

**APPLICATION AND  
PRELIMINARY PLAT CHECKLIST**

Date 8-23-84

Name of Proposed Subdivision Quail Run Valley

Name of Subdivider Robert S. Whittle

Address PO Box 369 Rockwall TX Phone 771 5253

Owner of Record Robert S. Whittle

Address same Phone same

Name of Land Planner/Surveyor/Engineer Arnold EVANS

Address Dallas Phone 328 8133

Total Acreage 47.2 Current Zoning GR, SF

No. of Lots/Units 182

Signed 

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

<u>Provided or Shown</u> <u>On Plat</u>	<u>Not</u> <u>Applicable</u>	
<u>✓</u>	<u>      </u>	A. Vicinity map
<u>✓</u>	<u>      </u>	B. Subdivision Name
<u>✓</u>	<u>      </u>	C. Name of record owner, subdivider, land planner/engineer
<u>✓</u>	<u>      </u>	D. Date of plat preparation, scale and north point

## II. Subject Property

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

III. Surrounding Area

\_\_\_\_\_

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

\_\_\_\_\_

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

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

File No. 94-18-PP

Date 8/23/94

Fee \$1250.00

Receipt No. 032369

CITY OF ROCKWALL  
205 West Rust  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 94-18-PP Filing Fee \$265.00 Date 8-23-94  
Applicant Robert White ~~Deed purchaser~~ Phone 771-5253  
Mailing Address: PO Box 369  
Rockwall TX 75087

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)1

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

GR District Classification to  
SF 6 District Classification for the  
following reasons: (attach separate sheet if necessary)

There (are) <sup>currently</sup> (are not) deed restrictions pertaining to the intended use of the property.

2  
Status of Applicant Owner X Tenant \_\_\_\_\_

Prospective Purchaser \_\_\_\_\_

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

Signed \_\_\_\_\_



To consider approval of a request from Whittle Development for an amendment to Planned Development 5 changing the Land Use of Tract 1 (11.5 acres) from General Retail to Single Family 6 for Quail Run Valley addition located on the east side of SH-205 and south of Quail Run Road (see Attached)

Run Road, an undedicated public right-of-way, and the northwest corner of a called 154.46 acre tract conveyed from Caruth Corporation to First Continental Enterprises, Inc., in Volume 104, page 932, of the Deed Records of Rockwall County, Texas, same being the northwest corner of that called 501.94 acre tract conveyed to Dimension Development Company, in Volume 186, page 593 of the Deed Records of Rockwall County, Texas;

THENCE, continuing in an easterly and southerly direction with the north and west lines of the said 154.46 acre tract the following three (3) courses:

North 89 deg. 37' 49" East, 575.00 feet to a found 1/2-inch iron rod in the center of the said Quail Run Road;

South 89 deg. 12' 14" East, 1947.28 feet to a set 5/8-inch iron rod;

South 02 deg. 14' 43" East, 970.63 feet to a fence corner and the most westerly northwest corner of the called 282.43 acre tract of land conveyed to Red Arnett by deeds dated June 20, 1959 and April 12, 1956;

THENCE, North 89 deg. 42' 31" East along a fence line, 1776.33 feet to a point in Phelps Lake, same being the southwest corner of a called 14.176 acre tract described in Volume 141, page 134 of the Deed Records of Rockwall County, Texas;

THENCE, North 61 deg. 54' 20" East with the south line of the said 14.176 acre tract, 968.30 feet to a set 5/8-inch iron rod for the southeast corner of the said 14.176 acre tract and the northeast corner of a called 46.204 acre tract conveyed to First Continental Enterprises, Inc. and recorded in Volume 103, page 784 of the Deed Records of Rockwall County, Texas;

THENCE, continuing in an easterly and southerly direction with the north and east boundary line of the said 46.204 acre tract the following four (4) courses:

South 88 deg. 34' 20" East, 896.04 feet to a fence corner;

South 01 deg. 01' 07" West, 281.83 feet to a set 5/8-inch iron rod for an angle point and the northwest corner of the Lake Hill Addition, Phase 2 as described in Cabinet A, Slide 309 of the Map Records of Rockwall County, Texas;

South 00 deg. 04' 17" West with the said west line of Lake Hill Addition, Phase 2, 612.00 feet to a set 5/8-inch iron rod for an angle point and the southwest corner of the said Lake Hill

Continued on next page

FILE NO. 92020176

Addition, Phase 2 and the northwest corner of Lake Hill Addition, Phase 1, as described in Cabinet A, Slide 272 of the Map Records of Rockwall County, Texas;

South 00 deg. 22' 12" West, with the said west line of Lake Hill Addition, Phase 1, 1398.39 feet to a found 1/2-inch iron rod on the north line of State Farm to Market Road No. 1141, an 80-foot wide public right-of-way;

THENCE continuing in a southwesterly direction with the said north line the following two (2) courses:

South 88 deg. 00' 08" West, 77.84 feet to a set 5/8-inch iron rod for the beginning of a curve to the left;

Along the arc of said curve to the left having a radial bearing of South 01 deg. 59' 52" East, a radius of 358.39 feet and a central angle of 17 deg. 43' 58", 110.92 feet to a found 5/8-inch iron rod for the corner of a 1.283 acre remnant of a called 58.142 acre tract of land described in Volume 70, page 491 of the Deed Records of Rockwall County, Texas;

THENCE, North 00 deg. 14' 37" East, with the east line of said remnant, 313.41 feet to a set 5/8-inch iron rod for a corner;

THENCE, South 89 deg. 05' 46" West, with the north line of the said remnant, 157.35 feet to a set 5/8-inch iron rod for a corner;

THENCE, South 00 deg. 02' 00" West, 421.15 feet to a set 5/8-inch iron rod on the arc of a curve to the left and the north line of the said Farm to Market Road No. 1141, a found 5/8-inch iron rod bears South 00 deg. 02' West, 13.2 feet;

THENCE, along the arc of said curve to the left having a radial bearing of South 50 deg. 40' 27" East, a radius of 358.39 feet, and a Central Angle of 13 deg. 36' 55", a distance of 85.16 feet to a set 5/8-inch iron rod for the most easterly southeast corner of a called 3.207 acre tract described in Volume 42, page 469 of the Deed Records of Rockwall County, Texas;

THENCE, continuing with the east, north and west boundary lines of the said 3.207 acre tract the following three (3) courses:

North 00 deg. 28' 54" West, 148.71 feet to a set 5/8-inch iron rod for a corner;

South 89 deg. 44' 52" West, 207.00 feet to a fence corner;

South 00 deg. 28' 54" East with a fence line, passing at 674.55 feet a fence corner, for the northwest corner of a tract  
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FILE NO. 92020176

conveyed to Billy Joe Pruitt and described in Volume 86, page 212 of the Deed Records of Rockwall County, Texas, continuing in all 750.85 feet to a fence corner for the southwest corner of the said tract;

THENCE, South 88 deg. 07' 22" East, 167.43 feet to a set 5/8-inch iron rod on the west line of the said Farm to Market Road No. 1141;

THENCE, continuing with the said west line of Farm to Market Road No. 1141 the following four (4) courses:

South 00 deg. 08' 01" East, 1106.28 feet to a set 5/8-inch iron rod;

South 01 deg. 31' 01" East, 343.04 feet to a set 5/8-inch iron rod for the beginning of a curve to the right;

Along the arc of the said curve to the right having a radial bearing of South 88 deg. 28' 59" West, a radius of 533.14 feet, and a Central Angle of 14 deg. 01' 32", a distance of 130.51 feet to a set 5/8-inch iron rod for an angle point;

South 35 deg. 26' 04" West, 123.80 feet to a point, a found Texas Department of Transportation right-of-way monument bears South 64 deg. 47' 00" East, 0.6 feet for a corner on the north line of Texas State Highway No. 66;

THENCE, South 89 deg. 36' 56" West, along said north line, 1271.19 feet to a set 5/8-inch iron rod for a corner; a fence corner bears South 03 deg. 58' West, 1.0 feet;

THENCE, North 03 deg. 58' 16" East, 119.65 feet to a fence corner;

THENCE, South 89 deg. 36' 56" West, generally along a fence line, at 198.40 feet past a fence corner, continuing in all 202.96 feet to a 5/8-inch rod set for a corner;

THENCE, South 03 deg. 58' 16" West, 119.65 feet to a fence corner;

THENCE, South 89 deg. 36' 56" West, generally, along the fence line 318.00 feet to a set 5/8-inch iron rod;

THENCE, continuing generally along the said fence line North 88 deg. 51' 59" West, 360.69 feet to a found 5/8-inch iron rod for a corner, same being the southeast corner of the Hal Phelps Addition as described in Cabinet A, Slides 10 and 11 of the Map Records of Rockwall County, Texas;

Continued on next page

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THENCE, continuing generally along the fence line and with the east and north lines of the said Hal Phelps Addition the following two (2) courses;

North 01 deg. 11' 45" East, 150.40 feet to a found bois d'arc stake;

North 89 deg. 53' 20" West, 776.89 feet to a set 5/8-inch iron rod in the west line of the Wade Addition as described in Cabinet A, Slide 3 of the Map Records of Rockwall County, Texas;

THENCE, continuing generally along the fence line and with the east and north line of the said Wade Addition the following two (2) courses:

North 00 deg. 56' 02" East, 1504.84 feet to a set 5/8-inch iron rod;

South 89 deg. 48' 33" West, at 867.76 feet pass the northwest corner of the Harris Heights Addition, Phase Three, as described in Cabinet B, Slides 182 and 183 of the Map Records of Rockwall County, Texas, continuing in all 1489.56 feet to a found 1/2-inch iron rod;

THENCE, continuing with the north line of the said Harris Heights Addition, the following two (2) courses:

South 10 deg. 44' 30" West, 69.03 feet to a set 5/8-inch iron rod;

North 89 deg. 58' 05" West 550.21 feet to a set 5/8-inch iron rod on the arc of a curve to the left and the east line of State Highway No. 205, a 100-foot wide public right-of-way;

THENCE, continuing with the said east line in a northerly direction along the arc of the said curve to the left having a radial bearing of South 87 deg. 12' 50" West, a radius of 3869.84 feet and a central angle of 10 deg. 15' 34", a distance of 692.94 feet to a set 5/8-inch iron rod for the end of said

curve;

THENCE, North 13 deg. 02' 43" West, 34.60 feet to a wooden right-of-way monument;

THENCE, North 13 deg. 28' 10" East, 112.00 feet to a set 5/8-inch iron rod;

THENCE, North 13 deg. 02' 43" West, 320.59 feet to a set  
Continued on next page

