

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

Deadline for
Submission
Jan 13

APPLICATION FOR ZONING CHANGE

Case No. 1986-01-25P Filing Fee \$ 110.00 Date 1-13-86

Applicant Richard Collins Phone 727-6751

Mailing Address _____

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.)

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

"Ag" Agricultural District Classification
to "H1" High Industrial 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 Richard Collins

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)

N87°29'58"E 163.42'

30'

30'

28'

18'

20'

30

50

55'

S02°08'03"E 104.08'

PROPOSED CONVEYOR STREET

260 FT. LATERAL FIELD

1.025 Acres (4466.52 Sq. Ft.)

30 X 60 1,800 sq ft

100'

N02°17'34"W 296.99'



2-375 GAL. TANKS



30

Drive 12'

50

C1

C2

S16°08'11"E 101.01'

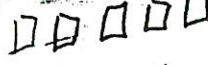
30'

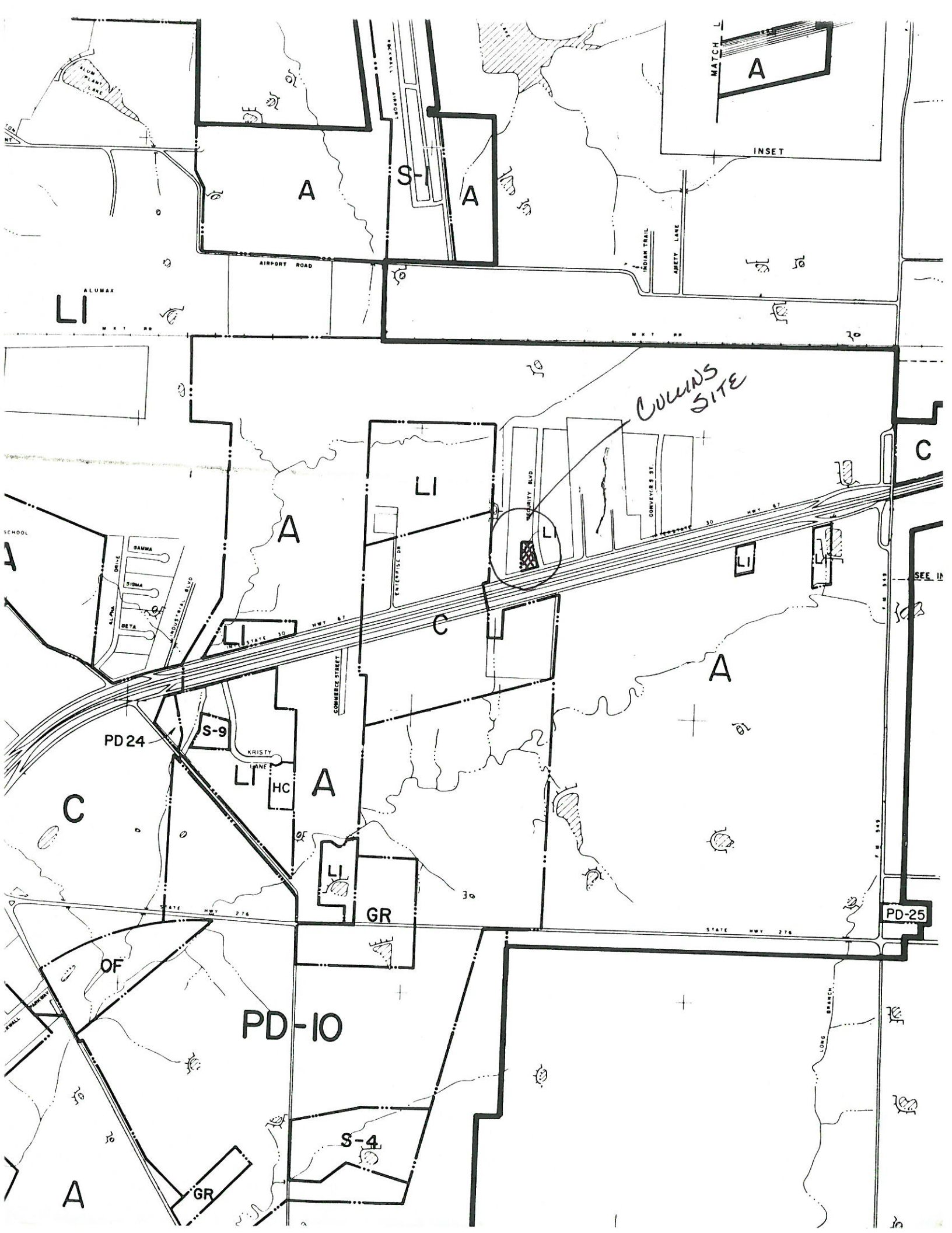
S73°51'49"W 171.60'

