CITY OF ROCKWALL 102 East Washington Rockwall, Texas

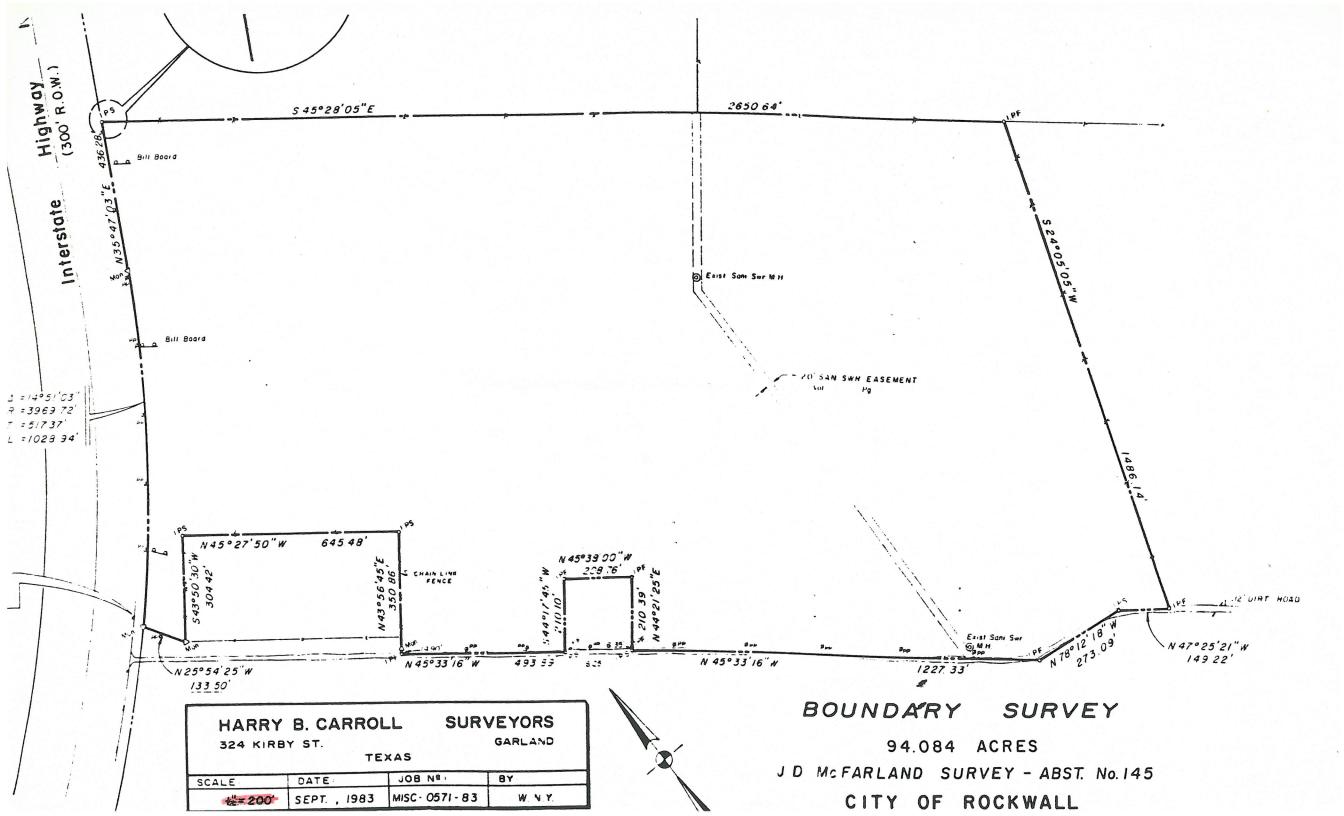
APPLICATION FOR ZONING CHANGE

Case No. 83-37-2	Filing Fee\$]	,050.00	Date 9/15/83
Applicant Reese & Company			Phone (214) 638-6226
Mailing Address 3612 Noble	Dallas, Texas 75	5204	- 110110
LEGAL DESCRIPTION OF PROPER is needed for description, and attached hereto.)	RTY SOUGHT TO BE the description	REZONED: (if additional space on a separate sheet
I hereby request that the a present zoning which is	bove described	property be	changed from its
(AG) Agriculture (C) (Commercial	Dist	rict Classification
to (C) Commercial and (HC)) Heavy Commercial		rict Classifications
for the following reasons:	(attach separate	sheet if n	necessary)
After site assessment, and market analysis stuable for and has potent exterior types.	preliminary enginee	ering feasibil	ity, land planning
There (Are Not) deed restrict property.	ctions pertainin	g to the in	tended use of the
Status of Applicant: Owner	Tenant	Prospe	ctive Purchaser X
I have attached hereto as Exis the subject of this requenote concerning the important legal description.	chibit "A" a pla	t showing t	he property which
Signed Mile McChiley	Signed	Maca	Ula .
Mike McAuley, VP Henry 8. Mil No'TE: The legal description hearing and in the prezoning change. The dequalified surveyor to the tract on the groundaving a surveyor or hearing to do so by the final ordinance or later date because of	escription must take the description description must take the description. Each applicant applicant may the ordinance an insufficient	be sufficient to the sufficient of the sufficien	ent so as to allow a locate and mark off protect himself by egal description. delay in passage of ared invalid at some cription.
(The following Certifi notice to the City of however, the same is n	cate may be use the sufficiency not a requiremen	d by the ap of the leg t of the Ap	plicant to give al description, plication.)
	CPUTIETCAME		

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.

Harry B. Carroll Carroll Surveyors



SURVEYOR'S CERTIFICATE

I, HARRY B. CARROLL, a Registered Public Surveyor, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on the 14th day of September, 1983. All corners located are as shown. There are no encroachments, conflicts, protruions or easements apparent on the ground except as shown.

This survey was performed in connection with transaction described in GF No.

Of Title Company. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

(Uniform Certification adopted by the Texas Surveyors Association June 3, 1974).

HARRY B CARROLL

Registered Surveyor No. 968

968

CITY OF ROCKWALL OFFICIAL RECEIPT,

DATE_Y	1/2-2	
NAME LUCI LUCIE DIE	6	
ADDRESS		
,		
Cash Check Other		
GARBAGE		
LAND FILL PERMIT		
GARAGE SALES	1	
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
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Region Clare		
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	1050	20
	200	
	2064	ř
Received By	FORM G-1	
R & W PRINTING CO ROCKWALL T, 75087 71978		

NORTH 0 Z Highway POINT OF BEGINNING HEAVY COMMERCIAL S 45°28'05"E 1380.64 1270 544°31'55"W 224.151 -HEAVY COMMERCIAL 4= 45°00'00" R=400.001 16.24 AC. T= 165.69 N45°28'05"W 640.33' L= 314.16 A=45000'00" R=300.00' T= 24.26 V= 235.62' Bill Board 1 = 14° 51'03" R = 3969 72' T = 5/737' L = 1028 94' Point of 1 -LOMMERCINA

NOTE
The three (3) bill boards situated on the above tract are leased to NATIONAL ADVERTISING CO. by Henry S. Miller Co., trustee for Interstate 30 South - Rockwall Joint Venture Lease commenced 9/1/74 for an initial term of 10 years.

