

CITY OF ROCKWALL

ORDINANCE NO. 05-29

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL SO AS TO CHANGE THE ZONING FROM (AG), AGRICULTURE DISTRICT TO (LI), LIGHT INDUSTRIAL DISTRICT ON APPROXIMATELY 687-ACRES OF LAND, MORE SPECIFICALLY DESCRIBED AS TRACTS 1 THRU 13 IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND EVERY DAY THE OFFENSE CONTINUES SHALL BE DEEMED A SEPARATE OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has initiated rezoning so as to change the zoning from (AG), Agriculture District to (LI), Light Industrial District on approximately 687-acres of land, more specifically described as Tracts 1 thru 13 in Exhibit "A" attached hereto and made a part hereof for all purposes; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code 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 Unified Development Code (Ord. No. 04-38) of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended so as to allow for a change in zoning from (AG), Agriculture District to (LI), Light Industrial District on approximately 687-acres of land, more specifically described as Tracts 1 thru 13 in Exhibit "A" attached hereto.

**Section 2.** That the property described herein shall be used only in the manner and for the purposes provided for in **Article V, Section 5.3, Light Industrial District** of the Unified Development Code of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

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

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

**Section 5.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

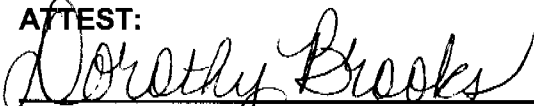
**Section 6.** This ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this ordinance.

**Section 7.** This ordinance shall take effect immediately from and after its passage and approval, and it is so ordained.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5<sup>th</sup> day of July, 2005.**

  
\_\_\_\_\_  
William R. Cecil, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Dorothy Brooks, City Secretary

