



## City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

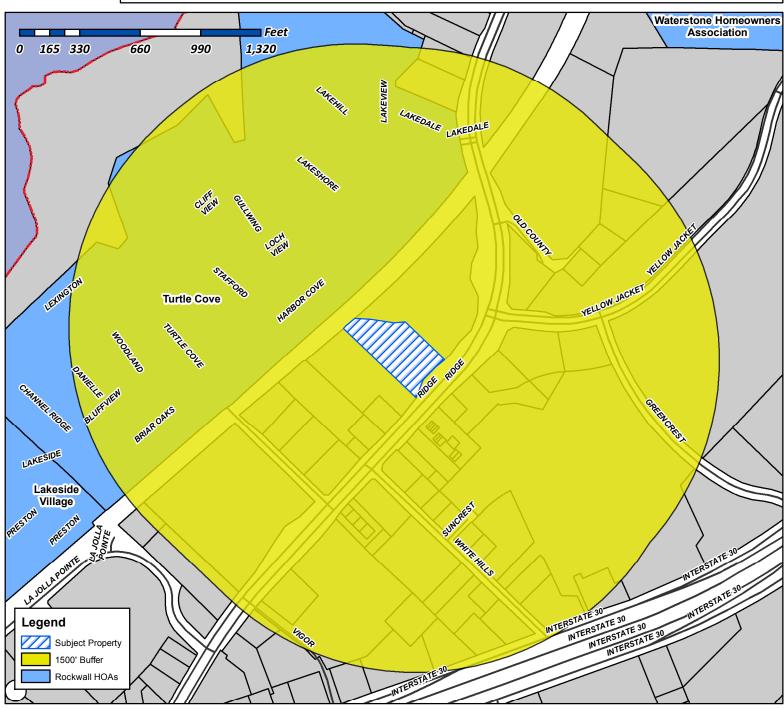




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**Case Number: Z2018-055** 

Case Name: SUP for a Mini-Warehouse

Case Type: Zoning

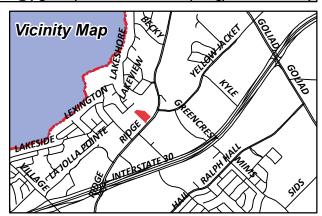
Zoning: Commercial (C) District

Case Address: SWC of the Intersection of Ridge Road

and Yellow Jacket Lane

Date Created: 12/17/2018

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

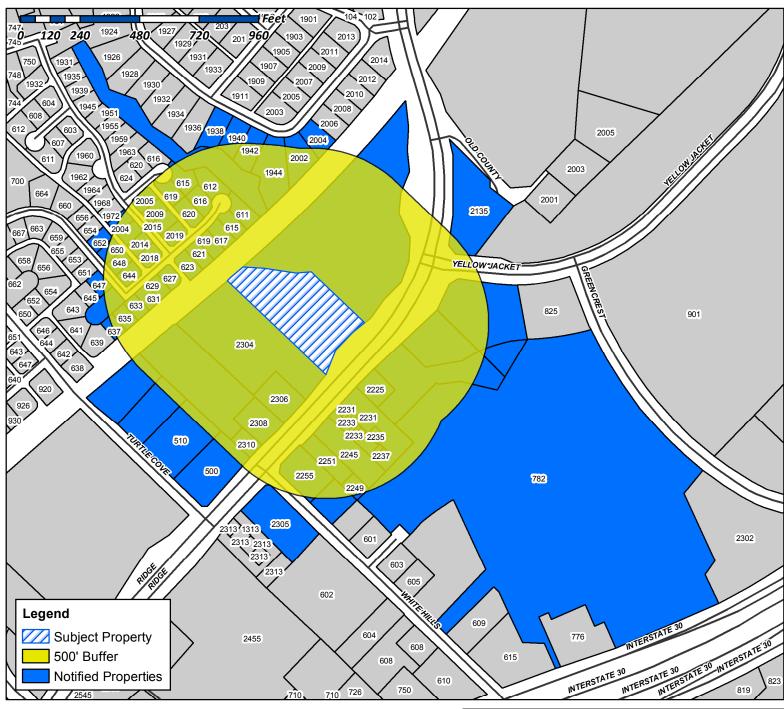




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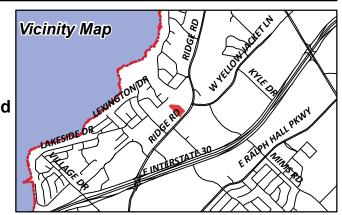
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For Questions on this Case Call (972) 771-7745



