

ORDINANCE NO. 99-33

**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 APPROXIMATELY 1407 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 J.M. GASS SURVEY, ABSTRACT NO. 88, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT THE MOST EASTERLY SOUTHEAST CORNER OF THE CURRENT CITY LIMITS PER ORDINANCE NO. 98-10;

THENCE, NORTH 00°37'19" WEST, ALONG THE CURRENT CITY LIMITS, A DISTANCE OF 2611.11 FEET TO A POINT AT THE MOST EASTERLY NORTHEAST CORNER OF SAID CITY LIMITS PER ORDINANCE NO. 98-10;

THENCE, NORTH 00°50'23" WEST, ALONG THE EASTERLY LINE OF WINDMILL VALLEY ADDITION, AN ADDITION TO ROCKWALL COUNTY, AS RECORDED IN CABINET A, SLIDE 157, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, A DISTANCE OF 2634.76 FEET TO A POINT ON THE SOUTHERLY LINE OF F.M. ROAD NO. 552 (AN 80' R.O.W.);

NORTH 89°38'43" EAST, A DISTANCE OF 1440.99 FEET TO A POINT AT THE NORTHWEST CORNER OF A CALLED 1.24166 ACRE TRACT AS CONVEYED TO JERRY M. WIMPEE AND SHERRY WIMPEE AS RECORDED IN VOLUME 240, PAGE 382 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE, SOUTH 01°15'03" WEST, LEAVING THE SOUTH LINE OF F.M. ROAD NO. 552 AND ALONG THE WEST LINE OF SAID WIMPEE TRACT, A DISTANCE OF 272.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAME;

THENCE, SOUTH 88°20'37" EAST, LEAVING THE SOUTHWEST CORNER OF SAID WIMPEE TRACT, A DISTANCE OF 555.50 FEET TO A POINT AT THE SOUTHEAST CORNER OF A CALLED 1.24 ACRE TRACT AS CONVEYED TO DAVID J. BOWMAN AND DEBRA BOWMAN AS RECORDED IN VOLUME 1322, PAGE 239, OF SAID DEED RECORDS;

THENCE, NORTH 01°39'23" EAST, ALONG THE EAST LINE OF SAID BOWMAN TRACT,

A DISTANCE OF 297.52 FEET TO A POINT ON THE SOUTH LINE OF F.M. ROAD NO. 552 AND THE NORTHEAST CORNER OF SAID BOWMAN TRACT;

THENCE, ALONG THE SOUTHERLY LINE OF F.M. ROAD NO. 552, THE FOLLOWING:

SAID NORTHEAST CORNER OF SAID BOWMAN TRACT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°35'36" AND A RADIUS OF 1950.19 FEET;  
AROUND SAID CURVE, AN ARC DISTANCE OF 326.53 FEET TO A POINT AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°51'30" AND A RADIUS OF 1105.42 FEET TO A POINT;  
NORTH 89°25'56" EAST, A DISTANCE OF 1846.29 FEET TO A POINT;  
NORTH 89°18'24" EAST, A DISTANCE OF 692.18 FEET TO A POINT;  
NORTH 44°26'19" EAST, A DISTANCE OF 77.97 FEET TO A POINT;  
NORTH 89°31'55" EAST, A DISTANCE OF 189.72 FEET TO A POINT AT THE NORTHEAST CORNER OF A CALLED 120.495 ACRE TRACT AS CONVEYED TO EDGAR W. LAYTON AND RECORDED IN VOLUME 56, PAGE 46, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE, SOUTH 00°06'53" WEST, LEAVING THE SOUTHERLY LINE OF SAID F.M. ROAD NO. 552, A DISTANCE OF 2033.77 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID LAYTON TRACT, SAME BEING THE NORTHEAST CORNER OF A TRACT AS CONVEYED TO KARL W. ERWIN AND LENORE E. ERWIN AS RECORDED IN VOLUME 167, PAGE 875, OF SAID DEED RECORDS;

THENCE, SOUTH 01°31'07" EAST, ALONG THE EASTERLY LINE OF SAID ERWIN TRACT, A DISTANCE OF 3290.23 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAME AND BEING ON THE NORTH LINE OF CORNELIUS ROAD;

