

CITY OF ROCKWALL
 PROPOSED PRELIMINARY PLAN
 PD-10

SHEET TITLE	PROJECT NO.
PROJECT	SCALE
	DATE
	DRAWN BY
	CHECKED BY
	DRAWING NO.
B.L.S. & ASSOCIATES, INC.	
304 W. Rusk P. O. Box 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522	
	OF ____ SHTS

BRUNING 4021 64877

AGREEMENT

THIS AGREEMENT, entered into as of the 2nd day of February, 1987, by and between THE CITY OF ROCKWALL, a Texas municipal corporation (hereinafter referred to as the "City") and WEBB-RHOADES ASSOCIATES, a Texas Limited Partnership, SCHEID ASSOCIATES, a Texas General Partnership, ROCKWALL SOUTH ASSOCIATES, a Texas Limited Partnership, ROCKWALL 100 ASSOCIATES, a Texas Limited Partnership, and GARRETT-POINTDEXTER ASSOCIATES, a Texas Joint Venture (hereinafter referred to as the "Owners"):

WHEREAS, at the request of the Owners, the City on February 2, 1987, by resolution number _____ (hereinafter referred to as the "Resolution") agreed to a twelve (12) month moratorium on zoning changes and certain development activities with respect to those parcels of land currently zoned Plan Development District No. 10 (hereinafter referred to as "PD 10"), as more fully described in Ordinance No. 74-32, adopted by the City of Rockwall, Texas on November 4, 1974; and

WHEREAS, the City and the Owners desire to enter into an agreement consistent with the Resolution,

NOW, THEREFORE, for and in consideration of the premises and mutual covenants and conditions herein contained, the parties hereto agree as follows:

1. The City and the Owners agree that, except as otherwise provided in Section 2 below, no zoning changes will be initiated, either by the City or the Owners, nor any approvals issued by the City with respect to site plans, development plans, or preliminary or final plats, on any portion of the properties constituting P.D. No. 10 for a period of twelve (12) months from the date hereof. At the expiration of such period of time, the City may initiate hearings to determine the zoning on P.D. No. 10 by referring the matter to the Planning and Zoning Commission of the City for public hearings and recommendations to the City Council, *if a case*

2. Section 1 above notwithstanding, the Owners, or their successors in interest, may at any time from the date hereof and during the period of the moratorium elect to present to the City for its consideration a conceptual or preliminary plan or plans on the properties constituting P.D. No. 10, which plan or plans shall address the concerns of the City as set forth in its Comprehensive Land Use Plan. Upon the approval of such plan or plans by the City, through the normal process as required by the City's Comprehensive Zoning Ordinance, the Owners may proceed with appropriate requests for approvals of preliminary plats, plats, building permits, certificate of occupancy, and related approvals contemplated by the City's zoning and subdivision ordinances.

3. This Agreement shall be binding upon the parties hereto and their respective successors, legal representatives, and assigns.

IN WITNESS WHEREOF, this Agreement is entered into as of the year and date first above written.

ATTEST:

CITY OF ROCKWALL, TEXAS

City Secretary

By: _____
BILL EISEN, City Manager

WEBB-RHOADES ASSOCIATES,
a Texas Limited Partnership

SCHEID ASSOCIATES,
a Texas General Partnership

By: CAMBRIDGE COMPANIES, INC.,
a Texas Corporation,
General Partner

By: CAMBRIDGE COMPANIES, INC.,
a Texas Corporation,
General Partner

By: _____
CHARLES J. WILSON, President

By: _____
CHARLES J. WILSON, President

ROCKWALL SOUTH ASSOCIATES,
a Texas Limited Partnership

By: CAMBRIDGE COMPANIES, INC.,
a Texas Corporation,
General Partner

By: CHARLES J. WILSON, President

ROCKWALL 100 ASSOCIATES,
a Texas Limited Partnership

By: CAMBRIDGE COMPANIES, INC.,
a Texas Corporation,
General Partner

By: CHARLES J. WILSON, President

GARRETT-POINTDEXTER ASSOCIATES,
a Texas Joint Venture

By: CAMBRIDGE COMPANIES, INC.,
a Texas Corporation,
Managing Venturer

By: CHARLES J. WILSON, President

P.D. 10

Edward B. Tomlinson III
5402 Broadway
Garland, 75043

Frank Barber
Rt 2, Box 21-B
Rockwall

Ladd Properties LTD
To Curtis L. Crawford
P.O. Box 367
Rockwall

Max ~~Shied~~ Scheid, TR
P.O. Box 472347
Garland 75047

First United Pentecostal
Church
Box 774
Rockwall

N.L. Lofland
603 S. Goliad
Rockwall

Kip Estep
P.O. Box 2
Rockwall

Max Anderson
Rt. 1, Box 140
Rockwall

Dennis Hacic
Gregory E. Mapes
Rt. 1, Box 247-A
Rockwall

Dallas Baptist Assoc.
8001 East R.L. Thornton Frey
Dallas

Fred Gamble SR.
To Fred Gamble SR.
4615 Laurel Canyon
Austin 78731

Smartt, Lofland & Bond
To W. I. Lofland
Box 295
Rockwall

Long Branch Creek Corp.
1205 Ridge Rd. West
Rockwall

V. Wallace & E. Lofland
To E. Lofland
105 E. Kaufman
Rockwall

J.D. Jacobs, Jr.
710 Peters Colony
Rockwall

Charles D. McVea
3314 Skyview DR.
Wylie 75098

C.M. Strawn
115 National DR
Rockwall

Bobby C. Frausto Amick
117 National
Rockwall

Texas Energy Distr. Co.
605 White Hills DR
Rockwall

White Construction
16 South Ridge Cir.
Rockwall

P-D-10

Norman A. LaFon
Rt. 3, Box 150A
Farmersville, Tx. 75031

Rockwall Church of Christ
P.O. Box 653
Rockwall

C. E. Vaughn, TR.
Ladd Property
P.O. Box 367
Rockwall, Tx.

Gaston & Gaston Auctioneers
90 Ona Gaston
703 Robin Rd.
Rockwall

Rockwall Mini Warehouse #1
3430 South Polk
Dallas, 75224

Dan Ron Inc.
1100 Ridge Rd. West.
Rockwall

Jenny Clarke Cleghorn
90 Property Tax Service Co.
P.O. Box 814730
Dallas 753814730

Lawrence D. Lane
Rt. 1, Box 149
Rockwall

D. L. Faulkner
P.O. Box 476627
Dept. 402
Garland, 75047

William Way & Betty Haldeman
Rt. 4, Box 105A
Rockwall

Cambridge Properties Inc.
90 Garrett Poindexter
16660 Dallas Parkway #2080
Dallas 75248

Robert J. Evans, JR.
1230 Ridge Rd.
Rockwall

B. D. Jeffrey
DBA Jeffrey Corp.
2809 Honeysuckle
Garland 75041

Darlene C. Hawk
Rt. 1, Box 244
Rockwall

Howard L. Hesson
Rt. 1, Box 144
Rockwall

PD-10

Gary Thomas
9834 Wolf Ave.
Conifer, Colo. 80433

Michael Allen Brady
101 Hubbard Dr.
~~Rockwall~~ Rockwall 75087

Richard Cullins
P.O. Box 764
Rockwall

George E. Kelley
1470 Meandering Way
Rockwall

James Csihar
Rt. 1, Box 148
Rockwall

Randy Ross, E. Kelley & P. Bodin
4222 Rose Hill
Garland 75043

Metro-Pour Concrete, Inc.
2640 Ridge Rd.
Rockwall

Perry Bodin
P.O. Box 109
Rowlett, 75088

Edrich Development Co.
90 Texas Utilities Elect.
2001 Bryan Tower
Suite 2035
Dallas 75201

George S. Nabholz, SR.
90 H.L. Erdman & Assoc.
8200 Brookriver Dr. N600
Dallas 75247

Dallas East
90 Equity Tax Group Inc.
P.O. Box 1400
Rowlett, 75088

Haldeman Inc.
Box 761
Rockwall

Chapel View
4144 N. Central Expwy.
Suite 1200 LB-9
Dallas 75204-3199

Rockwall Investment Group SA
103 N. First
Rockwall

Lenders Clearinghouse Inc.
2914 Starboard Dr.
Rockwall



CITY OF ROCKWALL

"THE NEW HORIZON"

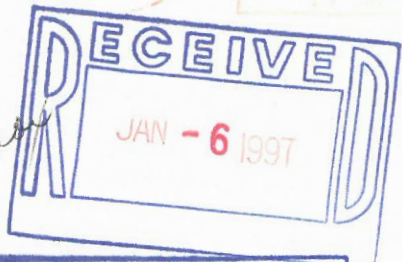
Rockwall, Texas 75087-3793

205 West Rusk

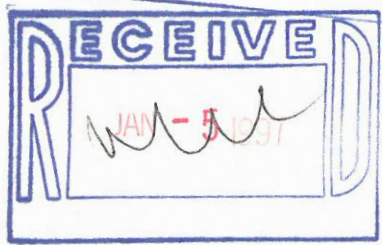


REASON CHECKED

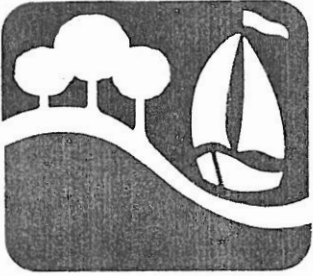
- Unclaimed _____ refused _____
- Addressee unknown _____
- Insufficient Address _____
- No such street number _____
- No such office in state _____
- Do not re-mail in this envelope



no bill



C. M. Strawn
115 National Drive
Rockwall, Tx. 75087



CITY OF ROCKWALL
"THE NEW HORIZON"

November 5, 1986

Mr. Steve Crowley
Cambridge Company
16660 Dallas Parkway, #2000
Dallas, Texas 75248

Dear Mr. Crowley:

Last month you attended a meeting of the Rockwall Planning and Zoning Commission. The topic of that meeting was to begin the review of the Planned Developments in the City. The property that you represent, PD-10, was discussed at that meeting with the Commission taking no action. However, after further discussions the Commission did feel that further review of your PD would be warranted. They have scheduled this review for their regular meeting on November 13th at 7:30 P.M., in the Council Chambers, 205 West Rusk. I would strongly encourage you to attend this meeting in order to provide your input to their discussion.

