

(APPENDIX FORM B)

Case No. _____

Date _____

REQUEST FOR ZONING AMENDMENT
TO THE CITY COUNCIL AND PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

Application is hereby made to the City Council to amend the Zoning Ordinance and to change the Zoning District Map of the City of Rockwall as hereinafter set forth, and in support of such request the following facts are shown:

APPLICANTS Jim Hunt; James W. Reese, Jr.; Cecil D. Kindle
and Billy Wayne Ridley; and A. L. Cross
(name) (mailing address)

DESCRIPTION OF PROPERTY See Exhibit "A" attached hereto.

LOT _____ BLOCK _____ STREET NO. _____

FRONTAGE IN FEET See Exhibit "A" ON FM 740 STREET

DEPTH IN FEET See Exhibit "A"

APPLICANT'S INTEREST IN PROPERTY Record title owners
(owner, agent, lease, option, etc.)

CHANGE REQUESTED FROM Agricultural (A) DISTRICT TO Commercial (C) DISTRICT

REASON FOR REQUEST To allow property to be utilized for immediate commercial uses.

PROPOSED USE OF PROPERTY Commercial--office buildings, small retail centers and
mini-warehouses, etc.

SETBACKS, YARDS, PARKING SPACES, ETC., PROPOSED Proposed uses to be presented
at hearing.
(plan may be attached)

ARE THERE DEED RESTRICTIONS WHICH WOULD PREVENT THIS PROPERTY BEING USED IN
THE MANNER HEREIN PROPOSED? No

James W. Reese
James W. Reese, Jr.

Cecil D. Kindle
Cecil D. Kindle

Jim Hunt
(signature of applicant)
Jim Hunt

A. L. Cross
A. L. Cross

Billy Wayne Ridley
Billy Wayne Ridley

October 19, 1972
(date)

Cecil Kindle & Billy Ridley, Jim

THE ROCKWALL TEXAS SUCCESSION PAGE 4
ROCKWALL COUNTY, TEXAS, FRIDAY, DECEMBER 22, 1972

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD ON JANUARY 8, 1973, AT 7:30 P. M. IN THE CITY HALL BY THE CITY COUNCIL TO DETERMINE IF THE FOLLOWING DESCRIBED PROPERTY SHALL BE REZONED. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE LAWS OF THE STATE OF TEXAS.

TRACT I

TITLE IN: Cecil D. Kindle and
Billy Wayne Ridley

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, described as follows: All that certain lot, tract or parcel of land lying in Rockwall County, Texas, out of the E. P. Gaines Chisum Survey, Abstract No. 64, being Lot 1 (0.609 acres) and Lot 2 (0.528 acres) of an unrecorded plat, and being out of a 12.2

acre tract conveyed to J. C. Taylor, et ux by J. W. Crouch et ux by deed recorded in Volume 70, Page 596, Deed Records of Rockwall County, Texas, described as follows: BEGINNING at an iron pin in the North right of way line of F. M. No. 740, and the Southwest corner of said 12.2 acre tract; THENCE North 44 deg. 31' West 200 feet to a corner in public road; THENCE North 44 deg. 11' East 245.6' to an iron pin for corner; THENCE South 45 deg. 49' East 200 feet to corner; THENCE South 44 deg. 11' West 250 feet along the North Right of Way Farm Road #740 to the place of beginning.

TRACT II

TITLE IN: A. L. Cross

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, being a part of the J. C. Taylor unrecorded subdivision, being all of Lot Number Three (3), all of

Lot Number Eight (8), and all of Lot Number Nine (9), except 125' off the Northeast end of Lot Number Nine (9), City of Rockwall, Texas, and being a part of a 14.6 acre tract of land out of the E. P. Gaines Chisum Survey, Abstract 64, Rockwall County, Texas, conveyed to J. C. Taylor by deed recorded in Volume 70, Page 596, Deed Records of Rockwall County, Texas.

TRACT III

TITLE IN: Jim Hunt

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, and described as follows: Being a part of the J. C. Taylor Unrecorded Subdivision, being all of Lot 4, all of Lot 10, and 125 feet off the rear of Lot 9, City of Rockwall, Texas, and being a part of a 14.6 acre tract of land out of the E. P. Gaines Chisum Survey, Abst. 64, Rockwall County, Texas, conveyed to J. C. Taylor by deed recorded in Volume 70, Page 596, Deed Records, Rockwall County, Texas, and more particularly described as follows: BEGINNING on the North Right-of-Way of a public road and the Easterly Right-of-Way of the M-K-T Railway and 60 feet from its centerline; also S 45 deg. W. 650.6 feet from the West line of FM 740 and at the South-

oved on your vehicle by April
1-person registration will begin

time amid the bus
season to read the
sponsored by local
and individuals.