THENCE, ALONG THE NORTH LINE OF CORNELIUS ROAD, A DISTANCE OF 1340.52 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE J.L. PEOPLES SUBDIVISION;

THENCE, ALONG THE EASTERLY LINE OF SAID PEOPLES SUBDIVISION, A DISTANCE OF 1656.32 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE, SOUTH 89°13'44" WEST, A DISTANCE OF 1363.20 FEET TO A POINT ON THE WESTERLY LINE OF F.M. ROAD NO. 1141 (AN 80' R.O.W.);

THENCE, NORTH 83°44'49" WEST, A DISTANCE OF 19.19 FEET TO A POINT;

THENCE, SOUTH 01°58'33" EAST, A DISTANCE OF 41.41 FEET TO A POINT ON THE SOUTHERLY LINE OF QUAIL RUN ROAD AT THE NORTHEAST CORNER OF SADDLEBROOK ESTATES, AN ADDITION TO ROCKWALL COUNTY, AS RECORDED IN CABINET A, SLIDE 307, OF THE PLAT RECORDS;

THENCE, SOUTH 88°53'22" WEST, ALONG THE SOUTHERLY LINE OF QUAIL RUN ROAD, A DISTANCE OF 1840.83 FEET TO A POINT AT THE NORTHWEST CORNER OF A CALLED 1.952 ACRE TRACT AS CONVEYED TO WILLIAM J. FLANNERY AND SHEILA FLANNERY AS RECORDED IN VOLUME 1124, PAGE 65, OF SAID DEED RECORDS;

THENCE, SOUTH 00°47'56" EAST, ALONG THE WEST LINE OF SAID FLANNERY TRACT, A DISTANCE OF 409.63 FEET TO A POINT AT THE NORTHWEST CORNER OF SADDLEBROOK ESTATES II, AN ADDITION TO ROCKWALL COUNTY, AS RECORDED IN CABINET B, SLIDE 237, OF SAID PLAT RECORDS;

THENCE, NORTH 88°47'52" EAST, ALONG THE NORTHERLY LINE OF SAID SADDLEBROOK ESTATES II, A DISTANCE OF 1817.76 FEET TO A POINT AT THE NORTHEAST CORNER OF SAME AND BEING ON THE WESTERLY LINE OF F.M. ROAD NO. 1141;

THENCE, ALONG THE WESTERLY LINE OF F.M. ROAD NO. 1141, THE FOLLOWING: SOUTH 01°19'15" EAST, A DISTANCE OF 737.68 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°15'36" AND A RADIUS OF 533.14 FEET; AROUND SAID CURVE, AN ARC DISTANCE OF 365.32 FEET TO A POINT; SOUTH 37°46'21" WEST, A DISTANCE OF 224.89 FEET TO A POINT ON THE WESTERLY LINE OF F.M. ROAD NO. 1141 AND AT THE SOUTHEAST CORNER OF SADDLEBROOK ESTATES II;

THENCE, SOUTH 89°34'03" WEST, LEAVING THE WESTERLY LINE OF F.M. ROAD NO. 1141 AND ALONG THE SOUTHERLY LINE OF SAID SADDLEBROOK ESTATES II FOR PART OF THE WAY, A TOTAL DISTANCE OF 2380.09 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 573.27 ACRES OF LAND (AS SPECIFICALLY DEPICTED BY EXHIBIT A "1" ATTACHED HERETO).

#### **AREA "2"**

BEING, A TRACT OF LAND SITUATED IN THE A. JOHNSON SURVEY, ABSTRACT NO. 23, J.R. JOHNSON SURVEY, ABSTRACT NO. 128, G. WELLS SURVEY, ABSTRACT NO. 219 AND THE W. BARNES SURVEY, ABSTRACT NO. 26, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A POINT IN THE CENTERLINE OF LOFLAND CIRCLE AND THE NORTHEAST CORNER OF THE CURRENT CITY LIMITS PER ORDINANCE NO. 97-14 AND ALSO BEING ON THE SOUTHWEST LINE OF THE CURRENT CITY LIMITS PER ORDINANCE NO. 86-37;

