

(APPENDIX FORM B)

Case No. \_\_\_\_\_

Date October 26, 1972

REQUEST FOR ZONING AMENDMENT  
TO THE CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

Application is hereby made to the City Council to amend the Zoning Ordinance and to change the Zoning District Map of the City of Rockwall as hereinafter set forth, and in support of such request the following facts are shown:

APPLICANT Cecil J. Unruh Rt. 3, Box 17, Rockwall, Texas 75087  
(name) (mailing address)

DESCRIPTION OF PROPERTY TRACT I: 7.76 Acres lying between F. M. 740  
and MK&T Railroad and being 1/2 mile N&W from I-30

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ STREET NO. F.M. 740

FRONTAGE IN FEET 1200 ON F. M. 740 STREET

DEPTH IN FEET 567

APPLICANT'S INTEREST IN PROPERTY Owner  
(owner, agent, lease, option, etc.)

CHANGE REQUESTED FROM A DISTRICT TO C DISTRICT


REASON FOR REQUEST Planning & future development

PROPOSED USE OF PROPERTY Combination of retail and professional

SETBACKS, YARDS, PARKING SPACES, ETC., PROPOSED \_\_\_\_\_

(plan may be attached)

ARE THERE DEED RESTRICTIONS WHICH WOULD PREVENT THIS PROPERTY BEING USED IN  
THE MANNER HEREIN PROPOSED? No

  
(signature of applicant)

October 26, 1972  
(date)

ZONING REQUEST

Rockwall, Texas  
October 26, 1972

TO: The Honorable Mayor, City of Rockwall  
Members of the City Council  
Members of the planning and zoning commission

Gentlemen:

Zoning of the properties discribed in the attached Appendix Form "B" has not been requested prior to this date as it has been my opinion that the zoning of this property should correlate with the zoning determined for that area beginning with the M. K. & T. Railroad on F.M. Road 740 and proceeding to the Interstate Highway "30".

In correlation with recent zoning requests for a major portion of this area I am requesting the two properties herein discribed be zoned for "Commercial" use.

Very respectfully submitted,

  
Cecil J. Unruh



### FIELDNOTES

Being two tracts of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64, conveyed to Clarence Seabolt and wife Dorothy Seabolt by deed recorded in Volume 38, page 300, Deed Records of Rockwall County, Texas, and more particularly described in two parts as follows:

#### TRACT 1:

BEGINNING at an Iron Rod on the South line on the Daniel Adkins Survey and the North line of the E. P. Gaines Chisum Survey, the counterline of the old Rockwall-Heath Road.

THENCE South 44 deg. 45 min. 00 sec. West at 475.00 feet pass the Right of Way of the new Rockwall-Heath Road, a total distance of 889.21 feet to a point in the centerline of the new Rockwall-Heath Road.

THENCE North 43 deg. 30 min. 00 sec. West, 40.00 feet to the West Right of Way of the Rockwall-Heath Road and the Southeast Corner of Tract 1.

THENCE North 43 deg. 30 min. 00 sec. West, 567.82 feet to the East Right of Way of the M.K. & T. Railroad right of way and the Southwest Corner of Tract 1.

THENCE Northeasterly with East right of way of said Railroad around a curve to the right having a central angle of 55 deg. 31 min. 40 sec., a radius of 1482.40 feet, and a length of 919.20 feet to the West right of way of the Rockwall-Heath Road.

THENCE South 14 deg. 15 min. 00 sec. East with the West right of way of the Rockwall-Heath Road, 124.17 feet to the beginning of a curve to the right.

THENCE continuing with said right of way, around said curve to the right, said curve having a central angle of 23 deg. 56 min. 53 sec., a radius of 894.83 feet, a length of 374.08 feet.

THENCE South 09 deg. 41 min. 53 sec. West, with said right of way 120.22 feet to the beginning of a curve to the right.

THENCE continuing with said right of way around said curve to the right, said curve having a central angle of 23 deg. 03 min. 00 sec., a radius of 914.22 feet, a length of 368.07 feet.

THENCE South 44 deg. 45 min. 00 sec. West, 20.71 feet to the place of beginning and containing 338,121.88 sq. ft. or 7.76 Acres of land more or less.



TRACT 2  
BEGINNING at an Iron Pin on the South line on the Daniel Adkins Survey and the North line of the S. P. Gaines Chisum Survey, the centerline of the old Rockwall-Heath Road.

THENCE South 44 deg. 45 min. 00 sec. West, 421.00 feet with the centerline of the old Rockwall-Heath Road.

THENCE North 45 deg. 15 min. 00 sec. West, 25.00 feet to the intersection of the old Rockwall-Heath West right of way and East right of way of FM 740.

THENCE in a Northerly direction around a curve to the left with the East right of way of FM 740, said curve having a central angle of 33 deg. 17 min. 51 sec., a radius of 1004.93 feet, a length of 584.02 feet.

THENCE South 36 deg. 59 min. 33 sec. East, 303.20 feet with the South right of way of the old Rockwall-Heath Road.

THENCE South 10 deg. 10 min. 00 sec. West, 110.00 feet with said right of way.


THENCE South 44 deg. 45 min. 00 sec. West, with said right of way, 313.1 feet to the place of beginning and containing 52,820.80 sq. ft. or 1.21 Acres of land more or less.

#### SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Pat L. Presley, do hereby certify that I prepared this plat from an actual and accurate survey on the land and that the corner monuments were placed under my personal supervision.



