

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 83-10

Filing Fee \$50.00

Date April 5, 1983

Applicant Signal Development Corporation

Phone 214-722-0400

Mailing Address 3100 Ridge Rd., RR #4 Box 39 Rockwall, Texas 75087

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.)

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

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

Revision of Site Plan for P.D. 15

There ^(Are) ~~(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 Joseph Zuba / am

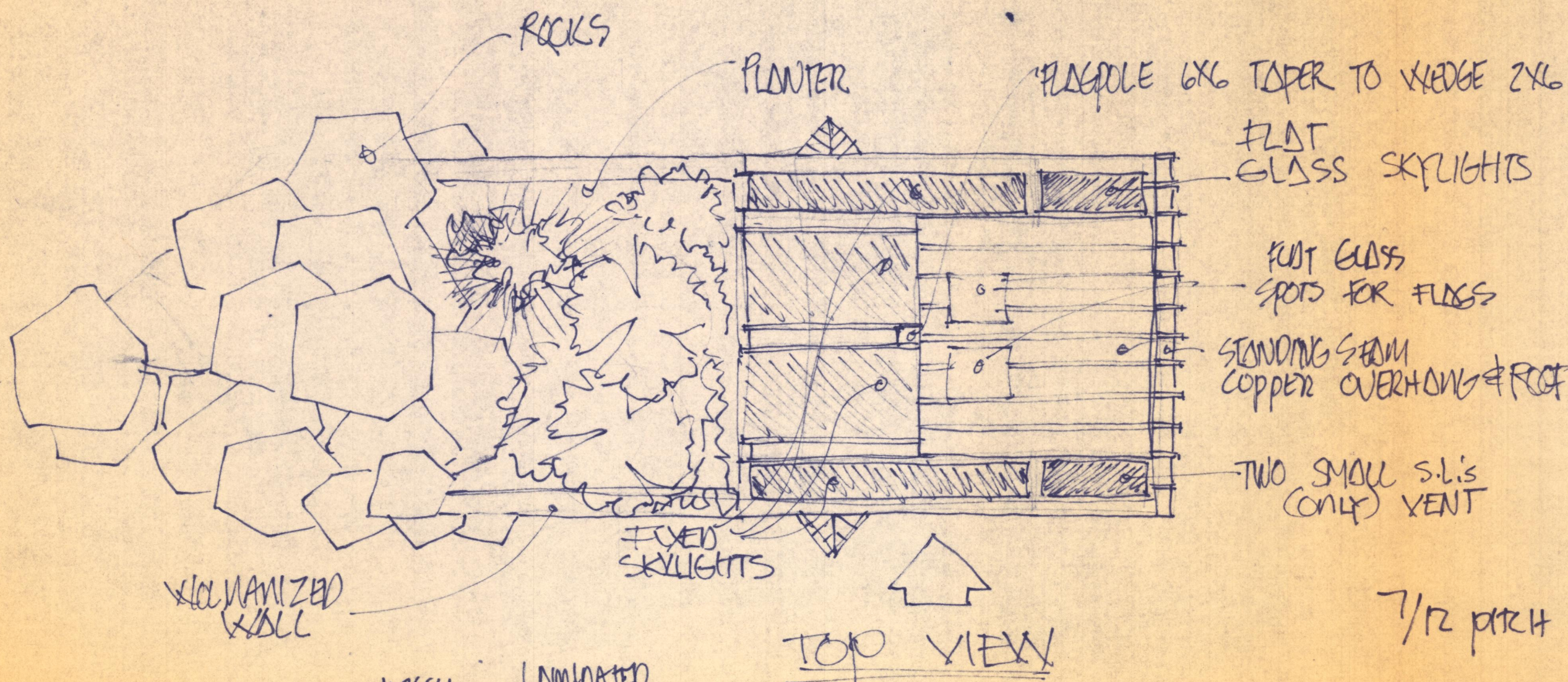
NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each 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