THENCE, SOUTH 88°28'10" WEST, ALONG THE CURRENT CITY LIMITS PER ORDINANCE NO. 97-14, A DISTANCE OF 2396.28 FEET TO A POINT AT THE NORTHWEST CORNER OF THE CURRENT CITY LIMITS PER ORDINANCE NO. 97-14, SAID POINT BEING ON THE SOUTH LINE OF A TRACT AS CONVEYED TO N.L. LOFLAND AS RECORDED IN VOLUME 35, PAGE 269, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE, SOUTH 88°37'53" WEST, ALONG THE SOUTH LINE OF SAID LOFLAND TRACT, A DISTANCE OF 2204.91 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAME AND BEING ON THE EAST LINE OF ROCKWALL LAKE ESTATES NO. 2;

THENCE, NORTH 00°26'23" WEST, ALONG THE EAST LINE OF SAID ROCKWALL LAKE ESTATES NO. 2, A DISTANCE OF 2473.07 FEET TO A POINT AT THE NORTHWEST CORNER OF A CALLED 60 ACRE TRACT AS CONVEYED TO NAN A. SMARTT, JULIANA

BOND AND W.I. LOFLAND AS RECORDED IN VOLUME 98, PAGE 759, OF SAID DEED RECORDS AND ALSO BEING ON THE SOUTH LINE OF A CALLED 140.5 ACRE TRACT AS CONVEYED TO VICTOR M. WALLACE AND EVELYN LOFLAND AS RECORDED IN VOLUME 64, PAGE 370, OF SAID DEED RECORDS;

THENCE, SOUTH 89°18'36" WEST, ALONG THE SOUTH LINE OF SAID WALLACE AND LOFLAND TRACT, A DISTANCE OF 2063.71 FEET TO A POINT;

THENCE, NORTH 64°21'13" WEST, A DISTANCE OF 420.00 FEET TO A POINT;

THENCE, NORTH 61°21'13" WEST, A DISTANCE OF 335.00 FEET TO A POINT IN ROCKWALL LAKE;

THENCE, NORTH 40°51'13" WEST, A DISTANCE OF 264.00 FEET TO A POINT;

THENCE, NORTH 45°26'26" WEST, A DISTANCE OF 485.09 FEET TO A POINT;

THENCE, NORTH 44°47'54" WEST, A DISTANCE OF 483.09 FEET TO A POINT IN THE CENTERLINE OF TUBBS ROAD AND ALSO BEING ON THE CURRENT CITY LIMITS PER ORDINANCE NO. 86-37;

THENCE, ALONG THE CURRENT CITY LIMITS PER ORDINANCE NO. 86-37, THE FOLLOWING:

NORTH 46°19'33" EAST, A DISTANCE OF 1196.89 FEET TO A POINT;

NORTH 44°12'57" EAST, A DISTANCE OF 1200.87 FEET TO A POINT;

SOUTH 44°33'12" EAST, A DISTANCE OF 590.77 FEET TO A POINT;

SOUTH 40°31'23" EAST, A DISTANCE OF 539.85 FEET TO A POINT;

NORTH 89°35'54" EAST, A DISTANCE OF 2344.34 FEET TO A POINT;

SOUTH 43°17'54" EAST, A DISTANCE OF 898.78 FEET TO A POINT ON THE NORTHWEST LINE OF A CALLED 23.27 ACRE TRACT AS CONVEYED TO J & S EXPO AS RECORDED IN VOLUME 1406, PAGE 201, OF SAID DEED RECORDS, SAME BEING THE SOUTHEAST LINE OF 205 BUSINESS PARK (UNRECORDED);

THENCE, SOUTH 46°11'39" WEST, ALONG THE NORTHWEST LINE OF SAID J & S TRACT, A DISTANCE OF 1003.14 FEET TO A POINT;

THENCE, SOUTH 89°14'18" WEST, ALONG THE NORTH LINE OF SAID J & S TRACT, A DISTANCE OF 902.83 FEET TO THE NORTHWEST CORNER OF SAME;

THENCE, SOUTH 00°00'33" EAST, ALONG THE WEST LINE OF SAID J & S TRACT, A DISTANCE OF 707.35 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAME, AND BEING ON THE NORTH LINE OF SAID 60 ACRE TRACT AS RECORDED IN VOLUME 98, PAGE 759, OF SAID DEED RECORDS;

