

CITY OF ROCKWALL OFFICIAL RECEIPT

DATE 11/27/84

NAME Waggoner E. Demers
ADDRESS 0054-66

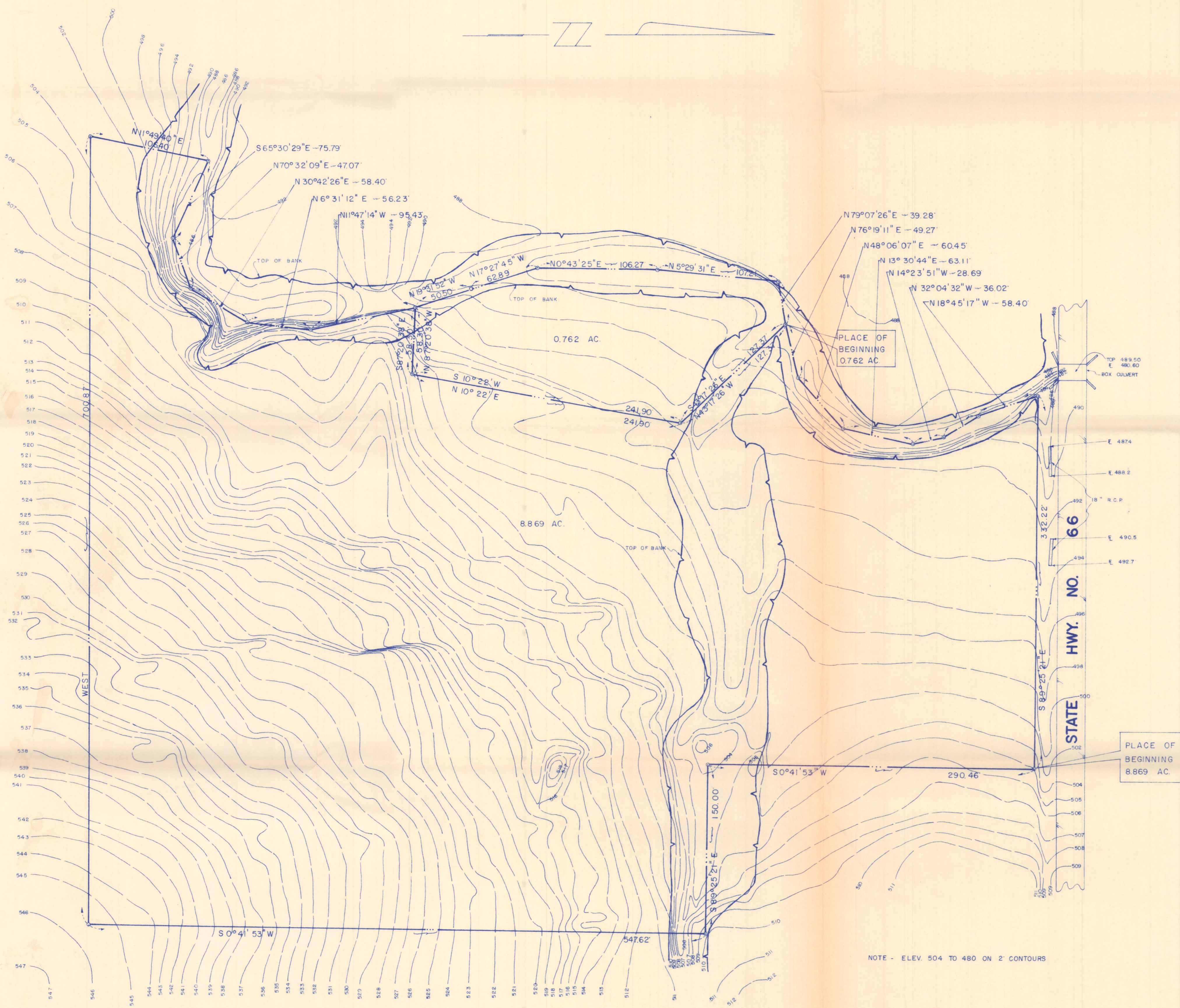
Cash Check 4679 Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>zone change + site plan</u>	<u>190</u>	<u>00</u>

KM 2984

Received By

FORM G-1



DESCRIPTION

BEING two tracts or parcels of land situated in Rockwall County, Texas, being part of the R. Ballard Survey, Abstract No. 29, being part of the 11 1/3 acre tract described in a deed from W.F. Leonard and wife, Ina Leonard to C.H. Fox recorded in the Deed Records of Rockwall County, in Volume 26 at Page 346 and being more particularly described as follows:

