

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date 11-23-93

Name of Proposed Subdivision The Woods

Name of Subdivider Albright Constr. Co.

Address 322I Ridge Rd. Phone 771 3110

Owner of Record Kirby & Leonore Albright & George R. Roland

Address Albright above Phone 771 6733

Roland 333I Ridge Road

Name of Land Planner/Surveyor/Engineer John Lindsey

Address Ridge Rd, Rockwall, Tx Phone 771 1906

Total Acreage legal attached 16 Acres Current Zoning Agriculture

approximately 23 Acres

No. of Lots/Units 41 (total 42 with one existing)

Signed Kirby Albright

The Following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

Provided or Shown Not On Plat Applicable

- A. Vicinity map
B. Subdivision Name
C. Name of record owner, subdivider, land planner/engineer
D. Date of plat preparation, scale and north point

II. Subject Property

✓ \_\_\_\_\_

✓ \_\_\_\_\_

✓ \_\_\_\_\_

\_\_\_\_\_

✓ \_\_\_\_\_

\_\_\_\_\_

✓ \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- A. Subdivision boundary lines
- B. Identification of each lot and block by number or letter
- C. Dimensions, names and description of all public rights-of-ways, improvements, easements, parks and open spaces, both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization
- D. Proposed land uses, and existing and proposed zoning categories
- E. Approximate acreage
- F. Typical lot size; lot layout; smallest lot area; number of lots
- G. Building set-back lines adjacent to street
- H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
- I. Location of City Limit lines, contiguous or within plat area
- J. Location and sizes of existing utilities
- K. Intended water source and sewage disposal method whether inside City limits or in extraterritorial jurisdiction



III. Surrounding Area

\_\_\_\_\_

A. The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plat

\_\_\_\_\_

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by \_\_\_\_\_

File No. 93-51-2/PP

Date 11/23/93

Fee 8280.

Receipt No. 030118

CITY OF ROCKWALL  
205 West Rust  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 93-51-PP Filing Fee \$380.00 Date 12/27/93

Applicant Kirby Albright Phone 771-3110

Mailing Address: 3221 Ridge Road  
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.)  
attached

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

PD Planned Development District Classification for the following reasons: (attach separate sheet if necessary)

meeting the requirements of the SF-10 zoning classification  
meeting the lot dimensions as shown on the submitted plan  
and meeting a minimum house size of 2,500 square feet  
There (are) (are not) deed restrictions pertaining to the intended use of the property.

2  
Status of Applicant Owner  Tenant \_\_\_\_\_  
Prospective Purchaser \_\_\_\_\_

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

Signed [Signature]

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.

CITY OF ROCKWALL  
PLANNING AND ZONING COMMISSION  
APPLICATION RECEIPT

Date: 12-27-93

Applicant: Kirby Albright Phone: 771-3110

Address: \_\_\_\_\_

Development Name: The Woods

*The Following items have been received on this date by the City of Rockwall:*

_____	Zoning Change	<u>✓</u>	Preliminary Plat
_____	Conditional Use Permit	_____	Final Plat
_____	PD Amendment	_____	Replat
_____	Landscape Plan	_____	Site Plan
_____	Filing Fee \$ <u>280-</u>		
_____	Other _____		

With this application, you are scheduled to appear before the Planning and Zoning Commission on 1-13-94 and the City Council on 1-17-94

at 7:00 p.m. at City Hall, 205 W.Rusk, Rockwall, Texas. 771-7700.

Received By: D. Harpe

APPLICATION AND FINAL PLAT CHECKLIST

Date 8/23/94

Name of Proposed Development BENTON WOODS

Name of Developer KIRBY ALBRIGHT

Address 3221 Bridge Rd. Phone 771-3110

Owner of Record SPME

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Land Planner/Surveyor/Engineer HAROLD EVANS

Address \_\_\_\_\_ Phone 327-8133

Total Acreage 16.014 Current Zoning PD.

Number of Lots/Units 34

Signed [Signature]

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The Final Plat shall be submitted on a drawing which is 18" x 24".

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

Information

Provided of  
Shown on Plat

Not  
Applicable

\_\_\_\_\_

\_\_\_\_\_ [checkmark]

1. Title or name of development, written and graphic scale, north point, date of plat and key map



\_\_\_\_\_ ✓

2. Location of the development by City, County and State.

\_\_\_\_\_ ✓

3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark

\_\_\_\_\_ ✓

4. Accurate boundary survey and property description with tract boundary lined indicated by heavy lines

\_\_\_\_\_ ✓

5. If no engineering is provided show contours of 5 ft. intervals

\_\_\_\_\_ ✓

6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

\_\_\_\_\_ ✓

7. Approved name and right-of-way width of each street, both within an adjacent to the development

\_\_\_\_\_ ✓

8. Locations, dimensions and purposes of any easements or other rights-of-way

\_\_\_\_\_ ✓

9. Identification of each lot or site and block by letter and number and building lines

\_\_\_\_\_ ✓

10. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page

\_\_\_\_\_ ✓

11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development

\_\_\_\_\_ ✓

12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)

\_\_\_\_\_ ✓

13. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of graded (see wording)

\_\_\_\_\_ ✓

14. Statement of developer responsibility for storm drainage improvements (see wording)

\_\_\_\_\_ ✓

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

\_\_\_\_\_ ✓

16. Space for signatures attesting approval of the plat (see wording)

\_\_\_\_\_ ✓

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

\_\_\_\_\_ ✓

18. Compliance with all special requirements developed in preliminary plat review

\_\_\_\_\_ ✓

19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)

\_\_\_\_\_ ✓

20. Submit along with plat a calculation sheet indicating the area of each lot

\_\_\_\_\_ ✓

21. Attach copy of any proposed deed restrictions for proposed subdivision

Taken by: \_\_\_\_\_

File No.: 93-51-2/PP

Date: 8/23/94

Fee: \_\_\_\_\_

Receipt No.: \_\_\_\_\_



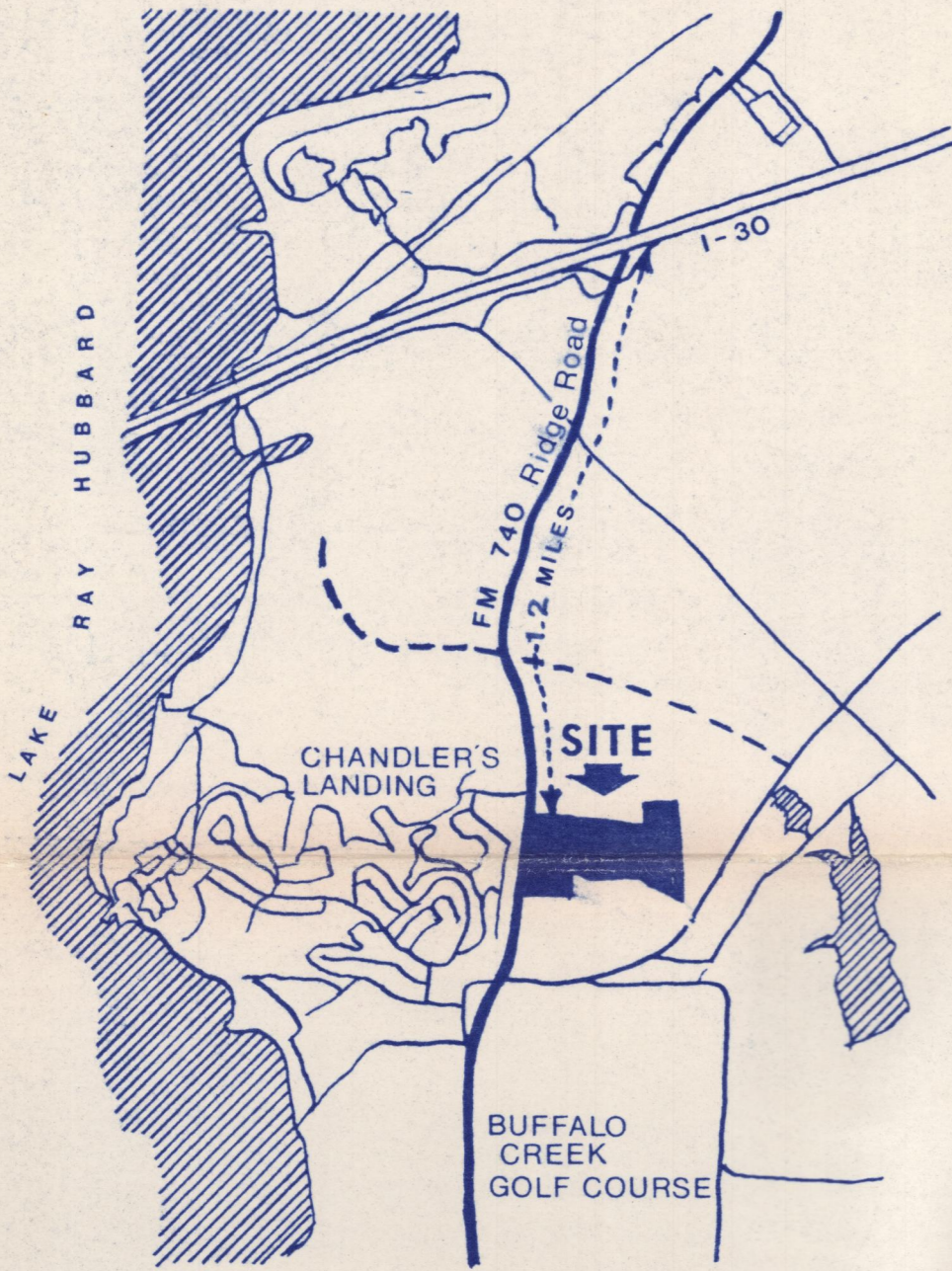




**PROGRAM**

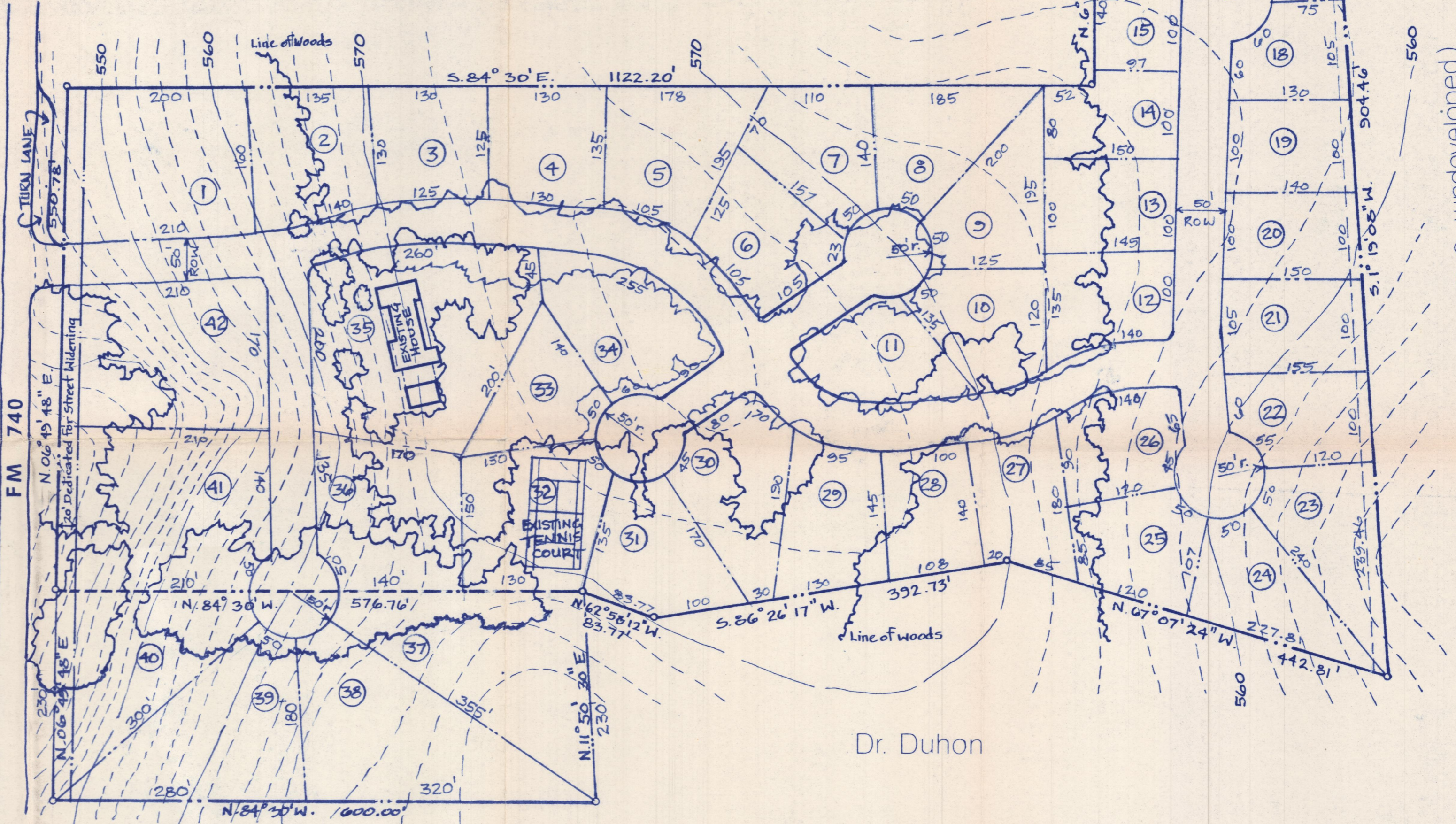
LOT#	LOT SIZE	LOT#	LOT SIZE	LOT#	LOT SIZE	LOT#	LOT SIZE	LOT#	LOT SIZE	LOT#	LOT SIZE	LOT#	LOT SIZE	LOT#	LOT SIZE
1	35475 s.f.	6	16800 s.f.	11	14000 s.f.	16	19500 s.f.	21	15300 s.f.	26	14500 s.f.	31	19000 s.f.	36	28000 s.f.
2	13500 s.f.	7	16700 s.f.	12	15000 s.f.	17	16500 s.f.	22	14400 s.f.	27	15300 s.f.	32	22000 s.f.	37	36000 s.f.
3	16200 s.f.	8	16800 s.f.	13	15000 s.f.	18	11900 s.f.	23	19800 s.f.	28	14300 s.f.	33	14000 s.f.	38	32000 s.f.
4	14500 s.f.	9	16400 s.f.	14	14000 s.f.	19	14000 s.f.	24	17200 s.f.	29	17800 s.f.	34	22000 s.f.	39	27000 s.f.
5	21300 s.f.	10	16000 s.f.	15	11800 s.f.	20	14500 s.f.	25	15500 s.f.	30	20800 s.f.	35	32000 s.f.	40	29000 s.f.
														41	41000 s.f.
														42	36000 s.f.

NOTE: All dimensions & calculations are close but not necessarily exact.



LOCATION MAP

City of Rockwall PD-8 Chandlers Landing

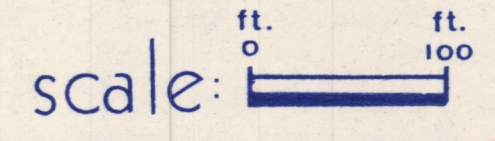


City of Rockwall PD-9 (undeveloped)

DESIGNED FOR  
KIRBY ALBRIGHT  
BY  
JOHN R. LINDSEY  
ROCKWALL, TEXAS

**DEVELOPMENT PLAN**

SINGLE FAMILY RESIDENTIAL ESTATES IN THE WOODS — 23.13 ACRES



1st (SUBMISSION)

1st (SUBMISSION)  
Submission

23 Nov. 93 JL



PRELIMINARY/FINAL PLAT

ACTION RECORD

Project Name The Woods

Case No. 93-51-PP

Application Reviewed ✓

File Created ✓

Fee paid/receipt in file ✓

Issue receipt for application ✓

Review Form prepared/initial review completed \_\_\_\_\_

Circulated review through:

Staff Review ✓

Assistant City Manager ✓

Community Services ✓

Engineering ✓

Scheduled for P&Z meeting ✓

Prepared notes and supporting documents for P&Z \_\_\_\_\_

Notified applicant of results of P&Z meeting and date of Council meeting \_\_\_\_\_

If Approved:

Scheduled for City Council \_\_\_\_\_

Prepared notes and supporting information for Council \_\_\_\_\_

Notified applicant of results \_\_\_\_\_

If final plat approved:

Changes required made to plat \_\_\_\_\_

Changes of plat signed by:

Owner \_\_\_\_\_

Surveyor \_\_\_\_\_

Notary \_\_\_\_\_

Approval dates for P&Z and Council on plats \_\_\_\_\_

Plats signed by:

P&Z Chairman \_\_\_\_\_

Mayor \_\_\_\_\_

City Secretary \_\_\_\_\_

Mylar filed with County \_\_\_\_\_

Slide No. recorded on all others \_\_\_\_\_

Listed in Plat Indexes \_\_\_\_\_

Added plat to plat map \_\_\_\_\_

Copy files with:

Permanent Plat File (Mylar) \_\_\_\_\_

Map update file \_\_\_\_\_

RISD (residential) \_\_\_\_\_

Inspection Department  
(3-1 for Finance \_\_\_\_\_ and 1 for  
post office after address assigned) \_\_\_\_\_

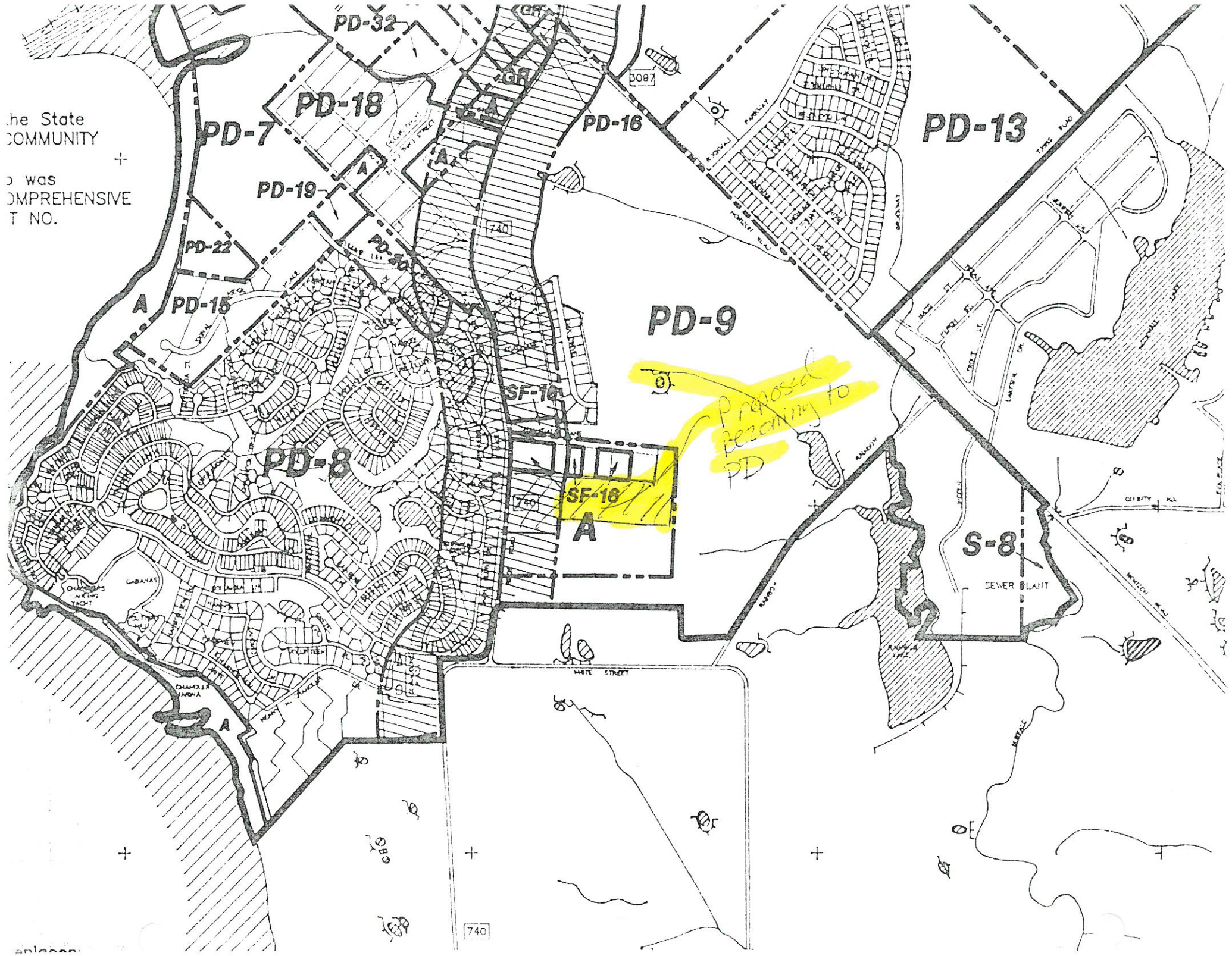
Street Department \_\_\_\_\_

Water and Sewer Department \_\_\_\_\_

Case file	_____
Mission Cable	_____
Southwestern Bell	_____
Lone Star Gas	_____
Texas Utilities	_____
County Tax Office	_____
Property Owner	_____
Chamber of Commerce	_____
Appraisal District	_____



the State  
COMMUNITY  
+  
was  
COMPREHENSIVE  
T NO.