FILE NO. 92020176

SCHEDULE "A" CONTINUED

5/8-inch iron rod for the southeast corner of called 21.76 acre tract conveyed to the Y.M.C.A. in Volume 152, page 77 of the Deed Records of Rockwall County, Texas;

THENCE, along a line common to the said Y.M.C.A. tract and the said 154.46 acre tract conveyed to First Continental Enterprises, Inc. the following seven (7) courses:

North 25 deg. 43' 28" East, 84.07 feet to a set 5/8-inch iron rod;

North 01 deg. 43' 29" East, 9.04 feet to a set 5/8-inch iron rod;

North 89 deg. 59' 38" East, 1067.00 feet to a set 5/8-inch iron rod;

North 32 deg. 47' 38" East, 35.00 feet to a point in the water;

North 57 deg. 12' 22" West, 57.95 feet to a point in the water;

North 07 deg. 31' 58" East, 303.16 feet to a point in the water;

North 88 deg. 12' 16" West, 379.69 feet to a point in the centerline of a creek;

THENCE, generally with said centerline and said common line the following seventeen (17) courses;

North 49 deg. 10' West, 77.3 feet to a point;

North 13 deg. 48' East, 67.9 feet to a point;

North 49 deg. 45' West, 155.4 feet to a point;

North 72 deg. 16' West, 126.3 feet to a point;

North 25 deg. 56' West, 62.6 feet to a point;

North 75 deg. 10' West, 91.8 feet to a point;

North 58 deg. 33' West, 79.1 feet to a point;

North 05 deg. 23' East, 126.9 feet to a point;

North 19 deg. 45' West, 132.7 feet to a point;

North 89 deg. 00' West, 82.0 feet to a point;

North 77 deg. 31' West, 48.7 feet to a point;

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North 55 deg. 55' West, 83.6 feet to a point;

North 44 deg. 44' West, 97.5 feet to a point;

North 71 deg. 48' West, 153.4 feet to a point;

North 49 deg. 16' West, 59.3 feet to a point;

North 48 deg. 04' West, 176.2 feet to a point;

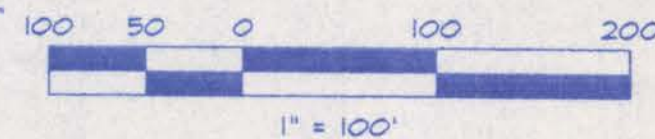
North 77 deg. 02' West, 29.6 feet to a set 5/8-inch iron rod for corner on the aforesaid easterly line of State Highway 205;

THENCE, North 13 deg. 00' 44" West, 456.14 feet to a found 1/2-inch iron rod;

THENCE North 00 deg. 54' 56", 747.52 feet to the POINT OF BEGINNING and containing a computed area of 502.566 acres of land.



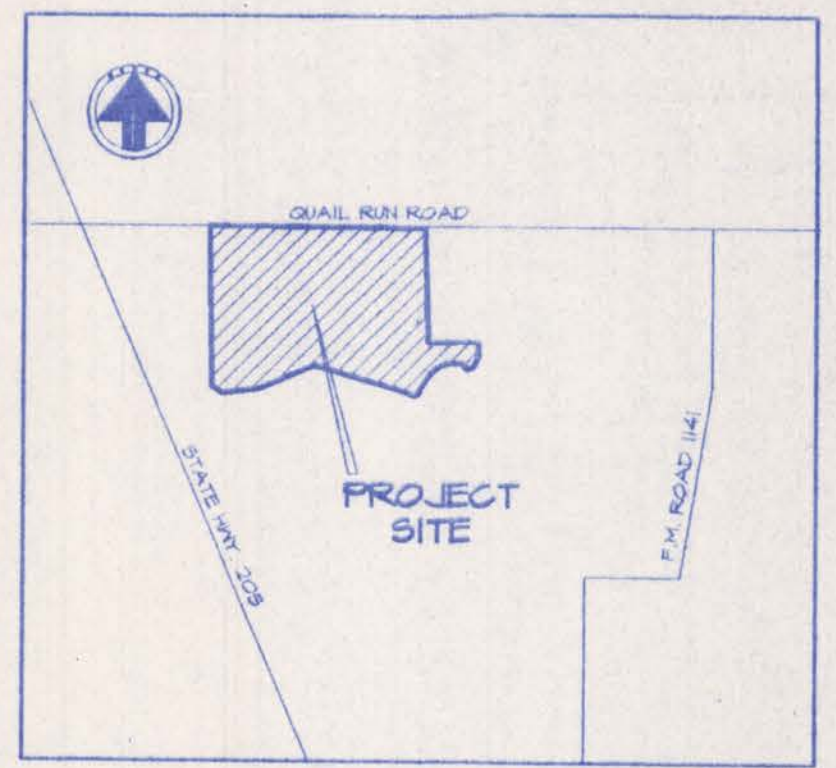




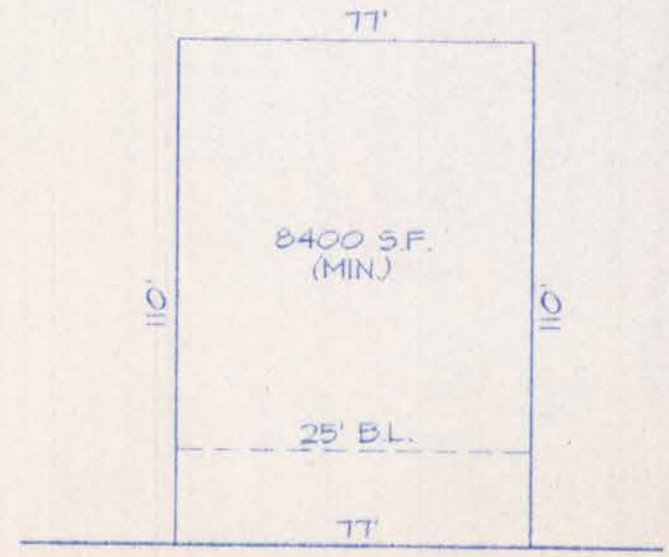
POINT OF BEGINNING

QUAIL RUN ROAD  
(65' R.O.W.)

4 LANE / DIVIDED



LOCATION MAP



TYPICAL LOT DETAIL  
N.T.S.

LEGAL DESCRIPTION

CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

Situated in the City of Rockwall and being a part of the S.S. McCurry Survey, Abstract No. 146 and being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of said tract of land, said point being on the South right-of-way line of Quail Run Road (a 65' R.O.W.)

THENCE South 84°32'56" East a distance of 1860.54 feet;

THENCE South 15°55'51" East a distance of 988.41 feet;

THENCE North 84°13'18" East a distance of 427.44 feet;

THENCE South 10°36'11" East a distance of 130.60 feet;

THENCE South 27°54'55" West a distance of 88.24 feet;

THENCE a curve to the right having a radius of 50.00 feet and a length of 104.31 feet with a chord bearing of North 85°4'50" West;

THENCE a curve to the left having a radius of 30.00 feet and a length of 35.64 feet with a chord bearing of North 56°32'12" West;

THENCE South 84°22'43" West a distance of 74.24 feet;

THENCE a curve to the left having a radius of 226.00 feet and a length of 214.44 feet with a chord bearing of South 62°11'44" West;

THENCE South 35°0'45" West a distance of 158.05 feet;

THENCE a curve to the right having a radius of 50.00 feet and a length of 126.28 feet with a chord bearing of South 70°24'45" West;

THENCE North 74°11'15" West a distance of 853.71 feet;

THENCE South 67°17'44" West a distance of 524.65 feet;

THENCE South 89°48'22" West a distance of 306.01 feet;

THENCE North 60°33'22" West a distance of 103.15 feet;

THENCE North 15°5'24" West a distance of 1385.03 feet; to the point or place of beginning containing 2517880.047 square feet, 54.180 Acres, more or less.

TANGENT DATA

TANGENT	BEARINGS	LENGTH
T8	N 46°58'48" W	26.42'
T9	N 46°58'48" W	26.42'
T10	S 05°45'11" E	47.04'
T11	S 32°38'44" W	31.31'
T12	S 84°32'56" E	11.48'
T13	S 01°06'04" E	25.25'
T14	S 16°54'28" W	14.01'
T15	S 16°54'28" W	15.00'
T16	S 22°41'34" E	70.86'
T17	S 22°41'34" E	81.40'
T18	N 30°06'54" E	71.75'
T19	N 46°58'48" W	26.42'

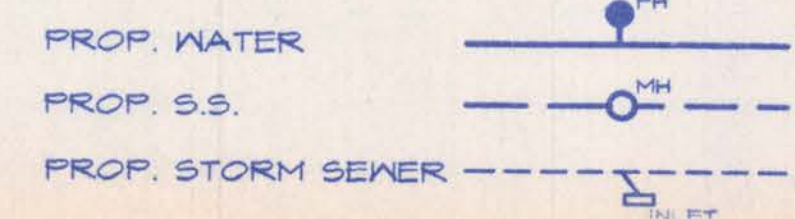
CURVE DATA

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C-1	950.00'	50°04'23"	163.79'	306.38'	296.70'
C-2	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-3	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-4	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-5	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-6	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-7	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-8	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-9	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-10	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-11	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-12	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-13	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-14	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-15	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-16	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-17	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-18	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-19	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-20	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-21	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-22	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-23	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-24	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-25	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-26	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-27	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-28	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-29	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-30	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-31	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-32	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-33	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-34	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-35	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-36	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-37	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-38	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-39	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-40	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-41	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-42	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-43	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-44	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-45	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-46	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-47	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-48	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-49	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-50	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-51	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-52	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-53	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-54	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-55	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-56	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-57	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-58	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-59	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-60	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-61	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-62	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-63	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-64	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-65	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-66	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-67	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-68	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-69	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-70	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-71	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-72	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-73	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-74	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-75	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-76	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-77	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-78	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-79	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-80	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-81	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-82	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-83	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-84	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-85	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-86	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-87	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-88	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-89	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-90	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-91	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-92	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-93	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-94	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-95	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-96	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-97	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-98	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-99	50.00'	50°04'23"	163.79'	306.38'	296.70'
C-100	50.00'	50°04'23"	163.79'	306.38'	296.70'

ZONING

EX. ZONING : PLANNED DEVELOPMENT (PD-4)  
PROP. ZONING : PLANNED DEVELOPMENT (PD-4)

LEGEND



187 LOTS  
PRELIMINARY PLAT  
QUAIL RUN ESTATES

BEING 59.18 ACRES OUT OF THE  
NEED NAME SURVEY, ABSTRACT NO. XXX IN THE CITY  
OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNED/DEVELOPED BY :  
MARIAH BAY DEVELOPMENT CORP.  
P.O. BOX 369  
ROCKWALL, TEXAS 76067  
(214) 771-6238

PREPARED BY :  
HAROLD EVANS CONSULTING ENGINEER  
2331 GUS THOMASSON RD.  
DALLAS, TEXAS 75228  
(214) 828-8133

94-18

QUAIL RUN ESTATES



POINT OF BEGINNING

N 89° 37' 49" E - 575.00'

QUAIL RUN

S 89° 12' 14" E - 1947.28'

Roy Hance

STATE HIGHWAY NO. 205

N 00° 54' 56" E - 747.52'

N 30° 00' 44" W - 456.14'

N

Ex. San Sewer

Whittle Development Inc.