**APPROVED AS TO FORM:**

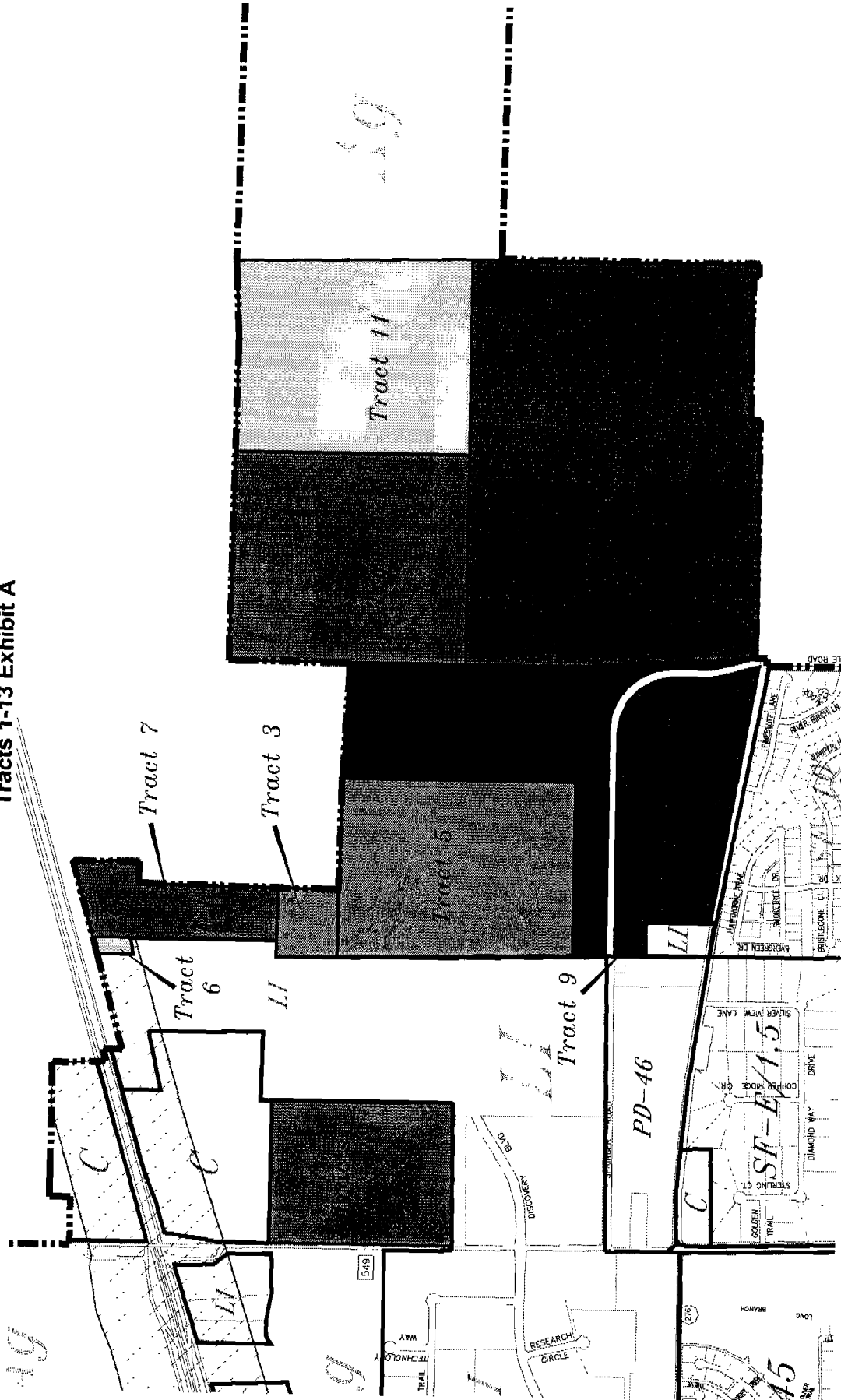
  
\_\_\_\_\_  
Pete Eckert, City Attorney

**1<sup>st</sup> Reading:** 06-20-05

**2<sup>nd</sup> Reading:** 07-05-05



Tracts 1-13 Exhibit A



### **Tract 1 & Tract 2 Exhibit A**

BEING part of the J. H. B. Jones Survey, beginning at the NW corner of a 52 ½ acre tract on said survey, heretofore owned by G. W. Smith; thence east 475 varas; thence south 623 ½ varas; thence east 475 varas, the SW corner of said G.W. Smith tract; thence north 623 caras to the place of beginning, containing 52 ½ acres of land, save and except a 1 acre parcel more commonly know as 435 South FM j549, Rockwall, Rockwall County, Texas 75032, and also more particularly described on the Rockwall Central Appraisal District tax statement as R11285, A0125, JHB JONES, TRACT 2, ACRES 1, (PT OF 52.5 AC TR) SITUS: 435 South FM 549, said total of 51 ½ acre tract also being more particularly described on the Rockwall Central Appraisal District tax statement as R11286, A0125, JHB JONES, TRACT-2-01, ACRES 51.5 (PT OF 52.5 AC TR0, SITUS; FM549.

### **Tract 3 Exhibit A**

BEING part of Tract #5 of the partition of a 140.8 acre tract in the name of W. A. Curfman in the R. B. Irvine and J. H. B. Jones Surveys, said tract being described as follows:

BEGINNING at the Southwest corner of said Tract #5;

THENCE: North 0 degrees 45 minutes West 430 feet to stake for corner, said point being in the North line of the J. H. B. Jones and the South line of the R. B. Irvine Surveys,

THENCE: South 88 degrees 15 minutes East 637 feet to stake for corner;

THENCE: North 0 degrees 18 minutes West 1393 feet to a stake for corner;

THENCE: East 120 feet to stake for corner;

THENCE: South 25 feet to the North South line of said tract #5;

THENCE: West with the North South line to its West corner;

THENCE: South 0 degrees 18 minutes East 1803 feet with the Reese's West line to a Bois d'arc post for a corner;

THENCE: North 88 degrees 15 minutes West 657 feet with the North line of the Springer tract to the place of beginning.

