

CITY OF ROCKWALL
205 West Rust
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. P2-93-7-2 Filing Fee \$650.00 Date _____

Applicant Rockwall Steel Co., Inc. Phone 214/524-5744

Mailing Address: P. O. Box 159
Rockwall, TX 75087

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.)

See attached License Survey

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

A - agriculture District Classification to

LI - light industrial District Classification for the

following reasons: (attach separate sheet if necessary)

continue light industrial development

There ~~(are)~~ (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant Owner X Tenant _____

Prospective Purchaser _____

I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following concerning the importance of my submitting to the City a sufficient legal description.

Signed A. H. Sharaway
A. H. Sharaway, President

Note:

1

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.

2

If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.

No 027260



CITY OF ROCKWALL "THE NEW HORIZON" Rockwall, Texas 75087-3628

(214) 771-7700

Cash Receipt

Name Rockwall Steel Co. Date 2-22-93

Mailing Address _____

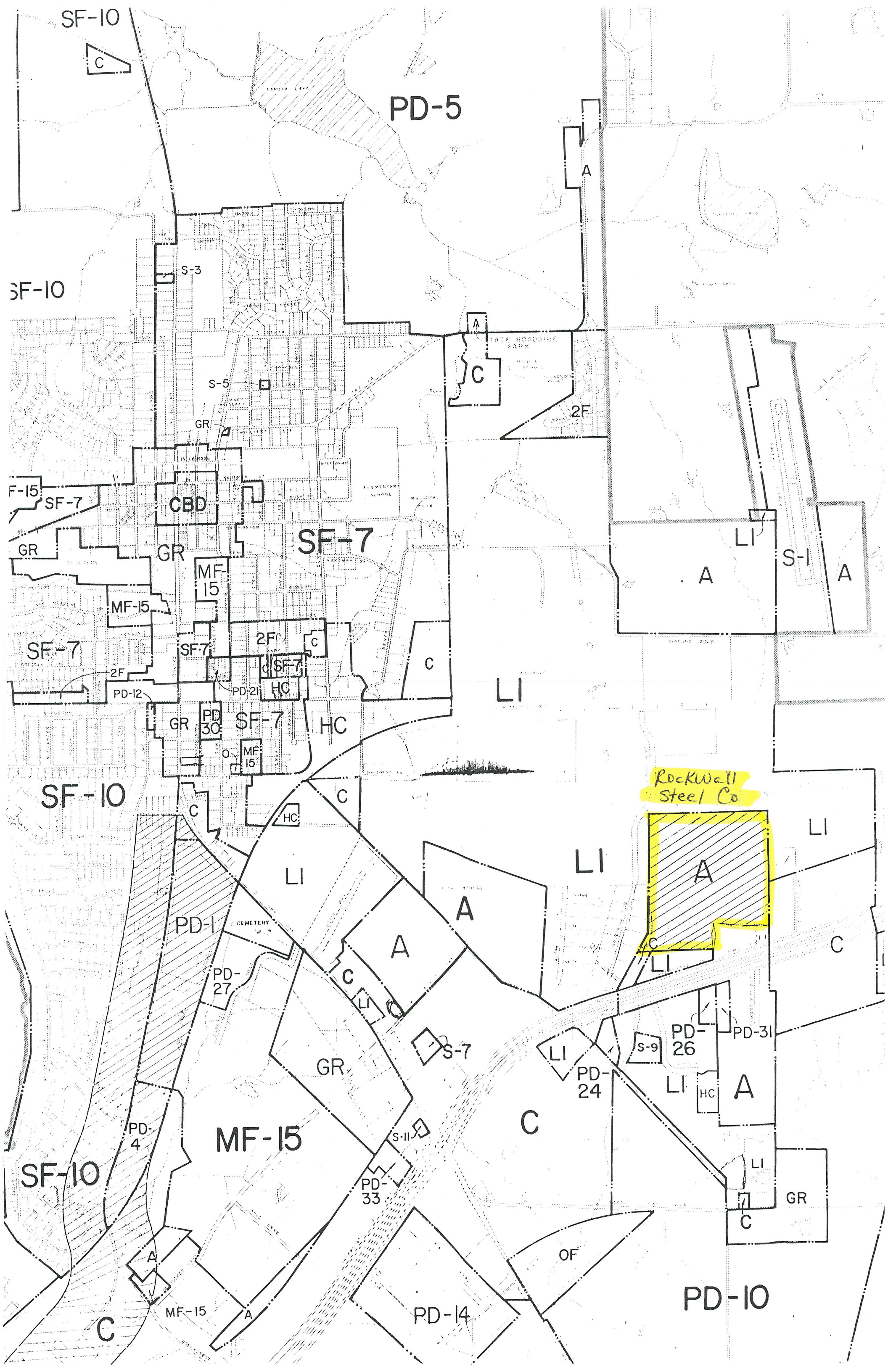