Whittle Development Inc.

Whittle Development Inc.

PROPOSED THROUGHFARE

LOCATION MAP  
Scale: 1" = 2,900'

- File Copy -

ZONING - P.D. 5  
PROPOSED 182 LOTS  
AREA = 47.2 ACRES

7-26-94

PRELIMINARY PLAT

QUAIL RUN VALLEY

S.S. McCURRY SURVEY, ABST. NO. 146

CITY OF ROCKWALL, TEXAS

WHITTLE DEVELOPMENT, INC. OWNER  
P.O. BOX 369, ROCKWALL, TEXAS 75087 (214) 771-5253

HAROLD L. EVANS  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 GUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

REVISION DESCRIPTION

DATE

SCALE

DESIGN

DRAWN

Rev. 7-14-93

SHEET NO.

JOB NO.

9493

985.00



94-18-PP/Z

\* File Copy \*

## MEMORANDUM

**TO:** Julie Couch, City Manager  
**FROM:** Pete Eckert  
**RE:** PD5 - Opinion Request - Your Memo dated 9/16  
**DATE:** September 28, 1994

You have basically asked two questions in relation to the Whittle plat as part of PD5: (1) Has the PD been "opened" up in his request to change the concept plan from GR to Single Family?; and (2) Does the submitted plat conform to the Concept Plan which is incorporated into the PD Ordinance?

With respect to number (1) you have explained that the entire 500 acres was advertised but the use change only relates to GR to Single Family on the 11 acre tract. This specific location would control so that the entire PD has not been opened up by the notice.

With respect to number (2), the cluster housing concept is part of Area III on the exhibits to the ordinance. Specific area requirements are listed which are much less restrictive than what appears in other areas of the concept plan which depict single family, therefore a specialized type of housing was contemplated. Area III has 70± acres designated for cluster housing to which the area requirements would apply. In my opinion a change in the concept plan (the exhibits to the Ordinance) would be necessary to convert the 70± acres or some lesser amount from the cluster housing concept to Single Family.

\* The plat as submitted is premature without a change in the concept plan.

You have further asked what needs to be done to change the concept plan. As you point out, PD5 has not been reviewed and could be part of the PD process. Otherwise, a change in the concept plan would follow the customary and usual course of a change in zoning.

Our Comprehensive Zoning Ordinance allows for the P&Z to initiate zoning requests, but I believe historically, City initiated requests emanate by direction from the Council. Naturally, sufficient evidence must be presented in the record that supports the change. Such evidence includes traffic, water, sewer, drainage, and the like, current trends in land



94-18-PP/Z

use also can be important, such as larger homes. Perhaps Dan Boutwall or another land planner can provide input in this area.

In the recent case of Taub v. City of Deer Park, the Texas Supreme Court ruled that the City's refusal to rezone a tract of land from Single Family to Multi-Family did not constitute a taking inasmuch as the plaintiff's land was not rendered completely useless or deprived of all economically beneficial use. Seemingly, this argument would hold true in our case as long as the Single Family area requirements are reasonable.

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

**I. CALL TO ORDER**

**II. WORK SESSION ITEMS**

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

**III. ADJOURNMENT**

Planning And Zoning Meeting Minutes  
September 8, 1994

5

**I. CALL TO ORDER**

10 The meeting was called to order by Van Ewing, acting Chairman at 7:00 p.m with the following members present; Art Ruff, Ross Ramsay, Terry Raulston, and Ginger Baugh. Pat Friend and David Hairston were absent.

**II. APPROVAL OF MINUTES FROM THE JULY 14, 1994 MEETING**

15 Mr.Ruff made a motion to approve the minutes with corrections made.  
Mr.Ramsay seconded the motion. The motion was voted on and passed unanimously.

**III. PUBLIC HEARING**

20 94-16-PP/Z Hold Public Hearing and Consider Recommending Approval of a request from Homeplace for a Preliminary Plat and an Amendment to "PD-3" {Planned Development-3} changing the Land Use from "MF" {Multi-Family} and "C" {Commercial} to "SF-10" {Single Family-10} and "SF-7.8" {Single Family-7.8} and a zoning change from "A" {Agricultural} to "PD-3" {Planned Development-3} SF-10 / SF-7.8 for Random Oaks at the Shores

25 Mr.Douphrate outlined the request, recommending approval of the Preliminary Plat, both PD amendments, and zoning change provided several conditions are met.

Mr. Ruff removed himself from the meeting citing a conflict of interest.

30 Mr.Ewing opened the Public Hearing.

Pat Atkins, applicant asked the Commission to approve the request.

35 Earl Sloan, 1485 Plummer asked about deed restrictions.

Milton Wittig, 1160 Ridge Road West asked about average lot size.

Gerg Barz, 222 Quail Run Road asked about needed repairs to Quail Run Road.

40 Mr. Ewing closed the Public Hearing.

After much discussion Mr.Ramsay made a motion to approve the request from Homeplace for an Amendment to "PD-3" {Planned Development-3} changing the Land Use from "MF" {Multi-Family} and "C" {Commercial} to "SF-10" {Single Family-10} and "SF-7.8" {Single Family-

7.8} for Random Oaks at the Shores. Mr.Raulston seconded the motion. The motion was voted on and passed unanimously.

5 Mr.Ramsay made a motion to approve the Preliminary Plat for 75 lots in the Shores Addition with the following conditions;

1.The Plat is to reflect a drainage right-of-way along the drainway. The exact width will be determined by staff prior to the submittal of the Final Plat.

10 2.The applicant will be required to design and construct a deceleration/left turn lane and review the possibility of the need for traffic light. The design once submitted to the City will be sent to the Texas Department of Transportation for review and approval.

15 3. The applicant will be required to escrow funds to improve 1/2 of Quail Run Road which fronts the proposed development.

4. The applicant will be required to upgrade the undersized drainage structures under Quail Run Road in order to handle the increase in runoff caused by the proposed development.

20 5. The applicant will also be required to pay a portion of the prorata water line agreement which is attached for reference. The amount equates to \$14,169.06.

25 6. The applicant shall also be required to provide a stone or masonry screening wall along Ridge Road West and SH-205.

Mr.Ewing seconded the motion. The motion was voted on and passed unanimously.

Mr.Ruff returned to the meeting.

30 **94-18-PP/Z** Hold Public Hearing and Consider Recommending Approval of a request from Whittle Development for an amendment to "PD-5" {Planned Development-5} changing the Land Use from "GR" {General Retail} to "SF-6" {Single Family-6} and a Preliminary Plat for Quail Run Valley Addition located on the east side of SH-205, south of Quail Run Road

35 Mr.Douphrate outlined the request recommending denial until several conditions are met.

Mr.Ewing opened the Public Hearing.

40 Rob Whittle, applicant asked the commission to approve the request.

Mr.Ruff asked if Mr.Whittle agreed to a 30 day waiver in order to have the conditions met.

Mr.Whittle agreed to the 30 day waiver.

Mr.Crumbley, 2000 N.Goliad asked that the request be approved.

Mr.Ewing closed the Public Hearing.

5

Mr.Ramsay made a motion to table this request until the September 29,1994 Planning and Zoning Workshop. Mr Raulston seconded the motion. The motion was voted on and passed unanimously.

10

94-19-CUP Hold Public Hearing and Consider Recommending Approval of a request from James Helwig & Sons Inc. for a Conditional Use Permit to allow for a temporary guard house for property located at 2670 S Goliad.

15

Mr.Douphrate outlined the request and recommended approval.

Mr.Ewing opened the Public Hearing.

20

James Helwig, applicant addressed the Commission asking for approval of the request.

Mr.Ewing closed the Public Hearing.

25

After much discussion Mr.Ruff made a motion to approve the request from James Helwig & Sons Inc. for a Conditional Use Permit to allow for a temporary guard house for property located at 2670 S Goliad with the condition to review the CUP in 2 years.

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

30

94-20-RP Hold Public Hearing and Consider Recommending Approval for a request from David Abshire for a replat of lots 1,2, & part of 3, Block C, of the Wade Addition. 202 Joe White

Mr.Douphrate outlined the request recommending approval.

35

Mr.Ewing opened the Public Hearing.

Charles Moore,312 Lakeshore asked the Commission to explain the request.

Mr.Ewing closed the Public Hearing.

40

Mr.Raulston made a motion to deny the request from David Abshire for a replat of lots 1,2, & part of 3, Block C, of the Wade Addition. 202 Joe White due to the fact that the applicant was not present at the hearing.

Mr.Ramsay seconded the motion. The motion was voted on and passed unanimously.



#### IV. PLATS / SITE PLANS

93-51-FP Discuss and Consider Recommending Approval of a request from Kirby Albright for a Final Plat for the Benton Woods Addition located on the east side of FM-740, south of Shadeydale Lane.

Mr.Douphrate outlined the request recommending approval.

Harold Evans, applicant representative asked the Commission to approve the request.

Mr.Ruff made a motion to approve the request from Kirby Albright for a Final Plat for the Benton Woods Addition located on the east side of FM-740, south of Shadeydale Lane with the following conditions;

Include all of the proposed utility easements on the plat.

The applicant needs to show the right-of-way dedication of all public streets.

Provide for an access easement onto Shadydale from Old Meadow.

Escrow funds to improve 1/2 the width of Shadydale of which fronts the proposed development.

The applicant is to provide for improvements for a deceleration lane along FM-740.

Reduce the side yard building lines of Lot 6 and 26 to 15 feet.

Indicate "Final Plat" in the title block.

The Plat is approved contingent upon approval of the Final engineering review.

The applicant will be required to provide park funds in accordance with the City's Subdivision Ordinance.

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

94-11-FP                      Discuss and Consider Recommending Approval of a request from Los Prados Development for a Final Plat for Waterstone Estates located on the north side of Yellowjacket Lane, south of the Union Pacific Railroad.

Mr.Douphrate outlined the request recommending approval after several conditions are met.

After much discussion, Mrs.Baugh made a motion to approve the request from Los Prados Development for a Final Plat for Waterstone Estates located on the north side of Yellowjacket Lane, south of the Union Pacific Railroad with the following conditions;

Indicate on the Plat the 100 year flood plain delineation with the finish floor elevations being two feet of the base flood elevation.

