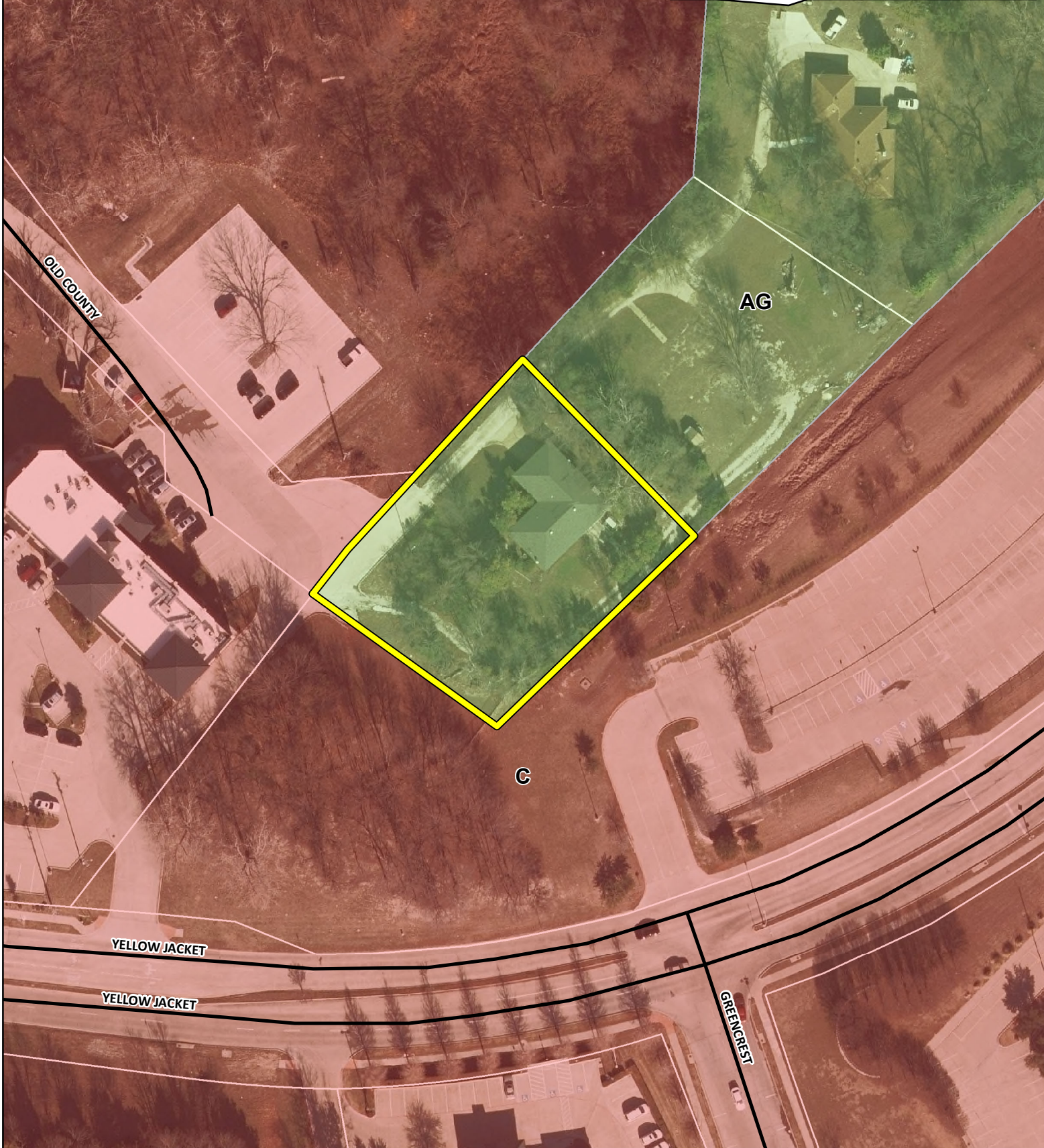


0 25 50 100 150 200 Feet

Z2016-028- 2001 RIDGE ROAD (AG TO C)  
ZONING - LOCATION MAP = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): www.rockwall.com