  
Pat L. Presley  
Registered Public Surveyor

PRESLEY & ASSOCIATES  
SURVEYING SERVICES  
511 Casa Linda Plaza  
Dallas, Texas 75218  
Area Code 214 328-6371

December 1969



*Dec 22, 1972*

## Notice Of Public Hearing

NOTICE IS HEREFY GIVEN  
THAT A PUBLIC HEARING WILL  
BE HELD ON JANUARY 8, 1973,  
AT 7:30 P.M. IN THE CITY  
HALL BY THE CITY COUNCIL  
TO DETERMINE THE FOLLOW-  
ING DESCRIBED PROPERTY  
SHALL BE REZONED. THIS  
NOTICE IS GIVEN IN COM-  
PLIANCE WITH THE LAWS  
OF THE STATE OF TEXAS.

### A TO C

*Cecil Church*

Being two tracts of land situ-  
ated in the E. P. Gaines Chisum  
Survey, Abstract No. 64, con-  
veyed to Claren Seabolt and  
wife Dorothy Seolt by deed  
recorded in Volume 38, page  
300, Deed Records of Rockwall  
County, Texas and more partic-  
ularly described in two parts as  
follows:

#### TRACT I:

BEGINNING at an Iron Rod on  
the South line of the Daniel  
Adkins Survey and the North  
line of the E. P. Gaines Chisum

East right of way of said Rail-  
road around a curve to the  
right having a central angle  
of 35 deg. 31 min. 40 sec.,  
a radius of 1482.40 feet, and  
a length of 919.20 feet to the  
West right of way of the Rock-  
wall-Heath Road.

THENCE South 14 deg. 15 min.  
00 sec. East with the West right  
of way of the Rockwall-Heath  
Road, 124.17 feet to the begin-  
ning of a curve to the right.

THENCE continuing with said  
right of way, around said curve  
to the right, said curve having  
a central angle of 23 deg. 56  
min. 53 sec., a radius of 894.93  
feet, a length of 374.08 feet.

THENCE South 09 deg. 41 min.  
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way 190.22 feet to the begin-  
ning of a curve to the right.

THENCE continuing with said  
right of way around said curve  
to the right, said curve having  
a central angle of 23 deg.  
03 min. 00 sec., a radius of  
914.92 feet, a length of 368.07  
feet.

THENCE South 44 deg. 45 min.  
00 sec. West, 90.71 feet to the  
place of beginning and contain-  
ing 338,121.88 sq. ft. of 7.76  
acres of land more or less.



# City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

## PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD ON NOVEMBER 8, 1972, AT 6:30 P.M. IN THE CITY HALL BY THE PLANNING AND ZONING COMMISSION TO DETERMINE IF THE FOLLOWING DESCRIBED PROPERTY SHALL BE REZONED. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE LAWS OF THE STATE OF TEXAS.

### A TO C

Being two tracts of land situated in the E.P.Gaines Chisum Survey, Abstract No. 64, conveyed to Clarence Seabolt and wife Dorothy Seabolt by deed recorded in Volume 38, page 300, Deed Records of Rockwall County, Texas, and more particularly described in two parts as follows:

#### TRACT 1:

BEGINNING at an Iron Rod on the South line on the Daniel Adkins Survey and the North line of the E. P. Gaines Chisum Survey, the counterline of the old Rockwall-Heath Road.

THENCE South 44 deg. 45 min. 00 sec. west at 475.00 feet past the Right of Way of the new Rockwall-Heath Road, a total distance of 889.21 feet to a point in the centerline of the new Rockwall-Heath Road.

THENCE North 43 deg. 30 min. 00 sec. West 40.00 feet to the West, 40.00 feet to the West Right of Way of the Rockwall-Heath Road and the Southeast Corner of Tract 1.

THENCE North 43 deg. 30 min. 00 sec. West, 567.82 feet to the East Right of Way of the M.K. & T. Railroad right of way and the Southwest Corner of Tract 1.

THENCE Northeasterly with East right of way of said Railroad around a curve to the right having a central angle of 35 deg. 31 min. 40 sec., a radius of 1482.40 feet, and a length of 919.20 feet to the West right of way of the Rockwall-Heath Road.

THENCE South 14 deg. 15 min. 00 sec. East with the West right of way of the Rockwall-Heath Road, 124.17 feet to the beginning of a curve to the right.

THENCE continuing with said right of way, around said curve to the right, said curve having a central angle of 23 deg. 56 min. 53 sec., a radius of 894.93 feet, a length of 374.08 feet.

THENCE South 09 deg. 41 min. 53 sec. West, with said right of way 190.22 feet to the beginning of a curve to the right.

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A to C

### TRACT I

TITLE IN: Cecil D. Kindle and  
Billy Wayne Ridley

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, described as follows: All that certain lot, tract or parcel of land lying in Rockwall County, Texas, out of the E. P. Gaines Chisum Survey, Abstract No. 64, being Lot 1 (0.609 acres) and Lot 2 (0.528 acres) of an unrecorded plat, and being out of a 12.2 acre tract conveyed to J. C. Taylor, et ux by J. W. Crouch et ux by deed recorded in Volume 70, Page 596, Deed Records of Rockwall County, Texas, described as follows: BEGINNING at an iron pin in the North right of way line of F.M. No. 740, and the Southwest corner of said 12.2 acre tract; THENCE North 44 deg. 31' West 200 feet to a corner in public road; THENCE North 44 deg. 11' East 245.6' to an iron pin for corner; THENCE South 45 deg. 49' East 200 feet to corner; THENCE South 44 deg. 11' West 250 feet along the North Right of Way Farm Road #740 to the place of beginning.

### TRACT II

TITLE IN: A. L. Cross

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, being a part of the J. C. Taylor unrecorded subdivision, being all of Lot Number Three (3), all of Lot Number Eight (8), and all of Lot Number Nine (9), except 125' off the Northeast end of Lot Number Nine (9), City of Rockwall, Texas, and being a part of a 14.6 acre tract of land out of the E. P. Gaines Chisum Survey, Abstract 64, Rockwall County, Texas, conveyed to J. C. Taylor by deed recorded in Volume 70, Page 596, Deed Records of Rockwall County, Texas.