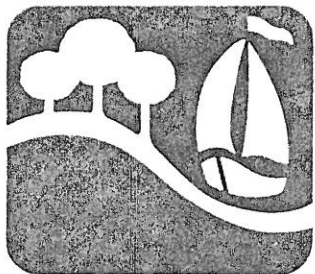
If you have any questions, please don't hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Julie Couch".

Julie Couch
Assistant City Manager

JC/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

31 December, 1986

Cambridge Properties, Inc.
c/o Garrett Poindexter
16660 Dallas Parkway #2000
Dallas, Texas 75248

Dear Property Owner:

You currently own property in the City of Rockwall located east of SH-205 that carries a Specific Use Permit designation for a country club. The property is not currently being used for this purpose. The Rockwall City Council has instructed the Planning and Zoning Commission to review all existing Specific Use Permits that are not in use to determine if the use permitted is consistent with the City's current planning, and to determine if the conditions which existed at the time the permit was issued still exist today and warrant the continuation of the permit.

The Planning and Zoning Commission will be reviewing the Specific Use Permit on your property on January 8, 1987, at 7:30 P.M., at 205 West Rusk, Rockwall, Texas. You are strongly encouraged to be present at this meeting to provide any input you may have to the Commission. The outcome of this meeting could be a recommendation to the City Council that Public Hearings be held to consider revoking the Specific Use Permit.

If you have any questions concerning this matter you may contact either myself or Bill Eisen at 722-1111.

Sincerely,

Julie Couch
Assistant City Manager

JC/mmp

TUE

WILLIAM M. BLACKBURN
ATTORNEY AND COUNSELOR
FOUNDERS SQUARE
900 JACKSON STREET, SUITE 500
DALLAS, TEXAS 75202

January 29, 1987

Hon. Leon Tuttle, Mayor
City of Rockwall
205 West Rusk
Rockwall, Texas 75087

DELIVERED BY COURIER (214) 742-4388

Re: P.D. No. 10, Rockwall, Texas

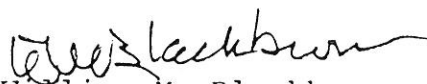
Dear Mayor Tuttle:

I represent Cambridge Companies, Inc., and its various partners who own parcels of land incorporated in P.D. No. 10 in the City of Rockwall, Texas, as described in Ordinance No. 74-32, dated November 4, 1974. The owners of record of the land contained in P.D. No. 10, which I represent, are: Webb-Rhoades Associates, a Texas limited partnership, Scheid Associates, a Texas general partnership, Rockwall South Associates, a Texas limited partnership, Rockwall 100 Associates, a Texas limited partnership, and Garrett-Pointdexter Associates, a Texas joint venture (the "Owners").

We have had discussions with your City Manager, Mr. Bill Eisen, and his staff regarding our concerns over the recommendations of the Rockwall Planning and Zoning Commission earlier this month to re-zone P.D. No. 10 to a variety of uses other than those currently allowed.

We wish to state our protest to the re-zoning of P.D. No. 10 as recommended by the Planning and Zoning Commission, and this letter is to serve as the written protest described and required by Article 1011e Tex. Rev. Civ. Stat. Ann., as amended. We request that the City Council at its meeting on Monday, February 2 consider a twelve (12) month moratorium on any action with respect to P.D. No. 10, generally upon the terms of the draft Agreement which I have attached hereto. I am also sending a copy to your City Attorney, Pete Eckert. We would propose that the City Council authorize by resolution the City Manager to enter into this Agreement with the Owners.

Yours very truly,


William M. Blackburn
Attorney for Owners

WMB:yc

Hon. Leon Tuttle
January 29, 1987 - Page 2

cc: Mr. Bill Eisen, City Manager
City of Rockwall

✓ Ms. Julie Couch, Asst. Administrator
City of Rockwall

Mr. Pete Eckert, City Attorney

Mr. Steve Crowley,
Cambridge Companies

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WHEREAS, the City and the Owners desire to enter into an agreement consistent with the Resolution,

NOW, THEREFORE, for and in consideration of the premises and mutual covenants and conditions herein contained, the parties hereto agree as follows:

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2. Section 1 above notwithstanding, the Owners, or their successors in interest, may at any time from the date hereof and during the period of the moratorium elect to present to the City for its consideration a conceptual or preliminary plan or plans on the properties constituting P.D. No. 10, which plan or plans shall address the concerns of the City as set forth in its Comprehensive Land Use Plan. Upon the approval of such plan or plans by the City, through the normal process as required by the City's Comprehensive Zoning Ordinance, the Owners may proceed with appropriate requests for approvals of preliminary plats, plats, building permits, certificate of occupancy, and related approvals contemplated by the City's zoning and subdivision ordinances.

3. This Agreement shall be binding upon the parties hereto and their respective successors, legal representatives, and assigns.

IN WITNESS WHEREOF, this Agreement is entered into as of the year and date first above written.

ATTEST:

CITY OF ROCKWALL, TEXAS

City Secretary

By: _____
BILL EISEN, City Manager

WEBB-RHOADES ASSOCIATES,
a Texas Limited Partnership

SCHEID ASSOCIATES,
a Texas General Partnership

By: CAMBRIDGE COMPANIES, INC.,
a Texas Corporation,
General Partner

By: CAMBRIDGE COMPANIES, INC.,
a Texas Corporation,
General Partner

By: _____
CHARLES J. WILSON, President

By: _____
CHARLES J. WILSON, President

ROCKWALL SOUTH ASSOCIATES,
a Texas Limited Partnership

By: CAMBRIDGE COMPANIES, INC.,
a Texas Corporation,
General Partner

By: CHARLES J. WILSON, President

ROCKWALL 100 ASSOCIATES,
a Texas Limited Partnership

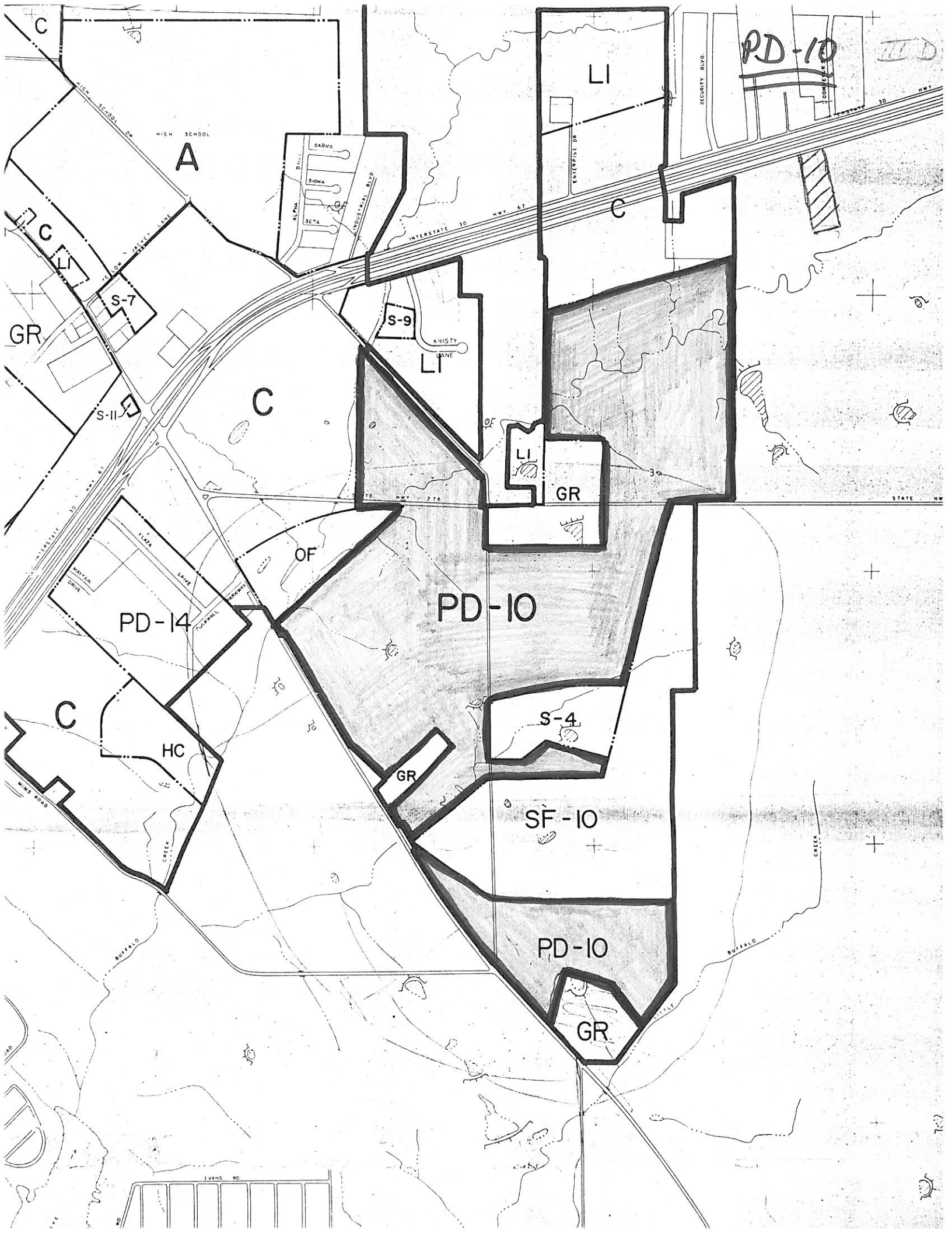
By: CAMBRIDGE COMPANIES, INC.,
a Texas Corporation,
General Partner

