

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 1989-18-2 Filing Fee \$116.00 Date 4-21-89  
Applicant Philip A. Williams Phone 321 2802  
Mailing Address 1624 Highland Rd.  
Dallas Texas 75218

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.) Tracts 2A, 5A, 6A, 7A + 8A of Isaac Brown's Land Partition to His Heirs.  
Approx. 3 ac in the Barksdale Survey Ab #11 and Teal Survey Ab #20;  
Also two 1/8 Ac lots in Moton Survey

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

A.

District Classification to

O.C.

District Classification for

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

The highest and best use recommended by the city

There (are) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:<sup>2</sup> 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 concerning the importance of my submitting to the City a sufficient legal description.

Signed

Philip A. Williams

9.52 ac  
Approx 3.00

.25

12.77 ac Total

NOTE:

<sup>1</sup>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.

<sup>2</sup>If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.

LAKESIDE VILLAGE #5

W. BLEVINS A-9

INTERSTATE 30

TR 10  
3.26

TR 15  
.582 AC

TR 3  
1.730 AC

M.K.T. R.R.

I-30

CARLISLE PLAZA

TR 1  
.682 AC

BILLY PEOPLES ADDN NO. 2

ROCKWALL CHAMBER OF COMMERCE

VILLAGE TWO ADDN

CULPEPPERS CATERING CO

TR 1-1  
.079 AC

TR 1-2  
.735 AC

TR 1-3  
3.4156 AC

TR 13  
.366 AC

TR 20  
.366 AC

TR 17  
.293 AC

TR 1-2  
291.98

TR 1-3  
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**CITY OF ROCKWALL**  
 "THE NEW HORIZON"  
 Rockwall, Texas 75087-3628  
 (214) 771-1111

**Cash Receipt**

Name Philip William Date 4-21-89

Mailing Address \_\_\_\_\_

Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

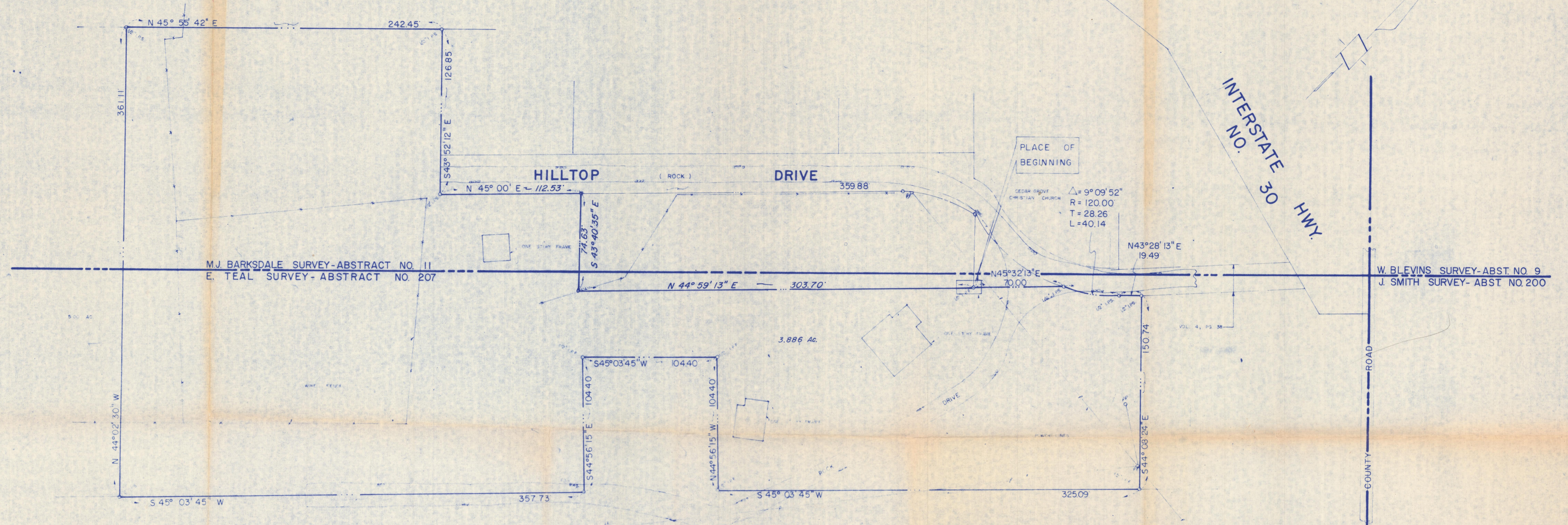
Check ☒ Cash ☐ Other ☐

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
Zoning, Planning, Board of Adj.	01-3411	116.00	Meter Deposit	02-2201	
Subdivision Plats	01-3412		Portable Meter Deposit	02-2202	
Sign Permits	01-3628		Misc. Income	02-3819	
Health Permits	01-3631		NSF Check	02-1128	
Misc. Permits	01-3625		Meter Rent	02-3406	
Misc. Income	01-3819		Penalties	20-3117	
Sale of Supplies	01-3807		Hanger Rent	20-3406	
Municipal Pool	01-3402		Tie Down Fees	20-3407	
Cemetery Receipts	10-3830		Land Lease	20-3804	
Hotel/Motel Tax	15-3206		Sale of Supplies	20-3807	
Marina Lease	08-3810		Exxon Payment	20-1132	
Street	25-3828		Fuel Sales	20-3809	
<b>TOTAL OF COLUMN</b>			<b>TOTAL OF COLUMN</b>		

**TOTAL DUE**

116.00

Received by Lee



DESCRIPTION

BEING a tract of land situated in the M.J. Barksdale Survey, Abstract No. 11 and the E. Teal Survey, Abstract No. 207, Rockwall County, Texas and being part of that 13 acre tract as recorded in Volume 18, Page 565, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at the South Corner of Cedar Grove Christian Church, a 1/2" iron stake found for corner.