AREAS OF WATER NO. STANDING 30

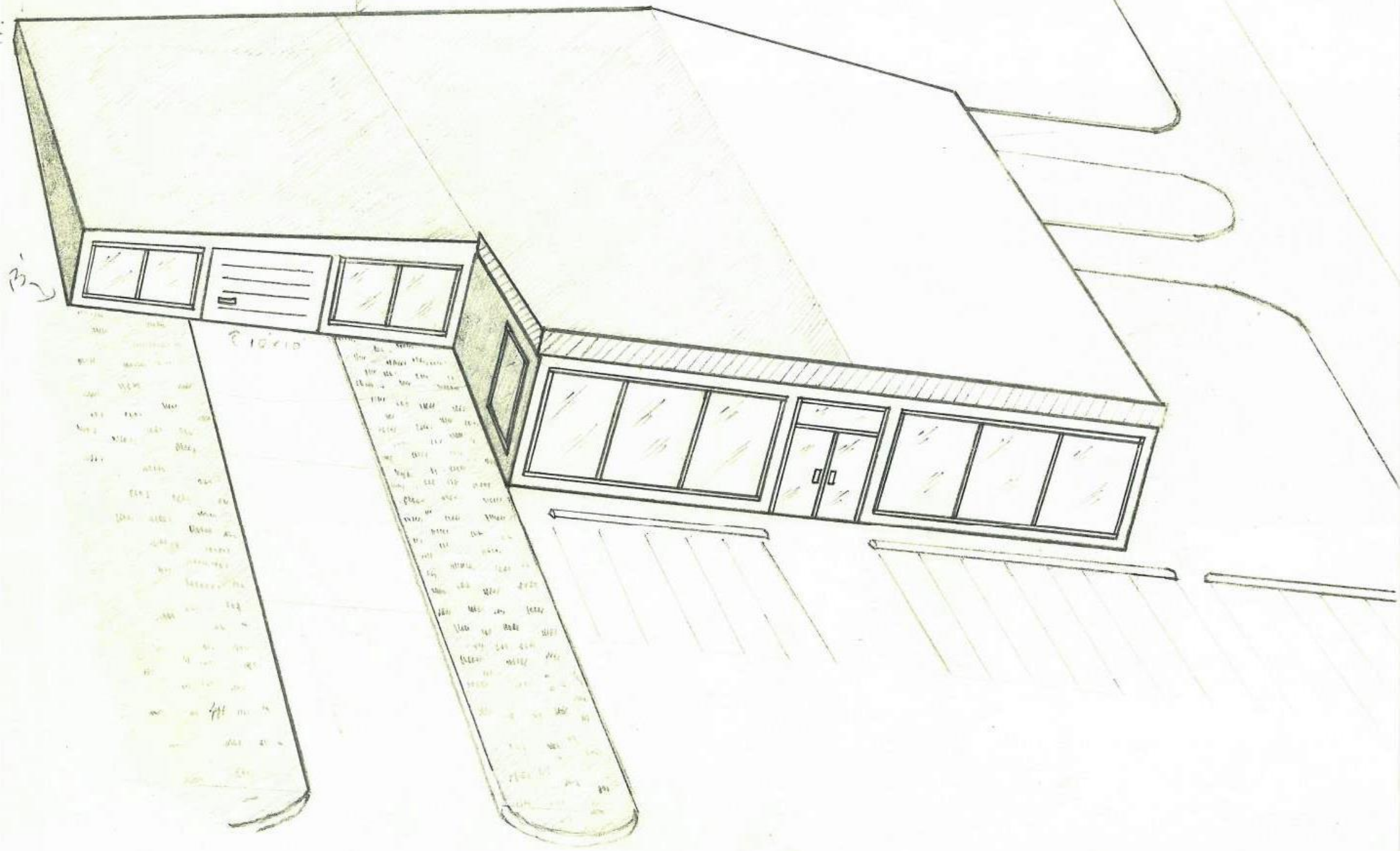
HIGHWAY

Parking





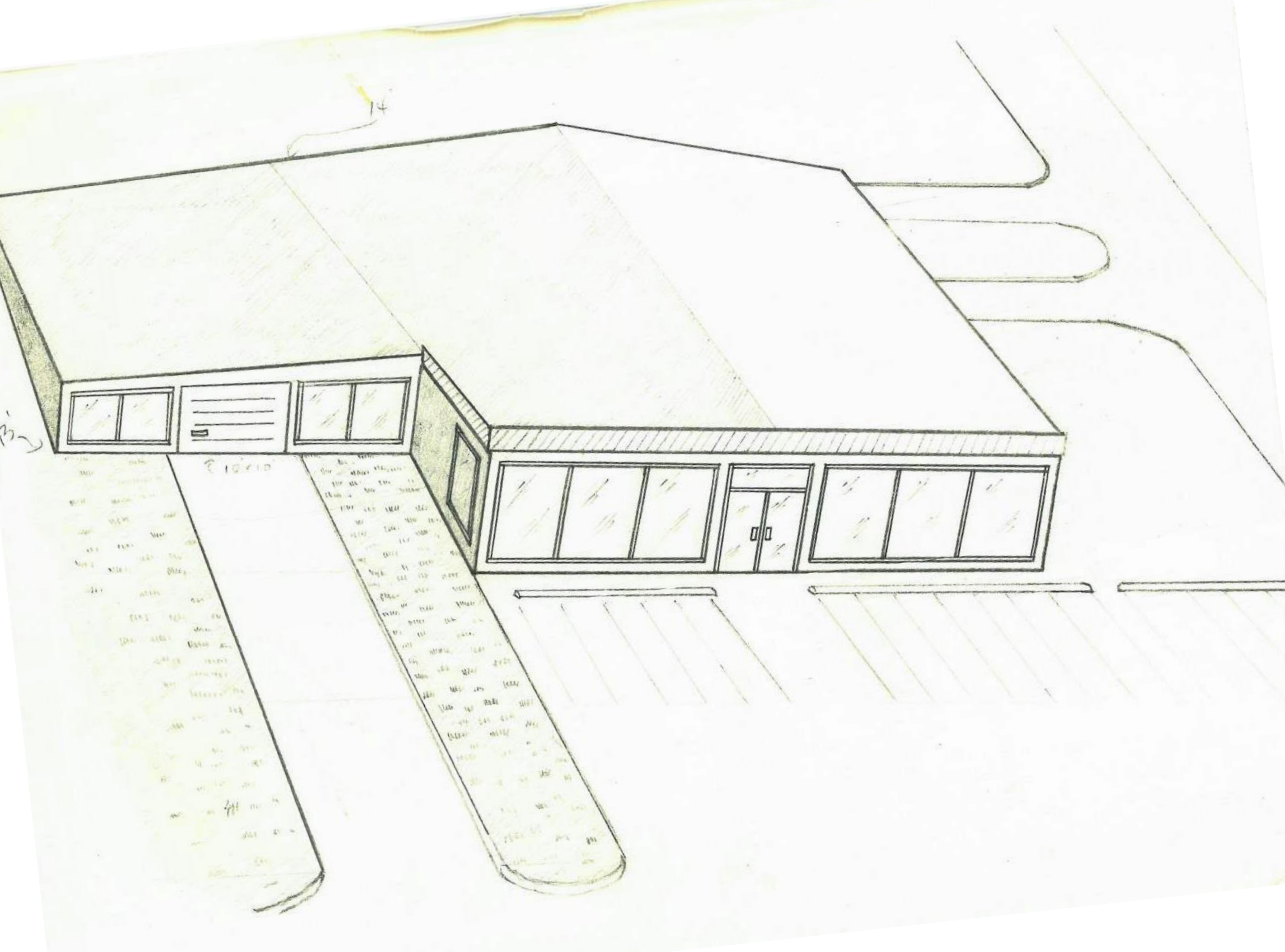
14

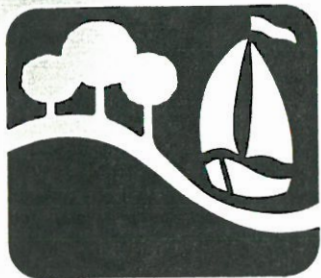


P

Pavimento







CITY OF ROCKWALL
"THE NEW HORIZON"

November 4, 1987

Mr. Richard Cullins
1304 Ridge Road
Rockwall, Texas 75087

Dear Mr. Cullins:

On November 2, 1987, the Rockwall City Council denied your request for a waiver of irrigation requirements for your property on I-30.

Under the Zoning Ordinance you will be required to landscape and irrigate 5% of your lot. Please contact either Julie Couch or Larry Bennett if you have any further questions with regard to this requirement.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Aide

MN/mmp

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 30th day of January in
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-
quest of Richard Cullins
for a Zone Change from "A" Agricultural to "LI" Light Industrial

on the following described property:

See Attached description