#### **Tract 4 Exhibit A**

BEING a 60.3368 acre tract of land situated in the J. H. B. Jones Survey, Abstract No. 125 and the J.A. Ramsey Survey, Abstract N. 188 said tract being described as First Tract and Second Tract in a Partition Deed to Mary Jo Pitts recorded in Volume 83, Page 235 of the Deed Records of Rockwall Count, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron pipe found for the Northwest corner of said Pitts tract, said point being on the South line of the Carrington Farms Addition, and addition to the City of Fate, Rockwall County, Texas recorded in Cabinet D, Slide 139 of the Plat Records of Rockwall County, Texas, said point also being the Northeast corner of a called 90.4222 acre tract as described in a deed to Huey-Min & Grace H. Yu recoded in Volume 1061, Page 213 of the Deed Records of Rockwall County, Texas;

THENCE North 88 degrees 31 minutes 54 seconds East along the South line of said Carrington Farms Addition, a distance of 1101.19 feet to a 1/2 iron rod set in the centerline of Rochelle Road;

THENCE South 00 degrees 48 minutes 53 seconds East leaving said South line and generally along the centerline of said Rochelle Road a distance of 2454.72 feet to a 1/2 iron rod set for corner;

THENCE South 89 degrees 07 minutes 16 seconds West leaving said Rochelle Road and partially along the centerline of Springer Road a distance of 1045.08 feet to a 1/2 iron rod set for corner;

THENCE North 2 degrees 07 minutes 44 seconds West leaving said Springer Road and passing a t 37.15 feet a bent 3/4 inch iron rod found at a fence corner for the Southeast corner of said Yu tract, a total distance of 2443.97 feet to the POINT OF BEGINNING and containing 2,628,271 square feet of land or 60.3368 acres of land, more or less.

### Tracts 5 & 10 Exhibit A

All that certain lot, tract, or parcel of land situated in the J.H.B. Jones Survey, Abstract NO. 125, and the J.A. Ramsey Survey, Abstract NO. 186, Rockwall County, Texas, and being the same tract of land as described in a Deed conveyed to Esthel Booth Springer by Deed recorded in Volume 76, Page 457, and Raymond J. Marek by Deed recorded in Volume 58, Page 183, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 iron rod found for corner in the North line of Springer Road, said point being the Southeast corner of the above cited tract of land;

THENCE S. 89deg. 19 min. 06 sec. W. along the North line of said road, a distance of 1630.18 feet to a 1/2 iron rod found for corner;

THENCE N. 00 deg. 57 min. 06 sec. W. along and near a fence line, a distance of 2454.07 feet to a 1/2 inch iron rod found for corner;

THENCE S. 88 deg. 51 min. 25 sec. E along and near a fence line, a distance of 657.1 feet to a 1/2 iron rod found for a corner in a wood monument;

THENCE S. 89 deg. 52 min. 01 sec. E. along and near a fence line, a distance of 953.5 feet to a 1/2 inch iron rod found for corner;

THENCE S. 01 deg. 23 min. 54 sec. E. along and near a fence line, a distance of 2406.43 feet to the POINT OF BEGINNING and containing 90.422 acres of land.

**Tract 6 Exhibit A**

BEING a tract of land in the R. R. IRVINE SURVEY, ABSTRACT NO. 120, Rockwall County, Texas, and being part of a 134.7704 acre tract as conveyed to 549 Commercial Park, a Texas Limited Partnership, and recorded in Volume 191, Page 777, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a point on the South line of Interstate Highway No. 30, said point being the Northeast corner of said 134.7704 acre tract, and 1/2" iron stake found for corner;

THENCE South 0 deg. 08 min. 41 sec. East leaving said South line of Interstate Highway No. 30 a distance of 446.0 feet to an 1/2" iron stake found for corner;

THENCE South 77 deg. 40 min. 06 sec. West a distance of 151.67 feet to an 1/2" iron stake set for corner;

THENCE North 0 deg. 08 min. 41 sec. West a distance of 435.49 feet to a point on the South line of Interstate Highway No. 30, and 1/2' iron stake set for corner;

THENCE North 73 deg. 51 min. East along the South line of Interstate Highway No. 30 a distance of 154.23 feet to the Place of Beginning.