THENCE, N. 45° 32' 13" E., a distance of 70.00 feet to a point on the Southerly line of Hilltop Drive, said point being the beginning of a curve to the left having a central angle of 9° 09' 52" and a radius of 120.00 feet a 1/2" iron stake set for corner.

THENCE, around said curve and along the Southerly line of Hilltop Drive, a distance of 40.14 feet to the end of said curve a 1/2" iron stake set for corner.

THENCE, N. 43° 28' 13" E., along the Southerly line of Hilltop Drive a distance of 19.49 feet to a 1/2" iron stake set for corner.

THENCE, S. 44° 08' 24" E., leaving the Southerly line of Hilltop Drive a distance of 150.74 feet to a 1/2" iron stake found for corner.

THENCE, S. 45° 03' 45" W., a distance of 325.09 feet to a 1/2" iron stake found for corner.

THENCE, N. 44° 56' 15" W., a distance of 104.40 feet to a 1/2" iron stake found for corner.

THENCE, S. 45° 03' 45" W., a distance of 104.40 feet to a 1/2" iron stake found for corner.

THENCE, S. 44° 56' 15" W., a distance of 104.40 feet to a 1/2" iron stake found for corner.

THENCE, S. 45° 03' 45" W., a distance of 357.73 feet to a 1/2" iron stake set for corner.

THENCE, N. 44° 02' 30" W., a distance of 361.11 feet to a 1/2" iron stake set for corner.

THENCE, N. 45° 55' 42" E., a distance of 242.45 feet to a 1/2" iron stake set for corner.

THENCE, S. 43° 52' 12" E., a distance of 126.85 feet to the South Corner of Hilltop Drive, a 1/2" iron stake set for corner.

THENCE, N. 45° 00' E., along the Southerly line of Hilltop Drive, a distance of 112.53 feet to a point for corner.

THENCE, S. 43° 40' 35" E., leaving the said Southerly line of Hilltop Drive, a distance of 74.63 feet to a point for corner.

THENCE, N. 44° 59' 13" E., a distance of 303.70 feet to the PLACE OF BEGINNING and containing 3.886 acres of land. This description is based on the Land Title Survey and Plat made by Bob O. Brown, Registered Public Surveyor on July 24, 1984 and Revised on February 3, 1989.

CERTIFICATION

I, Bob O. Brown, do hereby certify that this survey was made on the ground, under my direction, that this plat correctly represents the facts found at the time of survey and that all corners are marked as shown and there are no visible conflicts or encroachments other than shown and that this service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-A condition 2 survey. This plat is for the exclusive use of Rockwall County Abstract and Title Co., wherein Willie and Margaret Fletcher, grantors, conveyed the subject property to Phil Williams, grantee, and the undersigned surveyor is not responsible to any others.

*Bob O. Brown*  
Bob O. Brown, Registered Public Surveyor 11744

3-3-89		Revised Survey	B.O.B.
NO.	DATE	REVISION	BY
SHEET TITLE			
LAND TITLE SURVEY			
M.J. Barksdale Survey, Abstract No. 11			
E. Teal Survey, Abstract No. 207			
PROJECT			
Rockwall County, Texas			
Volume 18, Page 565			
PROJECT NO.			
7250			
SCALE			
1"=40'			
DATE			
2-24-84			
DRAWN BY			
D.B.			
CHECKED BY			
BOLCS			
SURVEYED BY			
B.O.B.			
BROWN LAND SURVEYORS			
304 W. Rusk P.O. Box 65			
ROCKWALL, TEXAS 75087			
(214) 722-3036 226-7522			
OF SHTS			

ZONING CHANGE/CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT/  
PRELIMINARY PLAN/DEVELOPMENT PLAN

## ACTION RECORD

Case No: 89-18-2Location: HORIZON ROAD

Application Reviewed.....

File Created ..... ✓

Filing Fee Paid/Receipt in File..... ✓

Issued Receipt for Application..... ✓

Review form prepared/<sup>initial</sup>partial review completed..... ✓

Circulated Review through:

Staff Review:.....

Assistant City Manager.....

Scheduled for P&amp;Z meeting..... 5/11

Notice Sent:

Newspaper..... 4/25

Surrounding property owners..... 4/28

Sign placed on property.....

Tallied responses to notices .....

Prepared notes and supporting  
information for P&Z.....Notified applicant of results. and of  
Council date .....

after P42 consideration.

~~If approved:~~

Scheduled for City Council..... 6/5

Notice sent to newspaper.....

Notice sent to property owners.....

Prepared notes and supporting  
information for City Council.....

If approved:

Notified applicant of results.....

Prepared ordinance.....

1st reading of ordinance.....

2nd reading of ordinance.....

Caption to newspaper.....

Update office map.....

Notified Inspection Dept. of change.....

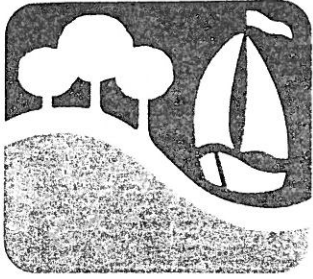
Included map in update file.....

Included in CUP list (if applicable).....

↙  
Permit activated within 6 months.....

↗  
If not activated, applicant  
notified permit is void.....

Included in PD file (if applicable).....



