

CITY OF ROCKWALL  
102 East Washington  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 85-92-2 Filing Fee 160.<sup>00</sup> Date 11/25/85  
Applicant Ladd Properties Phone 722-4333  
Mailing Address PO Box 367

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.)

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

C District Classification  
to HC and a PD District Classification

for the following reasons: (attach separate sheet if necessary)

There (Are) deed restrictions pertaining to the intended use of the property.  
(Are Not)

Status of Applicant: Owner  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 note concerning the importance of my submitting to the City a sufficient legal description.

Signed X Carter Campbell

NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as Exhibit "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

\_\_\_\_\_  
Surveyor or Attorney for Applicant  
(Mark out one)

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, Ben D. Rychlik, Registered Public Surveyor No. 1630, do hereby certify that the plat shown hereon accurately represents the results and improvements of an on the ground survey made under my direction and supermision February 14, 1985. All corners located are as shown hereon. Except as shown, there are no encroachments or protrusions apparent on the ground; all visible and apparent easements are as shown.

This survey was performed in connection with the transaction described in GF No. 509532-MC of Dallas Title Company. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

DESCRIPTION OF PROPERTY

BEING a tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, and being a part of a tract of land conveyed to Jerry L. LaFon, and wife, Jackie LaFon and Norman R. LaFon, and wife, Cecillia LaFon, by deed recorded in Volume 164 at Page 794 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows;

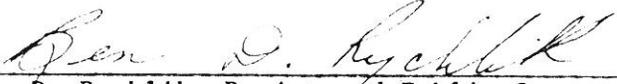
BEGINNING at a point in the South line of Interstate Highway No. 30, said point being the Northeast corner of said LaFon Tract, an iron stake found for corner;

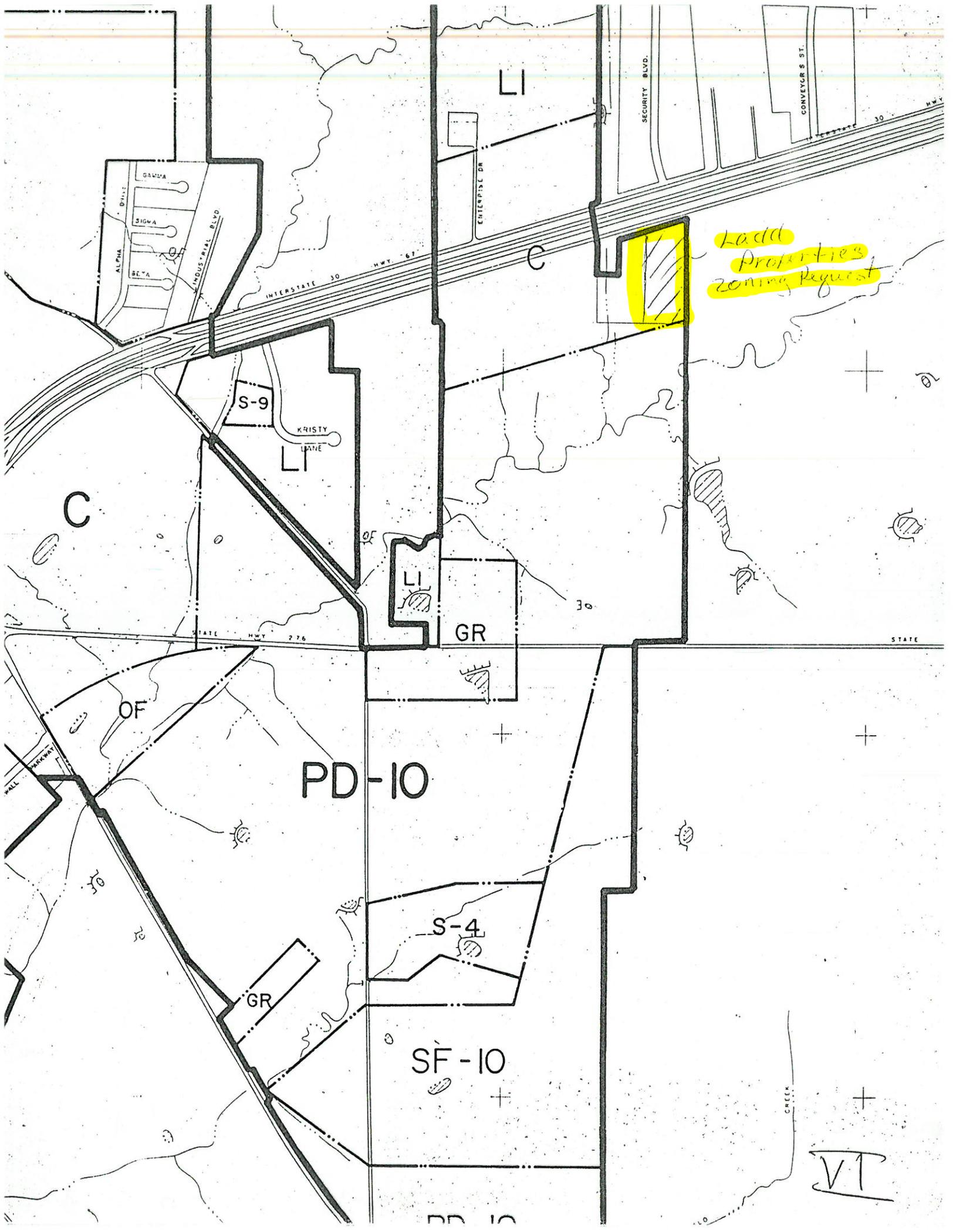
THENCE, South 01 deg. 07 min. 40 sec. West, with the East line of said LaFon Tract, same being with a fence line a distance of 846.22 feet to an iron stake found for corner;