Job Address _____ Permit No. _____

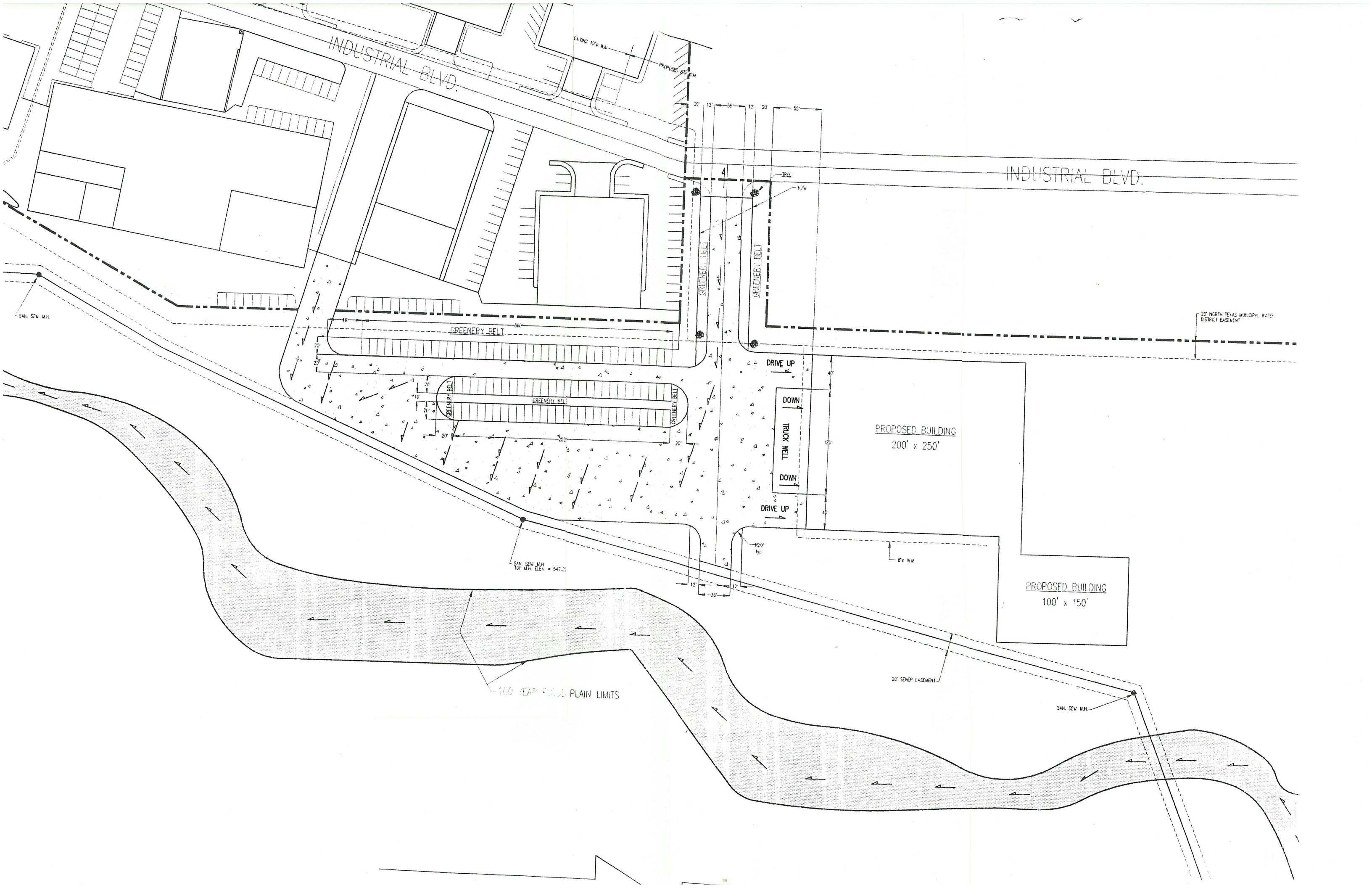
Check

Cash

Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	06-3835	
Mechanical Permit	01-3610		Sewer Availability	07-3836	
Municipal Pool	01-3402		Meter Deposit	02-2201	
Zoning, Planning, B.O.A.	01-3411	650.00	Portable Meter Deposit	02-2311	
Subdivision Plats	01-3412		Misc. Income	02-3819	
Sign Permits	01-3628		NSF Check	02-1128	
Health Permits	01-3631		Meter Rent	02-3406	
Misc. Permits	01-3625		Marina Lease	08-3810	
Misc. Income	01-3819		Cemetery Receipts	10-3830	
Sale of Supplies	01-3807		PID	13-3828	
Recreation Fees	01-3401		Street	14-3828	
			Assessment-Ph#2	14-3830	
			Hotel/Motel Tax	15-3206	
TOTAL OF COLUMN			TOTAL OF COLUMN		
TOTAL DUE		650.00	Received by <u>Kixi</u>		





INDUSTRIAL BLVD.

INDUSTRIAL BLVD.

GREENERY BELT

PROPOSED BUILDING
200' x 250'

PROPOSED BUILDING
100' x 150'

100 YEAR FLOOD PLAIN LIMITS

20' NORTH TEXAS MUNICIPAL WATER
DISTRICT EASEMENT

SAN. SEW. M.H.

SAN. SEW. M.H.
TOP M.H. ELEV. = 547.22

20' SEWER EASEMENT

SAN. SEW. M.H.

EXISTING 10" W.W.

PROPOSED 8" M

IRREG. E./W.

DRIVE UP

DOWN

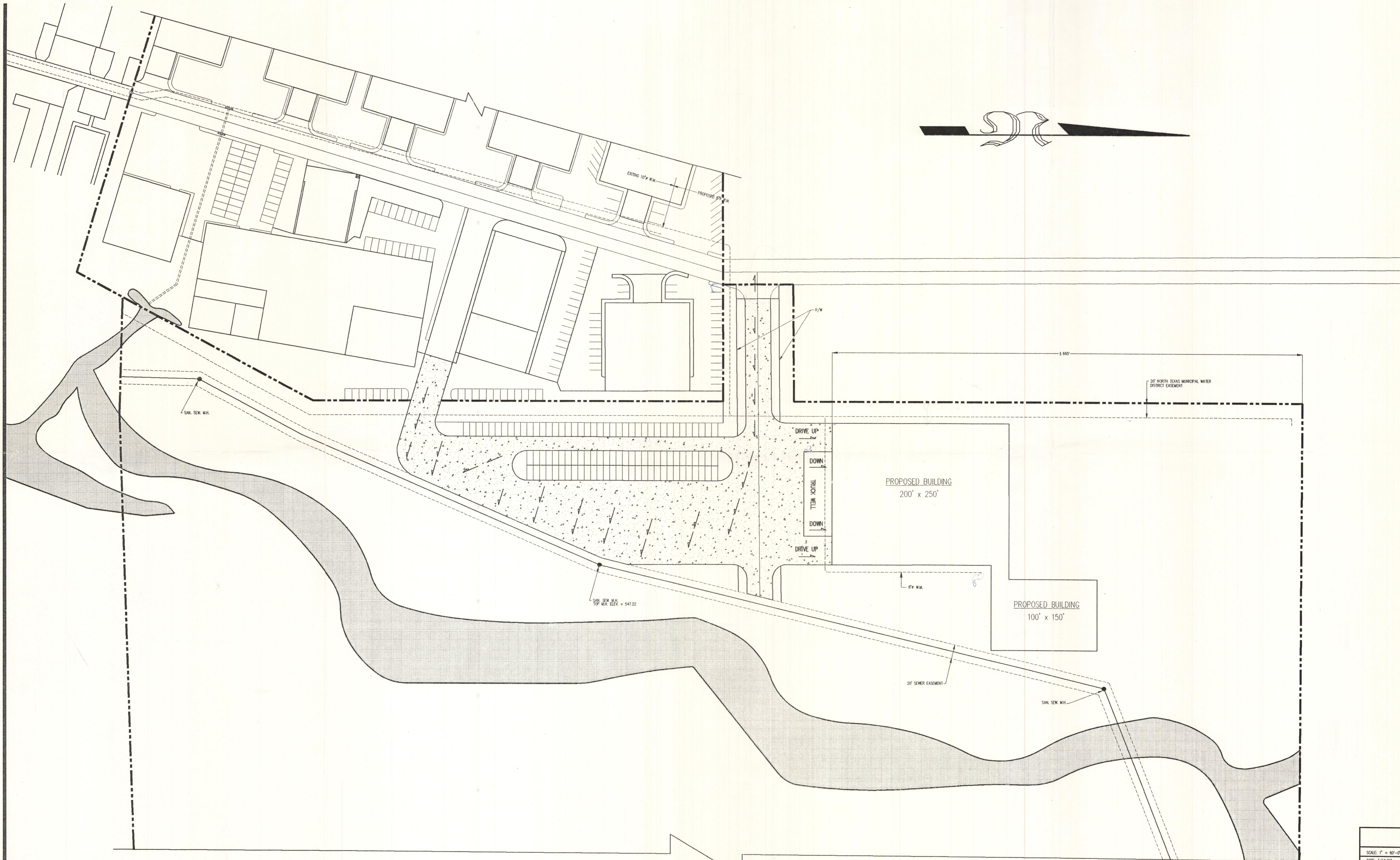
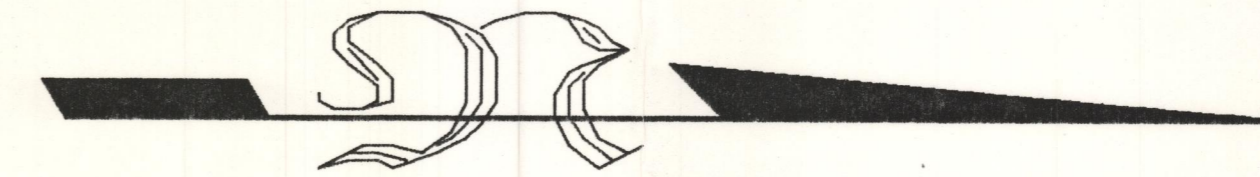
TRUCK WELL

DOWN

DRIVE UP

R/20' W.W.