# CITY OF ROCKWALL

"THE NEW HORIZON"

May 2, 1989

Mr. Phillip A. Williams  
1624 Highland Road  
Dallas, TX 75218

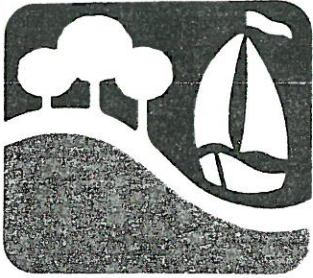
Dear Mr. Williams:

The Planning and Zoning Commission will hold a public hearing on Thursday, May 11, 1989, at 7:30 P.M. in City Hall, 205 West Rusk, to consider approval of your request for a change in zoning from "A" Agricultural to "C" Commercial on various parcels of land located south of I-30 in the vicinity of Horizon Road. The recommendation of the Commission will be forwarded to the City Council who will make a final decision at a public hearing on Monday June 5, 1989, at 7:00 P.M. in City Hall.

As the applicant, it is important that your interests are represented at both of these meetings. Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols  
Administrative Assistant



# CITY OF ROCKWALL

"THE NEW HORIZON"

May 15, 1989

Mr. Phillip A. Williams  
1624 Highland Road  
Dallas, Texas 75218

Dear Mr. Williams:

The Planning and Zoning Commission held a public hearing on May 11th and recommended a change in zoning from Agricultural to "PD" Planned Development on a total of 13.6 acres of land located south of I-30 and west of Horizon Road subject to the following conditions:

- \* that the Planned Development would meet the standards of the Commercial zoning classification unless otherwise stated
- \* that gasoline service stations, retail outlets where gasoline products are sold, automotive repair as an accessory to a permitted retail use, car washes, drive-in businesses, and rail and motor vehicle transportation passenger terminals will require a conditional use permit
- \* that prior to the development of any property within the PD a circulation plan for an area identified by staff at the meeting will be submitted and approved
- \* that prior to development of any property within the PD adequate access necessary to serve that development in conformance with the approved circulation plan will be constructed
- \* that any development within the PD will be reviewed to insure that views of the lake are maintained and enhanced where possible and that all buildings are subject to height and elevation approval at the time of development plan submission

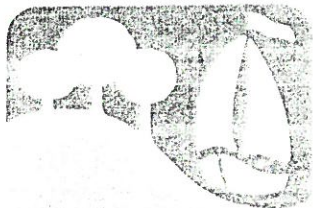
The Rockwall City Council will hold a public hearing on Monday, June 5, 1989, at 7:00 P.M. in City Hall, 205 West Rusk, to consider approval of the change in zoning.

Please feel free to call me or contact Julie Couch in Planning and Zoning if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols". The signature is written in black ink and is positioned above the printed name and title.

Mary Nichols  
Administrative Assistant



# CITY OF ROCKWALL

"THE NEW HORIZON"

June 15, 1989

Mr. Phillip Williams  
1624 Highland Road  
Dallas, TX 75218

Dear Mr. Williams:

One June 5, 1989, the Rockwall City Council held a public hearing and approved a change in zoning from "A" Agricultural to "PD" Planned Development Number 32 on a total of 13.6 acres of land located south of I-30 and west of Horizon Road. An ordinance authorizing this zone change and containing the following conditions was approved on first reading:

1. PD-32 shall have the uses, area requirements, and development standards of the Commercial zoning category of the Comprehensive Zoning Ordinance as currently adopted except as otherwise provided in this ordinance
2. Gasoline service stations, retail outlets where gasoline products are sold, automotive repair as an accessory to a permitted retail use, car washes, drive-in businesses, and rail and motor vehicle transportation passenger terminals shall require a Conditional Use Permit
3. Prior to the development of any property within the PD a circulation plan for the area will be submitted and approved.
4. Prior to the development of any property within the PD adequate access necessary to serve that development in conformance with the approved circulation plan will be constructed.
5. Any development within the PD will be reviewed to insure that views and the unique characteristics of the area are maintained and enhanced where possible.
6. All buildings within the PD are subject to height and elevation approval at the time of development plan submission

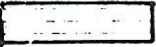
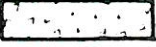
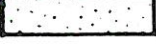

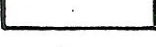

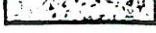
An ordinance of this nature requires approval at two separate meetings of Council. The second reading is scheduled for June 19th. In addition, the Council indicated that they would be reviewing the boundaries of the Scenic Overlay District to determine whether to