By: CHARLES J. WILSON, President

GARRETT-POINTDEXTER ASSOCIATES,
a Texas Joint Venture

By: CAMBRIDGE COMPANIES, INC.,
a Texas Corporation,
Managing Venturer

By: CHARLES J. WILSON, President



C

A

HIGH SCHOOL

C

GR

S-7

S-II

C

S-9

LI

INTERSTATE 30

LI

PD-10

SECURITY BLVD.

C

GR

LI

PD-10

PD-14

OF

C

HC

GR

S-4

SF-10

PD-10

GR

EVENS RD

BUFFALO CREEK

BUFFALO CREEK

STATE HW

STATE HW

STATE HW

JOHNSON & SWANSON

ATTORNEYS AND COUNSELORS

A Partnership Including Professional Corporations

100 Founders Square
900 Jackson Street
Dallas, Texas 75202-4499
214-977-9000

Writer's Direct Dial Number

(214) 977-9595

Telex: 55 1172
Telecopy: 214-977-9004

February 9, 1987

Mr. Bill Eisen
City Manager
City of Rockwall
205 West Rusk
Rockwall, Texas 75087

Re: PD No. 10
Rockwall, Texas

Dear Bill:

Enclosed are duplicate original copies of the Agreement authorized by the City Council on Monday, February 2. They have been appropriately executed by my client. I would appreciate your execution of both copies and returning one to me for our records.

Please note that on the first page there is an appropriate blank for the resolution number reflecting the Council action on February 2. Please fill in this number.

I look forward to working with you on this matter and other matters in the coming months.

Best regards.

Very truly yours,



William M. Blackburn

WMB/mr
Enclosures

cc: Steve Crowley
Cambridge Companies, Inc.
16660 Dallas Parkway
Suite 2000
Dallas, Texas 75248

AGREEMENT

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expiration of the twelve (12) month period initiate or continue hearings to consider a change in zoning of P.D. No. 10, notwithstanding any other provisions of this Agreement.


2. Section 1 above notwithstanding, the Owners, or their successors in interest, may at any time from the date hereof and during the period of the moratorium elect to present to the City for its consideration a conceptual or preliminary plan or plans on the properties constituting P.D. No. 10, which plan or plans shall address the concerns of the City as set forth in its Comprehensive Land Use Plan. Upon the approval of such plan or plans by the City, through the normal process as required by the City's Comprehensive Zoning Ordinance, the Owners may proceed with appropriate requests for approvals of preliminary plats, plats, building permits, certificate of occupancy, and related approvals contemplated by the City's zoning and subdivision ordinances.

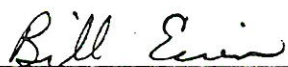
3. This Agreement shall be binding upon the parties hereto and their respective successors, legal representatives, and assigns.

IN WITNESS WHEREOF, this Agreement is entered into as of the year and date first above written.

ATTEST:

CITY OF ROCKWALL, TEXAS


City Secretary

By: 
BILL EISEN, City Manager

WEBB-RHOADES ASSOCIATES,
a Texas Limited Partnership

By: CAMBRIDGE COMPANIES, INC.,
a Texas Corporation,
General Partner

By: 
CHARLES J. WILSON, President
CHAIRMAN

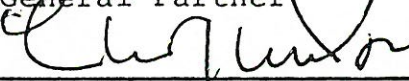
SCHEID ASSOCIATES,
a Texas General Partnership

By: CAMBRIDGE COMPANIES, INC.,
a Texas Corporation,
General Partner

By: 
CHARLES J. WILSON, President
CHAIRMAN

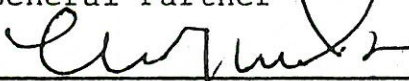
ROCKWALL SOUTH ASSOCIATES,
a Texas Limited Partnership

By: CAMBRIDGE COMPANIES, INC.,
a Texas Corporation,
General Partner

By: 
CHARLES J. WILSON, ~~President~~
CHAIRMAN

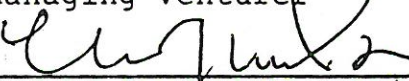
ROCKWALL 100 ASSOCIATES,
a Texas Limited Partnership

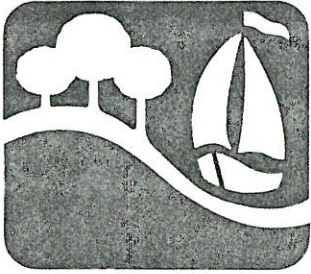
By: CAMBRIDGE COMPANIES, INC.,
a Texas Corporation,
General Partner

By: 
CHARLES J. WILSON, ~~President~~
CHAIRMAN

GARRETT-POINTDEXTER ASSOCIATES,
a Texas Joint Venture

By: CAMBRIDGE COMPANIES, INC.,
a Texas Corporation,
Managing Venturer

By: 
CHARLES J. WILSON, ~~President~~
CHAIRMAN



CITY OF ROCKWALL

"THE NEW HORIZON"

February 18, 1987

Mr. Steve Crowley
Cambridge Companies
16660 Dallas Parkway, Suite 2000
Dallas, Texas 75248

Dear Mr. Crowley:

Enclosed is a copy of the resolution approved by the City Council allowing a one year postponement of development or zone changes with regard to PD-10. A signed, executed original of the contractual agreement has been sent to your Attorney, Bill Blackburn, at Johnson and Swanson Attorneys and Counselors.