THENCE, NORTH 88°51'58" EAST, ALONG THE SOUTH LINE OF SAID J & S TRACT, A DISTANCE OF 1233.39 FEET TO A POINT AT THE SOUTHWEST CORNER OF A CALLED 7.00 ACRE TRACT AS CONVEYED TO MAX ANDERSON AND WIFE, SHIRLEY ANDERSON AS RECORDED IN VOLUME 795, PAGE 229, OF SAID DEED RECORDS;

THENCE, NORTH 00°20'58" WEST, ALONG THE COMMON LINE OF SAID J & S TRACT WITH THE ANDERSON TRACT, A DISTANCE OF 563.79 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID ANDERSON TRACT;

THENCE, NORTH 88°48'02" EAST, ALONG THE NORTH LINE OF SAID ANDERSON TRACT, A DISTANCE OF 280.01 TO A POINT;

THENCE, NORTH 31°48'42" WEST, ALONG A NORTHEAST LINE OF SAID J & S TRACT, A DISTANCE OF 482.00 FEET TO A POINT;

THENCE, NORTH 46°11'39" EAST, A DISTANCE OF 550.39 FEET TO A POINT ON THE CURRENT CITY LIMITS PER ORDINANCE NO. 86-37;

THENCE, SOUTH 43°17'54" EAST, ALONG THE SOUTHWEST LINE OF THE CURRENT CITY LIMITS, A DISTANCE OF 1187.62 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°03'56" AND A RADIUS OF 11,084.56 FEET; AROUND SAID CURVE, AN ARC DISTANCE OF 1560.39 FEET TO A POINT;

THENCE, SOUTH 29°45'00" EAST, A DISTANCE OF 651.40 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°23'51" AND A RADIUS OF 5431.10 FEET; AROUND SAID CURVE, AN ARC DISTANCE OF 1269.96 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 451.13 ACRES OF LAND (AS SPECIFICALLY DEPICTED BY EXHIBIT A "2" ATTACHED HERETO).

### **AREA "3"**

BEING, A TRACT OF LAND SITUATED IN THE S. KELLY SURVEY, ABSTRACT NO. 132, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT THE NORTHEAST CORNER OF THE CURRENT CITY LIMITS PER ORDINANCE NO. 98-20 AND BEING THE NORTHEAST CORNER OF A CALLED 85.479 ACRE TRACT AS CONVEYED TO ROCKWALL FUND I LLC AS RECORDED IN VOLUME 1110, PAGE 190, SAME BEING ON THE WEST LINE OF A TRACT AS CONVEYED TO M.W. O'BANNON AS RECORDED IN VOLUME 50, PAGE 446 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE, SOUTH 89°12'02" EAST, A DISTANCE OF 3777.16 FEET TO A POINT ON THE EASTERLY LINE OF SAID O'BANNON TRACT;

THENCE, SOUTH 00°06'38" WEST, ALONG THE EAST LINE OF SAID O'BANNON TRACT, A DISTANCE OF 2405.30 FEET TO THE SOUTHEAST CORNER OF SAME AND ALSO BEING THE NORTHEAST CORNER OF SUN ACRES ADDITION;

THENCE, NORTH 89°11'48" WEST, ALONG THE NORTH LINE OF SUN ACRES ADDITION, A DISTANCE OF 860.45 FEET TO A POINT;

THENCE, NORTH 89°25'48" WEST, A DISTANCE OF 2916.60 FEET TO THE

SOUTHWEST CORNER OF SAID O'BANNON TRACT AND ALSO BEING ON THE EAST LINE OF A CALLED 308.52 ACRE TRACT AS CONVEYED TO DENNIS R. HADEN, et ux, AS RECORDED IN VOLUME 264, PAGE 812, OF SAID DEED RECORDS;

THENCE, NORTH 00°06'38" EAST, ALONG THE WEST LINE OF SAID O'BANNON TRACT, A DISTANCE OF 2416.91 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 208.94 ACRES OF LAND (AS SPECIFICALLY DEPICTED BY EXHIBIT A "3" ATTACHED HERETO).

On the 29th day of July, 1999, at 6:00 p.m. and on the 2<sup>nd</sup> day of August, 1999 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 13th day of July, 1999. Said date 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 approximately 1407 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 attached hereto and made a part hereof, and containing approximately 1,407 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.** 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 30<sup>th</sup> day of August, 1999.