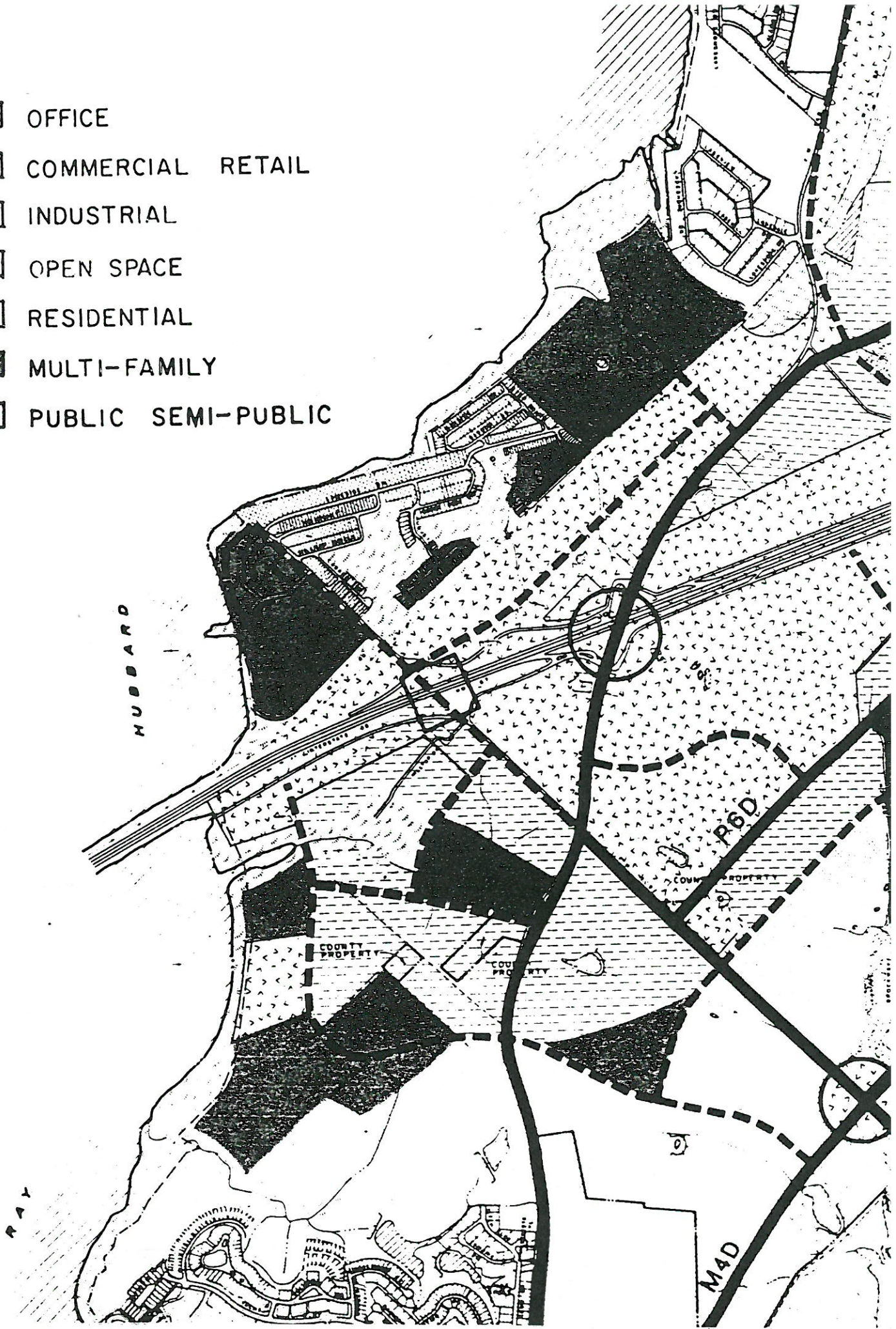
incorporate this Planned Development within the District. They further instructed that hearings be initiated to consider establishing zoning on the remaining properties in this area. Please feel free to contact me if you have any questions.

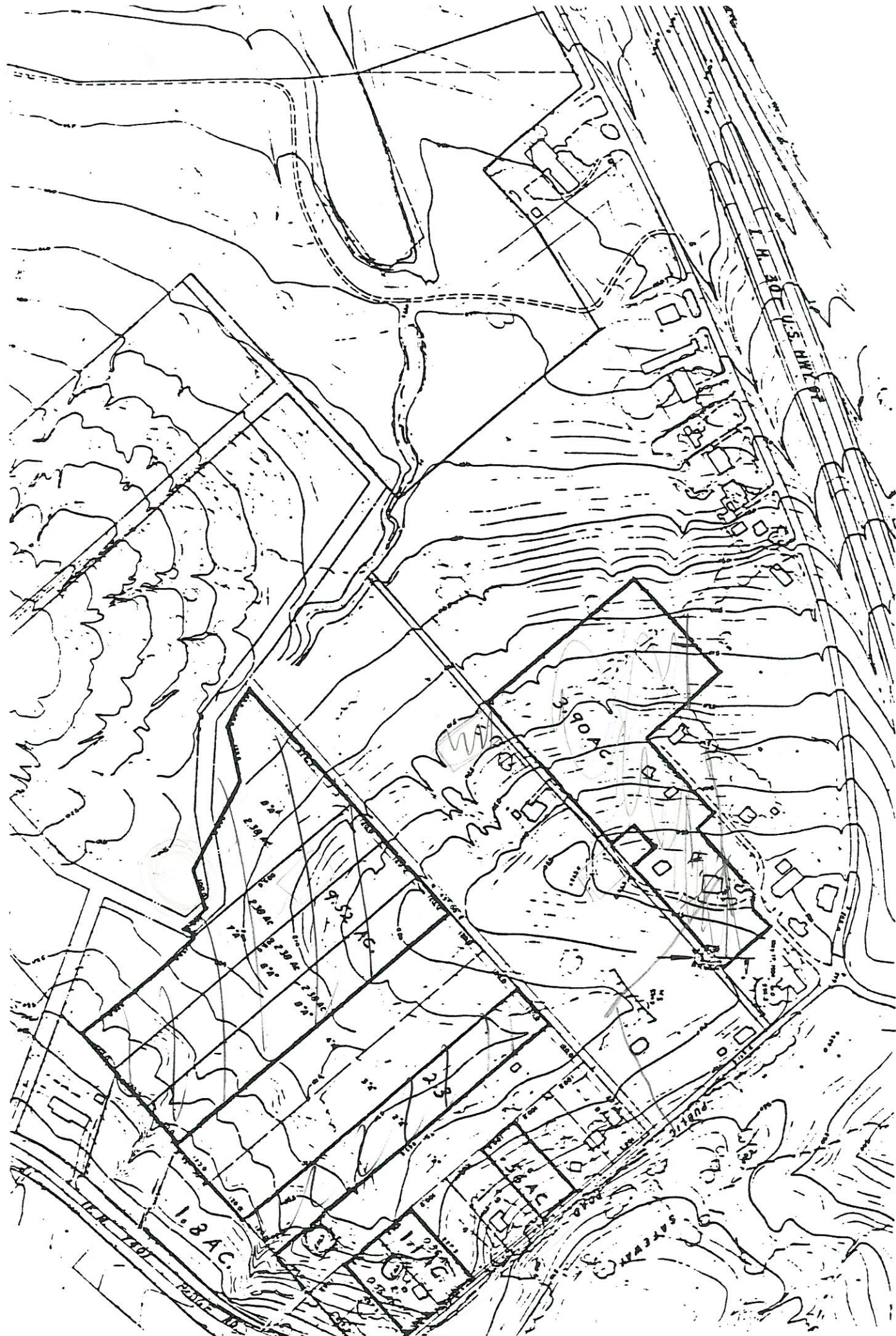
Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols". The signature is written in dark ink and is positioned above the printed name and title.