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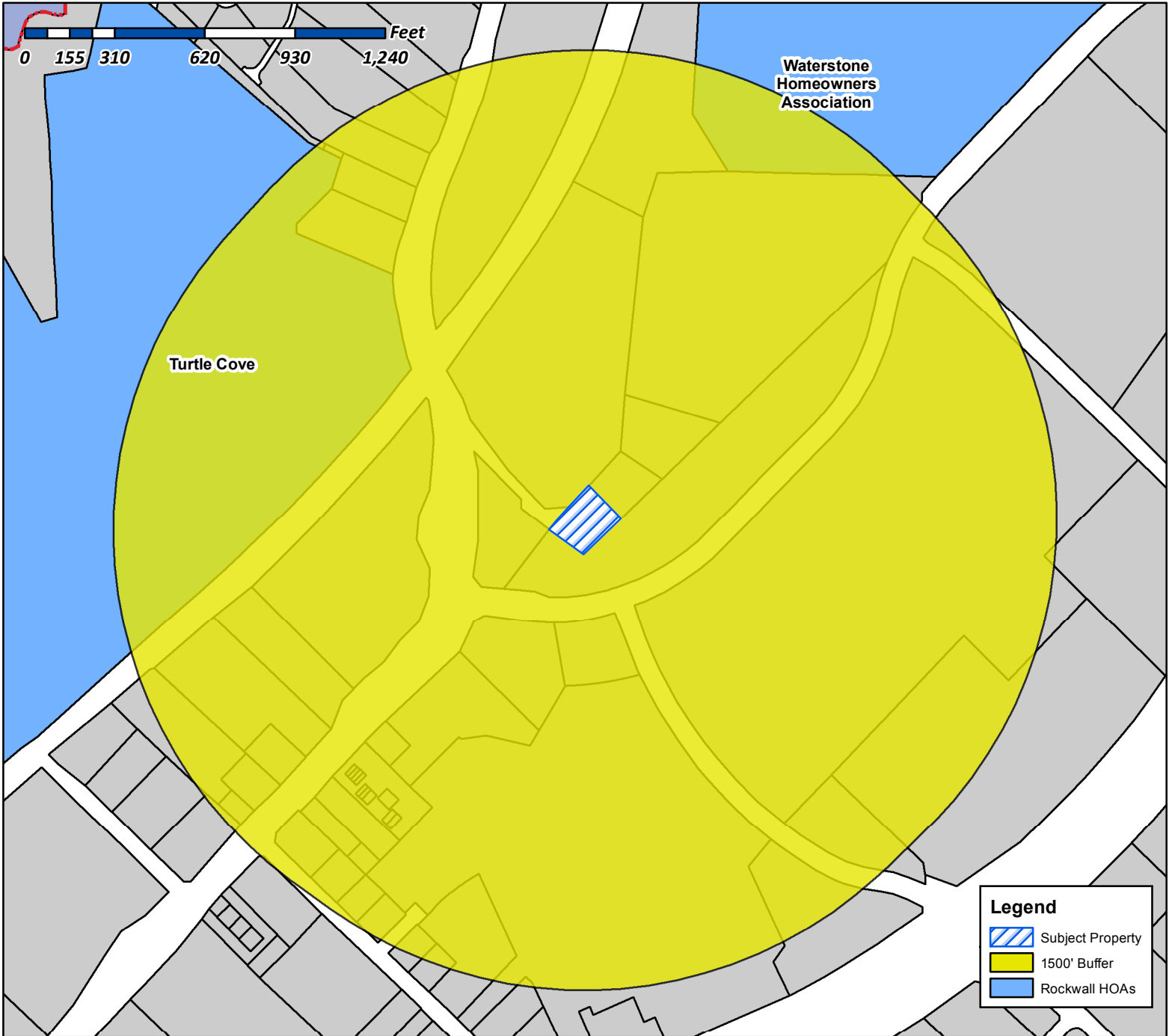
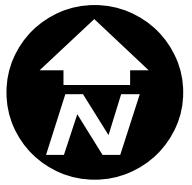