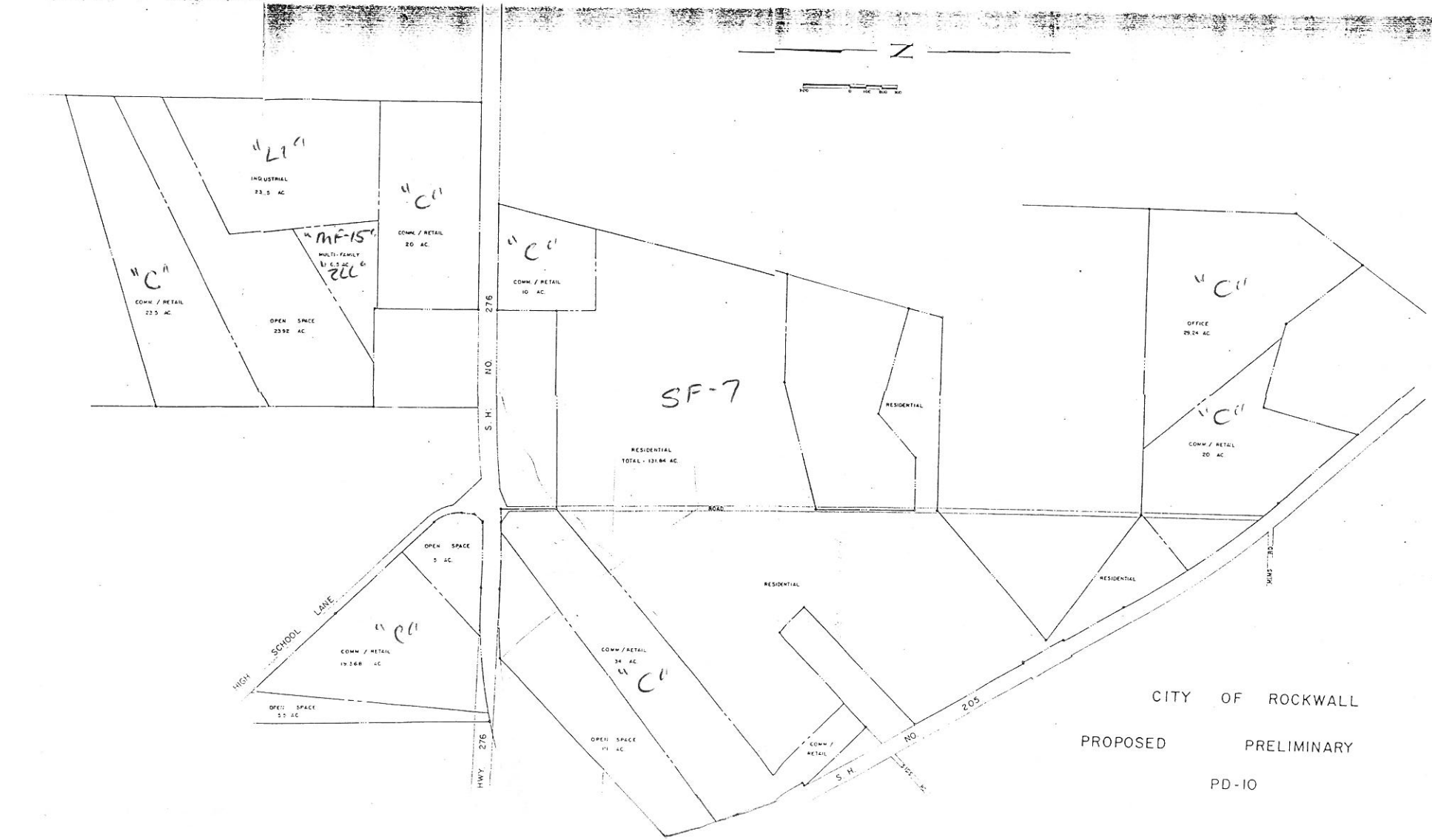
Please call if you have any questions.

Sincerely,

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

Mary Nichols
Administrative Aide

Enclosure
MN/nmp



"L1"
INDUSTRIAL
23.5 AC

"C"
COMM / RETAIL
20 AC

"MF-15"
MULTI-FAMILY
11.5 AC
"C"

"C"
COMM / RETAIL
10 AC

"C"
COMM / RETAIL
22.5 AC

OPEN SPACE
23.92 AC

SF-7

RESIDENTIAL
TOTAL - 131.84 AC

"C"
OFFICE
29.24 AC

"C"
COMM / RETAIL
20 AC

OPEN SPACE
5 AC

"C"
COMM / RETAIL
19.548 AC

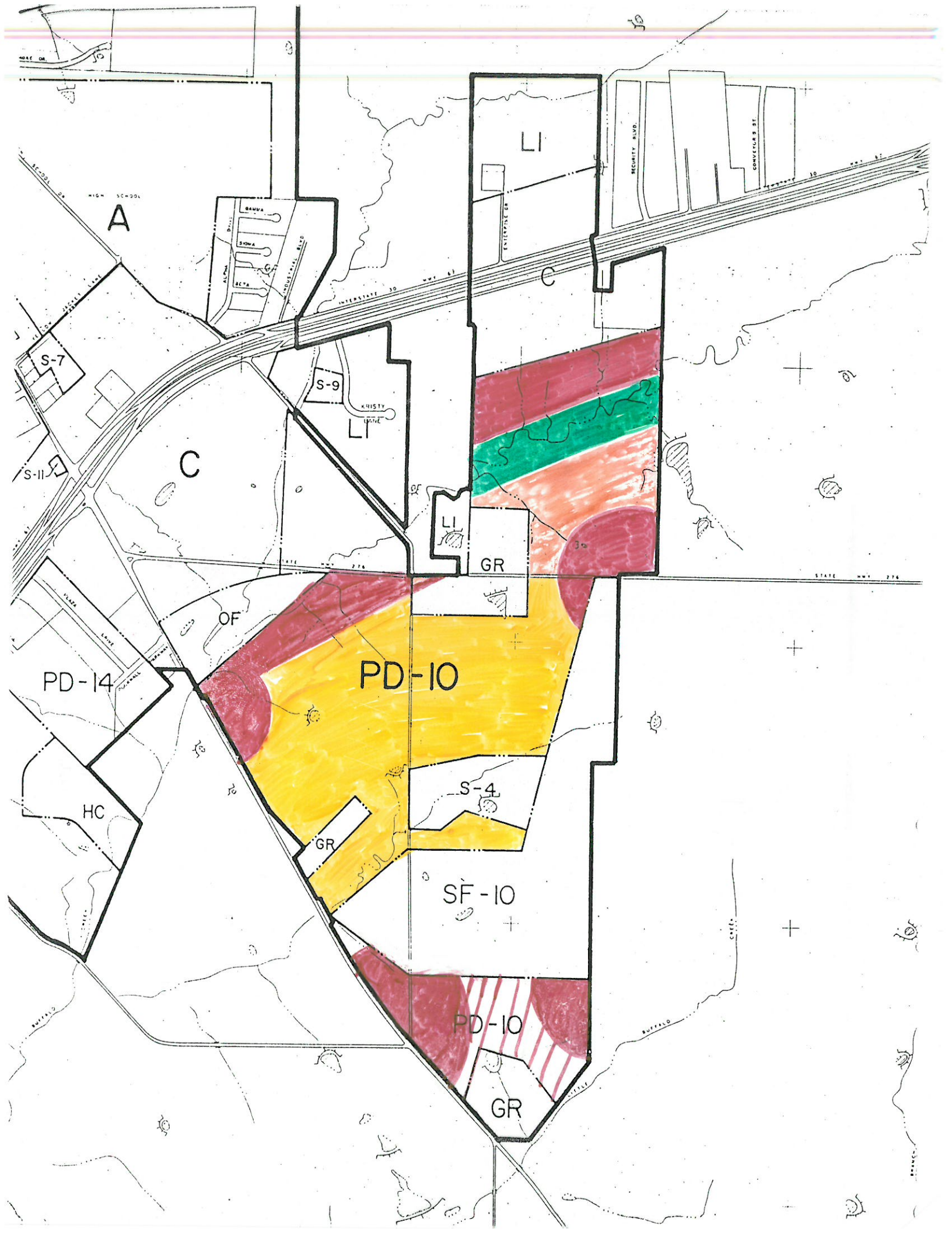
OPEN SPACE
5.5 AC

"C"
COMM / RETAIL
34 AC

OPEN SPACE
11 AC

COMM / RETAIL

CITY OF ROCKWALL
PROPOSED PRELIMINARY
PD-10



A

LI

SECURITY BLVD

CONVELER ST

ENTERPRISE DR

INTERSTATE 30

BAUKA
SOWA
ALPHA
BETA
ADAMS HALL BLDG

S-9

KRISTY
LITTLE

LI

GR

STATE HWY 276

C

PD-14

OF

PD-10

HC

S-4

GR

SF-10

PD-10

GR

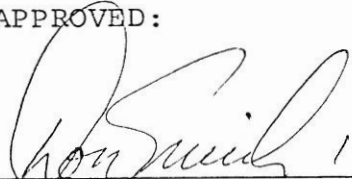
BUFFALO CREEK

prescribed uses. Couch stated that the Meadows development would first require uses to be approved through the zoning process. Seligman made a motion to leave the PD as zoned. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed PD-10 located on SH-205. Couch explained the locations of the PD, ownership, and how the PD compared with the Land Use Plan. Seligman made a motion to recommend the initiation of public hearings for the purpose of reallocating the prescribed land uses within the PD to comply with the Land Use Plan, Park Plan and Thor-outhfare Plan as well as restricting multifamily developments to 14 units per acre. Crumbley seconded the motion. The motion was voted on and passed unanimously.

As there was no further business to come before the Commission for consideration, the meeting was adjourned.

APPROVED:


12/11/86
Chairman

ATTEST:

BY: _____

Agenda Notes
P&Z - 1/8/87

III. B. P&Z 86-71-Z - Hold Public Hearing and Consider
Rezoning/Revision of Preliminary Plan for PD-10 Located
South of I-30 and East of SH-205

We have still not received any communication from the owners of PD-10 regarding the hearing. Attached is a copy of the initial review of PD-10 and a location map. Bob Brown is currently preparing a zoning map for PD-10 just as we did for PD-5. We will get that to you tomorrow. Again, this drawing will be our arbitrary determination of exact acreages off of the Land Use Plan. The Commission may interpret the plan as you deem appropriate.

MINUTES OF THE PLANNING AND ZONING COMMISSION

January 8, 1987

Chairman Don Smith called the meeting to order with the following members present: Bill Sinclair, Leigh Plagens, Tom Quinn, Hank Crumbley, and Norm Seligman.

The Commission first considered approval of the minutes of December 11, 1986. Seligman made a motion to approve the minutes. Quinn seconded the motion. The motion was voted on and passed with all voting in favor except Plagens who abstained.