## Tract 7 Exhibit A

### Tract 7A

All that certain lot, tract or parcel of land situated in the R.B. IRVINE Survey, ABSTRACT NO. 120 City of Rockwall, Rockwall County, Texas, and being a part of that 22.17 acres tract of land as described in a Trustee's deed from William E. Campbell, Jr. Trustee to John D. Curfman, as recorded in Volume 129, Page 453, of the Deed of Records of Rockwall County, Texas, and being part of Tract 6 as described in a Partition deed from Albert Curfman, et al to John D Curfman, dated November 16, 1959, and being recorded in Volume 60, Page 553, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2 iron rod found for corner in the South right-of-way line of Interstate Highway I-30 said point being at the Northwest corner of the above cited Tract 6, and being the Northeast corner of a tract of land as described in a Special Warranty Deed from Federal Deposit Insurance land Corporation to Fredrick C. Mall dated June 21, 1001 and being recorded in Volume 632, Page 53 of the Real Property Records of Rockwall County, Texas;

THENCE N. 73 deg 30 min. 07 sec. E, along said right-of-way line, a distance of 309.28 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I.> RPLS 5034" set for corner;

THENCE S. 01 deg. 20 min. 49 sec. W, a distance of 1873.31 feet to a 1/2 " iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the south line of said Curfman tract;

THENCE N. 88 deg. 51 min. 27 sec. W, a distance of 233.97 feet to 5/8" iron rod found for corner at the Southwest corner of said Curfman tract;

THENCE N. 00 deg. 36min. 51 sec. W, a distance of 1334.96 feet to a 1/2" iron rod found for corner at the Southeast corner of a tract of land as described in a Special Warranty Deed from Federal Deposit Insurance Corporation to Feddrick C. Makk and Rehana C. Mall, dated June 21, 1991 and being recorded in Volume 632, Page 53 of the Real Property Records of Rockwall County, Texas;

THENCE N. 00 deg. 33 min. 00 sec. E, along the East line of said Mall tract, a distance of 445.44 feet to the POINT OF BEGINNING and containing 11.12 acres of land.

Tract 7B

All that certain lot, tract or parcel of land situated in the R.B. IRVINE Survey, ABSTRACT NO. 120 City of Rockwall, Rockwall County, Texas, and being a part of that 22.17 acres tract of land as described in a Trustee's deed from William E. Campbell, Jr. Trustee to John D. Curfman, as recorded in Volume 129, Page 453, of the Deed of Records of Rockwall County, Texas, and being part of Tract 6 as described in a Partition deed from Albert Curfman, et al to John D Curfman, dated November 16, 1959, and being recorded in Volume 60, Page 553, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2 iron rod found for corner in the South right-of-way line of Interstate Highway I-30 said point being at the Northwest corner of the above cited Tract 6, and being S. 7d deg. 30 min. 07 sec. W., 1005 feet from the intersection of said right-of-way with east line of the 140.8 acres tract of land as described in said Curfman Partition deed and also being the Northwest corner of a 2.00 acres tract of land as described in a Warranty deed from June Beshares to Herschell Beshares, dated March 6, 1998 and being recorded in Volume 1346, Page 238 of the Real Property Records of Rockwall County, Texas, and further being at the Northwest corner of a 20 foot road easement as described in Volume 86, Page 218 of the Deed Records of Rockwall County, Texas;

THENCE S. 02 deg. 02 min. 30 sec. E. along the West line of said 2.00 acres and said 20 foot road easement a distance 572.85 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 89 deg. 55 min. 11 sec. W. a distance of 1120.00 feet to a 1/2 inch iron rod found for corner at an inner "L" corner of said Curfman tract;

THENCE S. 00 deg. 22 min, 49 sec. E. a distance of 1393.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 88 deg. 51 min. 27 sec. W. a distance of 250.30 feet a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 01 deg. 20 min. 49 sec. E. a distance of 1873.31 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the South right-of-way line of Interstate Highway 30;

THENCE N. 73 deg. 30 min. 07 sec. E. along said right-of-way line, a distance of 309.29 feet to the POINT OF BEGINNING and containing 11.12 acres of land.