8" W.W.



Agricultural Zoning

MIF JOINT VENTURE VOL 159 PAGE 242

20" SEWER BASEMENT VOL 174 PAGE 428

PACIFIC SOUTHWEST BANK VOL 559 PAGE 176

10" UTILITY BASEMENT VOL 306 PAGE 112

1000'03'17" W

819'44" W

1000'04'17" W

580'43" W

N28°06'23" E 305.63'

N88°36'21" W

S89°46'19" E

1566.58'

FLOOD ELEV. 547.00

FLOOD ELEV. 545.50

FLOOD ELEV. 544.00

FLOOD ELEV. 543.00

FLOOD ELEV. 541.00

S88°06'21" W

737.49'

PROPOSED ZONING LIGHT INDUSTRY

49.839 ACRES

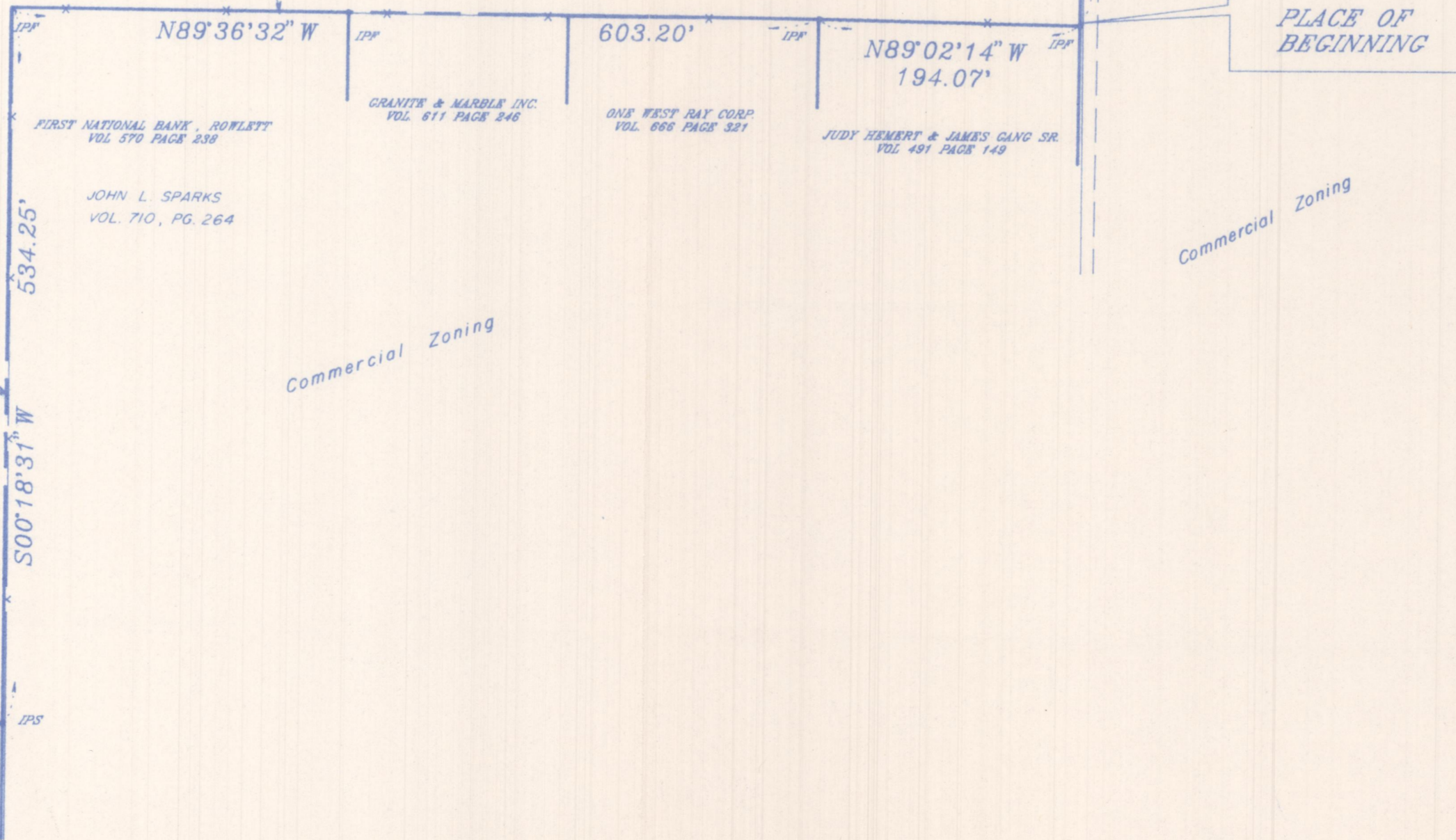
3.0 MI. I.

APPROXIMATE 100 YEAR FLOOD

APPROXIMATE 100 YEAR FLOOD

WANDERING WIRE FENCE

WANDERING WIRE FENCE



PLACE OF BEGINNING

Commercial Zoning

DESCRIPTION
49.839 ACRES

BEING A TRACT OF LAND SITUATED IN THE A. HANNA SURVEY, ABSTRACT NO. 99, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND ALSO BEING THAT TRACT AS CONVEYED TO ROSE KATHRYN CADE AS RECORDED IN VOLUME 71, PAGE 290, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID ROSE KATHRYN CADE TRACT, SAID POINT BEING THE NORTHEAST CORNER OF THE JUDY HEMERT & JAMES GANG SR. TRACT RECORDED IN VOLUME 491, PAGE 149, A 1" IRON STAKE FOUND FOR CORNER;

THENCE, N.89°02'14"W., ALONG THE NORTH LINE OF THE JUDY HEMERT & JAMES GANG SR. TRACT, A DISTANCE OF 194.07 FEET TO THE NORTHWEST CORNER OF SAID TRACT, A 1" IRON STAKE FOUND FOR CORNER;

THENCE, N.89°36'32"W., ALONG THE NORTH LINE OF THE ONE WEST RAY CORP. TRACT RECORDED IN VOLUME 666, PAGE 321, THE GRANITE & MARBLE, INC. TRACT RECORDED IN VOLUME 611, PAGE 246 AND THE FIRST NATIONAL BANK OF ROWLETT TRACT RECORDED IN VOLUME 570, PAGE 238, A DISTANCE OF 603.20 FEET TO THE NORTHWEST CORNER OF SAID FIRST NATIONAL BANK OF ROWLETT TRACT, A 1" IRON STAKE FOUND FOR CORNER;

THENCE, S.00°18'31"W., ALONG THE WEST LINE OF FIRST NATIONAL BANK OF ROWLETT TRACT, A DISTANCE OF 534.25 FEET TO THE NORTHEAST CORNER OF JOHN FELIX CARRSON TRACT RECORDED IN VOLUME 487, PAGE 246, A 1" IRON STAKE SET FOR CORNER;