# *City of Rockwall*

102 EAST WASHINGTON

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### TRACT I

TITLE IN: Cecil D. Kindle and  
Billy Wayne Ridley

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# *City of Rockwall*

102 EAST WASHINGTON

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### A TO C

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THENCE South 44 deg. 45 min. 00 sec. west at 475.00 feet past the Right of Way of the new Rockwall-Heath Road, a total distance of 889.21 feet to a point in the centerline of the new Rockwall-Heath Road.

THENCE North 43 deg. 30 min. 00 sec. West 40.00 feet to the West, 40.00 feet to the West Right of Way of the Rockwall-Heath Road and the Southeast Corner of Tract 1.

THENCE North 43 deg. 30 min. 00 sec. West, 567.82 feet to the East Right of Way of the M.K. & T. Railroad right of way and the Southwest Corner of Tract 1.

THENCE Northeasterly with East right of way of said Railroad around a curve to the right having a central angle of 35 deg. 31 min. 40 sec., a radius of 1482.40 feet, and a length of 919.20 feet to the West right of way of the Rockwall-Heath Road.

THENCE South 14 deg. 15 min. 00 sec. East with the West right of way of the Rockwall-Heath Road, 124.17 feet to the beginning of a curve to the right.

THENCE continuing with said right of way, around said curve to the right, said curve having a central angle of 23 deg. 56 min. 53 sec., a radius of 894.93 feet, a length of 374.08 feet.

THENCE South 09 deg. 41 min. 53 sec. West, with said right of way 190.22 feet to the beginning of a curve to the right.

THENCE continuing with said right of way around said curve to the right, said curve having a central angle of 23 deg. 03 min. 00 sec., a radius of 914.92 feet, a length of 368.07 feet.

THENCE South 44 deg. 45 min. 00 sec. West, 90.71 feet to the place of beginning and containing 338,121.88 sq. ft. of 7.76 acres of land more or less.



### TRACT III

TITLE IN: Jim Hunt

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, and described as follows: Being a part of the J. C. Taylor Unrecorded Subdivision, being all of Lot 4, all of Lot 10, and 125 feet off the rear of Lot 9, City of Rockwall, Texas, and being a part of a 14.6 acre tract of land out of the E. P. Gains Chisum Survey, Abst. 64, Rockwall County, Texas, conveyed to J. C. Taylor by deed recorded in Volume 70, Page 596, Deed Records, Rockwall County, Texas, and more particularly described as follows: BEGINNING on the North Right-of-Way of a public road and the Easterly Right-of-Way of the M-K-T Railway and 60 feet from its centerline; also S 45 deg. W, 650.6 feet from the West line of FM 740 and at the Southwest corner of Lot 10; THENCE North 51 deg. 22 min. East, with the Southeasterly Right-of-Way of the M-K-T Railroad, 470.3 feet to an iron rod for corner; THENCE South 45 deg. East, 598.5 feet to the Northwesterly Right-of-Way of FM 740; THENCE South 45 deg. West, with the Right-of-Way of FM 740, 125.0 feet; THENCE North 45 deg. West, 500.0 feet to an iron rod for corner; THENCE South 45 deg. West, 342.4 feet to the Northeasterly Right-of-Way of a Public Road; THENCE North 45 deg. West, with the Right-of-Way of the Public Road, 150.6 feet to the place of beginning and containing 2.771 acres of land more or less.

### TRACT IV

TITLE IN: James W. Reese, Jr.

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, and being a part of the E. P. Gains Chisum Survey, and being more particularly described as follows: BEGINNING in the West line of survey, a point in Northwest R. O. W. line of FM 740; THENCE N 45° 00' West, 1148 feet; THENCE Southeast along Southeast R. O. W. line of Railroad; THENCE South 45° 00' East along dirt road 752 feet to R. O. W. line of FM 740; THENCE along FM 740, S 45° 00' West, 871 feet to point of beginning, Save and Except the following described property: All that certain lot, tract or parcel of land situated in Rockwall County, Texas, and being a 2.01 acre tract of land located in the E. P. Gains Chisum Survey, Abstract 64, Rockwall County, Texas, and being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by Partition Deed dated January 25, 1956, and recorded in Volume 53, Page 373, of the Deed Records of Rockwall County, Texas, said 2.01 acre tract being a strip of land 100 feet in width lying between plan stations 4189 + 01 and 4197 + 77.2 of the proposed relocated Missouri, Kansas, & Texas Railroad, and being more particularly described by metes and bounds as follows: BEGINNING at a point in the southwest line of said Chisum Survey, the southwest boundary of said 106.66 acre tract, and the northeast boundary of the O. L. Steger 112.6 acre tract described in deed recorded in Volume 60, Page 420, Deed Records of Rockwall County, Texas, said point being located South 45° 27' 55" East, a distance of 355 feet from a fence corner on the southerly line of a 30-foot road, said fence corner being the north corner of said Steger tract; THENCE North 49° 43' 05" East, a distance of 876.34 feet along the northwesterly line of said 100 foot strip to the center of a public road on the northeast boundary of said 106.66 acre tract and the southwest boundary of the J. W. Crouch, Jr., 14.6 acre tract described in deed recorded in Volume 65, Page 661, Deed Records of Rockwall County, Texas; THENCE South 45° 18' 55" East, a distance of 100.39 feet along the northeast boundary of said 106.66 acre tract; THENCE South 49° 43' 05" West, a distance of 876.06 feet, along the southeasterly line of said 100 foot strip, to the fence on the southwest boundary of said 106.66 acre tract; THENCE North 45° 27' 55" West, a distance of 100.41 feet along said fence to Place of Beginning and Containing 2.01 acres of land.

