

ORDINANCE NO. 74-32

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACTS OF LAND THE FOLLOWING ZONING CLASSIFICATIONS: 1) TRACT 1 TO BE "LI" LIGHT INDUSTRIAL DISTRICT CLASSIFICATION; 2) TRACTS 2, 3 AND 7 TO BE "C" COMMERCIAL DISTRICT CLASSIFICATION; 3) TRACTS 5, 9, 14 AND 16 TO BE "GR" GENERAL RETAIL DISTRICT CLASSIFICATION; 4) TRACTS 4, 6 AND 10 TO BE "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION FOR "MF-1" MULTIPLE-FAMILY DWELLING DISTRICT-1 USES ONLY WITH LIMITED DENSITY AND SUBJECT TO SITE PLAN APPROVAL; 5) TRACT 8 TO BE "SF-2" ONE-FAMILY DWELLING DISTRICT CLASSIFICATION; 6) TRACTS 11 AND 15 TO BE "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION FOR TOWNHOUSE AND CLUSTER HOME USES ONLY, WITH LIMITED DENSITY AND SUBJECT TO SITE PLAN APPROVAL, AND, TOGETHER WITH TRACTS 4, 6 AND 10, TO BE KNOWN AS PLANNED DEVELOPMENT DISTRICT NO. 10; 7) TRACT 12 TO BE GRANTED SPECIFIC USE PERMIT FOR A RECREATIONAL AREA, INCLUDING CLUBHOUSE, TENNIS COURTS, SWIMMING POOL AND RELATED RECREATIONAL FACILITIES; 8) TRACT 13 TO BE "O" OFFICE DISTRICT CLASSIFICATION; SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT NO. 1

BEING a tract or parcel of land situated in the J. Lockhart Survey, Abst. No. 134, Rockwall County, Texas, being a part of a 58.422 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 111, Pg. 40, Deed Records Rockwall County Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast corner of said 58.422 acre tract, said point being on the North line of the J. Lockhart Survey and being North 0°56'01" East 1719.42 feet from the Northwest right-of-way line of I.H. No. 30;

THENCE: South 0°56'01" West along the East line of said 58.422 acre tract a distance of 963.78 feet to a point for a corner; THENCE: South 74°12'26" West a distance of 1390.28 feet to a point for a corner on the West line of said 58.422 acre tract; THENCE: North 0°33'43" East along said West line 1360.20 feet to a point for a corner on the North line of the J. Lockhart Survey;

THENCE: South 89°42'05" East along said survey line a distance of 524.03 feet to a point for a corner;

THENCE: South 88°55'15" East continuing with said survey line a distance of 816.29 feet to the Point of Beginning and containing 35.72 acres of land.

TRACT NO. 2

BEING a tract or parcel of land situated in the J. Lockhart Survey, Abst. No. 134, Rockwall County, Texas, being a part of a 58.422 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 111, Pg. 40, Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Southwest corner of said 58.422 acre tract and on the Northwest right-of-way line of I.H. No. 30;

THENCE: North 0°17'39" West along the West line of said 58.422 acre tract a distance of 420.26 feet to a point for a corner;
THENCE: North 0°33'43" East continuing with said West line a distance of 315.71 feet to a point for a corner;
THENCE: North 74°12'26" East a distance of 1390.28 feet to a point for a corner on the East line of said 58.422 acre tract;
THENCE: South 0°56'01" West along said East line a distance of 755.64 feet to a point for a corner on the Northwest line of I.H. No. 30;

THENCE: Along the Northwest line of said Hwy. as follows:
South 72°38'54" West a distance of 416.59 feet;
South 80°25'53" West a distance of 202.89 feet;
South 73°54'08" West a distance of 724.26 feet to the Point of Beginning and containing 22.70 acres of land.

TRACT NO. 3

BEING a tract or parcel of land situated in the J. Lockhart Survey Abst. No. 134 and the J.M. Allen Survey, Abst. 2, Rockwall County, Texas, being all of a 12.4438 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 101, Pg. 795, all of a 10.08 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 108, Pg. 337, part of a tract conveyed as 123.4 acres by deed recorded in Vol. 99, Pg. 1022, all being recorded in the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Southeast right-of-way line of I.H. No. 30 and on the Northeast corner of the above described 10.08 acre tract;

THENCE: South 1°20'24" West along the East line of said 10.08 acre tract a distance of 844.12 feet to a point for a corner on the North line of the J.M. Allen Survey;
THENCE: South 73°20'52" West a distance of 2083.01 feet to a point for a corner on the West line of the above described 123.4 acre tract;
THENCE: North 0°53'32" East with said West line a distance of 626.67 feet to a point for a corner;
THENCE: North 89°09'16" West a distance of 21.85 feet to a point for a corner on the Southwest corner of the above described 12.4438 acre tract;

THENCE: North 0°04'13" West along the West line of said 12.4438 acre tract, a distance of 212.86 feet to a point for a corner on the Southeast right-of-way line of I.H. No. 30;
THENCE: Along the Southeast right-of-way line of said Hwy. as follows:
North 73°20'52" East a distance of 832.57 feet;
North 66°16'30" East a distance of 201.60 feet;
North 79°59'00" East a distance of 357.32 feet;
THENCE: South 0°41'33" West leaving said Hwy. a distance of 231.57 feet to a point for a corner;
THENCE: South 89°08'38" East a distance of 171 feet to a point for a corner;
THENCE: North 0°41'33" East a distance of 302.72 feet to a point for a corner on the Southeast right-of-way line of I.H. No. 30;
THENCE: North 73°54'08" East along said right-of-way line a distance of 543.11 feet to the Point of Beginning and containing 37.799 acres of land.