STATE OF TEXAS)

COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the J. D. McFarland Survey, Abstract Number 145, City of Rockwall, Rockwall County, Texas, and being Fart of A tract of land as conveyed to Henry S. Miller Co., Trustee for Interstate 30 South-Rockwall Joint Venture as recorded in Volume 113, Page 393 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument for corner in the Easterly right-of-way line of Interstate Highway No. 30 (300' R.O.W. at this point), said monument being the most Westerly corner of the above referenced tract, (i.e., Volume 113, Page 393); said monument also being the beginning of a non-tangent curve to the left having a central angle of 14⁰51'03", a radius of 2969.72 feet and a chord bearing North 43⁰12'35" East, 1026.06 feet;

THENCE, along said curve and with said right-of-way line, an arc distance of 1028.94 feet to a concrete monument for point of tangency;

THENCE, North 35⁰47'03" East, continuing with said right-of-way, a distance of 436.28 feet to an iron pin set for corner in an old fence line;

THENCE, South 45⁰28'05" East, with an old fence and hedgerow, a distance of 1270 feet to a point which is on the proposed centerline for the extension of Rockwall Parkway, and being the POINT OF BEGINNING for the "Heavy Commercial" zoning district;

THENCE, South 45⁰28'05" East, continuing with said fence line a distance of 1380.64 feet to an iron pin found for corner at a fence corner;

THENCE, South 24⁰05'05" West, with a fence most of the way, a distance of 413.97 feet to a point for corner;

THENCE, North 45°28'05" West a distance of 640.33 feet to a point also being the beginning of a curve to the left having a central angle of 45°00'00", a radius of 300 feet and a chord bearing North 67°58'05" West, 229.61 feet;

THENCE, along said curve an arc distance of 235.62 feet to a point for corner;

THENCE, South 89031'55" West a distance of 415.00 feet to a point for corner being on the centerline of the proposed extension for Rockwall Parkway;

THENCE, North 00°28'05" West a distance of 370.81 to a point being the beginning of a curve to the right having a central angle of 45°00'00", a radius of 400.00 feet and a chord bearing North 22°01'55" East, 506.15 feet;

THENCE, along said curve with said centerline, an arc distance of 314.16 feet to a point for tangency;

THENCE, North 44⁰31'55" East, with the said centerline a distance of 224.15 feet to the POINT OF BEGINNING, for the Heavy Commercial tract, and containing 16.24 acres, more or less. (707,501 sq. ft.)

HEAVY COMMERCIAL DISTRICT

16.24 ACRE DISTRICT LOCATED
WITHIN THE 94.084 ACRE TRACT OF THE
J.D. McFARLAND SURVEY - ABST.NO. 145

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



HARRY B. CARROLL

324 KIRBY ST.

SURVEYORS

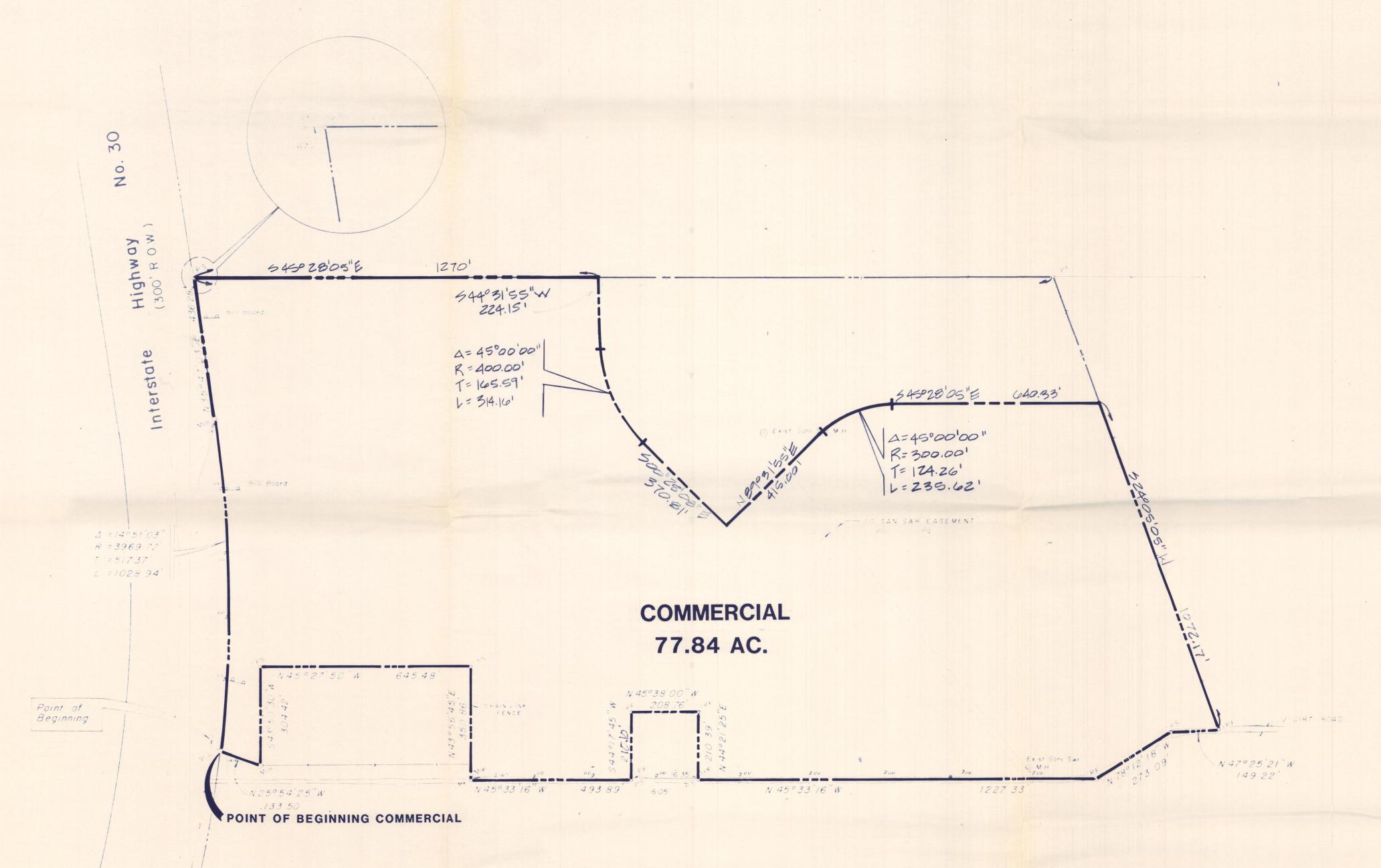
GARLAND

TEXAS

ALE DATE JOB Nº BY

I" = 200' SEPT., 1983 MISC-0571-83 W. N.Y.