Galen Williams  
City Secretary



Notices mailed:

Jim Ellington  
Geo. O. Yamini Co.  
R. S. Folsom Inv.  
Ward Hudspeth  
Robt. E. Relf  
City of Dallas  
Billy Peoples



JACK HOBBERVEST CO., INC.



# *City of Rockwall*

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

December 13, 1972

Owners of lots 1, 2, 3, 4, 8, 9 and 10 of the unofficial Taylor Sub-division have requested that their property be rezoned to "Commercial." The Plan Commission has held a public hearing, the first step necessary to obtain such zoning change, and has recommended to the City Council that such zoning change be granted.

The owners of the above property were advised by the Plan Commission that the original owner, Mr. J. C. Taylor, never followed through with getting a final plat of the property approved by the City. Consequently, no building permits shall be issued until such final plat is submitted and approved by the City.

It is our understanding that owners of above lots are in the process of getting a final plat approved and you will, no doubt, be contacted regarding participation in this matter since your property will be included in the plat and you will be obligated to share the cost.

Incidentally, your property and lots \_\_\_\_\_ will be isolated by commercial zoning on both the north and south if the City Council follows the Plan Commissions recommendation. You may wish to request a change in the zoning of your property to coincide with that in the area. Please feel free to contact us regarding procedure for requesting a zoning change.

If you have questions, you may contact me at 102 E. Washington Street in Rockwall, telephone No. 722-3290 or Mr. Bill Bell, Attorney, for other owners at 212 East Rusk, Rockwall, telephone 722-5968.

Yours very truly

Galen Williams  
City Secretary

CC: Mr. Bill Bell, Attorney



# *City of Rockwall*

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

December 13, 1972

Mr. J. P. Johnson  
Rt. 3, Box 23  
Rockwall, Texas

Dear Mr. Johnson:

Owners of lots 1, 2, 3, 4, 8, 9 and 10 of the unofficial Taylor Sub-division have requested that their property be rezoned to "Commercial." The Plan Commission has held a public hearing, the first step necessary to obtain such zoning change, and has recommended to the City Council that such zoning change be granted.

The owners of the above property were advised by the Plan Commission that the original owner, Mr. J. C. Taylor, never followed through with getting a final plat of the property approved by the City. Consequently, no building permits shall be issued until such final plat is submitted and approved by the City.

It is our understanding that owners of above lots are in the process of getting a final plat approved and you will, no doubt, be contacted regarding participation in this matter since your property will be included in the plat and you will be obligated to share the cost.

Incidentally, your property and lots 6 and 7 will be isolated by commercial zoning on both the north and south if the City Council follows the Plan Commissions recommendation. You may wish to request a change in the zoning of your property to coincide with that in the area. Please feel free to contact us regarding procedure for requesting a zoning change.

If you have questions, you may contact me at 102 E. Washington Street in Rockwall, telephone No. 722-3290 or Mr. Bill Bell, Attorney, for other owners at 212 East Rusk, Rockwall, telephone 722-5968.

Yours very truly

Galen Williams  
City Secretary

CC: Mr. Bill Bell, Attorney



# *City of Rockwall*

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

December 13, 1972

Mr. Kenneth C. English  
10124 Mapleridge  
Dallas, Texas 75238

Dear Mr. English:

Owners of lots 1, 2, 3, 4, 8, 9 and 10 of the unofficial Taylor Sub-division have requested that their property be rezoned to "Commercial." The Plan Commission has held a public hearing, the first step necessary to obtain such zoning change, and has recommended to the City Council that such zoning change be granted.

The owners of the above property were advised by the Plan Commission that the original owner, Mr. J. C. Taylor, never followed through with getting a final plat of the property approved by the City. Consequently, no building permits shall be issued until such final plat is submitted and approved by the City.

It is our understanding that owners of above lots are in the process of getting a final plat approved and you will, no doubt, be contacted regarding participation in this matter since your property will be included in the plat and you will be obligated to share the cost.

Incidentally, your property and lots 5 and 6 will be isolated by commercial zoning on both the north and south if the City Council follows the Plan Commissions recommendation. You may wish to request a change in the zoning of your property to coincide with that in the area. Please feel free to contact us regarding procedure for requesting a zoning change.

If you have questions, you may contact me at 102 E. Washington Street in Rockwall, telephone No. 722-3290 or Mr. Bill Bell, Attorney, for other owners at 212 East Rusk, Rockwall, telephone 722-5968.

Yours very truly

Galen Williams  
City Secretary

CC: Mr. Bill Bell, Attorney



# City of Rockwall

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

December 13, 1972

Mr. F. Ward Hudspeth  
6704 Glenhurst  
Dallas, Texas 75240

Dear Mr. Hudspeth:

Owners of lots 1, 2, 3, 4, 8, 9 and 10 of the unofficial Taylor Sub-division have requested that their property be rezoned to "Commercial." The Plan Commission has held a public hearing, the first step necessary to obtain such zoning change, and has recommended to the City Council that such zoning change be granted.


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Incidentally, your property and lots 5 and 7 will be isolated by commercial zoning on both the north and south if the City Council follows the Plan Commissions recommendation. You may wish to request a change in the zoning of your property to coincide with that in the area. Please feel free to contact us regarding procedure for requesting a zoning change.

If you have questions, you may contact me at 102 E. Washington Street in Rockwall, telephone No. 722-3290 or Mr. Bill Bell, Attorney, for other owners at 212 East Rusk, Rockwall, telephone 722-5968.