APPROVED:

Scott L. Self

Scott Self, Mayor

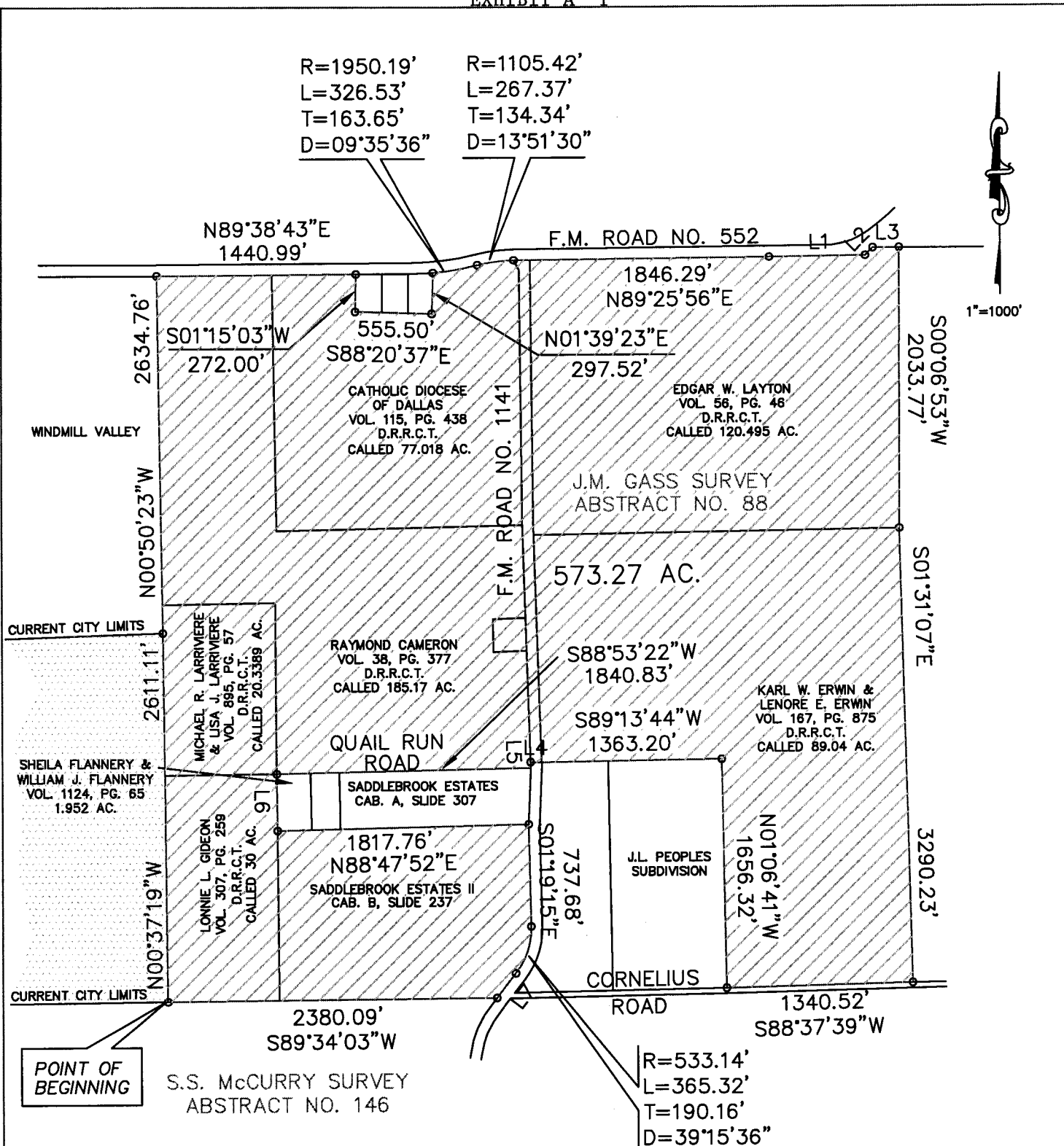
ATTEST:

Belinda Page

Belinda Page, City Secretary


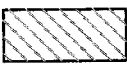
1st reading \_\_\_\_\_

2nd reading 8/30/99



POINT OF BEGINNING

LINE TABLE		
LINE	LENGTH	BEARING
L1	692.18'	N89°18'24"E
L2	77.97'	N44°26'19"E
L3	189.72'	N89°31'55"E
L4	19.19'	N83°44'49"W
L5	41.41'	S01°58'33"E
L6	409.63'	S00°47'56"E
L7	224.89'	S37°46'21"W

PREVIOUS ANNEXATION   
 PROPOSED ANNEXATION 

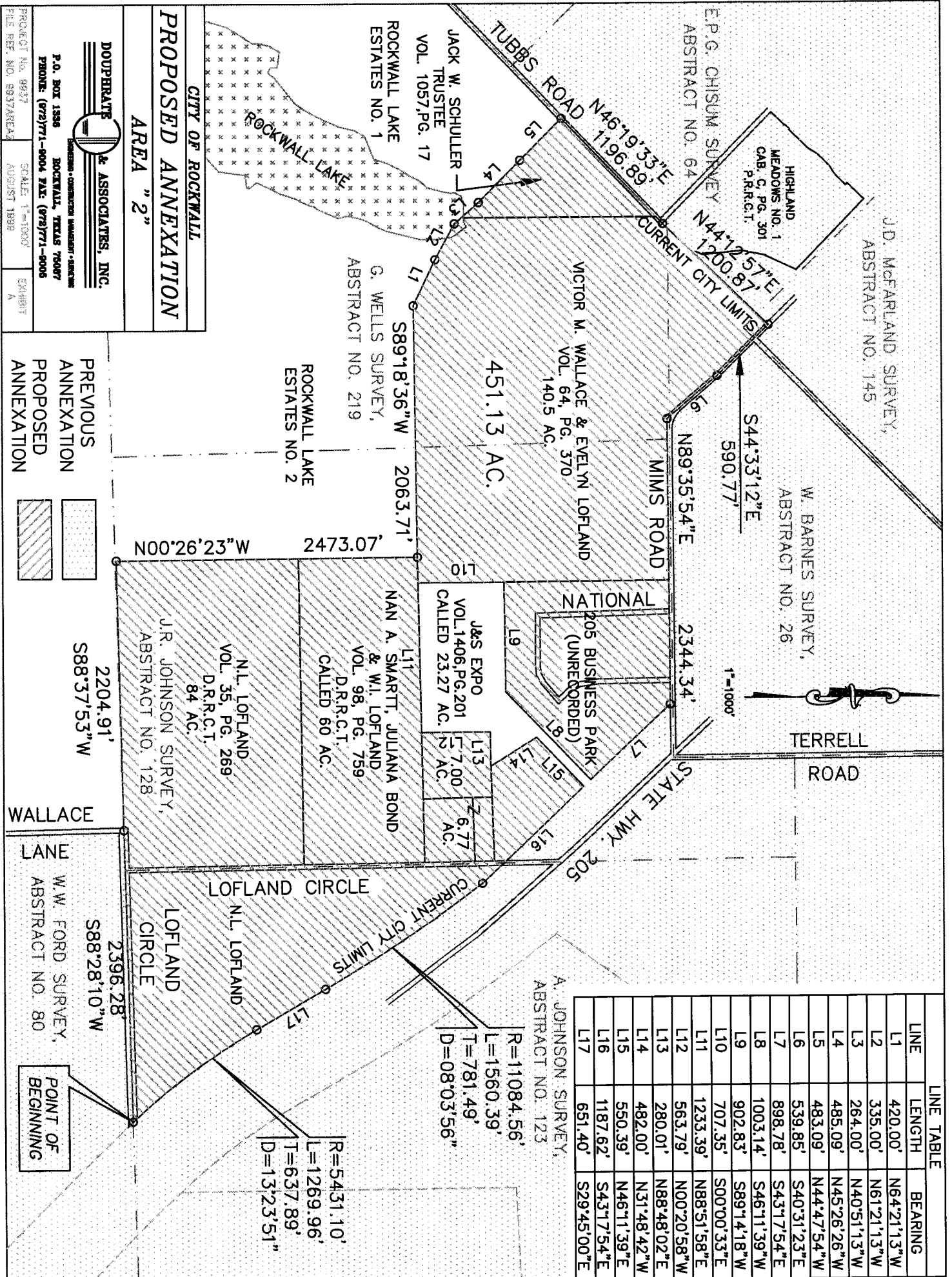
**CITY OF ROCKWALL**  
**PROPOSED ANNEXATION**  
**AREA "1"**