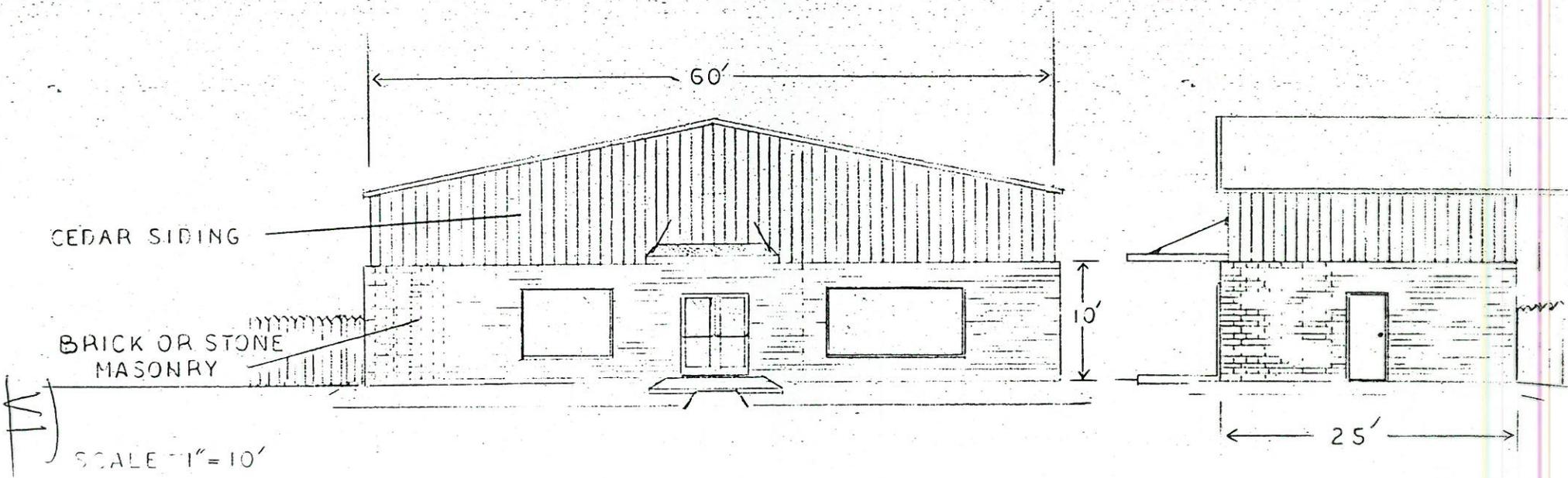
THENCE, North 89 deg. 12 min. 30 sec. West, with the South line of said LaFon Tract, same being with a fence line, a distance of 320.0 feet to an iron stake for corner;

THENCE, North 02 deg. 13 min. 35 sec. East, a distance of 753.19 feet to a point in the said South line of Interstate Highway No. 30, an iron stake found for corner;

THENCE, North 73 deg. 51 min. East, with the said South line of Interstate Highway No. 30, same being with the North line of said LaFon Tract, a distance of 320.0 feet to the PLACE OF BEGINNING and CONTAINING 5.7336 acres of land.

  
Ben D. Rychlik, Registered Public Surveyor No. 1630





60'

CEDAR SIDING

BRICK OR STONE  
MASONRY

10'

SCALE 1" = 10'

25'



BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30  
o'clock P. M. on the 12th day of December, 1985 in  
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-  
quest of Ladd Properties  
for a change in zoning from "C" Commercial classification to "HC" Heavy  
Commercial Or "PD" Planned Development Classification Zoning  
on the following described property:

See Attached

As an interested property owner, it is important that you attend this hear-  
ing or notify the Commission of your feeling in regard to the matter by re-  
turning the form below. In replying, please refer to Case No. P&Z-85-92-Z

  
\_\_\_\_\_  
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and  
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 85-92-Z