Yours very truly

  
Galen Williams  
City Secretary

CC: Mr. Bill Bell, Attorney



Request # 3 unruh

FIELDNOTES

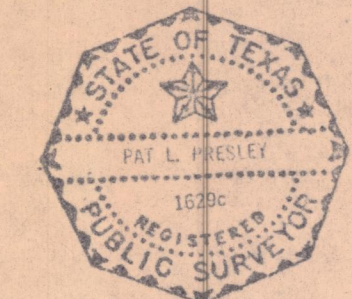
Being two tracts of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64, conveyed to Clarence Seabolt and wife Dorothy Seabolt by deed recorded in Volume 38, page 300, Deed Records of Rockwall County, Texas, and more particularly described in two parts as follows:

**TRACT 1:**  
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**THENCE** South 44 deg. 45 min. 00 sec. West at 475.00 feet pass the Right of Way of the new Rockwall-Heath Road, a total distance of 889.21 feet to a point in the centerline of the new Rockwall-Heath Road.  
**THENCE** North 43 deg. 30 min. 00 sec. West, 40.00 feet to the West Right of Way of the Rockwall-Heath Road and the Southeast Corner of Tract 1.  
**THENCE** North 43 deg. 30 min. 00 sec. West, 567.82 feet to the East Right of Way of the M.K. & T. Railroad right of way and the Southwest Corner of Tract 1.  
**THENCE** Northeasterly with East right of way of said Railroad around a curve to the right having a central angle of 35 deg. 31 min. 40 sec., a radius of 1482.40 feet, and a length of 919.20 feet to the West right of way of the Rockwall-Heath Road.  
**THENCE** South 14 deg. 15 min. 00 sec. East with the West right of way of the Rockwall-Heath Road, 124.17 feet to the beginning of a curve to the right.  
**THENCE** continuing with said right of way, around said curve to the right, said curve having a central angle of 23 deg. 56 min. 53 sec., a radius of 894.93 feet, a length of 374.08 feet.  
**THENCE** South 09 deg. 41 min. 53 sec. West, with said right of way 190.22 feet to the beginning of a curve to the right.  
**THENCE** continuing with said right of way around said curve to the right, said curve having a central angle of 23 deg. 03 min. 00 sec., a radius of 914.92 feet, a length of 368.07 feet.  
**THENCE** South 44 deg. 45 min. 00 sec. West, 90.71 feet to the place of beginning and containing 338,121.88 sq. ft. or 7.76 Acres of land more or less.

**TRACT 2**  
**BEGINNING** at an Iron Pin on the South line on the Daniel Adkins Survey and the North line of the E. P. Gaines Chisum Survey, the centerline of the old Rockwall-Heath Road.  
**THENCE** South 44 deg. 45 min. 00 sec. West, 421.00 feet with the centerline of the old Rockwall-Heath Road.  
**THENCE** North 45 deg. 15 min. 00 sec. West, 25.00 feet to the intersection of the old Rockwall-Heath West right of way and East right of way of FM 740.  
**THENCE** in a Northerly direction around a curve to the left with the East right of way of FM 740, said curve having a central angle of 33 deg. 17 min. 51 sec., a radius of 1004.93 feet, a length of 584.02 feet.  
**THENCE** South 36 deg. 59 min. 33 sec. East, 303.20 feet with the South right of way of the old Rockwall-Heath Road.  
**THENCE** South 10 deg. 10 min. 00 sec. West, 110.00 feet with said right of way.  
**THENCE** South 44 deg. 45 min. 00 sec. West, with said right of way, 313.4 feet to the place of beginning and containing 52,820.80 sq. ft. or 1.21 Acres of land more or less.

