

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 85-4-7 Filing Fee \$55.00 Date Jan 10, 1985
Applicant Philip A. Williams Phone 368 5999
Mailing Address 6503 Ridgcrest Rd Unit "B" Dallas 75231

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.)

Lot #1 Block #7 + Lot #2 Block #13
of George Moton Estate

See Attached

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

Agriculture District Classification
to Commercial General 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.

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 A. 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)

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

$S45^{\circ}03'45''W$ 104.40'

104.40'

104.40'

$S44^{\circ}56'15''E$ 104.40'

$N44^{\circ}56'15''W$ 104.40'

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

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

150.74'

325.09'

17.73'

LOT 1
BLOCK 7

DESCRIPTION

ONE STORY FRAME

ONE STORY FRAME

ONE STORY FRAME

DRIVE

ROCK

POWER LINES

$V2^{\circ}1PS$

$V2^{\circ}1PS$

$18^{\circ}1PS$

$V2^{\circ}1PS$

$V2^{\circ}1PS$

$V2^{\circ}1PS$

$V2^{\circ}1PS$

$V2^{\circ}1PS$

$V2^{\circ}1PS$

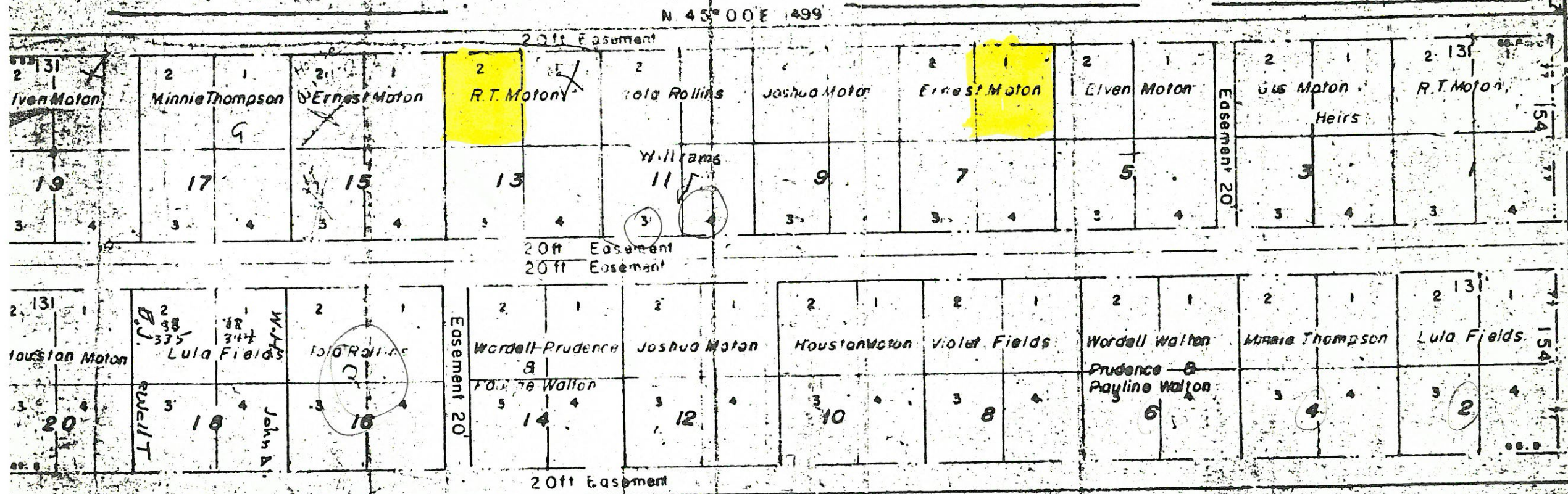
$V2^{\circ}1PS$

beg. 10' East 251 ft. with fence line to a large tree on the
 large ditch, an iron pin for corner;
 7 deg. 25' East 142.8 ft. to an iron pin on the South side of
 a corner;
 5 deg. 00' East 1499 ft. to the place of beginning containing

James H. ...
 City-Plan Commission
 Rockwall, Texas
B. A. Klutts
 Mayor

5.102 acres, sub-divided into 77 Blocks, all Blocks contain
 roads including the easements for access to said Blocks,
 and are larger to offset large ditch through property, the
 records for future development.

Sub-division of land approved by the heirs of
 George Morton (deceased)
 NORTH CORNER
 E. TEAL SURVEY
 For the heirs of Geo. Morton Est.



