

Filing Fee \$50.00 + \$5.00/acre - zoning  
CITY OF ROCKWALL  
102 East Washington  
Rockwall, Texas

742 1111  
Zoning 65.00  
Prel. Plat 274.00

Preliminary Plat - 25.00 + 3.00/lot  
Final Plat \$100.00 + \$5.00/lot

APPLICATION FOR ZONING CHANGE

Case No. 83-30-2 Filing Fee \$65.00 ✓ Date \_\_\_\_\_

Applicant Phillip M. Robertson, Trustee Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

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.)

see attached

I hereby request that the above described property be changed from its present zoning which is "A" District Classification to SF7 District Classification for the following reasons: (attach separate sheet if necessary)

There ~~(Are)~~ (Are Not) deed restrictions pertaining to the intended use of the property.  
Status of Applicant: Owner  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 [Signature]

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)



# Rockwall Land Ltd #1

D. Vol. 105

A-102-WARRANTY DEED-With Vendor's Lien, Single, With Request and Joint Acknowledgments. MARTIN Anthony Co. Editor

THE STATE OF TEXAS,  
COUNTY OF ROCKWALL

Know All Men By These Presents:

355

That we, Helen Pelton and Mrs Belle Pelton McKune,

of the County of \_\_\_\_\_, State of \_\_\_\_\_, for and in consideration of the sum of

Ten and no/100 (\$10.00)-----DOLLARS, and other good and valuable consideration

to us paid and secured to be paid, by Rockwall Land Ltd. No. 1, as follows:

- \$10.00 cash and other good and valuable consideration to us in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and no lien, expressed or implied, is retained hereby to secure the payment thereof; and
- \$21,661.88 as evidenced by one vendor's lien note of even date herewith, in said amount of \$21,661.88, executed by Grantee herein, payable to the order of Grantors herein, with interest from date at the rate of 7 per cent per annum, both principal and interest payable at Dallas, Texas; the principal of this note is payable in annual installments of \$2,707.73 each, the first installment being due and payable on or before the 15th day of August, 1973, and one installment to become due and payable on or before the 15th day of August of each succeeding year thereafter until the whole principal sum and all interest has been paid; the interest on this note is payable annually as it accrues with each principal installment and all past due interest and principal shall bear interest from maturity at the rate of ten per cent per annum; secured by the vendor's lien and superior title herein retained; additionally secured by deed of trust of even date to N. Frank Smith, Trustee

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Rockwall Land Ltd. No. 1, a Texas Limited Partnership,

of the County of Rockwall, State of Texas, all that certain lot, tract or parcel of land situated in Rockwall County, Texas, described as follows:

BEING a part of the SAMUEL S. McCURRY SURVEY, ABSTRACT NO. 146, and being part of property as described in deed from W. H. Heath to W. A. Pelton, recorded in Vol. 10, Page 510, Rockwall County Deed Records and as described in deed from T. B. Ridgell and wife to W. A. Pelton, filed for record November 9, 1912, recorded in Vol. 12, Page 316, Rockwall County Deed Records, and being more particularly described as follows:

BEGINNING at the intersection of the West line of said Pelton tract with the North Right-of-way of Heath Street and being located North 20 ft. of the South line of said McCurry Survey; THENCE North 0 Deg. 09' East with the West line of said Pelton tract and with fence 1615.29 ft. to stake for corner; THENCE South 89 Deg. 37' East with the North line of said Pelton tract with fence 313.16 ft. to stake for corner; THENCE South Pelton tract with fence 1622.14 to stake with the East line of said Pelton tract and being 20 ft. North of the set in the North E.O.W. of Heath Street and being 20 ft. North of the South line of the Samuel S. McCurry Survey; THENCE South 89 Deg. 07' West with the fence line and 20 ft. North and parallel with the South line of the Samuel S. McCurry Survey 308.96 ft. to Place of Beginning, and containing 11.353 acres of land.

The conveyance evidenced by this deed is made subject to any and all conditions, and reservations of

356

TO HAVE AND TO HOLD the premises thereto in anywise held Rockwall Land Ltd. No. 1

without assigns forever, and we do here, executors and administrators, and our heirs and assigns, against every person claim.