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

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

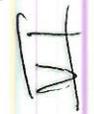
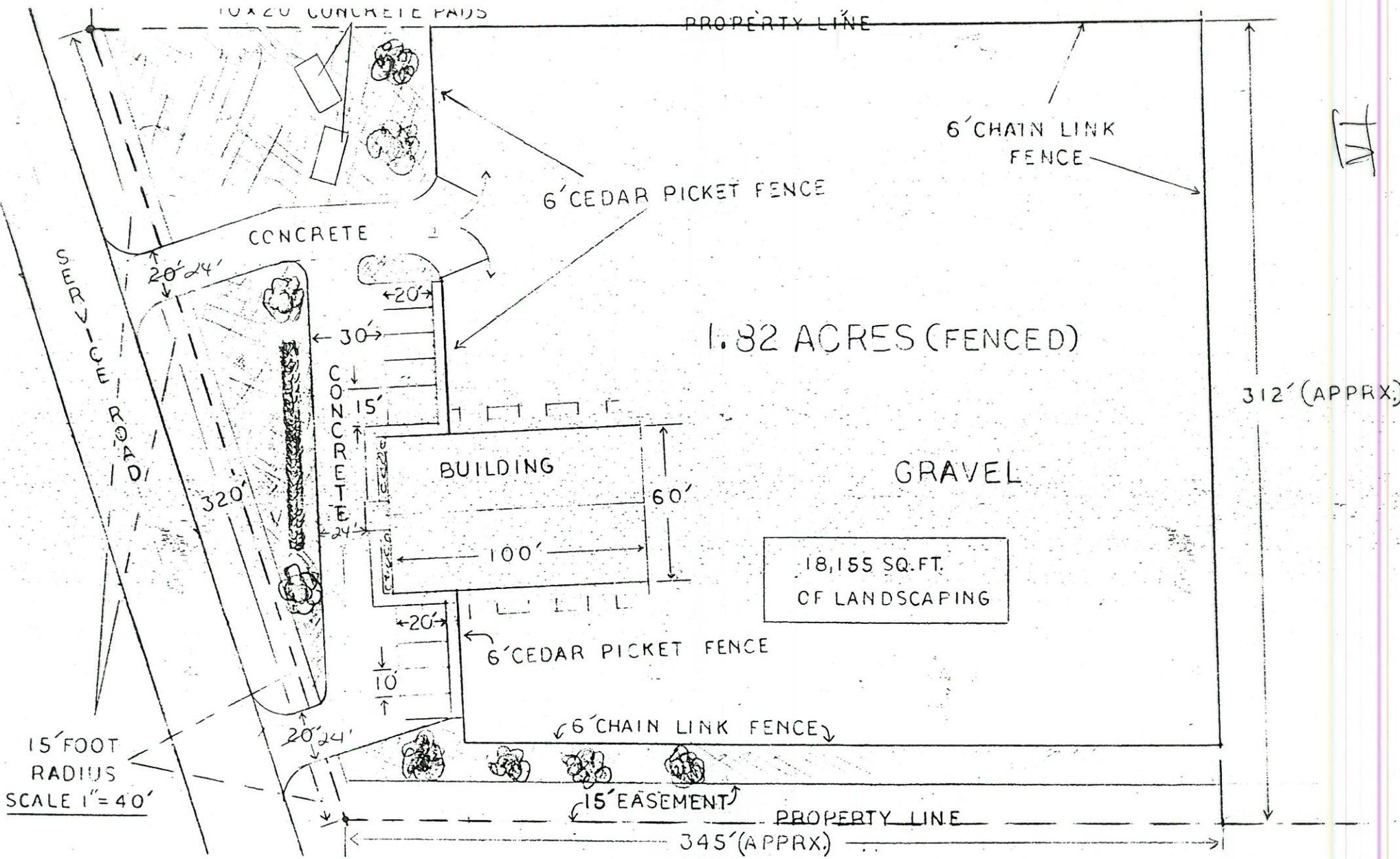
- 1.
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,  
City of Rockwall



John Lockhart Sen.

Daton

12-2-85

Jenny daton % Ladd Properties, P.O. Box 122, Rowlett 75088

C.E. Vaughn % Ladd Properties, P.O. Box 367, Rockwall

Cambridge Co. % Webb-Rhodes Assoc., 16660 Dallas Hwy.  
#2000 Dallas 75248

Rockwall Mini Warehouse, 3430 S. Polk, Dal. 75224

Jenny Clark Cleghorn, Rt. 1, Box 145C, Rockwall

# Crawford Utility Contractor, Inc.

S. of I-30 on 205  
P.O. Box 367  
Rockwall, Texas 75087  
Metro 262-3750 • 722-4333

January 6, 1986

Julie Couch  
Assistant City Manager  
City of Rockwall  
Rockwall, Texas 75087

RE: P & Z Case 85-92-Z

Dear Mrs. Couch:

We respectfully request that the above cited zoning case be withdrawn from the city council agenda of January 6, 1986. We possibly may resubmit this case at a later date.

Sincerely,



Ladd Properties, Ltd.  
By: Nelda Crawford  
Managing General Partner