All utility easements must be shown on the Plat.

Correct the clerical error in the legal description on the Plat.

Provide notation that no fence encroachment may occur with Block B drainage easement.

The applicant is to provide for an emergency entrance way into the proposed development preferably at the alleyway between Lots 21 and 22 of Block D.

The applicant is to provide a detail of the type of screening wall required along Yellowjacket.

The City accept either \$13,000.00 cash or contract with Terra Services, Inc. providing for clearance of all the underbrush under the City's direction.

Pulte provide disclosures to all property owners adjacent to park that park land exit exist behind property.

The Final Plat contingent upon approval of the Final engineering review.

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

94-17-FP                      Discuss and Consider Recommending Approval of a request from Caruth Lake Development Corp. for a Final Plat of Village of Caruth Lake Phase II located on the east side of SH-205, north of Harris Height Addition

Mr.Douphrate outlined the request recommending approval.

After much discussion Mr.Ruff made a motion to approve the from Caruth Lake Development Corp. for a Final Plat of Village of Caruth Lake Phase II located on the east side of SH-205, north of Harris Height Addition with the following conditions;

The applicant submit a complete which included the owner's certificate and legal description.

Provide all utility easements on the Plat.

The Plat be approved subject to Final engineering approval

Temporary alley exit on Midnight Pass.

"Final Plat" be written on the Plat.

Mr.Raulston seconded the motion. The motion was voted on and passed unanimously.

**V.**            **ADJOURNMENT**

5

There being no further business to come before the Commission, the meeting was adjourned at 10:00 p.m.

10

**ATTEST:**

**APPROVED:**

15

---

Community Development Coordinator

---

Planning & Zoning Commission Chairman

08/6/94



DOCKET NUMBER \_\_\_\_\_

PUBLISHER'S AFFIDAVIT

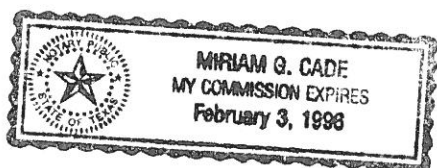
STATE OF TEXAS

COUNTY OF Rockwall

Before me, the undersigned authority, on this day personally  
appeared John Sparks,  
who being by me duly sworn, deposes and says that (s)he is the  
Publisher of the  
TITLE  
The Rockwall Chronicle; that said  
NAME OF NEWSPAPER  
newspaper is regularly published in Rockwall  
County (Counties), Texas, and generally circulated in \_\_\_\_\_  
Rockwall County (Counties), Texas; and that  
the attached notice was published in said newspaper on the  
following date(s), to wit: August 24, 1994

Frank Gault  
Newspaper Representative's Signature

Subscribed and sworn to before me this the 29 day  
of August, 1994, to certify which witness  
my hand and seal of office.



Miriam G. Cade  
Notary Public in and for the State  
of Texas

Miriam G. Cade  
Print or Type Name of Notary Public

My Commission Expires 02-03-96



Cathy Whittle

# The Rockwall Chronicle Police Blotter

PAGE 2, THE ROCKWALL CHRONICLE  
AUGUST 24, 1994

## Rockwall Police

The Rockwall Police Department responded to 284 calls and incidents, recorded 36 offenses and made 17 arrests during the week of August 15-21:

**Offenses**  
**Aggravated Assault/Family Violence**  
-400 blk. Munson.  
**Assault**  
-1300 blk. Blue Bird.  
**Assault/Family Violence**  
-1100 blk. Ridge Rd.  
**Attempted Suicide**  
-1000 blk. W. Yellowjacket.  
**Burglary/Motor Vehicle**  
-900 blk. W. Yellowjacket, amplifiers & speakers, \$600.  
-1500 blk. Sunset Hill, car phone, \$400.  
**Burglary/Residence**  
-900 blk. S. Goliad, wallet & contents, \$106.  
-700 blk. Peters Colony, cat & kittens, \$100.  
-300 blk. E. Kaufman, cash, \$400-\$500.  
-Soapberry Ln., ring, \$6,000.  
-200 blk. Windmill Ridge, television, \$400.  
**Criminal Mischief**  
-1200 blk. Ridge Rd., damaged vehicle.  
-900 W. Yellowjacket, broken antenna, \$50.  
**Driving While License Suspended**  
-2200 blk. Ridge Rd.  
**Failure to Leave Identification at Scene of Accident**  
-400 blk. I-30, damaged vehicle, \$250.  
**Failure to Stop & Render Aid**  
-1000 blk. Yellowjacket, damaged bicycle, \$50.  
**Family Violence**  
-200 blk. Harris.  
**Fire Information**  
-500 blk. I-30, damaged fence, \$200.  
**Forgery**  
-200 blk. E. Kaufman.  
-2200 blk. Ridge Rd. two counts.  
**Found Property**  
-location unknown, wallet & ID.  
**Information**  
-first block Interped.  
-200 blk. S. Clark.  
**Possession of Marijuana**  
-300 blk. S. Goliad.  
**Recovered Stolen License Plates**  
-300 blk. S. Goliad.  
**Recovered Stolen Vehicle**  
-300 blk. S. Goliad.  
**Runaway**  
-900 blk. High School Dr.  
-1000 blk. Yellowjacket.  
**Theft**  
-2800 blk. Ridge Rd., 2 cartons cigarettes, \$24.78.  
-1000 W. Yellowjacket, trailer & bobcat, \$11,575.  
-1100 blk. I-30, case of stuffed peppers, \$26.73.  
**Unauthorized Use of Motor Vehicle**  
-300 blk. S. Goliad.  
-200 blk. Lakehill Dr.  
**Unlawful Carrying of Weapon**  
-1500 blk. I-30.  
**Vehicle Fire**  
-800 blk. Peters Colony, damaged vehicle, \$500.  
**Arrests:** Burglary of Habitation; Driving While Under the Influence (2); Driving With Suspended License; Public Intoxication (4); Unlawful Carrying of Weapon; Warrants (10).

## Municipal Court

Pleas were held Aug. 17 with Judge William F. Kortemeier presiding.  
**Family violence/threat**  
Vivian Craig, time served.  
**No valid driver license:**  
Pedro Martinez, guilty.  
**Speeding in urban zone:**  
Thirus Thelwell, Rodney Stocks, deferred adjudication; James Mitchell, plea.  
**Public Intoxication:**  
Tony Thornton, Roy Hardin, Chanda Bennett, time served;  
**Fighting in public:**  
Roy Harden.  
**Unregistered motor vehicle:**  
Dominique Franklin, guilty.  
**Speeding in construction zone:**  
Deferred adjudication; Christopher Johnson, guilty.  
**Speeding over 40 mph:**  
Trace Watkins, deferred adjudication; Helen Perry, guilty.  
**Defective tail light:**  
Helen Terry, plea.  
Of the 55 cases scheduled to be heard, 17 were reset, four were dismissed, one was appealed and 17 defendants failed to appear.

## Heath Police

The Heath Police Department registered 14 calls and incidents, recorded two offenses and made no arrests in the week August 15-21:  
**Calls & Incidents:** Abandoned Vehicle; Alarm/Residential (2); Attempted Theft; Dog Complaint; Harassment; Medical Emergency (2); Parking Violation; Speeding Complaint; Vehicle Unlock; Welfare Concern.  
**Offenses:** Theft by Fraud; Theft.  
**Arrests:** none.

## Correction

In an article last week in this paper, it was stated that Crystal Pannell was the former owner of The Old Timers Restaurant. This was incorrect.  
Ms. Pannell operated a restaurant called Crystal's on the Square where The Old Timers is now located. The Old Timers Restaurant has been solely owned and operated by Peter Curanovic and his family. The Chronicle regrets any misunderstanding regarding these facts.

## Rockwall Sheriff

Rockwall county sheriff's deputies responded to more than 130 calls during the Aug. 15-21 period, which included 20 calls for medical assistance. Sixty prisoners were in the county jail as of Aug. 21.

### AUGUST 21

-Burglary Hightower Estates.  
-ME Emma Jane.  
-Assault at Heath.  
-ME Ranger Drive.  
-Theft Roysse City.  
-ME Williams.  
-ME Industrial.  
-Car fire Roysse City.  
**AUGUST 20**  
-ME High School Drive.  
-ME Rockwall.  
-ME Rockwall.  
-Hit and run Roysse City.  
-Reckless driver Roysse City.  
-ME Rockwall.  
-ME Rockwall.  
-Assault in county.  
**AUGUST 19**  
-Disturbance in county.  
-Suspicious person Munson Road.  
-ME Roysse City.  
-ME Heath.

### AUGUST 18

-ME Rockwall.  
-Animal complaint Roysse City.  
-Illegal dumping Point Royal.  
-ME Alta Vista.  
-Emergency message delivered.  
-Welfare concern Bay Court.  
-Criminal trespass Roysse City.  
**AUGUST 17**  
-Runaway Midlakes Road.  
-Missing person Riding Club Road.  
-ME Roysse City.  
-ME Stars.  
-Trash dumping on Cornstalk.  
**AUGUST 16**  
-Grass fire Roysse City.  
-Burglary Blackland.  
-ME Southern Cross Dr.  
-ME Roysse City.  
-Threats Meandering Way.  
-ME Yellow Jacket.  
-Disturbance Eastview.  
**AUGUST 15**  
-ME Kimberly.  
-Disturbance/assault Roysse City.  
-Unattended death Roysse City.  
-ME Heath.  
-Disturbance Heath.  
-Welfare concern Meandering Way.



## American Intercultural Student Exchange

Bring the world to your doorstep. Host a foreign exchange student for the upcoming school year! AISE is seeking families for high school students from over 30 countries world wide. This non-profit organization offers a terrific opportunity for Americans to learn about another culture in a fun-filled, family setting. AISE provides host families with complete background information on each student, and allows families to select the student whom they would like to host. Interested families should call AISE at 1-800-SIBLING. Call today. The world is just a phone call away!

Call AISE at 1-800-SIBLING today!

AISE is a non-profit, tax exempt educational foundation

THE ROCKWALL CHRONICLE (UPS 007-563) is published weekly for \$20 per year in Rockwall County, \$22 per year in the State of Texas, \$25 per year in other states and \$30 per year for foreign subscriptions by Mary Cecil, 101 N. Goliad, Rockwall, Texas 75087. Second Class Postage paid at Rockwall, Texas. POSTMASTER: Send Address changes to THE ROCKWALL CHRONICLE, P.O. Box 1298, Rockwall, Texas 75087-1298.

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### STAFF

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**Managing Editor:** Paul Keane  
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**Advertising Layout:** Joellen Jamshidi  
**Writers:** Margaretta Groark, Jane Gilbert, Joy Gannon  
**Photography, Sports:** David Wilfong

Any errors printed in The Rockwall Chronicle will be corrected when brought to the attention of the editor.

