City of Rockwall (6/87)

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date 3-26-94

Name of Proposed Subdivision Mira Vista

Name of Subdivider LenMar Development Corporation

Address 14755 Preston Road, Suite 830
Dallas, TX 75240 Phone 214/392-3800

Owner of Record LenMar Development Corp & Rockwall Harbor Joint Venture

Address 14755 Preston Road, Suite 830
Dallas, TX 75240 Phone 214/392-3800

Name of Land Planner/Surveyor/Engineer Wier & Associates, Inc.

Address 4300 Beltway Place, Suite 130
Arlington, TX 76018 Phone 817/467-7700

Total Acreage 40.160 Acres Current Zoning SF-10

No. of Lots/Units 92

Signed [signature]

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

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

II. Subject Property

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

III. Surrounding Area

X		A.	The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plat
X		B.	The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by _____ File No. 93-52-PP/2

Date 3/26/94 Fee $535.00

Receipt No. 030937

WIER & ASSOCIATES, INC.
ENGINEERING
SURVEYING
LAND PLANNING

March 25, 1994

Mr. Dub Douphrate
City Engineer
City of Rockwall
205 West Rusk
Rockwall, TX 75087

214/771-7700

RE: W&A #93-049; **PROPOSED MIRA VISTA ADDITION;**
Rockwall, Texas

Dear Mr. Douphrate:

Please find attached the information listed below for submittal of a Preliminary Plat on proposed Mira Vista Addition.

1. One (1) Plat application and checklist.
2. Twenty (20) folded copies of the Preliminary Plat drawings.
3. Application fee in the amount of $535.00.

We elected to prepare a second sheet to the Preliminary Plat which demonstrates the changes to existing public right-of-ways which will be altered concurrent to the final plat. We propose to construct 25' of the full pavement width on Summerlee Drive adjacent to the development north of proposed Vista Ridge Drive. The remainder of the pavement section is proposed to be built concurrent to development of the adjacent properties west of the roadway.

Please contact us if there is any additional information that you will need for this Preliminary Plat submittal.

Very truly yours,

ULYS LANE III, P.E., R.P.L.S.
Executive Vice President

UTL:ckw

Enclosures: As noted above

cc: Mr. Robert Pope
Mr. Rex Robertson

Preliminary Plat

№ 030937

CITY OF ROCKWALL
"THE NEW HORIZON"
Rockwall, Texas 75087-3628

Mira Vista

(214) 771-7700

Cash Receipt

Name Wier & Associates Date 3-29-94

Mailing Address

Job Address Ben Mar Permit No.

Check ☒ 13884 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	06-3835	
Mechanical Permit	01-3610		Sewer Availability	07-3836	
Municipal Pool	01-3402		Meter Deposit	02-2201	
Zoning, Planning, B.O.A.	01-3411	535 -	Portable Meter Deposit	02-2311	
Subdivision Plats	01-3412		Misc. Income	02-3819	
Sign Permits	01-3628		NSF Check	02-1128	
Health Permits	01-3631		Meter Rent	02-3406	
Misc. Permits	01-3625		Marina Lease	08-3810	
Misc. Income	01-3819		Cemetery Receipts	10-3830	
Sale of Supplies	01-3807		PID	13-3828	
Recreation Fees	01-3401		Street	14-3828	
			Assessment-Ph#2	14-3830	
			Hotel/Motel Tax	15-3206	
TOTAL OF COLUMN		535 -	TOTAL OF COLUMN		
TOTAL DUE		535 -	Received by		

11/92 5000

 (6/87)

CITY OF ROCKWALL
205 West Rust
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 93-52-Z Filing Fee 890.00 Date 12/23/93

Applicant Lenmar Development Corp. Phone ~~342-3800~~ 972-858-1111

Mailing Address: 14755 Preston Road, Suite 830

Dallas, Tx 75240

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

See attached.

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

PD-7, PD-18 & A District Classification to

PD for Commercial, Residential & Park Uses District Classification for the following reasons: (attach separate sheet if necessary)

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

2

Status of Applicant Owner X Tenant_____

Prospective Purchaser_____

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

Signed Kurt J. Rubb
President

Reasons for Request

The purpose of this request is to permit the development of single family homes east of the proposed extension of Summer Lee Drive, as well as a variety of commercial, retail, restaurant, lodging and entertainment uses along the Interstate 30 frontage and overlooking Lake Ray Hubbard. Also included in this request is an option to develop medium density residential uses on 14.5 acres located between the proposed extension of Summer Lee Drive and existing P.D. 22. Finally, this request also includes a 2.2 acre tract of land to be dedicated to the City of Rockwall for park purposes.

Approximately one half of the property is currently zoned PD - 7, and 1.5± acres of land is currently zoned Agriculture. The remaining 30.2 acres of this area of request encompasses the residential portions (Tracts B,C,D and E) of existing Planned Development District 18. P.D. 18 currently permits 79 zero lot line lots and 115 townhomes while P.D. 7 permits a variety of commercial uses as well as an option for 30 patio homes.

Tract 1 is being requested for "conventional" single family lots, with a minimum lot size of 10,000 square feet (80' x 125'). The Concept Plan illustrates the street and circulation patterns anticipated for this area. The density shall be a maximum of 3.7 dwelling units per acre. The development will generally be in accordance with the SF-10 regulations of the Comprehensive Zoning Ordinance, up grading of the base ordinance as reflected in the proposed Planned Development Conditions for masonry, setbacks and lot frontages. It is anticipated that approximately 100 single family lots can be platted within this 36.6± acres.

Tract 2 is being requested for a variety of retail, commercial, entertainment and lodging uses. The specific uses and development regulations are generally the same as were established in P.D. 7 for the non-residential areas, including the option for patio homes. However, this request also includes an alternative for medium density housing with a maximum density of 14 dwelling units per acre on a maximum of 14.5± acres, this being Tract 2a.

Medium density housing was deemed most appropriate for this tract given the severe topography, whereas the slopes average 7 to 10%. This land configuration is well suited for multi-family, as the building pads are clustered, and the open spaces and amenities can take advantage of this unique topography. If this option is pursued however, the development will be subject to stringent development regulations and the inclusion of various aesthetic amenities to assure a high quality residential development. These site development requirements include: increased landscaping, meandering sidewalks, the screening of the parking areas from the streets, strict control of the placement and design of carports, and non-offensive site lighting. The aesthetics of the buildings has also been addressed in the P.D. Conditions, whereas, the enlarged unit volumes, balconies, increased roof slopes, masonry chimney exteriors, decorative windows and off-set building facades are all requirements. These building design criteria coupled with the site design criteria will produce a high quality, aesthetically pleasing residential development.

While this medium density residential (either zero lot line or multi-family) is a development option on Tract 2a, the right to develop the property for commercial, retail, entertainment and lodging uses has been retained.

Finally, Tract 3, which contains approximately 2.2 acres has been designated for dedication to the City of Rockwall for park purposes. This tract contains a creek area with significant trees, and would be most appropriate for a public, linear greenbelt system. It should ne noted that the neighboring tract(s) of land also contain portions of this wooded creek and would , if combined with Tract 3 of this P.D. create a very handsome amenity to the area.

PLANNED DEVELOPMENT DISTRICT
FOR
RESIDENTIAL, COMMERCIAL & PARK USES

This Planned Development District is subject to the following Special Conditions:

1. Planned Development District Number __ shall be developed generally in accordance with the Tract Map for said area, which is attached to and made a part hereof as Exhibit "A".

2. That all development of Tract 1 by this ordinance shall be in substantially in accordance with the Concept Plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such Concept Plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

3. Prior to the issuance of any building permit for Tract 2 or any part thereof (i.e. Tract 2a) in Planned Development District Number ____, a Comprehensive Site Plan of the development shall be filed with the City Council of the City and shall be approved by them 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 to create a reasonable transition to and protection of the adjacent property. Such approval of 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.

4. The area covered by the Planned Development District Number __ shall be divided into the approximate following number of acres for the following uses, and limited to the number of dwelling units as hereafter provided to-wit:

TRACT	AREA	PROPOSED ZONING	MAXIMUM DU'S
1	36.6± ACRES	P.D. FOR SINGLE FAMILY DETACHED USES	100
2	34.9± ACRES	P.D. FOR "C" USES	203
2a	(14.5± ACRES MAXIMUM)	ALLOWING FOR MEDIUM DENSITY RESIDENTIAL USES	
3	2.2± ACRES	DEDICATION FOR PARK LAND	N/A

TRACT 1

Approximately 36.6 acres of zoning classification of Planned Development Single Family to be developed under the SF - 10 District regulations of the Comprehensive Zoning Ordinance, except as modified herein:

A. Area Requirements:

1. Minimum lot frontage on a public street - 70 feet, measured at the front building setback line.

2. Minimum depth of front setback - 25 feet.

3. Minimum masonry exterior - exterior wall construction shall consist of a minimum of 75% masonry with no single elevation of any residence containing less than 50% of its exposed surface of masonry construction, as herein specified. This construction standard applies only to the first floor of the residential structure.

TRACT 2

Approximately 34.9± acres of zoning classification of Planned Development Commercial with the permitted uses of the following:

A. Permitted Uses:

1. Office buildings and accessory uses

2. Restaurants, including accessory outdoor seating

3. Hotel, motel

4. Paved parking lots, not including commercial parking lots

5. Temporary on site construction offices limited to the period of construction upon approval of location and operation by the Building Official

6. Temporary concrete batching plant limited to the period of construction upon approval of location and operation by the Building Official

7. Zero Lot Line Residential as outlined in the City of Rockwall Comprehensive Zoning Ordinance under Section 2.5, not to exceed a total of 63 units (Tract 2A).

8. Medium Density Residential as outlined in the City of Rockwall Comprehensive Zoning Ordinance under Section 2.7, except as provided for in Section D of this ordinance, not to exceed 203 units (Tract 2A).

9. Marina

10. Private club as an accessory to a general restaurant

11. New buildings with over 5,000 sq. ft., or additions of over 40% of existing floor area or over 5,000 sq. ft. with combustible structural construction materials.

12. Buildings with exterior walls with less than 90% masonry materials excluding overhead doors or walls without street frontage

B. No structure over 36 feet in height may be built unless specifically approved by the Planning and Zoning Commission and City Council. No structure may exceed the maximum height of 120 feet.

C. Except as otherwise addressed all commercial development shall meet the area requirements as set forth in the Commercial Zoning District classification of the Comprehensive Zoning Ordinance.

D. Medium Density Regulations: In the event that Tract 2A is developed for medium density housing with a maximum density of 14 dwelling units per acre (203 DU's), the following conditions shall apply:

1. Site Design Criteria

a. Site landscaping along all street frontages: A minimum landscape buffer strip of 15 feet shall be provided adjacent to Summer Lee Drive, exclusive of driveways and access ways at points of ingress and egress to the lot. This landscaped area shall contain, at the minimum, one large tree and three small trees and shrubs for each 50 linear feet of this landscape buffer strip.

b. Meandering Public Sidewalks: A 5 ft. wide, barrier-free meandering public sidewalks shall be provided along all street frontages. The sidewalk shall be designed to meander in such a way that it is located a minimum of 5 ft. from the curb line and alternately to be within 5 ft. from the back of the landscape easement. This undulation should occur approximately every 300 feet of frontage. An appropriate public access easement shall be created when the sidewalk is on private property.

c. Parking Areas: A minimum of 25 percent of the required parking must be located within or under the main structure. The parking areas shall be screened from property lines through building placement and/or the provision of garage doors, grade separations, landscaping, berming, or other acceptable screening technique.

d. Carports: In the event that carports are constructed, these structures shall not be visible from street frontages. All carports must be constructed of materials which are architecturally compatible with the roof and trim of the main structure. Flat built-up roofs will be allowed only when all other materials meet the intent of this paragraph (i.e., prefabricated or other metal units are not considered compatible with brick, stone, and/or wood siding and trim).

e. Building Placement: Where three (3) or more buildings are within 100 feet of the street right-of-way and are parallel to the right-of-way having a footprint greater that four (4) units, one-third of these buildings must be turned in such that their lengths are a minimum of 45° to the street right-of-way. The remainder may be parallel to the street.

f. Exterior Lighting: Exterior lighting fixtures, whether attached to buildings or free-standing, shall be of harmonious design. A lighting plan, showing fixtures and lighting levels, shall be submitted to the City Plan Commission for its approval at the time of site plan review. In no event shall "area" lighting, other than "cut-off" type fixtures mounted 12 ft. or less above grade, be allowed to be mounted on a building wall.