But it is expressly agreed and covenanted, promises and improvements, and paid according to its

Witness our hands August

Witnesses of Deed of Grantor.

NEW TTY MODEL



Philip M. Robertson, Trustee

Deeds - Vol. 115

A-103—WARRANTY DEED—With Vendor's Lien, Sign, and Corporation Acknowledgments.

MARTIN Stationery Co., Dallas

THE STATE OF TEXAS,  
COUNTY OF ROCKWALL

Know All Men By These Presents:

7.55

02526

That We, Joe F. Spafford, Sr., and wife, Christine Spafford

of the County of Rockwall, State of Texas, for and in consideration of the sum of

TEN AND NO/100 (\$10.00) ----- DOLLARS,

XXXXXXXX paid, and interest for paid, by cash, receipt of which is hereby acknowledged and confessed by Grantors, to us in hand paid by Phillip M. Robertson, Trustee (Grantee), and other valuable and good considerations including the execution and delivery by Grantee herein of a certain promissory note of even date herewith in the principal amount of Twenty-eight Thousand Five Hundred Twenty-nine and 36/100 (\$28,529.36) Dollars, payable to Grantors, bearing interest and being payable as therein provided, said note representing of the purchase price of the herein conveyed property, said note being secured by Vendor's Lien herein retained and additionally secured by a Deed of Trust of even date herewith to Ralph M. Hall, Trustee

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said

Phillip M. Robertson, Trustee

of the County of Rockwall, State of Texas, all that certain tract or parcel of land in the S. S. McCurry Survey, Abst. No. 146, City of Rockwall, Rockwall County, Texas and being a part of a 13.12 acre tract of land conveyed to Estell Spafford and Joe F. Spafford from W. M. Heath by deed dated March 23, 1916, and recorded in Vol. 14, Page 51 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner at the Southwest corner of said 13.12 acre tract and on the North line of Heath Street;  
THENCE North 0°37'08" East with a fence line, 1511.95 feet to an iron rod for a corner;  
THENCE North 88°40'42" East with a fence line, 312.88 feet to an iron rod for a corner;  
THENCE South with a fence line, 1614.64 feet to an iron rod for a corner on the North line of Heath Street;  
THENCE North 73°48'33" West with the North line of Heath Street and a fence line, 342.73 feet to the Point of Beginning and containing 11.527 acres of land.

Return to Richard D. Barryman

Rt. 1, Box 238

Rockwall, Texas 75087



PLANNING AND ZONING COMMISSION  
ZONING CHANGE FACT SHEET

Case No: P&Z 83-30-Z

Applicant: Phillip Robertson

Location of Property: North of Heath Street, West of Wade Addition

Acreage: 4 Acres

Current Zoning: "A" Agricultural

Proposed Zoning: "SF-7"

Surrounding Zoning: PD-5 to the north, "SF-7" to the east and south;  
"A" to the west

Reason for Request: Richard Harris plans a Single Family development on a 21 acre tract north of Heath and west of the Wade Addition, including this area.

<u>Notices:</u>	Sent:	<u>54</u>
	Favorable:	<u>3</u>
	Unfavorable:	<u>0</u>

Description:

Staff Comments: No objection to rezoning.

Commission Recommendations:

Approval

Council Decision:

Approval  
Ord. No. 83-51  
11/7/83

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 8th day of September, 1983, in  
District Courtroom, Rockwall County Courthouse  
Rockwall, Texas, on the request of Phillip Robertson  
for a change of zoning from "A" Agricultural District Classification  
to "SF-7" Single Family District Classification

on the following described property:

See Attached Property Description

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. 83-30-Z

  
\_\_\_\_\_  
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. 83-30-Z

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

Description:

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THENCE North  $88^{\circ}40'42''$  East with a fence line 312.88 feet to an iron rod for a corner;  
THENCE South with a fence line, 1614.64 feet to an iron rod for a corner on the North line of Heath Street;  
THENCE North  $73^{\circ}48'33''$  West with the North line of Heath Street and a fence line, 342.73 feet to the Point of Beginning and containing 11.527 acres of land.