**DOUPHRADE & ASSOCIATES, INC.**  
ENGINEERING • CONSTRUCTION MANAGEMENT • SURVEYING

P.O. BOX 1336      ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004      FAX: (972)771-9005

PROJECT No. 8937	SCALE: 1"=1000'	EXHIBIT
FILE REF. NO. 8937AREA1	AUGUST 1999	1





LINE TABLE

LINE	LENGTH	BEARING
L1	420.00'	N64°21'13"W
L2	335.00'	N61°21'13"W
L3	264.00'	N40°51'13"W
L4	485.09'	N45°26'26"W
L5	483.09'	N44°47'54"W
L6	539.85'	S40°31'23"E
L7	898.78'	S43°17'54"E
L8	1003.14'	S46°11'39"W
L9	902.83'	S89°14'18"W
L10	707.35'	S00°00'33"E
L11	1233.39'	N88°51'58"E
L12	563.79'	N00°20'58"W
L13	280.01'	N88°48'02"E
L14	482.00'	N31°48'42"W
L15	550.39'	N46°1'39"E
L16	1187.62'	S43°17'54"E
L17	651.40'	S29°45'00"E

A. JOHNSON SURVEY,  
ABSTRACT NO. 123

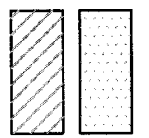
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L=1560.39'  
T=781.49'  
D=08°03'56"

R=5431.10'  
L=1269.96'  
T=637.89'  
D=13°23'51"

**CITY OF ROCKWALL**  
**PROPOSED ANNEXATION**  
**AREA "2"**

**DOUBRAVNE & ASSOCIATES, INC.**  
SURVEYING • ENGINEERING • MANAGEMENT • SERVICES  
P.O. BOX 1386  
ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005  
PROJECT NO. 9927  
FILE REF. NO. 9937AREAA  
SCALE: 1"=1000'  
AUGUST 1999  
EXHIBIT A

PREVIOUS ANNEXATION  
PROPOSED ANNEXATION

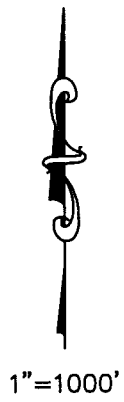
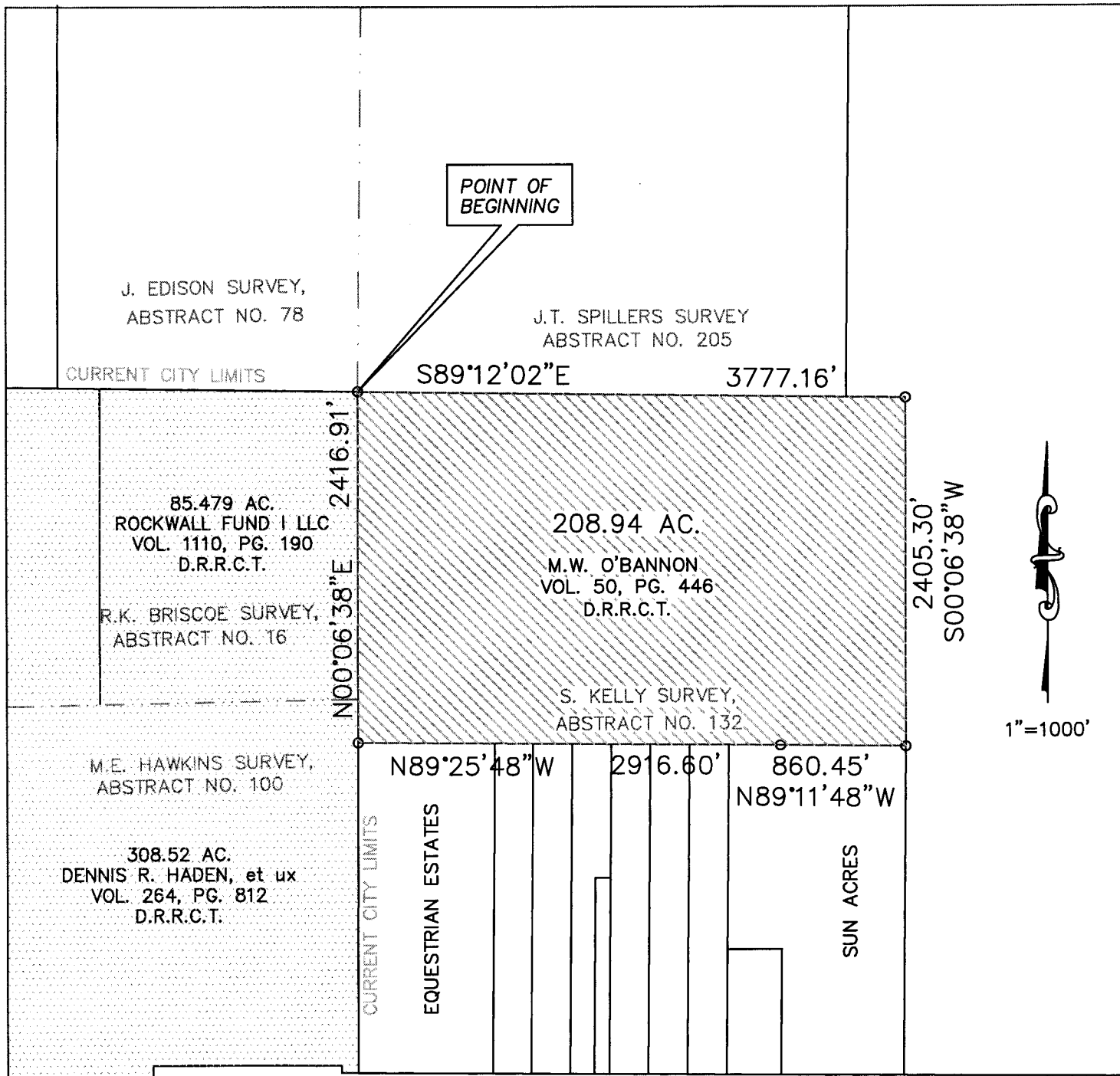