TRACT NO. 4

BEING a tract or parcel of land situated in the J.M. Allen Survey, Abst. No. 2 and the W.H. Baird Survey, Abst. No. 25, being a part of tract conveyed as 123.4 acres by deed recorded in Vol. 99, Pg. 1022, of the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the North right-of-way line of State Hwy. No. 276 and on the Southeast corner of the above described 123.4 acres tract;

THENCE: North 89°38'00" West along the North right-of-way line of said Hwy. a distance of 1339.65 feet to a point for a corner;
THENCE: North 0°53'32" East a distance of 670 feet to a point for a corner;
THENCE: North 89°38'00" West a distance of 646.46 feet to a point for a corner on the West line of the J.M. Allen Survey, Abst. No. 2;
THENCE: North 0°53'32" East along said survey line a distance of 1380.77 feet to a point for a corner;
THENCE: North 73°20'52" East a distance of 2083.01 feet to a point for a corner on the Northeast corner of said 123.4 acre tract;
THENCE: South 0°53'39" West along the East line of said tract a distance of 2660.47 feet to the Point of Beginning and containing 97.42 acres of land.

TRACT NO. 5

BEING a tract or parcel of land situated in the J.M. Allen Survey, Abst. No. 2 and the W.H. Baird Survey, Abst. No. 25, being a part of a tract conveyed as 123.4 acres by deed recorded in Vol. 99, Pg. 1022, of the Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the North right-of-way line of State Hwy. No. 276 and on the West line of the J.M. Allen Survey, Abst. No. 2 extended South;

THENCE: North $0^{\circ}53'32''$ East along said survey line a distance of 670 feet to a point for a corner;

THENCE: South $89^{\circ}38'00''$ East a distance of 646.46 feet to a point for a corner;

THENCE: South $0^{\circ}53'32''$ West a distance of 670 feet to a point for a corner on the North right-of-way line of State Hwy. No. 276;

THENCE: North $89^{\circ}38'00''$ West along said North right-of-way line a distance of 646.46 feet to the Point of Beginning and containing 10 acres of land.

TRACT NO. 6

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. No. 65, Rockwall County, Texas, being part of tract No. 1 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, of the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Southwest line of the Rockwall-Chisholm Road situated South $42^{\circ}11'22''$ East 409.60 feet from the most Northerly corner of the above described tract No. 1;

THENCE: South $42^{\circ}11'22''$ East along the Southwest line of said road a distance of 1040 feet to a point for a corner;

THENCE: South $42^{\circ}14'52''$ East continuing along the Southwest line of said road a distance of 854.42 feet to a point for a corner on the point of curvature of a circular curve to the right having a central angle of $48^{\circ}19'34''$ and a radius of 231.61 feet;

THENCE: Around said curve continuing with said Southwest line in a Southeasterly direction a distance of 195.35 feet to a point for a corner;

THENCE: South $6^{\circ}05'22''$ West continuing with said Southwest line a distance of 81.09 feet to a point for a corner;

THENCE: South $44^{\circ}01'56''$ West continuing with said Southwest line a distance of 70.56 feet to a point for a corner on the North right-of-way line of State Hwy. No. 276;

THENCE: South $89^{\circ}20'56''$ West along said North right-of-way line a distance of 3.19 feet to a point for a corner on the point of curvature of a circular curve to the right having a central angle of $4^{\circ}12'$ and a radius of 5669.65 feet;

THENCE: Around said curve in a Northwesterly direction along said North right-of-way line a distance of 415.61 feet to a point for a corner on the point of curvature of a circular curve to the left having a radius of 3337.28 feet and a total central angle of $33^{\circ}23'33''$;

THENCE: Around said curve in a Southwesterly direction along the North right-of-way line of the proposed relocation of State Hwy. No. 276 a distance of 859.82 feet to a point for a corner;

THENCE: North a distance of 1761.48 feet to the Point of Beginning and containing 29.868 acres of land.

TRACT NO. 7

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. 65, Rockwall County, Texas, being part of tract No. 1 and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, of the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Southwest line of the Rockwall-Chisholm Road and on the most Northerly corner of the above described tract No. 1;

THENCE: South $42^{\circ}11'22''$ East along the southwest line of said road a distance of 409.60 feet to a point for a corner;
THENCE: South a distance of 1761.48 feet to a point for a corner on the Northwest right-of-way line of the proposed relocation of State Hwy. No. 276, said point being on a circular curve to the left having a total central angle of $33^{\circ}23'33''$ and a radius of 3337.28 feet;
THENCE: Around said curve along said proposed right-of-way line in a Southwesterly direction a distance of 1085.18 feet to a point for a corner on the point of tangency of said curve;
THENCE: South $59^{\circ}57'24''$ West continuing with said proposed right-of-way line a distance of 347.51 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
THENCE: North $29^{\circ}50'37''$ West along said Northeast right-of-way line a distance of 236.31 feet to a point for a corner;
THENCE: North $24^{\circ}00'21''$ West continuing with said Northeast right-of-way line a distance of 581.98 feet to a point for a corner;
THENCE: North $44^{\circ}27'52''$ East a distance of 488.11 feet to a point for a corner;
THENCE: North $34^{\circ}19'14''$ East a distance of 1458.53 feet to a point for a corner;
THENCE: North $34^{\circ}44'31''$ East a distance of 399.46 feet to the Point of Beginning and containing 54.72 acres of land.

TRACT NO. 8

BEING a tract or parcel of land situated in the W.H. Baird Survey, Abst. No. 25, the W.H. Barnes Survey, Abst. No. 26, the J.R. Johnson Survey, Abst. No. 128 and the A. Johnson Survey, Abst. No. 123, said tract being part of a 99.626 acre tract conveyed to Charles J. Wilson by deed, recorded in Vol. 96, Pg. 564, part of a 167.5 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 102, Pg. 18, part of a 26.75 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 112, Pg. 325 and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, all being recorded in the Deed Records of Rockwall County, Texas and being more particularly described as follows;

BEGINNING at a point for a corner on the South right-of-way line of State Hwy. No. 276 and the Northeast corner of the above described 99.626 acre tract;

THENCE: South $0^{\circ}13'00''$ West along the East line of said tract a distance of 1915.15 feet to a point for a corner on the Southeast corner of said 99.626 acre tract;
 THENCE: North $89^{\circ}45'00''$ West along the South line of said tract a distance of 246.8 feet to a point for a corner on the Northeast corner of the above described 167.5 acre tract;
 THENCE: South $0^{\circ}25'00''$ West along the East line of said 167.5 acre tract a distance of 2240.63 feet to a point for a corner;
 THENCE: West a distance of 1983.68 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
 THENCE: North $53^{\circ}42'17''$ West a distance of 1016.41 feet to a point for a corner;
 THENCE: North $48^{\circ}27'37''$ East a distance of 1094.46 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
 THENCE: East a distance of 1255.35 feet to a point for a corner;
 THENCE: North $14^{\circ}19'08''$ East a distance of 2919.66 feet to a point for a corner on the South right-of-way line of State Hwy. No. 276;
 THENCE: South $89^{\circ}38'00''$ East along said South right-of-way line a distance of 276.59 feet to the Point of Beginning and containing 108.934 acres of land.