| 7.1 RIDGE LLC                           | ONE RIDGE PLACE LP                   | VANDERSLICE ROBERT          |
|---|--------------------------------------|-----------------------------|
| 106 E RUSK SUITE 200                    | 1121 E SPRING CREEK PKWY STE 110-312 | 1408 S LAKESHORE DR         |
| ROCKWALL, TX 75087                      | PLANO, TX 75074                      | ROCKWALL, TX 75087          |
| JARA PARTNERS LTD                       | FRANK RUSSELL                        | CURRENT RESIDENT            |
| 1425 HUNTERS GLEN                       | 15 PRINGLE LANE                      | 1710 WEISKOPF DR            |
| ROYSE CITY, TX 75189                    | ROCKWALL, TX 75087                   | ROCKWALL, TX 75032          |
| CURRENT RESIDENT                        | WHITE JUDY GAIL                      | STORMS STEWART M            |
| 1721 FAIR OAKS LN                       | 1807 BAYHILL DR                      | 1938 S LAKESHORE DR         |
| ROYSE CITY, TX 75189                    | ROCKWALL, TX 75087                   | ROCKWALL, TX 75087          |
| MORIARTY TIMOTHY I & PAMELA E           | CURRENT RESIDENT                     | PORTELE MICHAEL & PAIGE     |
| 1940 S LAKESHORE DR                     | 1942 LAKESHORE DR                    | 1944 LAKESHORE DRIVE        |
| ROCKWALL, TX 75087                      | ROCKWALL, TX 75032                   | ROCKWALL, TX 75087          |
| BENTO SERGIO                            | CHAPMAN BOBBY E II                   | CROSS STEVEN C              |
| 2002 S LAKESHORE DR                     | 2004 GULLWING DR                     | 2004 S LAKESHORE DR         |
| ROCKWALL, TX 75087                      | ROCKWALL, TX 75087                   | ROCKWALL, TX 75087          |
| BOWLES MARK S II AND                    | GIESE DIANE LYNN DOOLIN              | HAYNES NANCY W              |
| 2005 GULLWING DR                        | 2008 GULLWING DR                     | 2009 GULLWING DR            |
| ROCKWALL, TX 75087                      | ROCKWALL, TX 75087                   | ROCKWALL, TX 75087          |
| WILLIAMSON KEEGAN DANIEL AND TERRY KING | LOTT CHERYL R                        | HINKLE RONALD E AND DEBRA D |
| 2014 GULLWING DR                        | 2015 GULLWING DR                     | 2018 GULLWING DRIVE         |
| ROCKWALL, TX 75087                      | ROCKWALL, TX 75087                   | ROCKWALL, TX 75087          |
| TANKERSLEY VICKI A                      | CURRENT RESIDENT                     | CURRENT RESIDENT            |
| 2019 GULLWING DR                        | 2135 RIDGE RD                        | 2231 RIDGE RD               |
| ROCKWALL, TX 75087                      | ROCKWALL, TX 75032                   | ROCKWALL, TX 75032          |
| CURRENT RESIDENT                        | CURRENT RESIDENT                     | CURRENT RESIDENT            |
| 2233 RIDGE RD                           | 2235 RIDGE RD STE 200                | 2237 RIDGE RD               |
| ROCKWALL, TX 75032                      | ROCKWALL, TX 75087                   | ROCKWALL, TX 75032          |
| CURRENT RESIDENT                        | CURRENT RESIDENT                     | CURRENT RESIDENT            |
| 2245 RIDGE RD                           | 2249 RIDGE RD                        | 2251 RIDGE RD               |
| ROCKWALL, TX 75032                      | ROCKWALL, TX 75032                   | ROCKWALL, TX 75032          |

| MMF INVESTMENTS LLC 2255 RIDGE RD SUITE 333 | CURRENT RESIDENT 2304 RIDGE RD                           | HUDSPETH WARD<br>2304 RIDGE RD                     |
|---|--|--|
| ROCKWALL, TX 75087                          | ROCKWALL, TX 75032                                       | ROCKWALL, TX 75087                                 |
| CURRENT RESIDENT<br>2305 RIDGE RD           | MCKENNEY CARL K<br>2306 RIDGE RD STE 2                   | CURRENT RESIDENT<br>2308 RIDGE RD                  |
| ROCKWALL, TX 75032                          | ROCKWALL, TX 75087                                       | ROCKWALL, TX 75032                                 |
| CURRENT RESIDENT                            | MOUNTAINPRIZE INC  | CHACKO & ABRAHAM INVESTMENTS LLC                   |
| 2310 RIDGE RD<br>ROCKWALL, TX 75032         | 3225 CUMBERLAND BLVD SUITE 100<br>ATLANTA, GA 30339      | 4102 NORWICH DRIVE<br>GARLAND, TX 75043            |
| CURRENT RESIDENT                            | CURRENT RESIDENT   | PSB INDEMNITY FAMILY LTD PTRN                      |
| 500 TURTLE COVE BLVD<br>ROCKWALL, TX 75032  | 510 TURTLE COVE BLVD<br>ROCKWALL, TX 75032               | 510 TURTLE COVE BLVD STE 200<br>ROCKWALL, TX 75087 |
| IN KYUNG H &                                | GUERRIERO LISA HUDSPETH                                  | CURRENT RESIDENT                                   |
| 512 SUNSTONE DR<br>IRVING, TX 75060         | 537 STANFORD AVE<br>DALLAS, TX 75209                     | 601 CARRIAGE TRL<br>ROCKWALL, TX 75087             |
| COIT RIDGE PROPERTIES LLC                   | JORDAN MARK S  | BRUCE SCOTT L & CRISTINA V                         |
| 6031 SHERRY LN SUITE C<br>DALLAS, TX 75225  | 607 HIGHLAND COLONY PKWY SUITE 200<br>RICHLAND, MS 39157 | 611 HARBOR COVE DR<br>ROCKWALL, TX 75087           |
| GIBSON ROBIN S & JOHN                       | FLORENCIA HECTOR J                                       | FEDDERSON WILLIAM R & PATRICIA L                   |
| 612 HARBOR COVE DRIVE<br>ROCKWALL, TX 75087 | 615 HARBOR COVE DR<br>ROCKWALL, TX 75087                 | 615 LOCH VIEW COURT<br>ROCKWALL, TX 75087          |
| BURMANIA DARLENE M & IAN J                  | CHERRY BEVERLY A REVOCABLE LIVING TRUST                  | GRIFFITH JOHN E IV & VIVIAN                        |
| 616 HARBOR COVE DR<br>ROCKWALL, TX 75087    | 617 HARBOR COVE DR<br>ROCKWALL, TX 75087                 | 619 HARBOR COVE DR<br>ROCKWALL, TX 75087           |
| PRATT CHARLES A AND PATRICIA L              | SHAW STEPHANIE AND BRYAN                                 | ROTRAMEL CHRISTIE &                                |
| 619 LOCH VIEW CT<br>ROCKWALL, TX 75087      | 620 HARBOR COVE DR<br>ROCKWALL, TX 75087                 | 621 HARBOR COVE DR<br>ROCKWALL, TX 75087           |
| SEAY KENNETH WAYNE & ELIZABETH CAUFIELD     | LITHERLAND LORILEE                                       | RICE CARINE  |
| 623 HARBOR COVE DRIVE                       | 627 HARBOR COVE DR                                       | 629 HARBOR COVE DR                                 |