2. Building Design Criteria

a. Masonry Requirements: Exterior walls of the entire main structure shall consist of a minimum of 75% masonry.

b. Maximum Height: The maximum height for any structure in this district shall be two stories or 36 ft.

c. Unit Volume: A minimum of 30% of the units shall have an interior volume which equals or exceeds 8.5 times the floor area.

d. Private Balcony with Roof: Each unit shall be provided with a private balcony a minimum of 32 sq. ft. in size and each "top floor" balcony shall have a roof of the same materials as the roof of the main structure.

e. Windows: A minimum of 50% of the windows shall be multi-paned, curvilinear, arched, and/or enhanced with shutters or similar treatment or of a greenhouse style or combination of the above.

f. Roof Slope: The minimum roof slope shall be 6:12. This roof slope must be provided on a minimum of 80% of the footprint projection of the total unit roof areas of each individual structure.

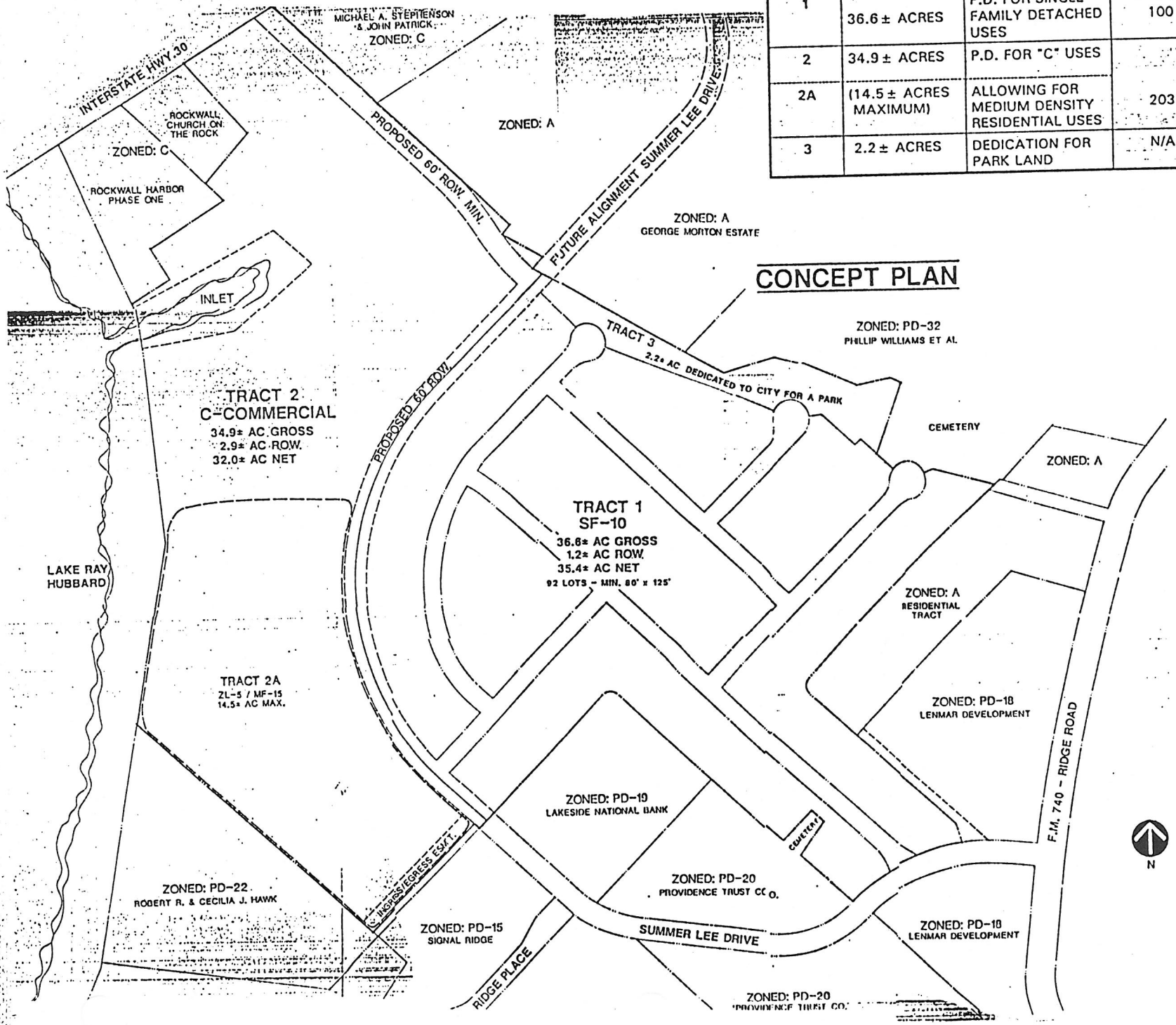
g. Chimney Exteriors: All chimneys shall be covered with field applied masonry without wood trim, over prefabricated or field erected flues.

h. Staggered Wall Lines: There shall be a minimum four (4) foot offset between the relative front walls of any two (2) adjacent units for every four (4) unit footprints in the same building. Exterior balconies shall not qualify as an offset area.

TRACT 3

Approximately 2.2 acres of land to be dedicated at the time of approval of a final plat for Tract 1, to the City of Rockwall for park purposes.

TRACT	AREA	PROPOSED ZONING	MAXIMUM DU'S
1	36.6 ± ACRES	P.D. FOR SINGLE FAMILY DETACHED USES	100
2	34.9 ± ACRES	P.D. FOR "C" USES	
2A	(14.5 ± ACRES MAXIMUM)	ALLOWING FOR MEDIUM DENSITY RESIDENTIAL USES	203
3	2.2 ± ACRES	DEDICATION FOR PARK LAND	N/A



LEGAL DESCRIPTION
PARK DEDICATION TRACT

BEING 2.237 acres of land located in the E. TEAL SURVEY, Abstract No. 207, Rockwall County, Texas, being a portion of a tract of land described as Tract 3 in deed to Lenmar Development Corporation, recorded in Volume 748, Page 188 of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set at the most Easterly corner of said Lenmar Tract 3 described in deed mentioned above, being at a bend in a Public Road (a 40 foot wide right-of-way);

THENCE S 20°33'58"W along the South boundary line of said Lenmar Tract No. 3 and the North right-of-way line of said Public Road (a 40 foot wide right-of-way), 197.84 feet to a point;

THENCE N 45°36'32"W, 57.73 feet to a point;

THENCE S 44°23'28"W, 28.25 feet to a point;

THENCE N 45°36'32"W, 124.00 feet to a point;

THENCE S 81°40'40"W, 34.19 feet to a Beginning of a non-tangent Curve to the Left;

THENCE NORTHWESTERLY, 130.68 feet along said non-tangent Curve to the Left, having a radius of 50.00 feet, a central angle of 149°44'48" and a chord bearing N 83°11'44"W, 96.54 feet to a point;

THENCE N 68°04'08"W, 488.76 feet to the Beginning of a non-tangent Curve to the Left;

THENCE NORTHWESTERLY, 128.34 feet along said non-tangent Curve to the Left, having a radius of 50.00 feet, a central angle of 147°03'49" and a chord bearing N 51°36'02"W, 95.90 feet to a point;

THENCE N 44°35'10"W, 135.68 feet to a point;

THENCE N 45°24'50"E, 50.48 feet to a point in the Northeast boundary line of said Lenmar Tract 3 and the Southwest right-of-way line of said Public Road (a 40 foot wide right-of-way);

THENCE along the Northeast boundary line of said Lenmar Tract 3 and the Southwest right-of-way line of said Public Road (a 40 foot wide right-of-way) as follows:

S 59°47'01"E, 529.13 feet to a 1/2" iron rod found;

N 72°39'11"E, 143.44 feet to a 1/2" iron rod found;

S 75°45'16"E, 80.21 feet to a 1/2" iron rod found;

S 66°47'33"E, 159.22 feet to a 5/8" iron rod found;

N 78°40'26"E, 90.80 feet to a 1/2" iron rod set;

S 64°11'02"E, 32.63 feet to the PLACE OF BEGINNING, containing 2.237 acres (97,457 square feet) of land.

W&A #93-049
December 22, 1993

LEGAL DESCRIPTION
SINGLE FAMILY RESIDENTIAL TRACT

BEING 36.640 acres of land located in the E. TEAL SURVEY, Abstract No. 207, Rockwall County, Texas, being a portion of Tracts 1 and 3 and all of Tracts 2, 2-A and 4 described in deed to Lenmar Development Corporation, recorded in Volume 748, Page 188, all that certain tract described in deed to Lenmar Development Corporation, recorded in Volume 836, Page 214 of the Deed Records of Rockwall County, Texas, a portion of that certain tract described in deed to Rockwall Harbor Joint Venture, recorded in Volume 617, Page 106 of the Deed Records of Rockwall County, Texas and a portion of those certain Public Roads as shown on the plat of Lake Ridge Estates, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Slide A-10 of the Plat Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set at the Northerly West corner of said Lenmar Tract 2-A, being a corner of an existing cemetery and lying in the Southeast right-of-way line of a Public Road (a 20 foot wide right-of-way);

THENCE S 44°07'48"W along the Northwest boundary line of said cemetery and the Southeast right-of-way line of said Public Road (a 20 foot wide right-of-way), 109.27 feet to a point in the center of another Public Road (a variable width right-of-way);

THENCE N 46°35'33"W along the center of said Public Road (a variable width right-of-way), 582.56 feet to the Beginning of a Curve to the Left;

THENCE SOUTHWESTERLY, 46.63 feet along said Curve to the Left, having a radius of 30.00 feet, a central angle of 89°03'28" and a chord bearing S 88°52'42"W, 42.08 feet to the End of said Curve, being in the Southeast right-of-way line of said Public Road (a variable width right-of-way);

THENCE S 44°21'07"W along the South right-of-way line of said Public Road (a variable width right-of-way), 469.31 feet to a point;

THENCE N 46°27'03"W, 154.22 feet to the Beginning of a Curve to the Right;

THENCE NORTHWESTERLY, 1202.51 feet along said Curve to the Right, having a radius of 750.00 feet, a central angle of 91°51'53" and a chord bearing N 00°31'06"W, 1077.78 feet to the End of said Curve to the Right;

THENCE N 45°24'50"E, 398.51 feet to a point;

THENCE S 44°35'10"E, 165.68 feet to the Beginning of a non-tangent Curve to the Right;

THENCE SOUTHEASTERLY, 128.34 feet along said non-tangent curve to the Right, having a radius of 50.00 feet, a central angle of 147°03'49" and a chord bearing S 51°36'02"E, 95.90 feet to a point;

THENCE S 68°04'08"E, 488.76 feet to the Beginning of a non-tangent Curve to the Right;

THENCE SOUTHEASTERLY, 130.68 feet along said non-tangent Curve to the Right, having a radius of 50.00 feet, a central angle of 149°44'48" and a chord bearing S 83°11'44"E, 96.54 feet to a point;

THENCE N 81°40'40"E, 34.19 feet to a point;

