. 186 Rockwall County  
W.W. Ford Survey, Abstract No. 80 Rockwall County

**Area 5 =** W.W. Ford Survey, Abstract No. 80 Rockwall County

**DATE OF ADOPTION OF ANNEXATION ORDINANCE:** \_\_\_\_\_  
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. All building permit fees will be waived for a period of six months from the effective date of annexation as described in section 5 of this ordinance.
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.