ROCKWALL, TX 75087

ROCKWALL, TX 75087

ROCKWALL, TX 75087

DELAY MANAGEMENT TRUST DELORES 631 HARBOR COVE DRIVE ROCKWALL, TX 75087 BARROW KYLE 633 HARBOR COVE DR ROCKWALL, TX 75087 ALFORD JIM AND BARBARA 635 STAFFORD CIR ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T 637 STAFFORD CIR ROCKWALL, TX 75087 LAYAN INVESTMENTS INC 6403 CRESTMOOR LN SACHSE, TX 75048 LEBRESCU JODIE AND ROGER 644 STAFFORD CIRCLE ROCKWALL, TX 75087

FISH WADE W 647 STAFFORD CIR ROCKWALL, TX 75087 CURRENT RESIDENT 648 STAFFORD CIR ROCKWALL, TX 75032 WHITESIDE JANIS G 650 STAFFORD CIR ROCKWALL, TX 75087

WEST WILLIAM MARSHALL & 652 STAFFORD CIRCLE ROCKWALL, TX 75087

CURRENT RESIDENT 782 | 130 ROCKWALL, TX 75032 CURRENT RESIDENT 9615 COUNTY ROAD 2432 ROCKWALL, TX 75160

TURTLE COVE RESIDENTIAL ASSOC C/O TURTLE COVE HOA 3102 OAK LAWN AVE SUITE #202 DALLAS, TX 75219

DAIKER PARTNERS LTD. PO BOX 1059 ROCKWALL, TX 75087 DAIKER PARTNERS LTD PO BOX 1059 ROCKWALL, TX 75087

STORMS STEWART M PO BOX 12632 DALLAS, TX 75225 WAL-MART REAL ESTATE PO BOX 8050 BENTONVILLE, AR 72712

#### **Letter of Explanation**

#### TJO - Ridge Road & Yellow Jacket

On behalf of The Jenkins Organization, Masterplan requests a Specific Use Permit to construct a 3-story, approximately 126,600-square foot, upscale climate controlled self-storage facility on a 2.6-acre property located southwest of the intersection of Ridge Road and Yellow Jacket Lane. It is projected that the balance of the property to the north would be developed with a future neighborhood retail building.

TJO develops and operates best in class self storage facilities in affluent Texas communities such as Craig Ranch in McKinney, Southlake, Frisco, and Bee Cave in the Austin area. TJO is interested in developing a neighborhood friendly facility with excellent customer service in the Rockwall community.

The development proposal includes the following features:

- 1. Premium architecturally inspired building design
- 2. Vast majority of units would be accessed from interior corridors
- 3. Well-lit, safe and secure facility
- 4. Building will be positioned to minimize height from street and align with adjacent retail
- 5. Building will step down from Ridge Rd following the topography of the site
- 6. Low-traffic generator 15 visitors per day
- 7. Hours of access and operation from Monday-Sunday 6AM-10PM.