Proposed  
Rezoning to  
PD

740

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207 and being part of that tract of land conveyed as First Tract to Kirby Albright in deed executed by Christine Zollner Ellis, Independent Executrix under the Will of Lucy Zollner Wilkerson, Deceased, and recorded in Volume 69, Page 501, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point in the East line of F.M. Road No. 740 (a 80.0' R.O.W.), said point also being the Southwest corner of that 5.00 acre tract of land conveyed to Kirby Albright by deed recorded in Volume 80, Page 9, Deed Records, Rockwall County, Texas;

THENCE: South 84° 30' East a distance of 1122.20 feet along the South line of said 5.00 acre tract to a point for a corner;

THENCE: North 06° 03' East a distance of 250.00 feet to a point for a corner on the South line of Shadydale Lane;

THENCE: South 84° 30' East a distance of 261.67 feet along said Shadydale Lane to a point at an "ell" corner of Country Highland, Section 1, an addition to the City of Rockwall, Rockwall County, Texas;

THENCE: South 01° 19' 08" West a distance of 904.46 feet along the most Southerly West line of said Country Highlands, Section 1, to a point for a corner;

THENCE: North 67° 07' 24" West a distance of 442.81 feet to a point for a corner;

THENCE: South 86° 26' 17" West a distance of 392.73 feet to a point for a corner;

THENCE: North 62° 45' 08" West a distance of 83.77 feet to a point for a corner;

THENCE: North 84° 30' West a distance of 576.76 feet to a point for a corner in the said East line of F.M. Road No. 740;

THENCE: North 06° 49' 48" East a distance of 550.78 feet along said East line to the Point of Beginning and Containing 20.01 Acres of Land.

LEGAL DESCRIPTION



**ALBRIGHT**  
**PROPERTIES**

3221 Ridge Road, Rockwall, Texas 75087

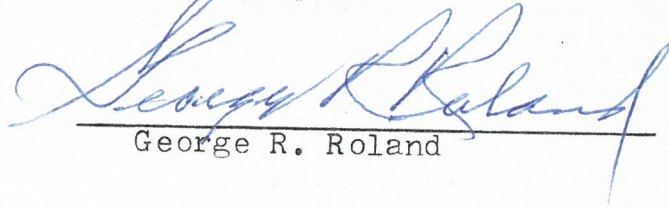
Phone 214 771-3110  
Fax 214 722-3502

I2 30 93

To : City of Rockwall

I hereby approve of the site plan designed for Kirby Albright by John R. Lindsey that includes approximately 3.13 acres of my land...(lots 37,38,39 & 40)

I also approve the minimum square footage of 2500 feet and the zoning as planned development.

  
George R. Roland



**MEMORANDUM**

**TO:** Dub Douphrate, P.E.  
**FROM:** Dan C. Boutwell, AICP  
**SUBJECT:** P&Z 93-51-Z/PP (The Woods)  
**DATE:** January 7, 1994

**Description:**

The applicant proposes to: (1) rezone a parcel of land from "A"-Agricultural to "PD"-Planned Development for residential purposes and (2) present a preliminary plat for a 23 acre tract of land.

The applicant has indicated that the addition will be comprised of 42 residential lots. These lots are proposed to range in size from 11,800 sq.ft to 41,000 sq.ft. The dwelling units will be required to have a minimum size of 2,500 sq.ft. The applicant proposes that all other area restrictions shall meet the SF10 zoning district requirements.

**Zoning Comments:**

1. A portion of the site, adjacent to F.M. 740, is located within the Scenic Overlay Zone. However this proposed development is in compliance the the requirements of the Scenic Overlay Zone.
2. The zoning request is in compliance with the Comprehensive Land Use Plan, which indicates that low density residential land use is planned for this area. In addition, SF16 zoning has occurred to the north of the site, which also is consistent with the land use as proposed by this application.
3. Although the requested use appears to be compatible with existing land uses and consistent with future land use plans, the submitted material should be augmented with additional descriptive information regarding the PD.
  - a. The applicant should clearly indicate the character of the proposed roadways, whether they are to be private or public. The location of all security gates, barriers, or other structures should be shown.
  - b. Screening, landscaping, and/or decorative walls should be described and shown on the site plan.

**Memorandum**

**P&Z 93-51-Z/PP (The Woods)**

**Page 2 of 2**

- c. The applicant should attach documentation indicating the area requirements (sq.ft. of lot, sq.ft. of dwelling units, building set-backs, side set-backs, rear set-backs, height of structures, etc.)
4. As a condition of the PD, wording should be included that requires that the building lines be located on the lots such that a minimum width of 50 feet, measured at the building line, is provided on each lot, especially cul-de-sac lots.

**Platting Comments:**

5. Shadydale Lane must be shown on the plat. In addition, right-of-way for Shadydale Lane, adjacent to lots 16 and 17, must be dedicated as deemed necessary by the City.
6. All front building lines and proposed utility easements should be indicated on the plat.
7. The applicant has indicated a fire lane between lots 16 and 17. This fire lane should be shown as an Emergency Access Easement. In addition, the characteristics of this fire lane shall be subject to the approval of the Fire Marshall

MEMORANDUM  
January 13, 1994

TO: Mayor and Councilmembers

FROM: Julie Couch, City Manager

RE: Recommendations of the Planning and Zoning Commission Regarding Planning and Zoning Items

Following is a discussion of the recommendations of the Commission on the items that are to be considered on Monday night.

V. B.

The Commission unanimously recommended approval of the application with the conditions as recommended by staff, with the exception of those that were addressed at the meeting. The applicant has indicated that the streets will be public streets.

There was discussion at the meeting regarding the issue of possible deed restrictions that may apply to this property. An adjacent owner has indicated that the property within 500 feet of their property is required to be constructed with lots comparable in size to the lots on Shadydale. The applicant has indicated that there are no deed restrictions on his property, that the restrictions in question applied to the property on the north side of Shadydale. It was pointed out to the Commission that the City does not enforce deed restrictions. The Commission did not include any reference in their motion in regard to the deed restriction issue.

The conditions that apply are as follows:

1. That the screening, landscaping, and/or decorative walks be described on the site plan.
2. That the applicant include the area requirements on the site plan.
3. That the building lines not be less than 50 feet in width.
4. That Shadydale be shown on the plat.
5. That the front building lines and proposed utility easements be indicated on the plat.

6. That the fire lane between lots 16 and 17 be shown as an emergency access easement and shall be subject to approval by the Fire Marshal.

Attached is a copy of the proposed ordinance.



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 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- " PLANNED DEVELOPMENT NUMBER \_\_\_; 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-\_\_\_\_\_" Planned Development \_\_\_ on the property described on Exhibit "A" has been requested by Kirby Albright; 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 areas, 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. \_\_\_ on the property specifically described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That Planned Development District Number \_\_\_ 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. \_\_\_ 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. \_ shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. \_\_\_ shall be in compliance with the preliminary plan attached hereto as Exhibit "B", and made a part

hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such preliminary plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

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

1. PD-\_\_\_ hereby authorizes the uses, area requirements, and development standards of the SF-10 zoning category of the Comprehensive Zoning Ordinance as currently adopted, or as revised in the future, except as otherwise provided in this ordinance as follows:
  - a. That the minimum dwelling size shall be 2,500 sq.ft.
  - b. That the lot sizes shall generally be in conformance with the preliminary plan attached hereto.
  - c. That the screening, landscaping, and/or decorative walks be described on the development plan.
  - d. That the applicant include the area requirements on the development plan.
  - e. That the building lines not be less than 50 feet in width.
  - f. That the fire lane between lots 16 and 17 be shown as an emergency access easement and shall be subject to approval by the Fire Marshal.

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.

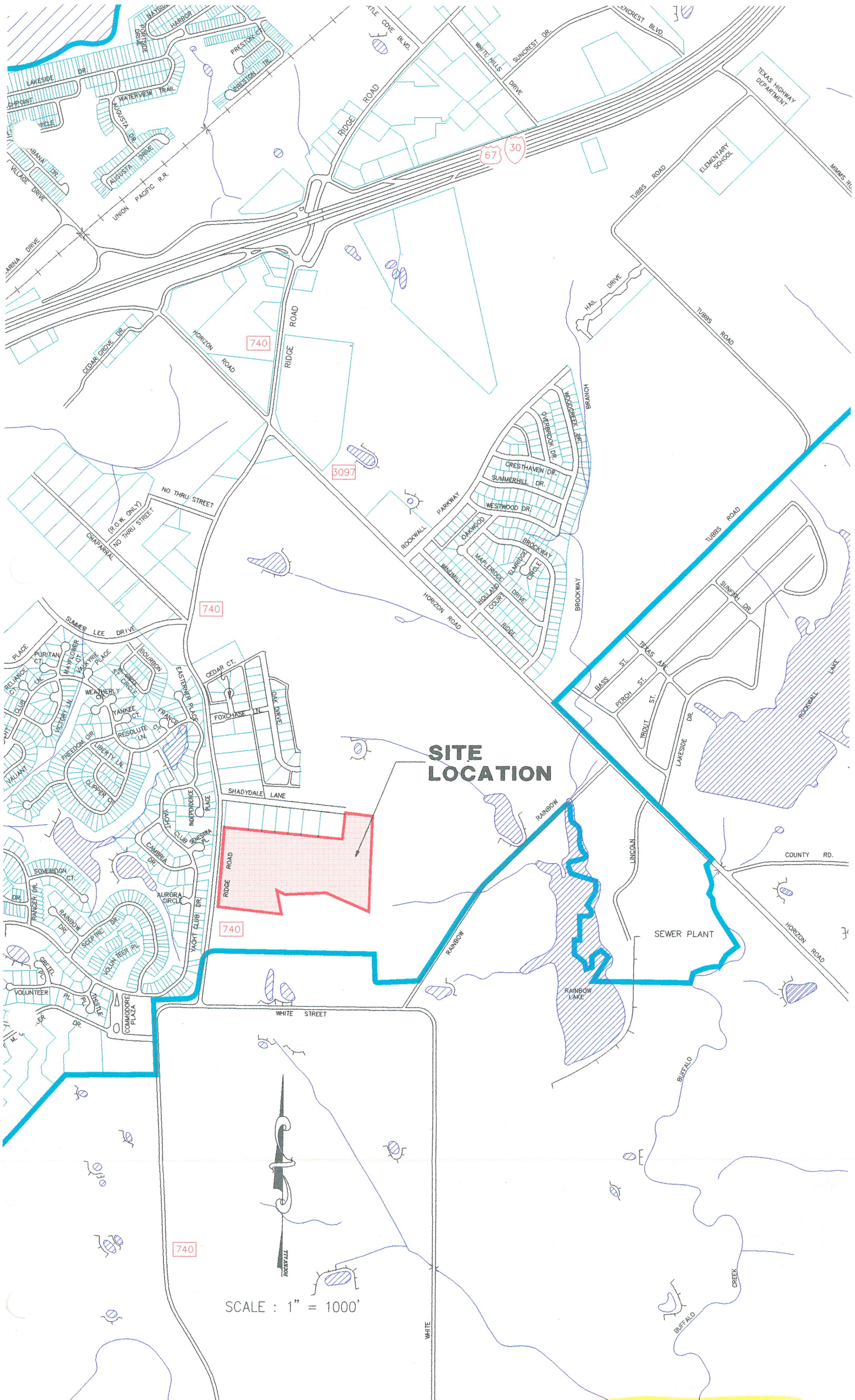
DULY PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
APPROVED

\_\_\_\_\_  
ATTEST

1st Reading: \_\_\_\_\_

2nd Reading: \_\_\_\_\_



**SITE LOCATION**

SCALE : 1" = 1000'

93-51-2/PP



**AGENDA  
PLANNING AND ZONING COMMISSION  
WORK SESSION  
CITY OF ROCKWALL  
CITY HALL  
205 W RUSK  
January 27, 1994  
7:00 P.M.**

**I. Work Session Items**

- A. Front Yard Fence for property located at 601 Parks Ave.
- B. Zoning Change from Agriculture to Light Industrial for property located at South side I-30 service road west of Hwy 549
- C. Zoning Change from Multi-Family 15 to Single Family 7 for property located on the south side of Yellow Jacket Lane, and east side Union Pacific Rail road
- D. Final Plat for Carruth Lake Development phase one for property located east of SH-205 and north of Harris Heights Addition
- E. Zoning change for MAHR Development for property located east of North Lakeshore Drive and south of Alamo Road
- F. Conditional Use Permit for Kerry Mason for property located west of SH-205 and south of Dalton Road for accessory building in excess of 900 square feet
- G. ~~Conditional Use Permit for Tom Shirey for property located at SH-205 and FM-549 to permit a maximum of 4 fuel pumps as accessory to a permitted retail use~~

**II. Adjournment**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (214) 771-7700 or FAX (214) 771-7727 for further information.

Posted this 24th day of January, 1994 at 5:45 p.m. by Denise LaRue

**AGENDA**  
**PLANNING & ZONING COMMISSION WORK SESSION**  
**205 W RUSK**  
**AUGUST 25, 1994**  
**7:00 P.M.**

**I. CALL TO ORDER**

**II. WORK SESSION ITEMS**

- 93-51-FP**            A request from Kirby Albright for a Final Plat for the Benton Woods Addition located on the east side of FM-740, south of Shadeydale Lane.
- 94-11-FP**            A request from Los Prados Development for a Final Plat for Waterstone Estates located on the north side of Yellowjacket Lane, south of the Union Pacific Railroad.
- 94-16-PP/Z**         A request from Homeplace for a Preliminary Plat and an Amendment to PD-3 changing the Land Use from MF and C to SF-10 and zoning change from A to PD-3 for Random Oaks at the Shores
- 94-17-FP**            A request from Caruth Lake Development Corp. for a Final Plat of Village of Caruth Lake Phase II located on the east side of SH-205, north of Harris Height Addition
- 94-18-PP**            A request from Whittle Development for an amendment to PD-5 changing the Land Use from GR to SF-6 and a Preliminary Plat for Quail Run Valley Addition located on the east side of SH-205, south of Quail Run Road
- 94-19-CUP**         A request from James Helwig & Sons Inc. for a Conditional Use Permit to allow for a temporary guard house for property located at 2670 S Goliad
- 94-20-RP**            A request from David Abshire for a replat of lots 1,2, & part of 3, Block C, of the Wade Addition. 202 Joe White
- 94-21-PP**            A request from Neil Jones for a Preliminary Plat for the Sanctuary At Chandlers Landing

**III. ADJOURNMENT**



Planning And Zoning Commission Meeting Minutes  
December 9, 1993

Dub  
Please proof.  
Thanks  
DJ

**Call To Order**

James Greenwalt called the meeting to order at 7: p.m. with the following members present; Art Ruff, Van Ewing, Pat Friend, Terry Raulston, and Ginger Baugh. Dennis Mitchell was absent.

**Approval Of Minutes**

Art Ruff made a motion to approve the minutes. Terry Raulston seconded the motion. The motion was voted on and passed unanimously.

**Public Hearings**

**P&Z 93-38-Z Hold Public Hearing and Consider Recommending Approval for a request from Shepherd Place Homes for amendment to the Planned Development 13 to Amend the required minimum lot depth required on certain lots from 110 feet and Consider Approval of a Request for a Preliminary Plat for property located at Windmill Ridge Estates subdivision located off FM 3097.**

Douphrate outlined the applicant's request for the commission and introduced Dan Boutwell, Planning Consultant. Boutwell explained to the commission that the request for the amendment to the "PD" was due to cutting the depth of 9 lots to less than 110. He advised the commissioners that they could approve the amendment and specify the 9 lots and the phase of the "PD".

Doug Jones, 148 Woodcreek asked the commission what would be done about drainage in the area. He stated he was concerned about possible flooding around the creek area of the subdivision.

Harold Evans, Engineer, explained that they would be working with the City Engineer in regards to drainage for the area and that plans have been made to work on parts of the creek.

After considerable discussion Jim Greenwalt made a motion to Art Ruff to disapprove the motion. Terry Raulston seconded the motion. The motion was voted on 5 voted opposed and 1 in favor.

**93-41-CUP Hold Public Hearing and Consider Recommending Approval for a Request from Beverly Jacobs for a Conditional Use Permit for a residence as an accessory to a permitted use within the Central Business District classification for property located at 106 S.San Jacinto, Rockwall, Texas and further described as Lot 6C and 7C, Block M, Rockwall Original Town. Beverly Jacobs addressed the commission with her request stating it would not be permanent.**

After much discussion Pat Friend made a motion to approve the request for the CUP for a residence at 106 S. San Jacinto with understanding the CUP will be reviewed in 2 years. Van seconded the motion. The motion was voted and passed unanimously.

**P&Z 93-43-Z Hold Public Hearing and Consider Recommending Approval for a Request from Caruth Lake Development Corp. for an Amendment to Planned Development 5 to amend the approved land uses on two tracts of land from Multi-Family and General Retail uses to Single Family residential on a portion of PD-5 and Consider Recommending Approval for a Preliminary Plat for property located North of Harris Heights Addition and East of SH-205.**

Van asked if the Park Board was familiar with this cases.

