

APPLICATION FOR ZONING CHANGE

Case No. 85-3-Z Filing Fee \$55.00 Date JAN 9, 1985
Applicant KC Ventures Phone 343-3555
Mailing Address 1229 Mayapple Garland TX

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.)

Being APPROX 1/4 AC. IN THE E. TEAL SURVEY ABSTRACT 207 ROCKWALL COUNTY TEXAS. SEE ATTACHED.

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

Agriculture District Classification
to Commercial District Classification

for the following reasons: (attach separate sheet if necessary)

Highest & Best use of property

There (Are) deed restrictions pertaining to the intended use of the property. (Are Not)

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 Ruth Kaiser

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)

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. _____ Filing Fee _____ Date _____

Applicant Philip Williams Phone _____

Mailing Address 1624 Highland Rd

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.)

4.399 ac. Hill Top Dr.

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

A District Classification

to GR District Classification

for the following reasons: (attach separate sheet if necessary)

There (Are) deed restrictions pertaining to the intended use of the property.
(Are Not)

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 Philip G. Williams

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)

S 45° 03' 45" W

325.09

DESCRIPTION

BEING a tract of land situated in the M.J. Barksdale Survey, Abstract No. 11 and the E. Teal Survey, Abstract No. 207, Rockwall County, Texas and being part of that 13 acre tract as recorded in Volume 18, Page 565, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING, at the South Corner of Cedar Grove Christian Church, a 1/2" iron stake found for corner.

THENCE, N. 45° 32' 13" E., a distance of 70.00 feet to a point on the Southerly line of Hilltop Drive, said point being the beginning of a curve to the left having a central angle of 9° 09' 52" and a radius of 120.00 feet a 1/2" iron stake set for corner.

THENCE, around said curve and along the Southerly line of Hilltop Drive, a distance of 40.14 feet to the end of said curve a 1/2" iron stake set for corner.

THENCE, N. 43° 28' 13" E., along the Southerly line of Hilltop Drive a distance of 19.49 feet to a 1/2" iron stake set for corner.

THENCE, S. 44° 08' 24" E., leaving the Southerly line of Hilltop Drive a distance of 150.74 feet to a 1/2" iron stake found for corner.

THENCE, S. 45° 03' 45" W., a distance of 325.09 feet to a 1/2" iron stake found for corner.

THENCE, N. 44° 56' 15" W., a distance of 104.40 feet to a 1/2" iron stake found for corner.

THENCE, S. 45° 03' 45" W., a distance of 104.40 feet to a 1/2" iron stake found for corner.

THENCE, S. 44° 56' 15" E., a distance of 104.40 feet to a 1/2" iron stake found for corner.

THENCE, S. 45° 03' 45" W., a distance of 357.73 feet to a 1/2" iron stake set for corner.

THENCE, N. 44° 02' 30" W., a distance of 361.11 feet to a 1/2" iron stake set for corner.

THENCE, N. 45° 55' 42" E., a distance of 242.45 feet to a 1/2" iron stake set for corner.

THENCE, S. 43° 52' 12" E., a distance of 126.85 feet to the South Corner of Hilltop Drive, a 1/2" iron stake set for corner.

THENCE, N. 45° 00' E., along the Southerly line of Hilltop Drive, a distance of 359.88 feet to the beginning of a curve to the right having a central angle of 33° 25' 47" and a radius of 100.00 feet, a 1/2" iron stake set for corner.

THENCE, around said curve and along the Southerly line of Hilltop Drive, a distance of 58.35 feet to the end of said curve a 1/2" iron stake set for corner.

THENCE, S. 44° 32' 38" E., along the Southeast line of Cedar Grove Christian Church, a distance of 58.00 feet to the PLACE OF BEGINNING and containing 4.399 acres of land. This description is based on the Land Title Survey and Plat made by Bob O. Brown, Registered Public Surveyor on July 24, 1984.