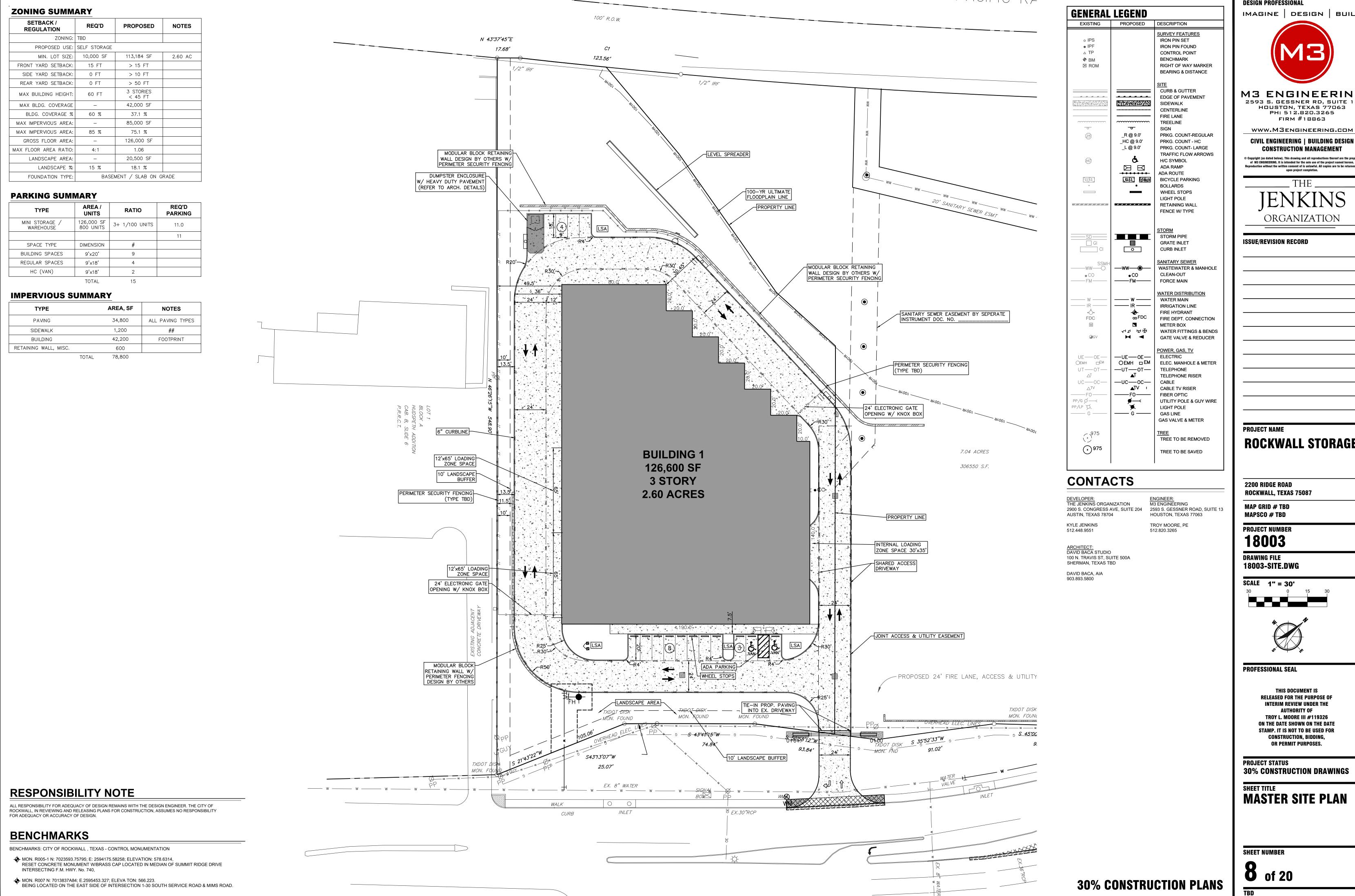
The proposal includes a request for relief from certain provisions of the Unified Development Code as follows:

**Pitched roof.** TJO's building design is modern with clean lines. The roof would be flat with parapets to align with the overall modern design.

**Perimeter screening adjacent to residential districts.** The grade at the rear driveway will sit well below the grade of Turtle Cove. Moreover, the tree line will be preserved to provide a natural buffer from Turtle Cove to the northwest. Moreover, the elevated railroad berm provides a solid screen and fully blocks view of the subject property from Turtle Cove. A screening wall would sit well below the adjacent property, serving minimal to no purpose. Please refer to the enclosed sight line exhibit for additional information.

**Floor-to-area ratio.** A maximum floor-to-area ratio of 1.2. Use intensity for a self-storage facility is disproportionately low compared to other commercial uses. This facility would generate approximately 15-20 visitors spread out over an entire day.

One direct access point to Ridge Road. Access is necessary to serve the facility.



30% CONSTRUCTION PLANS

**DESIGN PROFESSIONAL** IMAGINE DESIGN BUILD



M3 ENGINEERING

2593 S. GESSNER RD, SUITE 13 HOUSTON, TEXAS 77063 PH: 512.820.3265 FIRM #18863

CIVIL ENGINEERING | BUILDING DESIGN **CONSTRUCTION MANAGEMENT** © Copyright (as dated below). This drawing and all reproductions thereof are the property

of M3 ENGINEERING. It is intended for the sole use of the project named hereon. eproduction without the written consent of is unlawful. All copies are to be returned to

**ISSUE/REVISION RECORD** 

**ROCKWALL STORAGE** 

**2200 RIDGE ROAD ROCKWALL, TEXAS 75087** 

MAPSCO # TBD

PROJECT NUMBER 18003

DRAWING FILE

18003-SITE.DWG

SCALE 1" = 30'



PROFESSIONAL SEAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF **INTERIM REVIEW UNDER THE** TROY L. MOORE III #119326 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING,

PROJECT STATUS **30% CONSTRUCTION DRAWINGS** 

OR PERMIT PURPOSES.