THENCE S 45°36'32"E, 124.00 feet to a point;

THENCE N 44°23'28"E, 28.25 feet to a point;

THENCE S 45°36'32"E, 120.10 feet to the Beginning of a non-tangent Curve to the Right;

THENCE SOUTHEASTERLY, 102.13 feet along said non-tangent Curve to the Right, having a radius of 50.00 feet, a central angle of 117°01'54" and a chord bearing S 80°37'47"E, 85.28 feet to a point;

THENCE N 67°53'10"E, 25.00 feet to a point;

THENCE S 75°14'39"E, 172.47 feet to a point;

THENCE S 46°37'38"W, at 23.55 feet pass a 1/2" iron rod found at the East corner of said Lenmar Tract 4, continuing along the Southeast boundary line of said Tract 4 in all 251.34 feet to a 1/2" iron rod set at a corner of said Tract 4;

THENCE S 44°23'28"W along the Southeast boundary line of said Tract 4, at 493.26 feet pass a 1/2" iron rod found at the South corner of said Tract 4, being in the Northeast right-of-way line of a Public Road (a 40 foot wide right-of-way), continuing in all 523.44 feet to a point in said Public Road;

THENCE S 46°35'33"E along said Public Road (a 40 foot wide right-of-way), 571.78 feet to a point;

THENCE S 15°29'40"E, 52.34 feet to a point in the North right-of-way line of Summer Lee Drive (a 60 foot wide right-of-way) and the South boundary line of said Lenmar Tract 2-A;

THENCE SOUTHWESTERLY along the North right-of-way line of said Summer Lee Drive (a 60 foot wide right-of-way) and the South boundary line of said Lenmar Tract 2-A, at 331.95 feet pass a 5/8" iron rod found at the South corner of said Lenmar Tract 2-A, continuing in all 347.62 feet along a Curve to the Left, having a radius of 555.78 feet, a central angle of 35°50'10" and a chord bearing S 65°00'19"W, 341.98 feet to a point in the center of a Public Road;

THENCE N 46°35'33"W along the center of said Public Road, 190.87 feet to a point;

THENCE N 36°27'56"E, at 10.07 feet pass a 1/2" iron rod set in the Northeast right-of-way line of said Public Road, being the most Westerly West corner of said Lenmar Tract 2-A and the South corner of a cemetery tract, continuing along the Southeast boundary line of said cemetery tract and a Northwest boundary line of said Lenmar Tract 2-A in all 109.65 feet to a 2" iron pipe found;

THENCE N 46°04'33"W along the Northeast boundary line of said cemetery tract and a Southwest boundary line of said Lenmar Tract 2-A, 45.39 feet to the PLACE OF BEGINNING, containing 36.640 acres (1,596,017 square feet) of land.

LEGAL DESCRIPTION
PATIO HOME TRACT

BEING 14.453 acres of land located in the E. TEAL SURVEY, Abstract No. 207 and the M. J. BARKSDALE SURVEY, Abstract No. 11, Rockwall County, Texas, being a portion of a tract of land described in deed to Rockwall Harbor Joint Venture, recorded in Volume 617, Page 106 of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the South corner of said Rockwall Harbor tract described in deed mentioned above, lying in the Northeast boundary line of a 6.7891 acre tract described in deed to Robert R. and Cecilia J. Hawk, recorded in Volume 776, Page 271 of the Deed Records of Rockwall County, Texas;

THENCE N 46°28'49"W along the Southwest boundary line of said Rockwall Harbor tract and the Northeast boundary line of said Hawk tract, 861.23 feet to a 1/2" iron rod found at the West corner of said Rockwall Harbor tract and the North corner of said Hawk tract;

THENCE along the Northwest boundary line of said Rockwall Harbor tract as follows:

N 10°22'39"E, 499.99 feet to a point;

N 04°52'35"W, 100.01 feet to a point;

THENCE N 87°06'54"E, 567.51 feet to a point in a non-tangent Curve to the Left;

THENCE SOUTHEASTERLY, 873.04 feet along said non-tangent Curve to the Left, having a radius of 750.00 feet, a central angle of 66°41'42" and a chord bearing of S 13°06'12"E, 824.57 feet to the End of said non-tangent Curve to the Left;

THENCE S 46°27'03"E, 135.50 feet to a point in a Southeast boundary line of said Rockwall Harbor tract;

THENCE S 44°18'07"W along a Southeast boundary line of said Rockwall Harbor tract, 442.40 feet to the PLACE OF BEGINNING, containing 14.453 acres (629,577 square feet) of land.

LEGAL DESCRIPTION
COMMERCIAL TRACT

BEING 20.518 acres of land located in the E. TEAL SURVEY, Abstract No. 207 and the M. J. BARKSDALE SURVEY, Abstract No. 11, Rockwall County, Texas, being a portion of a tract of land described in deed to Rockwall Harbor Joint Venture, recorded in Volume 617, Page 106, all of a tract of land described in deed to Rockwall Harbor Joint Venture, recorded in Volume 803, Page 17, a portion of two tracts of land described as Tracts 1 and 3 in deed to Lenmar Development Corporation, recorded in Volume 748, Page 188 of the Deed Records of Rockwall County, Texas and a portion of Public Roads as shown by the plat of Lake Ridge Estates, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Slide A-10 of the Plat Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the South corner of Lot 4, Block "A", Rockwall Harbor Phase One Addition, an addition to the City of Rockwall, Rockwall County, Texas, being a corner of said Rockwall Harbor tract described in deed mentioned above;

THENCE along the Southeast boundary line of said Lot 4, Block "A", Rockwall Harbor Phase One addition and the Northwest boundary line of said Rockwall Harbor tract as follows:

N 59°45'01"E, 121.76 feet to a point;

N 30°13'06"W, 96.35 feet to a point;

N 59°46'54"E, 238.17 feet to a point;

N 45°35'28"W, 67.69 feet to the South corner of a 1.225 acre tract of land described in deed to Rockwall Church on the Rock, Volume 176, Page 52 of the Deed Records of Rockwall County, Texas;

THENCE N 42°51'58"E, 176.29 feet to the East corner of said Rockwall Church, being a corner of said Rockwall Harbor tracts;

THENCE N 40°11'25"W, 255.20 feet to the North corner of said Rockwall Church, being a corner of said Rockwall Harbor tract, lying in the Southeast right-of-way line of Interstate Highway No. 30;

THENCE N 60°21'11"E along the Southeast right-of-way line of said Rockwall Harbor tract and a Northwest boundary line of said Rockwall Harbor tract, 283.66 feet to the North corner of said Rockwall Harbor tract;

THENCE along the northeast boundary line of said Rockwall Harbor tract as follows:

S 45°32'47"E, 224.65 feet to a 3/4" iron rod found;

S 45°32'03"E, 639.19 feet to a 1/2" iron rod set at most Northerly East corner of said Rockwall Harbor tract;

THENCE S 43°04'02"W along a Southeast boundary line of said Rockwall Harbor tract, 31.05 feet to a Bois D'Arc Stake at a bend in a Public Road (a 40 foot wide right-of-way);

THENCE S 59°46'34"E along the Northeast boundary line of said Public Road (a 40 foot wide right-of-way), 157.32 feet to a point;

THENCE S 45°24'50"W, 482.37 feet to the Beginning of a Curve to the Left;

THENCE SOUTHWESTERLY, 329.47 feet along said Curve to the Left, having a radius of 750.00 feet, a central angle of 25°10'11" and a chord bearing of S 32°49'45"W, 326.83 feet to a point;

THENCE S 87°06'54"W, 567.51 feet to a point in the Northwest boundary line of said Rockwall Harbor tract;

THENCE along the Northwest boundary line of said Rockwall Harbor tract as follows:

N 04°52'35"W, 439.48 feet to a 7/8" iron rod found;

N 08°06'53"W, 124.36 feet to a point;

N 22°26'54"W, 12.38 feet to the PLACE OF BEGINNING, containing 20.518 acres (893,776 square feet) of land.

№ 030117

CITY OF ROCKWALL
"THE NEW HORIZON"
Rockwall, Texas 75087-3628

(214) 771-7700

Cash Receipt

Name Lenmar Dev. Corp Date 12-27-93

Mailing Address

Job Address PD7, PD18, & A Permit No.

Check ☒ 1159 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	06-3835		
Mechanical Permit	01-3610			Sewer Availability	07-3836		
Municipal Pool	01-3402			Meter Deposit	02-2201		
Zoning, Planning, B.O.A.	01-3411	890	-	Portable Meter Deposit	02-2311		
Subdivision Plats	01-3412			Misc. Income	02-3819		
Sign Permits	01-3628			NSF Check	02-1128		
Health Permits	01-3631			Meter Rent	02-3406		
Misc. Permits	01-3625			Marina Lease	08-3810		
Misc. Income	01-3819			Cemetery Receipts	10-3830		
Sale of Supplies	01-3807			PID	13-3828		
Recreation Fees	01-3401			Street	14-3828		
				Assessment-Ph#2	14-3830		
				Hotel/Motel Tax	15-3206		
TOTAL OF COLUMN		890	-	TOTAL OF COLUMN			
TOTAL DUE		890-		Received by			

11/92 5000

City of Rockwall (3/87)

APPLICATION AND FINAL PLAT CHECKLIST

Date 06/20/94

Name of Proposed Development Lago Vista

Name of Developer LenMar Development Corporation

Address 14755 Preston Rd., Ste 830 - Dallas, TX 75240 Phone 214/392-3800

Owner of Record LenMar Development Corp & Rockwall Harbor Joint Venture

Address 14755 Preston Rd., STE 830-Dallas, TX 75240 Phone 214/392-3800

Name of Land Planner/Surveyor/Engineer Wier & Associates, Inc.

Address 4300 Beltway Place, STE 130-Arlington, TX 76018 Phone 817/467-7700

Total Acreage 41.129 Acres Current Zoning SF-10

Number of Lots/Units 92

Signed

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The Final Plat shall be submitted on a drawing which is 18" x 24".

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

Information

Provided of Shown on Plat	Not Applicable	
X		1. Title or name of development, written and graphic scale, north point, date of plat and key map

X		2. Location of the development by City, County and State.

X		3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark
X		4. Accurate boundary survey and property description with tract boundary lined indicated by heavy lines
N/A		5. If no engineering is provided show contours of 5 ft. intervals
X		6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground
X		7. Approved name and right-of-way width of each street, both within an adjacent to the development
X		8. Locations, dimensions and purposes of any easements or other rights-of-way
X		9. Identification of each lot or site and block by letter and number and building lines
X		10. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page
X		11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development
X		12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)

06/20/1994 10:16 2147717727 CITY OF ROCKWALL PAGE 04

X		13. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of graded (see wording)
X		14. Statement of developer responsibility for storm drainage improvements (see wording)
X		15. Instrument of dedication or adoption signed by the owner or owners (see wording)
X		16. Space for signatures attesting approval of the plat (see wording)
X		17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)
X		18. Compliance with all special requirements developed in preliminary plat review
X		19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)
X		20. Submit along with plat a calculation sheet indicating the area of each lot
		21. Attach copy of any proposed deed restrictions for proposed subdivision

06/20/1994 10:16 2147717727 CITY OF ROCKWALL PAGE 05

Taken by: _____ File No.: 93-52-Z

Date: 6/20/94 Fee: $ 723.00

Receipt No.: 031830

93-52-FP

№ 031830

CITY OF ROCKWALL
"THE NEW HORIZON"
Rockwall, Texas 75087-3628

(214) 771-7700

Cash Receipt

Name Wier & Associates Date 6/28/94

Mailing Address

Job Address Final Plat Permit No.