NORTH



NOTE

The three (3) bill boards situated on the above tract are leased to NATIONAL ADVERTISING CO. by Henry S. Miller Co., trustee for Interstate 30 South - Rockwall Joint Venture Lease commenced 9/1/74 for an initial term of 10 years.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of parcel of land situated in the J. D. McFarland Survey, Abstract Number 145, City of Rockwall, Rockwall County, Texas, and being PART OFA tract of land as conveyed to Henry S. Miller Co., Trustee for Interstate 30 South-Rockwall Joint Venture as recorded in Volume 113, Page 393 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument for corner in the Easterly right-of-way line of Interstate Highway No. 30 (300' R.O.W. at this point), said monument being the most Westerly corner of the above referenced tract, (i.e., Volume 113, Page 393) and the point of Beginning for the "Commercial" Zoning District; said monument also being the beginning of a non-tangent curve to the left having a central angle of 14 15 '03", a radius of 3969.72 feet and a chord bearing North 43 12 '35" East, 1026.06 feet;

THENCE, along said curve and with said right-of-way line, an arc distance of 1028,94 feet to a concrete monument for point of tangency;

THENCE, North 35⁰47'03" East, continuing with said right-of-way, a distance of 436.28 feet to an iron pin set for corner in an old fence line;

THENCE, South 45^C28'05" East, with an old fence and hedgerow, a distance of 1270 feet to a point for corner which is along the proposed centerline for the axtension of Rockwall Parkway;

THENCE, South 44⁰31'55" West, with the proposed centerline of the extension of Rockwall Parkway, a distance of 224.15 feet to a point being the beginning of a curve to the left having a central angle of 45⁰00'00", a radius of 400 feet and a chord bearing South 22⁰01'55" West, 306.15 feet;

THENCE, along said curve and said centerline, an arc distance of 314.16 feet to a point of tangency;

THENCE, South 00°28'05" East, a distance of 370.81 feet to a point for corner;

THENCE, North 89°31'55" East, a distance of 415.00 feet to a point for corner being the beginning of a curve to the right having a central angle of 45°00'00", a radius of 300.00' and a chord bearing South 67°58'05" East, 229.61;

THENCE, along said curve, an arc distance of 235.62 for a point of tangency;

THENCE, South 45°28'05" West, a distance of 640.33 feet to a point for corner;

THENCE, South 24°05'05" West, a distance of 1072.17 feet to an iron pin found for corner in the center of a public road;

THENCE, North 47⁰25'21" West, with said public road, a distance of 149.22 feet to an iron pin set for corner in the edge of said public road at an old fence post;

THENCE, North 78⁰12'18" West, crossing and departing said public road, a distance of 273.09 feet to an iron pin found for corner;

THENCE, North 45°33'16" West, passing the edge of said public road at 125.00 feet, a total distance of 1227.33 feet to an iron pin set for corner in the center of said public road;

THENCE, North 44°21'25" East, departing the centerline of said public road and passing an iron pin found at 16.35 feet, a total distance of 210.39 feet to an iron pin found for corner;

THENCE, North 45⁰38'00" West, a distance of 208.76 feet to an iron pin found for corner;

THENCE, South 44°17'45" West, passing an iron pin found at 194.05 feet; a total distance of 210.10 feet to an iron pin set for corner in the center of a public road;

THENCE, Morth 45⁰33'16" West, with the centerline of a public road, a distance of 493.89 feet to an iron pin found for corner;

THENCE, North 43°56'45" East, departing the centerline of a public road and passing a wooden right-of-way post at 14.90 feet, a total distance of 350.86 feet to an iron pin set for corner at a fence corner;

THENCE, North 45°27'50" West, with a fence, a distance of 645.48 feet to

an iron pin set for corner at a fence corner;

THENCE, South 43°50'30" West, with a fence, a distance of 304.42 feet to a concrete monument for corner;

THENCE, North 25°54'25" West, a distance of 133.50 to the POINT OF BEGIN-NING and containing 77.84 acres, more or less. (3,390,82 sq. ft.)

COMMERCIAL DISTRICT

77.84 ACRE DISTRICT LOCATED
WITHIN THE 94.084 ACRE TRACT OF THE
J.D. McFARLAND SURVEY - ABST. NO. 145

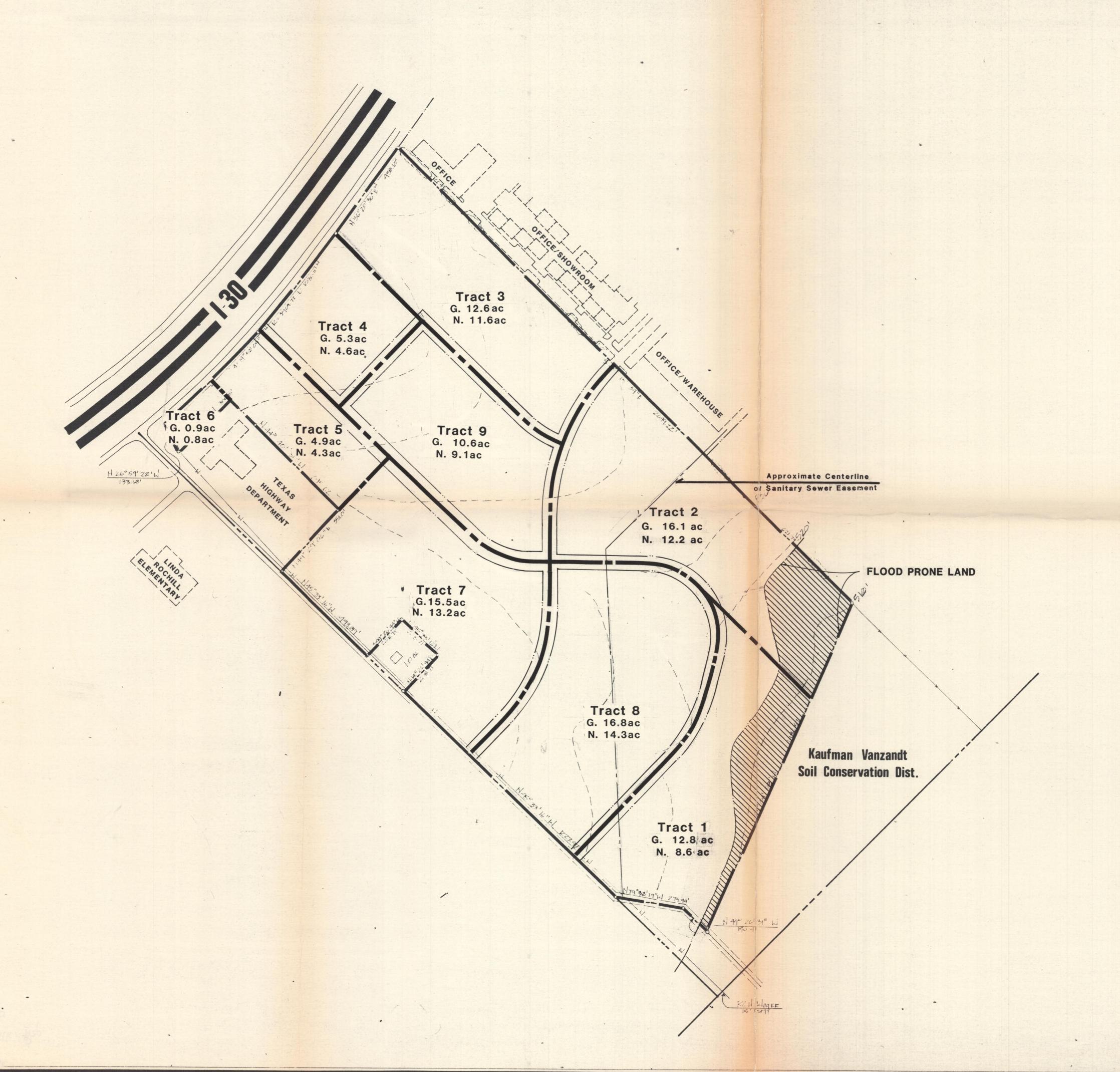
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