TRACT 1

BEGINNING at a steel rod set in the South right-of-way line of State Highway No. 66, said point being N. 89° 25' 21" W., 150 feet from the intersection of said South right-of-way line with the East line of said 11 1/3 acre tract, said point also being the Northwest corner of the 1.000 acre tract conveyed by Ewell Burks and wife Lois Ford Burks to James R. Thornhill by deed recorded in said Deed Records in Volume 120 at Page 577;
 THENCE, S. 0° 41' 53" W., 290.46 feet to a steel rod set at the Southwest corner of said 1.000 acre tract for corner.
 THENCE, S. 89° 25' 21" E., 150.00 feet to a steel rod set at the Southeast corner of said 1.000 acre tract being in a fence in the East line of said 11 1/3 acre tract for corner.
 THENCE, S. 0° 41' 53" W., 547.62 feet along said fence to a steel rod found at a fence corner at the Southeast corner of said 11 1/3 acre tract for corner.
 THENCE, West 700.87 feet along a fence to a steel rod found at a fence corner at the Southwest corner of said 11 1/3 acre tract for corner.
 THENCE, N. 11° 49' 40" E., 106.40 feet along a fence to a point in the center of a creek for corner.
 THENCE, along said center of creek with its meanders as follows: S. 65° 30' 29" E., 75.79 feet N. 70° 32' 09" E., 47.07 feet, N. 30° 42' 26" E., 58.40 feet, N. 6° 31' 12" E., 56.23 feet, N. 11° 47' 14" W., 95.43 feet for corner.
 THENCE, S. 87° 20' 38" E., 58.30 feet along a fence to a steel rod found at a fence corner for corner.
 THENCE, N. 10° 22' 00" E., 241.90 feet along a fence to a steel rod set at a fence corner for corner.
 THENCE, N. 43° 17' 26" W., 127.37 feet along a fence to a point in said center of creek, for corner.
 THENCE, along said center of creek with its meanders as follows: N. 76° 19' 11" E., 49.27 feet N. 48° 06' 07" E., 60.45 feet, N. 13° 30' 44" E., 63.11 feet, N. 14° 23' 51" W., 28.69 feet, N. 32° 04' 32" W., 36.02 feet, N. 18° 45' 17" W., 58.40 feet to the intersection of said center of creek with said South right-of-way line of State Highway No. 66 for corner.
 THENCE, S. 89° 25' 21" E., 332.22 feet along said South right-of-way line and a fence to return to the Place of beginning and containing 8.869 acres of land.

TRACT 2

COMMENCING at the Intersection of the South right-of-way line of State Highway No. 66 with the center of a creek, said intersection point being N. 89° 25' 21" W., 332.22 feet from the Northwest corner of a 1.000 acre tract conveyed by Ewell Burks and wife Lois Ford Burks to James R. Thornhill by deed recorded in said Deed Records in Volume 120 at Page 577, THENCE, along said center of creek with its meanders as follows: S. 18° 45' 17" E., 58.40 feet, S. 32° 04' 32" E., 36.02 feet, S. 14° 23' 51" E., 28.69 feet, S. 13° 30' 44" E., 63.11 feet, S. 48° 06' 07" W., 60.45 feet, S. 76° 19' 49.27 feet to the PLACE OF BEGINNING;
 THENCE, S. 43° 17' 26" E., 127.37 feet along a fence to a steel rod set at a fence corner for corner.
 THENCE, S. 10° 22' 00" W., 241.90 feet, along a fence to a steel rod found at a fence corner for corner.
 THENCE, N. 87° 20' 38" W., 58.30 feet along a fence to said center of creek, for corner.
 THENCE, along said center of creek with its meanders as follows: N. 19° 31' 52" W., 50.50 feet N. 17° 27' 45" W., 62.89 feet, N. 0° 43' 25" E., 106.27 feet, N. 5° 29' 31" E., 107.21 feet, N. 79° 07' 26" E., 39.28 feet to return to the PLACE OF BEGINNING and containing 0.762 acres of land.

Descriptions by Jerry Wisdom, Registered Public Surveyor, from survey dated October 5, 1984.

NOTE - ELEV. 504 TO 480 ON 2' CONTOURS



NO.	DATE	REVISION	BY
1			
TOPOGRAPHIC SURVEY R. Ballard Survey, Abstract No. 29 Rockwall County, Texas			PROJECT NO. 7411 SCALE 1"=50' DATE 10-5-84
8.869 and 0.762 acres of land Volume 26, Page 346			DRAWN BY Notes D.D.B.
BROWN LAND SURVEYORS 304 W. Rusk P. O. Box 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522			
			OF _____ SHEETS

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 13th day of December, 1984 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Maurice Waggoner
for a change in zoning from Light Industrial to Planned Development with
a development plan for a garden center.

on the following described property:

Across from the roadside park on SH-66
(See Attached Sheet)

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. 84-122-Z



City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 84-122-Z

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

I am opposed 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

Durks -

State Highway Dept. I-30, RA3
Rockwall CSD, 801 E. Washington
S. J. Taylor, 940 Williams
C. D. Payne, 102 E Rusk
Alumaf Corp, Box 96
Alford Payne, 1002 Squabble Creek Ln.
Roger W. Callum, 102 E Rusk
Pence & Technology Inc., 2121 Ridgemoor
Garland 75
Bernard A Thomas, 16910 Dallas Parkway
Dallas 75244
Dimension Dev. Co. Inc., 1910 Pacific Ave.,
Suite 1700, Dallas 75201
City of Rockwall

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 13th day of December, 1984 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Maurice Waggoner
for a change in zoning from Light Industrial to Planned Development with
a development plan for a garden center.

on the following described property:

Across from the roadside park on SH-66
(See Attached Sheet)

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. 84-122-Z

Julie Court
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 84-122-Z

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

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

- 1.
- 2.
- 3.

Signature *Al Payne*
Address *1002 Squabble Creek*

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

Thank you,
City of Rockwall

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 13th day of December, 1984 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Maurice Waggoner
for a change in zoning from Light Industrial to Planned Development with
a development plan for a garden center.

on the following described property:

Across from the roadside park on SH-66
(See Attached Sheet)

As an interested property owner, it is important that you attend this hear-
ing or notify the Commission of your feeling in regard to the matter by re-
turning the form below. In replying, please refer to Case No. 84-122-Z

Julie Court
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 84-122-Z

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

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

- 1.
- 2.
- 3.

Signature *[Signature]*
Address *940 Williams*

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

Thank you,
City of Rockwall

MEMORANDUM

December 17, 1984

TO: Maurice Waggoner
FROM: Karen Martin 
SUBJECT: Waggoner Garden Planned Development

On December 13, 1984, the Planning and Zoning Commission recommended approval of the change in zoning to Planned Development for a garden center and a development plan for the property. This case will be heard before the City Council on January 7, 1985.

CC: John Lindsey