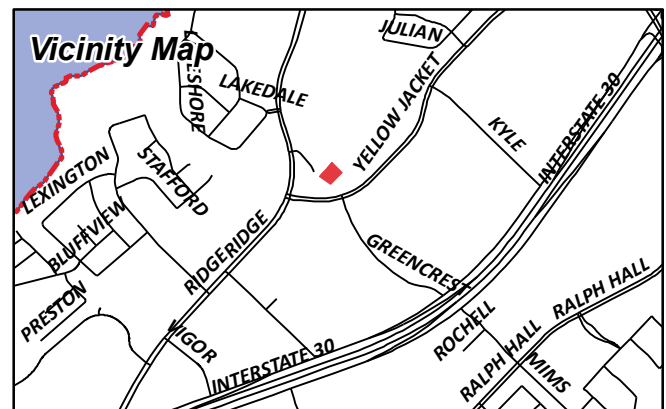
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2016-028  
**Case Name:** Zoning Change (AG to C)  
**Case Type:** Zoning  
**Zoning:** Agriculture (AG) District  
**Case Address:** 2001 Ridge Rd



**Date Created:** 08/16/2016

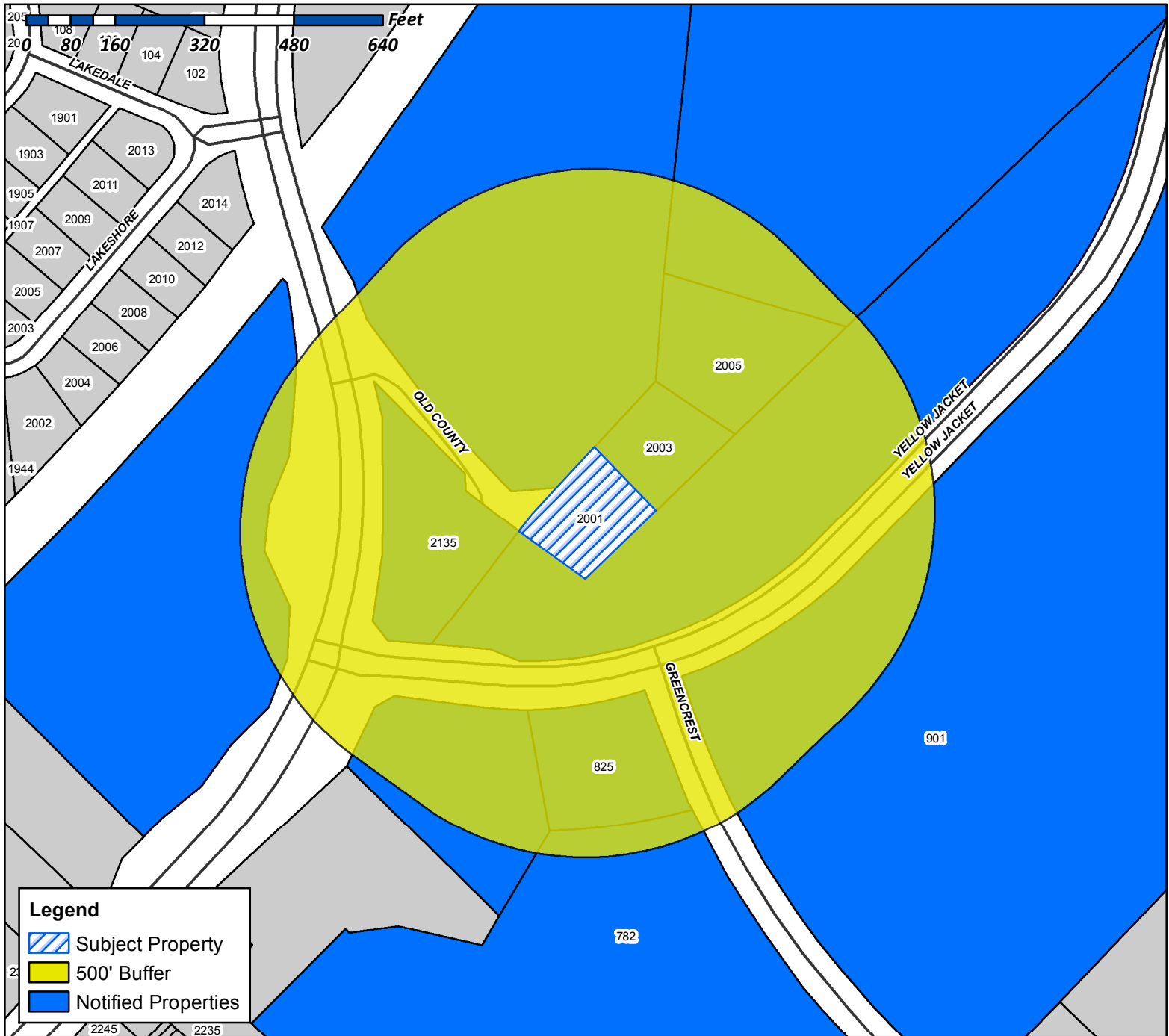
**For Questions on this Case Call (972) 771-7745**