TRACT NO. 9

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. No. 65 and the W.H. Baird Survey, Abst. No. 25, Rockwall County, Texas, being part of a 99.626 acre tract conveyed to Charles J. Wilson by deed recorded in Vol. 96, Pg. 564, of the Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the South right-of-way line of State Hwy. No. 276 and on the centerline of the Rockwall-Chisholm Road;

THENCE: North $88^{\circ}00'$ East along the south right-of-way line of State Hwy. No. 276 a distance of 530.85 feet to a point for a corner on the point of curvature of a circular curve to the right having a central angle of $2^{\circ}22'$ and a radius of 5774.58 feet;
 THENCE: Around said curve along said right-of-way line a distance of 238.53 feet to a point for a corner on the point of tangency of said curve;
 THENCE: South $89^{\circ}38'$ East continuing with said right-of-way line a distance of 525 feet to a point for a corner;
 THENCE: South a distance of 385 feet to a point for a corner;
 THENCE: North $89^{\circ}38'00''$ West a distance of 1294.07 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
 THENCE: North along the centerline of said road a distance of 356.15 feet to the Point of Beginning and containing 11.348 acres of land.

TRACT NO. 10

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. No. 65, the W.H. Baird Survey, Abst. No. 25, and the W.H. Barnes Survey Abst. No. 26, being part of a 99.626 acre tract conveyed to Charles J. Wilson by deed recorded in Vol. 96, Pg. 564, and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505 both being recorded in the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the South right-of-way line of State Hwy. No. 276 and the centerline of the Rockwall-Chisholm Road;

THENCE: South along the centerline of the Rockwall-Chisholm Road a distance of 356.15 feet to a point for a corner;
THENCE: South 89°38'00" East a distance of 1294.07 feet to a point for a corner;
THENCE: North a distance of 385 feet to a point for a corner on the South right-of-way line of State Hwy. No. 276;
THENCE: South 89°38'00" East along said right-of-way line a distance of 683.41 feet to a point for a corner;
THENCE: South 14°19'08" West a distance of 1249.66 feet to a point for a corner;
THENCE: West a distance of 1668.37 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: North 38°27'02" West a distance of 1535.93 feet to a point for a corner on the South right-of-way line of the proposed relocation of State Hwy. No. 276, said point being on a circular curve to the right having a total central angle of 33°23'33" and a radius of 3217.28 feet;
THENCE: Around said curve in a Northeasterly direction along said right-of-way line a distance of 450 feet to the point of tangency of said curve on the South right-of-way line of the existing State Hwy. No. 276, said point being the point of curvature of a circular curve to the left having a central angle of 4°12' and a radius of 5789.65 feet;
THENCE: Around said curve in a Southeasterly direction along said right-of-way line a distance of 424.21 feet to the point of tangency of said curve;
THENCE: North 89°20'57" East along said right-of-way line a distance of 81.33 feet to the Point of Beginning and containing 52.67 acres of land.

TRACT NO. 11

BEING a tract or parcel of land situated in the W.H. Baird Survey, Abst. No. 25, the Joseph Cadle Survey, Abst. No. 65, the J.D. McFarland Survey, Abst. No. 145, and the W.H. Barnes Survey, Abst. No. 26, being part of a 99.626 acre tract conveyed to Charles J. Wilson, by deed recorded in Vol. 96, Pg. 564, part of a 167.5 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 102, Pg. 18, and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505a all being recorded in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the centerline of the Rockwall-Chisholm Road situated South 1194.64 feet from the South right-of-way line of State Hwy. No. 276;

THENCE: East a distance of 1668.37 feet to a point for a corner;
THENCE: South 14°19'08" West a distance of 635 feet to a point for a corner;
THENCE: West a distance of 691.60 feet to a point for a corner;

THENCE: South 74°59'40" West a distance of 848.66 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
 THENCE: South along said centerline a distance of 640.00 feet to a point for a corner;
 THENCE: East a distance of 339 feet to a point for a corner;
 THENCE: North 47°56'34" East a distance of 372.52 feet to a point for a corner;
 THENCE: South 75°40'52" East a distance of 717.0 feet to a point for a corner;
 THENCE: South 14°19'08" West a distance of 222.24 feet to a point for a corner;
 THENCE: West a distance of 1255.35 feet to a point for a corner on the centerline of the Rockwall-Chisholm;
 THENCE: South 48°27'37" West a distance of 1144.46 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
 THENCE: Along said right-of-way line as follows:
 North 29°50'37" West a distance of 210.64 feet to a point for a corner;
 South 60°09'23" West a distance of 10 feet to a point for a corner;
 North 29°50'37" West a distance of 815.60 feet to a point for a corner;
 THENCE: North 45°34'33" East a distance of 1050 feet to a point for a corner;
 THENCE: North 44°25'27" West a distance of 232.27 feet to a point for a corner;
 THENCE: South 45°34'33" West a distance of 838.35 feet to a point for a corner;
 THENCE: North 47°00'16" West a distance of 564.84 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
 THENCE: North 55°11'00" East along said right-of-way line a distance of 25 feet to a point for a corner;
 THENCE: North 29°50'37" West continuing along said right-of-way line a distance of 920 feet to a point for a corner;
 THENCE: North 47°18'37" East a distance of 1745.14 feet to a point for a corner;
 THENCE: South 38°27'02" East a distance of 1535.93 feet to the Point of Beginning and containing 135.17 acres of land.