BEING a part of the Samuel S. McCurry Survey, Abstract No. 146, and being part of property as described in deed from W. H. Heath to W. A. Pelton, recorded in Vol. 10, Page 510, Rockwall County Deed Records and as described in deed from T. B. Ridgell and wife to W. A. Pelton, filed for record November 9, 1912, recorded in Vol. 12, Page 316, Rockwall County Deed Records, and being more particularly described as follows:

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page 2 of 3  
Heath  
St. property

SS MC Curry Survey Asect 146  
11.55 ac & 12.00 ac tracts

Philip Robertson  
Rockwall Land Ltd.

- ① James Russell Wylie Jr, Rt 2, Roape City 75089
- ② Ronnie G. Wylie, 6300 Locrest, Rowlett 75088
- ③ Joe Spafford Est., 902 N. Goliad
- ④ Russell Wylie, 904 N. Goliad
- ⑤ Leonel Chavez, 908 N. Goliad
- ⑥ ~~Herbert B. Baker Jr, 912 N Goliad~~
- ⑦ J.T.M. Inc., PO Box 234, Rowlett, 75088
- ⑧ W. C. Harris, 916 N. Goliad
- ⑨ Mable Willess, % Cecil Arnold, 3529 Hanover, Dallas <sup>7522</sup>
- ⑩ First Cont. Ent. Inc., PO Box 401468, Dallas 75240
- ⑪ ~~C. T. Watkins, 812 N Goliad~~
- ⑫ D. R. Florence, 810 N. Goliad
- ⑬ North Texas Municipal Water Dist & City of Rockwall
- ⑭ Buford Webb, 202 E. Heath
- ⑮ Mario Del Bosque, 805 N. Fannin
- ⑯ Wm L. Townsend, 37 Marnolia Ln., Paragon <sup>Ark. 724</sup>
- ⑰ Frank Patterson, 805 Kernodle
- ⑱ Willard Muncy, 808 Kernodle
- ⑲ Steve Herring, 505 E. Heath
- ⑳ Robert Stark, 602 Storrs
- ㉑ Herbert Daniel, 601 E. Heath
- ㉒ Lewis D. Warren, 407. Coachlight
- ㉓ Glenn Heflin, 706 Jackson
- ㉔ Layd A Wilcox, 708. Jackson
- ㉕ Marie Peoples, 109 Joe White
- ㉖ Russell Grubbs, 201 Joe White
- ㉗ Terrell V. Lambson, 703 Jackson
- ㉘ Ross Fouse, 203 Joe White

not at address

not at address



not address

- (57) ~~Melvin Santon, 827 Nash~~
- (29) Brenda Letourneau, 205 Joe White
- (30) Margie Spillman, 207 Joe White
- (31) Gary Watkins, 209 Joe White
- (32) Joseph R. Moran, 211 Joe White
- (33) Robert McNeill, 215 Joe White
- (34) Jerry M. Burks, 217 Joe White
- (35) Emma Gray, 219 Joe White
- (36) Ray Sumrow, 221 Joe White
- (37) Homer Herring, 223 Joe White
- (38) Billie McCarter, 225 Joe White
- (39) Joe C Whitus, 227 Joe White
- (40) Geo S. Myers, 229 Joe White
- (41) Charles Wilson, Rt 2, Box 400
- (42) David Abshire, 202 Joe White
- (43) -
- (44) -
- (45) James T Howland, 204 Joe White
- (46) Charlie Seely, 206 Joe White
- (47) Kim Josey, 208 Joe White
- (48) Jay Bounds Fretz, 210 Joe White
- (49) H. E. Utley, 212 Joe White
- (50) Larry Broach, 214 Joe White
- (51) Wm A Mc Gee, 216 Joe White
- (52) Steve Spafford, 218 Joe White
- (53) G W Benton Jr., 220 Joe White
- (54) W. L. Benton, 222 Joe White
- (55) Leon Tuttle, 603 Stoneridge
- (56) Kenneth Vaughn, 502 E Heath



BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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o'clock P.M., on the 8th day of September, 1983, in  
District Courtroom, Rockwall County Courthouse  
Rockwall, Texas, on the request of Phillip Robertson  
for a change of zoning from "A" Agricultural District Classification  
to "SF-7" Single Family District Classification

on the following described property:

See Attached Property Description

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. 83-30-Z

Julie Cooper  
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. 83-30-Z

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

I am opposed to the request for the reasons listed below. \_\_\_\_\_

1. Single Family Homes enhance the neighborhood
2. " " " can improve property values
3. " " " can increase city's revenue

Signature Ken VanDer

Address 502 E. WASHINGTON

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

Thank you,  
City of Rockwall



BEFORE THE PLANNING AND ZONING COMMISSION  
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City of Rockwall, Texas

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Case No. 83-30-Z

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.

I no longer own this land

Signature Willard Muncy  
Address \_\_\_\_\_

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

Thank you,  
City of Rockwall



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

I am opposed to the request for the reasons listed below. \_\_\_\_\_

1. IN CITY LOCATION
- 2.
- 3.

Signature Wm. L. Townsend

Address 37 MAGNOLIA LANE  
PARAGOULD AR 72450

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

Thank you,  
City of Rockwall



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City of Rockwall, Texas

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Case No. 83-30-Z

I am in favor of the request for the reasons listed below. X  
I am opposed to the request for the reasons listed below. \_\_\_\_\_

- 1.
- 2.
- 3.

KIRST CONTINGENTAL ENT., INC  
Signature By: J. B. Salfandy  
Address P.O. Box 401465 DALLAS, TEXAS 75240

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

Thank you,  
City of Rockwall



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## Public Notice

The City Council of the City of Rockwall, Texas, will hold a public hearing at 7:30 p.m. on October 3, 1983, in the District Courtroom, Rockwall County Courthouse, to consider the following items:

A. A request from Phillip Robertson for rezoning from "A" Agricultural to "SF-7" Single Family on a 23.08 acre tract of land located on the north side of Heath Street, West of the Wade Addition, more particularly described as follows:

### Description:

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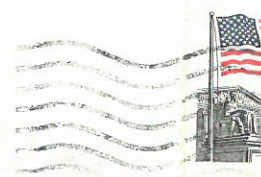


CITY OF ROCKWALL

"THE NEW HORIZON"

102 East Washington

Rockwall, Texas 75087



Melvin Tanton, Jr.  
827 Nash  
Rockwall, Tx. 75087

*NOT AT THIS ADDRESS*

TAN 27 020935N1 09/09/83  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

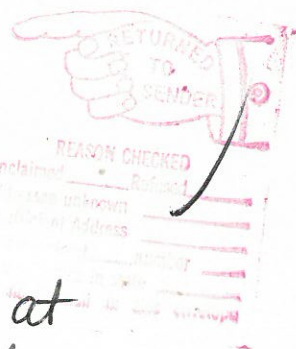


CITY OF ROCKWALL

"THE NEW HORIZON"

102 East Washington

Rockwall, Texas 75087



*not at this address*

*Baker no longer at this address. Do not forward to Cople - Rt 4 Box 88 again*

~~Herbert B. Baker, Jr.  
912 N. Goliad  
Rockwall, Tx. 75087~~

*Go Cople Rt 4 Box 88*

*Thank you*

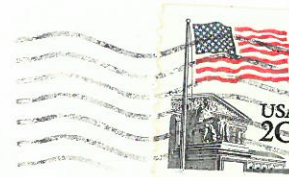


CITY OF ROCKWALL

"THE NEW HORIZON"

102 East Washington

Rockwall, Texas 75087



REASON CHECKED  
Unclaimed \_\_\_\_\_  
Refused \_\_\_\_\_  
Attempted-Not known \_\_\_\_\_  
Insufficient Address \_\_\_\_\_  
No such street number \_\_\_\_\_  
No such office in state \_\_\_\_\_  
Do not mail in this envelope

*Not this Address*

~~C. T. Watkins  
812 N. Goliad  
Rockwall, Tx. 75087~~

*7083B*