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**Date Created:** 08/16/2016

**For Questions on this Case Call (972) 771-7745**

UNRUH CECIL J ESTATE  
TAMARA SUE HARRIS INDEPENDENT EXECUTRIX  
17627 CEDAR CREEK CANYON  
DALLAS, TX 75252

CURRENT RESIDENT  
2001 RIDGE RD  
ROCKWALL, TX 75087

PROCK CHARLES  
2003 RIDGE RD  
ROCKWALL, TX 75087

FAHERTY FRANK  
2005 RIDGE RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2135 RIDGE RD  
ROCKWALL, TX 75087

MOUNTAINPRIZE INC  
3225 CUMBERLAND BLVD SUITE 100  
ATLANTA, GA 30339

IN KYUNG HWAN  
512 SUNSTONE DR  
IRVING, TX 75060

SYVRUD JAMES P & MARY JEAN  
519 E INTERSTATE 30  
ROCKWALL, TX 75087

CURRENT RESIDENT  
782 I30  
ROCKWALL, TX 75087

ROCKWALL I S D  
801 E WASHINGTON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
901 YELLOWJACKET RD  
ROCKWALL, TX 75087

ROCKWALL ASC REAL ESTATE LLC  
PO BOX 1208  
ROCKWALL, TX 75087

WAL-MART REAL ESTATE  
BUSINESS TRUST  
PO BOX 8050  
BENTONVILLE, AR 72712

BEING situated in the DANIEL ATKINS SURVEY, ABSTRACT NO. 1, Rockwall County, Texas, and being a part of that certain 2 1/2 acre tract as described in a Deed in Charles Fortin of us, as recited in Volume 51, Page 308, in the Deed Records of said county, and being more particularly described as follows:

BEING a 3/8" iron rod found in an existing gravel road at the west southern corner of a tract as described in a Deed to Charles Fortin of us, as recited in Volume 125, Page 102 of the Deed Records of said county.

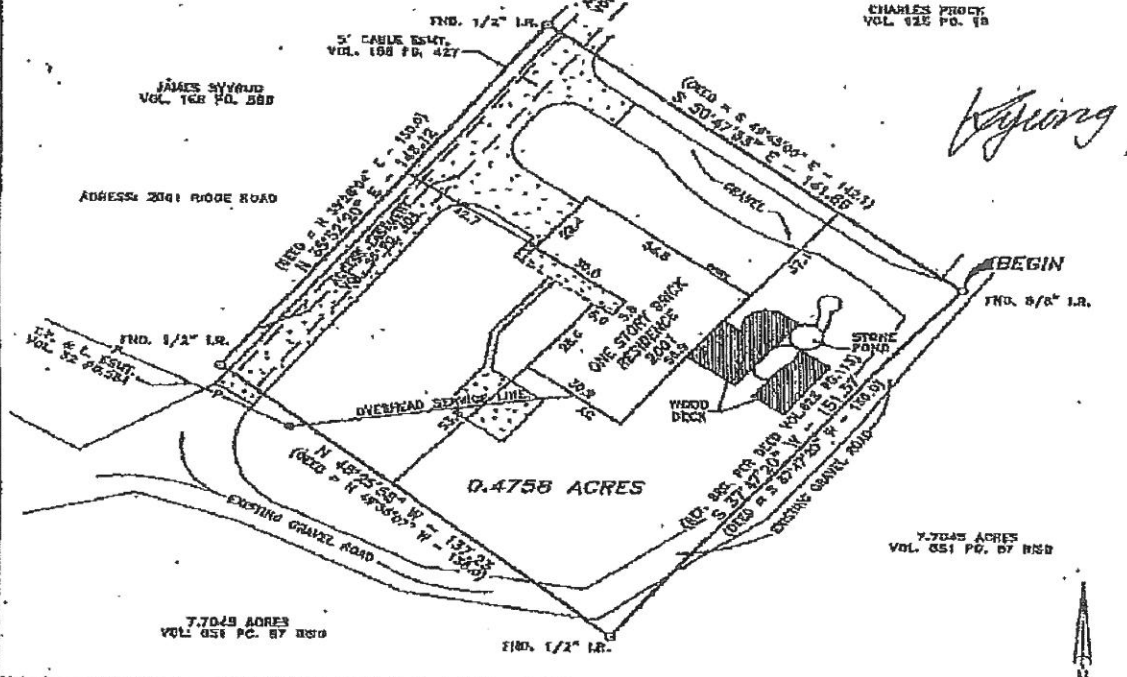
THENCE South 37° 42' 20" West along said road near the center line of an existing gravel road a distance of 151.57 ft. to a 1/2" iron rod found for corner.