## Tract 8 Exhibit A

State of Texas, County of Rockwall

BEGINNING at the intersection of Northerly line of State Highway No. 276 (a 120' ROW) and the Westerly line of Rochelle Road (a variable width ROW at this point), a 1/2" iron pin with a cap stamped Tipton Eng. Inc. set at corner from which a 3/8" iron pin found bears N 41 degrees 11 minutes E a distance of 61.5 feet, and 1/2" iron pins found on the Southerly line of said State Highway No. 276 bears S 23 degrees 22 minutes 39 seconds W, a distance of 122.02 feet, and a concrete highway monument bears S 85 degrees 54 minutes 09 seconds E, a distance of 370.57 feet;

THENCE: N 81 degrees 25 minutes 00 seconds W, along the said States Highway No, 276 Northerly line, a distance of 2097.93 feet to the Southeast corner of tract of land conveyed to Collin-J Properties, Inc. according to the Warranty Deed recorded in Volume 1335, Page 40 (LRRCT), a 1/2" iron pin found at corner, from which a 1/2" iron pin found on the Southerly line of said State Highway No. 276 bears S 01 degrees 11 minutes 49 seconds E, a distance of 122.07 feet, and a concrete highway monument bears S 87 degrees 24 minutes 50 seconds W, distance of 616.70 feet;

THENCE: N 00 degrees 23 minutes 26 seconds W, along the East line of said Collin-J Properties, Inc. tract and the East line of a tract of land conveyed to Blackland Water Corporation, according to the Warranty Deed recorded in Volume 235, Pate 233 (LRRCT), a distance of 654.67 feet to a point on the South line of Springer Road (a called 80' ROW and formerly know as Farm to Market Road No. 1143), a 1/2" iron pin found at corner, from which a 1/2" iron pin found bears N 01 degrees 11 minutes 21 seconds E, a distance of 79.29 feet and another 1/2" iron pin found bears S 88 degrees 56 minutes 23 seconds W, a distance of 145.0 feet, and a chain link fence corner post bears S 26 degrees 09 minutes 17 seconds W, a distance of 1.1 feet;

THENCE: N 89 degrees 08 minutes 17 seconds E, along the said Springer Road South line, a distance of 2057.69 feet to a 1/2" iron pin with a cap stamped Tipton Eng., Inc. set at corner, from which a 3/4" iron pin found bears N 80 degrees 59 minutes 10 seconds W, a distance of 461.03 feet, and a power pole bears N 73 degrees 05 minutes 10 seconds E, a distance of 9.08 feet;

THENCE: along the Westerly line of said Springer Road and around a tangent curve to the right having a central angle of 90 degrees 31 minutes 53 seconds (State ROW plans read 90 degrees 32 minutes), a radius of 533.69 feet and a chord bearing of S 45 degrees 35 minutes 47 seconds E, with a distance of 758.24 feet, an arc distance of 843.27 feet to a 1/2" iron pin with a cap stamped Tipton Eng., Inc. set at corner, from which a 1" iron pin found bears N 00 degrees 19 minutes 50 seconds W, a distance of 0.30 feet;

THENCE: along the West line of Rochelle Road ( a called 80' ROW part of the way), the following S 00 degrees 19 minutes 50 seconds E, a distance of 293.25 feet to a 1/2" iron pin with cap stamped Tipton Eng., Inc. set at corner;

Around a tangent curve to the left having a central angle of 20 degrees 51 minutes 59 seconds, a radius of 613.69 feet and a chord bearing of S 10 degrees 41 minutes 54 seconds E, with a distance of 222.27 feet, an arc distance of 223.50 feet to a 1/2" iron pin with a cap stamped Tipton Eng., Inc. set at corner;

S 00 degrees 19 minutes 50 seconds E, a distance of 246.52 feet to the Place of Beginning with the subject tract containing 2,766,844 square feet of 63.5180 acres of land.

### Tract 9 Exhibit A

BEING a tract of land situated in the J.A. Ramsey Survey – Abstract No. 186, City of Rockwall, Rockwall County, Texas, the subject tract further being a portion of the remainder tract of land conveyed to Nan L. Smart and Juliana L. Bond, Co-Trustees of the Smart Martial Deduction Trust established under Last Will and Testament of Joe B. Smartt, Deceased, according to the special warranty deed recoded in Volume 879, Page 010 of the Land Records of Rockwall County, Texas (LRRCT):