Check ☒ 1393 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	06-3835	
Mechanical Permit	01-3610		Sewer Availability	07-3836	
Municipal Pool	01-3402		Meter Deposit	02-2201	
Zoning, Planning, B.O.A.	01-3411	123-	Portable Meter Deposit	02-2311	
Subdivision Plats	01-3412		Misc. Income	02-3819	
Sign Permits	01-3628		NSF Check	02-1128	
Health Permits	01-3631		Meter Rent	02-3406	
Misc. Permits	01-3625		Marina Lease	08-3810	
Misc. Income	01-3819		Cemetery Receipts	10-3830	
Sale of Supplies	01-3807		PID	13-3828	
Recreation Fees	01-3401		Street	14-3828	
			Assessment-Ph#2	14-3830	
			Hotel/Motel Tax	15-3206	
TOTAL OF COLUMN		123-	TOTAL OF COLUMN		
TOTAL DUE		123-	Received by		

11/92 5000

GEORGE MORTON ESTATE
SLIDE A, PG. 47

ZONING: A

ZONING: PD-32 8A
ISAAC BROWN
ADDITION

ZONING: PD-32 8A ISAAC BROWN ADDITION

CEMETERY

LOT 26
LAKE RIDGE ESTATES
SLIDE "A", PAGE 10
P.R.R.C.T.
ZONING: A

CEMETERY ROAD

LOT 23
ZONING: A

LOT 22

LAKE RIDGE ESTATES
SLIDE "A", PAGE 10
P.R.R.C.T.
LOT 25
ZONING: PD-18

LOT 13
ZONING: A

LOT 24

LOT 12

TRACT 5
LENMAR DEVELOPMENT
VOL. 748, PG. 188

LOT 10

LOT 11

TRACT 8
LENMAR DEVELOPMENT
VOL. 748, PG. 188
ZONING: PD-18

F. M. ROAD No. 740 (RIDGE ROAD)

M. J. BARKSDALE SURVEY ABST. No. 11
E. TEAL SURVEY ABST. No. 207

ROCKWALL HARBOR JOINT VENTURE
VOL. 617, PG. 106

UN-RECORDED
15' S.S. ES MT.

15' S.S. ES MT.
VOL. 556, PG. 30

14' W.L. ES MT.
VOL. 114, PG. 494

N 45°24'50"E 432.70

591.30 S 59°47'01"E

N 72°39'11"E 143.44

PARK DEDICATION

N 78°40'26"E 90.80

S 75°45'16"E 80.21

S 66°47'33"E 159.22

S 64°11'02"E 32.63

S 45°36'32"E 62.37

S 00°23'58"W 97.84

D=117°01'54"
R=50.00
L=102.13
CH=S 80°37'47"E
85.28

N 67°53'10"E 25.00

S 75°14'30"E 172.47

S 46°37'38"W 251.34

S 44°23'28"W 523.44

S 46°35'33"E 571.78

S 15°29'40"E 52.34

N 46°35'33"W 582.56

D=89°03'28"
R=30.00
L=46.63
CH=S 88°52'42"W
42.08

S 44°21'07"W 459.31

N 46°27'03"W 153.80

D=91°51'53"
R=750.00
L=1202.31
CH=N 00°31'06"W
1180.89

D=35°50'10"
R=555.78
L=347.62
CH=S 65°00'19"W
341.98

S 44°07'48"W 109.27

N 46°04'33"W 45.39

N 36°27'56"E 109.65

N 46°35'33"W 190.87

BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
BLOCK F

PARKSIDE CIRCLE
SHADY OAKS CIRCLE
MARCIE LANE
MIRA VISTA LANE
WATERSIDE DRIVE
WISTA RIDGE DRIVE
SUMMER LEE DRIVE

15' BLDG. SETBACK
25' BLDG. SETBACK

CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C11	225.00	21°35'43"	84.80	42.91	84.30	S 35°47'42"E
C12	500.00	08°22'34"	73.09	36.61	73.03	N 42°24'16"W
C13	250.00	08°22'34"	36.55	18.31	36.51	S 42°24'16"E
C14	300.00	08°40'56"	45.46	22.77	45.42	S 50°56'01"E
C16	300.00	26°26'45"	138.47	70.49	137.24	N 32°25'39"W
C17	250.00	08°22'34"	36.55	18.31	36.51	N 42°24'16"W
C18	500.00	08°22'34"	73.09	36.61	73.03	S 42°24'16"E
C19	150.00	27°57'10"	73.18	37.33	72.46	N 32°36'58"W
C20	150.00	27°57'10"	73.18	37.33	72.46	S 32°36'58"E
C21	150.00	29°25'07"	77.02	39.38	76.17	S 61°18'07"E
C22	400.00	08°14'23"	57.52	28.81	57.47	N 42°28'22"W
C23	375.00	08°14'23"	53.93	27.01	53.88	S 42°28'22"E
C26	30.00	90°56'32"	47.62	30.50	42.77	N 01°07'18"W
C27	30.00	89°16'39"	46.75	29.62	42.16	S 88°46'07"W
C31	225.00	26°31'02"	104.13	53.02	103.21	S 33°20'02"E
C33	250.00	12°13'26"	53.34	26.77	53.24	N 52°42'17"W
C35	30.00	90°00'00"	47.12	30.00	42.43	S 01°35'33"E
C36	80.00	36°07'44"	50.45	26.09	49.61	N 62°27'20"E
C37	80.00	36°07'44"	50.45	26.09	49.61	S 26°19'36"W
C43	30.00	90°00'00"	47.12	30.00	42.43	N 89°23'28"E
C46	80.00	43°02'57"	60.11	31.55	58.70	N 66°56'19"E
C49	80.00	27°47'45"	38.81	19.79	38.43	S 31°30'58"W
C52	80.00	52°01'12"	72.63	39.04	70.16	S 18°22'52"W

NOTE:
REFER TO SHEET 2 OF 2 FOR PROPOSED CHANGES TO EXISTING PUBLIC RIGHTS-OF-WAY

TYPICAL LOT: 85'x125'
SMALLEST LOT AREA: 10,000 SQ. FT
TOTAL NUMBER LOTS: 92

SCALE
0 100 200 300 400
SCALE: 1" = 100'

INGRESS & EGRESS EASEMENT
VOL. ----, PG. ----

SIGNAL RIDGE No. 1

ZONING: PD-15

T.P. & L. ES MT.
VOL. 42, PG. 532

ZONING: PD-19

4.0470 ACRES
LAKESIDE NATIONAL BANK
VOL. 406, PG. 240

ZONING: PD-20

3.423 ACRES
TRACT 1
PROVIDENCE TRUST Co. TTEE
FBO GEORGE R. ROLAND
MD PSP H 3585
VOL. 695, PG. 122

PRELIMINARY PLAT
MIRA VISTA

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS,
BEING 40.160 ACRES OF LAND LOCATED IN THE E. TEAL SURVEY,
ABSTRACT No. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

OWNER:

ROCKWALL HARBOR JOINT VENTURE
14755 PRESTON ROAD, SUITE 830
DALLAS, TEXAS 75240
(214) 392-3800
VOL. 617, PG. 106
D.R.R.C.T.

LENMAR DEVELOPMENT CORPORATION
14755 PRESTON ROAD, SUITE 830
DALLAS, TEXAS 75240
(214) 392-3800
VOL. 748, PG. 188
VOL. 836, PG. 214
D.R.R.C.T.

9 Llyd Jones P.E. NO. 40864

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700
3908 SOUTH FREEWAY FORT WORTH, TEXAS 76110 (817)926-0212

SHEET 1 OF 2

DATE: 03-24-94
FILE: PLATIA
W.A. No. 92039

(1)

GEORGE MORTON ESTATE
SLIDE A, PG. 47

8A
ISAAC BROWN
ADDITION

8A ISAAC BROWN ADDITION

CEMETERY

15' S.S. ES'MT.

LOT 26
LAKE RIDGE ESTATES
SLIDE "A", PAGE 10
P.R.R.C.T.

PARK DEDICATION

CEMETERY ROAD

40'

UTIL. ES'MT.

F. M. ROAD No. 740 (RIDGE ROAD)

UN-RECORDED
15' S.S. ES'MT.

15' S.S. ES'MT.
VOL. 556, PG. 30

M. J. BARKSDALE SURVEY ABST. No. 11
E. TEAL SURVEY ABST. No. 207

BLOCK "B"

BLOCK "E"

PARKSIDE CIRCLE

SHADY OAKS CIRCLE

BLOCK "F"

LOT 22

LOT 23

LOT 24

LOT 25

LOT 13

LOT 12

LOT 10

LOT 11

14' W. L. ES'MT.
VOL. 114, PG. 494

LAKE RIDGE ESTATES
SLIDE "A", PAGE 10
P.R.R.C.T.

MARCIE LANE

BLOCK "D"

BLOCK "C"

MIRA VISTA LANE

WATERSIDE DRIVE

VISTA RIDGE DRIVE

BLOCK "A"

SUMMER LEE DRIVE

CEMETERY

ROCKWALL HARBOR JOINT VENTURE
VOL. 617, PG. 106

T.P. R.L. ES'MT.
VOL. 42, PG. 517

TRACT 5
LENMAR DEVELOPMENT
VOL. 748, PG. 188

TRACT 8
LENMAR DEVELOPMENT
VOL. 748, PG. 188

VICINITY MAP
N.T.S.

UKT. RR

I.H. 30

PELT OP

SITE

COMMERCIAL

HORIZON RD. (F.M. 3097)

RIDGE RD. (F.M. 740)

SUMMER LEE

LAKE RAY HUBBARD

YACHT CLUB

NOTE: 25' OF PAVEMENT ON EAST SIDE OF SUMMER LEE DRIVE IS PROPOSED WITH THIS PLAT NORTH OF VISTA RIDGE DRIVE.

EXISTING PUBLIC RIGHT-OF-WAY TO BE INCORPORATED INTO PROPOSED PUBLIC STREETS OR ALLEYS

EXISTING PUBLIC RIGHT-OF-WAY TO BE ABANDONED CONCURRENTLY WITH FINAL PLAT FOR PROPOSED LOTS

EXISTING PUBLIC RIGHT-OF-WAY TO BE INCORPORATED INTO PROPOSED PARK DEDICATION

4.0470 ACRES
LAKESIDE NATIONAL BANK
VOL. 406, PG. 240

3.423 ACRES
TRACT 1
PROVIDENCE TRUST Co. TTEE
FBO GEORGE R. ROLAND
MD PSP H 3585
VOL. 695, PG. 122

SCALE
0 100 200 300 400
SCALE: 1" = 100'

INGRESS & EGRESS EASEMENT
VOL. ----, PG. ----

SIGNAL RIDGE No. 1

OWNER:

ROCKWALL HARBOR JOINT VENTURE
14755 PRESTON ROAD, SUITE 830
DALLAS, TEXAS 75240
(214) 392-3800
VOL. 617, PG. 106
D.R.R.C.T.

LENMAR DEVELOPMENT CORPORATION
14755 PRESTON ROAD, SUITE 830
DALLAS, TEXAS 75240
(214) 392-3800
VOL. 748, PG. 188
VOL. 836, PG. 214
D.R.R.C.T.