SURVEYOR'S CERTIFICATE

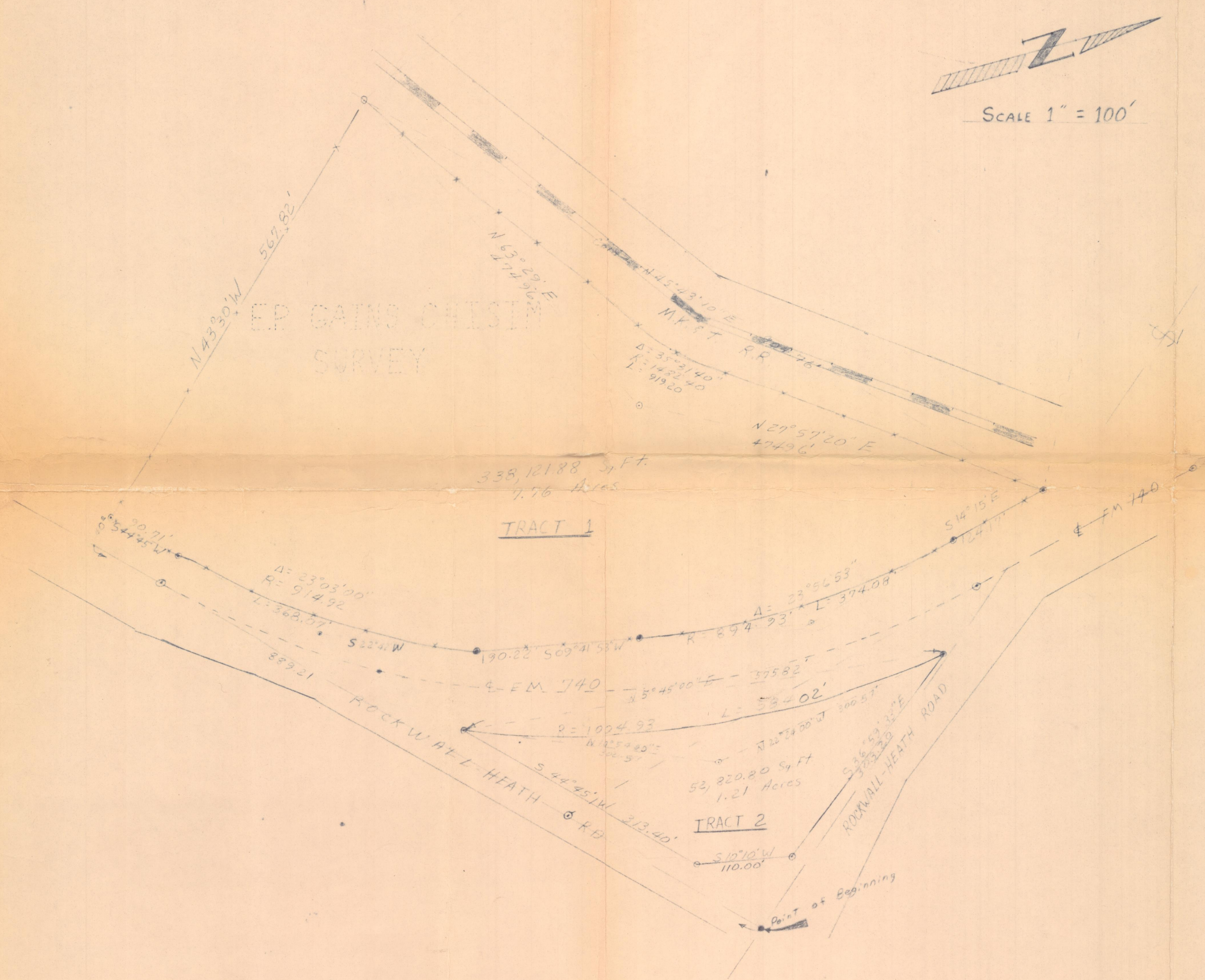
KNOW ALL MEN BY THESE PRESENTS:  
 That I, Pat L. Presley, do hereby certify that I prepared this plat from an actual and accurate survey on the land and that the corner monuments were placed under my personal supervision.



*Pat L. Presley*  
 Pat L. Presley  
 Registered Public Surveyor

PRESLEY & ASSOCIATES  
 SURVEYING SERVICES  
 511 Casa Linda Plaza  
 Dallas, Texas 75218  
 Area Code 214 328-6371

December 1969





# *City of Rockwall*

102 EAST WASHINGTON

ROCKWALL, TEXAS 75087

## MEETING OF THE PLANNING AND ZONING COMMISSION HELD November 8, 1972

The Rockwall Planning and Zoning Commission met in the City Hall on November 8, 1972, at 6:30 P.M. The following members were present: Robert L. May and Kenneth Glasscock. Chairman Jess Whittle presided.

A request for zoning change of some 19 acres was presented by Leon Cross, Jim Hunt, Cecil Kindle, Billy Ridley and James Reese. Bill Bell was spokesman for the above group, explained that zoning change was requested so that land can be developed. He asked each owner to relate proposed use. Billy Ridley and Cecil Kindle stated plans for drive-in grocery. Mr. Hunt stated that he purchased with the intent to build residence, but had decided to build elsewhere. He also stated that he would trade property in question for another residential lot, and purchaser would be using the property for mini-warehouses and office building. Mr. Cross plans real estate office on lot 3 off FM 740. Mr. Reese plans small businesses.

Mr. Glasscock made motion which was seconded by Mr. May that action be postponed. This received a unanimous vote of approval.

Cecil Unruh's request for zoning change of 8.97 acres from A to C was presented. Action on this request was delayed also, after a motion made by Mr. Glasscock and seconded by Mr. May received unanimous vote.

The final plat of phase One of Saddle Brook Valley Sub-division was presented. Mr. Glasscock made a motion which was seconded by Mr. May that this plat be approved subject to compliance with City ordinance and codes.

The final plat of Phase One of Northshore Addition was handled as the above plat.

Mr. Glasscock made a motion, seconded by Mr. May, that Windmill Valley sub-division be approved since lots and streets exceed the City requirements.

Galen Williams  
City Secretary



Alderman Tate made a motion that Todd Crawford's salary be increased 5.5% effective immediately. Alderman Gheen seconded this motion and the Council voted unanimous approval.

Discussion of the purchase of a new tractor with front end loader and backhoe for use by the City street department was heard. The Council authorized the City Secretary to extend invitations for bids on such equipment to area tractor dealers.

By unanimous vote the Council authorized installation of a "No Parking" sign for one space at Mitchell's Hardware Store's rear door on South San Jacinto Street.

No further business came before the Council, and the meeting was adjourned.

*Harry I. Myers*  
Mayor

ATTEST:

*James McCallum*  
City Secretary

REGULAR MEETING OF THE CITY COUNCIL HELD  
January 8, 1973

The Rockwall City Council met in its regular meeting on January 8, 1973, at 7:30 P. M., in the City Hall. The following members were present: Arthur Kuhlman, Randolph Gheen, Roger McCallum, Garvin Tate, and Harry knight. Mayor Myers presided.

The minutes of the December 4, 1972, meeting were approved as read.

The City Secretary was instructed to write members of the City Plan Commission regarding zoning re-classification of areas zoned MF-1.

Also present were Jim Spillman, Harold Evans, Jerry Lockhart, Jim Vaughn, Gerald Burgamy, Cecil Kindle, Haywood Eason, Bill Bell, Billy Peoples, J. T. Price, Cecil Unruh and Jack Ritchey.