TRACT NO. 12

BEING a tract or parcel of land situated in the W.H. Baird Survey, Abst. No. 25, Rockwall County, Texas, being part of a 99.626 acre tract conveyed to Charles J. Wilson by deed, recorded in Vol. 96, Pg. 564 and part of a 167.5 acre tract conveyed to Cambridge Co., by deed, recorded in Vol. 102, Pg. 18, both recorded in the Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the centerline of the Rockwall-Chisholm Road situated South 2029.64 feet from the South right-of-way line of State Hwy. No. 276;

THENCE: North 74°59'40" East a distance of 848.66 feet to a point for a corner;
 THENCE: East a distance of 691.60 feet to a point for a corner;
 THENCE: South 14°19'08" West a distance of 812.76 feet to a point for a corner;
 THENCE: North 75°40'52" West a distance of 717.0 feet to a point for a corner;
 THENCE: South 47°56'34" West a distance of 372.52 feet to a point for a corner;
 THENCE: West a distance of 339 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
 THENCE: North along the centerline of said road a distance of 640 feet to the Point of Beginning and containing 22.25 acres of land.

TRACT NO. 13

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. No. 65, the J.D. McFarland Survey, Abst. No. 145, being part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, of the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast right-of-way line of State Hwy. No. 205 situated South 24°00'21" East 548.05 feet and South 29°50'37" East 356.31 feet from the intersection of the Northeast right-of-way line of State Hwy. No. 205 and the centerline of State Hwy. No. 276, said point being on the South right-of-way line of the proposed relocation of State Hwy. No. 276;

THENCE: North 59°57'24" East along the South right-of-way line of said proposed Hwy. relocation a distance of 347.51 feet to a point for a corner on the point of curvature of a circular curve to the right having a total central angle of 33°23'33" and a radius of 3217.28 feet;
THENCE: Around said curve in a Northeasterly direction continuing along said South right-of-way line a distance of 1425.06 feet to a point for a corner;
THENCE: South 47°18'37" West a distance of 1745.14 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
THENCE: Along the Northeast right-of-way line of State Hwy. No. 205 as follows:
North 29°50'37" West a distance of 447.36 feet to a point for a corner;
South 57°08'22" West a distance of 25 feet to a point for a corner;
North 29°50'37" West a distance of 251.23 feet to the Point of Beginning and containing 16.562 acres of land.

TRACT NO. 14

BEING a tract or parcel of land situated in the W.H. Barnes Survey, Abst. No. 26, Rockwall County, Texas, being part of a 26.75 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 112, Pg. 325 and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, both being recorded in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast right-of-way line of State Hwy. No. 205 and the Northwest corner of the above described 26.75 acre tract;

THENCE: North 45°34'33" East a distance of 989.58 feet to a point for a corner;
THENCE: South 44°25'27" East a distance of 232.27 feet to a point for a corner;
THENCE: South 45°34'33" West a distance of 1050 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
THENCE: North 29°50'37" West along said right-of-way line a distance of 240 feet to the Point of Beginning and containing 5.44 acres of land.

TRACT NO. 15

BEING a tract or parcel of land situated in the W.H. Barnes Survey, Abst. No. 26, the J.R. Johnson Survey, Abst. No. 123 and the A. Johnson Survey, Abst. No. 123, said tract being part of a 167.5 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 102, Pg. 18, part of a 26.75 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 112, Pg. 325, both being recorded in the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast right-of-way line of State Hwy. No. 205 situated South $39^{\circ}33'17''$ East 158 feet from the centerline of the Rockwall-Chisholm Road, said point being the point of curvature of a circular curve to the right having a central angle of $12^{\circ}12'40''$ and a radius of 5679.6 feet;

THENCE: Around said curve along said right-of-way line in a Northwesterly direction a distance of 1210.46 feet to a point for a corner;

THENCE: Continuing with the Northeast right-of-way line of State Hwy. No. 205 as follows:

North $29^{\circ}50'37''$ West a distance of 448.36 feet to a point for a corner;

North $60^{\circ}09'23''$ East a distance of 10 feet to a point for a corner;

North $29^{\circ}50'37''$ West a distance of 90 feet to a point for a corner;

THENCE: North $48^{\circ}27'37''$ East leaving said Hwy. a distance of 50 feet to a point for a corner;

THENCE: South $53^{\circ}42'17''$ East a distance of 1016.41 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;

THENCE: East a distance of 1983.68 feet to a point for a corner on the East line of the above described 167.5 acre tract;

THENCE: South $0^{\circ}25'00''$ West along said East line a distance of 947.37 feet to a point for a corner;

THENCE: South $35^{\circ}30'00''$ West a distance of 550 feet to a point for a corner;

THENCE: North $38^{\circ}09'00''$ West a distance of 621.56 feet to a point for a corner;

THENCE: North $75^{\circ}40'52''$ West a distance of 570 feet to a point for a corner;

THENCE: South $14^{\circ}19'08''$ West a distance of 636.75 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;

THENCE: North $42^{\circ}03'17''$ West along said right-of-way line a distance of 674.50 feet to the Point of Beginning and containing 56.24 acres of land.

TRACT NO. 16

BEING a tract or parcel of land situated in the A. Johnson Survey, Abst. No. 123, the J.R. Johnson Survey, Abst. No. 128, being part of a 167.5 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 102, Pg. 18, of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast right-of-way line of State Hwy. No. 205 situated South 39°33'17" East 158 feet and South 42°03'17" East 674.50 feet from the centerline of the Rockwall-Chisholm Road;

THENCE: North 14°19'08" East leaving said right-of-way line a distance of 636.75 feet to a point for a corner;

THENCE: South 75°40'52" East a distance of 570 feet to a point for a corner;

THENCE: South 38°09'00" East a distance of 621.56 feet to a point for a corner;

THENCE: South 35°30'00" West a distance of 492 feet to a point for a corner;

THENCE: North 89°43'02" West a distance of 434.53 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;

THENCE: North 42°22'47" West along said right-of-way line a distance of 332.50 feet to a point for a corner;

THENCE: North 42°03'17" West continuing with said right-of-way line a distance of 223.0 feet to the Point of Beginning and containing 17.36 acres of land.

PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning & Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held a joint public hearing and afforded a full and fair hearing to all property owners generally and to all person interested in and situated in the affected area, and in the vicinity thereof, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows: NOW, THEREFORE,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be, and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to give the following-described property the zoning district classification changes as follow: 1) Tract 1 to "LI" Light Industrial District Classification; 2) Tracts 2, 3 and 7 to "C" Commercial District Classification; 3) Tracts 5, 9, 14 and 16 to "GR" General Retail District Classification; 4) Tracts 4, 6 and 10 to "PD" Planned Development District Classification, subject to "MF-1" Multiple-Family Dwelling District-1 Classification, and subject to special conditions; 5) Tract 8 to "SF-2" One-Family Dwelling District Classification; 6) Tracts 11 and 15 to "PD" Planned Development District Classification, subject to Townhouse and Cluster Home uses only, subject to special conditions, and, together with Tracts 4, 6 and 10, to be designated as Planned Development District No. 10 of the City of Rockwall; 7) Tract 12 to have Specific Use Permit for Recreational Area with Clubhouse, Tennis Courts, Swimming Pool and related recreational facilities;

8) Tract 13 to "O" Office District Classification, each of said zoning classifications being granted under the conditions of this ordinance, and said tracts of land being more particularly described as follows:

TRACT NO. 1

BEING a tract or parcel of land situated in the J. Lockhart Survey, Abst. No. 134, Rockwall County, Texas, being a part of a 58.422 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 111, Pg. 40, Deed Records Rockwall County Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast corner of said 58.422 acre tract, said point being on the North line of the J. Lockhart Survey and being North 0°56'01" East 1719.42 feet from the Northwest right-of-way line of I.H. No. 30;

THENCE: South 0°56'01" West along the East line of said 58.422 acre tract a distance of 963.78 feet to a point for a corner;

THENCE: South 74°12'26" West a distance of 1390.28 feet to a point for a corner on the West line of said 58.422 acre tract;

THENCE: North 0°33'43" East along said West line 1360.20 feet to a point for a corner on the North line of the J. Lockhart Survey;

THENCE: South 89°42'05" East along said survey line a distance of 524.03 feet to a point for a corner;

THENCE: South 88°55'15" East continuing with said survey line a distance of 816.29 feet to the Point of Beginning and containing 35.72 acres of land.

TRACT NO. 2

BEING a tract or parcel of land situated in the J. Lockhart Survey, Abst. No. 134, Rockwall County, Texas, being a part of a 58.422 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 111, Pg. 40, Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Southwest corner of said 58.422 acre tract and on the Northwest right-of-way line of I.H. No. 30;

THENCE: North 0°17'39" West along the West line of said 58.422 acre tract a distance of 420.26 feet to a point for a corner;

THENCE: North 0°33'43" East continuing with said West line a distance of 315.71 feet to a point for a corner;

THENCE: North 74°12'26" East a distance of 1390.28 feet to a point for a corner on the East line of said 58.422 acre tract;

THENCE: South 0°56'01" West along said East line a distance of 755.64 feet to a point for a corner on the Northwest line of I.H. No. 30;

THENCE: Along the Northwest line of said Hwy. as follows:

South 72°38'54" West a distance of 416.59 feet;

South 80°25'53" West a distance of 202.89 feet;

South 73°54'08" West a distance of 724.26 feet to the Point of Beginning and containing 22.70 acres of land.

TRACT NO. 3

BEING a tract or parcel of land situated in the J. Lockhart Survey Abst. No. 134 and the J.M. Allen Survey, Abst. 2, Rockwall County, Texas, being all of a 12.4438 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 101, Pg. 795, all of a 10.08 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 108, Pg. 337, part of a tract conveyed as 123.4 acres by deed recorded in Vol. 99, Pg. 1022, all being recorded in the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Southeast right-of-way line of I.H. No. 30 and on the Northeast corner of the above described 10.08 acre tract;

THENCE: South 1°20'24" West along the East line of said 10.08 acre tract a distance of 844.12 feet to a point for a corner on the North line of the J.M. Allen Survey;

THENCE: South 73°20'52" West a distance of 2083.01 feet to a point for a corner on the West line of the above described 123.4 acre tract;

THENCE: North 0°53'32" East with said West line a distance of 626.67 feet to a point for a corner;

THENCE: North 89°09'16" West a distance of 21.85 feet to a point for a corner on the Southwest corner of the above described 12.4438 acre tract;

THENCE: North 0°04'13" West along the West line of said 12.4438 acre tract, a distance of 212.86 feet to a point for a corner on the Southeast right-of-way line of I.H. No. 30;

THENCE: Along the Southeast right-of-way line of said Hwy. as follows:

North 73°20'52" East a distance of 832.57 feet;

North 66°16'30" East a distance of 201.60 feet;

North 79°59'00" East a distance of 357.32 feet;

THENCE: South 0°41'33" West leaving said Hwy. a distance of 231.57 feet to a point for a corner;

THENCE: South 89°08'38" East a distance of 171 feet to a point for a corner;

THENCE: North 0°41'33" East a distance of 302.72 feet to a point for a corner on the Southeast right-of-way line of I.H. No. 30;

THENCE: North 73°54'08" East along said right-of-way line a distance of 543.11 feet to the Point of Beginning and containing 37.799 acres of land.

TRACT NO. 4

BEING a tract or parcel of land situated in the J.M. Allen Survey, Abst. No. 2 and the W.H. Baird Survey, Abst. No. 25, being a part of tract conveyed as 123.4 acres by deed recorded in Vol. 99, Pg. 1022, of the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the North right-of-way line of State Hwy. No. 276 and on the Southeast corner of the above described 123.4 acres tract;

THENCE: North 89°38'00" West along the North right-of-way line of said Hwy. a distance of 1339.65 feet to a point for a corner;

THENCE: North 0°53'32" East a distance of 670 feet to a point for a corner;

THENCE: North 89°38'00" West a distance of 646.46 feet to a point for a corner on the West line of the J.M. Allen Survey, Abst. No. 2;

THENCE: North 0°53'32" East along said survey line a distance of 1380.77 feet to a point for a corner;
THENCE: North 73°20'52" East a distance of 2083.01 feet to a point for a corner on the Northeast corner of said 123.4 acre tract;
THENCE: South 0°53'39" West along the East line of said tract a distance of 2660.47 feet to the Point of Beginning and containing 97.42 acres of land.