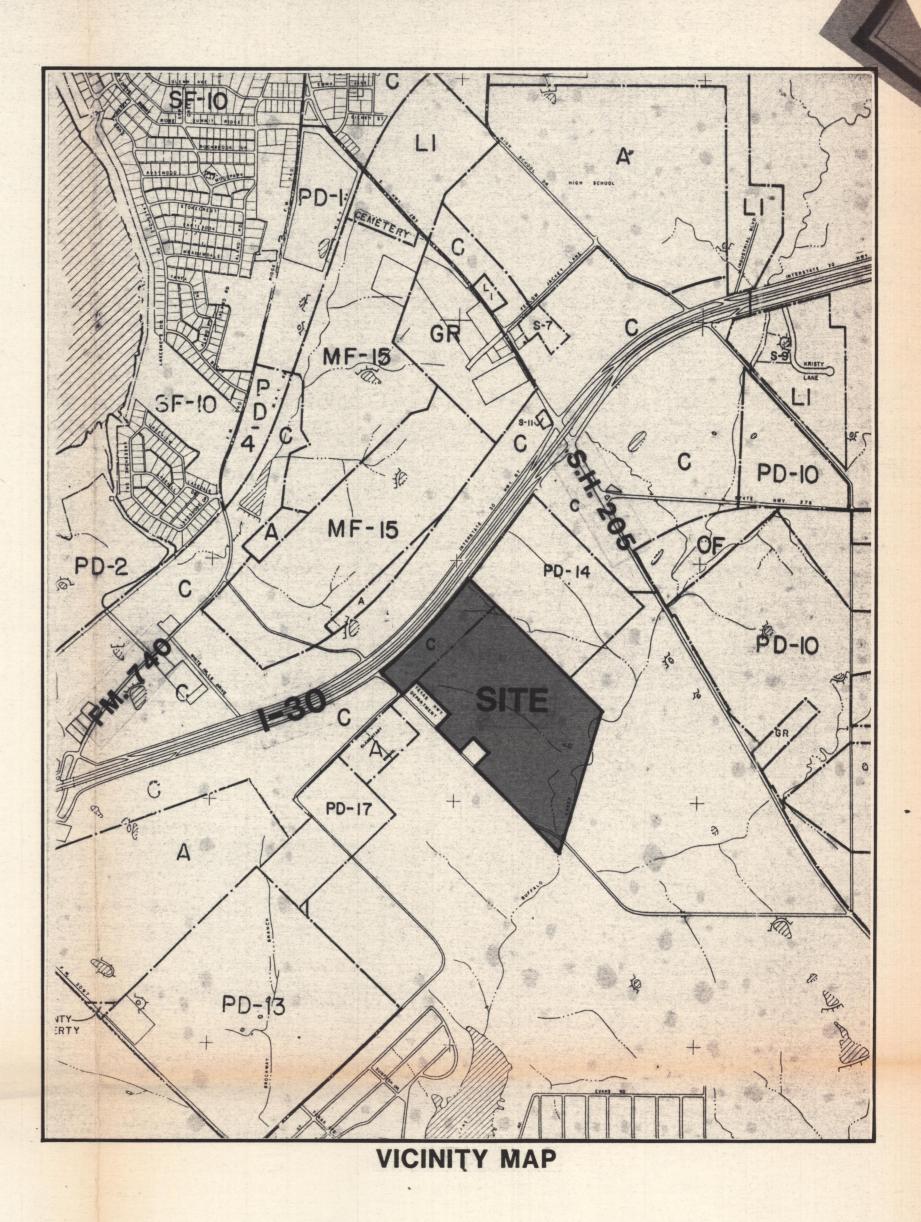
CARTER & BURGESS, INC. ENGINEERS • PLANNERS
FORT WORTH • DALLAS • HOUSTON

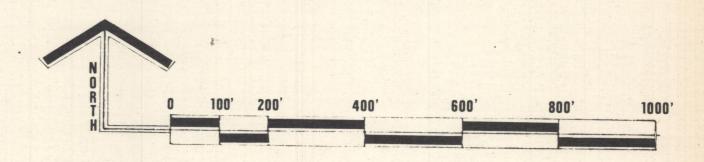
HARRY B. CARROLL SURVEYORS
324 KIRBY ST. GARLAND
TEXAS

ALE: DATE: JOB Nº: BY:

1" = 200' SEPT., 1983 MISC-0571-83 W. N.Y.



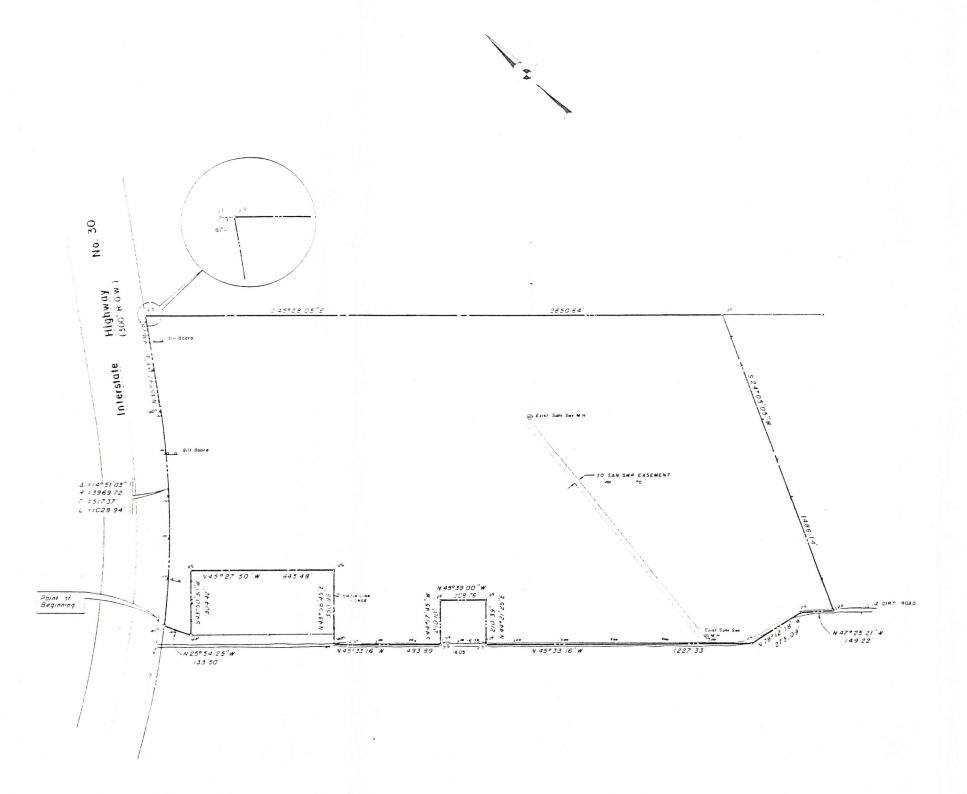




TRACT PLAN

-Rockwall Property—
Henry S. Miller





The three (3) bill boards situated on the above tract are leased to NATIONAL ADVERTISING CO. by Henry S. Miller Co. Joint Venture. Lease commenced 3/1/74 for an initial term of 10 years

COUNTY OF FOCKWALL :

FETNO a thiot or parcel of land situated in the J. J. McFarland Survey, Abstrict Number 145. They of Pockwall, Pockwall County, Texas, and beind the same thact or land is conveyed to learn 3. Wilher do., Thistee for Intertitic 30 South-Pockwall Joint Venture as recorded in Joine 113, Page 193 of the Deed Records of Rockwall County, Texas, and deing more particularly

IESIANING at a concrete porturent for normer in the Easterix right-of-way line of interstate minmay to, 10 (300° 3.3.%) at this point), said monument being the most westerix corner of the blowe referenced tract. (i.e., 70 June 13. Page 1331); said monument also being the belinning of a non-tranent curve to the left having a central shale of 14° 51' 03", a radius of 13°69,72 feet and a chord bearing Worth 43° 12' 35° East, 1026,06 feet:

 ${\rm PERKE,}$ along said curve and with said right-of-way line, an arc distance of 1023.94 feet to a concrete monument for point of tangency.