COMMENCING at the intersection of the northerly line of State Highway No. 276 (a 120' ROW) and the westerly line of Rochelle Road (a variable ROW at this point), a 1/2" iron pin with a cap stamped Tipton Eng., Inc. set at corner, from which a 3/8" iron pin found bears N 41 degrees 11 minutes E a distance of 61.5 feet, and 1/2" iron pins found on the Southerly line of said State Highway No. 276 bears S 23 degrees 22 minutes 39 seconds W, a distance of 122.02 feet, and a concrete highway monument bears S 85 degrees 54 minutes 09 seconds E, a distance of 370.57 feet;

THENCE: N 81 degrees 25 minutes 00 seconds W, along the said States Highway No, 276 Northerly line, a distance of 2097.93 feet to the Southeast corner of tract of land conveyed to Collin-J Properties, Inc. according to the Warranty Deed recorded in Volume 1335, Page 40 (LRRCT), a 1/2" iron pin found at corner, from which a 1/2" iron pin found on the Southerly line of said State Highway No. 276 bears S 01 degrees 11 minutes 49 seconds E, a distance of 122.07 feet, and a concrete highway monument bears S 87 degrees 24 minutes 50 seconds W, distance of 618.70 feet;

THENCE: N 00 degrees 23 minutes 26 seconds W, along the East line of said Collin-J Properties, Inc. tract, a distance of 574.67 feet to the PLACE OF BEGINNING of the herein described tract of land, a 1/2" iron pin with a red cap stamped Tipton Eng., Inc. set at corner;

THENCE: N 00 degrees 23 minutes 26 seconds W, continuing along the said Collin-J Properties, Inc. tract and the East line of a tract of land conveyed to Blackland Water Corporation, according to the Warranty Deed recorded in Volume 235, Pate 233 (LRRCT), a distance of 280.00 feet to a point on the South line of Springer Road (a called 80' ROW and formerly know as Farm to Market Road No. 1143), a 1/2" iron pin found at corner, from which a 1/2" iron pin found bears N 01 degrees 11 minutes 21 seconds E, a distance of 79.29 feet and another 1/2" iron pin found bears S 88 degrees 56 minutes 23 seconds W, a distance of 145.0 feet, and a chain link fence corner post bears S 26 degrees 09 minutes 17 seconds W, a distance of 1.1 feet;

THENCE: N 89 degrees 08 minutes 17 seconds E, along said Springer Road south line, a distance of 300.00 feet to a 1/2" iron pin with a red cap stamped Tipton Eng., Inc. set at corner;

THENCE: S 00 degrees 23 minutes 26 seconds E, along a line parallel to said Blackland Water Corporation tract East line and said Collin-J. Properties, Inc. tract East line, a distance of 280.00 feet to a 1/2" iron pin with a red cap stamped Tipton Eng., Inc. set for corner;

THENCE: S 89 degrees 08 minutes 17 seconds W, a distance of 300.00 feet to the PLACE OF BEGINNIN with the subject tract containing 93,997 square feet or 1.9283 acres of land, more or less.

### Tract 11 Exhibit A

All that certain lot, tract or parcel of land situated in the GEORGE W. RIDLIN SURVEY, ABSTRACT NO. 184, in Rockwall County, Texas, and being all of the called 22.0 acre tract of land described in a Warranty deed from Loubert W. Moyers to Ann M. Green and L. Resse Moyers, dated January 18, 1990, and being recorded in Volume 520, Page 301 of the Real Estate Records, Rockwall County, Texas and being more fully described as follows:

BEGINNING at a 1/2" iron rod set for corner in the center of Rochelle Road at the southwest corner of the above cited tract of land, which is also the Southwest corner of said Ridlin survey, from which 1/2" iron rod set for witness bears S 89 deg. 30 min. 00 sec. E., 30.00 feet;

THENCE: N 00 deg. 06 min. 23 sec. W. along the cent of said road a distance of 529.51 feet to a 1/2" iron rod set for corner at the Northwest corner of said 22.00 acre tract from which a 1/2" iron rod set for witness bears S. 89 deg. 30 min. 00 sec. E., 30.00 feet;