TRACT NO. 5

BEING a tract or parcel of land situated in the J.M. Allen Survey, Abst. No. 2 and the W.H. Baird Survey, Abst. No. 25, being a part of a tract conveyed as 123.4 acres by deed recorded in Vol. 99, Pg. 1022, of the Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the North right-of-way line of State Hwy. No. 276 and on the West line of the J.M. Allen Survey, Abst. No. 2 extended South;

THENCE: North 0°53'32" East along said survey line a distance of 670 feet to a point for a corner;
THENCE: South 89°38'00" East a distance of 646.46 feet to a point for a corner;
THENCE: South 0°53'32" West a distance of 670 feet to a point for a corner on the North right-of-way line of State Hwy. No. 276;
THENCE: North 89°38'00" West along said North right-of-way line a distance of 646.46 feet to the Point of Beginning and containing 10 acres of land.

TRACT NO. 6

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. No. 65, Rockwall County, Texas, being part of tract No. 1 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, of the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Southwest line of the Rockwall-Chisholm Road situated South 42°11'22" East 409.60 feet from the most Northerly corner of the above described tract No. 1;

THENCE: South 42°11'22" East along the Southwest line of said road a distance of 1040 feet to a point for a corner;
THENCE: South 42°14'52" East continuing along the Southwest line of said road a distance of 854.42 feet to a point for a corner on the point of curvature of a circular curve to the right having a central angle of 48°19'34" and a radius of 231.61 feet;
THENCE: Around said curve continuing with said Southwest line in a Southeasterly direction a distance of 195.35 feet to a point for a corner;
THENCE: South 6°05'22" West continuing with said Southwest line a distance of 81.09 feet to a point for a corner;
THENCE: South 44°01'56" West continuing with said Southwest line a distance of 70.56 feet to a point for a corner on the North right-of-way line of State Hwy. No. 276;
THENCE: South 89°20'56" West along said North right-of-way line a distance of 3.19 feet to a point for a corner on the point of curvature of a circular curve to the right having a central angle of 4°12' and a radius of 5669.65 feet;

THENCE: Around said curve in a Northwesterly direction along said North right-of-way line a distance of 415.61 feet to a point for a corner on the point of curvature of a circular curve to the left having a radius of 3337.28 feet and a total central angle of 33°23'33";

THENCE: Around said curve in a Southwesterly direction along the North right-of-way line of the proposed relocation of State Hwy. No. 276 a distance of 859.82 feet to a point for a corner;

THENCE: North a distance of 1761.48 feet to the Point of Beginning and containing 29.868 acres of land.

TRACT NO. 7

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. 65, Rockwall County, Texas, being part of tract No. 1 and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, of the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Southwest line of the Rockwall-Chisholm Road and on the most Northerly corner of the above described tract No. 1;

THENCE: South 42°11'22" East along the southwest line of said road a distance of 409.60 feet to a point for a corner;

THENCE: South a distance of 1761.48 feet to a point for a corner on the Northwest right-of-way line of the proposed relocation of State Hwy. No. 276, said point being on a circular curve to the left having a total central angle of 33°23'33" and a radius of 3337.28 feet;

THENCE: Around said curve along said proposed right-of-way line in a Southwesterly direction a distance of 1085.18 feet to a point for a corner on the point of tangency of said curve;

THENCE: South 59°57'24" West continuing with said proposed right-of-way line a distance of 347.51 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;

THENCE: North 29°50'37" West along said Northeast right-of-way line a distance of 236.31 feet to a point for a corner;

THENCE: North 24°00'21" West continuing with said Northeast right-of-way line a distance of 581.98 feet to a point for a corner;

THENCE: North 44°27'52" East a distance of 488.11 feet to a point for a corner;

THENCE: North 34°19'14" East a distance of 1458.53 feet to a point for a corner;

THENCE: North 34°44'31" East a distance of 399.46 feet to the Point of Beginning and containing 54.72 acres of land.

TRACT NO. 8

BEING a tract or parcel of land situated in the W.H. Baird Survey, Abst. No. 25, the W.H. Barnes Survey, Abst. No. 26, the J.R. Johnson Survey, Abst. No. 128 and the A. Johnson Survey, Abst. No. 123, said tract being part of a 99.626 acre tract conveyed to Charles J. Wilson by deed, recorded in Vol. 96, Pg. 564, part of a 167.5 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 102, Pg. 18, part of a 26.75 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 112, Pg. 325 and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, all being recorded in the Deed Records of Rockwall County, Texas and being more particularly described as follows;

BEGINNING at a point for a corner on the South right-of-way line of State Hwy. No 276 and the Northeast corner of the above described 99.626 acre tract;

THENCE: South 0°13'00" West along the East line of said tract a distance of 1915.15 feet to a point for a corner on the Southeast corner of said 99.626 acre tract;
THENCE: North 89°45'00" West along the South line of said tract a distance of 246.8 feet to a point for a corner on the Northeast corner of the above described 167.5 acre tract;
THENCE: South 0°25'00" West along the East line of said 167.5 acre tract a distance of 2240.63 feet to a point for a corner;
THENCE: West a distance of 1983.68 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: North 53°42'17" West a distance of 1016.41 feet to a point for a corner;
THENCE: North 48°27'37" East a distance of 1094.46 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: East a distance of 1255.35 feet to a point for a corner;
THENCE: North 14°19'08" East a distance of 2919.66 feet to a point for a corner on the South right-of-way line of State Hwy. No. 276;
THENCE: South 89°38'00" East along said South right-of-way line a distance of 276.59 feet to the Point of Beginning and containing 108.934 acres of land.

TRACT NO. 9

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. No. 65 and the W.H. Baird Survey, Abst. No. 25, Rockwall County, Texas, being part of a 99.626 acre tract conveyed to Charles J. Wilson by deed recorded in Vol. 96, Pg. 564, of the Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the South right-of-way line of State Hwy. No. 276 and on the centerline of the Rockwall-Chisholm Road;

THENCE: North 88°00' East along the south right-of-way line of State Hwy. No. 276 a distance of 530.85 feet to a point for a corner on the point of curvature of a circular curve to the right having a central angle of 2°22' and a radius of 5774.58 feet;
THENCE: Around said curve along said right-of-way line a distance of 238.53 feet to a point for a corner on the point of tangency of said curve;

THENCE: South 89°38' East continuing with said right-of-way line a distance of 525 feet to a point for a corner;
THENCE: South a distance of 385 feet to a point for a corner;
THENCE: North 89°38'00" West a distance of 1294.07 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: North along the centerline of said road a distance of 356.15 feet to the Point of Beginning and containing 11.348 acres of land.