THENCE, S.88°06'21"W., ALONG THE NORTH LINE OF JOHN FELIX CARRSON TRACTS RECORDED IN VOLUME 487, PAGE 246, VOLUME 143, PAGE 671, A DISTANCE OF 737.49 FEET TO THE NORTHWEST CORNER OF RIDGEVIEW BAPTIST CHURCH TRACT, A 1" IRON STAKE SET FOR CORNER;

THENCE, N.88°36'21"W., ALONG THE RIDGEVIEW BAPTIST CHURCH 1.59 ACRE TRACT, A DISTANCE OF 161.93 FEET TO A 1" IRON STAKE SET FOR CORNER;

THENCE, ALONG THE EAST LINE OF LOT 2, OF THE REPLAT ROCKWALL INDUSTRIAL FOUNDATION TRACT RECORDED IN CABINET C, SLIDE 75, THE FOLLOWING:

N.28°06'23"E., A DISTANCE OF 305.63 FEET TO A 1" IRON STAKE SET FOR CORNER;

N.00°04'17"W., A DISTANCE OF 580.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, AND THE SOUTHWEST CORNER OF SMART, LOFLAND & BOND TRACT, A 1" IRON STAKE FOUND FOR CORNER;

THENCE, N.00°03'17"W., ALONG THE EAST LINE OF SMART, LOFLAND & BOND TRACT RECORDED IN VOLUME 550, PAGE 276, A DISTANCE OF 819.44 FEET TO THE SOUTHWEST CORNER OF MIF JOINT VENTURE TRACT, A 1" IRON STAKE FOUND FOR CORNER;

THENCE, S.89°46'19"E., ALONG THE SOUTH LINE OF MIF JOINT VENTURE TRACT RECORDED IN VOLUME 159, PAGE 242, A DISTANCE OF 1566.58 FEET TO THE SOUTHWEST CORNER OF SAID MIF JOINT VENTURE TRACT, A 1" IRON STAKE SET FOR CORNER;

THENCE, S.00°30'43"W., ALONG THE WEST LINES OF PACIFIC SOUTHWEST BANK TRACT RECORDED IN VOLUME 550, PAGE 176, THE EVANS COMPANY TRACT RECORDED IN VOLUME 121, PAGE 588, AND EAST PLEX INDUSTRIAL PARK, A DISTANCE OF 1115.97 FEET TO THE PLACE OF BEGINNING AND CONTAINING 49.839 ACRES OF LAND. THIS DESCRIPTION IS BASED ON THE LAND TITLE SURVEY AND PLAT MADE BY BOB O. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR ON DECEMBER 26, 1992

CERTIFICATION

I, BOB O. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT: A) THIS PLAT AND PROPERTY DESCRIPTION SHOWN HEREON ARE TRUE AND CORRECT AND PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON; B) SUCH SURVEY WAS CONDUCTED UNDER MY SUPERVISION; C) ALL MONUMENTS SHOWN ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE SHOWN; D) EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS ONTO THE PROPERTY OR PROTRUSIONS THEREFROM, THERE ARE NO IMPROVEMENTS ON THE PROPERTY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON THE PROPERTY AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGE IN AREA OR BOUNDARY LINE CONFLICTS; E) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS, IF ANY, ARE SHOWN HEREON AND SET BACK FROM PROPERTY LINE THE DISTANCES INDICATED; F) THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; G) ALL APPLICABLE EASEMENTS, FURNISHED TO OR KNOWN TO ME, HAVE BEEN LABELED AND SHOWN HEREON; H) THE BOUNDARIES AND DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT AND THIS SERVICE CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATION FOR A CATEGORY 1-A CONDITION 2 SURVEY. THIS PLAT IS FOR THE EXCLUSIVE USE OF ROCKWALL COUNTY ABSTRACT & TITLE COMPANY IN CONNECTION WITH THEIR TF# 92-12-1054 AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE TO ANY OTHERS.

Bob O. Brown
Bob O. Brown, R.P.L.S. # 1744



Zoning Added 2-11-93
FLOOD AREA ADDED 2-8-93

B.L.S. & ASSOCIATES, INC.
965 SD'S ROAD, P.O. BOX 65
ROCKWALL, TEXAS 75087
(214) 77-3036 FAX (214) 722-3036
LAND TITLE SURVEY
A. HANNA SURVEY ABSTRACT NO. 99
49.839 ACRES

PROJECT No. 92094
SCALE 1" = 100'
DATE 12-26-92
DRAWN BY K.E.B.
NOTES S.J.C.

COUNTY OF ROCKWALL CITY OF ROCKWALL

ORDINANCE NO. 92-36

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "AG" AGRICULTURAL TO "PD-36" PLANNED DEVELOPMENT NUMBER 36; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "A" Agricultural to "PD-36" Planned Development 36 on the property described on Exhibit "A" has been requested by JJS Investments; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a zoning change from Agricultural to "PD" Planned Development District No. 36 on the property specifically described in Exhibit "A".

SECTION 2. That Planned Development District Number 36 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby provided that the granting of Planned Development District No. 36 to the above described tract of land is subject to the following special conditions:

A. The use of the property covered by Planned Development District No. 36 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any redevelopment of or building expansion on the property covered by Planned Development No. 36 shall first be submitted for site plan approval and, and no substantial change in the development shall be permitted, except after obtaining

approval of the change of such site plan in the manner required for changes and amendments to the comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 36 shall be regulated by the following requirements:

1. PD- 36 hereby authorizes the uses, area requirements, and development standards of the Highway Commercial zoning category of the Comprehensive Zoning Ordinance as currently adopted, or as revised in the future, except as otherwise provided in this ordinance, and the following additional permitted uses:
 - a. Automotive, paint and body, and other repair services, excluding wrecking yards.
 - b. Tool, dye, guage and machine shop.
 - c. Warehousing and storage.
 - d. The assembly of previously prepared electronic components.
2. Outside storage and display of materials, products, or equipment shall conform to requirements established in the Highway Commerical Zoning Classification.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000) for each offense and each and every day such offense continues shall be deemed to constitute a separate offense.

SECTION 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 5th day of October, 1992.


APPROVED

Hilda Crangle
ATTEST

1ST READING 9/21/92

2ND READING 10/5/92

EXHIBIT "A"

of the County of Rockwall State of Texas all that certain lot, tract or parcel of land situated in Rockwall County, Texas, and being 2.00 acres out of the A. Hanna Survey, Abstract No. 99, in the City of Rockwall, Texas, according to the plat/map recorded in Vol. 185, Page 221, of the Map/Plat Records of Rockwall County, Texas, and being more particularly described as follows:

Being a tract of land situated in the A. Hanna Survey, Abstract No. 99, Rockwall County Texas, and being that same tract of land conveyed to James A. Brent and Dwayne Cox, and recorded in Vol. 86, Page 161 of the Deed Records of Rockwall County, Texas;

BEGINNING at a 1/2 inch iron rod found at the Southeast corner of said 2.0 acre tract, and being on the North line of Interstate-30, and the East line of said Hanna Survey;

THENCE: South 73° 51' 00" West, along said North line, 201.15 to a fence corner post, being at the Southwest corner of said 2.00 acres;

THENCE: North 00° 51' 46" West, departing said North line, along and near a fence 478.47 feet to a 1/2 inch iron rod set in an existing fence line, and being the North-west corner of said 2.00 acre tract;

THENCE: South 89° 18' 02" East, along and near a fence, 194.04 feet to a 1/2 inch iron rod found at the base of a fence corner post, being at the Northeast corner of said 2.00 acre tract;

THENCE: South 00° 51' 17" East, 420.14 feet to the PLACE OF BEGINNING, and containing 2.00 acres of land, as surveyed by John B. Fincher, Registered Public Surveyor, by survey dated March 25, 1987.