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. P&Z86-1-Z/SP


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. P & Z 86-1-Z/SP

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

BEING, a tract of land situated in the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, and the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, Rockwall County, Texas, and being a part of that tract of land conveyed to Maude Lee Springer by deed recorded in Volume 47, Page 378, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod at the intersection of the Northwest line of I.H. 30 and the West line of said Springer tract;

THENCE: Northeasterly along said Northwest R.O.W. line of 136.40 feet to the Point of Beginning;

THENCE: North $02^{\circ} 17' 34''$ West a distance of 296.99 feet to a point for a corner;

THENCE: North $87^{\circ} 39' 58''$ East a distance of 163.42 feet to a point for a corner located on the Westerly line of a proposed right-of-way;

THENCE: Following said proposed R.O.W. as follows: South $02^{\circ} 08' 03''$ East, 104.08 feet to the beginning of a curve to the right having a central angle of $10^{\circ} 12' 40''$ and a radius of 400.00 feet; Around the arc of said curve an arc distance of 71.29 feet to a point of reverse curve, said curve having a central angle of $24^{\circ} 12' 48''$, and a radius of 110.00 feet; Around said curve an arc distance of 46.49 feet to a point of tangency; and South $16^{\circ} 08' 11''$ East a distance of 36.00 feet to a point for a corner located on the Northwest line of I.H. 30:

THENCE: Along said Northwest line, South $73^{\circ} 51' 49''$ West a distance of 171.60 feet to the Point of Beginning and Containing 1.025 acres of land.

SAVE AND EXCEPT: The right to dedicate a 7.5 foot utility easement along the Westerly perimeter of the herein described tract.

This conveyance is made and accepted subject to any and all conditions, reservations and restrictions, if any, relating to the hereinabove described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Rockwall County, Texas, and apparent easements.