CERTIFICATION

I, Bob O. Brown, do hereby certify that this survey was made on the ground, under my direction, that this plat correctly represents the facts found at the time of survey and that all corners are marked as shown and there are no visible conflicts or encroachments other than shown and that this service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-A condition 2 survey. This plat is for the exclusive use of Rockwall County Abstract and Title Co., wherein Willie and Margaret Fletcher, grantors, conveyed the subject property to Phil Williams, grantee, and the undersigned surveyor is not responsible to any others.

Bob O. Brown
Bob O. Brown, Registered Public Surveyor #1744



CITY OF ROCKWALL OFFICIAL RECEIPT

NAME Ruth Kases DATE 1-10-85
ADDRESS _____

Cash Check 263 Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>young change</u>		<u>55.00</u>

Received By A. Ghen

3066

FORM G-1

HILLTOP

DRIVE

(ROCK)

359.88'

PLACE OF BEGINNING

CEDAR GROVE CHRISTIAN CHURCH

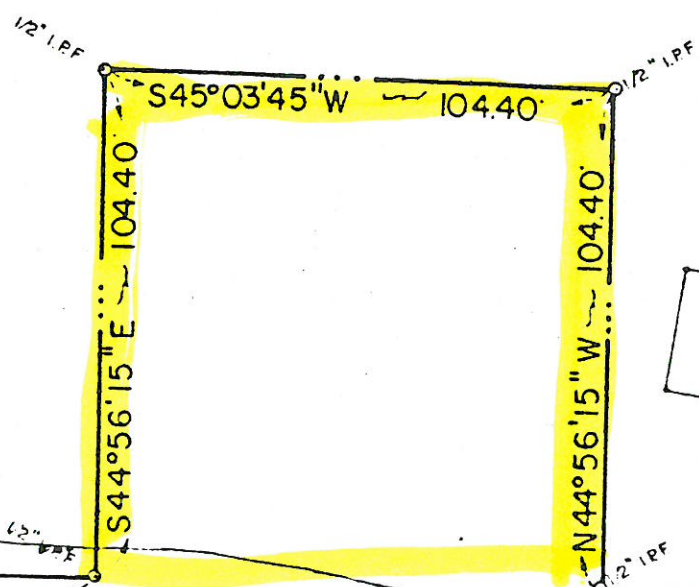
$\Delta = 9^{\circ} 09' 52''$
 $R = 120.00'$
 $T = 28.26'$
 $L = 40.14'$

$N43^{\circ} 28' 13'' E$
19.49'

$N45^{\circ} 32' 13'' E$
70.00'

4.399 AC.

VOL. 4, PG 38



ONE STORY FRAME

ONE STORY FRAME

DRIVE

ROCK

POWER LINES

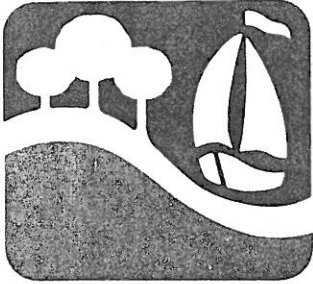
$S44^{\circ} 08' 24'' E$
150.74'

$S45^{\circ} 03' 45'' W$

325.09'

57.73'

DESCRIPTION



CITY OF ROCKWALL
"THE NEW HORIZON"

February 1, 1985

Philip Williams
6503 Ridgecrest Rd.
Unit B
Dallas, Texas 75231

Subject: Rezoning in M.H. Barksdale Survey

You have both submitted rezoning request on the same tract of land.
(See enclosed legal descriptions.) Our City Attorney has advised us that
we must ask that you resolve who is the owner of this property and thereby
the authorized agent to apply for rezoning before this case is heard by
the Planning and Zoning Commission.

Sincerely,

A handwritten signature in cursive script that reads "Karen Martin".

Karen Martin
Administrative Assistant

cc: Spatex/Culpepper JV
c/o Gary Schultz

Encl.