**CITY OF ROCKWALL
Planning and Zoning Agenda**

Agenda Date: March 11, 1993

Agenda No: II.

Agenda Item: PZ 93-7-Z Hold Public Hearing to Consider Approval of a Request from Rockwall Steel Co., Inc. for Approval of a Change in Zoning from "A" Agriculture Zoning Classification to "LI" Light Industrial Zoning Classification on a 49.839 Acre Tract of Land Situated to the East of Industrial Blvd.

Item Generated By:

Action Needed:

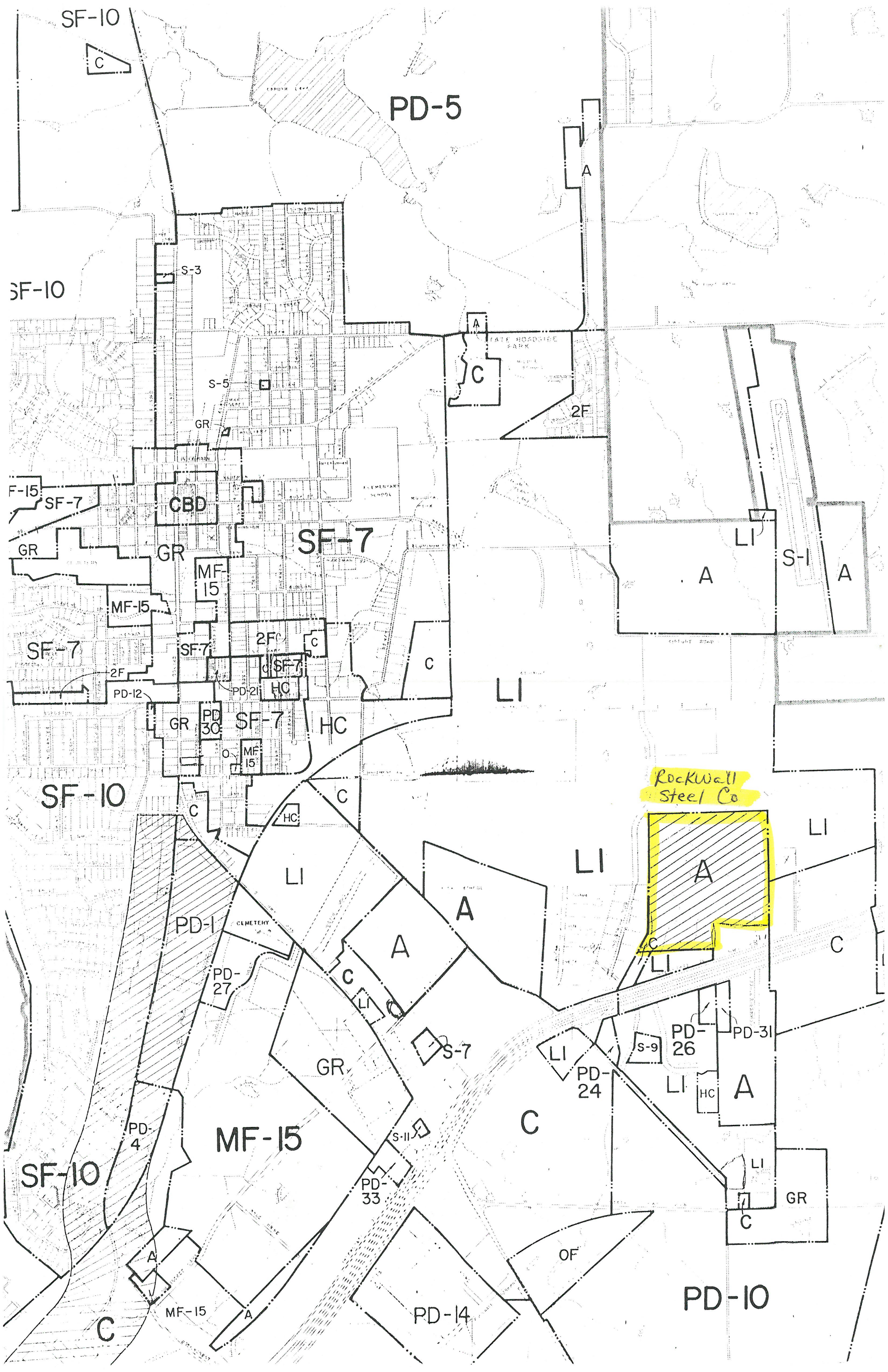
Background Information: Attached is the request for a change in zoning from Agriculture to Light Industrial. A number of properties adjacent to the property are zoned Light Industrial, and the Land Use Plan proposes Light Industrial/Commercial for this area. Attached is a survey plat of the property that depicts the adjacent ownerships. Mr. Sharaway plans to develop the west side of the property first, adjacent to his existing development along Industrial Blvd.

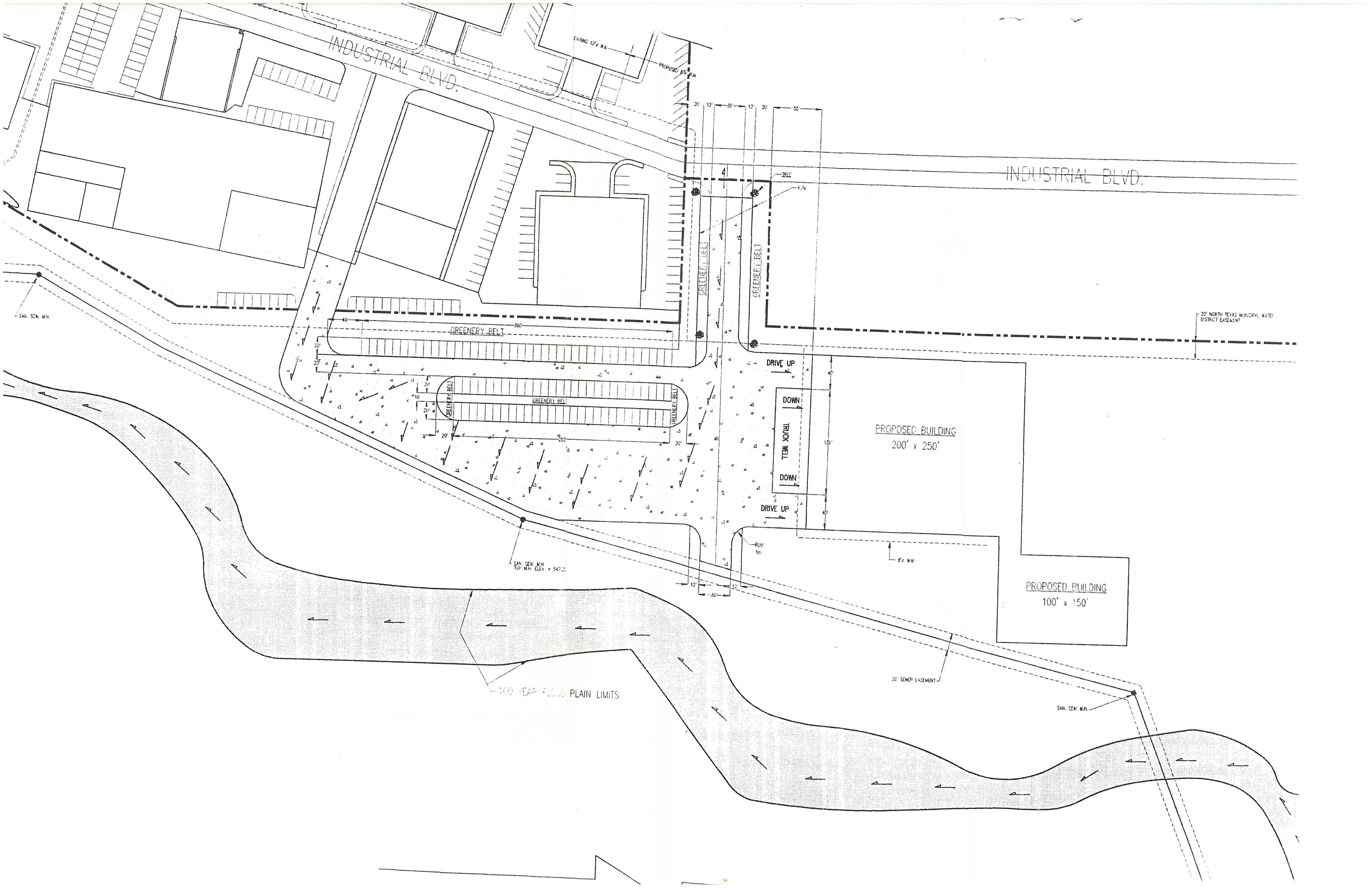
Attachments:

1. Request
2. Returned Notices
3. Location Map
4. Survey Plat

Agenda Item: PZ 93-7-Z Hold Public Hearing re: Change in Zoning

Item No: II.





INDUSTRIAL BLVD.

INDUSTRIAL BLVD.

GREENERY BELT

GREENERY BELT

PROPOSED BUILDING
200' x 250'

PROPOSED BUILDING
100' x 150'

SAN. SEW. M.H.
TOP M.H. ELEV. = 547.22

100 YEAR FLOOD PLAIN LIMITS

20' SEWER EASEMENT

SAN. SEW. M.H.

DRIVE UP

DOWN

TRUCK WELL

DOWN

DRIVE UP

EXISTING 10' W.A.

PROPOSED 8' W.A.

TREE

E.O.W.

20' NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT

SAN. SEW. M.H.

Agricultural Zoning

MIF JOINT VENTURE VOL 159 PAGE 342

30" SEWER BASEMENT VOL 174 PAGE 428

PACIFIC SOUTHWEST BANK VOL 559 PAGE 176

10" UTILITY BASEMENT VOL 306 PAGE 112

1000'03'17" W

819'44" W

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580'43" W

N28°06'23" E 305.63'

N88°36'21" W

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FLOOD ELEV. 547.00

FLOOD ELEV. 545.50

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FLOOD ELEV. 541.00

FLOOD ELEV. 541.00

49.839 ACRES

PROPOSED ZONING LIGHT INDUSTRY



Agricultural Zoning

Light Industry Zoning

THE EVANS CO. VOL 121 PAGE 688

1115.97'

EASTPLEX INDUSTRIAL PARK No. 2

EASTPLEX INDUSTRIAL PARK

Light Industry Zoning

P.O.L.E.

P.O.L.E.

P.O.L.E.

P.O.L.E.

P.O.L.E.

P.O.L.E.

P.O.L.E.

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P.O.L.E.

P.O.L.E.

P.O.L.E.

P.O.L.E.

PLACE OF BEGINNING

Commercial Zoning

N89°36'32" W

603.20'

N89°02'14" W

194.07'

534.25'

500'18'31" W

500'18'31" W

500'18'31" W

500'18'31" W

500'18'31" W

500'18'31" W

500'18'31" W

500'18'31" W

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FIRST NATIONAL BANK - ROWLETT VOL 370 PAGE 338

GRANITE & MARBLE INC. VOL 811 PAGE 348

ONE WEST RAY CORP. VOL 600 PAGE 327

JUDY HEMERT & JAMES GANG SR. VOL 491 PAGE 148

JOHN L. SPARKS VOL 710, PG. 264

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THENCE, N.00°03'17"W., ALONG THE EAST LINE OF SMART, LOFLAND & BOND TRACT RECORDED IN VOLUME 14, PAGE 276, A DISTANCE OF 819.44 FEET TO THE SOUTHWEST CORNER OF MIF JOINT VENTURE TRACT, A 1" IRON STAKE FOUND FOR CORNER;

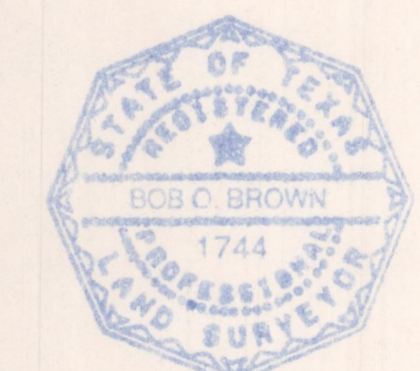
THENCE, S.89°46'19"E., ALONG THE SOUTH LINE OF MIF JOINT VENTURE TRACT RECORDED IN VOLUME 159, PAGE 242, A DISTANCE OF 1566.58 FEET TO THE SOUTHWEST CORNER OF SAID MIF JOINT VENTURE TRACT, A 1" IRON STAKE SET FOR CORNER;

THENCE, S.00°30'43"W., ALONG THE WEST LINES OF PACIFIC SOUTHWEST BANK TRACT RECORDED IN VOLUME 550, PAGE 176, THE EVANS COMPANY TRACT RECORDED IN VOLUME 121, PAGE 688, AND EAST PLEX INDUSTRIAL PARK, A DISTANCE OF 1115.97 FEET TO THE PLACE OF BEGINNING AND CONTAINING 49.839 ACRES OF LAND. THIS DESCRIPTION IS BASED ON THE LAND TITLE SURVEY AND PLAT MADE BY BOB O. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR ON DECEMBER 26, 1992

CERTIFICATION

I, BOB O. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT: A) THIS PLAT AND PROPERTY DESCRIPTION SHOWN HEREON ARE TRUE AND CORRECT AND PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON; B) SUCH SURVEY WAS CONDUCTED UNDER MY SUPERVISION; C) ALL MONUMENTS SHOWN ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE SHOWN; D) EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS ONTO THE PROPERTY OR PROTRUSIONS THEREFROM, THERE ARE NO IMPROVEMENTS ON THE PROPERTY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON THE PROPERTY AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGE IN AREA OR BOUNDARY LINE CONFLICTS; E) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS, IF ANY, ARE SHOWN HEREON AND SET BACK FROM PROPERTY LINE THE DISTANCES INDICATED; F) THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; G) ALL APPLICABLE EASEMENTS, FURNISHED TO OR KNOWN TO ME, HAVE BEEN LABELED AND SHOWN HEREON; H) THE BOUNDARIES AND DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT AND THIS SERVICE CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATION FOR A CATEGORY 1-A CONDITION 2 SURVEY. THIS PLAT IS FOR THE EXCLUSIVE USE OF ROCKWALL COUNTY ABSTRACT & TITLE COMPANY IN CONNECTION WITH THEIR TF# 92-12-1054 AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE TO ANY OTHERS.