The Commission then held a public hearing and considered rezoning/revising the preliminary plan for PD-7 south of I-30 between FM-740 and Lake Ray Hubbard. Assistant City Manager Julie Couch outlined approved uses as indicated on the development plan. She added that the developer had submitted a proposal for revised acreage/area requirements.

Kirby Albright addressed the Commission and recommended approval of the revised preliminary plan. Rob Whittle told the Commission that he was representing Federal Savings and Loan, the current owners. Whittle explained that his goal was to eliminate multifamily and replace it with more commercial development. He explained that the Zero Lot Line Single Family indicated in one plan would only be feasible if the City of Dallas approved the channel.

Smith questioned how Whittle's plan compared with the City's land use interpretation. Whittle explained that his plan was generally in compliance. The Commission discussed existing uses and the acreage of the two proposed tracts. Quinn then made a motion to approve the revised preliminary plan for PD-7 including Tract A (33.16 acres) and Tract B (8.15 acres) as submitted, including the permitted use of a marina and requiring both Planning and Zoning Commission and Council approval for any building exceeding 36 feet in height. Seligman seconded the motion. The motion was voted on and passed unanimously.

* [The Commission then held a public hearing and considered rezoning/revising the preliminary plan for PD-10 located south of I-30 and east of SH-205. Staff explained the location of the PD, its approved uses, and the uses as recommended in the Land Use Plan. Steve Crowley, an associate of a six-owner partnership, explained that the ownership wasn't prepared to submit a land use plan as the current market didn't warrant additional development. He asked the Commission to delay action until the owners were prepared to begin development. Bill Lofland addressed the Commission and stated support for the revision or rezoning of PD-10 to bring it into compliance with the Land Use Plan.

The Commission discussed the size of the PD, how it compared to the Land Use Plan, and what developments could be instigated by future property owners with current approved uses.

Couch reminded the Commission that if the owners were compelled to submit a preliminary plan, they still had the option to submit a revised plan at the time of development. Sinclair noted that at the development plan stage, the Commission couldn't limit the amounts of the uses or densities of development. Quinn suggested that the Commission recommend land uses for the PD by percentages and/or ratios. Crowley asked the Commission not to restrict the ability to design the property. Quinn asked Staff if the Commission could recommend a revision by percentage. Couch explained that the Commission could make the recommendation that percentages conform with the Land Use Plan.

Quinn made a motion to recommend amending the allowed uses to include commercial, retail, office, single family, multifamily, open space, and industrial to be generally in conformance with the Land Use Plan regarding locations and percentages of acreage as indicated on the Staff's interpretation of the Land Use Plan. Sinclair seconded the motion. The motion was voted on and passed 5 to 1 with all in favor except Crumbley, who voted against the motion.]

The Commission then held a public hearing and considered approval of a request from Rob Whittle for a vacation of a portion of the Highland Acres Addition. Couch explained that a revised master plan had recently been approved for PD-9. She told the Commission that Country Highlands was platted in 1974 prior to approval of the plan. Couch also showed the Commission where PD-9, including Highland Acres and Country Highlands, was located in relationship to the Land Use Plan. Smith confirmed that Country Highlands did not require a public hearing as the property was all under one ownership. Rob Whittle explained to the Commission that the platted properties did not fit the recently approved preliminary plan and that he had requested the vacations for that reason. The Chairman then closed the public hearing. Seligman made a motion to approve the vacation for Highland Acres. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a vacation of the Country Highlands Addition. Seligman made a motion to approve the vacation of Country Highlands. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for a proposed Kentucky Fried Chicken restaurant at SH-205 and I-30. Benny Barnes, President of Imperial Foods, explained that parking had been revised from angle parking and a one-way drive to head-in parking and a two-way drive at the Commission's recommendation. He explained that the restaurant would still meet all parking and landscaping requirements. Crumbley questioned the appearance of the store. Barnes explained that the exterior would match WalMart's brick and that the interior would be attractive and easily kept up. Plagens made a motion to approve the site plan. Seligman seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Northshore Plaza. Sinclair made a motion to approve the plat. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed PD-22 located off Summer Lee Drive south of PD-7 and north of the Signal Ridge Development. Kirby Albright explained that right-of-way he had dedicated wasn't recorded and had, therefore, been sold. He explained that his property was landlocked and that when he developed, he still intended to follow the original approved plan. After discussion Seligman made a motion to let the property remain as currently zoned. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed Specific Use Permit No. 6 located on Washington at SH-66 issued for an auto laundry. Couch explained the location of the property and the background for beginning the reviews of SUP-6. Bill Way addressed the Commission and explained that he and Gerald Burgamy had received the SUP in 1977. Way stated that although the Cemetery had been extended, there were no zone changes in the area and he saw no reason to remove the permit. Mike Belt explained that not until he had submitted a site plan for a car wash did the Council decide the use was inappropriate. He added that he had satisfied all of Council's concerns regarding noise and screening at a considerable expense and was turned down even though the property was zoned for a car wash. Smith confirmed that the entire General Retail tract was approved in the SUP for a car wash. He then suggested that as the Planning and zoning Commission had approved the site plan and had been over-ruled by the Council, the permit should be remanded to Council for review. Seligman made a motion to recommend initiation of public hearings to consider removing SUP-6. Plagens seconded the motion. The motion was voted on and passed, with all in favor except Sinclair, who abstained.

The Commission then reviewed Specific Use Permit No. 2 located on Williams at Austin and issued for a day care. Couch explained the underlying use for the property was "SF-7", but that the day care usage had ceased an unknown period of time. Quinn made a motion to request Council to initiate public hearings to consider removing SUP-2. Seligman seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed SUP-4 located east of SH-205 and south of SH-276. Couch explained that the SUP was issued for a recreational facility, that the property had no underlying zoning, and that the uses for the facility would be in conformance with the Land Use Plan. Seligman made a motion to recommend public hearings. Crumbley seconded the motion. The Commission then discussed the facility in relation to the Land Use Plan and the surrounding zoning for low density single family housing. The motion was voted on and failed, with all members voting against the

motion. Sinclair then made a motion to leave the property zoned SUP-4. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed SUP-10 located on East Boydston issued for a day care. Couch explained that the property was no longer used as a day care. Quinn made a motion to recommend initiation of public hearings on SUP-10. Crumbley seconded the motion. The motion was voted on and passed unanimously.

As there was no further business to come before the Commission for consideration, the meeting was adjourned.

Approved:

Chairman

—
Attest:

By

PD-10
case file

Agenda Notes
City Council - 2/2/87

III. D. P&Z 86-71-Z - Hold Public Hearing and Take Any Appropriate Action Regarding REzoning/Revision of Preliminary Plan for PD-10 Located South of I-30 and East of SH-205

This is the second tract that the Council will consider under the PD Review process. PD-10 which is located south of I-30 and east of SH-205 is designated for Townhouse and Multifamily. The PD area totals 371 acres. The total acreage owned by Cambridge Companies is approximately 700 acres. Of the 371 acres 180 acres are designated for Multifamily at 16 units per acre and 191 acres are designated for Townhouse. The property was zoned in 1974 when the property was annexed and no development has occurred on the property.

The Land Use Plan shows a mix of land uses for this PD including Commercial/Retail, Office, Single Family, Multifamily, Open Space and Industrial. There is very little Multifamily indicated in the Land Use Plan.

The Planning and Zoning Commission has held their public hearing and their recommendation was to redesignate the land uses under the PD to the land uses shown in the Land Use Plan by percentage. The percentage is as follows:

	<u>%</u>	<u>Acres</u>
Commercial/Retail	34%	126.868
Office	8%	29.24
Single Family	35%	131.84
Multifamily	2%	6.5
Open Space	14%	53.42
Industrial	7%	23.5
	<u>100%</u>	<u>371.368</u>

The reason the Commisison has recommended to adopt a struct interpretation of the Land Use Plan is because the property owner was not at this time prepared to submit a proposal for consideration by the City. The cost and time required to plan 700 acres is considerable and they were just not prepared to submit anything at this time.

Given the fact that the property owners were not currently in a position to submit a plan for consideration at this time and do not have any plans in the immediate future to do anything with the property, it appeared that a possible solution to address both the City's concerns and to allow the property owner some time to prepare a plan would be to table any action on this property for a period of time and to, in essence, place a moratorium on any activity on the property until the property owner submits a plan and it is approved. This approach is consistent with what has been done with other PD's that have been reviewed. They were given an opportunity to submit a plan to the City and have it considered. The only difference with this tract is that they require more time to develop a plan.

The property owners have submitted a request, a copy of which is attached, that the Council table action on this case for a period of 12 months or until such time as the developer submits a plan for consideration, whichever comes first. They have agreed to enter into an agreement with the City that no activity will be considered on the property until a plan is submitted and approved. A copy of the resolution and agreement is attached. Pete has reviewed the agreement and the resolution and feels the City is fully protected in taking this action. Nothing can occur on the site until a plan is submitted to the City and approved.