TRACT NO. 10

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. No. 65, the W.H. Baird Survey, Abst. No. 25, and the W.H. Barnes Survey Abst. No. 26, being part of a 99.626 acre tract conveyed to Charles J. Wilson by deed recorded in Vol. 96, Pg. 564, and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505 both being recorded in the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the South right-of-way line of State Hwy. No. 276 and the centerline of the Rockwall-Chisholm Road;

THENCE: South along the centerline of the Rockwall-Chisholm Road a distance of 356.15 feet to a point for a corner;
THENCE: South 89°38'00" East a distance of 1294.07 feet to a point for a corner;
THENCE: North a distance of 385 feet to a point for a corner on the South right-of-way line of State Hwy. No. 276;
THENCE: South 89°38'00" East along said right-of-way line a distance of 683.41 feet to a point for a corner;
THENCE: South 14°19'08" West a distance of 1249.66 feet to a point for a corner;
THENCE: West a distance of 1668.37 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: North 38°27'02" West a distance of 1535.93 feet to a point for a corner on the South right-of-way line of the proposed relocation of State Hwy. No. 276, said point being on a circular curve to the right having a total central angle of 33°23'33" and a radius of 3217.28 feet;
THENCE: Around said curve in a Northeasterly direction along said right-of-way line a distance of 450 feet to the point of tangency of said curve on the South right-of-way line of the existing State Hwy. No. 276, said point being the point of curvature of a circular curve to the left having a central angle of 4°12' and a radius of 5789.65 feet;
THENCE: Around said curve in a Southeasterly direction along said right-of-way line a distance of 424.21 feet to the point of tangency of said curve;
THENCE: North 89°20'57" East along said right-of-way line a distance of 81.33 feet to the Point of Beginning and containing 52.67 acres of land.

TRACT NO. 11

BEING a tract or parcel of land situated in the W.H. Baird Survey, Abst. No. 25, the Joseph Cadle Survey, Abst. No. 65, the J.D. McFarland Survey, Abst. No. 145, and the W.H. Barnes Survey, Abst. No. 26, being part of a 99.626 acre tract conveyed to Charles J. Wilson, by deed recorded in Vol. 96, Pg. 564, part of a 167.5 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 102, Pg. 18, and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, all being recorded in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the centerline of the Rockwall-Chisholm Road situated South 1194.64 feet from the South right-of-way line of State Hwy. No. 276;

THENCE: East a distance of 1668.37 feet to a point for a corner;
THENCE: South 14°19'08" West a distance of 635 feet to a point for a corner;
THENCE: West a distance of 691.60 feet to a point for a corner;
THENCE: South 74°59'40" West a distance of 848.66 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: South along said centerline a distance of 640.00 feet to a point for a corner;
THENCE: East a distance of 339 feet to a point for a corner;
THENCE: North 47°56'34" East a distance of 372.52 feet to a point for a corner;
THENCE: South 75°40'52" East a distance of 717.0 feet to a point for a corner;
THENCE: South 14°19'08" West a distance of 222.24 feet to a point for a corner;
THENCE: West a distance of 1255.35 feet to a point for a corner on the centerline of the Rockwall-Chisholm;
THENCE: South 48°27'37" West a distance of 1144.46 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
THENCE: Along said right-of-way line as follows:
North 29°50'37" West a distance of 210.64 feet to a point for a corner;
South 60°09'23" West a distance of 10 feet to a point for a corner;
North 29°50'37" West a distance of 815.60 feet to a point for a corner;
THENCE: North 45°34'33" East a distance of 1050 feet to a point for a corner;
THENCE: North 44°25'27" West a distance of 232.27 feet to a point for a corner;
THENCE: South 45°34'33" West a distance of 838.35 feet to a point for a corner;
THENCE: North 47°00'16" West a distance of 564.84 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
THENCE: North 55°11'00" East along said right-of-way line a distance of 25 feet to a point for a corner;
THENCE: North 29°50'37" West continuing along said right-of-way line a distance of 920 feet to a point for a corner;
THENCE: North 47°18'37" East a distance of 1745.14 feet to a point for a corner;
THENCE: South 38°27'02" East a distance of 1535.93 feet to the Point of Beginning and containing 135.17 acres of land.

TRACT NO. 12

BEING a tract or parcel of land situated in the W.H. Baird Survey, Abst. No. 25, Rockwall County, Texas, being part of a 99.626 acre tract conveyed to Charles J. Wilson by deed, recorded in Vol. 96, Pg. 564 and part of a 167.5 acre tract conveyed to Cambridge Co., by deed, recorded in Vol. 102, Pg. 18, both recorded in the Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the centerline of the Rockwall-Chisholm Road situated South 2029.64 feet from the South right-of-way line of State Hwy. No. 276;

THENCE: North 74°59'40" East a distance of 848.66 feet to a point for a corner;

THENCE: East a distance of 691.60 feet to a point for a corner;

THENCE: South 14°19'08" West a distance of 812.76 feet to a point for a corner;

THENCE: North 75°40'52" West a distance of 717.0 feet to a point for a corner;

THENCE: South 47°56'34" West a distance of 372.52 feet to a point for a corner;

THENCE: West a distance of 339 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;

THENCE: North along the centerline of said road a distance of 640 feet to the Point of Beginning and containing 22.25 acres of land.