Mary Nichols  
Administrative Assistant

-  OFFICE
-  COMMERCIAL RETAIL
-  INDUSTRIAL
-  OPEN SPACE
-  RESIDENTIAL
-  MULTI-FAMILY
-  PUBLIC SEMI-PUBLIC







1 deg. 10' East 251 ft. with fence line to a large tree on the  
 large ditch, an iron pin for corner;  
 7 deg. 25' East 142.8 ft. to an iron pin on the South side of  
 a corner;  
 5 deg. 00' East 1499 ft. to the place of beginning containing

15.102 acres, sub-divided into 12 Blocks, all Blocks contain  
 at least including the easements for access to said Blocks,  
 25 are larger to offset large ditch through property, the  
 or roads for future development.

*James H. Chapman*  
 City Plan Commission  
 Rockwall, Texas.  
 Survey Line

*Bob M. Klutts*  
 B.A. Klutts  
 Mayor.

Sub-division of land approved by the heirs of  
 George Morton (deceased)

NORTH CORNER  
 E. TEAL SURVEY

For the heirs of Geo. Morton Est.

N 45° 00' E 1499'

2 131	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	131
Iven Moton	Minnie Thompson	Ernest Moton	R.T. Moton	Lola Rollins	Joshua Moton	Ernest Moton	Elven Moton	Gus Moton	Heirs	R.T. Moton						
19	17	15	13	Williams	9	7	5	3		X	X					
3	4	3	4	3	4	3	4	3	4	3	4	3	4	3	4	

20 ft Easement  
 20 ft Easement

2 131	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	131
Houston Moton	B.J. 335	W.H. 347	Lula Fields	Lola Rollins	Wordell Prudence	Joshua Moton	Houston Moton	Violet Fields	Wordell Walton	Minnie Thompson	Lula Fields					
20	18	16	14	12	10	8	6	4	3	2						
3	4	3	4	3	4	3	4	3	4	3	4	3	4	3	4	

20 ft Easement

S. 45° 00' W. 1444'

plat is a true and correct representation of the  
 facts shown hereon of survey made by me on the grounds,  
 courses and courses are as shown.

*R.E.L. Halford*  
 County Surveyor.

PLAT OF  
 GEORGE MORTON ESTATE  
 14 ACRE TRACT EDWARD TEAL SURVEY  
 CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS  
 May 15 1962 Scale 1" = 100' R.E.L. Halford

NO. 14, 17B

**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:**

June 5, 1989

**Agenda No:** *VC*

**Agenda Item:**

P&Z 89-18-89-Z - Hold Public Hearing and Consider Approval of a Request From Phillip Williams for a change in zoning on 13.6 Acres of Land Located South of I-30 and West of Horizon Road and an ordinance changing the zoning to "PD" Planned Development (1st Reading)

**Item Generated By:**

Applicant, Phillip Williams

**Action Needed:**

Hold public hearing and Consider Ordinance on first reading with any changes included in the motion

**Background Information:**

We have received a request for a change in zoning from Phillip Williams for his property that is located south of I-30 and to the west of Horizon Road. In 1984 and 1985 Mr. Williams submitted several requests for zoning on this property and was denied. The primary reason he was denied at that time was because we did not yet have a revised Land Use Plan and we wanted to wait and see what would be recommended for this area. Prior to being denied Mr. Williams was asked to develop a concept plan for this entire area and to suggest possible road alignments for the internal street system to serve this area. He did develop these plans and we will discuss them below.

Now that we have developed the land use plan, Mr. Williams wishes to zone his property in conformance with the plan. He has no plans to develop the property, he wishes to be able to advertise it for sale with zoning already in place. The land use plan proposes office/commercial uses in this area with higher density residential to the south, generally in the area of PD-18, which is primarily designated for Zero Lot Line development. Mr. Williams included commercial in his application but he would be comfortable with any classification that gives him permanent zoning. We advertised Commercial zoning because it is the most flexible of the classifications that conform to the land use plan.

The reasons for recommending PD zoning in this area are as follows:

1. The Commercial classification contains the most appropriate uses and area requirements for this area but there are some uses within the Commercial district that do not appear appropriate. By zoning the property PD we have the ability to identify those portions of the district that we want to exclude. Part of this property is included in the Overlay District and development in that area must also conform to the Overlay District requirements.
2. The City has long identified this area as one of the most important undeveloped areas of Rockwall. It is the main entrance into town from I-30 west and its development needs to be reviewed in detail prior to any construction occurring to ensure that it is developed in accordance with the goals of the City.
3. It would appear appropriate that the other remaining unzoned tracts within this area should be zoned PD as well to ensure consistent development. At the work session we discussed the possibility of initiating a zoning case on the remaining Ag property. With the recommendation that all of this area should be zoned PD it would appear appropriate that the City initiate a case to rezone the remaining property. This would ensure that the entire area would meet the same requirements and conditions.