Bob O. Brown
BOB O. BROWN, R.P.L.S. # 1744



Zoning Added 2-11-93
FLOOD AREA ADDED 2-8-93

B.L.S. & ASSOCIATES INC.
965 SD'S ROAD, P.O. BOX 65
ROCKWALL, TEXAS 75087
(214) 771-3036 FAX (214) 722-3036

LAND TITLE SURVEY
A. HANNA SURVEY ABSTRACT NO. 99
49.839 ACRES

PROJECT No. 92094
SCALE 1" = 100'
DATE 12-26-92
DRAWN BY K.E.B.
NOTES S.J.C.

COUNTY OF ROCKWALL CITY OF ROCKWALL

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: March 15, 1993

Agenda No: V. C.

Agenda Item: PZ 93-7-Z Hold Public Hearing to Consider Approval of an Ordinance Granting a Request from Rockwall Steel Co., Inc. for Approval of a Change in Zoning from "A" Agriculture Zoning Classification to "LI" Light Industrial Zoning Classification on a 49.839 Acre Tract of Land Situated to the East of Industrial Blvd.

Item Generated By:

Action Needed:

Background Information: The Planning and Zoning Commission has recommended approval of the request. Attached is a colored map indicating the surrounding zoning and land uses. Also attached is a copy of the minutes of the Commission's meeting, and an ordinance for your consideration.

Attachments:

1. Map
2. Minutes
3. Ordinance

Agenda Item: PZ 93-7-Z Public Hearing re: Zoning Change from "A" to "LI"

Item No: V. C.

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: March 15, 1993

Agenda No: V. C.

Agenda Item: PZ 93-7-Z Hold Public Hearing to Consider Approval of a Request from Rockwall Steel Co., Inc. for Approval of a Change in Zoning from "A" Agriculture Zoning Classification to "LI" Light Industrial Zoning Classification on a 49.839 Acre Tract of Land Situated to the East of Industrial Blvd.

Item Generated By:

Action Needed:

Background Information: The Planning and Zoning Commission will consider this case at their meeting on Thursday night. We will forward their recommendation to you on Friday.

Attachments:

1. Request
2. Returned Notices
3. Location Map
4. Survey Plat

Agenda Item: PZ 93-7-Z Public Hearing re: Zoning Change from "A" to "LI"

Item No: V. D.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM AGRICULTURAL ZONING CLASSIFICATION TO LIGHT INDUSTRIAL ZONING CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by Rockwall Steel Company, Inc. for the property more specifically described in Exhibit "A" attached hereto; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give Light Industrial District classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this _____ day of _____.

APPROVED:

Mayor

ATTEST:

BY _____

1st reading _____

2nd reading _____

DESCRIPTION
49.839 ACRES

BEING A TRACT OF LAND SITUATED IN THE A. HANNA SURVEY, ABSTRACT NO. 99, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND ALSO BEING THAT TRACT AS CONVEYED TO ROSE KATHRYN CADE AS RECORDED IN VOLUME 71, PAGE 290, DEED RECORDS, ROCKWALL COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID ROSE KATHRYN CADE TRACT, SAID POINT BEING THE NORTHEAST CORNER OF THE JUDY HEMERT & JAMES GANG SR. TRACT RECORDED IN VOLUME 491, PAGE 149, A 1" IRON STAKE FOUND FOR CORNER;

THENCE, N.89°02'14"W., ALONG THE NORTH LINE OF THE JUDY HEMERT & JAMES GANG SR TRACT, A DISTANCE OF 194.07 FEET TO THE NORTHWEST CORNER OF SAID TRACT, A 1" IRON STAKE FOUND FOR CORNER;

THENCE, N.89°36'32"W., ALONG THE NORTH LINE OF THE ONE WEST RAY CORP. TRACT RECORDED IN VOLUME 666, PAGE 321, THE GRANITE & MARBLE INC. TRACT RECORDED IN VOLUME 611, PAGE 246 AND THE FIRST NATIONAL BANK OF ROWLETT TRACT RECORDED IN VOLUME 570, PAGE 238, A DISTANCE OF 603.20 FEET TO THE NORTHWEST CORNER OF SAID FIRST NATIONAL BANK OF ROWLETT TRACT, A 1" IRON STAKE FOUND FOR CORNER;

THENCE, S.00°18'31"W., ALONG THE WEST LINE OF FIRST NATIONAL BANK OF ROWLETT TRACT, A DISTANCE OF 534.25 FEET TO THE NORTHEAST CORNER OF JOHN FELIX CARRSOW TRACT RECORDED IN VOLUME 487, PAGE 246, A 1" IRON STAKE SET FOR CORNER;

THENCE, S.88°06'21"W., ALONG THE NORTH LINE OF JOHN FELIX CARRSOW TRACT RECORDED IN VOLUME 487, PAGE 246, VOLUME 143, PAGE 671, A DISTANCE OF 737.49 FEET TO THE NORTHWEST CORNER OF RIDGEVIEW BAPTIST CHURCH TRACT, A 1" IRON STAKE SET FOR CORNER;

THENCE, N.88°36'21"W., ALONG THE RIDGEVIEW BAPTIST CHURCH 1.59 ACRE TRACT, A DISTANCE OF 161.93 FEET TO A 1" IRON STAKE SET FOR CORNER;

THENCE, ALONG THE EAST LINE OF LOT 2, OF THE REPLAT ROCKWALL INDUSTRIAL FOUNDATION TRACT RECORDED IN CABINET C, SLIDE 75, THE FOLLOWING:

N.28°06'23"E., A DISTANCE OF 305.63 FEET TO A 1" IRON STAKE SET FOR CORNER;

N.00°04'17"W., A DISTANCE OF 580.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, AND THE SOUTHEAST CORNER OF SMART, LOFLAND & BOND TRACT, A 1" IRON STAKE FOUND FOR CORNER;

THENCE, N.00°03'17"W., ALONG THE EAST LINE OF SMART, LOFLAND & BOND TRACT RECORDED IN VOLUME 14, PAGE 276, A DISTANCE OF 819.44 FEET TO THE SOUTHWEST CORNER OF MIF JOINT VENTURE TRACT, A 1" IRON STAKE FOUND FOR CORNER;

THENCE, S.89°46'19"E., ALONG THE SOUTH LINE OF MIF JOINT VENTURE TRACT RECORDED IN VOLUME 159, PAGE 242, A DISTANCE OF 1566.58 FEET TO THE SOUTHEAST CORNER OF SAID MIF JOINT VENTURE TRACT, A 1" IRON STAKE SET FOR CORNER;

THENCE, S.00°30'43"W., ALONG THE WEST LINES OF PACIFIC SOUTHWEST BANK TRACT RECORDED IN VOLUME 550, PAGE 176, THE EVANS COMPANY TRACT RECORDED IN VOLUME 121, PAGE 688, AND EAST PLEX INDUSTRIAL PARK, A DISTANCE OF 1115.97 FEET TO THE PLACE OF BEGINNING AND CONTAINING 49.839 ACRES OF LAND. THIS DESCRIPTION IS BASED ON THE LAND TITLE SURVEY AND PLAT MADE BY BOB D. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR ON DECEMBER 26, 1992