TRACT NO. 13

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. No. 65, the J.D. McFarland Survey, Abst. No. 145, being part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, of the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast right-of-way line of State Hwy. No. 205 situated South 24°00'21" East 548.05 feet and South 29°50'37" East 356.31 feet from the intersection of the Northeast right-of-way line of State Hwy. No. 205 and the centerline of State Hwy. No. 276, said point being on the South right-of-way line of the proposed relocation of State Hwy. No. 276;

THENCE: North 59°57'24" East along the South right-of-way line of said proposed Hwy. relocation a distance of 347.51 feet to a point for a corner on the point of curvature of a circular curve to the right having a total central angle of 33°23'33" and a radius of 3217.28 feet;

THENCE: Around said curve in a Northeasterly direction continuing along said South right-of-way line a distance of 1425.06 feet to a point for a corner;

THENCE: South 47°18'37" West a distance of 1745.14 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;

THENCE: Along the Northeast right-of-way line of State Hwy. No. 205 as follows:

North 29°50'37" West a distance of 447.36 feet to a point for a corner;

South 57°08'22" West a distance of 25 feet to a point for a corner;

North 29°50'37" West a distance of 251.23 feet to the Point of Beginning and containing 16.562 acres of land.

TRACT NO. 14

BEING a tract or parcel of land situated in the W.H. Barnes Survey, Abst. No. 26, Rockwall County, Texas, being part of a 26.75 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 112, Pg. 325 and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, both being recorded in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast right-of-way line of State Hwy. No. 205 and the Northwest corner of the above described 26.75 acre tract;

THENCE: North $45^{\circ}34'33''$ East a distance of 989.58 feet to a point for a corner;

THENCE: South $44^{\circ}25'27''$ East a distance of 232.27 feet to a point for a corner;

THENCE: South $45^{\circ}34'33''$ West a distance of 1050 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;

THENCE: North $29^{\circ}50'37''$ West along said right-of-way line a distance of 240 feet to the Point of Beginning and containing 5.44 acres of land.

TRACT NO. 15

BEING a tract or parcel of land situated in the W.H. Barnes Survey, Abst. No. 26, the J.R. Johnson Survey, Abst. No. 128 and the A. Johnson Survey, Abst. No. 123, said tract being part of a 167.5 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 102, Pg. 18, part of a 26.75 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 112, Pg. 325, both being recorded in the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast right-of-way line of State Hwy. No. 205 situated South $39^{\circ}33'17''$ East 158 feet from the centerline of the Rockwall-Chisholm Road, said point being the point of curvature of a circular curve to the right having a central angle of $12^{\circ}12'40''$ and a radius of 5679.6 feet;

THENCE: Around said curve along said right-of-way line in a Northwesterly direction a distance of 1210.46 feet to a point for a corner;

THENCE: Continuing with the Northeast right-of-way line of State Hwy. No. 205 as follows:

North $29^{\circ}50'37''$ West a distance of 448.36 feet to a point for a corner;

North $60^{\circ}09'23''$ East a distance of 10 feet to a point for a corner;

North $29^{\circ}50'37''$ West a distance of 90 feet to a point for a corner;

THENCE: North $48^{\circ}27'37''$ East leaving said Hwy. a distance of 50 feet to a point for a corner;

THENCE: South 53°42'17" East a distance of 1016.41 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: East a distance of 1983.68 feet to a point for a corner on the East line of the above described 167.5 acre tract;
THENCE: South 0°25'00" West along said East line a distance of 947.37 feet to a point for a corner;
THENCE: South 35°30'00" West a distance of 550 feet to a point for a corner;
THENCE: North 38°09'00" West a distance of 621.56 feet to a point for a corner;
THENCE: North 75°40'52" West a distance of 570 feet to a point for a corner;
THENCE: South 14°19'08" West a distance of 636.75 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
THENCE: North 42°03'17" West along said right-of-way line a distance of 674.50 feet to the Point of Beginning and containing 56.24 acres of land.

TRACT NO. 16

BEING a tract or parcel of land situated in the A. Johnson Survey, Abst. No. 123, the J.R. Johnson Survey, Abst. No. 128, being part of a 167.5 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 102, Pg. 18, of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast right-of-way line of State Hwy. No. 205 situated South 39°33'17" East 158 feet and South 42°03'17" East 674.50 feet from the centerline of the Rockwall-Chisholm Road;

THENCE: North 14°19'08" East leaving said right-of-way line a distance of 636.75 feet to a point for a corner;
THENCE: South 75°40'52" East a distance of 570 feet to a point for a corner;
THENCE: South 38°09'00" East a distance of 621.56 feet to a point for a corner;
THENCE: South 35°30'00" West a distance of 492 feet to a point for a corner;
THENCE: North 89°43'02" West a distance of 434.53 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
THENCE: North 42°22'47" West along said right-of-way line a distance of 332.50 feet to a point for a corner;
THENCE: North 42°03'17" West continuing with said right-of-way line a distance of 223.0 feet to the Point of Beginning and containing 17.36 acres of land.

SECTION 2. The granting of the Planned Development District No. 10 to the above-described tracts is subject to the following special conditions:

(1) Tracts 4, 6 and 10 shall be limited to "MF-1" Multiple-Family uses only.

(2) Tracts 4, 6 and 10 shall be limited in density to not more than 16 dwelling units per acre.

(3) Tracts 11 and 15 shall be limited to Town-house and Cluster-Home type uses and development only, and shall be further limited to a density of not more than 8 dwelling units per acre.

(4) Planned Development District No. 10 shall be developed generally in accordance with the site plan for said area, which is attached to and made a part hereof as Exhibit "A".

(5) All development of property covered by this ordinance within Planned Development District No. 10 shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

(6) Prior to the issuance of any building permit in Planned Development District No. 10, a comprehensive site plan of the development shall be filed with the City Council of the City of Rockwall and shall be approved by the Planning and Zoning Commission and the City Council, and filed as a part of this ordinance. Such required detailed plan shall set forth the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space,

height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council and required by City Ordinance so as to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed site plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

SECTION 3. The Specific Use Permit granted on Tract 12 herein for use as a recreational area shall be limited to a Clubhouse, Tennis Courts, Swimming Pool and related recreational facilities.

SECTION 4. 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 5. That the above-described tracts 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, by the granting of this zoning change.

SECTION 6. 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 as amended hereby, 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 and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. 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 4th day of November, 1974.

APPROVED:

Harry L. Myers
MAYOR

ATTEST:

Daniel A. Williams
CITY SECRETARY

APPROVED AS TO FORM:

Robert L. Dillard
CITY ATTORNEY