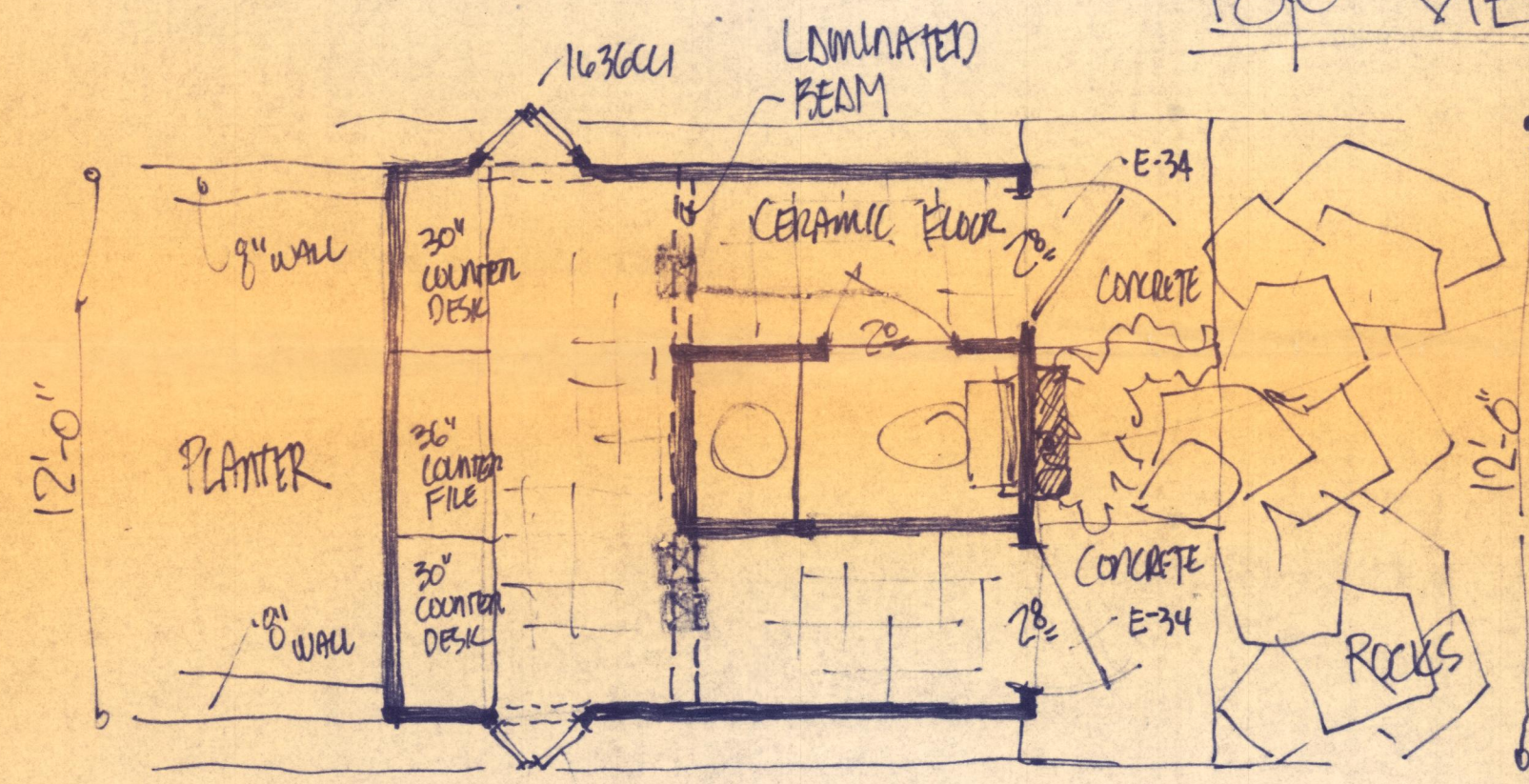
I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as Exhibit "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

Surveyor or Attorney for Applicant
(Mark out one)