W. 650.6 feet from the West
line of FM 740 and at the South-

City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD ON NOVEMBER 8, 1972, AT 6:30 P.M. IN THE CITY HALL BY THE PLANNING AND ZONING COMMISSION TO DETERMINE IF THE FOLLOWING DESCRIBED PROPERTY SHALL BE REZONED. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE LAWS OF THE STATE OF TEXAS.

A to C

TRACT I

TITLE IN: Cecil D. Kindle and
Billy Wayne Ridley

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TITLE IN: A. L. Cross

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City of Rockwall

102 EAST WASHINGTON
ROCKWALL, TEXAS 75087

*Request #1
Cross, Kindle, Ridley*

A-C

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD ON JANUARY 8, 1973, AT 7:30 P. M. IN THE CITY HALL BY THE CITY COUNCIL TO DETERMINE IF THE FOLLOWING DESCRIBED PROPERTY SHALL BE REZONED. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE LAWS OF THE STATE OF TEXAS

A to C

TRACT I

TITLE IN: Cecil D. Kindle and
Billy Wayne Ridley

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TRACT II

TITLE IN: A. L. Cross

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TRACT III

TITLE IN: Jim Hunt

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TRACT IV

TITLE IN: James W. Reese, Jr.

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, and being a part of the E. P. Gains Chisum Survey, and being more particularly described as follows: BEGINNING in the west line of survey, a point in Northwest R. O. W. line of FM 740; THENCE N 45° 00' West, 1148 feet; THENCE Southeast along Southeast R. O. W. line of Railroad; THENCE South 45° 00' East along dirt road 752 feet to R. O. W. line FM 740; THENCE along FM 740, S 45° 00' West, 871 feet to point of beginning, Save and Except the following described property: All that certain lot, tract or parcel of land situated in Rockwall County, Texas, and being a 2.01 acre tract of land located in the E. P. Gains Chisum Survey, Abstract 64, Rockwall County, Texas, and being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by Partition Deed dated January 25, 1956, and recorded in Volume 53, Page 373, of the Deed Records of Rockwall County, Texas, said 2.01 acre tract being a strip of land 100 feet in width lying between plan stations 4189 + 01 and 4197 + 77.2 of the proposed relocated Missouri, Kansas, & Texas Railroad, and being more particularly described by metes and bounds as follows: BEGINNING at a point in the southwest line of said Chisum Survey, the southwest boundary of said 106.66 acre tract, and the northeast boundary of the C. L. Steger 112.6 acre tract described in deed recorded in Volume 60, Page 420, Deed Records of Rockwall County, Texas, said point being located South 45° 27' 55" East, a distance of 355 feet from a fence corner on the southerly line of a 30-foot road, said fence corner being the north corner of said Steger tract; THENCE North 49° 43' 05" East, a distance of 876.34 feet along the northwesterly line of said 100 foot strip to the center of a public road on the northeast boundary of said 106.66 acre tract and the southwest boundary of the J. W. Crouch, Jr., 14.6 acre tract described in deed recorded in Volume 65, Page 661, Deed Records of Rockwall County, Texas; THENCE South 45° 18' 55" East, a distance of 100.39 feet along the northeast boundary of said 106.66 acre tract; THENCE South 49° 43' 05" West, a distance of 876.06 feet, along the southeasterly line of said 100 foot strip, to the fence on the southwest boundary of said 106.66 acre tract; THENCE North 45° 27' 55" West, a distance of 100.41 feet along said fence to Place of Beginning and Containing 2.01 acres of land.

Galen Williams
City Secretary

TRACT III

TITLE IN: Jim Hunt

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TRACT IV

TITLE IN: James W. Reese, Jr.