### Letter to the Editor Policy

The Rockwall Chronicle welcomes letters to the editor. Letters must be signed by hand and a telephone number affixed with the signature. An address must be on the letter, but addresses and phone numbers will not be printed. Although letters will not be censored, matters of taste will be considered. Letters will not be changed without informing the author unless it is simply a case of grammar, spelling or English usage. We reserve the right not to print any letter we consider libelous or slanderous.

Letters and columns do not reflect the policies or views of this newspaper. Deadline for all copy, both editorial and advertising, to the newspaper is noon Monday.

### PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, September 8, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the City Council will hold Public Hearings on Monday, September 19, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider the following:  
**94-16-PP/PZ** To consider approval of a request from Homeplace for an Amendment to PD-3 changing the Land Use from Multi-Family and Commercial to Single Family 10 and a zoning change from Agricultural to Planned Development 3 for Randum Oaks at the Shores and further described as:

BEING a tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas and being a part of that 44.514 acre tract of land described as Parcel 2, Tract 2, in Special Warranty Deed to Shores 205 Joint Venture, recorded in Volume 239, Page 53, Deed Records, Rockwall County, Texas, and all of that tract of land as recorded in Volume 185, Page 230, Deed Records, Rockwall County, Texas, and being more particularly described as follows: BEGINNING at a 1/2" iron rod set in an existing road (Quail Run Road) on the South line of said 44.514 acre tract, at the intersection of said road with a small branch, said Point bears South 65 degrees 15' 32" East a distance of 209.08 feet and South 83 degrees 28' 53" East a distance of 102.38 feet along said road from the South corner of The Shores Phase Two, an addition to the City of Rockwall recorded in Slide C, Page 102, Plat Records, Rockwall County, Texas; THENCE: With the meanders of said branch, all to points for a corner, as follows: North 05 degrees 20' 52" East a distance of 169.47 feet; South 81 degrees 52' 30" East a distance of 142.20 feet; North 07 degrees 06' 30" West a distance of 98.88 feet; North 34 degrees 27' 30" West a distance of 89.00 feet; North 48 degrees 07' 30" East a distance of 99.00 feet; North 08 degrees 57' 30" West a distance of 107.38 feet; North 57 degrees 47' 30" East a distance of 123.96 feet; North 01 degree 29' 30" East a distance of 189.00 feet; North 54 degrees 55' 30" East a distance of 163.00 feet; North 38 degrees 27' 30" West a distance of 61.00 feet; North 29 degrees 32' 30" East a distance of 128.00 feet; South 55 degrees 32' 30" East a distance of 39.00 feet; South 01 degree 07' 30" West a distance of 46.00 feet; South 69 degrees 22' 30" East a distance of 14.00 feet; North 59 degrees 37' 30" East a distance of 33.00 feet; North 09 degrees 49' 30" East a distance of 121.00 feet; North 49 degrees 27' 30" East a distance of 86.34 feet; THENCE: North 00 degrees 52' 30" West a distance of 183.33 feet to a 1/2" iron rod found for a corner on the South line of Ridge Road West; THENCE: North 46 degrees 41' 37" East a distance of 145.67 feet with said South line to a 1/2" iron rod found at the beginning of a curve to the right having a central angle of 32 degrees 30' 00", a radius that bears South 43 degrees 28' 23" East a distance of 560.40 feet; THENCE: Along said curve and continuing with said South line an arc distance of 317.88 feet to a 1/2" iron rod found at the end of said curve; THENCE: North 79 degrees 01' 37" East, passing at 32.76 feet a 1/2" iron rod found at the Southeast corner of said Ridge Road West and continuing a total distance of 44.89 feet to a 1/2" iron rod set for a corner on the West line of State Highway 205, said point being on a curve to the left having a central angle of 02 degrees 59' 01", and a radius that bears North 78 degrees 40' 24" East a distance of 5605.38 feet; THENCE: Along said curve and with said West line an arc distance of 291.88 feet to a broken concrete right-of-way monument found at the end of said curve; THENCE: South 14 degrees 21' 09" East a distance of 407.27 feet continuing with said West line to a 1/2" iron rod found for a corner at a chain link fence corner post; THENCE: South 76 degrees 42' 59" West a distance of 182.06 feet to a 1/2" iron rod set for a corner on the East line of said 44.514 acre tract and in an abandoned road; THENCE: Along the East lines of said 44.514 acre tract and with said abandoned road as follows: South 00 degrees 51' 58" West a distance of 199.84 feet to a 1/2" iron rod set for a corner; South 02 degrees 00' 55" West, a distance of 548.85 feet to a 1.2" iron rod set for a corner, and South 10 degrees 59' 21" East, a distance of 236.02 feet to a 1/2" iron rod found at the Southeast corner of said 44.514 acre tract and in the previously mentioned existing Quail Run Road; THENCE: With the South lines of said 44.514 acre tract and with said road as follows: North 81 degrees 00' 52" West a distance of 308.86 feet to a 1/2" iron rod found for a corner; North 81 degrees 12' 22" West a distance of 422.30 feet to a 1/2" iron rod found for a corner; and North 83 degrees 28' 53" West a distance of 295.00 feet to the Point of Beginning and containing 25.474 acres of land.

### 94-19-CUP

A request from James Helwig & Sons Inc. for a Conditional Use Permit to allow for a temporary guard house for property located at 2670 S. Goliad.

BEING a tract of land situated in the William H. Barnes Survey, Abstract No. 26, Rockwall County, Texas, and being part of a 140.511 acre tract conveyed to Billy W. Peoples, Odie A. Lowe and M.P. Maise from Clorine A. Beard and Raymond U. Beard by deed recorded in Volume 85, Page 112 Deed Records, Rockwall County, Texas, and further being all of that 5.50 acre tract of land described as 4.00 acre tract and a 1.50 acre tract in deed recorded in Volume 169, Page 153, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the Southwest line of State Highway 205 with the Southeast line of a county road and at the most Northerly corner of said 140.511 acre tract and the North corner of the above mentioned 4.00 acre tract, said iron rod bears North 29 deg. 54 min. 19 sec. West a distance of 747.42 feet from an iron rod found at the East corner of that 2.00 acre tract conveyed to William L. Gentry and wife, Betsy Jo, by deed recorded in Volume 138, Page 135, Deed Records, Rockwall County, Texas; THENCE: South 29 deg. 54 min. 19 sec. East a distance of 330.00 feet along the Southwest line of State Highway 205 to an iron rod set at the East corner of said 4.00 acre tract and the North corner of that 2.00 acre tract conveyed to First United Pentecostal Church by deed recorded in Volume 137, Page 201, Deed Records, Rockwall County, Texas; THENCE: South 60 deg. 05 min. 41 sec. West a distance of 417.42 feet along the Northwest line of said church tract and the Southeast line of said 4.00 acre tract to a nail set in concrete on the South side of a chain link corner post and at the West corner of said Church tract and the North corner of the above mentioned 1.50 acre tract; THENCE: South 29 deg. 54 min. 19 sec. East, along the Southwest line of said church tract and the Northeast line of said 1.50 acre tract, passing at 208.71 feet the South corner of said church tract and the West corner of said Gentry tract, and continuing a total distance of 217.50 feet along the Southwest line of said Gentry tract to an iron rod set at the East corner of said 1.50 acre tract, said iron rod bears North 29 deg. 54 min. 19 sec. West a distance of 199.92 feet from an iron rod found at the South corner of said Gentry tract; THENCE: South 60 deg. 05 min. 41 sec. West a distance of 271.47 feet along the Southeast line of said 1.50 acre tract to an iron rod found at the South corner of said 1.50 acre tract; THENCE: North 44 deg. 50 min. 01 sec. West, along the Southwest line of said 1.50 acre tract, passing at 225.08 feet the West corner of said 1.50 acre tract and the South corner of said 4.00 acre tract, and continuing a total distance of 351.54 feet along the Southwest line of said 4.00 acre tract to an iron rod set at the West corner of said 4.00 acre tract and on the Southeast line of said County Road; THENCE: North 45 deg. 09 min. 59 sec. East a distance of 806.68 feet along the Southeast line of said County Road and the Northwest line of said 4.00 acre tract to the Point of Beginning and containing 5.50 acres of land.

### 94-20-RP

A request from David Abshire, 202 Joe White for a replat of lots 1, 2 & part of 3, Block C, of the Wade Addition.

**OWNER'S CERTIFICATE**  
**STATE OF TEXAS**  
**COUNTY OF ROCKWALL**  
Whereas David Abshire is the owner of a tract of land situated in the S.S. McCURRY SURVEY, ABSTRACT NO. 145, City of Rockwall, Rockwall County, Texas, and being all of Lots 1 and 2 and part of Lot 3, Block C of Wade Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat Thereof recorded in Slide A, Page 3, Map Records, Rockwall County, Texas and being more particularly described as follows:

Beginning at a 1/2 inch iron rod set with yellow plastic cap stamped (D.C. & A. RPS 3935) in the West R.O.W. line of Jackson Street (a 50' R.O.W.) and being the common corner of Lots 1 and 2B, Block C of said addition and being in a curve to the right, having a radius of 246.00 feet, a central angle of 15 degrees 25 minutes 29 seconds, a chord bearing of South 31 degrees 31 minutes 05 seconds West, a chord distance of 66.03 feet; THENCE: Along said West R.O.W. line of Jackson Street and said curve to the right, an arc length of 66.03 feet to a 1.2 inch iron rod set with yellow plastic cap stamped (D.C. & A. RPS 3935) for a corner and the beginning of a curve to the right, having a radius of 31.95 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord bearing of South 64 degrees 13 minutes 50 seconds West, a chord distance of 45.19 feet; THENCE: Along said curve to the right, an arc length of 50.19 feet to a 1/2 inch iron rod set with yellow plastic cap stamped (D.C. & A. RPS 3935) for corner in the Northeast R.O.W. line of Joe White Street; THENCE: North 50 degrees 46 minutes 10 seconds West along the Northeast R.O.W. line of Joe White Street, a distance of 41.62 feet to a 1/2 inch iron rod set with yellow plastic cap stamped (D.C. & A. RPS 3935) for corner and the beginning of a curve to the right, having a radius of 315.00 feet, a central angle of 22 degrees 00 minutes 08 seconds, a chord bearing of North 39 degrees 46 minutes 06 seconds West, a chord distance of 120.22 feet to a 1/2 inch iron rod set with yellow plastic cap stamped (D.C. & A. RPS 3935) for a corner; THENCE: North 67 degrees 54 minutes 00 seconds East, a distance of 107.89 feet to a 1/2 inch iron rod found, set yellow plastic cap stamped (D.C. & A. RPS 3935) for corner and being the common corner of Lots 2, 3, and 2B, Block C of said addition; THENCE: South 12 degrees 13 minutes, 26 seconds East along the common line of Lots 2 and 2B, Block C, a distance of 66.19 feet to a 1/2 inch iron rod found, set yellow plastic cap stamped (D.C. & A. RPS 3935) for corner and being the common corner of Lots 1, 2 and 2B, Block C of said addition; THENCE: South 65 degrees 44 minutes 18 seconds East along the common line of Lots 1 and 2B, Block C, a distance 82.08 feet to the Point of Beginning and containing 15,081.0328 square feet or 0.3462 acres of