THENCE: S. 89 deg. 30 min. 00 sec. E. at 30.00 feet pass a 1/2" iron rods set for witness and continuing for a total distance of 1809.52 feet to 1/2" iron rod set for corner at the Northwest corner of the above cited tract and being in the West boundary line of a 308.52 acre tract of land described in a Warranty Deed from Richard E. Burt D.D.S. to a Catalina A. Pajo, et al, as recoded in Volume 161, Page 970, of the Deed Records, Rockwall County, Texas;

THENCE: S 00 deg. 58 min. 10 sec. W. along the West boundary line of said 59.56 acres a distance of 529.50 feet to a 1/2" iron rod set for corner at the Southeast corner of said 22 acre tract, said point also being in the North boundary line of 308.52 acre tract of land described in a deed to Dennis R. Haden, et ux, as recorded in Volume 264, Page 812, of the Deed Records, Rockwall County, Texas, said point also being in the South line of said Ridlin Survey;

THENCE: N 89 deg. 30 min. 00 sec. W. along said survey line and North boundary line of said 308.52 acres tract at 1769.59 feet to the POINT OF BEGINNING and containing 21.935 acres of land, more or less.

## Tract 12 & Tract 13 Exhibit A

Situated in the County of Rockwall, State of Texas, and BEING a tract of land in the M. E. Harkins Survey, Abstract No. 100 and the R. K. Brisco Survey, Abstract No. 16, Rockwall County, Texas and being a tract of land conveyed to Ruby Jewel Isbell by deed and recorded in Volume 53, Page 361 and being a tract of land conveyed to N. B. Rhyne from D. D. Mitchell by deed dated March 5, 1883 and recorded in Volume F, Page 388, both deeds in the Deed of Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an iron rod for a corner located on the East line of the M. E. Harkins Survey and North line of the State Highway 276;

THENCE: Following the North Line of said Highway No. 276, North 89 deg. 29 min. 07 sec. West 115.83 feet to an iron rod for a corner, North 0 deg. 30 min. 13 sec. East 50 feet to an iron rod for a corner, North 89 deg. 29 min. 47 sec. West 543.73 feet to an iron rod for a corner, South 89 deg 48 min. 55 sec. West 756.93 feet to an iron rod for a corner, South 0 deg. 11 min. 05 sec. East 87.44 feet to an iron rod for a corner, North 89 deg. 53 min. 27 sec. West 1917.34 feet to a concrete monument for a corner, said point being on a Non-tangent curve to the right having a Radius of North 40 deg. 41 min. 57 sec. West;

THENCE: In a Northwesterly direction along said curve 520.18 feet to a corner and The Point of Tangency of said curve on the East line of F. M. Road No 1143 (Springer Road);

THENCE: North 0 deg. 43 min. 17 sec. West with F. M. Road 1143 (Springer Road), a distance of 430.56 feet to a corner and the Point of Curvature of a circular curve to the Left having a central angle of 12 deg. 25 min. 52 sec. and a Radius of 613.69 feet;

THENCE: In a Northwesterly direction with F. M. 1143 (Springer Road) and with said curve 133.15 feet to a corner in the center of a public road;

THENCE: North 0 deg. 10 min. 49 sec. East departing F. M. 1143 (Springer Road) and said curve and with the center of said public road 1613.15 feet to a corner on the North line of M. E. Harkins Survey and the South Line of the R. K. Briscoe Survey;

THENCE: North 0 deg. 08 min. 06 sec. East with the center of said public road 2166.70 feet to an iron rod for a corner on the North line of the R. K. Briscoe Survey;

THENCE: South 89 deg. 12 min. 02 sec. East with the North line of the R. K. Briscoe Survey, 1902.80 feet to an iron rod for a corner;

THENCE: South 0 deg. 08 min. 06 sec. West with East line of said Rhyne tract 2166.70 feet to a corner of the South line of the R. K. Briscoe Survey and the North line of the M. E. Harkins Survey;

THENCE: North 89 deg. 12 min. 02 sec. East with the Briscoe Survey and the Harkins Survey 1782.53 feet to a corner at the Northeast corner of the Harkins Survey and the Northeast corner of said Isbell tract;

THENCE: South 0 deg. 06 min. 38 sec. West with a fence, hedge row and the East line of the Harkins Survey 2580.60 feet to the Point of Beginning and contain 308.52 acres of land including 1.70 acres in the public road and 0.14 acres in a road easement.