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, and being a part of the E. P. Gains Chisum Survey, and being more particularly described as follows: BEGINNING in the West line of survey, a point in Northwest R. O. W. line of FM 740; THENCE N 45° 00' West, 1148 feet; THENCE Southeast along Southeast R. O. W. line of Railroad; THENCE South 45° 00' East along dirt road 752 feet to R. O. W. line FM 740; THENCE along FM 740, S 45° 00' West, 871 feet to point of beginning, Save and Except the following described property: All that certain lot, tract or parcel of land situated in Rockwall County, Texas, and being a 2.01 acre tract of land located in the E. P. Gains Chisum Survey, Abstract 64, Rockwall County, Texas, and being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by Partition Deed dated January 25, 1956, and recorded in Volume 53, Page 373, of the Deed Records of Rockwall County, Texas, said 2.01 acre tract being a strip of land 100 feet in width lying between plan stations 4189 + 01 and 4197 + 77.2 of the proposed relocated Missouri, Kansas, & Texas Railroad, and being more particularly described by metes and bounds as follows: BEGINNING at a point in the southwest line of said Chisum Survey, the southwest boundary of said 106.66 acre tract, and the northeast boundary of the O. L. Steger 112.6 acre tract described in deed recorded in Volume 60, Page 420, Deed Records of Rockwall County, Texas, said point being located South 45° 27' 55" East, a distance of 355 feet from a fence corner on the southerly line of a 30-foot road, said fence corner being the north corner of said Steger tract; THENCE North 49° 43' 05" East, a distance of 876.34 feet along the northwesterly line of said 100 foot strip to the center of a public road on the northeast boundary of said 106.66 acre tract and the southwest boundary of the J. W. Crouch, Jr., 14.6 acre tract described in deed recorded in Volume 65, Page 661, Deed Records of Rockwall County, Texas; THENCE South 45° 18' 55" East, a distance of 100.39 feet along the northeast boundary of said 106.66 acre tract; THENCE South 49° 43' 05" West, a distance of 876.06 feet, along the southeasterly line of said 100 foot strip, to the fence on the southwest boundary of said 106.66 acre tract; THENCE North 45° 27' 55" West, a distance of 100.41 feet along said fence to Place of Beginning and Containing 2.01 acres of land.

Galen Williams
City Secretary

18



INDUSTRIAL INTERNATIONAL INC.

P. O. Box 20908 • 2610 Myrtle Springs Ave.

(214) 357-0221 • Dallas, Texas 75220

Ship to _____

Order No. _____

SAH
SAH
 Date *7/7/71*
 Date *7/7/71*
 Date *7/7/71*
 Date *7/7/71*

Quantity	Size	DESCRIPTION	Quoted Price
<u>1</u>		<i>Crowl Cabin</i> 7616 LB & Freeway Dallas	
<u>2</u>		<i>Ted Cain</i> 206 Rockbrook	
<u>3</u>		<i>J.P. & L.</i>	
<u>4</u>		<i>Chas. Wilson</i> 202 Kenway	
<u>5</u>		<i>Thomas Phillips</i> 204 Kenway	

LET US KEEP YOU COMPETITIVE

MUNICIPAL AND CONTRACTORS SUPPLIES

VALVES

FITTINGS

INDUSTRIAL SUPPLIES

File
 PIPE
File



INDUSTRIAL INTERNATIONAL INC.

P. O. Box 20908 • 2610 Myrtle Springs Ave.
(214) 357-0221 • Dallas, Texas 75220

Ship to _____

Order No. _____

Date _____

Quantity	Size	DESCRIPTION	Quoted Price
6.		Layburn Hill 206 Kenway	
7.		L.O. Seabourne 208 Kenway	
8.		Boyle & Collins - G.M. Lartain 210 Kenway	
9.		Ronnie Anderson 212 Kenway	
10.		Carl Williamson 214 Kenway	
		Charles Hanson 424 Kenway	

LET US KEEP YOU COMPETITIVE

MUNICIPAL AND CONTRACTORS SUPPLIES

PIPE

VALVES

FITTINGS

INDUSTRIAL SUPPLIES



INDUSTRIAL INTERNATIONAL INC.

P. O. Box 20908 • 2610 Myrtle Springs Ave.
 (214) 357-0221 • Dallas, Texas 75220

Ship to _____

Order No. _____ Date _____

Quantity	Size	DESCRIPTION	Quoted Price
11.		Jacobs	
		501 Rogers Way	
12.		Armenta Bendary	
		502 Rogers Way	
13.		Pink Ritter	
		501 Whittle Way	
14.		Billie F. Mitchell	
		502 Whittle way	
15.		Rabt. L. Miller	
		501 Ridgewood	
16.		J.H. Haftnastall	
		411 Ridgewood	

LET US KEEP YOU COMPETITIVE

MUNICIPAL AND CONTRACTORS SUPPLIES

PIPE

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INDUSTRIAL SUPPLIES



INDUSTRIAL INTERNATIONAL INC.

P. O. Box 20908 • 2610 Myrtle Springs Ave.
(214) 357-0221 • Dallas, Texas 75220

Ship to _____

Order No. _____ Date _____

Quantity	Size	DESCRIPTION	Quoted Price
17.		Richard D Zeeb 409 Ridgeriew	
18.		James N. Dabney 407 Ridgeriew	
19.		J. E. Miller 408 Ridgeriew	
20.		Raymond Vana 410 406 Ridgeriew	
21.		John B. Kalen 412 Ridgeriew	

LET US KEEP YOU COMPETITIVE

MUNICIPAL AND CONTRACTORS SUPPLIES

PIPE

VALVES

FITTINGS

INDUSTRIAL SUPPLIES

City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

MEETING OF THE PLANNING AND ZONING COMMISSION HELD November 8, 1972

The Rockwall Planning and Zoning Commission met in the City Hall on November 8, 1972, at 6:30 P.M. The following members were present: Robert L. May and Kenneth Glasscock. Chairman Jess Whittle presided.