TOP VIEW

7/12 pitch



FLOOR PLAN

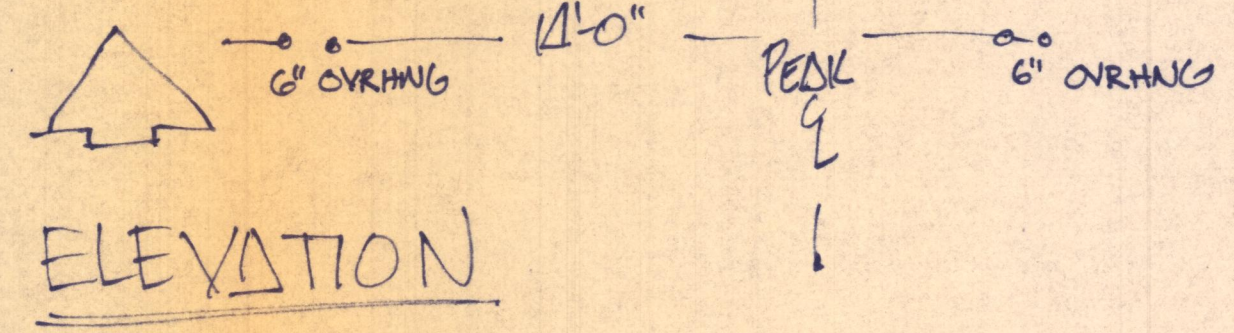
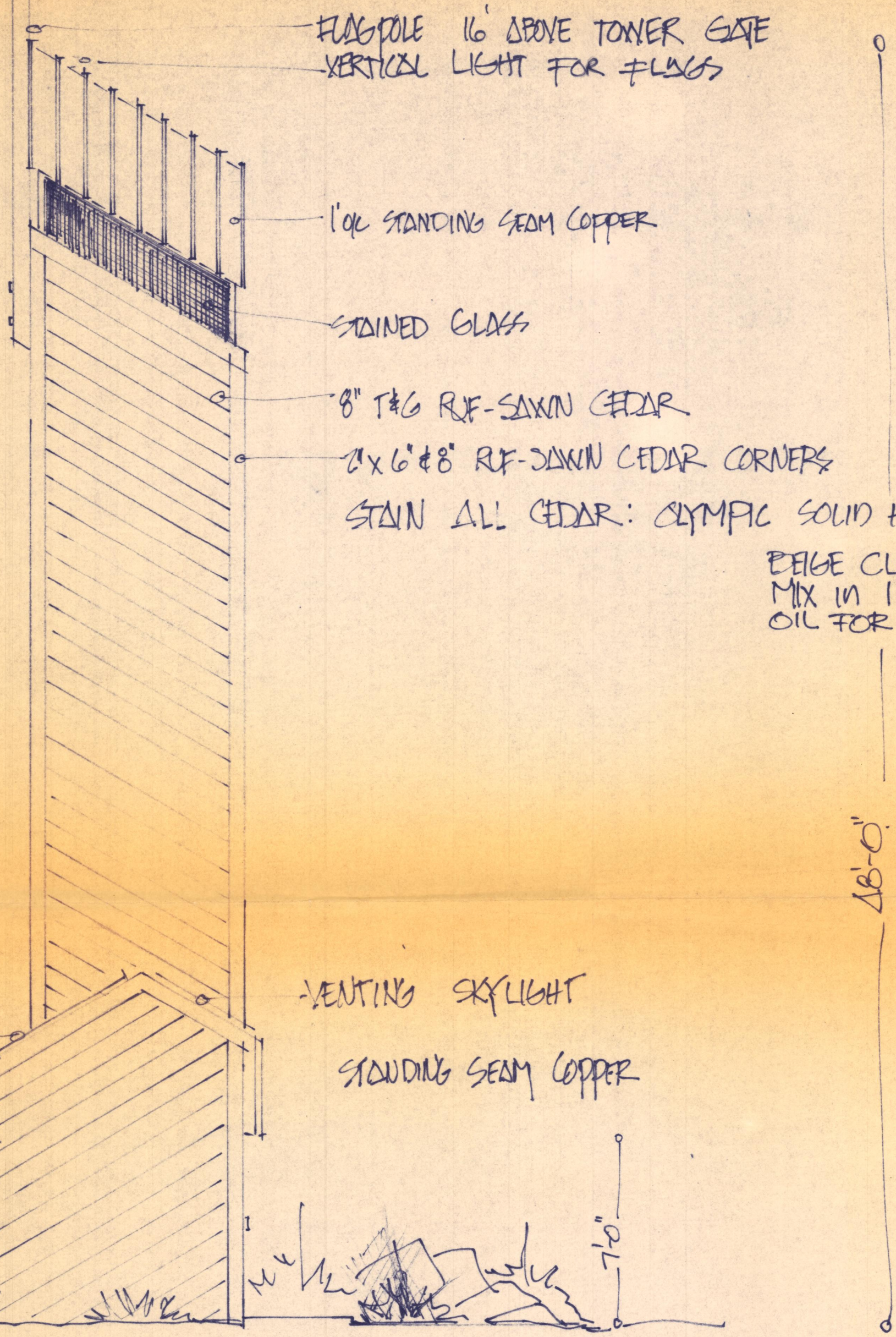
AIR CONDITIONER
ELECTRICAL BOX ETC