This plat is a true and correct representation of the
 facts shown hereon of survey made by me on the grounds,
 courses and courses are as shown.

R. E. L. Holford
 County Surveyor.

PLAT OF
 GEORGE MORTON, ESTATE
 14 ACRE TRACT EDWARD TEAL SURVEY
 CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS
 May 15, 1962 Scale 1" = 100' R. E. L. Holford

PUBLIC ROAD
 S 45° 00' E 388'
 SURVEY LINE

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 1-15-85
NAME Philip A. Williams
ADDRESS _____

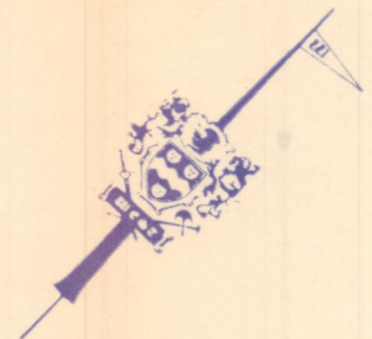
Cash Check 247 Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>3072</u>		<u>55.00</u>

Received By W. Sheen

3072

FORM G-1



4.399 AC.

S 43° 58' 14" W

S 43° 58' 14" W

S 45° 00' 00" W

SEE
DETAIL
BELOW

PUBLIC ROAD
ABST. 207
ABST. 200

770'
2
VACANT

770'
1

65.5
2

20' EASEMENT
1

65.5
2

65.5
1

65.5
2

770'
1
VACANT

770'
1

EDWARD

TEAL

SUR.