THENCE, North 35° 47' 13° East, continuing with said might-of-way, a distance of 436.28 feet to an iron paniset for corner in an old fence line;

THENCE, South 457 CET 057 East, with an old fence and neoderow, a distance of 0550.64 feet to an iron our found for corner at a fence corner;

THENCE, South 24° 15° 35° West, with a fence most of the way, a distance of 1436.14'feet to an iron bin found for corner in the center of a public road:

THENCE, North 47° 25° 21" West, with said qualic road, a distance of 149.22 feet to an iron aim set for corner in the edge of said qualic road at an old fence post:

TMENUES, North 78° 10° 18° West, crossing and departing said public road, a distance of 273.09 feet to an iron pin found for corner.

THENCE, North 45f 331 16M West, passing the edge of said quolic road at 125.00 feet, a total distance of 1227.33 feet to an iron oin set for corner in the center of said quolic road:

TMENCE, North 44° 21° 25° East, departing the centerline of said public road and bassing an rom oin found at 16.35 feet, a total distance of 210.39 feet to an iron oin found for corner:

THENCE, North 45" 18' 00" West, a distance of 208.76 feet to an iron oin found for corner;

THENCE, South 44" 17" 45" West, passing an iron oin found at 194,05 feet; a total distance of 210.10 feet to an iron oin set for corner in the center of a public road;

THENCE, North 45° 03' 16° West, with the conterline of a public road, a distance of 493.89 feet to an iron oin found for corner:

THENCE, North 43° 56' 45" East, departing the centerline of a public road and dassing a wooden right-of-way post at 14,90 feet, a total distance of 350.86 feet to an iron bin set for corner at a fence corner:

THENCE. North 45: 27' 50" West, with a fence, a distance of 645.48 feet to an iron pin set for corner at a fence corner:

THENCE, South 43° 50' 30" West, with a fence, a distance of 304.42 feet to a concrete monu-

THENCE, North 25° 54' 25" West, a distance of 133.50 to the point of beginning and containing 94.024 acres, more or less. (4.098.293 sq. ft.)

SURVEYOR'S CERTIFICATE

1. HARRY B. CARROLL, a Registered Public Surveyor, do hereby certify that the diat shown hereon accurately represents the results of an on the orband survey rade under my direction and supervision on the $\frac{14th}{124}$ by of $\frac{3eptember}{3eptember}$, 1983. All corners located are as shown. There are no encroachments, conflicts, protruions or easements apparent on the ground except as shown.

This survey was performed in connection with transaction described in GF No.
of Title Company. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER
PARTIES SHALL SE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS
RESULTING THEREFROM.

Uniform Certification adopted by the Texas Surveyors Association June 3, 1974).

