

CITY OF ROCKWALL  
102 East Washington  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 83-008-2 Filing Fee PAID 50.00 Date 2/14/83  
Applicant EDWARD GRANNER Phone J. HAWKINS 934-3400  
Mailing Address c/o JOHN HAWKINS, 5050 QUORUM DR Suite 600 DALLAS, 75240

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (if additional space is needed for description, the description may be put on a separate sheet and attached hereto.)

ATTACHED

I hereby request that the above described property be changed from its present zoning which is

A District Classification  
to C District Classification  
for the following reasons: (attach separate sheet if necessary)

*C Zoning would allow the whole property to be used more attractively and usefully than present zoning of A. C zoning would convert the whole property to C zoning making it practical for shopping center or motel.*

There <sup>(Are)</sup> ~~(Are Not)~~ deed restrictions pertaining to the intended use of the property.

Status of Applicant: Owner X Tenant \_\_\_\_\_ Prospective Purchaser \_\_\_\_\_

I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

Signed Edward Granner

NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as Exhibit "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

Dennis Hawkins  
Surveyor or Attorney for Applicant  
(Mark out one)

LOW JACKET LANE

N 45° 16' 25" E 497.74'

1/2 I.P.S.

RP

RP  
1/2 I.P.S.

1131.60'

586.65'

DRIVE

S. 44° 48' 30" E.

S. 69° 56' 59" E.

SCOTT'S

15.557 AC.

N 44° 53' 17" W

56" E 294.83'

HIGH

1/2 I.P.S.

F.H.

RP

1/2 I.P.S.

M



TRACT III

BEING a tract of land situated in the J. Cadle Survey, Abstract No. 65 and the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas and being part of a tract of land as recorded in Volume 108, Page 667, Deed Records, Rockwall County, Texas and being more particularly described as follows;

BEGINNING at the point of intersection of the North line of Interstate Highway No. 30 with the Southwest line of said tract recorded in Volume 108, Page 667, a 1/2" iron stake set for corner;

THENCE, N. 44 deg. 53 min. 17 sec. W., leaving the North line of Interstate Highway No. 30, a distance of 1131.60 feet to a point on the Southeast line of Yellow Jacket Lane, a 1/2" iron stake set for corner;

THENCE, N. 45 deg. 16 min. 25 sec. E., along the Southeast line of Yellow Jacket Lane, a distance of 497.74 feet to the point of intersection of the Southeast line of Yellow Jacket Lane with the Southwest line of High School Drive, a 1/2" iron stake set for corner;

THENCE, along the Southwest line of High School Drive the following:

S. 44 deg. 48 min. 30 sec. E., a distance of 586.65 feet to a 1/2" iron stake set for corner;

S. 69 deg. 56 min. 59 sec. E., a distance of 423.49 feet to a 1/2" iron stake set for corner

S. 50 deg. 49 min. 56 sec. E., a distance of 294.83 feet to a point on the North line of Interstate Highway No. 30, a 1/2" iron stake set for corner;

THENCE, along the North line of Interstate Highway No. 30 the following:  
S. 8 deg. 46 min. 42 sec. W., a distance of 45.73 feet to the beginning of a curve to the left having a central angle of 13 deg. 10 min. 49 sec. and a radius of 3014.93 feet, a 1/2" iron stake set for corner;

around said curve a distance of 693.55 feet to the PLACE OF BEGINNING and containing 15.557 acres of land. This description is based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Public Surveyor on October 10, 1980, and revised on October 31, 1980

**CITY OF ROCKWALL  
OFFICIAL RECEIPT  
PUBLIC WORKS DEPARTMENT**

DATE 2-14-83

NAME Mr. Edward Gunnel

ADDRESS 9026 Bruneliffe

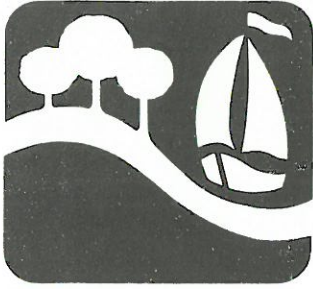
Als 7-75231

Cash  Check  Other

BUILDING PERMIT		
PLUMBING PERMIT		
MECHANICAL PERMIT		
ELECTRICAL PERMIT		
WATER TAP		
WATER AVAILABILITY		
SEWER TAP		
SEWER AVAILABILITY		
<u>Zoning application</u>	<u>50</u>	<u>00</u>

Received By

FORM I-1  
**4710**



# CITY OF ROCKWALL

## "THE NEW HORIZON"

### MEMO

To: Julie C.  
From: Larry King  
Subject: Zoning Request  
Date: 2-15-83

Mr. Edward Graner would like to request a zone change for his property in the J. Cadle, Abstract #65 and the Ballard Survey which is described in Volume 108, page 667 of the Deed of Records.

The property is presently zoned A-agriculture, which he would like to change to C, commercial. Attached is a copy of the survey and deed for your review.