(see next page)

**Attachments:**

1. Location Map/Zoning Map
2. Land Use Map
3. Map of Area for Circulation Plan
4. Tax Map to Better Identify Locations

**Agenda Item:**

Phil Williams Zoning - Horizon Road

**Item No.** *VC*

Agenda Notes

Phill Williams Zoning - Horizon Road

Page 2

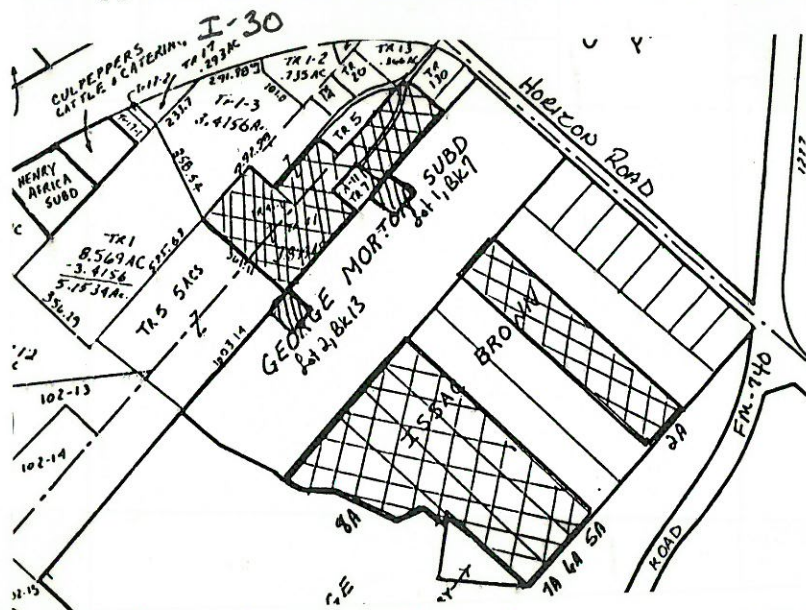
The Planning and Zoning Commission recommended that the property be given a zoning classification of PD meeting the standards of the Commercial zoning classification with the following conditions:

1. That gasoline service stations, retail outlets where gasoline products are sold, automotive repair as an accessory to a permitted retail use, car washes, drive-in businesses, or rail and motor vehicle transportation passenger terminals require a conditional use permit.
2. That prior to the development of any property within the PD a circulation plan for the area identified on the attached area map will be submitted and approved.
3. That prior to development of any property within the PD adequate access necessary to serve that development in conformance with the approved circulation plan will be constructed.
4. That any development within this PD will be reviewed to ensure that views of the lake are maintained and enhanced where possible and that all buildings are subject to height and elevation approval at the time of development plan submission.

The Commission further recommended that Council consider initiating public hearings regarding the establishment of zoning on the remaining Agriculturally zoned tracts in this same general vicinity

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30 P.M. on the 11th day of May, 1989, in Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the request of Phillip Williams, for a change in zoning from "A" Agricultural to "C" Commercial on a approximately 12.77 acres of land located on the south side of I-30 generally west of Horizon Road described as being lots, 2A, 5A, 6A, 7A, 8A, James Brown Partition, Lot 1, Block 7 and Lot 2, Block 13, George Moton Subdivision, and including a tract of land described on the reverse of this page. As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. The decision of the Planning and Zoning Commission will be a recommendation for approval or denial which will be forwarded to the City Council for a final decision.



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

Case Number P&Z 89-18-Z

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

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

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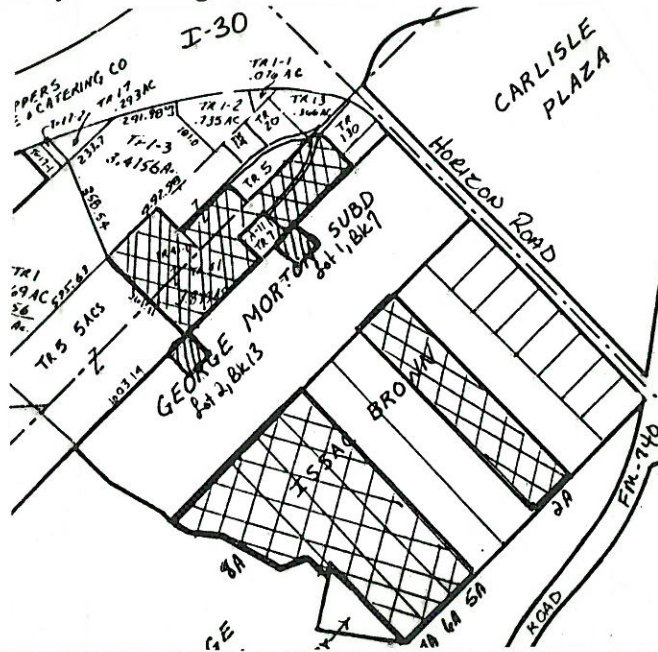


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Signature \_\_\_\_\_  
Address \_\_\_\_\_

BEFORE THE CITY COUNCIL  
CITY OF ROCKWALL, TEXAS

The Rockwall City Council will hold a public hearing at 7:00 P.M. on the 5th day of June, 1989, in Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the request of Phillip Williams, to consider approval of a change in zoning from "A" Agricultural to "C" Commercial on approximately 13 acres of land located on the south side of I-30 generally west of Horizon Road and further described as being lots 2A, 5A, 6A, 7A, 8A, James Brown Partition; Lot 1, Block 7 and Lot 2, Block 13, George Moton Subdivision; and including a tract of land described on the reverse of this page. As an interested property owner, it is important that you attend this hearing or notify the Council of your feeling in regard to the matter by returning the form below.