A request for zoning change of some 19 acres was presented by Leon Cross, Jim Hunt, Cecil Kindle, Billy Ridley and James Reese. Bill Bell was spokesman for the above group, explained that zoning change was requested so that land can be developed. He asked each owner to relate proposed use. Billy Ridley and Cecil Kindle stated plans for drive-in grocery. Mr. Hunt stated that he purchased with the intent to build residence, but had decided to build elsewhere. He also stated that he would trade property in question for another residential lot, and purchaser would be using the property for mini-warehouses and office building. Mr. Cross plans real estate office on lot 3 off FM 740. Mr. Reese plans small businesses.

Mr. Glasscock made motion which was seconded by Mr. May that action be postponed. This received a unanimous vote of approval.

Cecil Unruh's request for zoning change of 8.97 acres from A to C was presented. Action on this request was delayed also, after a motion made by Mr. Glasscock and seconded by Mr. May received unanimous vote.

The final plat of phase One of Saddle Brook Valley Sub-division was presented. Mr. Glasscock made a motion which was seconded by Mr. May that this plat be approved subject to compliance with City ordinance and codes.

The final plat of Phase One of Northshore Addition was handled as the above plat.

Mr. Glasscock made a motion, seconded by Mr. May, that Windmill Valley sub-division be approved since lots and streets exceed the City requirements.

Galen Williams
City Secretary

City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

PLANNING AND ZONING COMMISSION MEETING HELD December 6, 1972

The Rockwall Planning and Zoning Commission met in its regularly scheduled meeting on December 6, 1972, at 6:30 P.m. in the City Hall. The following members were present: Kenneth Glasscock, and Kenneth Smith. Jess Whittle, Chairman, presided.

A request by Billy Peoples for rezoning of a lot adjacent to Browning property on Terrell Road was presented.

Mr. Bill Lofland expressed opposition to rezoning a small area as requested. It was determined that the tract on which rezoning was requested was not adjacent to L.I. District and would be spot zoning.

Larry Delzell presented Folsom Properties' request for change of zoning on 30.57 acres, located in the A. Hanna Survey, from A and SF-2 to MF-1. The Commission was advised that proper notice had been served to interested parties. There was no opposition to the requested change. Mr. Glasscock moved that the requested zoning change be recommended to the City Council. Mr. Smith seconded this motion and the Commission voted unanimous approval.

Plans for Phase IV of Lakeside Village were presented by Harold Evans. John Nall's comments regarding the plat were read. The recommendations by Mr. Nall had been complied with. Mr. Glasscock moved that the plans be approved. Mr. Smith seconded this motion and the Commission voted unanimously in favor.

Preliminary Plat of Phase II of Saddle Brook Valley Addition was presented. Mr. John Nall's comments concerning this plat were reviewed. The plat presented conformed to Mr. Nall's recommendations. Mr. Smith moved to approve the plat. Mr. Glasscock seconded this motion and an unanimous vote in favor was cast.

The rezoning of tracts owned by Billy Ridley and Cecil Kindle, A. L. Cross, Jim Hunt, James Reese, Cecil Unruh and Billy Peoples, requested at the prior month's meeting of the Plan Commission, was reviewed. The Commission was advised that failure to file an approved final plat by Mr. J. C. Taylor, the original owner of part of the property, had no bearing on a zoning change being granted. It was explained to those present that no building permits would be granted until a final plat on the Taylor property had been approved by the Plan Commission and City Council.

After quite lengthy discussion Mr. Smith made a Motion that the City Council investigate failure by James Dudley and V. T. Cooper to file sub-division plats on property in Rockwall, sold in separate tracts.

No further business came before the Commission, and the meeting was adjourned.

Galen Williams
City Secretary

Alderman Tate made a motion that Todd Crawford's salary be increased 5.5% effective immediately. Alderman Gheen seconded this motion and the Council voted unanimous approval.

Discussion of the purchase of a new tractor with front end loader and backhoe for use by the City street department was heard. The Council authorized the City Secretary to extend invitations for bids on such equipment to area tractor dealers.

By unanimous vote the Council authorized installation of a "No Parking" sign for one space at Mitchell's Hardware Store's rear door on South San Jacinto Street.

No further business came before the Council, and the meeting was adjourned.

Harry J. Myers
Mayor

ATTEST:

James McCallum
City Secretary

REGULAR MEETING OF THE CITY COUNCIL HELD
January 8, 1973

The Rockwall City Council met in its regular meeting on January 8, 1973, at 7:30 P. M., in the City Hall. The following members were present: Arthur Kuhlman, Randolph Gheen, Roger McCallum, Garvin Tate, and Harry knight. Mayor Myers presided.