MINUTES OF THE CITY COUNCIL

February 2, 1987

Mayor Leon Tuttle called the meeting to order with the following members present: Nell Welborn, Ken Jones, Jean Holt, John Bullock, and Frank Miller.

Council first considered approval of the Consent Agenda which consisted of:

- A. The minutes of January 19, 1987
- B. An ordinance authorizing a Conditional Use Permit for a structure with less than 90% exterior masonry materials at 305 West Washington on second reading Ord. 87-3
- C. An ordinance authorizing a change in zoning from "A" to "C" on a 1.105 acre tract of land on I-30 between High School Road and FM-549 on second reading Ord. 87-4
- D. An ordinance authorizing a change in zoning from "A" to "PD" on a 2.0 acre tract of land at 1520 East I-30 on first reading. Ord. 87-5

Bullock asked Item A to be pulled from the Consent Agenda. Miller made a motion to approve the Consent Agenda with the exception of Item A. Bullock seconded the motion. The motion was voted on and passed unanimously. Jones noted that the Minutes did not indicate at what point he had joined the meeting. Bullock made a motion to approve the Minutes revised to state the appropriate time that Jones joined the meeting. Holt seconded the motion. The motion was voted on and passed unanimously. At this point Councilman Bill Fox joined the meeting.

Council then heard a report from Don Smith, Chairman of the Planning and Zoning Commission. Smith outlined the items that the Commission had considered and explained the Commission's recommendation on each.

Council then held a public hearing and considered approval of a request from Bill Way for a variance from the setback requirements of the Sign Ordinance at 1905 East I-30. Assistant City Manager Julie Couch explained that the base for the sign had been poured prior to annexation of the property and would position the sign on the property line instead of the required 10 ft. setback. She added that in all other aspects, including size, the sign was in compliance with City requirements. As there was no one wishing to address Council, the public hearing was closed. Bullock made a motion to approve the

variance. Fox seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a revised preliminary plan for PD-7 located south of I-30 and east of SH-205. Rob Whittle addressed Council and offered to answer their concerns. Tuttle confirmed with Planning and Zoning 's recommendation that all buildings over 36 feet require Planning and Zoning and Council approval. Miller suggested that the development be limited to no more than thirty zero lot line units. As there was no one else wishing to address the Council, the public hearing was closed. After further discussion, Jones made a motion to approve the revised preliminary plan for PD-7 subject to all buildings over 36 feet in height requiring Planning and Zoning Commission and Council approval and limiting the development to not more than thirty zero lot line units. Fox seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered action regarding rezoning/revising the preliminary plan for PD-10 located south of I-30 and east of SH-205. Bill Blackburn, representing the Cambridge Company, addressed Council and proposed an agreement for a twelve month moratorium on development in PD-10. The agreement would allow the developer twelve months in which to submit a preliminary plan and Council would reserve the right to again begin the public hearing process at the end of that time. The Mayor closed the public hearing. Council discussed the proposed agreement and a resolution authorizing the City Manager to enter into the agreement. Welborn made a motion to table action on PD-10 for twelve months or until a preliminary plan is approved by Council, and to approve the resolution authorizing the City Manager to enter into an agreement with the Cambridge Company. Bullock seconded the motion. Miller offered an amendment to the motion to include a change in wording to indicate "the City Council will initiate" instead of "may initiate" public hearings at the end of twelve months. Fox seconded the amendment. The amendment was voted on and failed, 3 to 4, with Jones, Holt, Tuttle and Bullock voting against the amendment. The original motion was voted on and passed unanimously.]

Council then held a public hearing and considered approval of a request from Rob Whittle for a vacation of a portion of the Highland Acres Addition. Rob Whittle explained that the plat should have been vacated prior to approval of a revised preliminary plan for PD-9. Tuttle closed the public hearing. Holt confirmed with Staff that notified property owners had not voiced objections. Holt then made a motion to approve the plat vacation. Bullock

seconded the motion. The motion was voted on and passed unanimously.

Council next considered approval of a vacation of the Country Highlands Addition. Rob Whittle told Council that the same situation applied to Country Highlands as did to Highland Acres but that none of the lots had been sold. Bullock made a motion to approve the plat vacation. Fox seconded the motion. The motion was voted on and passed unanimously.

City Manager Bill Eisen then gave the City Manager's report. He addressed new proposed speed limits on I-30 service roads, completion of new hangars at the Airport, the contract for expansion of the Squabble Creek Wastewater Treatment plant, and funding for a turn lane on FM-740 in front of Ridge Road Shopping Center.

At this time Traffic Engineer John Reglin addressed Council to make recommendations regarding the City's Thoroughfare Plan as it related to FM-740. Reglin recommended that FM-740 south of Goliad be a four lane divided and that FM-740 south of I-30 be reduced to less than the present six lane divided shown on the Thoroughfare Plan. Reglin addressed the City's options with regard to FM-740 and noted obstacles that could be encountered with each option. He reviewed State statistics and the amount of funds that could be expected from the State. Council discussed the required funds for expansions of FM-740, the recent traffic counts, and acquisition of right-of-way. Tuttle suggested that Reglin outline in writing the City's various options and the advantages and/or disadvantages to each. He asked Reglin to be prepared to answer Council's concerns regarding his outline at the next regularly scheduled meeting on February 16th.

Council then considered approval of a resolution authorizing the execution of a boundary agreement with the City of Fate. Eisen explained that the agreement would provide a guideline for both Rockwall and Fate with regard to future annexations. Welborn made a motion to approve the resolution. Bullock seconded the motion. Miller confirmed with Staff that annexations by both cities would still go through the public hearing process. The motion was voted on and passed unanimously.

Reso. 87-9

Council then held a public hearing and considered action on dangerous buildings at the following locations: 1) 903 Sam Houston, 2) the 500 block of Turtle Cove, 3) a one acre tract on Horizon Road, 4) a .280 acre tract on Horizon Road, and 5) a .560 acre tract on Horizon Road. Staff provided photographs of the structures from the exterior. James Reese of 303 Dartbrook offered

photographs of the interior of his structure on the 500 block of Turtle Cove and told Council that his building was stable and not hazardous. Ed Heath, Director of Community Services, explained that the structure was unsound and could result in additional dangers when subdivisions built up around it if the building wasn't stabilized. As there was no one else wishing to address Council, the public hearing was closed. Welborn made a motion to notify the owners of the buildings, except Reese's, that they had 90 days in which to remove, repair, or demolish the buildings. Bullock seconded the motion. Holt confirmed that City action would be taken at the owners' expense. The motion was voted on and passed unanimously. Tuttle suggested that Reese meet with the City Inspector and reach an agreement regarding the necessary steps towards satisfying criteria for a sound structure. He also recommended that Council continue the public hearing February 16th. Miller then made a motion to continue the public hearing to February 16th. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then considered awarding the bid for Technician Design Services. Eisen explained that the City was utilizing an in-house engineer, and, as planned, would contract with a draftsman. He added that the Staff's recommendation was to award the bid to Robert Porter, and by that approach could save up to \$86,000. Fox made a motion to award the bid for Technician Design Services to Robert Porter. Welborn seconded the motion. The motion was voted on and passed unanimously.

Council then considered appointing a Council Liaison to the Park Board for development of planning for the Community Recreation Facility. Eisen explained that Welborn had expressed an interest in serving in this capacity. Holt made a motion to appoint Welborn to the position. Jones seconded the motion. The motion was voted on and passed with all voting in favor except Welborn who abstained.

Council then discussed the origination of a discretionary fund for use by City Council members. Fox explained that such a fund was utilized by other cities for Council expenses such as meetings and other non-political City-related uses. Welborn pointed out that she had always submitted expense reports for City Council related expenses and had always been reimbursed. Bullock suggested Council discuss a guideline for refunding expenses. Bullock then made a motion to continue the expense report procedure for reimbursement and to instruct Staff to draft guidelines for submission of such reports for Council consideration. Fox seconded the motion. Miller pointed out that this was an item to be addressed

at the time the budget was reviewed. The motion was voted on and passed unanimously.

Council then discussed re-establishing a fine for violation of the City of Rockwall Ethics Code. Welborn questioned the method of penalty for current violation. Eisen explained that employees were disciplined by the City Manager and subject to dismissal, Board and Commission members were subject to removal by Council, and that a Council member was subject to censure by a three-quarter vote of Council. Tuttle reminded Council that the last time the ordinance was reviewed, the fine passed on first reading and failed on second reading. Welborn made a motion to table the item. Jones seconded the motion. City Attorney Pete Eckert reminded Council that without a specific date in the motion, the item would appear at the next regularly scheduled meeting. The motion was voted on and passed 4 to 3, with Bullock, Fox, and Holt voting against the motion.

Council briefly discussed curb and guttering in front of the Fire Station and Holt requested that Council be provided with an accident count on Ridge Road in front of Ridge Road Shopping Center.

As there was no further business to come before the Council for consideration, the meeting was adjourned.