Julie Couch briefed the commission regarding the opinions of the Park Board.

Dan Boutwell, Planning Consultant reviewed the PD and the Park Plan.

After much discussion Terry Raulston made a motion to approve the amendment. The park concept plan be approved with the preliminary Plat and a facilities agreement outlining the park plan dedication be submitted along with the Final Plat and that the thoroughfare plan be revised when the Final Plat is submitted.

Art Ruff seconded the motion. The motion was voted on, 5 voted in favor and 1 against. The motion passed.

**P&Z 93-45-CUP/Z Hold Public Hearing and Consider Recommending Approval for a Request from Texas Star Express for a Conditional Use Permit for a structure not meeting structural materials requirements and a change in Zoning classification from Commercial & Agricultural to Heavy Commercial zoning classification. Discuss and Consider Recommending Approval of a Site Plan and Preliminary Plat for a tract of land located at 2890 South Goliad.**

Dub Douphrate reviewed the applicant's request for the commission.

Gary Amerson, President of Texas Star Express explained to the commission that due to growth of the company the expansion was needed for the building.

After much discussion Pat Friend made a motion to recommend approval of the request. Van Ewing seconded the motion. The motion was voted on and passed unanimously.

### **Closed Public Hearing**

### **Action Items**

**P&Z 93-42-P/FP Discuss and Consider Recommending Approval of a Request from Fox Chase Development for a Preliminary Plat/Final Plat for Fox Chase Development Corp. located at SH-740.**



After much discussion Jim Greenwalt made a motion to recommend approval provided the engineering is approved by the City Engineer. Van Ewing seconded the motion. The motion was voted on and passed unanimously.

After much discussion Art Ruff made a motion due to the holidays to reschedule the December 30th workshop to January 6,1994. Van Ewing seconded the motion. The motion was voted on and passed unanimously.

### **Adjournment**

Meeting adjourned at 9:20 p.m.

**City of Rockwall  
Planning and Zoning Agenda**

**Agenda Date:** January 13, 1994

**Agenda Item:** P&Z 93-51-Z/PP - Consider recommending approval of an ordinance granting a change in zoning from "A", Agricultural to "PD", Planned Development, for single family uses, and consider recommending approval of a preliminary plat and area requirements for a 23 acre tract of land located on the east side of FM 740 south of Shadydale Lane.

**Item Presented By:** Applicant, Kirby Albright

**Action Needed:** Hold Public Hearing and consider recommending approval of a zoning change from Agricultural to Planned Development. Consider recommending approval of a preliminary plat and area requirements.

**Background Information:** The applicant is requesting a zoning from A to PD for single family residential use and has submitted a preliminary plat of the 23 acres for consideration. The preliminary plat contains a total of 42 lots. The minimum size of the residence will be 2,500 square feet. All other area restrictions are to meet the SF-10 zoning district requirements. The zoning request is in compliance with the Comprehensive Land Use Plan and the Scenic Overlay Zone.

**Recommendation:** Staff recommends approval of the zoning change and preliminary plat provided the following conditions are met:

1. That the applicant should indicate to the Council whether or not the proposed streets are to be dedicated with a 50 foot right-of-way or are to be privately maintained by a homeowner's association.
2. That the security gates be located and described on the preliminary plat if the streets are to remain private.
3. That the screening, landscaping, and/or decorative walk are to be described on the site plan.
4. That the applicant include the area requirements i.e., building set back, side set back, rear setback, structure height.
5. That the building lines be not less than 50 feet in width.
6. That Shadydale Lane be shown on the plat.
7. That the front building lines and proposed utility easements be indicated on the plat, especially if the streets are not to be dedicated to the City.
8. That the fire lane between lots 16 and 17 be shown as an emergency access easement and shall be subject to approval by the Fire Marshal.



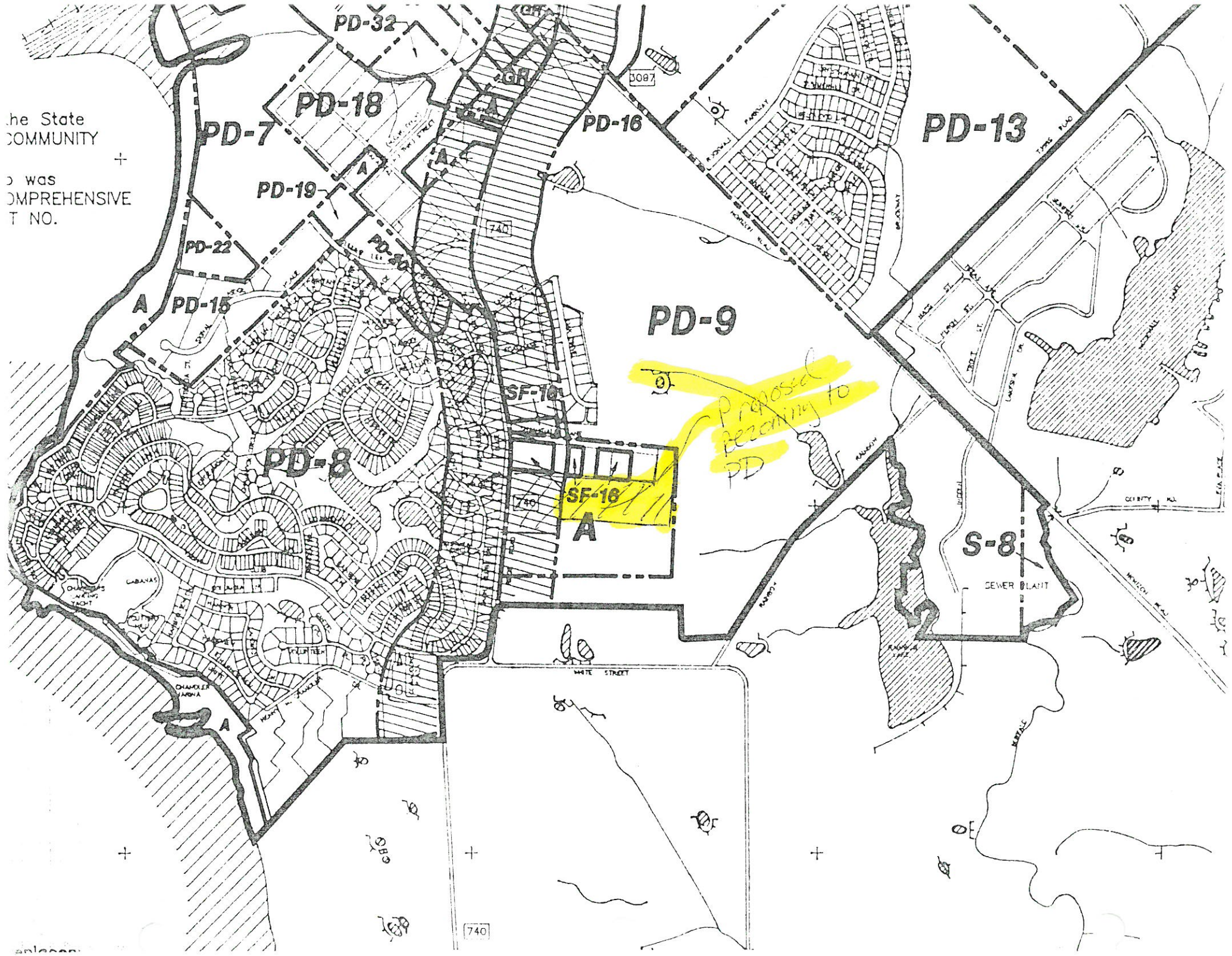
**Attachments:**

1. PRG memorandum from Dan Boutwell, AICP.
2. Site Plan.
3. Zoning Map.
4. Location Map.

**Agenda Item:**

P&Z 93-51-Z/PP

the State  
COMMUNITY  
+  
was  
COMPREHENSIVE  
T NO.



Proposed  
Rezoning to  
PD

740



Planning And Zoning Commission Minutes  
January 13, 1994

5 The meeting was called to order at 7:00 p.m by James Greenwalt with the following members present; Art Ruff, Dennis Mitchell, Pat Friend, and Ginger Baugh, Van Ewing and Terry Raulston were absent.

10 Pat Friend made a motion to approve the minutes. Dennis Mitchell seconded the motion. The motion was voted and passed unanimously.

15 PZ 93-51-Z/PP Hold Public Hearing and Consider Approval of a Request from Kirby Albright for a change in zoning from Agricultural to Planned Development for single family uses and approval of a preliminary plan and area requirements for a 23 acre tract of land located on the east side of FM-740 south of Shadeydale Lane.

Dub Douphrate reviewed the case with the commission.

20 Jim Grennwalt open the public hearing.

Kirby Albright, property owner addressed the Commission and answered questions.

25 Mr. and Mrs. O'Brain, 5 Shadeydale Lane addressed the Commission in opposition of the request stating that deed restriction on the property were not being complied with.

Julie Couch explained to the commission that the City does not enforce deed restriction.

30 Kirby Albright indicated that deed restrictions being discussed do not apply to this tract of land.

James Greenwalt closed the public hearing.

35 After much discussion Pat Friend made a motion to approve the request from Kirby Albright for an ordinance granting a change in zoning from Agricultural to Planned Development for single family uses, and recommending approval of a preliminary plat and area requirements for a 23 acre tract of land located on the east side of FM-740 south of Shadeydale Lane provided the following conditions are met;

- 40 \* That the applicant should indicate to the Council whether or not the proposed streets are to be dedicated with a 50 foot right-of-way or are to be privately maintained by the homeowner's association.
- \* That the security gates be located and described on the preliminary plat if the streets are to remain private.

- 45 \* That the screening, landscaping, and/or decorative walks are to be described on the site plan.
- \* That the applicant include the area requirements i.e., building set back, side set back, rear set back, structure height on the site plan.
- 50 \* That the building lines be not less than 50 feet in width.
- \* That Shadeydale Lane be shown on the plat.
- 55 \* That the front building lines and proposed utility easements be indicated on the plat, especially if the streets are not to be dedicated to the City.
- \* That the fire lane between lots 16 and 17 be shown as an emergency access easement and shall be subject to approval by the Fire Marshal.

60 Dennis Mitchell seconded the motion. The motion was voted on and passed unanimously.

65 PZ-93-46-Z Hold Public Hearing and Consider Recommending Approval for a Request from MAHR Development for a change in zoning from "PD-11" and "SF-10" district classification to "PD" district classification for single family uses and preliminary plan and area requirements on a tract of land containing approximately 145 acres located east of North Lakeshore Drive and south of Alamo Road.

70 Julie Couch reviewed the case with the Commission.

A.W Newman, 325 Shepherd Hill addressed the Commission expressing opposition to the request.

75 Robert Pope, Developer addressed the Commission and answered questions.

Jim Kelly, 329 Shepherd Hill asked about the Lone Star Gas line that runs through the property.

David Hairston, 1501 Sunset Hill questioned the lot yields and buffers.

80 Alfred H. Gonzalez, 1598 North Hills expressed opposition to the lot size.

After much discussion Jim Greenwalt made a motion to recommend denial of the request from MAHR Development. Art Ruff seconded the motion. The motion was voted on and passed unanimously.

85 93-50-CUP/PP Hold Public Hearing and Consider Recommending Approval of a request from Rockwall Independent School District for a Conditional Use Permit and Preliminary Plat for an elementary school located on a tract of land on Dalton Road west of SH-205.



90 Dub Douphrate reviewed the case and recommended approval of the CUP and Preliminary Plat provided that the R.I.S.D submit a complete Site Plan when the Final Plat is submitted for approval and that escrow requirements be reduced to 25% of the cost to improve Dalton Road fronting the tract being platted.

James Greenwalt opened the public hearings.

95 Joe Holt, HOLMC Inc. addressed the Commission and answered questions.

John Carimanica, President of the Harlan Park Home Owners Association asked the commission to approve the request.

100 Charles Johnson, R.I.S.D Board of Trustee member asked that the commission to approve the request.

James Greenwalt closed the public hearing.

105 Dennis Mitchell made a motion to recommend approval to the City Council for a request from R.I.S.D for a CUP and Preliminary Plat for an elementary school on an 11 acre tract of land located on Dalton Road west of SH-205 provided the following provisions be met;

110 \* The applicant submit a completed Site plan when the final plat is submitted.

\* That escrow requirements be reduced to 25% of the cost to improve Dalton Road fronting the tract of land being platted.

115 Pat Friend seconded the motion. The motion was voted on and passed unanimously.

93-49-Z Hold Public Hearing and Consider Recommending Approval of a Request from Aline Mc Elroy Word for a change in zoning from Agricultural to Light Industrial on a tract of land located on the north side of I-30 east on Industrial Drive.

Dub Douphrate reviewed the case and recommended approval of the request.

Greenwalt open the public hearing.

125 Aline McElroy Word, applicant, addressed the Commission and answered questions. Petar Termunozic, 1600 Maria Bay Circle addressed the commission to ask for approval the request.

130 James Greenwalt closed the public hearing.

Pat Friend made a motion to recommend approval to the City Council a request from Aline

McElroy Word for a change in zoning from Agricultural to Light Industrial for a tract of land located on the north side of I-30 east of Industrial Drive. Dennis Mitchell seconded the motion. The motion was voted on and passed unanimously.

140 93-47-CUP Hold Public Hearing and Consider Recommending Approval of a request from Walker Rowe for a Conditional Use Permit for a guest/servants quarters in a single family zoning district located at 1110 Vail Court also described as Lot 26, Block F of the Pinnacle Addition.

145 Dub Douphrate reviewed the request for the commission and recommended approval of the CUP provided the following conditions are met; That wording be included in the ordinance stating that the guest/servants quarters must not be used as an income source, i.e., the facility may not be rented or leased.

Jame Greenwalt opened the public hearing.

150 Walker Rowe, Contractor addressed the commission and answered questions.

James Greenwalt closed the public hearing.

155 Dennis Mitchell made a motion to recommend approval of the request from Walker Rowe for a CUP for a guest/servants quarters in a single family zoning district located at 1110 Vail Court provided that the guest/servants quarters must not be used as an income source. The facility may not be rented or leased.

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

160 93-39-Z Hold Public Hearing and Consider Recommending Approval of an Amendment to the General Retail Zoning District classification to allow a Conditional Use Permit to permit a maximum of 4 fuel pumps as an accessory to a permitted retail use.

165 Dub Douphrate reviewed the request for the commission and recommended approval of the amendment provided the following conditions are met; That the revision to the GR District should occur in the Conditional Use section of the GR Zoning requirements, The conditional use allow a maximum of 4 fuel dispensers and a maximum of 8 vehicles being served at one time, and that this conditional use only apply at the intersection of two major roadways being collector roadway width or greater.

170 James Greenwalt opened the public hearing.

Tom Shirey spoke in favor of the amendment.

175 James Greenwalt closed the public hearing.



Art Ruff made a motion to approve the request with the following conditions;

180

\* That the revision to the General Retail District should occur in the Conditional Use section of the General Retail zoning requirements.

185

\* The conditional use allow a maximum of 4 fuel dispensers and a maximum of 8 vehicles being served at one time and this conditional use only apply at the intersection of two major roadways being a collector roadway width or greater.

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

190

93-38-PP Consider Recommending Approval of a Preliminary Plat for a 22.14 acre tract of land described as Windmill Ridge number 3B located north of FM 3097 and east of FM 740.

Dub Douphrate reviewed the request for the Commission and recommended approval of the preliminary plat.

195

Harold Evans, Engineer for development addressed the commission and answered questions.

After much discussion Pat Friend made a motion to approve the request from Shepherd Place Homes for a preliminary plat for Windmill Ridge phase 3B, located north of FM 3097 and east of FM 740. Art Ruff seconded the motion. The motion was voted on and passed unanimously.

93-54-PP Consider Recommending approval of a preliminary plat for a 10.75 acre tract of land located north of Dalton Road west of SH-205, also described as Harlan Park Phase II.

205

Dub Douphrate reviewed the case for the Commission and recommended approval of the preliminary plat with the following conditions; That the general retail zoning be corrected by revising the 40 foot strip of land zoned General Retail to Single Family 10, and that this zoning correction be revised prior to approval of the final plat.

210

Dennis Mitchell made a motion to approve the request from Joe Holt for a preliminary plat for Harlan Park Phase II with the following conditions;

\* That the general retail zoning be corrected by revising the 40 foot strip of land zoned general retail to single family-10.

215

\* That this zoning correction be revised prior to submittal of the final plat.

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

220

93-56-FP Consider Recommending Approval of a request from Texas Star Express for a final plat for a tract of land located at 2890.

225 Dub Douphrate reviewed the request for the commission and recommended approval with the following conditions; that the applicant will indicate on the plat the location of the city limits and that facilities agreement be prepared which outlines the conditions of the street escrow requirements.

230 The conditions which were previously approved by the Council are to reduce the amount of escrow required to 25% of the cost of the street improvement and to defer collecting the escrow until the street is built.

235 Gary Amerson, President of Texas Star Express addressed the Commission and answered questions.

Pat Friend made a motion to approve the request from Texas Star Express for a final plat for a tract of land located at 2890 South Goliad provided the following conditions are met;

- 240 \* That the applicant will indicate on the plat the location of the City limits.
- \* That a facilities agreement be prepared which outlines the conditions of the street escrow requirements. The conditions which were previously approved by Council are to reduce the amount of escrow required to 25% of the cost of the street improvement and to defer collecting the escrow until the street is built.

245 Art Ruff seconded the motion. The motion was voted on and passed unanimously.

ADJOURNMENT

250 As there was no further business to come before the Commission, the meeting adjourned at 10:05 p.m.

255



**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Item:** January 17, 1994

**Agenda No.** V.A.

**Agenda Item:** P&Z 93-51-Z/PP Hold a Public Hearing and Consider Approval of an Ordinance Authorizing a Zoning Change from "A" Agricultural to "PD" Planned Development for Single Family Uses (1st reading) and Approval of a Preliminary Plan for a 23 Acre Tract of Land for Albright Construction Company

**Item Generated By:**

**Action Needed:**

**Background Information:**

Commission recommendation and action to be taken will be sent under separate cover on Friday.

**Attachments:**

1. Backup information submitted to P&Z for consideration.

**Agenda Item:** P&Z 93-51-Z/PP - Albright Const. Co.

**Item No.** V.A.

City of Rockwall  
Planning and Zoning Agenda

Agenda Date: January 13, 1994

Agenda Item: P&Z 93-51-Z/PP - Consider recommending approval of an ordinance granting a change in zoning from "A", Agricultural to "PD", Planned Development, for single family uses, and consider recommending approval of a preliminary plat and area requirements for a 23 acre tract of land located on the east side of FM 740 south of Shadydale Lane.

Item Presented By: Applicant, Kirby Albright

Action Needed: Hold Public Hearing and consider recommending approval of a zoning change from Agricultural to Planned Development. Consider recommending approval of a preliminary plat and area requirements.

Background Information: The applicant is requesting a zoning from A to PD for single family residential use and has submitted a preliminary plat of the 23 acres for consideration. The preliminary plat contains a total of 42 lots. The minimum size of the residence will be 2,500 square feet. All other area restrictions are to meet the SF-10 zoning district requirements. The zoning request is in compliance with the Comprehensive Land Use Plan and the Scenic Overlay Zone.