The Plan Commission's recommendations that tracts of land owned by Cecil Kindle and Billy Ridley, A. L. Cross, Jim Hunt, James Reese, Cecil Unruh, Billy Peoples and Don Holland be rezoned from A to C as requested. Alderman McCallum made a motion that the zoning change be granted. Alderman Tate seconded this motion and the Council voted unanimous approval. The City Secretary was instructed to prepare the necessary ordinances to make the zoning changes official.

The Plan Commission's recommendation that zoning of a 30.57 acre tract owned by R. S. Folsom Investments be changed from A and SF-3 to MF-1 was presented. After discussion Alderman Tate



moved that action on this matter be delayed until there is a better understanding by the Council of plans for development of the other Folsom property in the area. Alderman Knight seconded this motion and the council voted unanimous approval.

The final plat of Phase 4 of Lakeside Village was presented along with the City's engineer's letter of comments regarding this plat. The Council was advised by Mr. Harold Evans that all recommendations by the engineer had been complied with.

Alderman Tate moved that the plat be approved upon receipt of a letter from the City's engineer stating that recommendations have been complied with. Alderman Kuhlman seconded this motion and the Council voted unanimously in favor. The Mayor was authorized to sign the plat on behalf of the City.

Jerry Lockhart was present to discuss the sub-division ordinance provision regarding underground utilities. Mr. Lockhart pointed out that problems supplying electric power to developments beyond those which have underground wires could be encountered unless a special provision is included in the ordinances to allow deviation by the utility company.

Alderman Gheen moved that the sub-division ordinance contain a provision that in unusual or unique situations the City Council shall be empowered to make variances or exceptions to this requirement for underground electrical utilities. Alderman McCallum seconded this motion and the Council voted unanimous approval.

Bruce Beaty, Chief of Police, advised the Council that the 1972 patrol car is using a quart of oil each 218 miles driven and is progressively getting worse, and presented 2 bids for the sale of a new patrol car to the City. The Council agreed to have the motor of the '72 car overhauled rather than purchase a new car.

Consideration was given to the employment of radio dispatchers, and the purchase of radios. The Council agreed that the above is needed but could not be financed at this time and recommended that an ad be placed in the Rockwall Success in an effort to obtain dispatchers on a voluntary basis.

Discussion of how the revenue sharing money would be spent was heard. It was decided by the Council that a portion of these funds be spent for radio equipment for the police department, W/S department and Street Department.

Alderman Gheen made a motion that \$7,000.00 of Revenue Sharing Funds received for the year 1972 be spent to purchase a tractor with front end loader, and that \$4,876.00 be spent for police department radio equipment. Alderman Knight seconded this motion, and the Council voted unanimously in favor.

Gheen seconded this motion and the Council voted unanimous approval.



The Council voted unanimously in favor of a motion by Alderman Tate, seconded by Alderman McCallum to have T.P.&L. install a street light at 605 Bost Street.

Alderman Tate made a motion that the City's street department purchase and put rock on the 900 block of North West Street. Alderman Kuhlman seconded the motion and the Council voted unanimous approval.

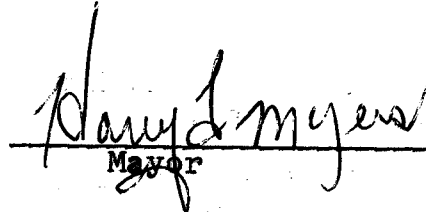
A retirement program for City employees was discussed. The Council felt that to participate in such plan the employees would be required to forfeit the cost of living increase in salary which would probably be granted in May. The City Secretary was instructed to survey the employees to determine if they are interested in retirement on this basis. If such survey proves that the employees are interested, detailed retirement plans are to be secured.

Ben Klutts, Raymond Cameron and A. M. Rodgers were appointed by the Mayor and Council to serve as a committee to obtain candidates for Mayor and 2 aldermen in the upcoming City Officials' Election.

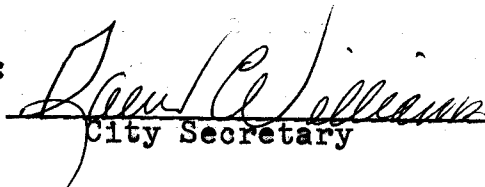
The assignment of Lakeside Marina Lease Agreement by the City of Dallas to the City of Rockwall was presented to the Council. After reviewing the assignment, Alderman Tate made motion the assignment be accepted, provided it meets approval of the City's attorney. Alderman Knight seconded this motion and the Council voted unanimously in favor. The City Secretary was instructed to forward the assignment to Bob Baker, the City's attorney, for approval.

The Council voted to employ Southwestern Appraisal Company to appraise new construction in Rockwall for the purpose of assessing taxes for 1973, and authorized the Mayor and City Secretary to sign a contract with Southwestern Appraisal Company.

No further business came before the Council, and the meeting was adjourned.

  
Mayor

ATTEST:

  
City Secretary



ORDINANCE NO. 73-1

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AS HERETOFORE AMENDED, BY CHANGING THE ZONING FROM A-AGRICULTURAL DISTRICT TO C-COMMERCIAL DISTRICT CLASSIFICATION ON THE FOLLOWING DESCRIBED TRACT OF LAND: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ROCKWALL COUNTY, TEXAS, BEING A TRACT OF LAND IRREGULAR IN SHAPE, AND BEING SITUATED ON THE EASTERLY SIDE OF THE MISSOURI-KANSAS-TEXAS RAILROAD COMPANY OF TEXAS, DALLAS SUBDIVISION MAIN TRACT, OPPOSITE MILE POST 740, OUT OF THE D. ADKINS HEADRIGHT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED IN THE CENTER LINE OF SAID RAILROAD COMPANY'S DALLAS SUBDIVISION MAIN TRACT AT VALUATION CHAINING STATION 4152 PLUS 27.3 DISTANCE 1,846.7 FEET MEASURED NORTHEASTERLY ALONG THE CENTER LINE OF SAID MAIN TRACT FROM THE SOUTHWESTERLY LINE OF THE D. ADKINS HEADRIGHT; THENCE DEFLECTING AN ANGLE OF 87° 35' TO THE LEFT, SOUTHEASTERLY FROM THE CENTER LINE OF SAID MAIN TRACT TO A LINE BEARING SOUTH 76° 01' EAST A DISTANCE OF 50.04 FEET TO A STEEL RAIL FOR POINT OF BEGINNING, DISTANCE 50 FEET MEASURED SOUTHEASTERLY AT RIGHT ANGLES FROM THE CENTER LINE OF SAID MAIN TRACT; THENCE SOUTH 60° 49' EAST, 88.55 FEET TO AN IRON PIN; THENCE SOUTH 26° 03' EAST, 75.06 FEET TO AN IRON PIN; THENCE SOUTH 2° 42' WEST, 592.58 FEET TO AN IRON PIN; THENCE SOUTH 32° 24' EAST, 230.13 FEET TO A STEEL RAIL; THENCE SOUTH 69° 28' WEST, 155.11 FEET TO A STEEL RAIL; THENCE SOUTH 68° 52' WEST, 135.14 FEET TO A STEEL RAIL; THENCE SOUTH 14° 17' WEST, 259.25 FEET TO A STEEL RAIL; THENCE SOUTH 5° 24' WEST, 633.05 FEET TO AN IRON PIPE; THENCE SOUTH 43° 45' WEST, 272.76 FEET TO AN IRON PIN; THENCE SOUTH 88° 33' WEST, 44.17 FEET TO AN IRON PIN; THENCE NORTH 55° 38' WEST, 46.42 FEET TO AN IRON PIN; THENCE NORTH 38° 02' WEST, 139.82 FEET TO AN IRON PIN; THENCE NORTH 28° 33' WEST, 437.13 FEET TO A WOODEN STATE HIGHWAY MARKER IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID MAIN TRACT, DISTANT 50 FEET



MEASURED EASTERLY AT RIGHT ANGLES FROM CENTER LINE OF SAID MAIN TRACT; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, PARALLEL TO AND 50.00 FEET EASTERLY FROM THE CENTER LINE OF SAID MAIN TRACT, A DISTANCE OF 1741.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 16.24 ACRES OF LAND, MORE OR LESS, SAVE AND EXCEPT THAT PORTION DEEDED TO THE STATE OF TEXAS FOR HIGHWAY PURPOSES; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING THE EFFECTIVE DATE OF SAID ORDINANCE.

WHEREAS, the City Planning 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 after holding due hearings and affording a full and fair hearing to all persons interested and in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance should be amended; how, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be, and the same is hereby amended so as to change the zoning classification on the following described tract of land from A-Agricultural District to C-Commercial District Classification, said tract being described as follows, to-wit:

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, being a tract of land irregular in shape, and being situated on the easterly side of the Missouri-Kansas-Texas Railroad Company of Texas, Dallas Subdivision Main Tract, opposite mile post 740 out of the D. Adkins Headright and being more particularly described as follows:

Commencing at a point located in the center line of said Railroad Company's Dallas Subdivision Main Tract at Valuation Chaining Station 4152 Plus 27.3 distance 1,846.7 feet measured northeasterly along the center line of said main tract from the southwesterly line of the D. Adkins Headright;



THENCE deflecting an angle of 87° 35' to the left, southeasterly from the center line of said Main Tract to a line bearing South 76° 01' East a distance of 50.04 feet to a steel rail for point of beginning, distance 50 feet measured southeasterly at right angles from the center line of said Main Tract;

THENCE South 60° 49' East, 88.55 feet to an iron pin;  
THENCE South 26° 03' East, 75.06 feet to an iron pin;  
THENCE South 2° 42' West, 592.58 feet to an iron pin;  
THENCE South 32° 24' East, 230.13 feet to a steel rail;  
THENCE South 69° 28' West, 155.11 feet to a steel rail;  
THENCE South 68° 52' West, 135.14 feet to a steel rail;  
THENCE South 14° 17' West, 259.25 feet to a steel rail;  
THENCE South 5° 24' West, 633.05 feet to an iron pipe;  
THENCE South 43° 45' West, 272.76 feet to an iron pin;  
THENCE South 88° 33' West, 44.17 feet to an iron pin;  
THENCE North 55° 38' West, 46.42 feet to an iron pin;  
THENCE North 38° 02' West, 139.82 feet to an iron pin;  
THENCE North 28° 33' West, 437.13 feet to a wooden

State Highway marker in the easterly right-of-way line of said Main Tract, distant 50 feet measured easterly at right angles from center line of said Main Tract;

THENCE Northeasterly along said easterly right-of-way line, parallel to and 50.0 feet easterly from the center line of said Main Tract, a distance of 1741.85 feet, more or less, to the point of beginning, containing an area of 16.24 acres of land, more or less, save and except that portion deeded to the State of Texas for highway purposes.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That the above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended herein.

SECTION 4. That any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each day said violation shall be permitted to continue shall constitute a separate offense.

SECTION 5. Whereas, it appears that the above described property requires that it be given the above zoning classification



in order to permit its proper development, and in order to protect the public interest, comfort and general welfare of the City of Rockwall, and creates an urgency and an emergency in the preservation of the public health, safety and welfare and requires 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 cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 5 day of February, 1973.

APPROVED:

Harold Myers  
MAYOR

DULY ENROLLED:

Lawrence Williams  
CITY SECRETARY

APPROVED AS TO FORM:

H. Louis Nicks  
ATTORNEY



Cecil Unruh