WALLACE LANE  
W.W. FORD SURVEY,  
ABSTRACT NO. 80

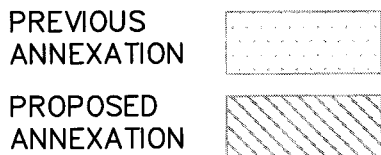
2204.91'  
S88°37'53"W

2396.28'  
S88°28'10"W

POINT OF BEGINNING



STATE HIGHWAY NO. 276



<b>CITY OF ROCKWALL</b>		
<b>PROPOSED ANNEXATION</b>		
<b>AREA "3"</b>		
<b>DOUPHRATE &amp; ASSOCIATES, INC.</b>		
<small>ENGINEERING • CONSTRUCTION MANAGEMENT • SURVEYING</small>		
<small>P.O. BOX 1536 ROCKWALL, TEXAS 76087</small>		
<small>PHONE: (972)771-9004 FAX: (972)771-9005</small>		
<small>PROJECT No. 9937</small>	<small>SCALE: 1"=1000'</small>	<small>EXHIBIT</small>
<small>FILE REF. NO. 9937AREA3</small>	<small>AUGUST 1999</small>	<small>A</small>

**EXHIBIT "B"  
SERVICE PLAN**

EXHIBIT "B" TO ORDINANCE NO. 99-33 CITY OF ROCKWALL, ROCKWALL  
COUNTY TEXAS SERVICE PLAN FOR ANNEXED AREA ANNEXATION CASE  
NO. 1999

**ACREAGE ANNEXED:**

**Area 1 = 573.27 acres**

**Area 2 = 451.13 acres**

**Area 3 = 208.94 acres**

**SURVEY ABSTRACT AND COUNTY:**

- Area 1 =** J. M. Gass Survey, Abstract No. 88 Rockwall County
- Area 2 =** J. R. Johnson Survey, Abstract No. 128 Rockwall County  
A. Johnson Survey, Abstract No. 123 Rockwall County  
G. Wells Survey, Abstract No. 219 Rockwall County
- Area 3 =** S. Kelly Survey, Abstract No. 132 Rockwall County

**DATE OF ADOPTION OF ANNEXATION ORDINANCE:** 8-30-99  
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.
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.