Recommendation: Staff recommends approval of the zoning change and preliminary plat provided the following conditions are met:

1. That the applicant should indicate to the Council whether or not the proposed streets are to be dedicated with a 50 foot right-of-way or are to be privately maintained by a homeowner's association.
2. That the security gates be located and described on the preliminary plat if the streets are to remain private.
3. That the screening, landscaping, and/or decorative walk are to be described on the site plan.
4. That the applicant include the area requirements i.e., building set back, side set back, rear setback, structure height.
5. That the building lines be not less than 50 feet in width.
6. That Shadydale Lane be shown on the plat.
7. That the front building lines and proposed utility easements be indicated on the plat, especially if the streets are not to be dedicated to the City.
8. That the fire lane between lots 16 and 17 be shown as an emergency access easement and shall be subject to approval by the Fire Marshal.

Attachments:

1. PRG memorandum from Dan Boutwell, AICP.
2. Site Plan.
3. Zoning Map.
4. Location Map.

Agenda Item:

P&Z 93-51-Z/PP





**MEMORANDUM**

**TO:** Dub Douphrate, P.E.  
**FROM:** Dan C. Boutwell, AICP  
**SUBJECT:** P&Z 93-51-Z/PP (The Woods)  
**DATE:** January 7, 1994

**Description:**

The applicant proposes to: (1) rezone a parcel of land from "A"-Agricultural to "PD"-Planned Development for residential purposes and (2) present a preliminary plat for a 23 acre tract of land.

The applicant has indicated that the addition will be comprised of 42 residential lots. These lots are proposed to range in size from 11,800 sq.ft to 41,000 sq.ft. The dwelling units will be required to have a minimum size of 2,500 sq.ft. The applicant proposes that all other area restrictions shall meet the SF10 zoning district requirements.

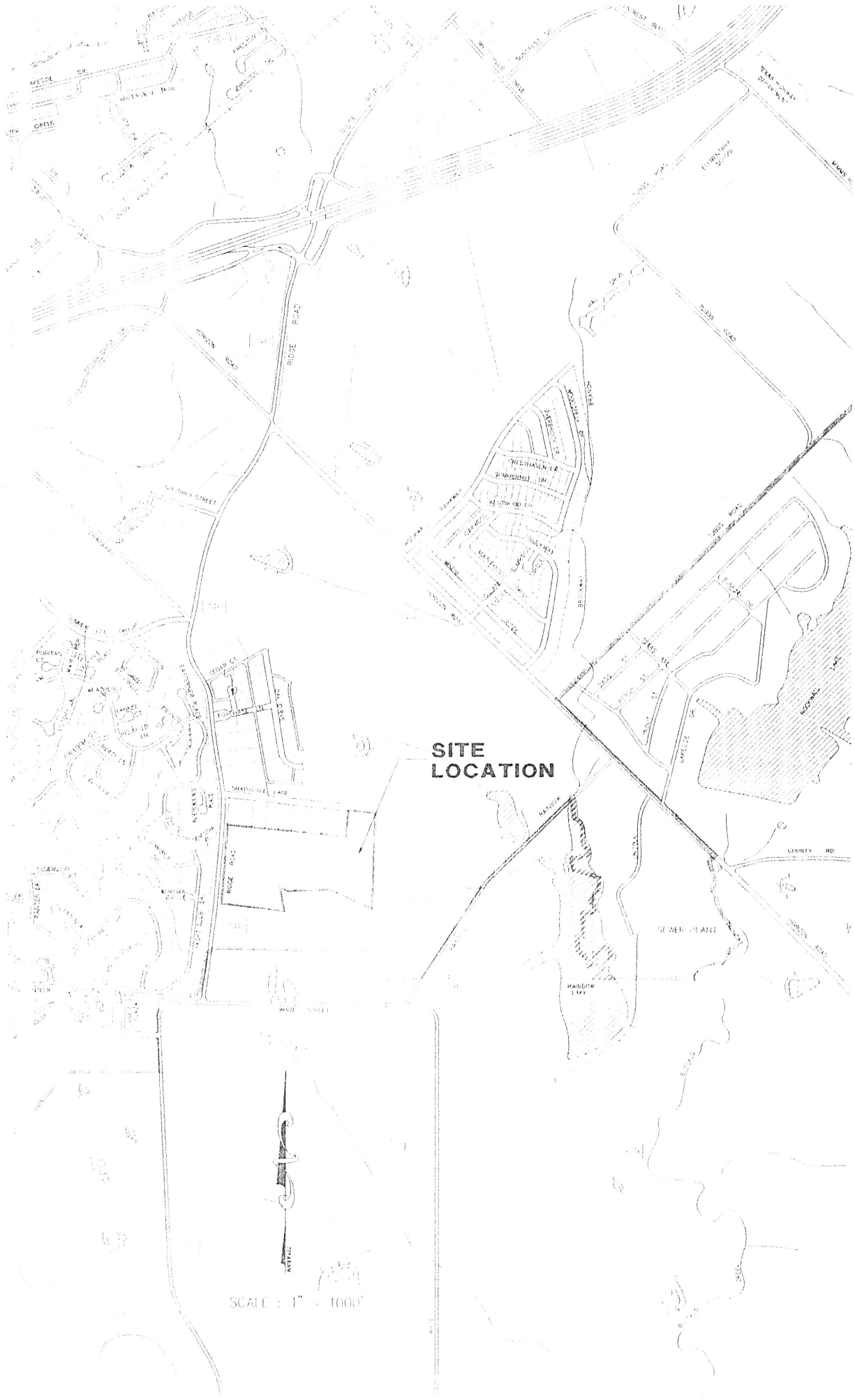
**Zoning Comments:**

1. A portion of the site, adjacent to F.M. 740, is located within the Scenic Overlay Zone. However this proposed development is in compliance the the requirements of the Scenic Overlay Zone.
2. The zoning request is in compliance with the Comprehensive Land Use Plan, which indicates that low density residential land use is planned for this area. In addition, SF16 zoning has occurred to the north of the site, which also is consistent with the land use as proposed by this application.
3. Although the requested use appears to be compatible with existing land uses and consistent with future land use plans, the submitted material should be augmented with additional descriptive information regarding the PD.
  - a. The applicant should clearly indicate the character of the proposed roadways, whether they are to be private or public. The location of all security gates, barriers, or other structures should be shown.
  - b. Screening, landscaping, and/or decorative walls should be described and shown on the site plan.

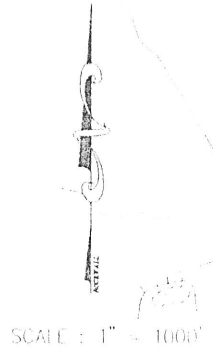
- c. The applicant should attach documentation indicating the area requirements (sq.ft. of lot, sq.ft. of dwelling units, building set-backs, side set-backs, rear set-backs, height of structures, etc.)
4. As a condition of the PD, wording should be included that requires that the building lines be located on the lots such that a minimum width of 50 feet, measured at the building line, is provided on each lot, especially cul-de-sac lots.

**Platting Comments:**

5. Shadydale Lane must be shown on the plat. In addition, right-of-way for Shadydale Lane, adjacent to lots 16 and 17, must be dedicated as deemed necessary by the City.
6. All front building lines and proposed utility easements should be indicated on the plat.
7. The applicant has indicated a fire lane between lots 16 and 17. This fire lane should be shown as an Emergency Access Easement. In addition, the characteristics of this fire lane shall be subject to the approval of the Fire Marshall



**SITE  
LOCATION**



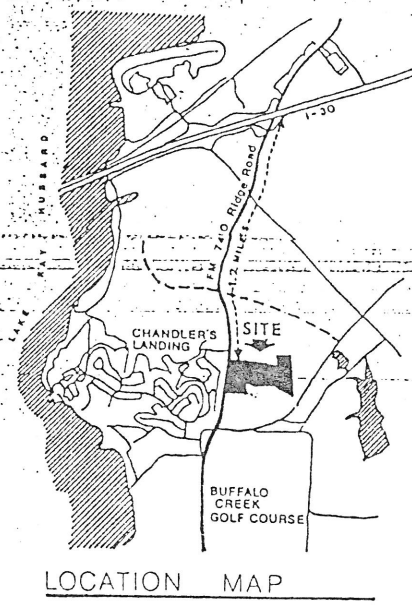




PROGRAM

LOT#	LOT SIZE	LOT#	LOT SIZE	LOT#	LOT SIZE	LOT#	LOT SIZE	LOT#	LOT SIZE	LOT#	LOT SIZE	LOT#	LOT SIZE	LOT#	LOT SIZE
1	35475 s.f.	6	16800 s.f.	11	14000 s.f.	16	19500 s.f.	21	15300 s.f.	26	14500 s.f.	31	19000 s.f.	36	28000 s.f.
2	19500 s.f.	7	16700 s.f.	12	15000 s.f.	17	16500 s.f.	22	14400 s.f.	27	19300 s.f.	32	22000 s.f.	37	32000 s.f.
3	16200 s.f.	8	16800 s.f.	13	15000 s.f.	18	11900 s.f.	23	19800 s.f.	28	14300 s.f.	33	14000 s.f.	38	32000 s.f.
4	14500 s.f.	9	16400 s.f.	14	14000 s.f.	19	14000 s.f.	24	17200 s.f.	29	17800 s.f.	34	27000 s.f.	39	27000 s.f.
5	21300 s.f.	10	16000 s.f.	15	11800 s.f.	20	14500 s.f.	25	15500 s.f.	30	20800 s.f.	35	32000 s.f.	40	27000 s.f.

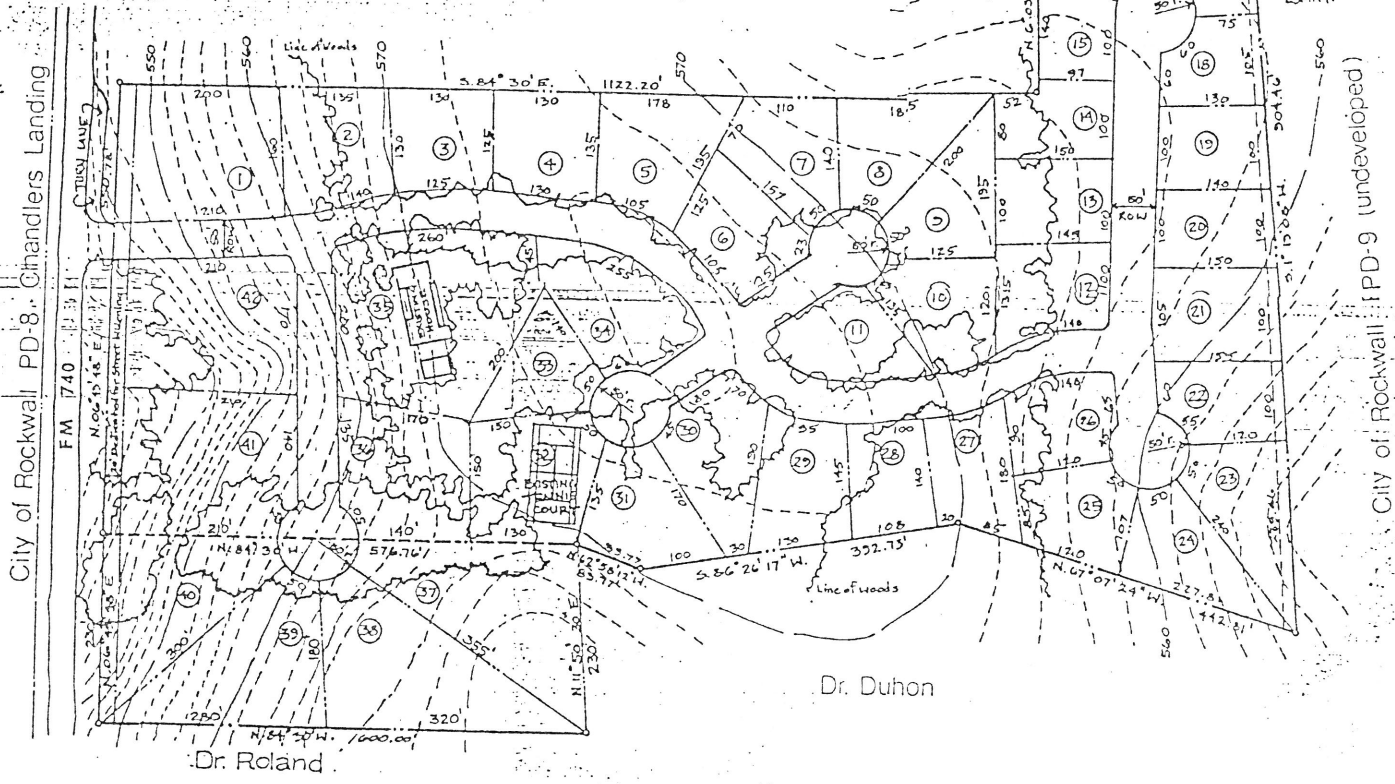
NOTE: All dimensions & calculations are close, but not necessarily exact.



LOCATION MAP

DESIGNED FOR  
KIRBY ALBRIGHT  
BY  
JOHN R. LINDSEY  
ROCKWALL, TEXAS

1st (SUBMISSION)



DEVELOPMENT PLAN  
SINGLE FAMILY RESIDENTIAL ESTATES IN THE WOODS - 23.13 ACRES

City of Rockwall PD-9 (undeveloped)

88611

STATE OF TEXAS )  
 )  
COUNTY OF ROCKWALL ) AFFIDAVIT OF FACT REGARDING  
 ) PROPERTY RESTRICTIONS

BEFORE ME, the undersigned authority, on this day personally  
appeared SUE WALL O'BRIEN, of 5 Shadydale, Rockwall, Texas 75087,  
known to me to be the person whose name is subscribed hereto, and who being  
by my duly sworn, upon her oath, deposes and says:

THAT Affiant herein is the widow and sole beneficiary of MURRAY W.  
WALL, who deceased October 8, 1971.

THAT Affiant was one of the Grantees with Murray W. Wall, Deceased,  
(collectively, the "Grantees") in that certain deed from Kirby Albright recorded  
in Volume 81, Page 29, of the Deed Records of Rockwall County, Texas,  
conveying a 0.922 acre tract out of a certain 5.0 acre tract in the EDWARD  
TEAL SURVEY, ABSTRACT 270, and being more particularly described in  
Exhibit "A" attached hereto and made a part hereof (herein, the 0.922 acre  
tract as "First Lot" and said deed as "First Deed").

THAT the First Deed imposed certain restrictions on that adjacent  
more or less 20 acre tract owned by Kirby Albright (the "20 Acres") as  
described in the Rockwall County Property Tax Records as:

1. Edward Teal Survey, Abstract 270  
Tract 7 16.93 Acres  
Volume 119, Page 100
2. Edward Teal Survey, Abstract 270  
Tract 7-1 3.32 Acres  
Volume 125, Page 477

THAT on July 6, 1968, Murray W. Wall and Kirby Albright did execute  
that certain Agreement to Trade, attached hereto as Exhibit "B" and made a  
part hereof, (the "Agreement"), which provided that the First Lot be traded  
for other property adjacent to the 20 acres, which other property is known  
as Tract #4 (the "Second Lot"), that the same restrictions applied to the First  
Lot apply to the Second Lot, that additional restrictions apply to the Second Lot,  
and that the restrictions which apply to the Second Lot also apply to that portion  
of the 20 Acres lying within 500 feet of the Second Lot. Among other provisions,





STATE OF TEXAS )  
COUNTY OF ROCKWALL )

AFFIDAVIT OF FACT REGARDING  
PROPERTY RESTRICTIONS

BEFORE ME, the undersigned authority, on this day personally appeared SUE WALL O'BRIEN, of 5 Shadydale, Rockwall, Texas 75087, known to me to be the person whose name is subscribed hereto, and who being by me duly sworn, upon her oath deposes and says:

She previously in Volume 423, Page 69, of the Deed Records of Rockwall County, Texas filed an affidavit with Exhibits relating to property in the Edward Teal Survey, Abstract No. 270. In said affidavit she interpreted attached documents as to their effect on the subject and adjacent lands. To the extent she may have misinterpreted any of such documents she hereby retracts any such interpretations. However, she did by that affidavit and does by this affidavit affirm that the documents filed were true and correct copies and that said documents to the best of her knowledge accurately reflect the agreements and understandings between the parties at the time and place each of such documents were executed and filed of record.

EXECUTED THE THE 18<sup>th</sup> DAY OF JANUARY, 1991.

Sue Wall O'Brien  
SUE WALL O'BRIEN, AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS THE 18<sup>th</sup> DAY OF JANUARY, 1991



Christina L. Ray  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared SUE WALL O'BRIEN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18<sup>th</sup> DAY OF JANUARY, 1991.

Christina L. Ray  
NOTARY PUBLIC, STATE OF TEXAS

740 hoi/w restrictions

The State of Texas,

} Known All Men by These Presents:

County of ROCKWALL

That KIRBY ALBRIGHT, not joined by my wife as the property herein conveyed constitutes no part of our homestead,

of the County of Dallas State of Texas for and in consideration

of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable

consideration, cash ~~XXXXXXXXXX~~

to me in hand paid by MURRAY W. WALL and wife, SUE WALL, the receipt of which

is hereby acknowledged and confessed; ~~XXXXXXXXXX~~

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said MURRAY W. WALL and wife, SUE WALL

of the County of Dallas State of Texas all that certain lot, tract or parcel of land situated in Rockwall County, Texas, to-wit:

Being in the EDWARD TEAL SURVEY , ABSTRACT NO. 270 and being a 0.922 acre tract of land out of a 5.00 acre tract conveyed to Kirby Albright et al by J.D.Alexander et al of record in Volume page Deed Records of Rockwall County, Texas described as follows: Beginning at an iron pin in the East right of way line of F.M. Road 740, said point being the Southwest corner of said 5.00 acre tract; Thence South 86 deg. 14 min. East 370 feet with fence and South line of said tract to an iron pin in fence line for a corner; Thence North 2 deg. 36 min. East 110 feet to an iron pin for a corner; Thence North 86 deg. 14 min. West 365 feet to an iron pin in the East right of way line of F.M. Road No. 740; Thence South 5 deg. 08 min. West 110 feet with said F.M. Road to the place of beginning, containing 0.922 acres of land, more or less, together with an access road easement as follows: Being a strip of land out of a 42.8 acre tract conveyed to Kirby Albright by the heirs of Lucy Zolliner Wilkerson described as follows: Beginning at the Southwest corner of the above said 0.922 acre tract;



Thence South 86 deg. 14' East 370 feet with the South line of said tract; Thence South 2 deg. 30 min. West 20 feet; Thence North 86 deg. 14 min. West 370 feet; Thence North 5 deg. 08 min. East 20 feet to the place of beginning and being a strip of land 20 feet in width.

Grantees herein agree to construct their own residence on above described property. If said residence has not been started within one year from date hereof, grantor shall have the option to repurchase this property at the full purchase price plus 7% per annum interest.

This conveyance is made and accepted subject to the following Restrictions: This property shall be used as a single family residence only. Horses, cattle, dogs, etc. may be kept on this property so long as they do not constitute a nuisance to adjacent property owners. No dwelling shall be erected on the hereinbefore described property that contains less than 2200 square feet.