The minutes of the December 4, 1972, meeting were approved as read.

The City Secretary was instructed to write members of the City Plan Commission regarding zoning re-classification of areas zoned MF-1.

Also present were Jim Spillman, Harold Evans, Jerry Lockhart, Jim Vaughn, Gerald Burgamy, Cecil Kindle, Haywood Eason, Bill Bell, Billy Peoples, J. T. Price, Cecil Unruh and Jack Ritchey.

The Plan Commission's recommendations that tracts of land owned by Cecil Kindle and Billy Ridley, A. L. Cross, Jim Hunt, James Reese, Cecil Unruh, Billy Peoples and Don Holland be rezoned from A to C as requested. Alderman McCallum made a motion that the zoning change be granted. Alderman Tate seconded this motion and the Council voted unanimous approval. The City Secretary was instructed to prepare the necessary ordinances to make the zoning changes official.

The Plan Commission's recommendation that zoning of a 30.57 acre tract owned by R. S. Folsom Investments be changed from A and SF-3 to MF-1 was presented. After discussion Alderman Tate

moved that action on this matter be delayed until there is a better understanding by the Council of plans for development of the other Folsom property in the area. Alderman Knight seconded this motion and the council voted unanimous approval.

The final plat of Phase 4 of Lakeside Village was presented along with the City's engineer's letter of comments regarding this plat. The Council was advised by Mr. Harold Evans that all recommendations by the engineer had been complied with.

Alderman Tate moved that the plat be approved upon receipt of a letter from the City's engineer stating that recommendations have been complied with. Alderman Kuhlman seconded this motion and the Council voted unanimously in favor. The Mayor was authorized to sign the plat on behalf of the City.

Jerry Lockhart was present to discuss the sub-division ordinance provision regarding underground utilities. Mr. Lockhart pointed out that problems supplying electric power to developments beyond those which have underground wires could be encountered unless a special provision is included in the ordinances to allow deviation by the utility company.

Alderman Gheen moved that the sub-division ordinance contain a provision that in unusual or unique situations the City Council shall be empowered to make variances or exceptions to this requirement for underground electrical utilities. Alderman McCallum seconded this motion and the Council voted unanimous approval.

Bruce Beaty, Chief of Police, advised the Council that the 1972 patrol car is using a quart of oil each 218 miles driven and is progressively getting worse, and presented 2 bids for the sale of a new patrol car to the City. The Council agreed to have the motor of the '72 car overhauled rather than purchase a new car.

Consideration was given to the employment of radio dispatchers, and the purchase of radios. The Council agreed that the above is needed but could not be financed at this time and recommended that an ad be placed in the Rockwall Success in an effort to obtain dispatchers on a voluntary basis.

Discussion of how the revenue sharing money would be spent was heard. It was decided by the Council that a portion of these funds be spent for radio equipment for the police department, W/S department and Street Department.

Alderman Gheen made a motion that \$7,000.00 of Revenue Sharing Funds received for the year 1972 be spent to purchase a tractor with front end loader, and that \$4,876.00 be spent for police department radio equipment. Alderman Knight seconded this motion, and the Council voted unanimously in favor.

Gheen seconded this motion and the Council voted unanimous approval.

The Council voted unanimously in favor of a motion by Alderman Tate, seconded by Alderman McCallum to have T.P.&L. install a street light at 605 Bost Street.

Alderman Tate made a motion that the City's street department purchase and put rock on the 900 block of North West Street. Alderman Kuhlman seconded the motion and the Council voted unanimous approval.

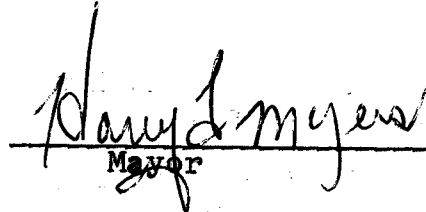
A retirement program for City employees was discussed. The Council felt that to participate in such plan the employees would be required to forfeit the cost of living increase in salary which would probably be granted in May. The City Secretary was instructed to survey the employees to determine if they are interested in retirement on this basis. If such survey proves that the employees are interested, detailed retirement plans are to be secured.

Ben Klutts, Raymond Cameron and A. M. Rodgers were appointed by the Mayor and Council to serve as a committee to obtain candidates for Mayor and 2 aldermen in the upcoming City Officials' Election.