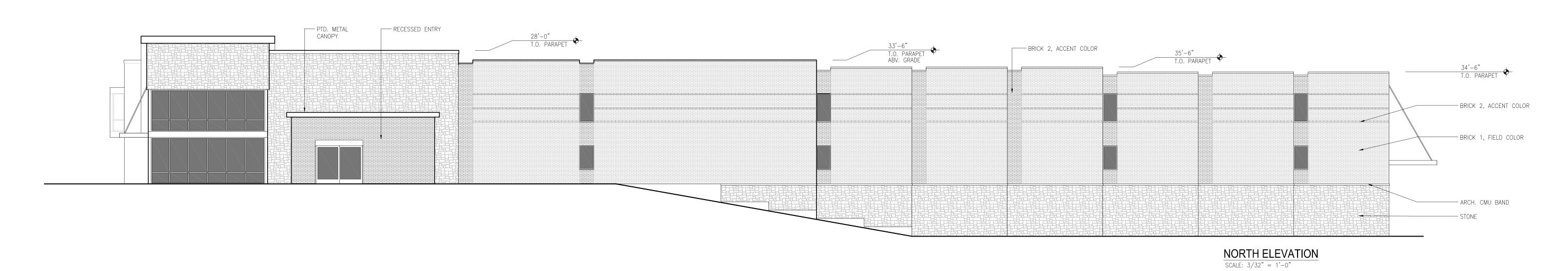
SHEET TITLE

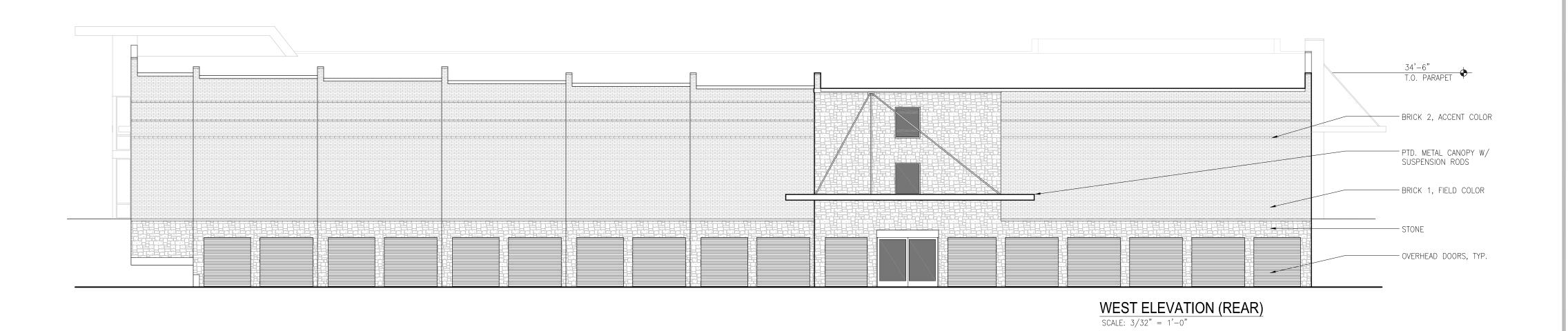
**MASTER SITE PLAN** 

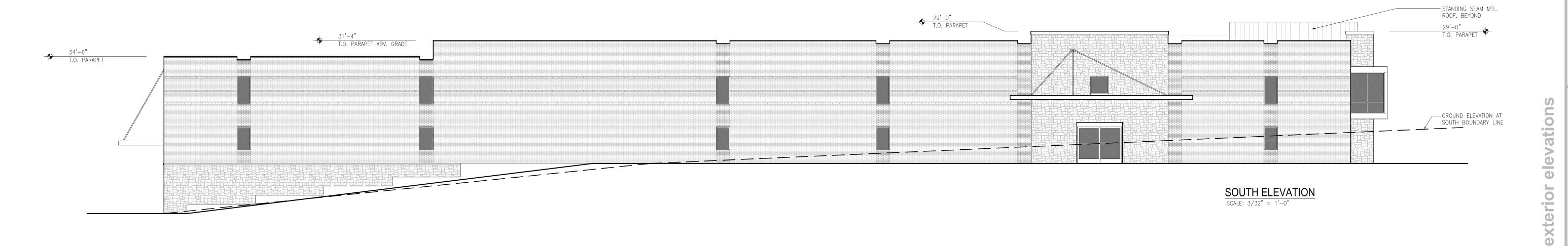
SHEET NUMBER

**O** of 20

# FRONT ELEVATION (RIDGE ROAD) SCALE: 3/32" = 1'-0"





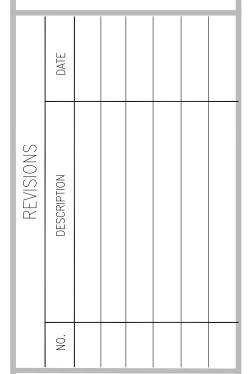


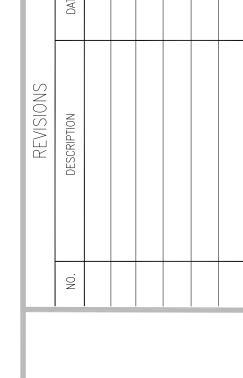
davidbaca STUDIO

100 NORTH TRAVIS STREET SUITE NO.500A SHERMAN, TEXAS 75090 903 893 5800

www.davidbacastudio.com

SCHEMATIC DESIGN REVIEW NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION



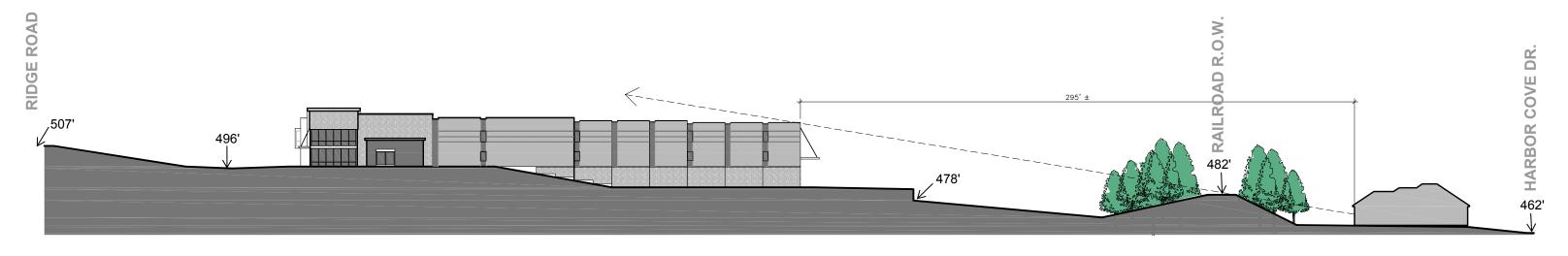


Lakeview Storage
A new facility for The Jenkins Organization
Ridge Road, Rockwall, Texas