KM/sle

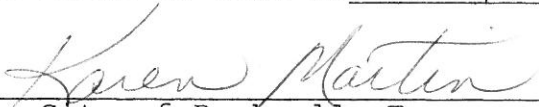
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P. M. on the 14th day of February, 1985 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of KC Venture, Philip Williams, and Spatex/Culpepper JV
for a change in zoning from Agricultural and Commercial to General Retail

on the following described property:

4.649 acres off Hill Top Drive
(see attached)

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. 85-11/3-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. 85-11/3-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

4 ac.

① Cedar Grove Christian Church, Rt 3 Box 422

^{Moton}
₅₀ ② Alvin Moton, Rt 3, Box 422

③ Ann German, 4611 Heatherbrook, Dallas,
75234

④ Clarence Laws, 4611 Heatherbrook, Dallas
75234

⑤ ~~Michael Stephenson, 2300 Stemmons
St & F-30, Dallas 75207~~

⑥ Gus Moton Heirs c/o A D Moton,
Rt 3 Box 422

⑦ Lula Fields & Iola Rollins c/o Norma
Wright, Rt 3 Box 421

⑧ Prudence Walton et al c/o Helen Brooks,
2249 Warren Ave, Oakland, CA 94603

⑨ Lucille Seastrom, 2154 27th St,
Los Angeles, CA 90018

⑩ Earnest Fields, 9676 Elmira Cr., Sacramento,
CA 95827

- ⑪ Landers + Cooper, 615 W Garland, Garland 75040
- ⑫ Wardell Bowman et ux, 6001 Skillman Bldg 4
Ste 230, Dallas 75231
- ⑬ John Buffington, 509 E. Bowen
- ⑭ Thenia Williams, 6212 Concerto Lane,
Dallas 75241
- ⑮ Isaac Williams, 4313 Metropolitan,
Dallas, 75210
- ⑯ Londell Jeastrom, 2154 W 27th St, Los
Angeles, CA 90018
- ⑰ Doyle Cain, c/o Equity Tax Group,
PO Box 475 757, Garland 75047
- ⑱ Estella Biddings, 10914 McCree Rd, Dallas
75238
- ⑲ Roberta Fields, 8633 Hanford Dr, Dallas
75231
- ⑳ Almetra Dockey, 5528 Adeline St,
Oakland, CA 94608

(21) Church on the Rock, PO Box 880

(22) Safeway Stores C/o Jimi Cervine, 11325 Pegasus
Bldg W-141 Dallas 75238

(23) Carlisle Property - Retail, PO Box 832310,
Richardson, 75083

DESCRIPTION

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BEGINNING, at the South Corner of Cedar Grove Christian Church, a $\frac{1}{2}$ " iron stake found for corner.

THENCE, N. 45° 32' 13" E., a distance of 70.00 feet to a point on the Southerly line of Hilltop Drive, said point being the beginning of a curve to the left having a central angle of 9° 09' 52" and a radius of 120.00 feet a $\frac{1}{2}$ " iron stake set for corner.

THENCE, around said curve and along the Southerly line of Hilltop Drive, a distance of 40.14 feet to the end of said curve a $\frac{1}{4}$ " iron stake set for corner.

THENCE, N. 43° 28' 13" E., along the Southerly line of Hilltop Drive a distance of 19.49 feet to a $\frac{1}{4}$ " iron stake set for corner.

THENCE, S. 44° 08' 24" E., leaving the Southerly line of Hilltop Drive a distance of 150.74 feet to a $\frac{1}{2}$ " iron stake found for corner.

THENCE, S. 45° 03' 45" W., a distance of 325.09 feet to a $\frac{1}{2}$ " iron stake found for corner.

THENCE, N. 44° 56' 15" W., a distance of 104.40 feet to a $\frac{1}{2}$ " iron stake found for corner.