This conveyance is made and accepted subject to one-half of all minerals in, on and under subject property as reserved to and by the grantor in the Correction Deed from Kirby B. Albright to J. Doyle Alexander et ux Helen Ann Alexander dated October 1, 1964 recorded in Volume 71 page 328 Deed Records of Rockwall County, Texas.

Grantees herein assume the payment of taxes for the current year.

The conveyance evidenced by this deed is made subject to any and all easements, restrictions, covenants, conditions, and reservations of record, if any, applicable to the herein conveyed property or any part thereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

MURRAY W. WALL and wife, SUE WALL, their

heirs and assigns forever and I do hereby bind myself, my

heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said MURRAY W. WALL and wife, SUE WALL, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand at Dallas, Texas

this 18th day of September, 1967.

Kirby Albright

Witness at request of Grantor:

State of Texas )  
 )  
County of Rockwall )

Agreement to trade properties:

Murray Wall, the owner of a 0.922 acre tract on F.M. Road Nol 740 agrees to re-convey this property to Kirby Albright for tract #4 of the attached plat.

The trade is to be on the following terms and conditions:

1. Murray Wall is to receive a difference of \$3650. (Thirty six hundred & fifty dollars) in cash at time of closing on July 15, 1968. Both properties are to be conveyed free and clear of any liens.

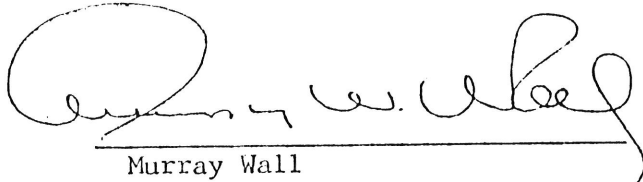
2. The same restrictions will apply to tract #4 as were placed on the 0.922 acre tract previously sold to Murray Wall in 1967 with the additional restriction that no building can be built closer than 50 feet from the front property line and ten feet from the side property line.

3. Kirby Albright agrees to place the same restrictions on the property owned by him within 500 feet of tract #4; he also agrees that no sites will be less than tract #4 in size.

4. Both of these properties are to be conveyed by general warranty deed. Kirby Albright agrees to pay the title co. expenses connected with this trade.

Executed this 6th day of July 1968.

7/6/68

  
Murray Wall


  
Kirby Albright

EXHIBIT "B"

WARRANTY DEED

Rec. \$ 2.50 Rev. \$ GP 67533

395

The State of Texas,  
County of ROCKWALL

Know All Men by These presents:

That I, KIRBY ALBRIGHT, not joined herein, as herein described property constitutes no part of my business or residential homesteads; hereinafter called Grantor, of the County of Dallas, State of Texas, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by MURRAY W. WALL and wife, SUE WALL, hereinafter called Grantee, the receipt of which is hereby acknowledged,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Grantee of the County of Dallas, State of Texas, all that certain lot, tract or parcel of land, lying and being situated in the County of Rockwall,

State of Texas, being described as follows: Being out of the EDWARD TEAL SUR. ABST. 207, and being a part of that certain 5.0 acre tract of land conveyed to Kirby Albright by Warranty Deed dated August 11, 1967, and recorded in Volume 80, Page 9, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:  
BEGINNING at the Northeast corner of the said 5.0 Acre tract;  
THENCE S 6° 03' W, along the East line of said 5.0 acre tract, 250 ft to SE corner of said 5.0 acre tract, an iron stake for corner;  
THENCE N 84° 30' W, along the South line of said 5.0 acre tract, 125 ft to an iron stake for corner;  
THENCE N 6° 03' E, parallel to the East line of said 5.0 acre tract, 250 ft to an iron stake in the N line of said 5.0 acre tract;  
THENCE S 84° 30' E, along the N line of said 5.0 acre tract, 125 ft to the point of beginning.

This Deed is executed and delivered subject to easements, reservations, conditions, covenants and restrictive covenants affecting the property conveyed hereby as the same appear of record in the Office of the County Clerk of Dallas County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee, Grantee's heirs, and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, and administrators, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Grantee, Grantee's heirs, and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Grantee herein assumes the payment of all taxes for the year 1968 and subsequent years.

EXECUTED this 26th day of June, A. D. 1968.

*Kirby Albright*  
Kirby Albright



THE STATE OF TEXAS,  
County of DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared KIRBY ALBRIGHT known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 26<sup>th</sup> day of July, A.D. 19 68

(L.S.)

*[Signature]*  
Notary Public, Dallas County, Texas

THE STATE OF TEXAS,  
County of

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

and

his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed; and the said

, wife of the said , having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said

, acknowledged such instrument to be her act and deed and she declared that she had

did not

THE STATE OF TEXAS  
County of Rockwall

*[Signature]* Clerk

19

the County Court in and for said County and State, do hereby certify that the foregoing instrument with its certificate of authentication has been filed for Record in my office, the 3<sup>rd</sup> day of August, 19 68

Texas

at 3:00 o'clock P.M. and duly recorded the 5<sup>th</sup> day of August, 1968, at 3:00 o'clock P.M. in *[Signature]* Records of said County, in Vol. 83 on pages 395

Witness my hand and seal of the County Court of said County at office in Rockwall, Texas, the day and date last above written.

*[Signature]* Deput

*[Signature]* Clerk  
County Court, Rockwall County, Texas

is day

BEI

known to examined the said

, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of , A.D. 19

(L.S.)

Notary Public, County, Texas

27 day of Aug 1968  
Elnor A. Pa  
County Rec  
County, Tex

Return to:  
MURRAY W. WALL  
1470 Northlake Shopping Center  
Folsom, California 95630  
757-58

*[Handwritten notes and signatures]*  
INDICED

**MINUTES OF THE ROCKWALL CITY COUNCIL  
JANUARY 17, 1994**

5      **Call to Order**

Mayor Alma Williams called the meeting to order with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, Bruce Oppermann, and Nell Welborn. George Hatfield was absent. Dale Morgan arrived late at 7:24 p.m.

10

**Consent Agenda**

**Approval of Minutes of January 3, 1994**

15

Pappa made a motion to approve minutes with corrections. Oppermann seconded the motion. The following votes were cast:

20

Ayes: Pappa, Williams, Oppermann, Welborn  
Abstain: White  
Absent: Morgan, Hatfield

25

**Discuss and Consider Approval of a Resolution Authorizing the City Manager to Submit an Application to the Criminal Justice Department for a Grant for the Continuation of the Middle/High School D.A.R.E. Program**

30

Welborn made a motion to approve a resolution authorizing the City Manager to submit an application to the Criminal Justice Department for a grant for the continuation of the middle/high school D.A.R.E. Program. Oppermann seconded the motion which passed unanimously.

**Appointments/Public Hearings/Plats**

35

**Report from the Planning and Zoning Commission Chairman**

Pat Friend, Vice-Chairman, Planning and Zoning Commission, reviewed the cases scheduled before Council.

40

**P&Z 93-51-Z/PP** Hold a Public Hearing and Consider Approval of an Ordinance Authorizing a Zoning Change from "A" Agricultural to "PD" Planned Development for Single Family Uses (1st reading) and Approval of a Preliminary Plan for a 23 Acre Tract of Land for Albright Construction Company

45 Mayor Williams opened the public hearing.

Kirby Albright, 3221 Ridge Road, addressed Council regarding his application and the issue of deed restrictions applicable to his property.

50 Bob and Sue O'Brien, 5 Shadydale Ln., indicated to Council that they protested the zoning change due to a deed restriction violation. Mayor Williams acknowledged that a dispute existed regarding deed restrictions; however, she stated that deed restrictions were of a civil nature and could not be considered by Council under the established guidelines of the governing body. Mayor Williams closed the public hearing.

55 Council discussed the application. Oppermann moved to approve the ordinance with conditions recommended by the Planning and Zoning Commission. White seconded the motion. Following Council discussion, the following votes were cast:

60 Ayes: Morgan, Pappa, White, Williams, Oppermann  
Nays: Welborn  
Absent: Hatfield

65 **P&Z 93-46-Z Hold a Public Hearing and Consider Approval of an Ordinance Authorizing a Zoning Change from "PD-11" Planned Development 11 and "SF" Single Family 10 to "PD" Planned Development (1st reading) and Approval of a Preliminary Plan and Area Requirements for MAHR Development**

70 Couch reviewed the requested application for a zoning change submitted by MAHR Development indicating that the Planning and Zoning Commission recommended denial of this application. Mayor Williams opened the public hearing.

75 Robert Pope, MAHR Development Corp., reviewed with Council the planned development proposal. Council directed questions to Mr. Pope regarding the number of lots to be available in each lot size, the estimated value of homes to be constructed, and the time frame of construction. Couch reviewed the history of "PD-11" and acknowledged that no specific land use was assigned prior to this planned development.

80 James Kelly, 329 Shepherd's Hill, addressed Council with concern over the area not adhering to the 10,000 sq.ft. minimum lot requirement and what impact it would have on property value. Mayor Williams closed the public hearing.

85 Council discussed the request and asked the Planning and Zoning Commission Vice-Chairman for clarification on the denial of this application. Pat Friend reviewed with the Council some of the concerns identified by the Commission.

Following additional Council discussion, Welborn moved to remand this request back to the Planning and Zoning Commission and to ask the Vice-Chairman to communicate with the other



00 members of the Commission the comments made by Council regarding Council's feelings and to commend the willingness of MAHR Development to work with Council and the Planning and Zoning Commission in developing a favorable community within Rockwall. White seconded the motion, which passed unanimously.

95 **P&Z 93-50-CUP/PP Hold a Public Hearing and Consider Approval of an Ordinance Granting A Conditional Use Permit (1st reading) and Approval of a Preliminary Plat for an Elementary School Located on Dalton Road from Rockwall Independent School District**

100 Couch reviewed the zoning and platting application, indicating that the school was requesting a partial waiver to the street escrow requirements for Dalton Rd. She indicated that they were asking for a reduction from 50% of the estimated cost per front foot to 25% which is the percentage that would apply if the City widened the roadway and assessed adjacent properties.

105 Mayor Williams opened the public hearing. Joe Holt, 303 Shoreview Dr., requested Council to grant the conditional use permit. Sharon Hilgartner, 505 Bessie Ct., representative of the local homeowners association, expressed support for the conditional use permit. Mayor Williams closed the public hearing.

110 Council discussed the impact the nearby retail zoning area would have on the school. The applicants responded that they did not foresee a problem. Welborn moved to approve the ordinance granting a conditional use permit and to approve a preliminary plat with the requested street escrow waiver. Pappa seconded the motion. The motion passed unanimously.

115 **P&Z 93-49-Z Hold a Public Hearing and Consider Approval of an Ordinance Authorizing a Zoning Change from "A" Agricultural to "LI" Light Industrial from Aline McElroy Word (1st reading)**

120 **P&Z 93-47-CUP Hold a Public Hearing and Consider Approval of an Ordinance Granting a Conditional Use Permit for a Guest/Servants Quarter from Walker Rowe (1st reading)**

125 Couch reviewed the requests for the zoning change from Aline McElroy Word and the conditional use permit from Walker Rowe. Mayor Williams opened the public hearing. Neither the applicants nor any other parties were present. White moved to continue the public hearing for both cases to the next regular meeting. Pappa seconded the motion which passed unanimously.

130 **P&Z 93-39-Z Hold a Public Hearing and Consider Approval of an Ordinance Amending the General Retail Zoning District Classification Regarding Fuel Pumps (1st reading)**

Couch reviewed the process for amending the general retail zoning district classification. Mayor Williams opened the public hearing.

135

Tom Shirey, 605 N. Alamo, appeared before Council to answer any questions and expressed support for the amendment. No one else appeared before Council. Mayor Williams closed the public hearing.

140

White moved to approve the ordinance amending the general retail zoning district classification regarding fuel pumps. The motion was seconded by Pappa and passed unanimously.

**P&Z 93-38-PP Consider Approval of a Preliminary Plat for Phase IV of Windmill Ridge**

145

Couch reviewed the revisions for the preliminary plat. Welborn moved to approve the preliminary plat. Morgan seconded the motion which passed unanimously.

**P&Z 93-54-PP Discuss and Consider Approval of a Preliminary Plat for Harlan Park Phase II**

150

Couch indicated to Council that this request was adjacent to the location considered earlier for an elementary school. She also indicated that a narrow strip of the property was zoned general retail. She recommended that the preliminary plat be approved subject to correcting the zoning prior to approval of the final plat. Oppermann moved to approve the preliminary plat with the recommended conditions. The motion was seconded by Pappa, which passed unanimously.

**P&Z 93-56-FP Discuss and Consider Approval of a Final Plat for Texas Star Express and Consider Approval of a Facilities Agreement**

160

Couch reviewed the street escrow and street assessment policies of the city at this time. She indicated that the applicant was requesting the street escrow requirement be reduced to 25%, which is comparable to the current street assessment policy, and that the amount be due at the time the road is improved. Couch also recommended that the Council consider requesting the Planning and Zoning Commission to review and develop recommendations regarding the City's street escrow policy.

165

Following Council discussion, Welborn moved to approve the request for the final plat subject to the preparation of a facilities agreement establishing a street escrow request of 25% of the estimated cost of widening Mims Road, to be paid at time of construction. The motion was seconded by Morgan and passed unanimously. In addition, Welborn moved to ask Planning and Zoning Commission to review and develop recommendations regarding the street escrow policy. Oppermann seconded the motion which passed unanimously.

170

175

**City Manager's Report**

180 Couch reviewed the building activity for 1993 which included a breakdown of the history of  
building permits for the past several years. A fire summary was also reviewed emphasizing  
breakdown in city response time, type of calls, duration of service and various other callouts.  
Couch indicated to Council that the implementation of Lakeshore/Summit Ridge traffic  
185 improvement impediments were nearly completed. She informed Council that the County  
meeting regarding traffic would be held on Thursday, January 20, 1994 in the County  
Commissioners Courtroom. In addition, she indicated that the next worksession had been  
scheduled for Monday, January 24, 1994.

**Action/Discussion Items**

190 **Consider Adoption on First Reading of An Ordinance of the City Council of the City of  
Rockwall, Texas, Authorizing the Issuance and Sale of City of Rockwall, Texas,  
Waterworks and Sewer System Revenue Bonds, Series 1994; Prescribing the Form of Said  
Bonds; Providing for the Security For and Payment of Said Bonds; Approving the Official  
195 Statement; and Enacting Other Provisions Relating to the Subject (1st reading)**

Welborn moved to approve an ordinance authorizing the issuance and sale of City of Rockwall,  
Texas, Waterworks and Sewer System Revenue Bonds, Series 1994, etc.. Oppermann seconded  
the motion. The following votes were cast:

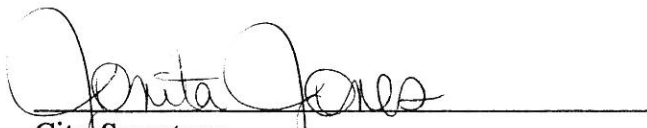
200 Ayes: Morgan, Pappa, White, Williams, Oppermann, Welborn  
Absent: Hatfield

**Adjournment**

205 The City Council adjourned at 9:10 p.m.

APPROVED

210  
215 ATTEST   
Mayor *Pro Tem*

220   
City Secretary



**ROCKWALL CITY COUNCIL  
FEBRUARY 7, 1994**

5      **Call to Order**

Mayor Alma Williams called the meeting to order with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, Bruce Oppermann, George Hatfield and Nell Welborn.

10     **Open Forum**

Mayor Williams announced the open forum.

15     Jerry Moore, 1005 Alta Vista Court, expressed his concern regarding the competitive bid policy currently used by the City for selection of the official newspaper.

Since no one else appeared before Council, Mayor Williams closed the open forum.

20     **Consent Agenda**

25     **Approval of Minutes of January 12 and January 17, 1994**

White made a motion to approve the January 12 and January 17, 1994 minutes. Oppermann seconded the motion. The motion passed with the following votes:

25            Ayes: Morgan, Pappa, White, Williams, Oppermann, and Welborn  
              Abstain: Hatfield

30     Hatfield then removed himself from the meeting citing a conflict of interest due to proximity of his property to the subject property.

35     **P&Z 93-51-Z/PP Consider Approval of an Ordinance Authorizing a Zoning Change from "A" Agricultural to "PD" Planned Development for Single Family Uses for Albright Construction Company (2nd reading)**

Oppermann made a motion to approve an ordinance authorizing a zoning change from "A" Agricultural to "PD" Planned Development for single family uses for Albright Construction Company. Couch read the caption. The motion was seconded by Morgan with the following votes cast:

40            Ayes: Morgan, White, Williams, and Oppermann  
              Nays: Pappa and Welborn  
              Abstention: Hatfield

45 Hatfield returned to the meeting.

50 **P&Z 93-50-CUP/PP Consider Approval of an Ordinance Granting A Conditional Use Permit for an Elementary School Located on Dalton Road from Rockwall Independent School District (2nd reading)**

**P&Z 93-39-Z Consider Approval of an Ordinance Amending the General Retail Zoning District Classification Regarding Fuel Pumps (2nd reading)**

55 Welborn made a motion to approve both an ordinance granting a conditional use permit for an elementary school located on Dalton Rd. from Rockwall Independent School District and an ordinance amending the general retail zoning district classification regarding fuel pumps. Couch read the captions. Oppermann seconded the motion which passed unanimously.

60 **Appointments/Public Hearings/Plats**

**Appointment with David Medanich, First Southwest Company, to Receive and Open the Bids for the Sale of \$1,650,000 Water and Sewer Revenue Bonds**

65 David Medanich with First Southwest Company opened four (4) bids for the sale of \$1,650,000 Waterworks and Sewer System Revenue Bonds naming the apparent low bidder as Southwest Securities, with an effective interest rate of 5.1249362%.

70 **P&Z 93-49-Z Continue Public Hearing and Consider Approval of an Ordinance Authorizing a Zoning Change from "A" Agricultural to "LI" Light Industrial from Aline McElroy Word (1st reading)**

75 Couch reviewed the case before Council. Mayor Williams opened the continuation of the public hearing. Ms. Word appeared before Council. No one else appeared before Council. The public hearing was closed.

80 Pappa moved to approve the ordinance and Morgan seconded the motion. Couch read the caption. Following Council discussion, the motion was passed unanimously.

**P&Z 93-47-CUP Continue Public Hearing and Consider Approval of an Ordinance Granting a Conditional Use Permit for a Guest/Servants Quarter from Walker Rowe (1st reading)**

85 Couch recommended to Council that the public hearing be continued due to the absence of the application. Welborn made a motion to continue the public hearing until the next regular Council meeting. The motion was seconded by Oppermann and passed unanimously.

90 **Action/Discussion Items**

**P&Z 93-56-FP Discuss and Consider Approval of a Facilities Agreement with Texas Star Express**

95 Couch reviewed the draft agreement with Council outlining the conditions as previously approved by the Council. Welborn moved to authorize the City manager to enter into a facilities agreement with Texas Star Express. Hatfield seconded the motion. The motion passed unanimously.