APPROVED:

Mayor

ATTEST:

City Secretary

RESOLUTION NO 87-8

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ESTABLISHING A TIME PERIOD FOR SUBMITTAL OF A PRELIMINARY PLAN ON PLANNED DEVELOPMENT NO. 10

WHEREAS, the City of Rockwall has recently adopted a Comprehensive Land Use Plan which provides a guide for determining future land uses within the City, and

WHEREAS, upon adoption of this Plan the Planning and Zoning Commission and City Council undertook a review of all undeveloped Planned Developments within the City to determine compliance with the City's Land Use Plan, and

WHEREAS, the Planning and Zoning Commission has determined that Planned Development No. 10 is not substantially in compliance with the Land Use Plan and has recommended redesignation of land uses within the Planned Development in conformance with the Land Use Plan, and

WHEREAS, the property owner has submitted a request to delay any redesignation of land uses until they are able to submit a land use proposal to the City that addresses the City's Land Use Plan, and

WHEREAS, the City Council desires to provide said property owner an opportunity to prepare such a plan,

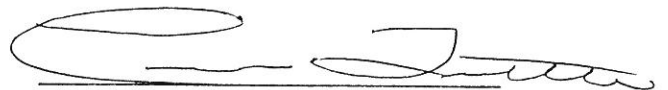
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rockwall that:

SECTION 1. In accordance with the request submitted by the property owner of Planned Development No. 10 regarding postponement of action on Planning and Zoning Case NO. 86-71-Z, no zoning changes, site plans, development plans, or plats will be submitted to or considered for approval by the City for a period of twelve months or until such time as a preliminary plan, which satisfactorily addresses the Land Use Plan on the Planned Development is submitted to the Planning and Zoning Commission for recommendation to the City Council and approved by the City, whichever occurs first.

SECTION 2. The City Manager is hereby authorized to execute an agreement with the property owners of Planned Development No. 10 further defining the above stated conditions.

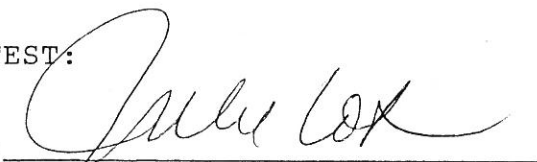
DULY PASSED AND APPROVED by the City Council of the City of Rockwall on this, the 2nd day of February, 1987.

APPROVED:



ATTEST:

BY:



PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a Public Hearing at 7:30 P.M. on the 8th day of January, 1987, in the Rockwall City Hall, 205 W. Rusk, Rockwall, Texas, for the purpose of considering changing the zoning or modifying the Preliminary Plan for PD-10 to include the following zoning classifications or designations:

"SF-16" - Single Family, "SF-10" - Single Family
"SF-7" - Single Family, "2L-5" - Zero Lot Line
"2F" - Duplex, "MF-15" - Multi-Family
"OF" - Office, "NS" - Neighborhood Service
"GR" - General Retail, "C" - Commercial
"HC" - Heavy Commercial, "LI" - Light Industrial
"HI" - Heavy Industrial, "PD" - Planned Development

PD-10 is generally located south of I-30, east of SH-205.

PUBLIC NOTICE

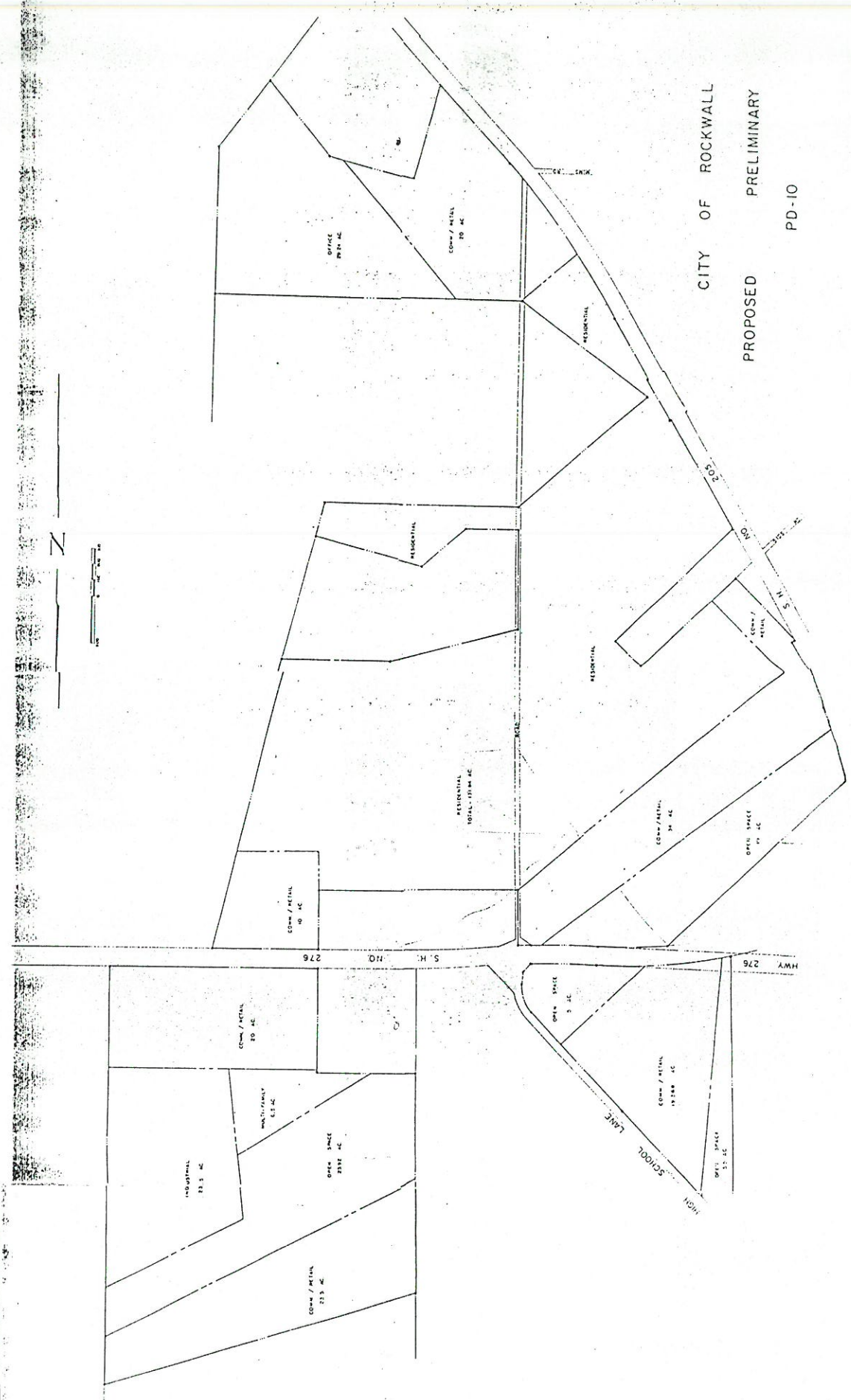
The Rockwall Planning and Zoning Commission will hold a public hearing at 7:30 P.M. on the 8th day of January, 1987, in the Rockwall City Hall, 205 West Rusk, Rockwall, Texas, for the purpose of considering changing the zoning or modifying the preliminary plan for PD-10, Planned Development No. 10, to include the following zoning classification or designations:

- "SF-16" - Single Family
- "SF-10" - Single Family
- "SF-7" - Single Family
- "ZL-5" - Zero Lot Line
- "2F" - Duplex
- "MF-15" - Multifamily
- "OF" - Office
- "NS" - Neighborhood Service
- "GR" - General Retail
- "C" - Commercial
- "HC" - Heavy Commercial
- "LI" - Light Industrial
- "HI" - Heavy Industrial
- "PD" - Planned Development

on a tract further described on the attached Exhibit "A" and generally located south of I-30 and east of SH-205.

This zoning case has been initiated by the City in order to evaluate the current zoning within the Planned Development as it relates to the City's Land Use Plan.

As an interested property owner you may attend this meeting or notify the Commission in writing of your feeling in regard to this matter. Planned Development No. 10 is currently approved for Townhouse and Multifamily uses.



CITY OF ROCKWALL

PROPOSED PRELIMINARY

PD-10

TRACT NO. 4

BEING a tract or parcel of land situated in the J.M. Allen Survey, Abst. No. 2 and the W.H. Baird Survey, Abst. No. 25, being a part of tract conveyed as 123.4 acres by deed recorded in Vol. 99, Pg. 1022, of the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the North right-of-way line of State Hwy. No. 276 and on the Southeast corner of the above described 123.4 acres tract;

THENCE: North $89^{\circ}38'00''$ West along the North right-of-way line of said Hwy. a distance of 1339.65 feet to a point for a corner;
THENCE: North $0^{\circ}53'32''$ East a distance of 670 feet to a point for a corner;

THENCE: North $89^{\circ}38'00''$ West a distance of 646.46 feet to a point for a corner on the West line of the J.M. Allen Survey, Abst. No. 2;

THENCE: North $0^{\circ}53'32''$ East along said survey line a distance of 1380.77 feet to a point for a corner;

THENCE: North $73^{\circ}20'52''$ East a distance of 2083.01 feet to a point for a corner on the Northeast corner of said 123.4 acre tract;

THENCE: South $0^{\circ}53'39''$ West along the East line of said tract a distance of 2660.47 feet to the Point of Beginning and containing 97.42 acres of land.