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\_\_\_\_\_

I am opposed to the request for the reasons listed below

\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature \_\_\_\_\_  
Address \_\_\_\_\_

# DESCRIPTION

BEING a tract of land situated in the M.L. Barksdale Survey, Abstract No. 11 and the E. Teal Survey, Abstract No. 207, Rockwall County, Texas and being part of that 13 acre tract as recorded in Volume 18, Page 565, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at the South Corner of Cedar Grove Christian Church, a  $\frac{1}{2}$ " iron stake found for corner.

THENCE, N.  $45^{\circ} 32' 13''$  E., a distance of 70.00 feet to a point on the Southerly line of Hilltop Drive, said point being the beginning of a curve to the left having a central angle of  $9^{\circ} 09' 52''$  and a radius of 120.00 feet a  $\frac{1}{2}$ " iron stake set for corner.

THENCE, around said curve and along the Southerly line of Hilltop Drive, a distance of 40.14 feet to the end of said curve a  $\frac{1}{2}$ " iron stake set for corner.

THENCE, N.  $43^{\circ} 28' 13''$  E., along the Southerly line of Hilltop Drive a distance of 19.49 feet to a  $\frac{1}{2}$ " iron stake set for corner.

THENCE, S.  $44^{\circ} 08' 24''$  E., leaving the Southerly line of Hilltop Drive a distance of 150.74 feet to a  $\frac{1}{2}$ " iron stake found for corner.

THENCE, S.  $45^{\circ} 03' 45''$  W., a distance of 325.09 feet to a  $\frac{1}{2}$ " iron stake found for corner.

THENCE, N.  $44^{\circ} 56' 15''$  W., a distance of 104.40 feet to a  $\frac{1}{2}$ " iron stake found for corner.

THENCE, S.  $45^{\circ} 03' 45''$  W., a distance of 104.40 feet to a  $\frac{1}{2}$ " iron stake found for corner.

THENCE, S.  $44^{\circ} 56' 15''$  E., a distance of 104.40 feet to a  $\frac{1}{2}$ " iron stake found for corner.

THENCE, S.  $45^{\circ} 03' 45''$  W., a distance of 357.73 feet to a  $\frac{1}{2}$ " iron stake set for corner.

THENCE, N.  $44^{\circ} 02' 30''$  W., a distance of 361.11 feet to a  $\frac{1}{2}$ " iron stake set for corner.

THENCE, N.  $45^{\circ} 55' 42''$  E., a distance of 242.45 feet to a  $\frac{1}{2}$ " iron stake set for corner.

THENCE, S.  $43^{\circ} 52' 12''$  E., a distance of 126.85 feet to the South Corner of Hilltop Drive, a  $\frac{1}{2}$ " iron stake set for corner.

THENCE, N.  $45^{\circ} 00' 00''$  E., along the Southerly line of Hilltop Drive, a distance of 112.53 feet to a point for corner;

THENCE, S.  $43^{\circ} 40' 35''$  E., leaving the said Southerly line of Hilltop Drive, a distance of 74.67 feet to a point for corner;

THENCE, N.  $44^{\circ} 59' 13''$  E., a distance of 303.70 feet to the PLACE OF BEGINNING and containing 3.886 acres of land. This description is based on the Land Title Survey and Plat made by Bob O. Brown, Registered Public Surveyor on July 24, 1984 and Revised on February 3, 1989.

# CERTIFICATION

I, Bob O. Brown, do hereby certify that this survey was made on the ground, under my direction, that this plat correctly represents the facts found at the time of survey and that all corners are marked as shown and there are no visible conflicts or encroachments other than shown and that this service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-A condition 2 survey. This plat is for the exclusive use of Rockwall County Abstract and Title Co., wherein Willie and Margaret Fletcher, grantors, conveyed the subject property to Phil Williams, grantee, and the undersigned surveyor is not responsible to any others.