198/355-

WARRANTY DEED
(LONG FORM)
WITH VENDOR'S LIEN

THE STATE OF TEXAS

COUNTY OF ROCKWALL

} KNOW ALL MEN BY THESE PRESENTS:

That I, WILLIAM H. WAY, married but not joined herein by my wife in as much as herein described property constitutes no part of our business or residence homestead,

of the County of ROCKWALL and State of TEXAS for and in consideration of the sum of

TEN AND NO/100 ----- (\$10.00) -----DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of his one certain promissory note of even date herewith, the payment of which is secured by the Vendor's Lien herein retained (to the extent of purchase money advanced in the sum of \$44,242.20), in the principal sum of \$150,000.00, payable to the order of Lakeside National Bank, Rockwall, Texas at the request of grantee herein, it having advanced funds to the full amount of said note payable and bearing interest as therein provided; said note being secured by first, prior and superior liens on the hereinafter described property, and is additionally secured by a Deed of Trust of even date herewith to M. Lyn McCreary or Bob G. Chapman, Trustee,

12 4/5
4 4/9

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
RICHARD CULLINS
1304 Ridge Road, Rockwall, TX 75087

of the County of ROCKWALL and State of TEXAS, all of
the following described real property in ROCKWALL County, Texas, to-wit:

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee , his heirs and assigns forever; and I do hereby bind myself; my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee , his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the fact, tenor, effect and reading thereof, when this Deed shall become absolute.

Lakeside National Bank, Rockwall, Texas, at the instance and request of the grantee herein, having advanced and paid in cash to the grantor herein that portion of the purchase price of the herein described property as is evidenced by \$44,242.20 of the hereinbefore described \$150,000.00 note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lakeside National Bank, Rockwall Texas and the same are hereby TRANSFERRED and ASSIGNED to said Lakeside National Bank, Rockwall, Texas to the extent of the purchase money advanced and the balance of said note to the extent of \$105,752.80 which represents funds advanced at the special instance and request of grantee and same is secured by a Deed of Trust of even date herewith.

EXECUTED this 5th day of April , A. D. 19 84

William H. Way
.....
WILLIAM H. WAY
.....
.....

Mailing address of each grantee:

Name: Richard Cullins
Address:

Name:
Address:

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF ROCKWALL }

This instrument was acknowledged before me on the 6th day of April , 19 84 , by William H. Way

My commission expires:
..... 9/20/87

Patty R. Terrell
.....
Notary Public, State of Texas
Notary's printed name: Patty R. Terrell

PLANNING AND ZONING ACTION SHEET

Applicant Richard Cullins Case No. P+Z 86-12/SA

Property Description I-30 + West of Springer Tract

Case Subject Matter Zone change from "A" to "LI" + approval of a Site Plan

CASE ACTION

Date to P&Z 1-30-86 Approved Disapproved Tabled
Conditions _____

Date to City Council _____
Conditions _____

Ordinance no. _____ Date _____

ITEMS IN FILE

- | <u>Zoning Cases</u> | <u>Plat/Site Plan Cases</u> |
|---|--|
| <input checked="" type="checkbox"/> Application | <input type="checkbox"/> Application |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Filing Fee |
| <input checked="" type="checkbox"/> Filing Fee | <input type="checkbox"/> Plat/Plan |
| <input type="checkbox"/> Notice to Paper | <input type="checkbox"/> Engineer's Review |
| <input type="checkbox"/> Notice to Residents | <input type="checkbox"/> Consultant's Review |
| <input type="checkbox"/> List of Residents Notified | <input type="checkbox"/> Agenda Notes |
| <input type="checkbox"/> Residents' Responses | <input type="checkbox"/> Minutes |
| <input type="checkbox"/> Consultant's Review | <input type="checkbox"/> Correspondence |
| <input type="checkbox"/> Agenda Notes | <input type="checkbox"/> County File Number |
| <input type="checkbox"/> Minutes | |
| <input type="checkbox"/> Ordinance | |
| <input type="checkbox"/> Correspondence | |