Registered Surveyor No. 968



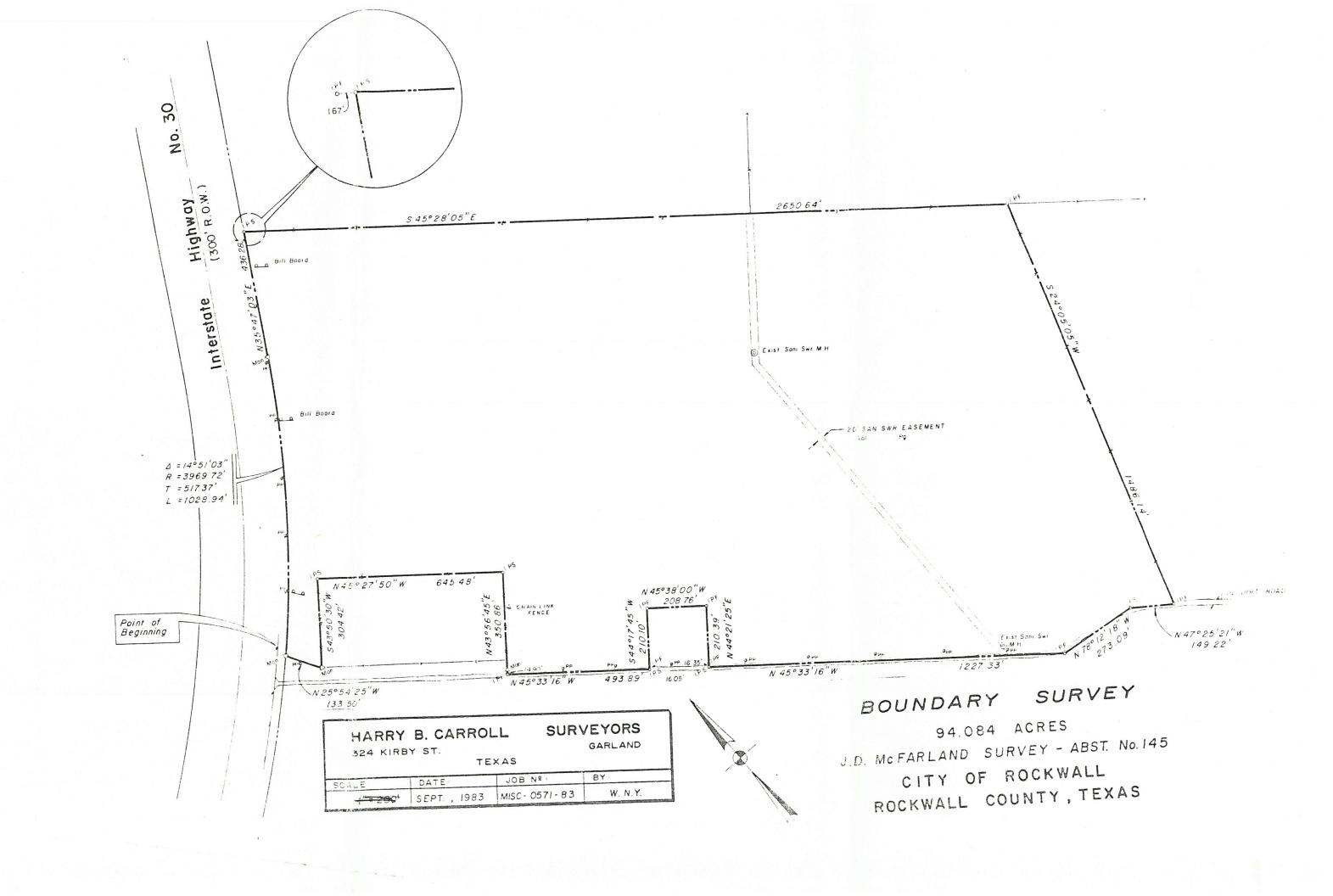
BOUNDARY SURVEY

94.084 ACRES J.D. Mc FARLAND SURVEY - ABST. No. 145 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

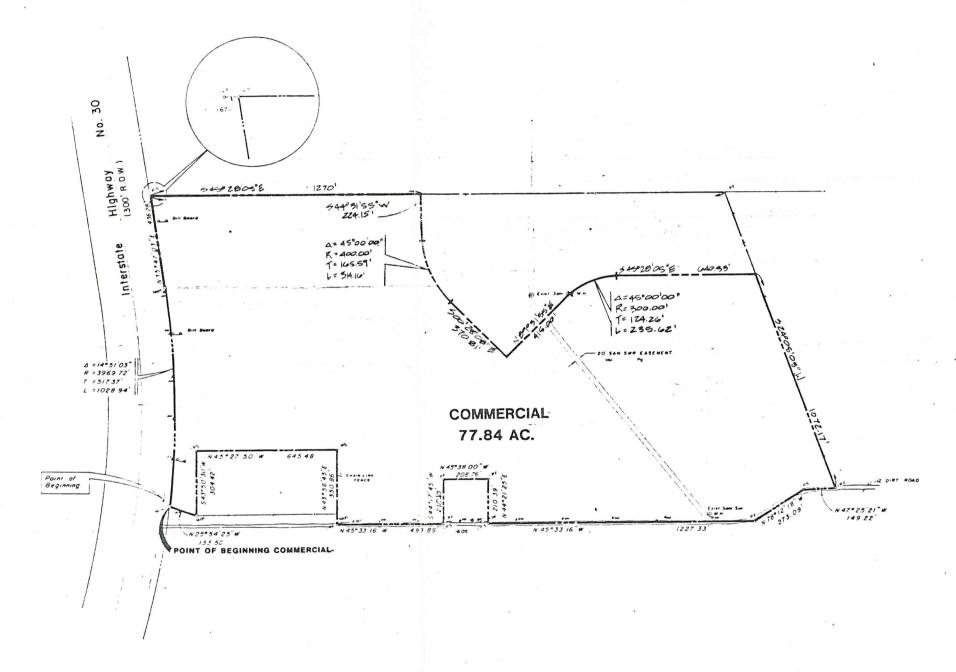
HARRY B. CARROLL 324 KIRBY ST.

SURVEYORS GARLAND

TEXAS JOB N* DATE SCALE. 1" = 200' | SEPT. , 1983 | MISC- 0571-83 | W. N.Y.







the above tract are leased to NATIONAL ADVERTISING CO by Henry S. Miller Ca., trustee for interstate 30 South - Rockwall Joint Venture Lease commenced 9/1/74 for an initial term of 10 years

FIELD NOTES

BEING a tract of parcel of land situated in the J. D. McFarland Survey. Abstract Number 145, City of Rockwall, Rockwall County, Texas, and being FACT CFA tract of land as conveyed to denry S. Miller Co., Trustee for Interstate 30 South-Rockwall Joint Venture as recorded in Volume 113, Page 33 of the Geed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument for corner in the Easterly right-of-way line of Interstate Highway No. 30 (300° R.O.W. at this point), said monument being the most Nesterly corner of the above referenced tract (i.e., Volume 113, Page 393) and the Control Franchis for the "Commercial" Zoning District; said monument also being the beginning of a non-tangent curve to the left having a central angle of 140°15'03", a radius of 3969.72 feet and a chord bearing North 43°12'35" East, 1026.06 feet;

THEMCE, along said curve and with said right-of-way line, an arc distance of 1028,94 feet to a concrete monument for point of tangency;

THENCE, Horth $35^{\circ}47^{\circ}03^{\circ}$ East, continuing with said right-of-way, a distance of 436.28 feet to an iron pin set for corner in an old fence line;

THENCE, South $45^{\circ}28^{\circ}05^{\circ}$ East, with an old fence and hedgerow, a distance of 1270 feet to a point for corner which is along the proposed centerline for the extension of Rockwall Parkway;

THERCE, South 44°31'55" West, with the proposed centerline of the extension of Rockwall Parkway, a distance of 224.15 feet to a point being the beginning of a curve to the left having a central angle of 45°00'00", a radius of 400 feet and a chord bearing South 22°01'55" West, 306.15 feet;

THENCE, along said curve and said centerline, an arc distance of 314.16 feet to a point of tangency;

THENCE, South 00028'05" East, a distance of 370.81 feet to a point for

THENCE, Borth $89^{\circ}31^{\circ}55^{\circ}$ East, a distance of 415.00 feet to a point for corner being the beginning of a curve to the right having a central angle of $45^{\circ}00^{\circ}05^{\circ}$, a radius of 300.00° and a chord bearing South $67^{\circ}58^{\circ}05^{\circ}$ East, 229.61;

THENCE, along said curve, an arc distance of 235.62 for a point of tan-

THENCE, South 45°28'05" West, a distance of 640.33 feet to a point for corner:

THENCE, South $24^005^{\circ}05^{\circ}$ West, a distance of 1072.17 feet to an iron pin found for corner in the center of a public road;

THENCE, North $47^025^{\circ}21^{\circ}$ West, with said public road, a distance of 149.22 feet to an iron pin set for corner in the edge of said public road at an

THENCE, North $76^{\circ}12'18'$ West, crossing and departing said public road, a distance of 273.09 feet to an iron pin found for corner.

THENCE, North 45°33'16" West, passing the edge of said public road at 125.00 feet, a total distance of 1227.33 feet to an iron pin set for corner in the center of said public road;

THENCE, North $44^021^{\circ}25^{\circ}$ East, departing the centerline of said public road and passing an iron pin found at 16.35 feet, a total distance of 210.39 feet to an iron pin found for corner;

THENCE, horth $45^{\circ}38^{\circ}00^{\circ}$ West, a distance of 208.76 feet to an iron pin found for corner;

THENCE, South 44017'45" West, passing an iron pin found at 194.05 feet; a total distance of 210.10 feet to an iron pin set for corner in the center of a public road;

THENCE, Morth 45°33'16" West, with the centerline of a public road, a distance of 493.89 feet to an iron pin found for corner;

THENCE, North $43^056'45''$ East, departing the centerline of a public road and passing a moreon right-of-way post at 14.90 feet, a total distance of 350.86 feet to an iron pin set for corner at a fence corner;

THENCE, North 45°27'50" West, with a fence, a distance of 645.48 feet to an iron piniset for corner at a fence corner;

THENCE, South $43^{\circ}50^{\circ}30^{\circ}$ west, with a fence, a distance of 304.42 feet to a concrete monument for corner;

THENCE, Morth $25^{\circ}54^{\circ}25^{\circ}$ West, a distance of 133.50 to the POINT OF BEGINNING and containing 72.84 acres, more or less. (3.390,82 sq. ft.)

COMMERCIAL DISTRICT

77.84 ACRE DISTRICT LOCATED WITHIN THE 94.084 ACRE TRACT OF THE J.D. McFARLAND SURVEY - ABST. NO. 145 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS



HARRY B. CARROLL	SURVEYORS
324 KIRBY ST.	GARLAND
TEXAS	

JOB No. SCALE DATE 1" = 200' | SEPT. , 1983 | MISC- 0571-83 | W. N.Y. A = 14°51'03" R = 3969.72' T = 51737'

NOTE
The three(3) bill boards structed on the above tract are leased to NATIONAL ADVERTISING CO. by nerry 5 Miller Co., trustee for interstate 30 South - Rockwall Joint Venture. Lease commenced. 3717.74. In an initial term of 10 years.