ABST. NO. 207

BLK. 7

BLK. 13

65.5'
3

65.5
4

65.5
3

65.5
4

65.5
3

65.5
4

65.5
3

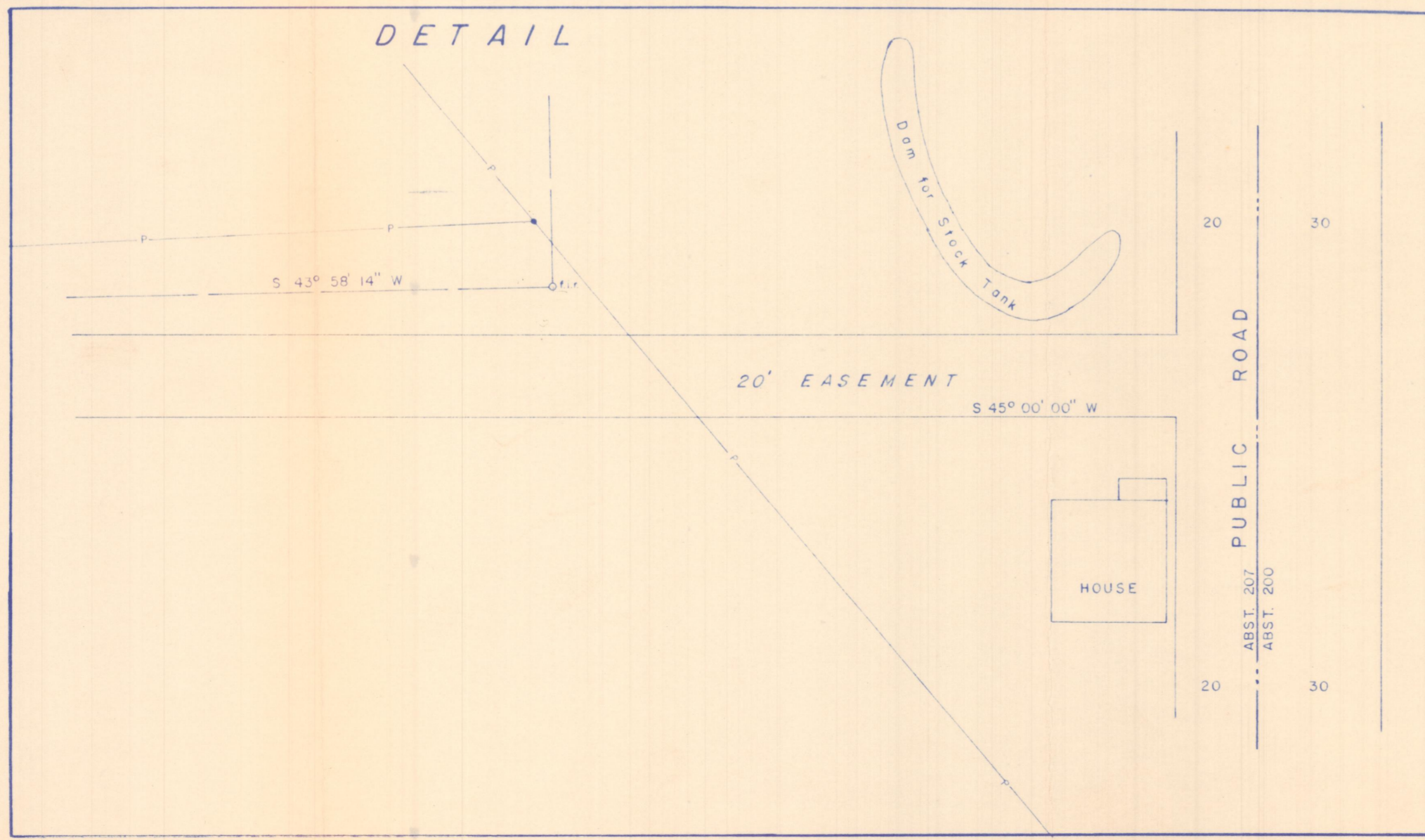
65.5
4

65.5
4

20' EASEMENT

20' EASEMENT

DETAIL



SCALE 1" = 30'
Iron Pin Monument Property Line
Centerline
Fence
Power Line
Survey Line
City Limit Line
County Line
Conflict, etc (000.0) Deed Call

SURVEY FOR PHIL WILLIAMS		c/o		Phone
Address		Owner		
LOT NO(s) 2 Blk.13 & 1 Blk. 7		BLK NO.	CITY BLK NO.	
ADDITION George Morton Estate Rockwall Co., Tx.		Vol	Slide A	Pg 47-B 47-B MRDCT
PROPERTY ADDRESS Rockwall Co.		CITY Rockwall, Tx.		
AREA	SURVEY Edward Teal		ABST NO. 207	
WEST LAND SURVEYORS REPRESENTING "WEST" SURVEYORS IN DALLAS COUNTY SINCE 1845 7918 HANOVER AVE DALLAS, TX 75225 363-5111				

DATE: 12-18-84



ROBT. H. WEST
REGISTERED PUBLIC SURVEYOR NO. 682
LICENSED STATE LAND SURVEYOR
COUNTY SURVEYOR 1944-1982

- SURVEYORS CERTIFICATE**
- I, Robt. H. West, do hereby certify that this survey was made on the ground under my personal supervision and that this plot is a true, correct and accurate representation of the facts as found at the time of the survey and that this professional service conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A Condition II Survey, and, more specifically, I do hereby certify that this survey conforms to the conditions and stipulations as checked (X) below.
- (X) 1. The boundary lines, dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon is correct.
 - (X) 2. Iron pins are set at each property corner unless otherwise indicated hereon.
 - (X) 3. The distance from the nearest intersecting street, road or other point of reference is as shown hereon.
 - (X) 4. Correctly shows the location and dimension of all alleys, streets, roads, rights-of-way, easements and other matters of record of which the surveyor has been advised affects the subject property (each has been identified by instrument volume and page number if available).
 - (X) 5. Except as shown, there are no visible easements, rights-of-way, party walls or conflicts; further, this survey is subject to any easements or rights-of-way not visible on the ground.
 - (X) 6. The location of all buildings, structures and other improvements or visible items, if shown, are as indicated hereon.
 - (X) 7. Except as shown, there are no visible encroachments onto adjoining premises, streets or alleys by any building, structure or other improvement situated on the subject property.
 - (X) 8. Except as shown, there are no visible encroachments onto the subject property by any building, structure or other improvement situated on adjoining premises.
 - () 9. Correctly shows the location of and acres contained in all portions of the subject property which are located in an area designated as a "flood prone area" as defined by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Act of 1973.
 - () 10. This survey is not for construction purposes.
 - () 11. Correctly shows the location of all streets and roads visibly providing access to and from the subject property.
 - () 12. If required by the contract, this survey correctly sets forth the number of net acres contained in the property exclusive of any land lying within the right-of-way of any alleys, streets, roads, railroads or within the boundary lines of any easements or within the bed of any creek, river or other water course or within any flood prone area as defined hereinabove.