PROJECT NUMBER

SHEET NUMBER





SITE LINE STUDY

BEING a 2.595 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being a part of Lot 1, Block A, Sky Ridge Addition, an addition to the City of Rockwall, recorded in Volume J, Page 243, Map Records, Rockwall County, Texas, and this tract being more particularly described as follows:

BEGINNING at a point for corner at the south corner of said Lot 1, Block A, Sky Ridge Addition, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right—of—way line of Farm to Market Road 740 (Ridge Road), a variable width right—of—way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said Lot 1, Block A, Sky Ridge Addition, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said Lot 1, Block A, Sky Ridge Addition and the north corner of said Lot 1, Block A, Hudspeth Addition, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said Lot 1, Block A, Sky Ridge Addition, a distance of 17.68 feet to a point for corner at the beginning of a non—tangent curve to the left having a radius of 5449.50 feet, and a chord which bears North 49 degrees 39 minutes 04 seconds East, a distance of 65.76 feet;

THENCE Northeasterly, along the common line of said Railroad and Lot 1, Block A, Sky Ridge Addition, and with said curve to the left, through a central angle of 00 degrees 41 minutes 29 seconds, an arc distance of 65.76 feet to a point for corner from which a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for reference, bears South 86 degrees 26 minutes 38 seconds East, a distance of 20.00 feet;

THENCE Southeasterly, traversing across said Lot 1, Block A, Sky Ridge Addition, the following courses:

South 86 degrees 26 minutes 38 seconds East, a distance of 86.16 feet to a 5/8—inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

South 81 degrees 33 minutes 11 seconds East, a distance of 129.76 feet to a 5/8—inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

North 85 degrees 43 minutes 25 seconds East, a distance of 61.14 feet a 5/8—inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;

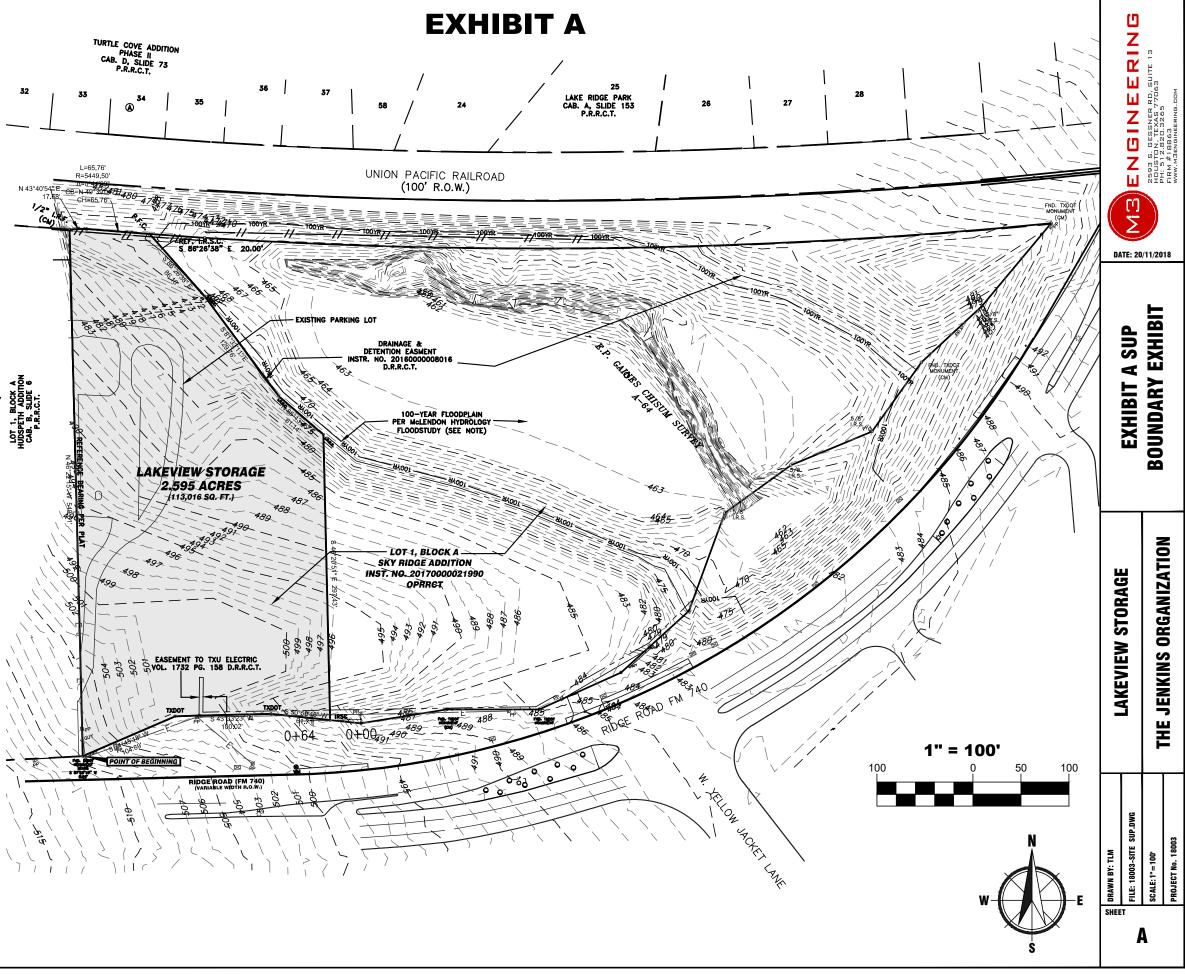
South 46 degrees 20 minutes 51 seconds East, a distance of 297.43 feet a 5/8—inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner in the northwest line of said FM