V= 255.62'

OF COAS

FIELD NOTES

STATE OF TEXAS

BEING a tract or parcel of land situated in the J. D. McFarland Survey, Abstract Number 145, City of Rockwall, Rockwall County, Texas, and being fixer of A tract of land as conveyed to Henry S. Miller Co., Irustee for Interstate 30 South-Rockwall Joint Venture as recorded in Volume 113, Page 393 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

corresponds at a concrete monument for corner in the Easterly right-of-way line of interstate Highway No. 30 (300' R.O.M. at this point), said monument being the most Mesterly corner of the above referenced tract. (i.e., Volume 113, Page 393); said monument also being the beginning of a non-tangent curve to the left having a central angle of 14051'03", a radius of 3969.72 feet and a chord bearing North 43°12'35" East, 1026.06 feet;

THENCE, along said curve and with said right-of-way line, an arc distance of 1028.94 feet to a concrete monument for point of tangency; and was four also train the EHT OF EXAMPLES FOR THE "HEAVY COMPTERIAL" ZONEL POPPLY.

THENCE, North $35^047^{\circ}03^{\circ}$ East, continuing with said right-of-way, a distance of 436.28 feet to an iron pin set for corner in an old fence line;

THENCE, South $45^928^{\circ}05^{\circ}$ East, with an old fence and hedgerow, a distance of 2650.64 feet to an iron pin found for corner at a fence corner:

THENCE, South $24^{0}05^{\circ}05^{\circ}$ West, with a fence most of the way, a distance of 413.97 feet to a point for corner;

THENCE. North $45^{\circ}28'05''$ West a distance of 640.33 feet to a point also being the beginning of a curve to the left maying a central angle of $45^{\circ}00''00''$, a radius of 300 feet and a chord bearing North 67''58''05'' Mest, 229.61 feet;

THENCE, along said curve an arc distance of 235.62 feet to a point for corner;

THENCE, South 89⁰31'55" West a distance of 415.00 feet to a point for corner;

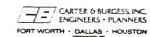
THENCE. North 00°28'05" West a distance of 478.00' to a point for corner;

THENCE. North 45⁰28'05" Mest, a distance of 1245.00 feet to the POINT OF BEGINNING, for the Heavy Commercial tract, and containing 28.58 acres, more or less. (1,245,093 sq. ft.)

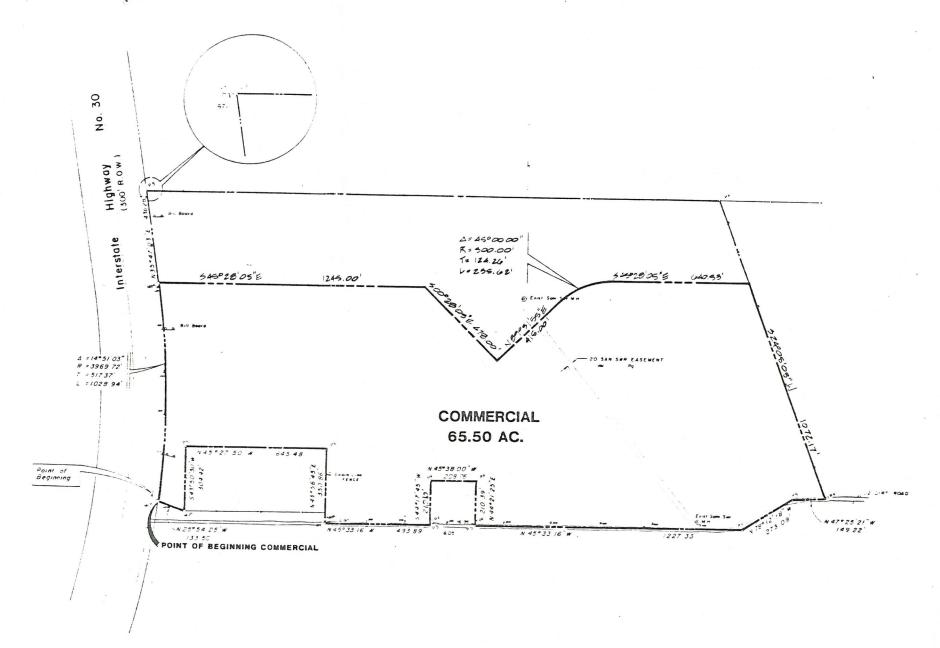
NOTE: The bearings and distances stated above were calculated by Carter & Burgess, Inc. based upon boundary survey information provided by Carroll Surveyors. The interior points for corner have not been physically established in the field.

HEAVY COMMERCIAL DISTRICT

28.58 ACRE DISTRICT LOCATED
WITHIN THE 94.084 ACRE TRACT OF THE
J.D. McFARLAND SURVEY - ABST.NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



HARRY	B. CARRO	LL SUR	VEYORS GARLAND
CALE	TE	XAS	and the second s
1" = 200"	+	MISC - 0571 - 83	WNY



NOTE
The three (3) bill boards situated on the above ract are leased to NATIONAL ADVENTISING CO. by Henry S. Miller Ca., trustee for interstate 30 South-Rockwall Joint Venture. Lease commenced 971/74 for an initial term of 10 years.

FIELD MOTES

STATE OF TEXAS
COUNTY OF ROCKHALL

BEING a tract of parcel of land situated in the J. D. McFarland Survey, Abstract Number 145, City of Rockwall, Rockwall County, Iexas, and being Exer ZAA tract of land as conveyed to Henry S. Miller Co., Irustee for interstate 30 South-Rockwall Joint Venture as recorded in Volume 113, Page 393 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument for corner in the Easterly right-of-way line of interstate Highway No. 30 (300° R.O.N. at this point), said monument being the most Nesterly corner of the above referenced tract. (i.e., Yoluma 113, Page 393) and the Definion of the "Commercial" Zoning District; said monument also being the beginning of a non-tangent curve to the left having a central area feel of 1475/03", a radius of 3969.72 feet and a chord bearing North 43°12'35".

THEMCE, along said curve and with said right-of-way line, an arc distance of 1028,94 feet to a concrete monument for point of tangency;

THENCE, South 45°28'05" East, a distance of 1245.00 feet to a point for corner;

THENCE, South 00°28'05" East, a distance of 478.00 feet to a point for corner;

THENCE. North $89^{\circ}31'55"$ East, a distance of 415.00 feet to a point for corner being the beginning of a curve to the right having a central angle of $45^{\circ}00'00"$, a radius of 300.00' and a chord bearing South $67^{\circ}58'05"$ East, 229.61;

THERCE, along said curve, an arc distance of 235.61 for a point of tangency;

THENCE, South 45°28'05" East, a distance of 640.33 feet to a point for corner;

THENCE. South $24^{0}05^{\circ}05^{\circ}$ West, a distance of 1072.17 feet to an iron pin found for corner in the center of a public road:

THENCE, North $47^025^{\circ}21^{\circ}$ West, with said public road, a distance of 149.22 feet to an iron pin set for corner in the edge of said public road at an old fence post;

THENCE, North $78^012^{\circ}18^{\circ}$ Hest, crossing and departing said public road, a distance of 273.09 feet to an iron pin found for corner;

THENCE. North $45^{\rm o}33^{\circ}16^{\rm m}$ West, passing the edge of said public road at 125.00 feet, a total distance of 1227.33 feet to an iron pin set for corner in the center of said public road;

THENCE, North $44^{\circ}21^{\circ}25^{\circ}$ East, departing the centerline of said public road and passing an iron pin found at 16.35 feet, a total distance of 210.39 feet to an iron pin found for corner;

THENCE, North $45^{\circ}38^{\circ}00^{\circ}$ West, a distance of 208.76 feet to an iron pin found for corner:

THENCE, South $44^017'45"$ West, passing an iron pin found at 194.05 feet; a total distance of 210.10 feet to an iron pin set for corner in the center of a public road;

THENCE. North 45⁰33'16" West, with the centerline of a public road, a distance of 493.89 feet to an iron pin found for corner;

THENCE, North $43^{\circ}56'45''$ East, departing the centerline of a public road and passing a wooden right-of-way post at 14.90 feet, a total distance of 350.86 feet to an iron pin set for corner at a fence corner;

THENCE. North $45^{\circ}27^{\circ}50^{\circ}$ Nest, with a fence, a distance of 645.48 feet to an irrepliniset for corner at a fence corner;

THENCE, South $43^{\rm O}50^{\circ}30^{\circ}$ West, with a fence, a distance of 304.42 feet to a concrete monument for corner;

THENCE, North $25^054^425^m$ West, a distance of 133.50 to the POINT OF BEGINNING and containing 65.50 acres, more or less. (2,853,200~sq.~ft.)