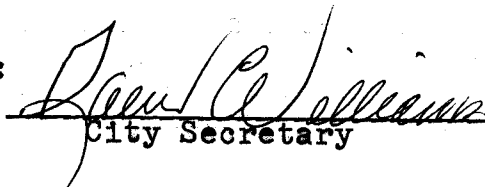
The assignment of Lakeside Marina Lease Agreement by the City of Dallas to the City of Rockwall was presented to the Council. After reviewing the assignment, Alderman Tate made motion the assignment be accepted, provided it meets approval of the City's attorney. Alderman Knight seconded this motion and the Council voted unanimously in favor. The City Secretary was instructed to forward the assignment to Bob Baker, the City's attorney, for approval.

The Council voted to employ Southwestern Appraisal Company to appraise new construction in Rockwall for the purpose of assessing taxes for 1973, and authorized the Mayor and City Secretary to sign a contract with Southwestern Appraisal Company.

No further business came before the Council, and the meeting was adjourned.


Mayor

ATTEST:


City Secretary

ORDINANCE NO. 73-3

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AS HERETOFORE AMENDED, BY CHANGING THE ZONING FROM A-AGRICULTURAL DISTRICT TO C-COMMERCIAL DISTRICT CLASSIFICATION ON THE FOLLOWING DESCRIBED TRACTS OF LAND: TRACT I. ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ROCKWALL COUNTY, TEXAS, DESCRIBED AS FOLLOWS: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING IN ROCKWALL COUNTY, TEXAS, OUT OF THE E. P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, BEING LOT 1 (0.609 ACRES) AND LOT 2 (0.528 ACRES) OF AN UNRECORDED PLAT, AND BEING OUT OF A 12.2 ACRE TRACT CONVEYED TO J. C. TAYLOR, ET UX BY J. W. CROUCH ET UX BY DEED RECORDED IN VOLUME 70, PAGE 596, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE NORTH RIGHT OF WAY LINE OF F.M. NO. 740, AND THE SOUTHWEST CORNER OF SAID 12.2 ACRE TRACT; THENCE NORTH 44 DEG. 31' WEST 200 FEET TO A CORNER IN PUBLIC ROAD; THENCE NORTH 44 DEG. 11' EAST 245.6 FT. TO AN IRON PIN FOR CORNER; THENCE SOUTH 45 DEG. 49' EAST 200 FEET TO CORNER; THENCE SOUTH 44 DEG. 11' WEST 250 FEET ALONG THE NORTH RIGHT OF WAY FARM ROAD #740 TO THE PLACE OF BEGINNING. TRACT II. ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ROCKWALL COUNTY, TEXAS, BEING A PART OF THE J. C. TAYLOR UNRECORDED SUBDIVISION, BEING ALL OF LOT NUMBER THREE (3), ALL OF LOT NUMBER EIGHT (8), AND ALL OF LOT NUMBER NINE (9), EXCEPT 125 FEET OFF THE NORTHEAST END OF LOT NUMBER NINE (9), CITY OF ROCKWALL, TEXAS, AND BEING A PART OF A 14.6 ACRE TRACT OF LAND OUT OF THE E. P. GAINES CHISUM SURVEY, ABSTRACT 64, ROCKWALL COUNTY, TEXAS, CONVEYED TO J. C. TAYLOR BY DEED RECORDED IN VOLUME 70, PAGE 596, DEED RECORDS OF ROCKWALL COUNTY, TEXAS. TRACT III. ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ROCKWALL COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS: BEING A PART OF THE J. C. TAYLOR UNRECORDED SUBDIVISION, BEING ALL OF LOT 4, ALL OF LOT 10, AND 125 FEET OFF THE REAR OF LOT 9, CITY OF ROCKWALL, TEXAS, AND BEING A PART OF A 14.6 ACRE TRACT OF LAND OUT OF THE E. P. GAINES CHISUM SURVEY, ABSTRACT 64,