Wayne Lamb P.E. No. 40864

PRELIMINARY PLAT

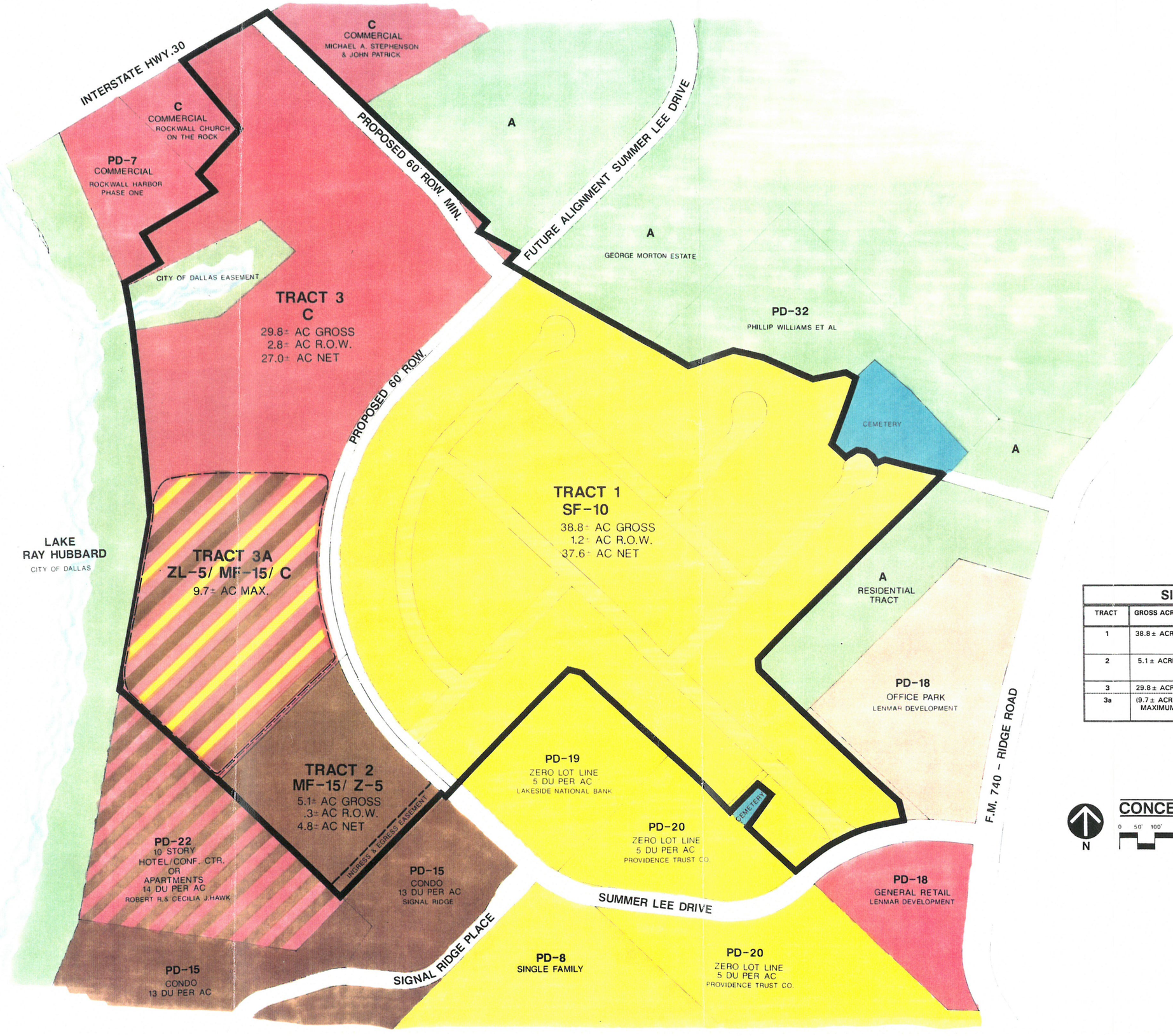
MIRA VISTA

EXHIBIT SHOWING PROPOSED CHANGES TO EXISTING PUBLIC RIGHTS-OF-WAY

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700
3908 SOUTH FREEWAY FORT WORTH, TEXAS 76110 (817)926-0212

SHEET 2 OF 2

DATE: 03-25-94
FILE: PLATIB
W.A. No. 93049



SITE DATA

TRACT	GROSS ACRES	PROPOSED ZONING	MAXIMUM DU'S
1	38.8± ACRES	P.D. FOR SINGLE FAMILY DETACHED USES	100
2	5.1± ACRES	P.D. FOR MEDIUM DENSITY RESIDENTIAL USES	71
3	29.8± ACRES	P.D. FOR "C" USES	
3a	(9.7± ACRES MAXIMUM)	ALLOWING FOR MEDIUM DENSITY RESIDENTIAL USES	135 (MAX.)

N

CONCEPT PLAN

0 50' 100' 200' 300'

93-52-Z

RECEIVED

FEB 2 1994

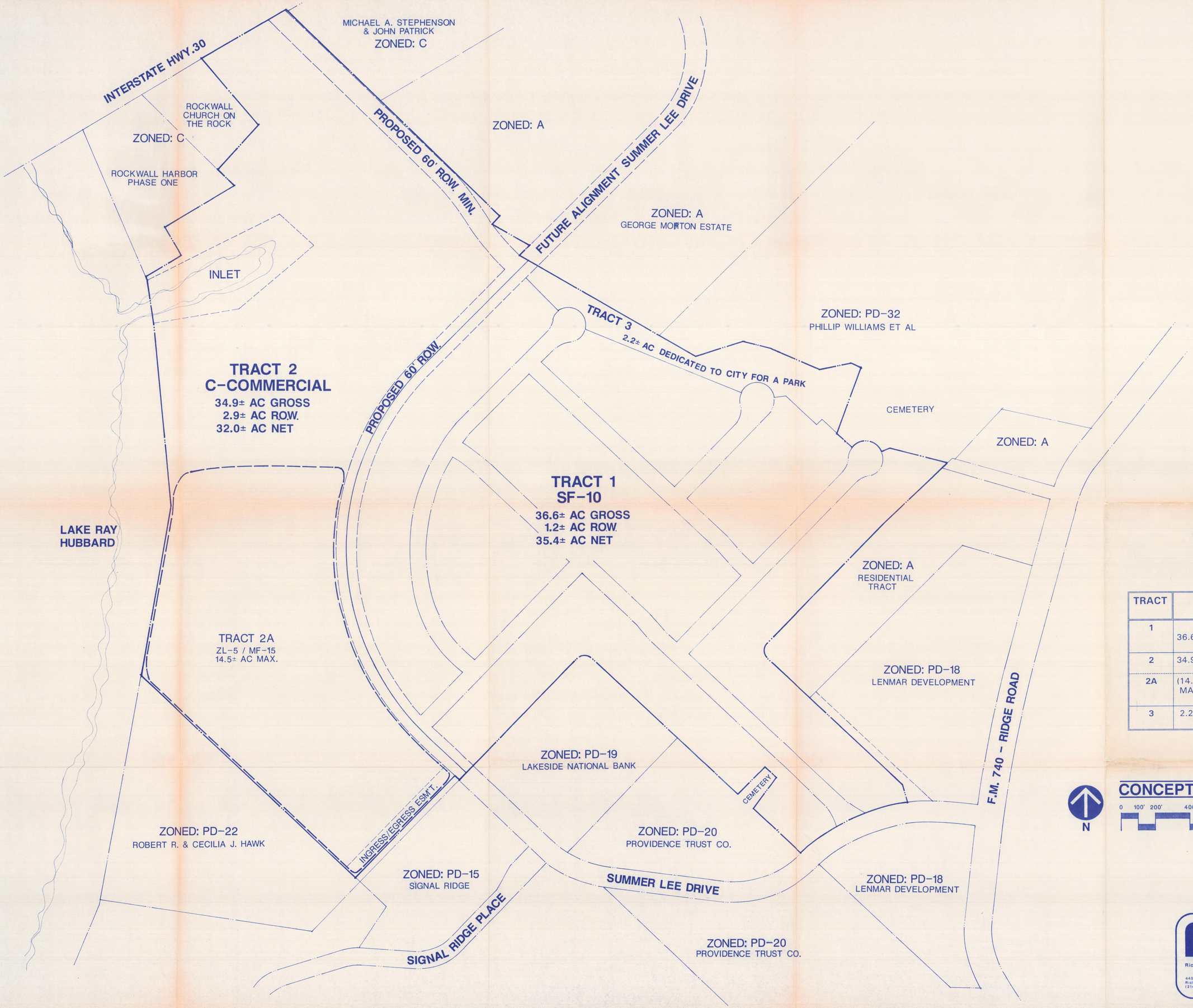
Richard Ferrara Architect, Inc

ZONING EXHIBIT FOR
ROCKWALL HARBOR JOINT VENTURE
I-30 & WEST OF RIDGE ROAD
ROCKWALL, TEXAS

Date 19 JAN 94
REV: 4 FEB 94

Sheet 2 of 2

Job 93032



TRACT	AREA	PROPOSED ZONING	MAXIMUM DU'S
1	36.6 ± ACRES	P.D. FOR SINGLE FAMILY DETACHED USES	100
2	34.9 ± ACRES	P.D. FOR "C" USES	203
2A	(14.5 ± ACRES MAXIMUM)	ALLOWING FOR MEDIUM DENSITY RESIDENTIAL USES	
3	2.2 ± ACRES	DEDICATION FOR PARK LAND	N/A

N

CONCEPT PLAN

0 100' 200' 400' 600'

Richard Ferrara Architect, Inc.
445 East Walnut Street - Suite 131
Richardson, Texas 75081
(214) 470-0171

ZONING EXHIBIT FOR
ROCKWALL HARBOR JOINT VENTURE
I-30 & WEST OF RIDGE ROAD
ROCKWALL, TEXAS

Date 22 DEC 93 Sheet of
Job 93032

INTERSTATE HWY.30

C
COMMERCIAL
MICHAEL A. STEPHENSON
& JOHN PATRICK

C
COMMERCIAL
ROCKWALL CHURCH
ON THE ROCK

PD-7
COMMERCIAL
ROCKWALL HARBOR
PHASE ONE

PROPOSED 60' R.O.W. MIN.

A

FUTURE ALIGNMENT SUMMER LEE DRIVE

A
GEORGE MORTON ESTATE

CITY OF DALLAS EASEMENT

TRACT 3
C
29.8± AC GROSS
2.8± AC R.O.W.
27.0± AC NET

PROPOSED 60' ROW.

PD-32
PHILLIP WILLIAMS ET AL

CEMETERY

A

LAKE
RAY HUBBARD
CITY OF DALLAS

TRACT 3A
ZL-5/ MF-15/ C
9.7± AC MAX.

TRACT 1
SF-10
38.8± AC GROSS
1.2± AC R.O.W.
37.6± AC NET

A
RESIDENTIAL
TRACT

PD-18
OFFICE PARK
LENMAR DEVELOPMENT

F.M. 740 - RIDGE ROAD

TRACT 2
CONDO/ZL-5
5.1± AC GROSS
.3± AC R.O.W.
4.8± AC NET

PD-19
ZERO LOT LINE
5 DU PER AC
LAKESIDE NATIONAL BANK

CEMETERY

PD-22
10 STORY
HOTEL/CONF. CTR.
OR
APARTMENTS
14 DU PER AC
ROBERT R.& CECILIA J.HAWK

INGRESS & EGRESS EASEMENT

PD-20
ZERO LOT LINE
5 DU PER AC
PROVIDENCE TRUST CO.

PD-15
CONDO
13 DU PER AC
SIGNAL RIDGE

SUMMER LEE DRIVE

PD-18
GENERAL RETAIL
LENMAR DEVELOPMENT

PD-8
SINGLE FAMILY

SIGNAL RIDGE PLACE

PD-15
CONDO
13 DU PER AC

PD-20
ZERO LOT LINE
5 DU PER AC
PROVIDENCE TRUST CO.

SITE DATA

TRACT	GROSS ACRES	PROPOSED ZONING	MAXIMUM DU'S
1	38.8± ACRES	P.D. FOR SINGLE FAMILY DETACHED USES	100
2	5.1± ACRES	P.D. FOR MEDIUM DENSITY RESIDENTIAL USES	71
3	29.8± ACRES	P.D. FOR "C" USES	
3a	(9.7± ACRES MAXIMUM)	ALLOWING FOR MEDIUM DENSITY RESIDENTIAL USES	135 (MAX.)