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DRIVE

(ROCK)

359.88'

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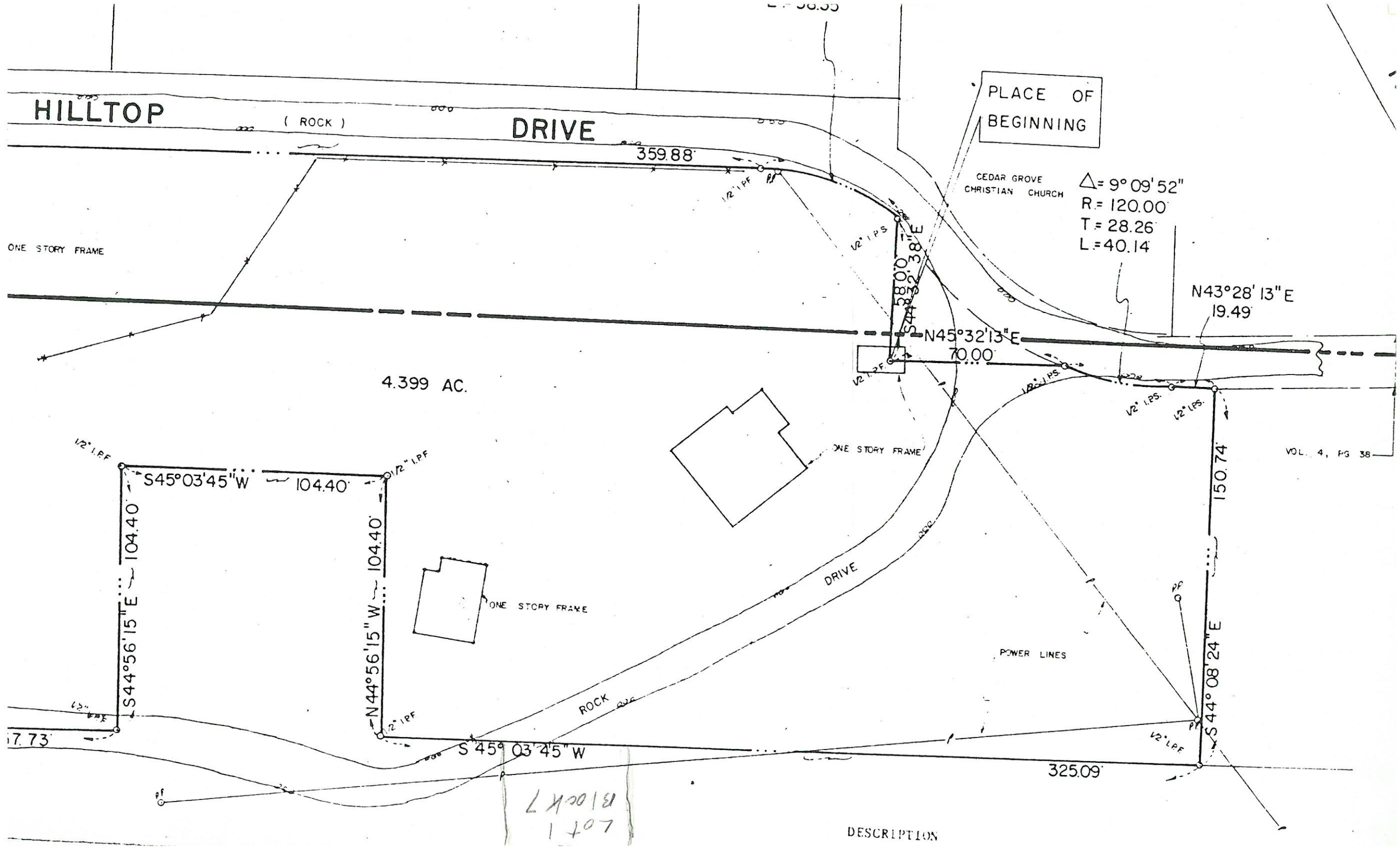
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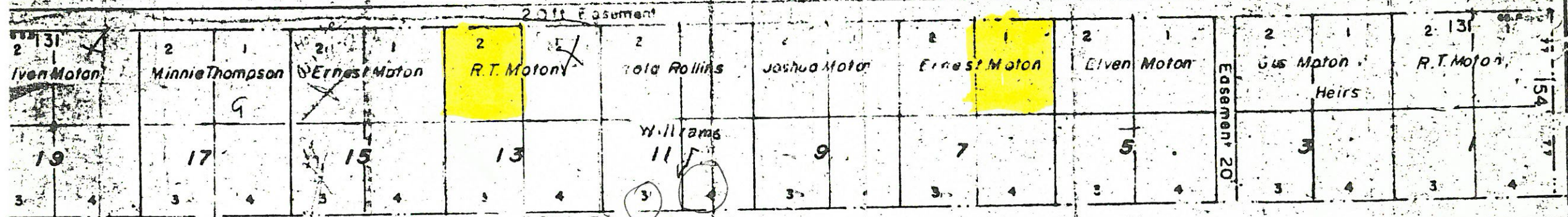
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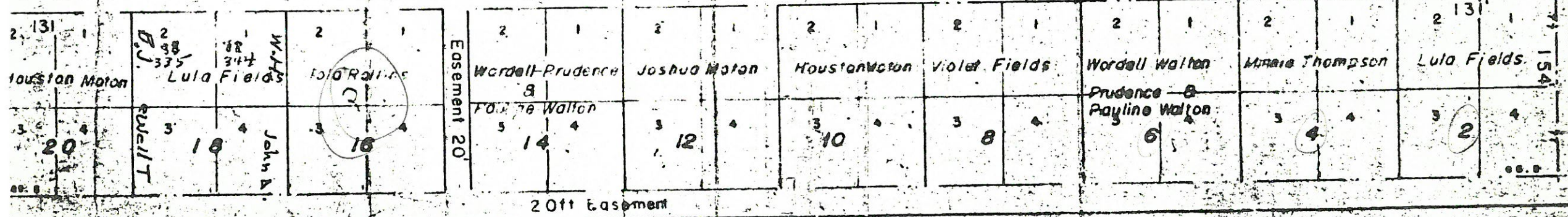
NORTH CORNER
 EDWARD TEAL SURVEY

