

CITY OF ROCKWALL  
102 East Washington  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 85-8-2 Filing Fee \_\_\_\_\_ Date \_\_\_\_\_

Applicant Philip Williams Phone \_\_\_\_\_

Mailing Address 1624 Highland Rd, Dallas

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.)

PD-16 Part of Lot 28  
Lake Ridge Estates

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

PD-16 : GR District Classification  
to GR 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 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)

FIELD NOTES

BEING a survey of a tract of land in the EDWARD TEAL SURVEY ABST. NO. 207, Rockwall County, Texas; and being a part of Lot 28 of the Lake Ridge Estates Addition, an addition to the City of Rockwall, Texas as recorded on 5-8-1961 in the Deed Records of Rockwall County, Texas; and being more particularly described as follows:

COMMENCING at an iron rod at the North corner of Lot 1 of Isaac Brown's Land Partition to His Heirs as recorded in Vol. 1, pg. 57, DRRCT, a point in a public road in the Northeast line of said Teal Survey; Thence S 45°00'00" W, along the Northwest line of said Lot 1, 227.3 ft. to an iron rod at the West corner of a certain 0.843 acre tract; THENCE S 45°00'00" E, along the Southwest line of said Lot 1 and of said 0.843 acre tract, 108.2 ft. to an iron rod at the South corner of said Lot 1, a point in the Northwest line of said Lot 28, Lake Ridge Estates Addition and the POINT OF BEGINNING of the tract herein described:

THENCE S 45°00'00" E, along the Southwest line of said 0.843 acre tract, 114.61 ft. to an iron rod at the South corner of said 0.843 acre tract, a point in the Westerly line of Ridge Road (F.M. Rd. 740);

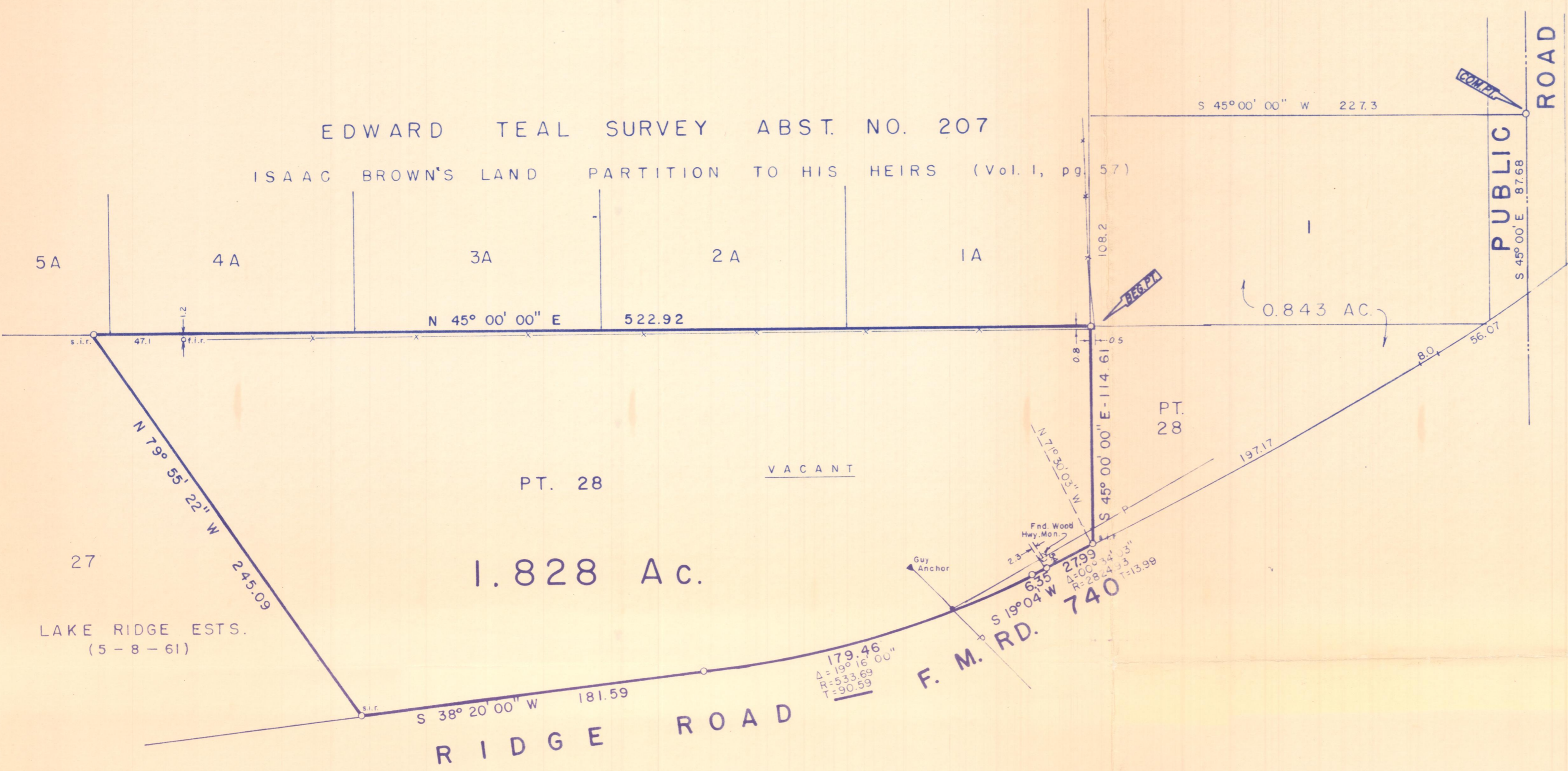
THENCE Southwesterly along the Westerly line of said Ridge Road as follows: 1st. along a curve to the right that has a Central Angle of 00°34'03", a Radius of 2824.93 ft. (the Radial Bearing at this point being N 71°30'03" W), a Tangent of 13.99 ft. and for a Distance of 27.99 ft.; 2nd. S 19°04'00" W, 6.35 ft. to the beginning of a curve to the right that has a Central Angle of 19°16'00", a Radius of 533.69 ft., and a Tangent of 90.59 ft.; 3rd. Around said curve to the right, 179.46 ft.; 4th. S 38°20'00" W, 181.59 ft. to an iron rod for a corner at the South corner of said Lot 28;