Mailed
2-25-93

1. PACIFIC SOUTHWEST BANK
C/O HARDING + CARBONE INC.
4635 SOUTHWEST FRWY #750
HOUSTON, TX 77027
2. CAMBRIDGE CO, INC.
ROCKWALL RHODES
17440 DALLAS PKWY #103
DALLAS, TX 75287
3. EVANS CO.
108 WILLOW LN.
WAXAHACHIE, TX, 75165
4. JUDY VAN HEMERT, JAMES
GANG, SAMUEL TALIAFERRO
2007 INDUSTRIAL
ROCKWALL
5. ANWAR SALIM
1137 ASPHLAND DR.
MESQUITE, TX 75149
6. GRANITE + MARBLE CONSULTANTS
1535 I-30
ROCKWALL
7. JOHN SPARKS
RT 2, BOX 192
CELESTE, TX 75423
8. JOHN CARSSOW
P.O. BOX 691285
SAN ANTONIO, TX. 78269
9. RIDGEVIEW BAPTIST CHURCH
P.O. BOX 697
ROCKWALL
10. ROCKWALL STEEL CO.
P.O. BOX 729
TERRELL, TX 75160
11. SMARTT, LOFLAND + BOND
603 S. GOLIAD
ROCKWALL
12. MIF JOINT VENTURE
P.O. BOX 629
FT. WORTH, TX. 76101



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on March 11, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on March 15, 1993 at 7:00 p.m. in City Hall, 205 W. Rusk, to consider approval of a request from Rockwall Steel Co., Inc. for a change in zoning from "A" Agriculture Zoning Classification to "LI" Light Industrial Zoning Classification on a 49.839 acre tract of land situated to the east of Industrial Blvd., and further described on the reverse side of this notice. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

City Secretary

Case No. PZ 93-7-Z

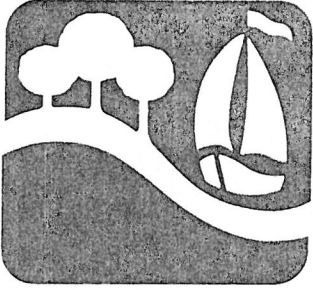
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Signature _____

Address _____



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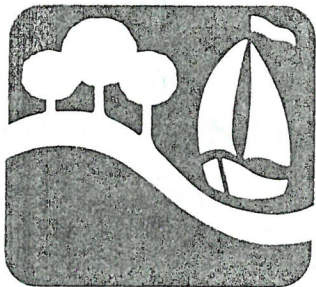
I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Signature _____

Address _____



RECEIVED
FEB 26 1993

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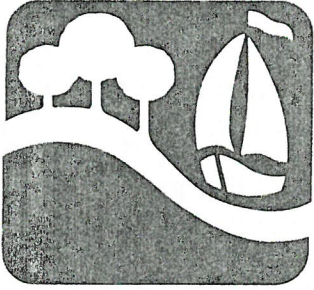
I am in favor of the request for the reasons listed below ✓

I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Signature *Carl Mitchell*
M.I.F. Joint Venture

Address *P.O. Box 629*
Fort Worth Tex



CITY OF ROCKWALL

"THE NEW HORIZON"

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City Secretary

Case No. PZ 93-7-Z

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

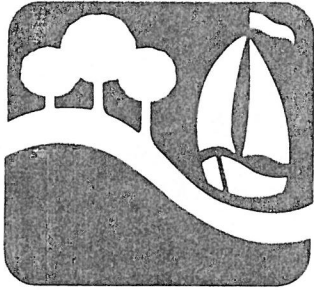
I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Signature Paul G. Evans

Address 108 WILLOW LANE

WAXAHACHIE TX
75165



CITY OF ROCKWALL

"THE NEW HORIZON"

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City Secretary

Case No. PZ 93-7-Z

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

I am opposed to the request for the reasons listed below _____

1. *Surrounding property has historical use of light industrial*
2. *Land has not been used as agricultural*
- 3.

Signature *Judy Ann Hemert*
Address *915 Whitmore*
2012 Industrial

Public Notice

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**DESCRIPTION
49.839 ACRES**

BEING a tract of land situated in the A. HANNA SURVEY, ABSTRACT NO. 99, City of Rockwall, Rockwall County, Texas, and also being that tract as conveyed to Rose Kathryn Cade as recorded in VOLUME 71, PAGE 290, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Southeast corner of said Rose Kathryn Cade tract, said point being the Northeast corner of the Judy Hemert & James Gang, Sr. tract recorded in

VOLUME 491, PAGE 149, a 1/2" iron stake found for corner;

THENCE, N. 89°02'14"W., along the north line of the Judy Hemert & James Gang, Sr. tract, a distance of 194.07 feet to the northwest corner said tract, a 1/2" iron stake found for corner;

THENCE, N.89°36'32"W., along the north line of the One West Ray Corp. tract recorded in VOLUME 666, PAGE 321, the Granite and Marble Inc. tract recorded in VOLUME 611, PAGE 246 and the First National Bank of Rowlett tract recorded in VOLUME 570, PAGE 238, a distance of 603.20 feet to the Northwest corner of said First National Bank of Rowlett tract, a 1/2" iron stake found for corner;

THENCE, S.00°18'31"W. along the west line of First National Bank of Rowlett tract, a distance of 534.25 feet to the Northeast corner of John Felix Carrsow tract recorded in VOLUME 487, PAGE 246, a 1/2" iron stake set for corner;

THENCE, S.88°06'21"W., along the Ridgeview Baptist Church 1.59 acre tract, a distance of 161.93 feet to a 1/2" iron stake set for corner;

THENCE, along the east line of LOT 2, of the Replat Rockwall Industrial Foundation tract recorded in CABINET C, SLIDE 75, the following;

N.28°06'23"E., a distance of 305.63 feet to a 1/2" iron stake set for corner;

N.00°04'17"W., a distance of 580.43 feet to the northeast corner of SAID LOT 2, and the southeast corner of Smart, Lofland & Bond tract, a 1/2" iron stake found for corner;

THENCE, N.00°03'17"W., along the east line of Smart, Lofland & Bond tract recorded in VOLUME 14, PAGE 276, a

distance of 819.44 feet to the Southwest corner of MIF Joint Venture tract, a 1/2" iron stake found for corner;

THENCE, S.89°46'19"E., along the south line of MIF Joint Venture tract recorded in VOLUME 159, PAGE 242, a distance of 1566.58 feet to the southeast corner of said MIF Joint Venture, a 1/2" iron stake set for corner;

THENCE, S.00°30'43", along the west lines of Pacific Southwest Bank tract recorded in VOLUME 550, PAGE 176, The Evans Company tract recorded in VOLUME 121, PAGE 688, and East Plex Industrial Park, a distance of 1115.97 feet to the PLACE OF BEGINNING and containing 49.839 acres of land. This description is based on the LAND TITLE SURVEY AND PLAT, made by Bob O. Brown, Registered Professional Land Surveyor on December 26, 1992.

All interested persons are encouraged to attend.