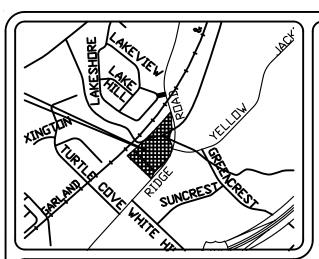
740 and the southeast line of said Lot 1, Block A, Sky Ridge Addition;

South 50 degrees 59 minutes 46 seconds West, a distance of 61.71 feet to a TXDOT Monument with an Aluminum Disk found for corner:

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 113,016 square feet or 2.595 acres of land.





SCALE IN FEET 1" = 30'

NOT TO SCALE COLLIN CO. MAPSCO: 120Z

BEING a 2.595 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being a part of Lot 1, Block A, Sky Ridge Addition, an addition to the City of Rockwall, recorded in Volume J, Page 243, Map Records, Rockwall County, Texas, and this tract being more particularly described as follows:

BEGINNING at a point for corner at the south corner of said Lot 1, Block A, Sky Ridge Addition, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Áddition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said Lot 1, Block A, Sky Ridge Addition, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said Lot 1, Block A, Sky Ridge Addition and the north corner of said Lot 1, Block A, Hudspeth Addition, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said Lot 1, Block A, Sky Ridge Addition, a distance of 17.68 feet to a point for corner at the beginning of a non-tangent curve to the left having a radius of 5449.50 feet, and a chord which bears North 49 degrees 39 minutes 04 seconds East, a distance of 65.76 feet;

THENCE Northeasterly, along the common line of said Railroad and Lot 1, Block A, Sky Ridge Addition, and with said curve to the left, through a central angle of 00 degrees 41 minutes 29 seconds, an arc distance of 65.76 feet to a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for corner;

THENCE Southeasterly, traversing across said Lot 1, Block A, Sky Ridge Addition, the following

South 86 degrees 26 minutes 38 seconds East, a distance of 86.16 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

South 81 degrees 33 minutes 11 seconds East, a distance of 129.76 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

North 85 degrees 43 minutes 25 seconds East, a distance of 61.14 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;

South 46 degrees 20 minutes 51 seconds East, a distance of 297.43 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner in the northwest line of said FM 740 and the southeast line of said Lot 1, Block A, Sky Ridge Addition;

THENCE Southwesterly, along the common line of said FM 740 and said Lot 1, Block A, Sky Ridge addition, the following courses:

South 50 degrees 59 minutes 46 seconds West, a distance of 61.71 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

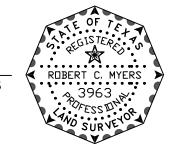
South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 113,016 square feet or 2.595 acres of land.

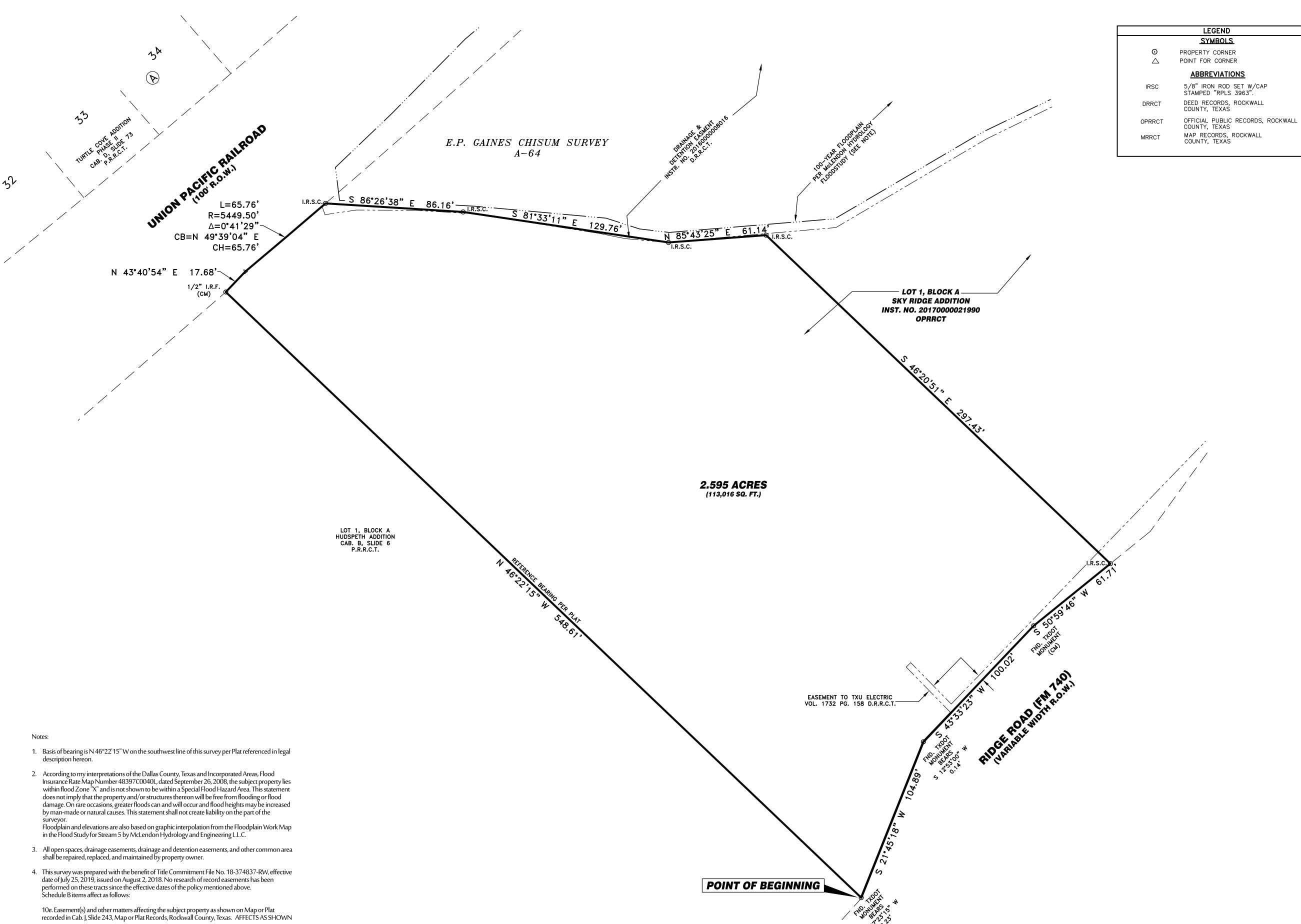
I, Robert C. Myers, Registered Professional Land Surveyor, do hereby certify that this plat represents the results of a survey made on the ground under my supervision during the month of September, 2018, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey. FIELD WORK WAS COMPLETED ON 09-11-18.