NOTE: The bearings and distances stated above were calculated by Carter & Burgess, inc. pased upon boundary survey information provided by Carroll Surveyors.

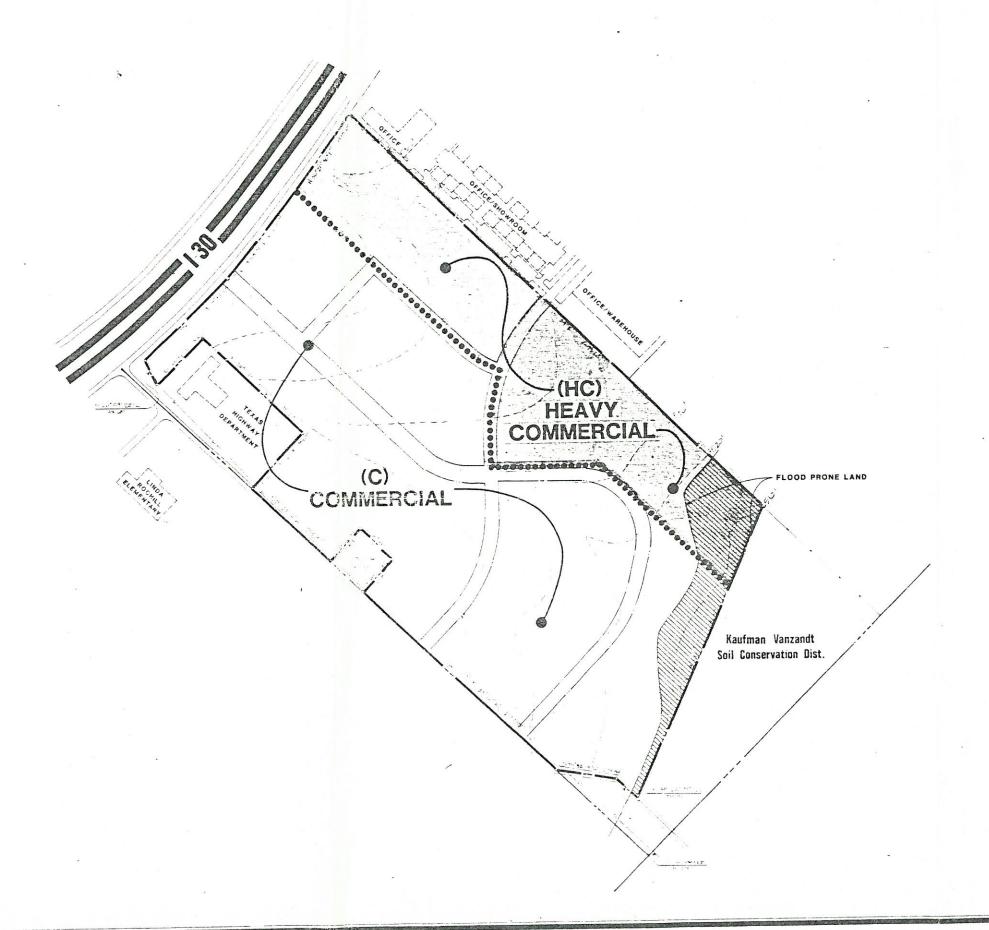
The interior points for corner have not been physically established in the field.

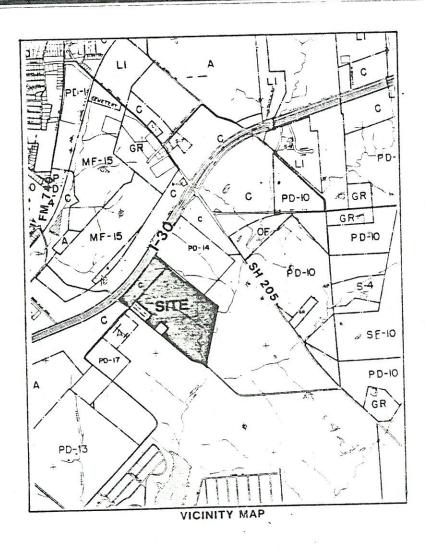
COMMERCIAL DISTRICT.

65.50 ACRE DISTRICT LOCATED
WITHIN THE 94.084 ACRE TRACT OF THE
J.D. McFARLAND SURVEY - ABST. NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CARTER 6 BURGESS, INC.
ENGINEERS - PLANNERS
FORT WORTH - DALLAS - HOUSTON

	Y B. CARRO	LL SUR	VEYORS GARLAND
SCALE.	DATE.	JOB No.	I AY
1" = 200	SEPT. 1983	MISC. CETL OF	- 31



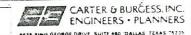




ZONING PLAN

-Rockwall Property— Henry S. Miller





PLANNING AND ZONING COMMISSION ZONING CHANGE FACT SHEET

Case No: P&Z 83-39-Z

Applicant: Henry S. Miller Company

Location of Property: I-30 east of Texas Highway Department Office

Acreage: 94

Current Zoning: "C" and unzoned in County

Surrounding Zoning: PD-14 & C

Requested Zoning: "HC" to east and "C" to west

Reason for Request: Asking for annexation of entire property and

zoning for a phased commercial center.

Notices: Sent: 9

Favorable: 0

Unfavorable: 0

Description: "HC"on east side between Rockwall Business Park East and a street planned by the developer. "C" on west side from developer's street to County road by Highway Department.

Staff Comments:

See attached sheet.

Planning and Zoning Commission Recommendations:

Approval of Commercial Zoning along east side of tract from I-30 to Rockwall Parkway and along entire west side of tract; Heavy Commercial on the east side of the tract south of Rockwall Parkway.

Council Decision:

12/5/83 Approve as P&Z recommended.

The property owners have requested Heavy Commercial zoning along the frontage of I-30, specifically for the inclusion of a new car dealership. The reason we pulled out outside storage uses from our Commercial District when we adopted the new Ordinance was to eliminate outside storage and operations from the Commercial District. A new car dealership is allowed in the Commercial District with a Conditional Use Permit. Our recommendation would be to zone the area along I-30 between the frontage and the extension of Rockwall Parkway to Commercial. We have no problem with the Heavy Commercial they are showing on the other side of Rockwall Parkway to the rear of their property.

BEFORE THE PLANNING AND ZONING COMMISSION CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clockp.m, on the13day of, 198 3, in
District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Henry S. Miller Company
for a zoning change from "C" Commercial to "HC" Heavy Commercial and
"C" Commercial
on the following described property:
See attached page.
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.83-39-Z
Juse Eller
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. 83-39-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







FOS 16 180712N1 10/07/83

RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

L. D. Fostel 116 E. Wolf Camp Hobbs, N. M. 88240