THENCE North 48° 25' 28" West along said road near the north end line of an existing gravel road a distance of 157.25 ft. to a 1/2" iron rod found for corner in the northwest line of said 2 1/2 acre tract.

THENCE North 35° 32' 20" East along said northwest line a distance of 146.12 ft. to a 1/2" iron rod found for corner of the tract western corner of said tract.

THENCE South 50° 47' 33" East along the southeast line of said tract a distance of 141.88 ft. to the PLACE OF BEGINNING and containing 0.4758 acres of land, said being the same tract as conveyed to JOHNNIE MOORE as recited in Volume 633, Page 113, of the Deed Records of Rockwall County, Texas.

*Survey approved - for T-19 DP 10-31-0*



*beginning*

NOTE:  
TO THE BEST OF MY KNOWLEDGE AND BELIEF THE FOLLOWING EASEMENTS DO NOT CROSS SUBJECT PROPERTY VOL. 39 PG. 224

I, ROBERT E. WELLS, Surveyor in and under the laws of the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the same, and that the same is a true and correct copy of the original survey as shown to me by the owner of the same, and that the same is a true and correct copy of the original survey as shown to me by the owner of the same.



THIS SURVEY WAS PREPARED FOR:

RANGER TITLE CO.

USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO ANYONE FOR ANY LOSS, DAMAGE, OR THEREAFTER.

NAME: JIM JOHNSON  
 JOB NO: 37015  
 DATE: 2-21-97  
 CIP: 313704  
 DRN. BY: JET

ROBERT E. WELLS  
 CIVIL ENGINEER  
 632 E. W. HWY.  
 ROCKWALL, TEXAS 75087

EXHIBIT A

Being situated in the DANIEL ATKINS SURVEY, ABSTRACT No. 1, Rockwall County, Texas, and being a part of that certain 2.1 acre tract as described in a deed to Charles Parton and wife, as recorded in Volume 51, Page 504, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in an existing gravel road at the most southern corner of a tract described in a deed to Charles Prock and wife, recorded in Volume 125, Page 18, Deed Records, Rockwall County, Texas;

THENCE South 37 deg 47 min 20 sec West along and near the centerline of an existing gravel road, a distance of 151.57 feet to a 1/2 inch iron rod found for corner;

THENCE North 48 deg 25 min 58 sec West along and near the northeast line of an existing gravel road, a distance of 137.23 feet to a 1/2 inch iron rod found for corner in the northwest line of said 2.1 acre tract;

THENCE North 35 deg 52 min 20 sec East along said northwest line, a distance of 146.12 feet to a 1/2 inch iron rod found for corner at the most western corner of said Prock tract;

THENCE South 50 deg 57 min 33 sec East along the southwest line of said Prock tract, a distance of 141.86 feet to the PLACE OF BEGINNING and containing 0.4758 acres of land, and being the same tract as conveyed to Johnnie Moore as recorded in Volume 623, Page 113, Real Estate Records, Rockwall County, Texas.

Inst #: 00389925

Filed for Record in: Rockwall County  
On: Dec 10, 2007 at 01:35P