THENCE N 79°55'22" W, along the Southwest line of said Lot 28, 245.09 ft. to an iron rod at the West corner of said Lot, a point in the Southeast line of said Isaac Brown's Partition;

THENCE N 45°00'00" E, along the Northwest line of said Lot 28 (the Southeast line of said Partition), 522.92 ft. to the POINT OF BEGINNING and containing 1.828 acres (79,646 Sq. Ft.) of land.

NOTES::::::

1. Vacant.
2. Fences as shown.
3. Power line, Pole and guy anchor as shown.



There are no encroachments, conflicts, or protrusions except as shown

REVISED:	Explanation:

SURVEY FOR: WILLIAMS, Phil  
 Address: 1624 Highland, Dallas, TX 75218 Phone 321-0572

DATE: 02 02 84 SCALE: 1" = 50'

OWNER: Phil Williams

AREA: 1.828 Ac (79,646 S.F.)

ADDRESS: Ridge Road, Rockwall, TX

DESCRIPTION: Part Lot 28, Lake Ridge Estates Addition, Rockwall, Texas; In the EDWARD TEAL SURVEY ABST. NO. 207, Rockwall County,

**WEST LAND SURVEYORS**  
 7918 HANOVER AVE., D.T. 75225---363-5111  
 ROBT. H. WEST  
 1944-County Surveyor-1982  
 Licensed State Land Surveyor • Registered Public Surveyor

REPRESENTING WEST SURVEYORS IN DALLAS COUNTY SINCE 1845

This is to certify that, under my personal supervision this date, a careful and accurate survey was made on the ground and that the Plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat, the size, location and type of building and improvements if shown, and that the distance from the nearest intersecting street, or road, is as shown on said plat. This survey is subject to any easements not visible on the ground. This survey not for construction purposes.

*Robt. H. West*  
 Robt. H. West

FILE: ABST? 207,  
 ROCKWALL COUNTY

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 PD-16: General Retail to General Retail

on the following described property:

Part of Lot 28, Lake Ridge Estates

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. 85-8-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. 85-8-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

~~Interfirst~~

~~PD 937~~

PD-16

① Independent Community Financial Corp.,  
PO Box 129

11

Interfirst Bank Dallas, PO Box 83798,  
Dallas 75283

② Emily Sue Whitehead & O L Steger Jr,  
304 Highland Dr.

~~③ Safeway <sup>Stores</sup> of Jim Corvine, 11325 Pegasus,  
Bldg W-141, Dallas 75238~~

④ Carlisle Property Co. - Retail, PO Box 832310  
Richardson, TX 75083

1A

~~⑤ Ola Young~~ E M Young, Rt 3 Box 424

3A

⑥ Michael Stephenson, 2300 Stemmons, Ste 5-F-30  
Dallas, TX 75027

4A

⑦ Bobbie Williams, 5614 Pickfair, Dallas, 75230

5A

⑧ William Douglas ETUX ETAL, 7446 <sup>E. M</sup> Grand Ave.,  
Dallas, 75214

⑨ Texas - Frates, One Commodore Plaza

⑩ F. P. Hughes, Rte 4 Box 36

⑪ Ola Young c/o E M. Young Rt 3 Box 424

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Karen Martin  
City of Rockwall, Texas

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Case NO. 85-8-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. Request zones fills a gap adjacent to Gen. Retail
2. Request conforms to PD-16 usage
3. Texas-Frates (owner) wishes the zoning along 740 to Chandlers to be Gen. Retail.

Signature Jan R. Hall

Address One Commission Plaza

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

Thank you,  
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Karen Martin  
City of Rockwall, Texas

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

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

1. not ready to relocate.
2. Homestead property.
3. opposed to extremely rapid growth.

Signature Emmett Young  
Address 2880 Horizon Road

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

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- 1.
- 2.
- 3.

INDEPENDENT COMMUNITY FINANCIAL  
CORPORATION

Signature Paul E. Lokey  
By: Paul E. Lokey, Chairman of the Board  
Address P.O. 129 Rockwall

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- 2.
- 3.

Signature J.P. Hughes  
Address Route 4 Box 36 Rockwall TX.  
75087

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Thank you,  
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