PRELIMINARY- FOR REVIEW ONLY NOT TO BE RECORDED FOR ANY PURPOSE RELEASED 9-12-18

ROBERT C. MYERS

R.P.L.S. NO. 3963





10. 10f. Easement to City of Rockwall, dated June 21, 1980, filed October 13, 1980, recorded in Vol., 153, Page 719, Real Property Records, Rockwall County, Texas, and shown on map recorded in Cab. J, Slide 243, Map Records, Rockwall County, Texas. **DOES NOT AFFECT** 

10g. Easement to Texas Utilities Electric Company, dated September 9, 1999, filed October 12, 1999, recorded in Vol., 1732, Paged 158, Real Property Records, Rockwall County, Texas. AFFECTS AS SHOWN

10. 10h. Easement to City of Rockwall, dated May 17, 2016, filed May 17, 2016, recorded as Clerk's No. 20160000008016, Real Property Records, Rockwall County, Texas, and shown on map recorded in Cab. J, Slide 243, Map Récords, Rockwall County, Téxas. AFFECTS AS SHOWN

#### **LAND TITLE SURVEY** R.C. MYERS SURVEYING, LLC "Registered Professional Land Surveyors" **2.595 ACRES** TEXAS 488 ARROYO COURT (214) 532-0636 Voice REGISTERED SURVEYORS

SUNNYVALE, TEXAS 75182 Firm No. 10192300

Job No.: 377B Drawn by: MZG Date: 09-12-18 Revised:

Client: The Jenkins Organization, Inc.

Robert "Calvin" Myers, RPLS 3963

rcmsurveying@gmail.com

LOT 1, BLOCK A, **SKY RIDGE ADDITION** CITY OF ROCKWALL, **ROCKWALL COUNTY, TEXAS** 

OUT OF

#### 2.595 ACRES (DWG)

BEING a 2.595 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being a part of Lot 1, Block A, Sky Ridge Addition, an addition to the City of Rockwall, recorded in Volume J, Page 243, Map Records, Rockwall County, Texas, and this tract being more particularly described as follows:

BEGINNING at a point for corner at the south corner of said Lot 1, Block A, Sky Ridge Addition, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said Lot 1, Block A, Sky Ridge Addition, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said Lot 1, Block A, Sky Ridge Addition and the north corner of said Lot 1, Block A, Hudspeth Addition, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said Lot 1, Block A, Sky Ridge Addition, a distance of 17.68 feet to a point for corner at the beginning of a non-tangent curve to the left having a radius of 5449.50 feet, and a chord which bears North 49 degrees 39 minutes 04 seconds East, a distance of 65.76 feet;

THENCE Northeasterly, along the common line of said Railroad and Lot 1, Block A, Sky Ridge Addition, and with said curve to the left, through a central angle of 00 degrees 41 minutes 29 seconds, an arc distance of 65.76 feet to a point for corner from which a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for reference, bears South 86 degrees 26 minutes 38 seconds East, a distance of 20.00 feet;

THENCE Southeasterly, traversing across said Lot 1, Block A, Sky Ridge Addition, the following courses:

South 86 degrees 26 minutes 38 seconds East, a distance of 86.16 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

South 81 degrees 33 minutes 11 seconds East, a distance of 129.76 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

North 85 degrees 43 minutes 25 seconds East, a distance of 61.14 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;

South 46 degrees 20 minutes 51 seconds East, a distance of 297.43 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner in the northwest line of said FM 740 and the southeast line of said Lot 1, Block A, Sky Ridge Addition;

THENCE Southwesterly, along the common line of said FM 740 and said Lot 1, Block A, Sky Ridge addition, the following courses:

South 50 degrees 59 minutes 46 seconds West, a distance of 61.71 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 113,016 square feet or 2.595 acres of land.