## Public Notices

land. (45)

### THE CITY OF ROCKWALL, TEXAS PUBLIC NOTICE INVITATION TO BID

The City of Rockwall, Texas is currently accepting bids for the Bi-Annual Contract for Hot Mix-Cold Laid Asphaltic Concrete Pavement, Cement Treated Base, Hot Mix Asphalt and White Rock. Sealed bids will be received by the City of Rockwall Purchasing Office, City Annex Building, 205 W. Rusk, Rockwall, Texas 75087 until 10:00 AM, September 9, 1994. At said time and place all bids that have been duly received will be publicly opened and read aloud. Specifications are available at the Purchasing Office, 205 W. Rusk, or can be forwarded to interested bidders. For information concerning Bids contact Diane C. Allison at 214-771-7700 ext. 122. (45-46)

### NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF RALPH B. HENDRICKSON, DECEASED

Administration of the Estate of RALPH B. HENDRICKSON, Deceased, has been commenced by the issuance of original letters testamentary to the undersigned on August 23, 1994, by the County Court of Rockwall County, Texas, acting in Cause No. PR 94-43 styled ESTATE OF RALPH B. HENDRICKSON, Deceased, in which Court the matter is pending.  
All persons having claims against the Estate are hereby notified to present them to the undersigned at his address shown below within the time prescribed by law.  
Dated this 23 day of August, 1994.

**DONALD J. HENDRICKSON**  
Independent Executor of the  
Estate of Ralph B. Hendrickson,  
Deceased 438 Columbia Drive  
Rockwall, Tx. 75087 (45)

### PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, August 25, 1994 at 7:00 PM at City Hall, 205 West Rusk, Rockwall, Texas and the Rockwall City Council will hold a public hearing on Tuesday, September 6, 1994, at 7:00 PM at City Hall, 205 West Rusk, Rockwall, Texas, to consider the following:

**94-18-PP** To consider approval of a request from Whittle Development for an amendment to Planned Development 5 changing the Land Use of Tract 1 (11.5 acres) from General Retail to Single Family 6 for Quail Run Valley addition located on the east side of SH-205 and south of Quail Run Road.  
**Schedule "A" Continued:**  
BEGINNING at a found 1/2 inch iron rod in the center of Quail Run Road, an undecimated public right-of-way, and the northwest corner of a called 154.46 acre tract conveyed from Caruth Corporation to First Continental Enterprises, Inc., in Volume 104, page 932, of the Deed Records of Rockwall County, Texas, same being the northwest corner of that called 501.94 acre tract conveyed to Dimension Development Company, in Volume 186, page 593 of the Deed Records of Rockwall County, Texas;

THENCE, continuing in an easterly and southerly direction with the north and west lines of the said 154.46 acre tract the following three (3) courses:  
North 89 deg. 37' 49" East, 575.00 feet to a found 1/2-inch iron rod in the center of the said Quail Run Road;  
South 89 deg. 12' 14" East, 1947.28 feet to a set 5/8-inch iron rod;  
South 02 deg. 14' 43" East, 970.63 feet to a fence corner and the most westerly northwest corner of the called 282.43 acre tract of land conveyed to Red Amett by deeds dated June 20, 1959 and April 12, 1956;  
THENCE, North 89 deg. 42' 31" East along a fence line, 1776.33 feet to a point in Phelps Lake, same being the southwest corner of a called 14.176 acre tract described in Volume 141, page 134 of the Deed Records of Rockwall County, Texas;  
THENCE, North 61 deg. 54' 20" East with the south line of the said 14.176 acre tract, 968.30 feet to a set 5/8-inch iron rod for the southeast corner of the said 14.176 acre tract and the northeast corner of a called 46.204 acre tract conveyed to First Continental Enterprises, Inc. and recorded in Volume 103, page 784 of the Deed Records of Rockwall County, Texas;  
THENCE, continuing in an easterly and southerly direction with the north and east boundary line of the said 46.204 acre tract the following four (4) courses;  
South 88 deg. 34' 20" East, 896.04 feet to a fence corner;  
South 01 deg. 01' 07" West, 281.83 feet to a set 5/8-inch iron rod for an angle point and the northwest corner of the Lake Hill Addition, Phase 2 as described in Cabinet A, Slide 309 of the Map Records of Rockwall County, Texas;  
South 00 deg. 04' 17" West with the said west line of Lake Hill Addition, Phase 2, 612.00 feet to a set 5/8-inch iron rod for an angle point and the southwest corner of the said Lake Hill Addition, Phase 2 and the northwest corner of Lake Hill Addition, Phase 1, as described in Cabinet A, Slide 272 of the Map Records of Rockwall County, Texas;  
South 00 deg. 22' 12" West, with the said west line of Lake Hill Addition, Phase 1, 1398.39 feet to a found 1/2-inch iron rod on the north line of State Farm to Market Road No. 1141, an 80-foot wide public right-of-way; THENCE continuing in a southwesterly direction with the said north line the following two (2) courses:  
SOUTH 88 DEG. 00' 08" WEST, 77.84 feet to a set 5/8-inch iron rod for the beginning of a curve to the left;  
Along the arc of said curve to the left having a radial bearing of South 01 deg. 59' 52" East, a radius of 358.39 feet and a central angle of 17 deg. 43' 58", 110.92 feet to a found 5/8-inch iron rod for the corner of a 1.283 acre remnant of a called 58.142 acre tract of land described in Volume 70, page 491 of the Deed Records of Rockwall County, Texas;  
THENCE, North 00 deg. 14' 37" East, with the east line of said remnant, 313.41 feet to a set 5/8-inch iron rod for a corner;  
THENCE, South 89 deg. 05' 46" West, with the north line of the said remnant, 157.35 feet to a set 5/8-inch iron rod for a corner;  
THENCE, South 00 deg. 02' 00" West, 421.15 feet to a set 5/8-inch iron rod on the arc of a curve to the left and the north line of the said Farm to Market Road No. 1141, a found 5/8-inch iron rod bears South 00 deg. 02' West, 13.2 feet;  
THENCE, along the arc of said curve to the left having a radial bearing of South 50 deg.

40' 27" East, a radius of 358.39 feet, and a Central Angle of 13 deg. 36' 55", a distance of 85.16 feet to a set 5/8-inch iron rod for the most easterly southeast corner of a called 3.207 acre tract described in Volume 42, page 469 of the Deed Records of Rockwall County, Texas;  
THENCE, continuing with the east, north and west boundary lines of the said 3.207 acre tract the following three (3) courses:  
North 00 deg. 28' 54" West, 148.71 feet to a set 5/8-inch iron rod for a corner;  
South 89 deg. 44' 52" West, 207.00 feet to a fence corner;  
South 00 deg. 28' 54" East with a fence line, passing at 674.55 feet a fence corner, for the northwest corner of a tract conveyed to Billy Joe Pruitt and described in Volume 86, page 212 of the Deed Records of Rockwall County, Texas, continuing in all 750.85 feet to a fence corner for the southwest corner of the said tract;  
THENCE: South 88 deg. 07' 22 East, 167.43 feet to a set 5/8-inch iron rod on the west line of the said Farm to Market Road No. 1141;  
THENCE, continuing with the said west line of Farm to Market Road No. 1141 the following four (4) courses:  
South 00 deg. 08' 01" East, 1106.28 feet to a set 5/8-inch iron rod;  
South 01 deg. 31' 01" East, 343.04 feet to a set 5/8-inch iron rod for the beginning of a curve to the right;  
Along the arc of the said curve to the right having a radial bearing of South 88 deg. 28' 59" West, a radius of 533.14 feet, and a Central Angle of 14 deg. 01' 32", a distance of 130.51 feet to a set 5/8-inch iron rod for an angle point;  
South 35 deg. 26' 04" West, 123.80 feet to a point, a found Texas Department of Transportation right-of-way monument bears South 64 deg. 47' 00" East, 0.6 feet for a corner on the north line of Texas State Highway No. 66;  
THENCE, South 89 deg. 36' 56" West, along said north line 1271.19 feet to a set 5/8-inch iron rod for a corner; a fence corner bears South 03 deg. 58' West, 1.0 feet;  
THENCE, North 03 deg. 58' 16" East, 119.65 feet to a fence corner;  
THENCE, South 89 deg. 36' 56" West, generally along a fence line, at 198.40 feet pass a fence corner, continuing in all 202.96 feet to a 5/8-inch rod set for a corner;  
THENCE, South 03 deg. 58' 16" West, 119.65 feet to a fence corner;  
THENCE, South 89 deg. 36' 56" West, generally along the fence line, at 318.00 feet to a set 5/8-inch iron rod;  
THENCE, continuing generally along the said fence line North 88 deg. 51' 59" West, 360.69 feet to a found 5/8-inch iron rod for a corner, same being the southeast corner of the Hal Phelps Addition as described in Cabinet A, Slides 10 and 11 of the Map Records of Rockwall County, Texas;  
THENCE, continuing generally along the fence line and with the east and north lines of the said Hal Phelps Addition the following two (2) courses;  
North 01 deg. 11' 45" East, 150.40 feet to a found bois d'arc stake;  
North 89 deg. 53' 20" West, 776.89 feet to a set 5/8-inch iron rod in the west line of the Wade Addition as described in Cabinet A, Slide 3 of the Map Records of Rockwall County, Texas;  
THENCE, continuing generally along the fence line and with the east and north line of the said Wade Addition the following two (2) courses:  
North 00 deg. 56' 02" East, 1504.84 feet to a set 5/8-inch iron rod;  
South 89 deg. 48' 33" West, at 867.76 feet pass the northwest corner of the Harris Heights Addition, Phase Three, as described in Cabinet B, Slides 182 and 183 of the Map Records of Rockwall County, Texas, continuing in all 1489.56 feet to a found 1/2-inch iron rod;  
THENCE, continuing with the north line of the said Harris Heights Addition, the following two (2) courses:  
South 10 deg. 44' 30" West, 69.03 feet to a set 5/8-inch iron rod;  
North 89 deg. 58' 05" West 550.21 feet to a set 5/8-inch iron rod on the arc of a curve to the left and the east line of State Highway No. 205, a 100-foot wide public right-of-way; THENCE, continuing with the said east line in a northerly direction along the arc of the said curve to the left having a radial bearing of South 87 deg. 12' 50" West, a radius of 3869.84 feet and a central angle of 10 deg. 15' 34", a distance of 692.94 feet to a set 5/8-inch iron rod for the end of said curve;  
THENCE, North 13 deg. 02' 43" West, 34.60 feet to a wooden right-of-way monument; THENCE, North 13 deg. 28' 10" East, 112.00 feet to a set 5/8-inch iron rod;  
THENCE, North 13 deg. 02' 43" West, 320.59 feet to a set 5/8-inch iron rod for a southeast corner of called 21.76 acre tract conveyed to the Y.M.C.A. in Volume 152, page 77 of the Deed Records of Rockwall County, Texas;  
THENCE, along a line common to the said Y.M.C.A. tract and the said 154.46 acre tract conveyed to First Continental Enterprises, Inc. the following seven (7) courses:  
North 25 deg. 43' 28" East, 84.07 feet to a set 5/8-inch iron rod;  
North 01 deg. 43' 29" East, 9.04 feet to a set 5/8-inch iron rod;  
North 89 deg. 59' 38" East, 1067.00 feet to a set 5/8-inch iron rod;  
North 32 deg. 47' 38" East, 35.00 feet to a point in the water;  
North 57 deg. 12' 22" West, 57.95 feet to a point in the water;  
North 07 deg. 31' 58" East, 303.16 feet to a point in the water;  
North 88 deg. 12' 16" West, 379.69 feet to a point in the centerline of a creek;  
THENCE, generally with said centerline and said common line the following seventeen (17) courses;  
North 49 deg. 10' West, 77.3 feet to a point;  
North 13 deg. 48' East, 67.9 feet to a point;  
North 49 deg. 45' West, 155.4 feet to a point;  
North 72 deg. 16' West, 126.3 feet to a point;  
North 25 deg. 58' West, 62.6 feet to a point;  
North 55 deg. 55' West, 83.6 feet to a point;  
North 44 deg. 44' West, 97.5 feet to a point;  
North 71 deg. 48' West, 153.4 feet to a point;  
North 49 deg. 16' West, 59.3 feet to a point;  
North 48 deg. 04' West, 176.2 feet to a point;  
North 77 deg. 02'  
West, 29.6 feet to a set 5/8-inch iron rod for corner on the aforesaid easterly line of State Highway 205;  
THENCE, North 13 deg. 00' 44" West, 456.14 feet to a found 1/2-inch iron rod;  
THENCE North 00 deg. 54' 56", 747.52 feet to the POINT OF BEGINNING and containing a computed area of 502.566 acres of land. (45)