ROCKWALL COUNTY, TEXAS, CONVEYED TO J. C. TAYLOR BY DEED RECORDED IN VOLUME 70, PAGE 596, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH RIGHT-OF-WAY OF A PUBLIC ROAD AND THE EASTERLY RIGHT-OF-WAY OF THE M-K-T RAILWAY AND 60 FEET FROM ITS CENTERLINE; ALSO S 45 DEG. W., 650.6 FEET FROM THE WEST LINE OF FM 740 AND AT THE SOUTHWEST CORNER OF LOT 10; THENCE NORTH 51 DEG. 22 MIN. EAST, WITH THE SOUTHEASTERLY RIGHT-OF-WAY OF THE M-K-T RAILROAD, 470.3 FEET TO AN IRON ROD FOR CORNER; THENCE SOUTH 45 DEG. EAST, 598.5 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF FM 740; THENCE SOUTH 45 DEG. WEST, WITH THE RIGHT-OF-WAY OF FM 740, 125.0 FEET; THENCE NORTH 45 DEG. WEST, 500.0 FEET TO AN IRON ROD FOR CORNER; THENCE SOUTH 45 DEG. WEST, 342.4 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF A PUBLIC ROAD; THENCE NORTH 45 DEG. WEST, WITH THE RIGHT-OF-WAY OF THE PUBLIC ROAD, 150.6 FEET TO THE PLACE OF BEGINNING AND CONTAINING _____ ACRES OF LAND MORE OR LESS. TRACT IV. ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THE E. P. GAINS CHISUM SURVEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING IN THE WEST LINE OF SURVEY, A POINT IN NORTHWEST R.O.W. LINE OF FM 740; THENCE N. 45° 00' WEST, 1148 FEET; THENCE SOUTHEAST ALONG SOUTHEAST R.O.W. LINE OF RAILROAD; THENCE SOUTH 45° 00' EAST ALONG DIRT ROAD 752 FEET TO R.O.W. LINE FM 740; THENCE ALONG FM 740, S 45° 00' WEST, 871 FEET TO POINT OF BEGINNING, SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ROCKWALL COUNTY, TEXAS, AND BEING A 2.01 ACRE TRACT OF LAND LOCATED IN THE E. P. GAINS CHISUM SURVEY, ABSTRACT 64, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF A 106.66 ACRE TRACT OF LAND CONVEYED TO JAMES W. REESE, JR. BY PARTITION DEED DATED JANUARY 25, 1956, AND RECORDED IN VOLUME 53, PAGE 373, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, SAID 2.01 ACRE TRACT BEING A STRIP OF LAND 100 FEET IN WIDTH LYING BETWEEN PLAN STATIONS 4189 - 01 AND 4197-77.2 OF THE PROPOSED RELOCATED MISSOURI, KANSAS & TEXAS RAILROAD, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHWEST LINE OF SAID CHISUM SURVEY, THE SOUTHWEST

BOUNDARY OF SAID 106.66 ACRE TRACT, AND THE NORTHEAST BOUNDARY OF THE O. L. STEGER 112.6 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 60, PAGE 420, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING LOCATED SOUTH 45° 27' 55" EAST, A DISTANCE OF 355 FEET FROM A FENCE CORNER ON THE SOUTHERLY LINE OF A 30-FOOT ROAD, SAID FENCE CORNER BEING THE NORTH CORNER OF SAID STEGER TRACT; THENCE NORTH 49° 43' 05" EAST, A DISTANCE OF 876.34 FEET ALONG THE NORTH-WESTERLY LINE OF SAID 100 FOOT STRIP TO THE CENTER OF A PUBLIC ROAD ON THE NORTHEAST BOUNDARY OF SAID 106.66 ACRE TRACT AND THE SOUTHWEST BOUNDARY OF THE J. W. CROUCH, JR., 14.6 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 65, PAGE 661, DEED RECORDS OF ROCKWALL COUNTY, TEXAS; THENCE SOUTH 45° 18' 55" EAST, A DISTANCE OF 100.39 FEET ALONG THE NORTHEAST BOUNDARY OF SAID 106.66 ACRE TRACT; THENCE SOUTH 49° 43' 05" WEST, A DISTANCE OF 876.06 FEET, ALONG THE SOUTHEASTERLY LINE OF SAID 100 FOOT STRIP, TO THE FENCE ON THE SOUTHWEST BOUNDARY OF SAID 106.66 ACRE TRACT; THENCE NORTH 45° 27' 55" WEST, A DISTANCE OF 100.41 FEET ALONG SAID FENCE TO PLACE OF BEGINNING AND CONTAINING 2.01 ACRES OF LAND; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING THE EFFECTIVE DATE OF SAID ORDINANCE.

WHEREAS, the City Planning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all persons interested and in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance should be amended; now, therefore,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be, and the same is hereby amended so as to change the zoning classification on the following described tracts of land from A-Agricultural District to

C-Commercial District Classification, said tracts being described as follows, to-wit:

TRACT I.

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, described as follows: All that certain lot, tract or parcel of land lying in Rockwall County, Texas, out of the E. P. Gaines Chisum Survey, Abstract No. 64, being Lot 1 (0.609 acres) and Lot 2 (0.528 acres) of an unrecorded plat, and being out of a 12.2 acre tract conveyed to J. C. Taylor, et ux by J. W. Crouch et ux by deed recorded in Volume 70, Page 596, Deed Records of Rockwall County, Texas, described as follows:

BEGINNING at an iron pin in the North right of way line of F.M. No. 740, and the Southwest corner of said 12.2 acre tract;

THENCE North 44 deg. 31' West 200 feet to a corner in public road;

THENCE North 44 deg. 11' East 245.6 ft. to an iron pin for corner;

THENCE South 45 deg. 49' East 200 feet to corner;

THENCE South 44 deg. 11' West 250 feet along the North right of way Farm Road #740 to the place of beginning.