100 **Consider Adoption of a Resolution of the City Council of the City of Rockwall, Texas Accepting a Bid for the Purchase of the City's Waterworks and Sewer System Revenue Bonds, Series 1994; and Resolving Other Matters Incident Thereto**

105 Medanich indicated to Council that Southwest Securities is the low bidder for the purchase of the City's waterworks and sewer system revenue bonds, series 1994 with an effective interest rate of 5.1249362%. Morgan made a motion to adopt the resolution accepting Southwest Securities as the low bidder. White seconded the motion which passed unanimously.

110 **Consider Adoption on Second and Final Reading of An Ordinance of the City Council of the City of Rockwall, Texas, Authorizing the Issuance and Sale of City of Rockwall, Texas, Waterworks and Sewer System Revenue Bonds, Series 1994; Prescribing the Form of Said Bonds; Providing for the Security For and Payment of Said Bonds; Approving the Official Statement; and Enacting Other Provisions Relating to the Subject (2nd reading)**

115 Couch read the caption for second and final reading of the ordinance. Hatfield made a motion to approve the ordinance. Pappa seconded. The motion passed unanimously.

The Council convened into Executive Session at 7:30 p.m.

120 **Hold Executive Session Under Section 551.074 of the V.A.C.S. To Discuss Personnel Regarding Planning & Zoning Commission Appointment**

**Take Any Necessary Action as a Result of the Executive Session**

125 Council reconvened into regular session at 8:00 p.m. and indicated that no action would be necessary as a result of Executive Session.

130 **Hold Worksession Regarding Design Elements of New Water Tower Site and Take Any Necessary Action.**

Council held a worksession to discuss design elements of the new water tower site. Jim



135

Bartholomew, architect, reviewed draft concepts regarding color scheme, logo placement, landscape, and fencing for the new tower. After the presentation and some discussion Council agreed that another worksession would be scheduled when more information and prototypes could be presented.

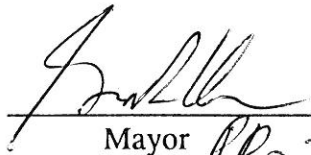
**Adjournment**

140

The City Council adjourned at 9:10 p.m.

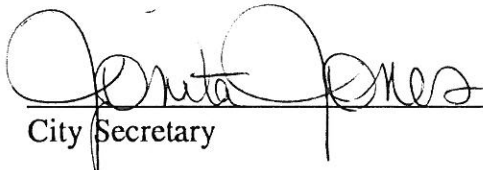
APPROVED

145

  
\_\_\_\_\_  
Mayor Pro TEM

ATTEST

150

  
\_\_\_\_\_  
City Secretary

155

93-51-Z

ORDINANCE NO. 94-7

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-40" PLANNED DEVELOPMENT NUMBER 40; 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- 40 " Planned Development 40 on the property described on Exhibit "A" has been requested by Kirby Albright; 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 areas, 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. 40 on the property specifically described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That Planned Development District Number 40 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. 40 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. 40 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. 40 shall be in compliance with the preliminary plan attached hereto as Exhibit "B", and made a part

hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such preliminary plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 40 shall be regulated by the following requirements:

1. PD-40 hereby authorizes the uses, area requirements, and development standards of the SF-10 zoning category of the Comprehensive Zoning Ordinance as currently adopted, or as revised in the future, except as otherwise provided in this ordinance as follows:
  - a. That the minimum dwelling size shall be 2,500 sq.ft.
  - b. That the lot sizes shall generally be in conformance with the preliminary plan attached hereto.
  - c. That the screening, landscaping, and/or decorative walks be described on the development plan.
  - d. That the applicant include the area requirements on the development plan.
  - e. That the building lines not be less than 50 feet in width.
  - f. That the fire lane between lots 16 and 17 be shown as an emergency access easement and shall be subject to approval by the Fire Marshal.

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.

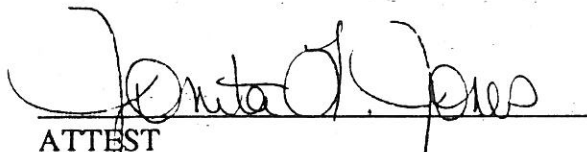
SECTION 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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.

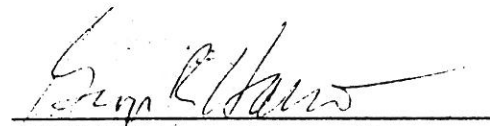
SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed to the extent of that conflict.



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 7th day of February, 1994.

  
ATTEST

  
APPROVED Mayor Pro Tem

1st Reading: 01-17-94

2nd Reading: 02-07-94

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207 and being part of that tract of land conveyed as First Tract to Kirby Albright in deed executed by Christine Zollner Ellis, Independent Executrix under the Will of Lucy Zollner Wilkerson, Deceased, and recorded in Volume 69, Page 501, Dead Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point in the East line of F.M. Road No. 740 (a 80.0' R.O.W.), said point also being the Southwest corner of that 5.00 acre tract of land conveyed to Kirby Albright by deed recorded in Volume 80, Page 9, Deed Records, Rockwall County, Texas;

THENCE: South 84° 30' East a distance of 1122.20 feet along the South line of said 5.00 acre tract to a point for a corner;

THENCE: North 06° 03' East a distance of 250.00 feet to a point for a corner on the South line of Shadydale Lane;

THENCE: South 84° 30' East a distance of 261.67 feet along said Shadydale Lane to a point at an "ell" corner of Country Highland, Section 1, an addition to the City of Rockwall, Rockwall County, Texas;

THENCE: South 01° 19' 08" West a distance of 904.46 feet along the most Southerly West line of said Country Highlands, Section 1, to a point for a corner;

THENCE: North 67° 07' 24" West a distance of 442.81 feet to a point for a corner;

THENCE: South 86° 26' 17" West a distance of 392.73 feet to a point for a corner;

THENCE: North 62° 45' 08" West a distance of 83.77 feet to a point for a corner;

THENCE: North 84° 30' West a distance of 576.76 feet to a point for a corner in the said East line of F.M. Road No. 740;

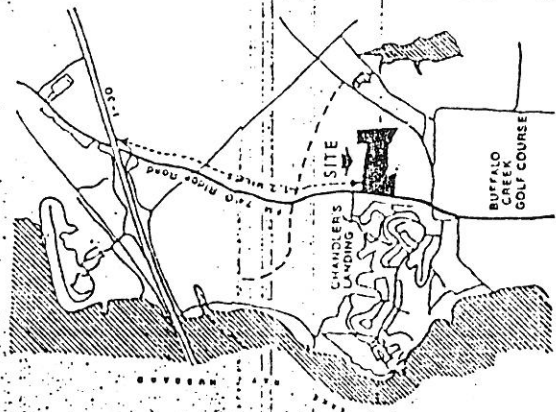
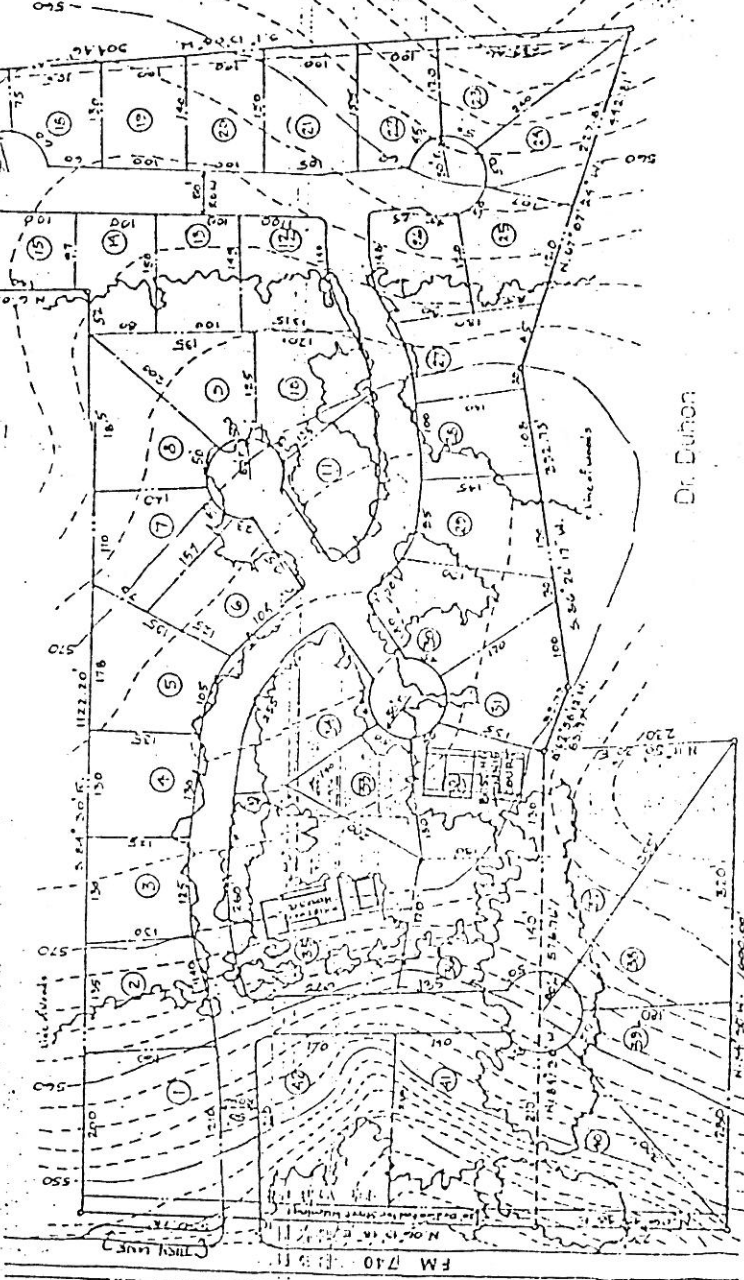
THENCE: North 06° 49' 48" East a distance of 550.78 feet along said East line to the Point of Beginning and Containing 20.01 Acres of Land.

## LEGAL DESCRIPTION

City of Rockwall (PD-9 (undeveloped))

LOT#	LOT SIZE	LOT#	LOT SIZE	LOT#	LOT SIZE	LOT#	LOT SIZE	LOT#	LOT SIZE	LOT#	LOT SIZE	LOT#	LOT SIZE	LOT#	LOT SIZE
1	35,875 sf	6	16,800 sf	11	14,000 sf	16	15,500 sf	21	15,500 sf	26	14,500 sf	31	19,000 sf	36	29,000 sf
2	19,500 sf	7	16,700 sf	12	15,000 sf	17	16,500 sf	22	14,100 sf	27	19,300 sf	32	22,000 sf	37	24,500 sf
3	16,200 sf	8	16,800 sf	13	15,000 sf	18	15,000 sf	23	15,800 sf	28	14,300 sf	33	14,000 sf	38	27,000 sf
4	14,500 sf	9	16,400 sf	14	14,000 sf	19	14,000 sf	24	17,200 sf	29	17,800 sf	34	27,000 sf	39	27,000 sf
5	21,300 sf	10	16,000 sf	15	11,800 sf	20	14,500 sf	25	15,500 sf	30	20,800 sf	35	32,000 sf	40	32,000 sf

NOTE: All dimensions are approximate and do not necessarily agree.



LOCATION MAP

Dr. Eubon

Dr. Roland

**DEVELOPMENT PLAN**  
SINGLE FAMILY RESIDENTIAL ESTATES IN THE WOODS - 23.13 ACRES

DESIGNED FOR  
KIRBY ALBRIGHT  
BY  
JOHN R. LINDSEY  
ROCKWALL, TEXAS

1st (SUBMISSION)



PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, January 13, 1994 at 7:00 P.M., and the Rockwall City Council will hold a public hearing on Monday, January 17, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall Texas to consider the following requests:

1. A request from Kirby Albright for a change in zoning from "A", Agricultural to "PD", Planned Development for single family uses, and approval of a preliminary plan and area requirements for a 23 acre tract of land located on the east side of FM-740 south of Shadydale Lane and further described as follows:

STATE OF TEXAS  
COUNTY OF ROCKWALL

Being a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas and being a part of that tract of land conveyed to Odis A. Lowe, Jr. from Kirby B. Albright by Warranty Deed recorded in Volume 73, Page 593, Deed Records, Rockwall County, Texas and also being more particularly described as follows:

Beginning at the intersection of the North line of said Lowe tract with the East right-of-way line of F.M. 740;

Thence: South 84 degrees 30' 00" East a distance of 576.75 feet to the Northeast corner of said tract;

Thence: South 01 degree 20' 19" West a distance of 230.55 feet with the East line of said tract to a point for a corner;

Thence: North 84 degrees 30' 00" West a distance of 598.82 feet to a point for a corner on said East right-of-way line;

Thence: North 06 degrees 49' 48" East a distance of 230.00 feet with said East line to the point of beginning and containing 3.103 acres of land.

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, and being part of that tract of land conveyed as First Tract to Kirby Albright in deed executed by Christine Zollner Ellis, Independent Executrix under the Will of Lucy Wilkerson, Deceased, and recorded in Volume 69, Page 501, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point in the East line of F.M. Road No. 740 (a 80.0' R.O.W.), said point also being the Southwest corner of that 5.00 acre tract of land conveyed to Kirby Albright by deed recorded in Volume 80, Page 9, Deed Records, Rockwall County, Texas;

THENCE: South 84° 30' East a distance of 1122.20 feet along the South line of said 5.00 acre tract to a point for a corner;

THENCE: North 06° 03' East a distance of 250.00 feet to a point for a corner on the South line of Shadydale Lane;

THENCE: South 84° 30' East a distance of 261.67 feet along said Shadydale Lane to a point at an "ell" corner of Country Highland, Section 1, an addition to the City of Rockwall, Rockwall County, Texas;

THENCE: South 01° 19' 08" West a distance of 904.46 feet along the most Southerly West line of said Country Highlands, Section 1, to a point for a corner;

THENCE: North 67° 07' 24" West a distance of 442.81 feet to a point for a corner;

THENCE: South 86° 26' 17" West a distance of 392.73 feet to a point for a corner;

THENCE: North 62° 45' 08" West a distance of 83.77 feet to a point for a corner;

THENCE: North 84° 30' West a distance of 576.76 feet to a point for a corner in the said East line of F.M. Road No. 740;

THENCE: North 06° 49' 48" East a distance of 550.78 feet along said East line to the Point of Beginning and Containing 20.01 Acres of Land.

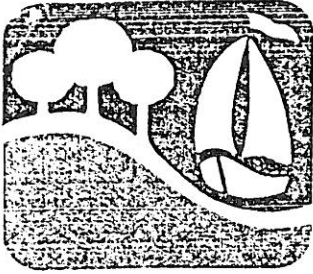
## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, January 13, 1994 at 7:00 P.M., and the Rockwall City Council will hold a public hearing on Monday, January 17, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall Texas to consider the following requests:

1. A request from Kirby Albright for a change in zoning from "A", Agricultural to "PD", Planned Development for single family uses, and approval of a preliminary plan and area requirements for a 23 acre tract of land located on the east side of FM-740 south of Shadydale Lane and further described as follows:
2. A request from MAHR Development for a change in zoning from "PD-11", Planned Development No. 11 and "SF-10", Single Family District Classification to "PD" Planned Development Classification for single family uses, and approval of a preliminary plan and area requirements on a tract of land containing approximately 145 acres located east of North Lakeshore Drive and south of Alamo Road and further described as follows:
3. A request from the Rockwall Independent School District for approval of a Conditional Use Permit for an elementary school location located on Dalton Drive west of SH-205 and further described as follows:
4. A request from Aline McElroy Wood for a change in zoning from "A" Agricultural to "LI" light Industrial District Classification on a tract of land located on the north side of I-30 east of Industrial Drive and further described as follows:
5. A request from Walker Rowe for a Conditional Use Permit for guest/servants quarters in a single family zoning district for 1110 Vail Court and further described as Block F, Lot 26 of the Pinnacle Addition.
6. A request from Lenmar Development for an Amendment to "PD-7" and "PD-18", Planned Development Districts to provide for a change in approved land uses to include single family, zero lot line, multifamily, and commercial uses, and approval of a preliminary plan, approval of area requirements and special conditions on approximately 80 acres of land located south of I-30 and west of FM-740 and further described as follows:

7. Approval of an amendment to the General Retail Zoning District Classification to allow a Conditional Use to permit a maximum of 4 fuel pumps as an accessory to a permitted retail use.
8. A request from Duane Lites for approval of a front yard fence for a lot located on 601 Parks Avenue.





# CITY OF ROCKWALL

"THE NEW HORIZON"

## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, January 13, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, and the Rockwall City Council will hold a public hearing on Monday, January 17, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Kirby Albright for a Change in Zoning from "A", Agriculture to "PD", Planned Development for Single Family uses, and approval of a Preliminary Plan and area requirements for a 23 acre tract of land located on the east side of FM-740, south of Shadydale Lane and further on Exhibit "A". The development is proposed to have lots ranging from 11,800 square feet to 36,000 square feet, and a minimum house size of 2,500 square feet.

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

  
Denise LaRue, Community Development Coordinator

Case No. PZ 93-51-PP

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

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

1. Violates Deed Restrictions
2. Recorded in Volume 423 Page 69 of the
3. Deed of Records of Rockwall County Texas

Signature Sue Wall O'Brien  
Address 5 Shadydale

*Copy*

88611

STATE OF TEXAS                    )  
  )  
COUNTY OF ROCKWALL            )       AFFIDAVIT OF FACT REGARDING  
  )       PROPERTY RESTRICTIONS

BEFORE ME, the undersigned authority, on this day personally appeared SUE WALL O'BRIEN, of 5 Shadydale, Rockwall, Texas 75087, known to me to be the person whose name is subscribed hereto, and who being by my duly sworn, upon her oath, deposes and says:

THAT Affiant herein is the widow and sole beneficiary of MURRAY W. WALL, who deceased October 8, 1971.

THAT Affiant was one of the Grantees with Murray W. Wall, Deceased, (collectively, the "Grantees") in that certain deed from Kirby Albright recorded in Volume 81, Page 29, of the Deed Records of Rockwall County, Texas, conveying a 0.922 acre tract out of a certain 5.0 acre tract in the EDWARD TEAL SURVEY, ABSTRACT 270, and being more particularly described in Exhibit "A" attached hereto and made a part hereof (herein, the 0.922 acre tract as "First Lot" and said deed as "First Deed").