# CITY OF ROCKWALL

"THE NEW HORIZON"

## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, September 8, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the City Council will hold Public Hearings on Monday, September 19, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Whittle Development for an Amendment to PD-5 changing the Land Use of Tract 1 (11.5 acres) from General Retail to Single Family 6 for Quail Run Valley addition located on the east side of SH-205 and south of Quail Run Road and further described as: *(see attachment)*

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below by September 2, 1994:

  
Denise LaRue, Community Development Coordinator

-----  
Case No. PZ-94-18-Z

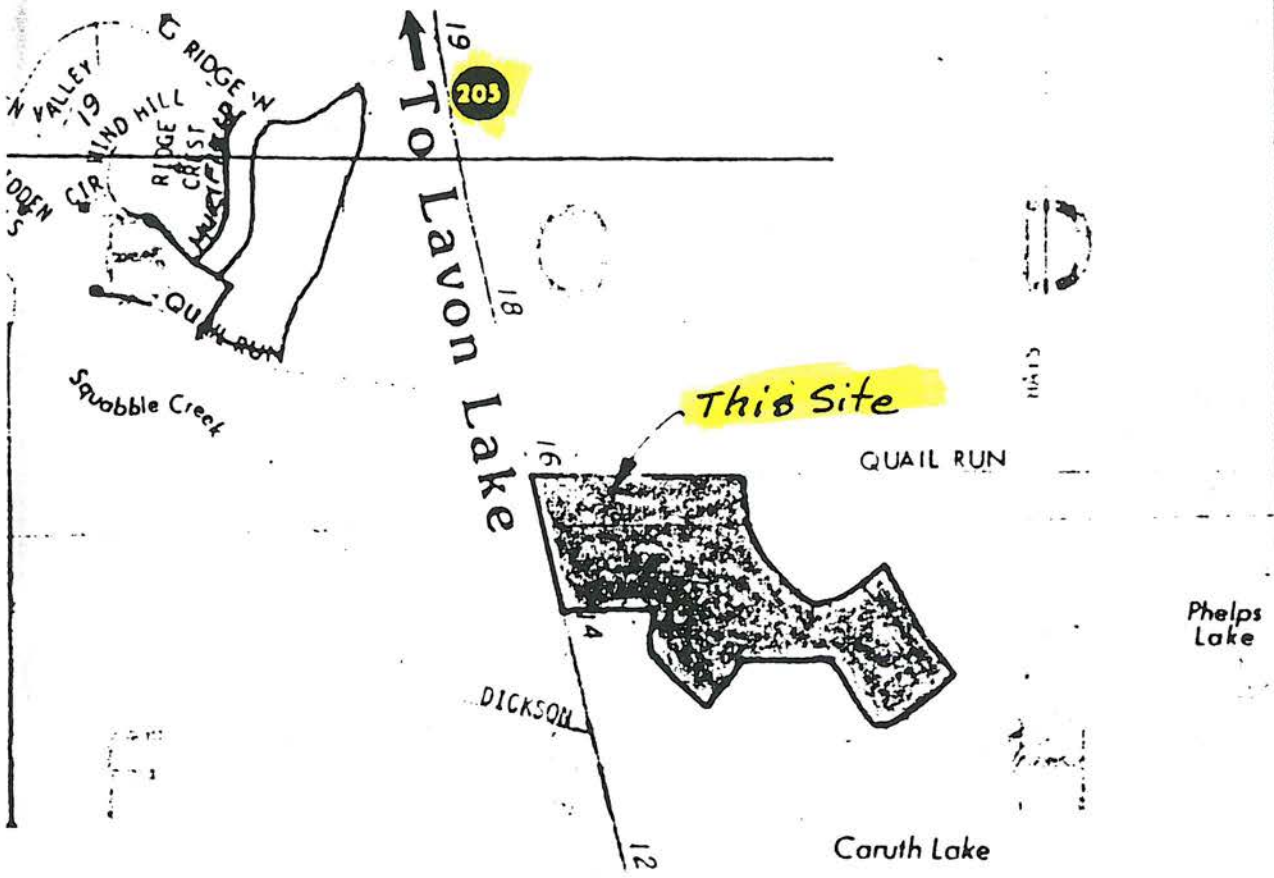
I am in favor of the request for the reasons listed below \_\_\_\_\_

I am opposed to the request for the reasons listed below \_\_\_\_\_

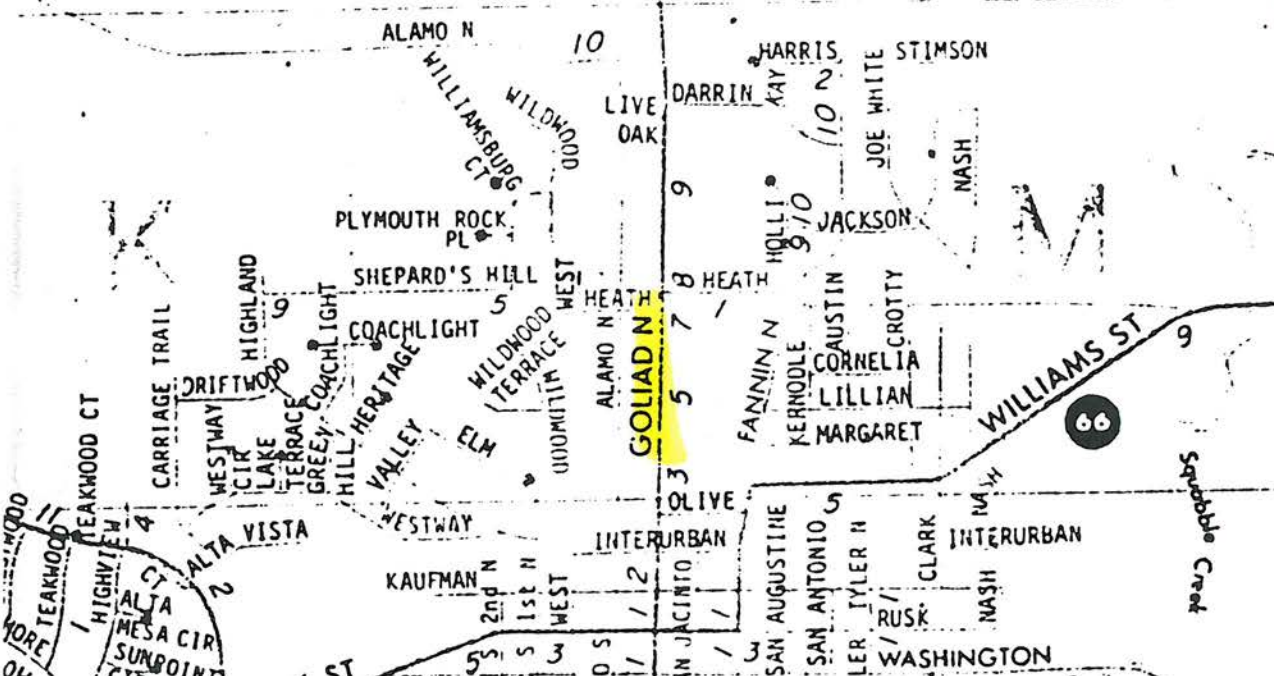
- 1.
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_



Mapsco, Inc.



94-18-PP/2

Whittle

WM COLLINS  
2001 N GOLIAD  
ROCKWALL, TEXAS 75087

HENRY CRUMBLEY  
2000 GOLIAD  
ROCKWALL, TEXAS 75087

CARUTH CORP  
ESTATE OF W W CARUTH  
5803 GREENVILLE AVE  
DALLAS, TEXAS 75206-2997



## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, August 25, 1994 at 7:00 PM at City Hall, 205 West Rusk, Rockwall, Texas and the Rockwall City Council will hold a public hearing on Tuesday, September 6, 1994, at 7:00 PM at City Hall, 205 West Rusk, Rockwall, Texas, to consider the following:

**94-18-PP** To consider approval of a request from Whittle Development for an amendment to Planned Development 5 changing the Land Use of Tract 1 (11.5 acres) from General Retail to Single Family 6 for Quail Run Valley addition located on the east side of SH-205 and south of Quail Run Road.