*Bob O. Brown*  
Bob O. Brown, Registered Public Surveyor #1744

# PHILLIP WILLIAMS

ISAAC  
BROWN  
R 28

H.L. WILLIAMS  
411 VALLEY DR

MRA ASSET HOLDING CO A-11  
C/O TELECOM CORP TR 7  
1545 MOCKINGBIRD LN #7000  
DALLAS 75235

IB PHILLIP A + W DOUGLAS WILLIAMS  
8023 CLAREMONT DR  
DALLAS TX 75228

D.L. FAULKNER A-11  
1785 I-30 TR 1-2  
CARLAND 75043

IB EMMITT YOUNG  
2880 HORIZON RD

ISAAC +  
AB 11 TR 13  
TR 14  
MOTON

GARY SHULTZ  
3210 BELT LINE RD #126  
FARMERS BRANCH 75234

MC MOORE JR A-11  
C/O DOUG MORGAN CO 1-3  
9696 SKILLMAN #390 LB 37  
DALLAS 75243

IB OLA YOUNG  
2880 HORIZON RD

ALVIN D MOTON MOTON  
1103 HEMPHILL  
GREENVILL 75401

IB WILLIAM D DOUGLAS  
7446 E GRAND AVE  
DALLAS TX 75214

LOLA FIELDS + IOLA ROLLINS  
C/O NORMA WRIGHT  
5210 HOLLOW BEND LN  
CARLAND 75043

B 207 TR 130 LES SANDKNOOP  
GRADING INC  
2306 RIDGE RD

PRUDENCE WALTON  
C/O PAULINE WALTON  
6563 SHATTUCK AVE #3  
OAKLAND, CA 94609

B 11 TR 5 TR 1 MICHAEL STEPHENSON  
1215 WENTWOOD  
IRVING 75061

-11 TR 20 CEDAR GROVE CHRISTIAN CHURCH  
RT 8 BOX 422  
ROCKWALL

ERNEST FIELDS  
9676 ELMIRA CR  
SACRAMENTO CA 95827

NOTON

LANDERS + COOPER  
615 W GARLAND  
GARLAND 75040

ALMETRA DOCKERY  
5528 ADELIN EST  
OAKLAND CA 94608

WARDELL BOWMAN  
601 CARAVACA  
GARLAND 75043

PEOPLES SAVINGS + LOAN LR 28  
C/O AUTAY  
P.O. Box 816368  
DALLAS TX 75381-6368

JOHN BUFFINGTON  
509 E BOURN

740 JOINT VENTURE LR 28  
5449 GLEN LAKES  
SUITE 110  
DALLAS 75231

THENIA WILLIAMS  
6212 CONCERTO LN  
DALLAS 75241

FP Hughes LR 26  
2930 SOUTH RIDGE RD  
ROCKWALL

PEARL WALKER WILLIAMS  
4313 METROPOLITAN  
DALLAS 75210

FRATES DEV CORP LR 25  
C/O PROPERTY TAX CONSULTANTS  
3336 E 32ND #217  
TULSA OK 74135

ANN GERMAN  
4611 HEATHERBROOK  
DALLAS 75234

DOYLE CAIN  
C/O EQUITY TAX GROUP INC  
P.O. 1400  
ROWLETT 75088

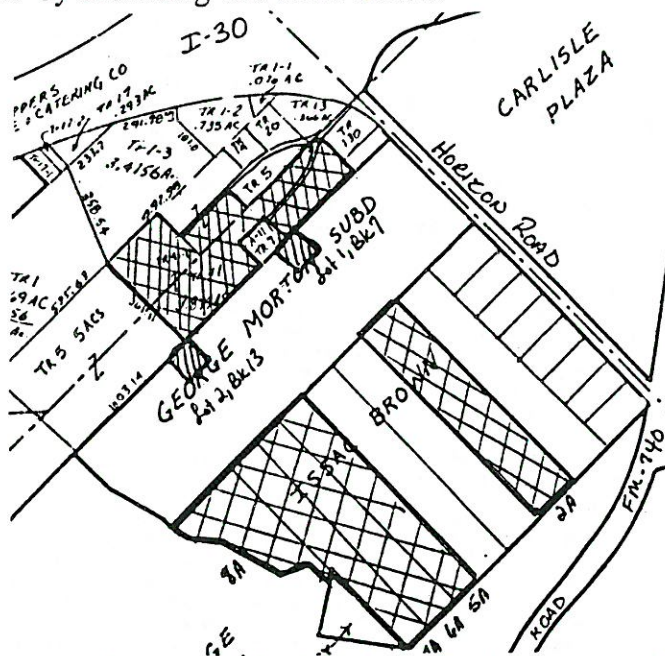
I L WILSON #23  
400 CHAPARRAL LN  
ROCKWALL

ESTELLA GIDDINGS  
10914 MCCREE RD  
DALLAS TX 75238

MARY RUE NEIL LR 6  
6418 CHEVY CHASE  
DALLAS 75225

BEFORE THE CITY COUNCIL  
CITY OF ROCKWALL, TEXAS

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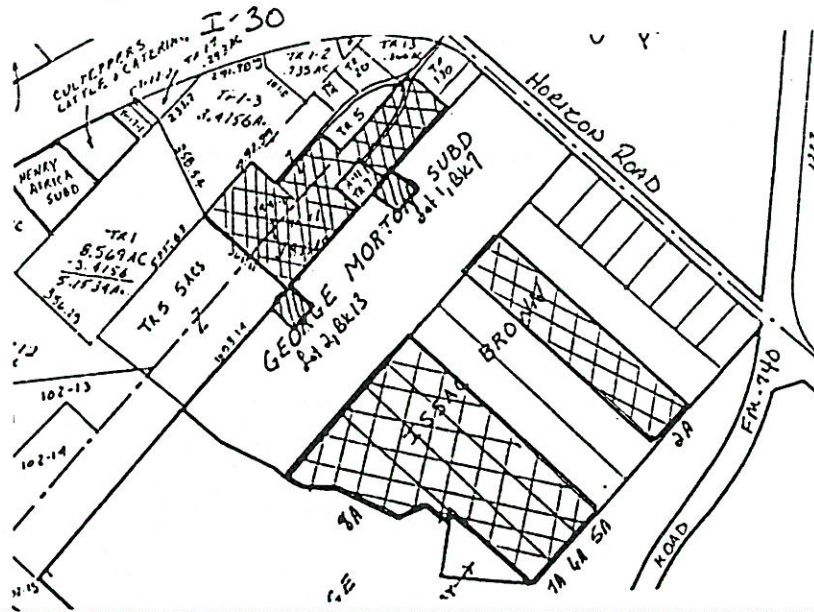
✓

I am opposed to the request for the reasons listed below

Signature John Bullfinch  
Address 509 Bourn Ave  
Rockwall, Texas

BEFORE THE PLANNING AND ZONING COMMISSION  
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✓

I am opposed to the request for the reasons listed below

\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature

Address

Mr. H.C. Nail  
6418 Cherry Chase

## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, May 11, 1989 at 7:30 P.M. in City Hall, 205 W Rusk, to consider approval of the following:

1. a request from Michael Stephenson for a Conditional Use Permit for a recreational use within an "Agricultural" zoning category to be located along Lake Ray Hubbard south of I-30 adjacent to the Henry Africa Restaurant described as Lot 4, the Harbor Phase One
2. a request from Phillip Williams for a change in zoning from "A" Agricultural to "C" Commercial on approximately 13 acres located south of I-30 off Horizon Road and west of FM-740
3. a request from George J Nabholtz III for a change in zoning from "C" Commercial to "LI" Light Industrial on 16.43 acres located off the south service road of I-30, east of SH-205, and west of High School Road