TRACT II.

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, being a part of the J. C. Taylor unrecorded subdivision, being all of Lot Number Three (3), all of Lot Number Eight (8), and all of Lot Number Nine (9), except 125 feet off the northeast end of Lot Number Nine (9), City of Rockwall, Texas, and being a part of a 14.6 acre tract of land out of the E. P. Gaines Chisum Survey, Abstract 64, Rockwall County, Texas, conveyed to J. C. Taylor by deed recorded in Volume 70, Page 596, Deed Records of Rockwall County, Texas.

TRACT III.

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, and described as follows:

Being a part of the J. C. Taylor Unrecorded Subdivision, being all of Lot 4, all of Lot 10, and 125 off the rear of Lot 9, City of Rockwall, Texas, and being a part of a 14.6 acre tract of land out of the E. P. Gains Chisum Survey, Abstract 64, Rockwall County, Texas, conveyed to J. C. Taylor by deed recorded in Volume 70, Page 596, Deed Records, Rockwall County, Texas, and more particularly described as follows:

BEGINNING on the North right-of-way of a public road and the Easterly right-of-way of the M-K-T Railway and 60 feet from its centerline; also S 45 deg. W, 650.6 feet from the West line of FM 740 and at the Southwest corner of Lot 10;

THENCE North 51 deg. 22 min. East, with the Southeasterly right-of-way of the M-K-T Railroad, 470.3 feet to an iron rod for corner;

THENCE South 45 deg. East, 598.5 feet to the Northwesterly right-of-way of FM 740;

THENCE South 45 deg. West, with the right-of-way of FM 740, 125.0 feet;

THENCE North 45 deg. West, 500.0 feet to an iron rod for corner;

THENCE South 45 deg. West, 342.4 feet to the Northeasterly right-of-way of a public road;

THENCE North 45 deg. West, with the right-of-way of the public road, 150.6 feet to the place of beginning and containing _____ acres of land, more or less.

TRACT IV.

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, and being a part of the E. P. Gains Chisum Survey, and being more particularly described as follows:

BEGINNING in the West line of survey, a point in Northwest R.O.W. line of FM 740;

THENCE N 45° 00' West, 1148 feet;

THENCE Southeast along Southeast R.O.W. line of Railroad;

THENCE South 45° 00' East along dirt road 752 feet to R.O.W. line FM 740;

THENCE along FM 740, S. 45° 00' West, 871 feet to point of beginning, Save and Except the following described property:

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, and being a 2.01 acre tract of land located in the E. P. Gains Chisum Survey, Abstract 64, Rockwall County, Texas, and being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by Partition Deed dated January 25, 1956, and recorded in Volume 53, Page 373, of the Deed Records of Rockwall County, Texas, said 2.01 acre tract being a strip of land 100 feet in width lying between plan stations 4189 - 01 and 4197 - 77.2 of the proposed relocated Missouri, Kansas & Texas Railroad, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the southwest line of said Chisum Survey, the southwest boundary of said 106.66 acre tract, and the northeast boundary of the O. L. Steger 112.6 acre tract described in deed recorded in Volume 60, Page 420, Deed Records of Rockwall County, Texas, said point being located South 45° 27' 55" East, a distance of 355 feet from a fence corner on the southerly line of a 30-foot road, said fence corner being the north corner of said Steger tract;

THENCE North 49° 43' 05" East, a distance of 876.34 feet along the northwesterly line of said 100 foot strip to the center of a public road on the northeast boundary of said 106.66 acre tract and the southwest boundary of the J. W. Crouch, Jr., 14.6 acre tract described in deed recorded in Volume 65, Page 661, Deed Records of Rockwall County, Texas;

THENCE South 45° 18' 55" East, a distance of 100.39 feet along the northeast boundary of said 106.66 acre tract;

THENCE South 49° 43' 05" West, a distance of 876.06 feet, along the southeasterly line of said 100 foot strip, to

the fence on the southwest boundary of said 106.66 acre tract;

THENCE North 45° 27' 55" West, a distance of 100.41 feet along said fence to Place of Beginning and Containing 2.01 acres of land.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That the above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended herein.

SECTION 4. That any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each day said violation shall be permitted to continue shall constitute a separate offense.

SECTION 5. Whereas, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development, and in order to protect the public interest, comfort and general welfare of the City of Rockwall, and creates an urgency and an emergency in the preservation of the public health, safety and welfare and requires that this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 5 day of February, 1973.

APPROVED:

Harry Ferguson
MAYOR

APPROVED AS TO FORM:

14 Louis Nichols
ATTORNEY

DULY ENROLLED:

Laurel Williams
CITY SECRETARY

Keese, Kindle, Nunn, Cross, Kidlet
(Taylor Property)