N

CONCEPT PLAN

0 50' 100' 200' 300'

RECEIVED
FEB 2 | 1994

Richard Ferrara Architect, Inc.
445 East Walnut Street - Suite 131
Richardson, Texas 75081
(214) 470-0171

ZONING EXHIBIT FOR
ROCKWALL HARBOR JOINT VENTURE
I-30 & WEST OF RIDGE ROAD
ROCKWALL, TEXAS

Date 19 JAN 94
REV: 4 FEB 94
17 FEB 94

Sheet 2 of 2

Job 93032

GEORGE MOTON ESTATE
SLIDE A, PG. 47

8A ISAAC BROWN ADDITION

8A ISAAC BROWN ADDITION

CEMETERY

LOT 26
LAKE RIDGE ESTATES
SLIDE "A", PAGE 10
P.R.R.C.T.

MATCH LINE SEE SHEET 2

JULIE LANE

CEMETERY ROAD

LOT 23

LOT 22

F. M. ROAD No. 740 (RIDGE ROAD)

LAKE RIDGE ESTATES
SLIDE "A", PAGE 10
P.R.R.C.T.

LOT 25

LOT 24

LOT 13

M. J. BARKSDALE SURVEY ABST. No. 11
E. TEAL SURVEY ABST. No. 207

ROCKWALL HARBOR JOINT VENTURE
VOL. 617, PG. 106

BLOCK "A"
BLOCK "B"
BLOCK "C"
BLOCK "D"
BLOCK "E"
BLOCK "F"

PARKSIDE CIRCLE
WELBORN CIRCLE
MARCIE LANE
LAGO VISTA DRIVE
MIRA VISTA LANE
ALMA LANE
SUMMER LEE DRIVE
20' ALLEY

2.169 ACRE PUBLIC PARK DEDICATION

RIGHT-OF-WAY TO BE DEDICATED BY SEPARATE INSTRUMENT

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
11	250.00	21°35'43"	94.23	47.68	93.67	S 35°47'42"E
12	500.00	06°56'35"	60.59	30.33	60.55	N 43°07'16"W
13	250.00	06°56'35"	30.30	15.17	30.28	S 43°07'16"E
14	300.00	08°40'56"	45.46	22.77	45.42	S 50°56'01"E
16	300.00	26°26'45"	138.47	70.49	137.24	N 32°25'39"W
17	250.00	08°22'34"	36.55	18.31	36.51	N 42°24'16"W
18	500.00	08°22'34"	73.09	36.61	73.03	S 42°24'16"E
19	150.00	27°57'10"	73.18	37.33	72.46	N 32°36'58"W
20	150.00	27°57'10"	73.18	37.33	72.46	S 32°36'58"E
21	150.00	29°25'07"	77.02	39.38	76.17	S 61°18'07"E
22	400.00	08°14'23"	57.52	28.81	57.47	N 42°28'22"W
23	375.00	08°14'23"	53.93	27.01	53.88	S 42°28'22"E
26	30.00	90°56'32"	47.62	30.50	42.77	N 01°07'18"W
27	30.00	90°00'00"	47.12	30.00	42.43	S 88°24'27"W
31	225.00	26°31'02"	104.13	53.02	103.21	S 33°20'02"E
33	250.00	12°13'28"	53.34	26.77	53.24	N 52°42'17"W
35	30.00	90°00'00"	47.12	30.00	42.43	S 01°35'33"E
36	80.00	36°07'44"	50.45	26.09	49.61	N 62°27'20"E
39	80.00	36°07'44"	50.45	26.09	49.61	S 26°19'36"W
40	50.00	35°00'00"	30.54	15.76	30.07	S 63°06'32"E
43	25.00	90°00'00"	39.27	25.00	35.36	S 00°36'32"E
46	80.00	43°02'57"	60.11	31.55	58.70	N 66°56'19"E
49	80.00	27°47'45"	38.81	19.79	38.43	S 31°30'56"W
52	80.00	52°01'12"	72.63	39.04	70.16	S 18°22'52"W
139	40.00	90°00'00"	62.83	40.00	56.57	S 00°36'32"E
140	40.00	35°00'00"	24.43	12.61	24.06	S 63°06'32"E
141	30.00	35°00'00"	18.33	9.46	18.04	S 63°06'32"E
142	30.00	90°00'00"	47.12	30.00	42.43	S 00°36'32"E

LOT 12

TRACT 5
LENMAR DEVELOPMENT
VOL. 748, PG. 188

LOT 10

LOT 11

TRACT 8
LENMAR DEVELOPMENT
VOL. 748, PG. 188

PLACE OF BEGINNING

3.423 ACRES
TRACT 1
PROVIDENCE TRUST Co. TTEE
FBO GEORGE R. ROLAND
MD P&P H 3585
VOL. 695, PG. 122

4.0470 ACRES
LAKESIDE NATIONAL BANK
VOL. 406, PG. 240

T.P. R.L. ES'MT.
VOL. 42, PG. 517

INGRESS & EGRESS EASEMENT
VOL. ----, PG. ----

SIGNAL RIDGE No. 1

NOTE: ALL PROPERTY CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY ARE 1/2" IRON ROD'S SET UNLESS OTHERWISE NOTED.

SCALE
0 100 200 300 400
SCALE: 1" = 100'

FINAL PLAT
LAGO VISTA

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING A REPLAT OF A PORTION OF LAKE RIDGE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND 9.751 ACRES OF UNPLATTED LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207 AND THE M. J. BARKSDALE SURVEY, ABSTRACT No. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

OWNER:

ROCKWALL HARBOR JOINT VENTURE
14755 PRESTON ROAD, SUITE 830
DALLAS, TEXAS 75240
(214) 392-3800
VOL. 617, PG. 106
VOL. 803, PG. 17
D.R.R.C.T.

LENMAR DEVELOPMENT CORPORATION
14755 PRESTON ROAD, SUITE 830
DALLAS, TEXAS 75240
(214) 392-3800
VOL. 748, PG. 188
VOL. 836, PG. 214
D.R.R.C.T.

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700
3908 SOUTH FREEWAY FORT WORTH, TEXAS 76110 (817)926-0212

SHEET 1 OF 2 FILE: PLATIA
DATE: 06-23-94 W.A. No. 93049

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, LENMAR DEVELOPMENT CORPORATION AND ROCKWALL HARBOR JOINT VENTURE, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT ARE THE SOLE OWNERS OF A TRACT OF LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207 AND THE M. J. BARKSDALE SURVEY, ABSTRACT No. 11, ROCKWALL COUNTY, TEXAS ACCORDING TO THE DEEDS RECORDED IN VOLUME 617, PAGE 108, VOLUME 748, PAGE 188, VOLUME 803, PAGE 17 AND VOLUME 836, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING 41.129 ACRES OF LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207 AND THE M. J. BARKSDALE SURVEY, ABSTRACT No. 11, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF LAKE RIDGE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS SHOWN BY THE PLAT RECORDED IN CABINET "A", SLIDE 10 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LENMAR DEVELOPMENT CORPORATION, RECORDED IN VOLUME 836, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN DEED TO LENMAR DEVELOPMENT CORPORATION, RECORDED IN VOLUME 748, PAGE 188 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS AND A PORTION OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEED TO ROCKWALL HARBOR JOINT VENTURE, RECORDED IN VOLUME 617, PAGE 106 AND VOLUME 803, PAGE 17 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN PLACE IN THE NORTH RIGHT-OF-WAY LINE OF SUMMER LEE DRIVE (A 60 FOOT WIDE RIGHT-OF-WAY), BEING IN THE CENTER OF AN OLD COUNTY ROAD, BEING THE MOST SOUTHERLY CORNER OF TRACT 2-A OF SAID LENMAR TRACT DESCRIBED IN DEEDS MENTIONED ABOVE,

THENCE ALONG THE SOUTHWEST BOUNDARY LINE OF SAID LENMAR TRACT AS FOLLOWS:

N 46°35'33" W, 192.82 FEET TO A 1/2" IRON ROD SET IN THE CENTER OF SAID OLD COUNTY ROAD, BEING THE MOST SOUTHERLY CORNER OF A CEMETERY,

N 36°27'56" E, 99.58 FEET TO A 2" IRON PIPE FOUND AT THE EAST CORNER OF SAID CEMETERY,

N 46°04'33" W, 45.39 FEET TO A 1/2" IRON ROD SET AT THE NORTH CORNER OF SAID CEMETERY,

S 44°07'48" W, 99.26 FEET TO A 1/2" IRON ROD SET IN THE CENTER OF SAID OLD COUNTY ROAD, BEING THE WEST CORNER OF SAID CEMETERY,

N 46°35'33" W, 622.18 FEET TO A 1/2" IRON ROD SET IN THE CENTER OF SAID OLD COUNTY ROAD, BEING THE NORTH CORNER OF A 4.0470 ACRE TRACT OF LAND DESCRIBED IN DEED TO LAKESIDE NATIONAL BANK, RECORDED IN VOLUME 406, PAGE 240 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS,

THENCE S 44°20'58" W ALONG THE CENTER OF SAID OLD COUNTY ROAD AND THE NORTHWEST BOUNDARY LINE OF SAID 4.0470 ACRE TRACT, AT 209.46 FEET PASS A 1/2" IRON ROD FOUND AT A CORNER OF SAID 4.0470 ACRE TRACT, CONTINUING ALONG THE CENTER OF SAID OLD COUNTY ROAD IN ALL 478.79 TO A 1/2" IRON ROD SET,

THENCE S 46°27'03" E, 10.15 FEET TO A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE (A 60 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTHEAST LINE OF SAID OLD COUNTY ROAD,

THENCE S 44°22'08" W, 60.01 FEET TO A 1/2" IRON ROD SET IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE,

THENCE N 46°27'03" W, 153.80 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE NORTHWESTERLY, 1250.61 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 91°51'53" AND A CHORD BEARING N 00°31'06" W, 1120.89 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE,

THENCE N 45°24'50" E, 372.87 FEET TO A 1/2" IRON ROD SET,

THENCE N 45°23'44" W, 121.84 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE NORTHWESTERLY, 134.16 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 11°18'15" AND A CHORD BEARING N 38°56'02" W, 133.94 FEET TO THE END OF SAID CURVE,

THENCE N 33°16'55" W, 54.17 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE NORTHWESTERLY, 132.62 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 12°15'20" AND A CHORD BEARING N 39°24'35" W, 132.36 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE,

THENCE N 45°32'14" W, 84.59 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE NORTHWESTERLY, 136.19 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 12°35'07" AND A CHORD BEARING N 51°49'48" W, 135.91 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE AND THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE NORTHWESTERLY, 337.94 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 28°28'29" AND A CHORD BEARING N 43°53'07" W, 334.48 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE,

THENCE N 29°38'53" W, 10.00 FEET TO A 1/2" IRON SET IN THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY No. 30, BEING THE NORTH BOUNDARY LINE OF SAID ROCKWALL HARBOR JOINT VENTURE TRACT DESCRIBED IN DEED MENTIONED ABOVE,

THENCE N 60°21'07" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY No. 30 AND THE NORTH BOUNDARY LINE OF SAID ROCKWALL HARBOR TRACT, 60.00 FEET TO A 1/2" IRON ROD SET,

THENCE S 29°38'53" E, 10.00 FEET TO A 1/2" IRON SET AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE SOUTHEASTERLY, 337.94 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 28°28'29" AND A CHORD BEARING S 43°53'07" E, 304.96 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE AND THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE SOUTHEASTERLY, 149.37 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 12°35'07" AND A CHORD BEARING S 51°49'48" E, 149.07 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE,

THENCE S 45°32'14" E, 84.59 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE SOUTHEASTERLY, 145.45 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 12°15'20" AND A CHORD BEARING S 39°24'35" E, 145.17 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE,