THAT the First Deed imposed certain restrictions on that adjacent more or less 20 acre tract owned by Kirby Albright (the "20 Acres") as described in the Rockwall County Property Tax Records as:

1.   Edward Teal Survey, Abstract 270  
      Tract 7                           16.93 Acres  
      Volume 119, Page 100
  
2.   Edward Teal Survey, Abstract 270  
      Tract 7-1                        3.32 Acres  
      Volume 125, Page 477

THAT on July 6, 1968, Murray W. Wall and Kirby Albright did execute that certain Agreement to Trade, attached hereto as Exhibit "B" and made a part hereof, (the "Agreement"), which provided that the First Lot be traded for other property adjacent to the 20 acres, which other property is known as Tract #4 (the "Second Lot"), that the same restrictions applied to the First Lot apply to the Second Lot, that additional restrictions apply to the Second Lot, and that the restrictions which apply to the Second Lot also apply to that portion of the 20 Acres lying within 500 feet of the Second Lot. Among other provisions,





STATE OF TEXAS )  
COUNTY OF ROCKWALL )

AFFIDAVIT OF FACT REGARDING  
PROPERTY RESTRICTIONS

BEFORE ME, the undersigned authority, on this day personally appeared SUE WALL O'BRIEN, of 5 Shadydale, Rockwall, Texas 75087, known to me to be the person whose name is subscribed hereto, and who being by me duly sworn, upon her oath deposes and says:

She previously in Volume 423, Page 69, of the Deed Records of Rockwall County, Texas filed an affidavit with Exhibits relating to property in the Edward Teal Survey, Abstract No. 270. In said affidavit she interpreted attached documents as to their effect on the subject and adjacent lands. To the extent she may have misinterpreted any of such documents she hereby retracts any such interpretations. However, she did by that affidavit and does by this affidavit affirm that the documents filed were true and correct copies and that said documents to the best of her knowledge accurately reflect the agreements and understandings between the parties at the time and place each of such documents were executed and filed of record.

EXECUTED THE 18<sup>th</sup> DAY OF JANUARY, 1991.

Sue Wall O'Brien  
SUE WALL O'BRIEN, AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS THE 18<sup>th</sup> DAY OF JANUARY, 1991



Christina L. Ray  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared SUE WALL O'BRIEN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18<sup>th</sup> DAY OF JANUARY, 1991.

Christina L. Ray  
NOTARY PUBLIC, STATE OF TEXAS

The State of Texas,

Know All Men by These Presents:

County of ROCKWALL

That KIRBY ALBRIGHT, not joined by my wife as the property herein conveyed constitutes no part of our homestead,

of the County of Dallas State of Texas for and in consideration

of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable

consideration, cash

~~XXXXXXXXXX~~

to me in hand paid by MURRAY W. WALL and wife, SUE WALL, the receipt of which

is hereby acknowledged and confessed;

~~XXXXXXXXXX~~

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said MURRAY W. WALL and wife, SUE WALL

of the County of Dallas State of Texas all that certain lot, tract or parcel of land situated in Rockwall County, Texas, to-wit:

Being in the EDWARD TEAL SURVEY , ABSTRACT NO. 270 and being a 0.922 acre tract of land out of a 5.00 acre tract conveyed to Kirby Albright et al by J.D.Alexander et al of record in Volume page Deed Records of Rockwall County, Texas described as follows: Beginning at an iron pin in the East right of way line of F.M. Road 740, said point being the Southwest corner of said 5.00 acre tract; Thence South 86 deg. 14 min. East 370 feet with fence and South line of said tract to an iron pin in fence line for a corner; Thence North 2 deg. 36 min. East 110 feet to an iron pin for a corner; Thence North 86 deg. 14 min. West 365 feet to an iron pin in the East right of way line of F.M. Road No. 740; Thence South 5 deg. 08 min. West 110 feet with said F.M. Road to the place of beginning, containing 0.922 acres of land, more or less, together with an access road easement as follows: Being a strip of land out of a 42.8 acre tract conveyed to Kirby Albright by the heirs of Lucy Zolliner Wilkerson described as follows: Beginning at the Southwest corner of the above said 0.922 acre tract;

Thence South 86 deg. 14' East 370 feet with the South line of said tract; Thence South 2 deg. 30 min. West 20 feet; Thence North 86 deg. 14 min. West 370 feet; Thence North 5 deg. 08 min. East 20 feet to the place of beginning and being a strip of land 20 feet in width.

Grantees herein agree to construct their own residence on above described property. If said residence has not been started within one year from date hereof, grantor shall have the option to repurchase this property at the full purchase price plus 7% per annum interest.

This conveyance is made and accepted subject to the following Restrictions: This property shall be used as a single family residence only. Horses, cattle, dogs, etc. may be kept on this property so long as they do not constitute a nuisance to adjacent property owners. No dwelling shall be erected on the hereinbefore described property that contains less than 2200 square feet.

This conveyance is made and accepted subject to one-half of all minerals in, on and under subject property as reserved to and by the grantor in the Correction Deed from Kirby B. Albright to J. Doyle Alexander et ux Helen Ann Alexander dated October 1, 1964 recorded in Volume 71 page 328 Deed Records of Rockwall County, Texas.

Grantees herein assume the payment of taxes for the current year.

The conveyance evidenced by this deed is made subject to any and all easements, restrictions, covenants, conditions, and reservations of record, if any, applicable to the herein conveyed property or any part thereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

MURRAY W. WALL and wife, SUE WALL, their

heirs and assigns forever and I do hereby bind myself, my

heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises

unto the said MURRAY W. WALL and wife, SUE WALL, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand at Dallas, Texas

this 18th day of September, 1967.

Kirby Albright

Witness at request of Grantor:

\_\_\_\_\_





LOT: House is on

WARRANTY DEED

Rec. \$ 2.50 Rev. \$ GF 67533

395

The State of Texas }  
County of ROCKWALL

Know All Men by These presents:

That I, KIRBY ALBRIGHT, not joined herein, as herein described property constitutes no part of my business or residential homesteads; hereinafter called Grantor, of the County of Dallas, State of Texas, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by MURRAY W. WALL and wife, SUE WALL, hereinafter called Grantee, the receipt of which is hereby acknowledged,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Grantee of the County of Dallas, State of Texas, all that certain lot, tract or parcel of land, lying and being situated in the County of Rockwall,

State of Texas, being described as follows: Being out of the EDWARD TEAL SUR. ABST. 207, and being a part of that certain 5.0 acre tract of land conveyed to Kirby Albright by Warranty Deed dated August 11, 1967, and recorded in Volume 80, Page 9, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:  
BEGINNING at the Northeast corner of the said 5.0 Acre tract ;  
THENCE S 6° 03' W, along the East line of said 5.0 acre tract, 250 ft to SE corner of said 5.0 acre tract, an iron stake for corner;  
THENCE N 84° 30' W, along the South line of said 5.0 acre tract, 125 ft to an iron stake for corner;  
THENCE N 6° 03' E, parallel to the East line of said 5.0 acre tract, 250 ft to an iron stake in the N line of said 5.0 acre tract;  
THENCE S 84° 30' E, along the N line of said 5.0 acre tract, 125 ft to the point of beginning.

This Deed is executed and delivered subject to easements, reservations, conditions, covenants and restrictive covenants affecting the property conveyed hereby as the same appear of record in the Office of the County Clerk of Dallas County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee, Grantee's heirs, and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, and administrators, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Grantee, Grantee's heirs, and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Grantee herein assumes the payment of all taxes for the year 1968 and subsequent years.

EXECUTED this 26th day of June, A. D. 1968.

\_\_\_\_\_  
Kirby Albright

THE STATE OF TEXAS,  
County of DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared KIRBY ALBRIGHT known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 26<sup>th</sup> day of July, A.D. 19 68  
(L.S.)  
*[Signature]*  
Notary Public, Dallas County, Texas

THE STATE OF TEXAS,  
County of

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ and his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed; and the said \_\_\_\_\_, wife of the said \_\_\_\_\_, having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said \_\_\_\_\_, acknowledged such instrument to be her act and deed and she declared that she had did not \_\_\_\_\_ at she

she had  
did not

GIV

THE STATE OF TEXAS }  
County of Rockwall }  
I, *Elmer O. Payne* Clerk  
of the County Court in and for said County and State, do hereby certify that the foregoing instrument with its certificate of authentication has been filed for Record in my office the 27<sup>th</sup> day of August 1968 at 3:00 o'clock P.M. and duly recorded the 5<sup>th</sup> day of August 1968 at 3:00 o'clock P.M. in *Book* Records of said County, in Vol. *83* on pages *395*.  
Witness my hand and seal of the County Court of said County at office in Rockwall, Texas, the day and date last above written.

19  
Texas

THE ST  
County

BEI  
personall

known to  
examined  
the said

*Mattie Bice* Deputy *Elmer O. Payne* Clerk  
County Court, Rockwall County, Texas

is day  
been  
r, she,

acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19 \_\_\_\_\_  
(L.S.)  
Notary Public, \_\_\_\_\_ County, Texas

*Please send to Nat. Bank*

27 day of Aug. 1968  
Elmer A. Payne, Clerk of Coun  
County, Rockwall County, Texas  
By: *[Signature]* Deputy

Return to:  
MURRAY W. WALL  
440 North Lake Shopping Center  
901st Federal Building  
Dallas, Texas  
75238

INDEXED



## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold public Hearing on Thursday, February 10, 1994 at 7:00 p.m in City Hall, 205 West Rusk, Rockwall, Texas and the Rockwall City Council will hold Public Hearing on Monday, February 21, 1994 at 7:00 p.m in City Hall, 205 West Rusk, Rockwall, Texas to consider the following requests:

- 93-53-F      1. A request from Duane Lites for 3 foot in height front yard picket fence for 601 Parks Ave. and further described as Lot 1,2,3, Block C of the Foree Addition and further described as follows:
- 94-1-Z      2. A request from Thomas Haack for a change in zoning from "A", Agricultural to "LI", Light Industrial district classification for tract of land located on the south side I-30 service road and west of FM-549 and further described as follows:
- 94-2-Z      3. A request from Los Prados Development Co. for a change in zoning from "MF-15", Multi-Family-15 to "SF-7", Single Family-7 for property located on the north side of Yellowjacket Lane west of SH-205 Rail Road and further described as follows:
- 94-3-CUP    4. A request from Kerry Mason for a Conditional Use Permit to allow an accessory building in excess of 225 square feet for property located west of SH-205 and south of Dalton Road and further described as follows:  
Lot 2, Block A, Mason Steed Add.

Case No. PZ 93-51-PP

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

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

1. Traffic hazards already exist due to 40 M.P.H. speed limit; vehicles turning left onto proposed re-zoned property create even greater hazard.
2. Traffic congestion continues to increase daily. Opposed to more
3. traffic at this location which is already in a densely populated area.

Signature Jennie Willis  
Jennie Willis  
Address 105 Independence Place  
Chandler's Landing

**205 West Rusk      Rockwall, Texas 75087      (214) 771-7700**

Case No. PZ 93-51-PP

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

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

1. *It appears that the proposed design has*
2. *included a 20' wide strip of our*
3. *property on the north side.*

Signature Louise R. Davis  
Address 3201 Ridge Rd  
Rockwall, TX 75087

**205 West Rusk      Rockwall, Texas 75087      (214) 771-7700**





0187-0000-0022-00-OR

TOT \$ 30.

MILLS WILLIAM L

LAND SPTB: A1, IMP. SPTB: A1

RT 2 BOX 49-C

00560 - TEMPLE-INLAND MORTGAGE, #

ROCKWALL, TX 75087

R12318 (52819)

A0187 J STRICKLAND, TRACT 23, ACRES

0187-0000-0023-00-OR

29.06

HICKMAN P & JAMES W CECIL

128 CARPENTER LOOP

LAND SPTB: E1, IMP. SPTB: E1

BONHAM, TX 75418

Rockwall County Appraisal District  
THE SOFTWARE GROUP, INC.

A C A D S Y S T E M  
1993 PRELIMINARY ROLL FOR:

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIO
R12337 (34841) 0187-0000-0037-00-OR ROCKWALL NORTH SHORE JOINT VEN WILLIAM E JOHNSON III 5956 SHERRY LN STE 705 DALLAS, TX 75225	A0187 J STRICKLAND, TRACT 37, ACRES 34.589 LAND SPTB: D1	
R12541 (12279) 0200-0000-0003-00-OR EMBREY ENTERPRISES INC TRST BOX 830277 RICHARDSON, TX 75083-0277	J SMITH AB 200 TR 3 59.009 AC LAND SPTB: D4	
R12543 (12281) 0200-0000-0003-02-OR CENTENNIAL HOMES INC 5720 LBJ FRWY #610 DALLAS, TX 75240	J SMITH AB 200 TR 3-2 22.137 AC LAND SPTB: D4	
R12547 (52839) 0200-0000-0011-00-OR STEGER O L, JR ESTATE C/O O L STEGER III 504 W RUSK ROCKWALL, TX 75087	A0200 J SMITH, TRACT 11, ACRES 69.306 LAND SPTB: D1	
R12636 (12361) 0207-0000-0003-01-OR NO TEXAS MUNICIPAL WATER DIST PO DRAWER C WYLIE, TX 75098	A0207 E TEAL, TRACT 3-1, ACRES 5.68, EXEMPT SITUS: EXEMPT LAND SPTB: D4	** EXEMP
R12637 (27292) 0207-0000-0004-00-OR WHITTLE DEVELOPMENT INC P. O. BOX 369 ROCKWALL, TX 75087	A0207 E TEAL, TRACT 4, ACRES 81.606, (PT OF 83.471 AC TR) SITUS: FM 740 & FM 3097 LAND SPTB: D1	
R29488 (51677) 0207-0000-0004-04-OR NORTH TEXAS MUNICIPAL WATER DI P O BOX 240B WYLIE, TX 75098	A0207 E TEAL, TRACT 4-4, ACRES 5 SITUS: FM 3097 LAND SPTB: D4	** EXEMP
R33367 (50814) 0207-0000-0004-09-OR SCHLUMBERGER TECHNOLOGY CORP ATTN: J LEITCH; SCHLUMBERGER LTD 227 PARK AVENUE NEW YORK, NY 10172	A0207 E TEAL, TRACT 4-9, ACRES 6.455 LAND SPTB: D1	



OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXE
R33368 (50814) 0207-0000-0004-10-OR SCHLUMBERGER TECHNOLOGY CORP ATTN: J LEITCH; SCHLUMBERGER LTD LAND SPTB: D1 227 PARK AVENUE NEW YORK, NY 10172	A0207 E TEAL, TRACT 4-10, ACRES 46.167, (PT OF 58.301 AC TR)	
R33369 (50814) 0207-0000-0004-11-OR SCHLUMBERGER TECHNOLOGY CORP ATTN: J LEITCH; SCHLUMBERGER LTD LAND SPTB: D1 227 PARK AVENUE NEW YORK, NY 10172	A0207 E TEAL, TRACT 4-11, ACRES 12.134, (PT OF 58.301 AC TR)	
R33370 (50814) 0207-0000-0004-12-OR SCHLUMBERGER TECHNOLOGY CORP ATTN: J LEITCH; SCHLUMBERGER LTD LAND SPTB: D4 227 PARK AVENUE NEW YORK, NY 10172	A0207 E TEAL, TRACT 4-12, ACRES 34.592	
R33624 (17369) 0207-0000-0004-13-OR WHITTLE ROBERT S ETUX P O BOX 369 ROCKWALL, TX 75087	A0207 E TEAL, TRACT 4-13, ACRES 4.457 LAND SPTB: D1	
R33625 (51582) 0207-0000-0004-14-OR RAINY DAY INVESTMENT CORP 5430 LBJ FREEWAY, STE 1070 DALLAS, TX 75240	A0207 E TEAL, BLOCK 4-14, ACRES .517 LAND SPTB: C1	
R33631 (51699) 0207-0000-0004-15-OR RESOLUTION TRUST CORPORATION RECEIVER/VALLEY SAVINGS BANK F P O BOX 5885 DENVER, CO 80217-5885	A0207 E TEAL, TRACT 4-15, ACRES 43.009 LAND SPTB: D1	
R33824 (32712) 0207-0000-0004-16-OR TEXAS BANK OF GARLAND N A 1919 SOUTH SHILOH GARLAND, TX 75042	A0207 E TEAL, TRACT 4-16, ACRES 4.421 LAND SPTB: C3	
R12640 (12364) 0207-0000-0006-01-OR ALBRIGHT KIRBY 519 INTERSTATE 30 #127 ROCKWALL, TX 75087	A0207 E TEAL, TRACT 6-01, ACRES 6.789, (PT OF 27.039 AC TR) LAND SPTB: D4	



R12640 (12364)  
0207-0000-0006-01-OR  
ALBRIGHT KIRBY  
519 INTERSTATE 30 #127  
ROCKWALL, TX 75087

A0207 E TEAL, TRACT 6-01, ACRES  
6.789, (PT OF 27.039 AC TR)  
LAND SPTB: D4

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A C A D S Y S T E M  
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OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTI
R12641 (12364) 0207-0000-0007-00-OR ALBRIGHT KIRBY 519 INTERSTATE 30 #127 ROCKWALL, TX 75087	A0207 E TEAL, TRACT 7, ACRES 16.93, (PT OF 27.039 AC TR) LAND SPTB: D1	
R12642 (12364) 0207-0000-0007-01-OR ALBRIGHT KIRBY 519 INTERSTATE 30 #127 ROCKWALL, TX 75087	A0207 E TEAL, TRACT 7-01, ACRES 3.32, (PT OF 27.039 AC TR) LAND SPTB: A1, IMP. SPTB: A1	DA \$ 30 TOT \$ 30
R33751 (32645) 0207-0000-0007-02-1R DUHON CRAIG R/DONNA L 2640 WHITE RD ROCKWALL, TX 75087	A0207 E TEAL, TRACT 7-2 (CRW), ACRES 2.421, (PT OF 12 AC TR) (FKA R12646) LAND SPTB: D1	
R33854 (53208) 0207-0000-0007-05-1R HIMMELREICH STEVEN D & NANCY L RT 2 BOX 159A ROYSE CITY, TX 75189	A0207 E TEAL, TRACT 7-5, ACRES 3.773, (PT OF 8 AC TR) LAND SPTB: D1	
R12660 (20121) 0207-0000-0020-01-OR NORTEX PROPERTIES INC % JOSEPH L ZEHR 6700 EAST STATE BLVD FORT WAYNE, INDIANA 46815	E TEAL AB 207 TR 20-1 0.028 AC LAND SPTB: C2	
R12683 (51799) 0207-0000-0035-00-OR DAVIS HOLLY C & LAUREL A DAVIS 3201 RIDGE ROAD ROCKWALL, TX 75087	A0207 E TEAL, TRACT 35, ACRES 1.092 LAND SPTB: A1, IMP. SPTB: A1	
R12691 (40817) 0207-0000-0041-00-OR DOUGLASS WILLIAM DALE 7178 ROLLING FORK DALLAS, TX 75227	A0207 E TEAL, TRACT 41, ACRES 3.386, (PT OF 3.886 AC TR) LAND SPTB: A1, IMP. SPTB: A1	
R12692 (40817) 0207-0000-0041-01-OR DOUGLASS WILLIAM DALE 7178 ROLLING FORK DALLAS, TX 75227	A0207 E TEAL, TRACT 41-01, ACRES 0.5, (PT OF 3.886 AC TR) LAND SPTB: A1, IMP. SPTB: E1	
R12705 (32668) 0207-0000-0054-00-OR HATFIELD GEORGE R/CLAUDETTE 1 SHADYDALE LANE ROCKWALL, TX 75087	A0207 E TEAL, TRACT 54, ACRES 1.168 SITUS: 1 SHADYDALE LN LAND SPTB: A1, IMP. SPTB: A1	



OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EX
R12840 (51476) 0207-0000-0136-00-OR CRAWFORD JOHN D A PROF CORP PENSION PLAN 3701 TURTLE CREEK BLVD, STE 12 DALLAS, TX 75219	A0207 E TEAL, TRACT 136, ACRES 1.24, SCENIC ESTS LOT 2 SITUS: SCENIC EST ACRES (LOT 2) LAND SPTB: A1, IMP. SPTB: A1	EX
R12841 (12543) 0207-0000-0137-00-OR YOUNG EMMETT 3830 FRANK DALLAS, TX 75210-2012	A0207 E TEAL, TRACT 137, ACRES 0.25 LAND SPTB: C1	
R32153 (28162) 0207-0000-0142-00-OR BLANKENSHIP DON L #6 SHADYDALE LANE ROCKWALL, TX 75087	A0207 E TEAL, TRACT 142, ACRES .71 SITUS: 6 SHADYDALE LAND SPTB: A1, IMP. SPTB: A1	
R32154 (49689) 0207-0000-0143-00-OR THOMAS JERRY E ETUX 7 SHADY DALE LN ROCKWALL, TX 75087	A0207 E TEAL, TRACT 143, ACRES .71 SITUS: 7 SHADYDALE LAND SPTB: A1, IMP. SPTB: A1 T2771 - SUNBELT NATIONAL MORTGA, #	
R13111 (12788) 0255-0000-0001-00-OR ANDREW W H MRS 906 S GOLIAD ROCKWALL, TX 75087	A0255 B J T LEWIS, TRACT 1, ACRES 0.33, 906 S GOLIAD SITUS: 906 S GOLIAD LAND SPTB: A1, IMP. SPTB: A1	DA TOT
R13112 (52447) 0255-0000-0002-00-OR LOCATION PLUS INC P O BOX 489 ROCKWALL, TX 75087	A0255 B J T LEWIS, TRACT 2, ACRES 1.9195 SITUS: GOLIAD ST LAND SPTB: F2, IMP. SPTB: F2	
R13114 (12791) 0255-0000-0004-00-OR BOWEN HORRACE C 1301 ALAMO RD ROCKWALL, TX 75087	A0255 B J T LEWIS, TRACT 4, ACRES 1.05, 1301 ALAMO SITUS: 1301 ALAMO RD LAND SPTB: A1, IMP. SPTB: A1	DA TOT
R13115 (12792) 0255-0000-0006-00-OR CAIN TED 206 ROCKBROOK DR ROCKWALL, TX 75087	A0255 B J T LEWIS, TRACT 6, ACRES B.5, PT IN D ATKINS SITUS: PT IN D ATKINS LAND SPTB: D1	
R13116 (12793) 0255-0000-0006-02-OR INDEPENDENT EQUITIES INC % FDIC 14651 DALLAS PKWY STE 200 ADDISON, TX 75240	A0255 B J T LEWIS, TRACT 6-2, ACRES 3 LAND SPTB: C2	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEM
R13118 (12795) 0255-0000-0008-00-OR CAMERON & CAMERON 1101 BRIDGE ROAD	A0255 B J T LEWIS, TRACT 8, ACRES 30.742	



ROCKWALL, TX 75087

LAND SPTB: C1

R17101 (34052)  
3860-000E-0005-00-OR  
HUNT MARY ELLEN  
603 LAKE MEADOWS  
ROCKWALL, TX 75087

HERITAGE HEIGHTS LOT 5 BLK E HUNT LN

SITUS: HUNT LN  
LAND SPTB: C1

R17102 (34595)  
3860-000E-0006-00-OR  
GRIFFIN PATRICK ETUX  
7151 HUNT LN  
ROCKWALL, TX 75087

HERITAGE HEIGHTS LOT 6 BLK E HUNT LN

SITUS: 7151 HUNT LN  
LAND SPTB: A1, IMP. SPTB: A1

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OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTION
R17103 (15593) 3860-000E-0007-00-OR SINGLETON ROY LEE ET UX 602 PARKS AVE ROCKWALL, TX 75087	HERITAGE HEIGHTS LOT 7 BLK E HUNT LN SITUS: HUNT LN LAND SPTB: C1	
R17104 (52753) 3860-000E-0008-00-OR BILLINGS JOHN RODNEY & ROBIN M 7155 HUNT LANE ROCKWALL, TX 75087	HERITAGE HEIGHTS LOT 8 BLK E HUNT LN SITUS: 7155 HUNT LN LAND SPTB: A1, IMP. SPTB: A1	
R17105 (34052) 3860-000F-0001-00-OR HUNT MARY ELLEN 603 LAKE MEADOWS ROCKWALL, TX 75087	HERITAGE HEIGHTS LOT 1 BLK F BESSIE ST SITUS: BESSIE ST LAND SPTB: C1	
R17106 (34052) 3860-000F-0002-A0-OR HUNT MARY ELLEN 603 LAKE MEADOWS ROCKWALL, TX 75087	HERITAGE HEIGHTS LOT 1/2 OF 2 BLK F BESSIE ST SITUS: BESSIE ST LAND SPTB: C1	
R17107 (33359) 3860-000F-0002-B0-OR HILLGARTNER MILTON LOUIS ETUX 505 BESSIE STREET ROCKWALL, TEXAS 75087	HERITAGE HEIGHTS LOT 1/2 OF 2 & 3 BLK F 505 BESSIE CT SITUS: 505 BESSIE COURT LAND SPTB: A1, IMP. SPTB: A1 00280 - FLEET MORTGAGE CORP. #	
R17108 (33291) 3865-0000-0000-00-OR MORROW JAMES G P O BOX 1179 WYLIE, TX 75098	HERRING ADDN 1.844 AC SITUS: 1100 HIGH SCHOOL DR LAND SPTB: F1, IMP. SPTB: F1 T8544 - RTC RECEIVER FOR FIRST, #	
R17150 (15993) 3880-000A-0001-00-OR OGLEE CALVIN 1 SHADYDALE LANE ROCKWALL, TX 75087	HIGHLAND ACRES, BLOCK A, LOT 1 SITUS: 1 SHADYDALE LANE LAND SPTB: A1, IMP. SPTB: A1 F3800 - PACIFIC FIRST BANK, #	
R17151 (48831) 3880-000A-0002-00-OR MCKINNEY JOHN 3 SHADYDALE LANE ROCKWALL, TX 75087	HIGHLAND ACRES LOT 2 BLK A SITUS: 3 SHADYDALE LANE LAND SPTB: A1, IMP. SPTB: A1	
R17152 (15995) 3880-000A-0003-00-OR DUNHAM ARTHUR H RT 4 #4 SHADYDALE LN ROCKWALL, TX 75087	HIGHLAND ACRES LOT 3 BLK A SITUS: 4 SHADYDALE LANE LAND SPTB: A1, IMP. SPTB: A1	



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OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXE
R17153 (15996) 3880-000A-0004-00-OR WALL MURRAY W #5 SHADYDALE ROCKWALL, TX 75087	HIGHLAND ACRES LOT 4 BLK A SITUS: 5 SHADYDALE LAND SPTB: A1, IMP. SPTB: A1	
R17156 (52254) 3880-000B-0001-00-OR HILDERBRAND GEORGE H & SUE ANN 10 SHADYDALE LN ROCKWALL, TX 75087	HIGHLAND ACRES, BLOCK B, LOT 1 SITUS: 10 SHADYDALE LAND SPTB: A1, IMP. SPTB: A1 F2600 - INDEPENDENCE ONE MTG CO, #	
R17157 (16000) 3880-000B-0002-00-OR GOODSON JAMES H 3189 RIDGE ROAD ROCKWALL, TX 75087	HIGHLAND ACRES LOT 2 BLK B SITUS: 3189 RIDGE RD LAND SPTB: A1, IMP. SPTB: A1 T1083 - BANC ONE MTG CORP, #	DA TOT
R17158 (51569) 3880-000B-0003-00-OR LEWELLYN DARYL G & SARAH 3187 RIDGE RD ROCKWALL, TX 75087	HIGHLAND ACRES, BLOCK B, LOT 3 SITUS: 3187 RIDGE ROAD LAND SPTB: A1, IMP. SPTB: A1 T2190 - NATIONSBANC MORTGAGE CO, #	
R17159 (16002) 3880-000B-0004-00-OR SRYGLEY JAMES G RT 4 BOX 113N ROCKWALL, TX 75087	HIGHLAND ACRES LOT 4 BLK B LAND SPTB: A1, IMP. SPTB: A1 T2011 - ATLANTIC MORTGAGE & INV, #	
R17160 (16003) 3890-000A-00A1-00-OR WILLESS B D JR 410 COACHLIGHT TRAIL EAST ROCKWALL, TX 75087	HIGHLAND HILLS LOT A1 BLK A COACHLIGHT TRAIL SITUS: 410 COACHLIGHT TRAIL ROCKWALL, TX 75087 LAND SPTB: A1, IMP. SPTB: A1	
R17161 (27451) 3890-000A-00A2-00-OR GARRETT TERRY D ETUX BONNIE 412 COACHLIGHT TRAIL ROCKWALL, TX 75087	HIGHLAND HILLS, BLOCK A, LOT A2 SITUS: 412 COACHLIGHT TRAIL LAND SPTB: A1, IMP. SPTB: A1 T8541 - UNITED SAVINGS ASSOCIAT, #	
R17162 (16005) 3890-000A-00A3-00-OR ANDERSON ROBERT M 414 COACHLIGHT TRAIL EAST ROCKWALL, TX 75087	HIGHLAND HILLS LOT A3 BLK A COACHLIGHT TRAIL SITUS: COACHLIGHT TRAIL LAND SPTB: A1, IMP. SPTB: A1 00410 - LOMAS MORTGAGE USA, #	
R17163 (50029) 3890-000A-00A4-00-OR STANDRIDGE RICHARD ALLEN ETUX 416 EAST COACHLIGHT TRAIL ROCKWALL, TX 75087	HIGHLAND HILLS LOT A4 BLK A COACHLIGHT TRAIL SITUS: 416 COACHLIGHT TRAIL LAND SPTB: A1, IMP. SPTB: A1	



OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
R15219 (30053) 3350-000A-0002-00-OR JOHNSON ROBERT S ETUX 5813 YACHT CLUB DR ROCKWALL, TX 75087	CHANDLERS LANDING #10, BLOCK A, LOT 2 SITUS: 5813 YACHT CLUB LAND SPTB: A1, IMP. SPTB: A1 T2403 - FFB MORTGAGE CAPITAL CO, #	
R15220 (33568) 3350-000A-0003-00-OR WONG PAUL ETUX 5811 YACHT CLUB ROCKWALL, TEXAS 75087	CHANDLERS LANDING PHASE 10 LOT 3 BLK A SITUS: 5811 YACHT CLUB LAND SPTB: A1, IMP. SPTB: A1 T2771 - SUNBELT NATIONAL MORTGA, #	
R15221 (52860) 3350-000A-0004-00-OR HOWES ROBERT & JAN 5809 YACHT CLUB DR ROCKWALL, TX 75087	CHANDLERS LANDING #10, BLOCK A, LOT 4 SITUS: 5809 YACHT CLUB DR LAND SPTB: A1, IMP. SPTB: A1	
R15222 (14529) 3350-000A-0005-00-OR IMBURGIA JAMES A 5807 YACHT CLUB DR ROCKWALL, TX 75087	CHANDLERS LANDING PHASE 10 LOT 5 BLK A SITUS: 5807 YACHT CLUB DR LAND SPTB: A1, IMP. SPTB: A1 T8607 - CITICORP MORTGAGE INC, #	
R15223 (26757) 3350-000A-0006-00-OR KUCERA WESLEY W & WILLIAM 208 BARNES BRIDGE RD SUNNYVALE, TX 75182	CHANDLERS LANDING PHASE 10 LOT 6 BLK A YACHT CLUB DR SITUS: YACHT CLUB DR LAND SPTB: C1	
R15224 (26758) 3350-000A-0007-00-OR HALAMA STEVEN D & ANNA 2105 ROYAL CREST DR GARLAND, TEXAS 1020	CHANDLERS LANDING PHASE 10 LOT 7 BLK A YACHT CLUB DR SITUS: YACHT CLUB DR LAND SPTB: C1	
R15225 (27125) 3350-000A-0008-00-OR FREY KAREN W 4292 CHAHA RD # 103 GARLAND, TX 75043	CHANDLERS LANDING PHASE 10 LOT 8 BLK A YACHT CLUB DR SITUS: YACHT CLUB DR LAND SPTB: C1	
R15226 (32730) 3350-000A-0009-00-OR WALLINGFORD SHERRI L 5711 YACHT CLUB DR ROCKWALL, TX 75087	CHANDLERS LANDING #10, BLOCK A, LOT 9, 5711 YACHT CLUB DR SITUS: 5711 YACHT CLUB DR LAND SPTB: A1, IMP. SPTB: A1 T2771 - SUNBELT NATIONAL MORTGA, #	



GARLAND, TX 75043

LAND SPTB: C1

R15226 (32730)  
3350-000A-0009-00-OR  
WALLINGFORD SHERRI L  
5711 YACHT CLUB DR  
ROCKWALL, TX 75087

CHANDLERS LANDING #10, BLOCK A, LOT  
9, 5711 YACHT CLUB DR  
SITUS: 5711 YACHT CLUB DR  
LAND SPTB: A1, IMP. SPTB: A1  
T2771 - SUNBELT NATIONAL MORTGA, #

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OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
R15227 (33322) 3350-000A-0010-00-OR WEST CHARLES S ETUX 5709 YACHT CLUB DR ROCKWALL, TEXAS 75087	CHANDLERS LANDING #10, BLOCK A, LOT DA 10 SITUS: 5709 YACHT CLUB DR LAND SPTB: A1, IMP. SPTB: A1	\$ : TOT \$ :
R15228 (33233) 3350-000A-0011-00-OR SEAL HAROLD DAVIE JR & MEREDIT 5707 YACHT CLUB DR ROCKWALL, TX 75087	CHANDLERS LANDING #10, BLOCK A, LOT 11 SITUS: 5707 YACHT CLUB DR LAND SPTB: A1, IMP. SPTB: A1 F2100 - FIRST GIBRALTAR BANK, #	
R15229 (27796) 3350-000A-0012-00-OR SMEDLEY CHARLES H ETUX WANDA 210 EAST CORAL GRAND PRAIRIE, TEXAS 75051	CHANDLERS LANDING PHASE 10 LOT 12 BLK A YACHT CLUB DR SITUS: YACHT CLUB DR LAND SPTB: C1	
R15230 (27612) 3350-000A-0013-00-OR LATHAM RONALD JEAN ETUX 10625 CONTROLL PLACE DALLAS, TX 75238	CHANDLERS LANDING #10, BLOCK A, LOT 13 SITUS: 5703 YACHT CLUB DR LAND SPTB: A1, IMP. SPTB: A1	
R15231 (31606) 3350-000A-0014-00-OR SCOTT BILLIE JEAN 5701 YACHT CLUB DR ROCKWALL, TX 75087	CHANDLERS LANDING #10, BLOCK A, LOT 14 SITUS: 5701 YACHT CLUB LAND SPTB: A1, IMP. SPTB: A1	
R15232 (14534) 3350-000A-0015-00-OR WARREN JEFFREY DWAYNE ETUX 102 GENESTA PLACE ROCKWALL, TX 75087	CHANDLERS LANDING PHASE 10 LOT 15 BLK A GENESTA PLACE SITUS: 102 GENESTA PLACE LAND SPTB: A1, IMP. SPTB: A1 T8607 - CITICORP MORTGAGE INC, #	
R15233 (50102) 3350-000A-0016-00-OR SCHAFFER JAMES & LINDA (HOLTZ) 104 GENESTA PLACE ROCKWALL, TX 75087	CHANDLERS LANDING #10, BLOCK A, LOT 16 SITUS: 104 GENESTA PLACE LAND SPTB: A1, IMP. SPTB: A1 T2934 - GE MORTGAGE CAPITAL COR, #	
R15234 (50241) 3350-000A-0017-00-OR DALLY GLORIA 155 TRIPP RD SUNNYVALE, TX 75182	CHANDLERS LANDING #10, BLOCK A, LOT 17 SITUS: YACHT CLUB DR LAND SPTB: C1	
R15235 (53045) 3350-000A-0018-00-OR CALDWELL JOHN W & JOYCE M 9220 AARON DR OKLAHOMA CITY, OK 73132	CHANDLERS LANDING PHASE 10 LOT 18 BLK A YACHT CLUB DR SITUS: 103 GENESTA PLACE LAND SPTB: A1, IMP. SPTB: A1	



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OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXE
R27960 (29659) 3362-000C-0003-00-OR TAYLOR ROBERT M ETUX 2501 CEDAR PARK DR OKLAHOMA, OK 73120-1710	CHANDLERS LANDING #19, BLOCK C, LOT 3  SITUS: INDEPENDENCE PL LAND SPTB: C1	
R27961 (49368) 3362-000C-0004-00-OR MCKIBBEN KATHLEEN D 104 INDEPENDENCE PLACE ROCKWALL, TX 75087	CHANDLERS LANDING #19, BLOCK C, LOT 4  SITUS: 104 INDEPENDENCE PL LAND SPTB: A1, IMP. SPTB: A1	
R27962 (49167) 3362-000C-0005-00-OR ILES C MICHAEL KIMBERLY 106 INDEPENDENCE ROCKWALL, TEXAS 75087	CHANDLERS LANDING #19, BLOCK C, LOT 5  SITUS: 106 INDEPENDENCE PL LAND SPTB: A1, IMP. SPTB: A1 00580 - TEXAS HERITAGE SAVINGS ,#	
R27963 (50185) 3362-000C-0006-00-OR CRAWFORD JOHN 3701 TURTLE CREEK BLVD #120 DALLAS, TX 75219	CHANDLERS LANDING #19, BLOCK C, LOT 6  SITUS: INDEPENDENCE PL LAND SPTB: C1	
R27964 (50993) 3362-000C-0007-00-OR WILLIS LEWIS J JR & VIRGINIA 105 INDEPENDENCE PLACE ROCKWALL, TX 75087	CHANDLERS LANDING #19, BLOCK C, LOT 7  SITUS: 105 INDEPENDENCE LAND SPTB: A1, IMP. SPTB: A1 T2194 - CORINTHIAN MORTGAGE COR.#	
R27965 (52564) 3362-000C-0008-00-OR CAMLAND LTD 2828 WOODSIDE ST DALLAS, TX 75204	CHANDLERS LANDING #19, BLOCK C, LOT 8  SITUS: INDEPENDENCE PL LAND SPTB: C1	
R27966 (52564) 3362-000C-0009-00-OR CAMLAND LTD 2828 WOODSIDE ST DALLAS, TX 75204	CHANDLERS LANDING #19, BLOCK C, LOT 9  SITUS: INDEPENDENCE PL LAND SPTB: C1	
R27967 (29620) 3362-000C-0010-00-OR MORTON PLUMMER % GAIL MORTON 3700 BLOCK DR #219 IRVING, TX 75038	CHANDLERS LANDING #19, BLOCK C, LOT 10  SITUS: INDEPENDENCE PL LAND SPTB: C1	
R27968 (29138) 3362-000C-0011-00-OR PASCHALL SUSIE V 105 PROVIDENCE RD ROCKWALL, TX 75087	CHANDLERS LANDING #19, BLOCK C, LOT 11  SITUS: INDEPENDENCE PL LAND SPTB: C1	