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CERTIFICATION

I, Bob O. Brown, do hereby certify that this survey was made on the ground, under my direction, that this plat correctly represents the facts found at the time of survey and that all corners are marked as shown and there are no visible conflicts or encroachments other than shown and that this service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-A condition 2 survey. This plat is for the exclusive use of Rockwall County Abstract and Title Co., wherein Willie and Margaret Fletcher, grantors, conveyed the subject property to Phil Williams, grantee, and the undersigned surveyor is not responsible to any others.


Bob O. Brown, Registered Public Surveyor #1744

BEING a tract of land situated in the Malcom J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being out of a 13-acre tract of land conveyed to Jodie Chisum Douglas from G. W. Moton as shown by deed recorded in Volume 18, Page 565 of Deed Records of Rockwall County, Texas, also being the same tract conveyed to Tommy McClain from Harold F. Curtis, Jr., Trustee by deed recorded in Volume 119, Page 904, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin in the Northwest line of above described 13-acre tract, said point being 404.4 feet South 45° West from the North Corner of said 13-acre tract and being the Northwest corner of the Columbus Rollins tract;

THENCE: South 45° East 104.4 feet with Rollins West line to Rollins Southwest corner;

THENCE: South 45° West 208.7 feet to a point for a corner;

THENCE: North 45° West 104.4 feet to an iron pin in the Northwest line of said 13-acre tract;

THENCE: North 45° East 208.7 feet to the Place of Beginning and Containing 0.50 Acres of Land.

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 February, 1985 in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of KC Venture, Philip Williams, and Spatex/Culpepper JV
for a change in zoning from Agricultural and Commercial to General Retail

on the following described property:

4.649 acres off Hill Top Drive
(see attached)

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. 85-11/3-Z

Karen Martin
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. 85-11/3-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 Wardell A. Walton Jessie Walton
Philine Walton
Address 2249 Warner Ave. Okla., Ok

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

Thank you,
City of Rockwall

STATE OF TEXAS
COUNTY OF ROCKWALL

This is to certify that this plat was made from an actual and accurate survey of land made on the ground February 11, 1976, and correctly represents the following tract of land.

BEING a tract of land situated in the Malcom J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being out of a 13-acre tract of land conveyed to Jodie Douglas from G. W. Moton, as shown by deed recorded in Volume 18, Page 565 of Deed Records of Rockwall County, Texas, also being the same tract conveyed to Tommy McClain from Harold F. Curtis, Jr., Trustee by deed recorded in Volume 19, Page 904, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin in the Northwest line of above described 13-acre tract, said point being 401.4 feet South 45° West from the North corner of said 13-acre tract and being the Northwest corner of the Columbus Rollins tract;

THENCE: South 45° East 104.4 feet with Rollins West line to Rollins Southwest corner;

THENCE: South 45° West 208.7 feet to a point for a corner;

THENCE: North 45° West 104.4 feet to an iron pin in the Northwest line of said 13-acre tract;

THENCE: North 45° East 208.7 feet to the Place of Beginning and Containing 0.50 Acres of Land.

HAROLD G KEATON

RECORD IN VOL 120, PAGE 566



BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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4.649 acres off Hill Top Drive
(see attached)

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. 85-11/3-Z

Karen Martin
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. 85-11/3-Z

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

I am opposed the request for the reasons listed below.

1. Better utilization of property
2. Enhance value
3. Enhance beauty of area

Signature Ann German
Address 4611 Heatherbrook Dr

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

Thank you,
City of Rockwall

To - Karen Martin Pali. 10/29/15

SUBJECT: ZONING REQUEST - ~~from~~

Please change my ~~zoning~~³ zoning
request to retail for commercial. On
my 4th application change lots 3A + 4a
to townhouses and lots 7 + 8 to
retail.

Ray Alms, Partner

TO WHOM IT MAY CONCERN:

PLEASE AMEND OUR ZONING

REQUEST TO READ AS FOLLOWS:

FROM AGRICULTURAL TO

GENERAL RETAIL.

KC Ventures

Ruth Lewis