THENCE S 33°16'55" E, 54.17 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE SOUTHEASTERLY, 122.12 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 11°18'15", A CHORD BEARING S 38°56'02" E, 122.12 FEET TO THE END OF SAID CURVE,

THENCE S 45°23'48" E, 121.84 FEET TO A 1/2" IRON ROD SET,

THENCE S 45°24'50" W, 0.17 FEET TO A 1/2" IRON ROD SET IN THE NORTHEAST BOUNDARY LINE OF SAID LENMAR TRACT,

THENCE ALONG THE NORTHEAST BOUNDARY LINE OF SAID LENMAR TRACT AS FOLLOWS:

S 59°47'01" E, 591.30 FEET TO A 1/2" IRON ROD FOUND,

N 72°39'11" E, 143.44 FEET TO A 1/2" IRON ROD FOUND,

S 75°45'16" E, 80.21 FEET TO A 1/2" IRON ROD FOUND,

S 66°47'33" E, 159.22 FEET TO A 5/8" IRON ROD FOUND,

N 78°40'26" E, 90.80 FEET TO A 1/2" IRON ROD SET,

S 64°11'02" E, 32.63 FEET TO A 1/2" IRON ROD SET,

S 20°33'58" W, 197.02 FEET TO A 1/2" IRON ROD SET,

THENCE S 45°36'32" E, 57.94 FEET TO A 1/2" IRON ROD SET IN THE NORTH BOUNDARY LINE OF SAID LENMAR TRACT,

THENCE S 75°14'39" E, 268.70 FEET TO A 1/2" IRON ROD FOUND AT A CORNER OF SAID LENMAR TRACT,

THENCE ALONG A SOUTHEAST BOUNDARY LINE OF SAID LENMAR TRACT AS FOLLOWS:

S 46°37'38" W, 227.79 FEET TO A 1/2" IRON ROD SET,

S 44°23'28" W, 523.44 FEET TO A 1/2" IRON ROD SET,

THENCE S 46°35'33" E, 580.03 FEET TO A 1/2" IRON ROD SET,

THENCE S 10°07'02" E, 45.47 FEET TO A 1/2" IRON ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE (A 60 FOOT WIDE RIGHT-OF-WAY),

THENCE SOUTHWESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE, 337.59 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 555.78 FEET, A CENTRAL ANGLE OF 34°48'09" AND A CHORD BEARING S 65°31'20" W, 332.42 FEET TO THE PLACE OF BEGINNING, CONTAINING 41.129 ACRES (1,791,590 SQUARE FEET) OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LENMAR DEVELOPMENT CORPORATION AND ROCKWALL HARBOR JOINT VENTURE ARE THE SOLE OWNERS OF SAID TRACT AND DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LAGO VISTA, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND DOES HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR TEXAS, AND DOES HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO PUBLIC INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THIS SUBDIVISION.

NO HOUSE, DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL SUCH TIME AS THE DEVELOPER HAS COMPLIED WITH ALL REQUIREMENTS OF THE PLATTING ORDINANCE OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, DRAINAGE STRUCTURES, AND STORM SEWERS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL.

IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY OF WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

WITNESS BY HAND, AT _____, TEXAS, THIS THE _____ DAY OF _____, 1994.

LENMAR DEVELOPMENT CORPORATION
ROCKWALL HARBOR JOINT VENTURE

_____
REX ROBERTSON, PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 1994, BY REX ROBERTSON, PRESIDENT OF LENMAR DEVELOPMENT CORPORATION AND ROCKWALL HARBOR JOINT VENTURE ON BEHALF OF SAID CORPORATION.

_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, ULYS LANE, III, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

_____
ULYS LANE, III, R.P.L.S.
TEXAS REGISTRATION No. 2411

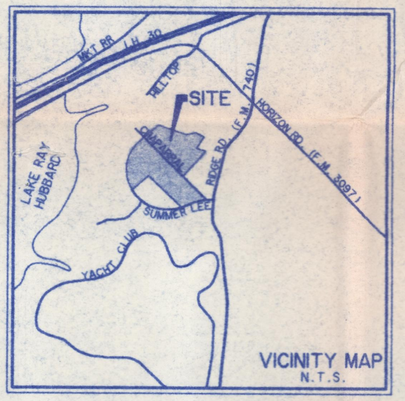
STATE OF TEXAS
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 1994, BY ULYS LANE, III.

_____
NOTARY PUBLIC

COORDINATE TABLE

POINT	NORTH	EAST
1	7012579.461	2590278.679
2	7012423.029	2590113.099
3	7012048.988	2589746.925
4	7011650.405	2590168.305
5	7011605.640	2590176.293
6	7011467.904	2589873.746
7	7011600.405	2589733.667
8	7011680.486	2589792.850
9	7011711.975	2589760.155
10	7011640.727	2589691.038
11	7012068.280	2589239.030
12	7011725.900	2588904.337
13	7011718.909	2588911.692
14	7011676.013	2588869.731
15	7011781.978	2588758.259
16	7012902.822	2588748.118
17	7013164.567	2589013.673
18	7013250.122	2588926.928
19	7013354.312	2588842.755
20	7013399.594	2588813.031
21	7013501.862	2588728.998
22	7013561.111	2588668.628
23	7013645.104	2588561.776
24	7013886.172	2588329.911
25	7013894.862	2588324.965
26	7013924.543	2588377.110
27	7013915.852	2588382.056
28	7013696.055	2588593.463
29	7013603.933	2588710.655
30	7013544.685	2588771.025
31	7013432.520	2588863.190
32	7013387.238	2588892.914
33	7013292.241	2588969.660
34	7013206.687	2589056.406
35	7013206.566	2589056.283
36	7012908.983	2589567.247
37	7012951.749	2589704.159
38	7012932.011	2589781.906
39	7012869.269	2589928.241
40	7012887.101	2590017.274
41	7012872.891	2590046.648
42	7012688.429	2589977.438
43	7012647.899	2590018.638



RECOMMENDED FOR FINAL APPROVAL

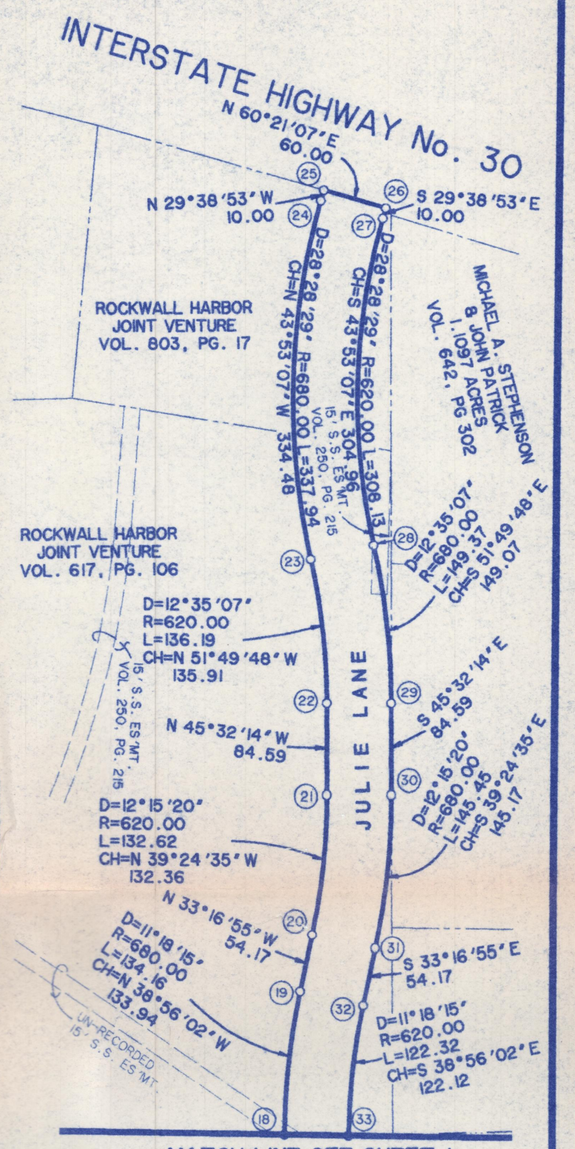
_____ DATE: _____

APPROVED

_____ DATE: _____ CHAIRMAN,
PLANNING & ZONING COMMISSION

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LAGO VISTA, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 1994.

_____ _____
MAYOR, CITY OF ROCKWALL CITY SECRETARY, CITY OF ROCKWALL



MATCH LINE SEE SHEET 1

SCALE
0 100 200 300 400
SCALE: 1" = 100'

FINAL PLAT
LAGO VISTA

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING A REPLAT OF A PORTION OF LAKE RIDGE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND 9.751 ACRES OF UNPLATTED LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207 AND THE M. J. BARKSDALE SURVEY, ABSTRACT No. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

OWNER:

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14755 PRESTON ROAD, SUITE 830
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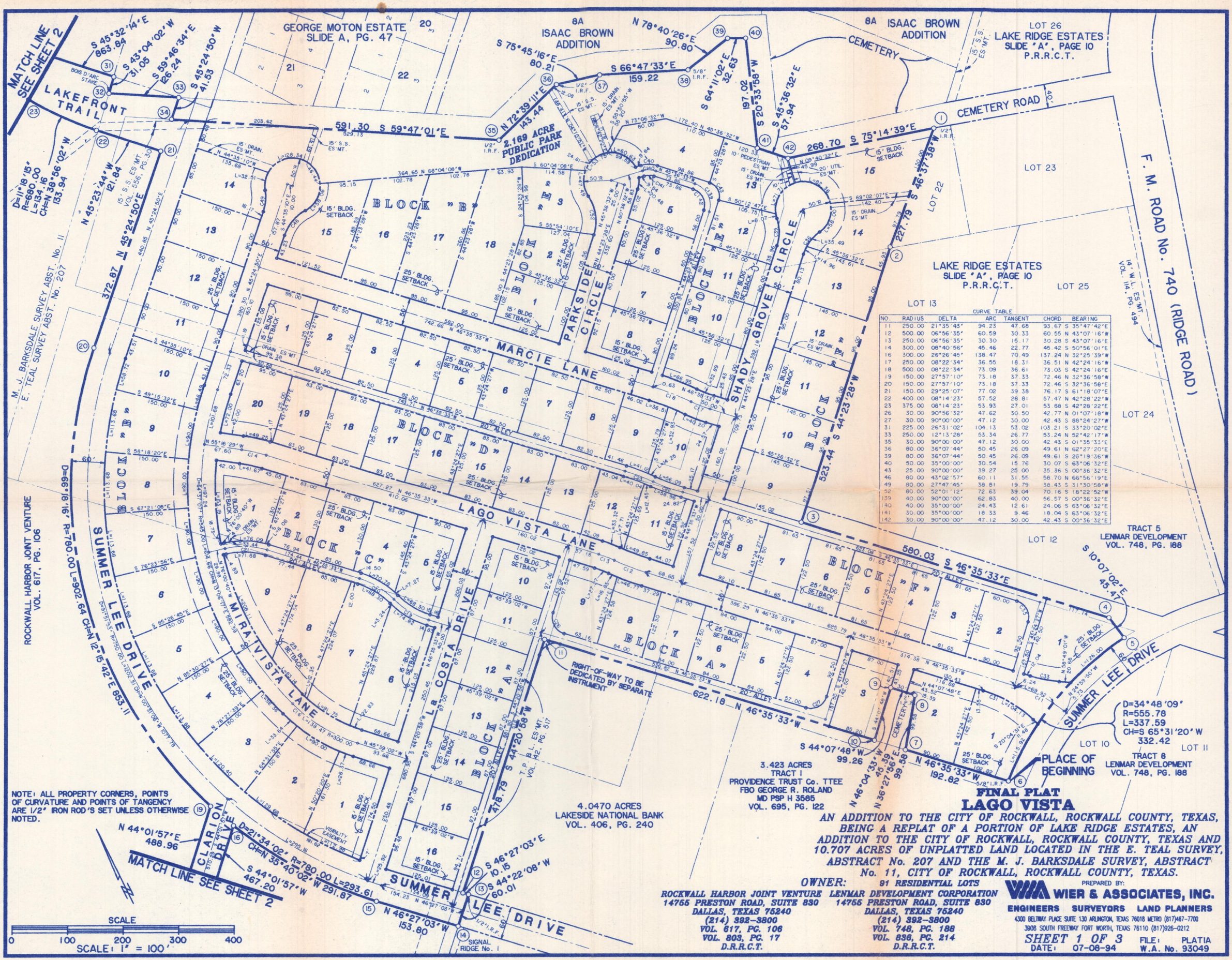
VOL. 748, PG. 188
VOL. 836, PG. 214
D.R.R.C.T.