FIXED SKYLIGHT

FELLA
1636CC-1
2x8 CAP OR

REMOVE WORM GEAR OF FELLA 1636CC1
ADD HANDLE - KEEP LOCK

LADDER ABOVE WATER CLOSET TO SUTTLE



ELEVATION

3-22-83

ENTRY GATE : SIGNAL RIDGE

HAROLD L. EVANS *Consulting Engineer*
2331 GUS THOMASSON ROAD P. O. BOX 28355
DALLAS, TEXAS 75228 214-328-8133

April 28, 1983

Signal Development Corporation
Route 4, Box 39
Rockwall, Texas 75087

Attn: Mr. Dave Zehr

Dear Dave:

The elevation of the ground where you propose to construct a signal tower, at the time you purchased the property, was 547 feet, (natural ground). Due to the sight distance requirements for the vertical curve cresting the hill at the intersection of Signal Ridge Place and Country Lane, the ground elevation has been cut to 539.5.

If you had constructed a tower or a flag pole, meeting the ordinance limitation of 36 feet, before any earth work began, the top elevation would have been $547 + 36$ or 583 feet. To hold that same top elevation today the height would need to be 43.00 feet.

Yours truly,



Harold L. Evans, P.E.

HLE/dp

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 14th day of April, 1983, in
District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of Signal Ridge Development Corporation
for a revision to the site plan for "PD-15" Planned Development
to provide for the construction of a signal tower at the entrance
to the development.

on the following described property:

See Attached Field Notes

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 83-10

Julie Couch
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-10

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature _____

Address _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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BEING a tract or parcel of land situated in the E. Teal Survey, Abstract NO. 207, Rockwall County, Texas, and being that certain tract of land conveyed to James Brown and Lavesta Lee Brown by deed recorded in Volume 70, Page 46, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for the South corner of said Brown tract and the East corner of that tract of land conveyed to Kirby Albright from Henry Beckman by deed recorded in Volume 83, Page 510, Deed Records, Rockwall County, Texas;

THENCE: North $45^{\circ} 50' 03''$ West a distance of 353.97 feet along the Northeast line of said Albright tract and the Southwest line of said Brown tract to an iron rod set in the Southeast line of a public road;

THENCE: North $45^{\circ} 03' 28''$ East along the Southeasterly line of said road a distance of 477.40 feet to an iron rod found for the North corner of said Brown tract and the West corner of a tract of land conveyed to Jerry W. Heflin;

THENCE: South $45^{\circ} 49' 52''$ East a distance of 352.82 feet along the Northeast line of said Brown tract and the Southwest line of said Heflin tract to an iron rod for a corner, said iron rod also being the North corner of a tract of land known as Chandlers Landing, said iron rod bears North $45^{\circ} 49' 52''$ West a distance of 18.92 feet from the South corner of said Heflin tract;

THENCE: South $44^{\circ} 55' 13''$ West along said Chandlers Landing Northwesterly line a distance of 477.36 feet to the Point of Beginning and Containing 168,687 Square Feet or 3.8725 Acres of Land.

Signal Ridge

- Tony Ruffino
10341 Plummer Dr.
Dallas TX 75778

- Kirby Albright ~~300~~
300 Colonial Br. Bldg
Garland TX 75040

- Texas Trates Corp
1 Commerce Plaza
Rockwall TX 75087

- Kirby Albright c/o
Harris Inc.
Box 279
Rockwall, TX 75087

- Paul Davis
101 N. Galied

- Jerry Heflin
Box 121-A