TRACT NO. 6

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. No. 65, Rockwall County, Texas, being part of tract No. 1 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, of the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Southwest line of the Rockwall-Chisholm Road situated South $42^{\circ}11'22''$ East 409.60 feet from the most Northerly corner of the above described tract No. 1;

THENCE: South $42^{\circ}11'22''$ East along the Southwest line of said road a distance of 1040 feet to a point for a corner;

THENCE: South $42^{\circ}14'52''$ East continuing along the Southwest line of said road a distance of 854.42 feet to a point for a corner on the point of curvature of a circular curve to the right having a central angle of $48^{\circ}19'34''$ and a radius of 231.61 feet;

THENCE: Around said curve continuing with said Southwest line in a Southeasterly direction a distance of 195.35 feet to a point for a corner;

THENCE: South $6^{\circ}05'22''$ West continuing with said Southwest line a distance of 81.09 feet to a point for a corner;

THENCE: South $44^{\circ}01'56''$ West continuing with said Southwest line a distance of 70.56 feet to a point for a corner on the North right-of-way line of State Hwy. No. 276;

THENCE: South $89^{\circ}20'56''$ West along said North right-of-way line a distance of 3.19 feet to a point for a corner on the point of curvature of a circular curve to the right having a central angle of $4^{\circ}12'$ and a radius of 5669.65 feet;

THENCE: Around said curve in a Northwesterly direction along said North right-of-way line a distance of 415.61 feet to a point for a corner on the point of curvature of a circular curve to the left having a radius of 3337.28 feet and a total central angle of $33^{\circ}23'33''$;

THENCE: Around said curve in a Southwesterly direction along the North right-of-way line of the proposed relocation of State Hwy. No. 276 a distance of 859.82 feet to a point for a corner;

THENCE: North a distance of 1761.48 feet to the Point of Beginning and containing 29.868 acres of land.

TRACT NO. 10

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. No. 65, the W.H. Baird Survey, Abst. No. 25, and the W.H. Barnes Survey Abst. No. 26, being part of a 99.626 acre tract conveyed to Charles J. Wilson by deed recorded in Vol. 96, Pg. 564, and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505 both being recorded in the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the South right-of-way line of State Hwy. No. 276 and the centerline of the Rockwall-Chisholm Road;

THENCE: South along the centerline of the Rockwall-Chisholm Road a distance of 356.15 feet to a point for a corner;
THENCE: South 89°38'00" East a distance of 1294.07 feet to a point for a corner;
THENCE: North a distance of 385 feet to a point for a corner on the South right-of-way line of State Hwy. No. 276;
THENCE: South 89°38'00" East along said right-of-way line a distance of 683.41 feet to a point for a corner;
THENCE: South 14°19'08" West a distance of 1249.66 feet to a point for a corner;
THENCE: West a distance of 1668.37 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: North 38°27'02" West a distance of 1535.93 feet to a point for a corner on the South right-of-way line of the proposed relocation of State Hwy. No. 276, said point being on a circular curve to the right having a total central angle of 33°23'33" and a radius of 3217.28 feet;
THENCE: Around said curve in a Northeasterly direction along said right-of-way line a distance of 450 feet to the point of tangency of said curve on the South right-of-way line of the existing State Hwy. No. 276, said point being the point of curvature of a circular curve to the left having a central angle of 4°12' and a radius of 5789.65 feet;
THENCE: Around said curve in a Southeasterly direction along said right-of-way line a distance of 424.21 feet to the point of tangency of said curve;
THENCE: North 89°20'57" East along said right-of-way line a distance of 81.33 feet to the Point of Beginning and containing 52.67 acres of land.

TRACT NO. 11

BEING a tract or parcel of land situated in the W.H. Baird Survey, Abst. No. 25, the Joseph Cadle Survey, Abst. No. 65, the J.D. McFarland Survey, Abst. No. 145, and the W.H. Barnes Survey, Abst. No. 26, being part of a 99.626 acre tract conveyed to Charles J. Wilson, by deed recorded in Vol. 96, Pg. 564, part of a 167.5 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 102, Pg. 18, and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505a all being recorded in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the centerline of the Rockwall-Chisholm Road situated South 1194.64 feet from the South right-of-way line of State Hwy. No. 276;

THENCE: East a distance of 1668.37 feet to a point for a corner;
THENCE: South 14°19'08" West a distance of 635 feet to a point for a corner;
THENCE: West a distance of 691.60 feet to a point for a corner;

THENCE: South 74°59'40" West a distance of 848.66 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: South along said centerline a distance of 640.00 feet to a point for a corner;
THENCE: East a distance of 339 feet to a point for a corner;
THENCE: North 47°56'34" East a distance of 372.52 feet to a point for a corner;
THENCE: South 75°40'52" East a distance of 717.0 feet to a point for a corner;
THENCE: South 14°19'08" West a distance of 222.24 feet to a point for a corner;
THENCE: West a distance of 1255.35 feet to a point for a corner on the centerline of the Rockwall-Chisholm;
THENCE: South 48°27'37" West a distance of 1144.46 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
THENCE: Along said right-of-way line as follows:
North 29°50'37" West a distance of 210.64 feet to a point for a corner;
South 60°09'23" West a distance of 10 feet to a point for a corner;
North 29°50'37" West a distance of 815.60 feet to a point for a corner;
THENCE: North 45°34'33" East a distance of 1050 feet to a point for a corner;
THENCE: North 44°25'27" West a distance of 232.27 feet to a point for a corner;
THENCE: South 45°34'33" West a distance of 838.35 feet to a point for a corner;
THENCE: North 47°00'16" West a distance of 564.84 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
THENCE: North 55°11'00" East along said right-of-way line a distance of 25 feet to a point for a corner;
THENCE: North 29°50'37" West continuing along said right-of-way line a distance of 920 feet to a point for a corner;
THENCE: North 47°18'37" East a distance of 1745.14 feet to a point for a corner;
THENCE: South 38°27'02" East a distance of 1535.93 feet to the Point of Beginning and containing 135.17 acres of land.

TRACT NO. 12

BEING a tract or parcel of land situated in the W.H. Baird Survey, Abst. No. 25, Rockwall County, Texas, being part of a 99.626 acre tract conveyed to Charles J. Wilson by deed, recorded in Vol. 96, Pg. 564 and part of a 167.5 acre tract conveyed to Cambridge Co., by deed, recorded in Vol. 102, Pg. 18, both recorded in the Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the centerline of the Rockwall-Chisholm Road situated South 2029.64 feet from the South right-of-way line of State Hwy. No. 276;

THENCE: North 74°59'40" East a distance of 848.66 feet to a point for a corner;
THENCE: East a distance of 691.60 feet to a point for a corner;
THENCE: South 14°19'08" West a distance of 812.76 feet to a point for a corner;
THENCE: North 75°40'52" West a distance of 717.0 feet to a point for a corner;
THENCE: South 47°56'34" West a distance of 372.52 feet to a point for a corner;
THENCE: West a distance of 339 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: North along the centerline of said road a distance of 640 feet to the Point of Beginning and containing 22.25 acres of land.

TRACT NO. 15

BEING a tract or parcel of land situated in the W.H. Barnes Survey, Abst. No. 26, the J.R. Johnson Survey, Abst. No. 128 and the A. Johnson Survey, Abst. No. 123, said tract being part of a 167.5 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 102, Pg. 18, part of a 26.75 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 112, Pg. 325, both being recorded in the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast right-of-way line of State Hwy. No. 205 situated South 39°33'17" East 158 feet from the centerline of the Rockwall-Chisholm Road, said point being the point of curvature of a circular curve to the right having a central angle of 12°12'40" and a radius of 5679.6 feet;

THENCE: Around said curve along said right-of-way line in a Northwesterly direction a distance of 1210.46 feet to a point for a corner;

THENCE: Continuing with the Northeast right-of-way line of State Hwy. No. 205 as follows:

North 29°50'37" West a distance of 448.36 feet to a point for a corner;

North 60°09'23" East a distance of 10 feet to a point for a corner;

North 29°50'37" West a distance of 90 feet to a point for a corner;

THENCE: North 48°27'37" East leaving said Hwy. a distance of 50 feet to a point for a corner;

THENCE: South 53°42'17" East a distance of 1016.41 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;

THENCE: East a distance of 1983.68 feet to a point for a corner on the East line of the above described 167.5 acre tract;

THENCE: South 0°25'00" West along said East line a distance of 947.37 feet to a point for a corner;

THENCE: South 35°30'00" West a distance of 550 feet to a point for a corner;

THENCE: North 38°09'00" West a distance of 621.56 feet to a point for a corner;

THENCE: North 75°40'52" West a distance of 570 feet to a point for a corner;

THENCE: South 14°19'08" West a distance of 636.75 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;

THENCE: North 42°03'17" West along said right-of-way line a distance of 674.50 feet to the Point of Beginning and containing 56.24 acres of land.