For the heirs of Geo. Morton Est.

N 43° 00' E 1499'



20ft Easement
 20ft Easement



S. 45° 00' W. 1444'

This plat is a true and correct representation of the
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R. E. L. Holford
 County Surveyor.

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 14 ACRE TRACT EDWARD TEAL SURVEY
 CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS
 May 15, 1962 Scale 1" = 100' R. E. L. Holford

PUBLIC ROAD
 S. 45° 00' E 388'
 SURVEY LINE

Handwritten notes

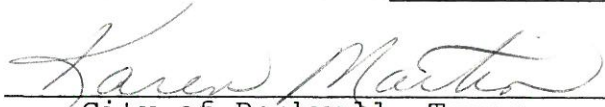
BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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 Philip Williams
for a change in zoning from Agricultural to Townhouse

on the following described property:

Lot 1, Block 7 and Lot 2, Block 13 Moton Addition

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. 85-4-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. 84-4-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

~~3, 5, 7, 9, 11, 13, 15, 17~~
~~16, 14, 12, 10, 8, 6~~

Lot 1, BK 7 + Lot 2, BK 13 Moton

- ① K C Venture, 408 D Fannin
- ~~②~~
- ② Gus Moton Heirs, c/o Alvin Moton, Rt 3 Box 422
- ③ Lula Fields + Iola Rollins, c/o Norma Wright,
Rt 3 Box 421
- ④ Prudence Walton et al c/o Helen Brooks,
2249 Warren Ave, Oakland, CA 94603
- ⑤ Lucille Seaton, 2154 27th St, Los Angeles,
CA 90018
- ⑥ Earnest Fields, 9676 Elmira Circle,
Sacramento, CA 95827
- ⑦ Lenders + Cooper, 615 W. Garland, Garland 75040
- ⑧ Wardell Bowman et ux, 6001 Skillman Bldg 4
Ste 230, Dallas 75231
- ⑨ John Buffington, 509 E. Brown
- ⑩ Themia Williams, 6212 Concerto Lane, Dallas
75241
- ⑪ Isaac Williams, 4313 Metropolitan, Dallas 75210

(12) Michael Stephenson, 2300 Stearns, Ste 5-F-30,
Dallas 75207

(13) Londell Seastrom, 2154 W. 27th St.,
Angeles, CA 90018

(14) Ann German, 4611 Heatherbrook,
Dallas 75234

(15)

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Karen Martin
City of Rockwall, Texas

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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 84-4-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 siting of property
2. Enhance Value
3. Enhance Beauty of area

Signature Ann Isom
Address Hill Heatherbrook Dr

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

Thank you,
City of Rockwall

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Larry Martin
City of Rockwall, Texas

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Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. 84-4-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.

Wadee A. Walton Jerris Walton
Signature Pauline Walton
Address 2249 Warner Ave. Oakland, CA

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

Thank you,
City of Rockwall