### Schedule "A" Continued:

**BEGINNING** at a found 1/2 inch iron rod in the center of Quail Run Road, an undedicated public right-of-way, and the northwest corner of a called 154.46 acre tract conveyed from Caruth Corporation to First Continental Enterprises, Inc., in Volume 104, page 932, of the Deed Records of Rockwall County, Texas, same being the northwest corner of that called 501.94 acre tract conveyed to Dimension Development Company, in Volume 186, page 593 of the Deed Records of Rockwall County, Texas;

**THENCE**, continuing in an easterly and southerly direction with the north and west lines of the said 154.46 acre tract the following three (3) courses:

North 89 deg. 37' 49" East, 575.00 feet to a found 1/2-inch iron rod in the center of the said Quail Run Road;

South 89 deg. 12' 14" East, 1947.28 feet to a set 5/8-inch iron rod;

South 02 deg. 14' 43" East, 970.63 feet to a fence corner and the most westerly northwest corner of the called 282.43 acre tract of land conveyed to Red Arnett by deeds dated June 20, 1959 and April 12, 1956;

**THENCE**, North 89 deg. 42' 31" East along a fence line, 1776.33 feet to a point in Phelps Lake, same being the southwest corner of a called 14.176 acre tract described in Volume 141, page 134 of the Deed Records of Rockwall County, Texas;

**THENCE**, North 61 deg. 54' 20" East with the south line of the said 14.176 acre tract, 968.30 feet to a set 5/8-inch iron rod for the southeast corner of the said 14.176 acre tract and the northeast corner of a called 46.204 acre tract conveyed to First Continental Enterprises, Inc. and recorded in Volume 103, page 784 of the Deed Records of Rockwall County, Texas;

**THENCE**, continuing in an easterly and southerly direction with the north and east boundary line of the said 46.204 acre tract the following four (4) courses;

South 88 deg. 34' 20" East, 896.04 feet to a fence corner;

South 01 deg. 01' 07" West, 281.83 feet to a set 5/8-inch iron rod for an angle point and the northwest corner of the Lake Hill Addition, Phase 2 as described in Cabinet A, Slide 309 of the Map Records of Rockwall County, Texas;

South 00 deg. 04' 17" West with the said west line of Lake Hill Addition, Phase 2, 612.00 feet to a set 5/8-inch iron rod for an angle point and the southwest corner of the said Lake Hill Addition, Phase 2 and the northwest corner of Lake Hill Addition, Phase 1, as described in Cabinet A, Slide 272 of the Map Records of Rockwall County, Texas;

South 00 deg. 22' 12" West, with the said west line of Lake Hill Addition, Phase 1, 1398.39 feet to a found 1/2-inch iron rod on the north line of State Farm to Market Road

two (2) courses:

**SOUTH 88 DEG. 00' 08" WEST**, 77.84 feet to a set 5/8-inch iron rod for the beginning of a curve to the left;

Along the arc of said curve to the left having a radial bearing of South 01 deg. 59' 52" East, a radius of 358.39 feet and a central angle of 17 deg. 43' 58", 110.92 feet to a found 5/8-inch iron rod for the corner of a 1.283 acre remnant of a called 58.142 acre tract of land described in Volume 70, page 491 of the Deed Records of Rockwall County, Texas;

**THENCE**, North 00 deg. 14' 37" East, with the east line of said remnant, 313.41 feet to a set 5/8-inch rod for a corner;

**THENCE**, South 89 deg. 05' 46" West, with the north line of the said remnant, 157.35 feet to a set 5/8-inch rod for a corner;

**THENCE**, South 00 deg. 02' 00" West, 421.15 feet to a set 5/8-inch iron on the arc of a curve to the left and the north line of the said Farm to Market Road No. 1141, a found 5/8-inch iron rod bears South 00 deg. 02' West, 13.2 feet;

**THENCE**, along the arc of said curve to the left having a radial bearing of South 50 deg. 40' 27" East, a radius of 358.39 feet, and a Central Angle of 13 deg. 36' 55", a distance of 85.16 feet to a set 5/8-inch iron rod for the most easterly southeast corner of a called 3.207 acre tract described in Volume 42, page 469 of the Deed Records of Rockwall County, Texas;

**THENCE**, continuing with the east, north and west boundary lines of the said 3.207 acre tract the following three (3) courses:

North 00 deg. 28' 54" West, 148.71 feet to a set 5/8-inch iron rod for a corner;

South 89 deg. 44' 52" West, 207.00 feet to a fence corner;

South 00 deg. 28' 54" East with a fence line, passing at 674.55 feet a fence corner, for the northwest corner of a tract conveyed to Billy Joe Pruitt and described in Volume 86, page 212 of the Deed Records of Rockwall County, Texas, continuing in all 750.85 feet to a fence corner for the southwest corner of the said tract;

**THENCE**, South 88 deg. 07' 22" East, 167.43 feet to a set 5/8-inch iron rod on the west line of the said Farm to Market Road No. 1141;

**THENCE**, continuing with the said west line of Farm to Market Road No. 1141 the following four (4) courses:

South 00 deg. 08' 01" East, 1106.28 feet to a set 5/8-inch iron rod;

South 01 deg. 31' 01" East, 343.04 feet to a set 5/8-inch iron rod for the beginning of a curve to the right;

Along the arc of the said curve to the right having a radial bearing of South 88 deg. 28' 59" West, a radius of 533.14 feet, and a Central Angle of 14 deg. 01' 32", a distance of 130.51 feet to a set 5/8-inch iron rod for an angle point;

South 35 deg. 26' 04" West, 123.80 feet to a point, a found Texas Department of Transportation right-of-way monument bears South 64 deg. 47' 00" East, 0.6 feet for a corner on the north line of Texas State Highway No. 66;

**THENCE**, South 89 deg. 36' 56" West, along said north line 1271.19 feet to a set 5/8-inch iron rod for a corner; a fence corner bears South 03 deg. 58' West, 1.0 feet;

**THENCE**, North 03 deg. 58' 16" East, 119.65 feet to a fence corner;

**THENCE**, South 89 deg. 36' 56" West, generally along a fence line, at 198.40 feet past a fence corner, continuing in all 202.96 feet to a 5/8-inch rod set for a corner;

**THENCE**, South 03 deg. 58' 16" West, 119.65 feet to a fence corner;

**THENCE**, South 89 deg. 36' 56" West, generally, along the fence line 318.00 feet to a set 5/8-inch iron rod;

**THENCE**, continuing generally along the said fence line North 88 deg. 51' 59" West, 360.69 feet to a found 5/8-inch iron rod for a corner, same being the southeast corner of the Hal Phelps Addition as described in Cabinet A, Slides 10 and 11 of the Map Records of Rockwall County, Texas;

**THENCE**, continuing generally along the fence line and with the east and north lines of the said Hal Phelps Addition the following two (2) courses;

North 01 deg. 11' 45" East, 150.40 feet to a found bois d'arc stake;

North 89 deg. 53' 20" West, 776.89 feet to a set 5/8-inch iron rod in the west line of the Wade Addition as described in Cabinet A, Slide 3 of the Map Records of Rockwall County, Texas;



THENCE, continuing generally along the fence line and with the east and north line of the said Wade Addition the following two (2) courses:

North 00 deg. 56' 02" East, 1504.84 feet to a set 5/8-inch iron rod;

South 89 deg. 48' 33" West, at 867.76 feet pass the northwest corner of the Harris Heights Addition, Phase Three, as described in Cabinet B, Slides 182 and 183 of the Map Records of Rockwall County, Texas, continuing in all 1489.56 feet to a found 1/2-inch iron rod;

THENCE, continuing with the north line of the said Harris Heights Addition, the following two (2) courses:

South 10 deg. 44' 30" West, 69.03 feet to a set 5/8-inch iron rod;

North 89 deg. 58' 05" West 550.21 feet to a set 5/8-inch iron rod on the arc of a curve to the left and the east line of State Highway No. 205, a 100-foot wide public right-of-way; THENCE, continuing with the said east line in a northerly direction along the arc of the said curve to the left having a radial bearing of South 87 deg. 12' 50" West, a radius of 3869.84 feet and a central angle of 10 deg. 15' 34", a distance of 692.94 feet to a set 5/8-inch iron rod for the end of said curve;

THENCE, North 13 deg. 02' 43" West, 34.60 feet to a wooden right-of-way monument;

THENCE, North 13 deg. 28' 10" East, 112.00 feet to a set 5/8-inch iron rod;

THENCE, North 13 deg. 02' 43" West, 320.59 feet to a set 5/8-inch iron rod for a southeast corner of called 21.76 acre tract conveyed to the Y.M.C.A. in Volume 152, page 77 of the Deed Records of Rockwall County, Texas;

THENCE, along a line common to the said Y.M.C.A. tract and the said 154.46 acre tract conveyed to First Continental Enterprises, Inc. the following seven (7) courses:

North 25 deg. 43' 28" East, 84.07 feet to a set 5/8-inch iron rod;

North 01 deg. 43' 29" East, 9.04 feet to a set 5/8-inch iron rod;

North 89 deg. 59' 38" East, 1067.00 feet to a set 5/8-inch iron rod;

North 32 deg. 47' 38" East, 35.00 feet to a point in the water;

North 57 deg. 12' 22" West, 57.95 feet to a point in the water;

North 07 deg. 31' 58" East, 303.16 feet to a point in the water;

North 88 deg. 12' 16" West, 379.69 feet to a point in the centerline of a creek;

THENCE, generally with said centerline and said common line the following seventeen (17) courses;

North 49 deg. 10' West, 77.3 feet to a point;

North 13 deg. 48' East, 67.9 feet to a point;

North 49 deg. 45' West, 155.4 feet to a point;

North 72 deg. 16' West, 126.3 feet to a point;

North 25 deg. 56' West, 62.6 feet to a point;

North 55 deg. 55' West, 83.6 feet to a point;

North 44 deg. 44' West, 97.5 feet to a point;

North 71 deg. 48' West, 153.4 feet to a point;

North 49 deg. 16' West, 59.3 feet to a point;

North 48 deg. 04' West, 176.2 feet to a point;

North 77 deg. 02'

West, 29.6 feet to a set 5/8-inch iron rod for corner on the aforesaid easterly line of State Highway 205;

THENCE, North 13 deg. 00' 44" West, 456.14 feet to a found 1/2-inch iron rod;

THENCE North 00 deg. 54' 56", 747.52 feet to the POINT OF BEGINNING and containing a computed area of 502.566 acres of land. (45)

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