# Advertising Receipt

**Rockwall County News**

316 S Goliad, Ste 107  
PO BOX 819  
Rockwall, TX 75087  
Phone: 972-722-3099  
Fax: 972-722-3096

ROCKWALL, CITY OF-LEGALS @  
ATTN: DOROTHY BROOKS  
385 SOUTH GOLIAD  
ROCKWALL, TX 75087

**Cust#:** 01100978-000  
**Ad#:** 17529239  
**Phone:** (972)771-7700  
**Date:** 07/18/05

**Ad taker:** MG      **Salesperson:** 6      **Classification:** 001

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
09 ROCKWALL COUNTY NEWS	07/20/05	07/20/05	1	54.00		54.00

**Payment Reference:**

L 323302

**Total:** 54.00  
**Tax:** 0.00  
**Net:** 54.00  
**Prepaid:** 0.00

**Total Due** 54.00

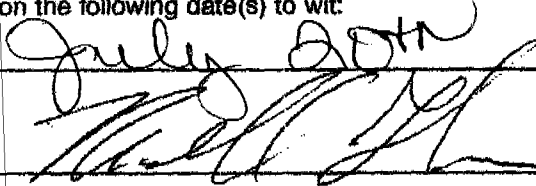
# PUBLISHER'S AFFIDAVIT

## THE STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael Gresham, who being by me duly :  
deposes and says that he is the Publisher of *Rockwall County News* and that said newspaper meets the requirements of  
Section 2051.044 of the Texas Government Code, to wit:

1. it devotes not less than twenty-five percent (25%)  
of its total column lineage to general interest items;
2. it is published at least once each week;
3. it is entered as second-class postal matter in the county  
where it is published;
4. it has been published regularly and continuously since  
1985; and
5. it is generally circulated within Rockwall County.

Publisher further deposes and says that the  
attached notice was published in said newspaper  
on the following date(s) to wit:

July 20th A.D. 2005  


Michael Gresham  
Editor and Publisher

### SUBSCRIBED AND SWORN BEFORE ME

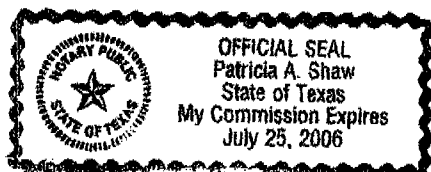
by Michael Gresham, who

- a) is personally known to me, or  
 b) provided the following evidence to establish  
his/her identity. \_\_\_\_\_

on the 26th day of July, A.D. 2005  
to certify which Patricia A. Shaw witness my hand and seal of office.



Notary Public, State of Texas



### CITY OF ROCKWALL ORDINANCE NO. 05-29

AN ORDINANCE OF THE CITY COUNCIL  
OF THE CITY OF ROCKWALL, TEXAS,  
AMENDING THE UNIFIED DEVELOPMENT  
CODE OF THE CITY OF ROCKWALL SO  
AS TO CHANGE THE ZONING FROM  
(AG), AGRICULTURE DISTRICT TO (LI),  
LIGHT INDUSTRIAL DISTRICT ON  
APPROXIMATELY 687-ACRES OF LAND,  
MORE SPECIFICALLY DESCRIBED AS  
TRACTS 1 THRU 13 IN EXHIBIT "A"  
ATTACHED HERETO; PROVIDING FOR A  
PENALTY OF FINE NOT TO EXCEED  
THE SUM OF TWO THOUSAND DOLLARS  
(\$2,000.00) FOR EACH OFFENSE AND  
EVERY DAY THE OFFENSE CONTINUES  
SHALL BE DEEMED A SEPARATE  
OFFENSE; PROVIDING FOR A  
SEVERABILITY CLAUSE; PROVIDING  
FOR A REPEALER CLAUSE; PROVIDING  
FOR AN EFFECTIVE DATE.

/s/ William R. Cecil, Mayor  
/s/ Dorothy Brooks, City Secretary  
1st Reading: 06-20-05  
2nd Reading: 07-05-05

Legal Notices

Legal Notices