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700
3908 SOUTH FREEWAY FORT WORTH, TEXAS 76110 (817)926-0212

SHEET 2 OF 2 FILE: PLATIB
DATE: 06-22-94 W.A. No. 93049



NOTE: ALL PROPERTY CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY ARE 1/2" IRON ROD'S SET UNLESS OTHERWISE NOTED.

FINAL PLAT
LAGO VISTA

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING A REPLAT OF A PORTION OF LAKE RIDGE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND 10.707 ACRES OF UNPLATTED LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207 AND THE M. J. BARKSDALE SURVEY, ABSTRACT No. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

OWNER: *91 RESIDENTIAL LOTS*

ROCKWALL HARBOR JOINT VENTURE
14755 PRESTON ROAD, SUITE 830
DALLAS, TEXAS 75240
(214) 392-3800
VOL. 617, PG. 106
VOL. 803, PG. 17
D.R.R.C.T.

LENMAR DEVELOPMENT CORPORATION
14755 PRESTON ROAD, SUITE 830
DALLAS, TEXAS 75240
(214) 392-3800
VOL. 748, PG. 188
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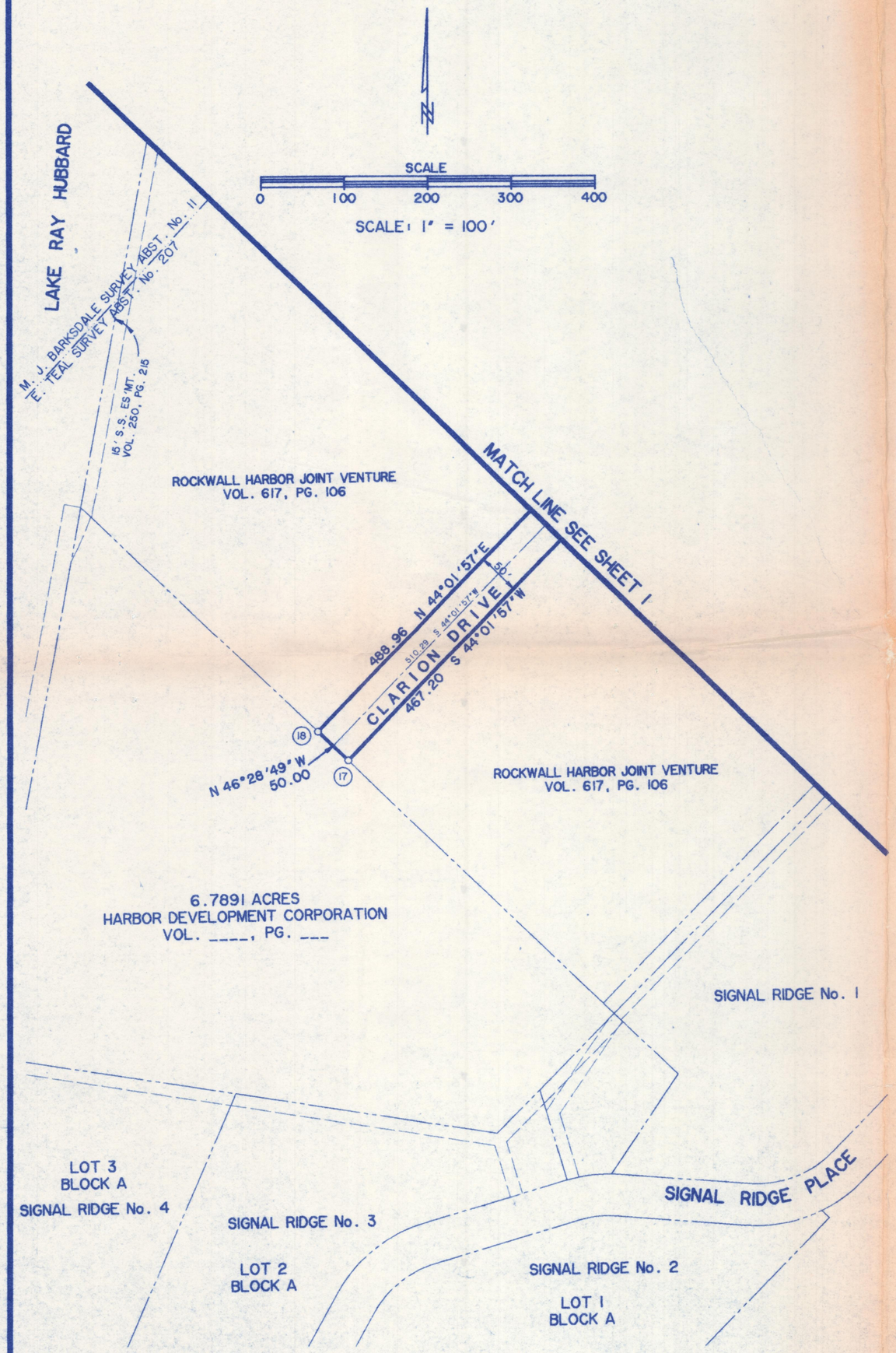
SHEET 1 OF 3 FILE: PLATIA
DATE: 07-08-94 W.A. No. 93049



COORDINATE TABLE

POINT	NORTH	EAST
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2	7012423.029	2590113.099
3	7012048.988	2589746.925
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5	7011605.640	2590176.293
6	7011467.904	2589873.746
7	7011600.405	2589733.667
8	7011680.486	2589792.850
9	7011711.975	2589760.155
10	7011640.727	2589691.038
11	7012068.280	2589239.030
12	7011725.900	2588904.337
13	7011718.909	2588911.692
14	7011676.013	2588869.731
15	7011781.978	2588758.259
16	7012019.103	2588588.074
17	7011683.209	2588263.336
18	7011717.640	2588227.077
19	7012069.174	2588566.936
20	7012902.822	2588748.118
21	7013164.567	2589013.673
22	7013250.122	2588926.928
23	7013354.312	2588842.755
24	7013399.594	2588813.031
25	7013501.862	2588728.998
26	7013561.111	2588668.628
27	7013645.104	2588561.776
28	7013886.172	2588329.911
29	7013894.862	2588324.965
30	7013927.016	2588381.455
31	7013321.943	2588997.984
32	7013299.261	2588976.782
33	7013235.716	2589085.858
34	7013206.566	2589056.283
35	7012908.983	2589567.247
36	7012951.749	2589704.159
37	7012932.011	2589781.906
38	7012869.269	2589928.241
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40	7012872.891	2590046.648
41	7012688.429	2589977.438
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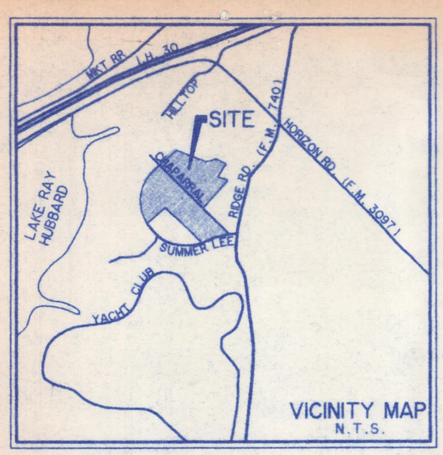

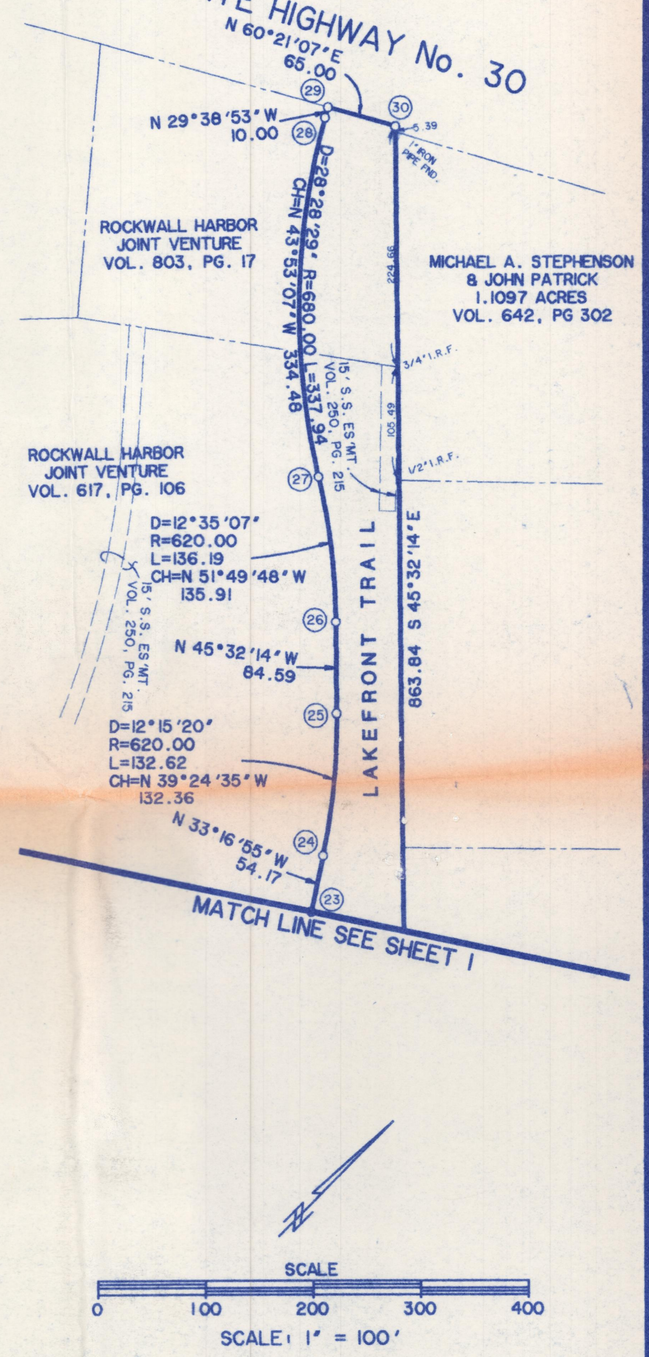

FINAL PLAT

LAGO VISTA

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING A REPLAT OF A PORTION OF LAKE RIDGE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND 10.707 ACRES OF UNPLATTED LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207 AND THE M. J. BARKSDALE SURVEY, ABSTRACT No. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

OWNER:

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VOL. 617, PG. 106
D.R.R.C.T.

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SHEET 2 OF 3 FILE: PLATIB
DATE: 07-08-94 W.A. No. 93049

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, LENMAR DEVELOPMENT CORPORATION AND ROCKWALL HARBOR JOINT VENTURE, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT ARE THE SOLE OWNERS OF A TRACT OF LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207 AND THE M. J. BARKSDALE SURVEY, ABSTRACT No. 11, ROCKWALL COUNTY, TEXAS ACCORDING TO THE DEEDS RECORDED IN VOLUME 617, PAGE 106, VOLUME 748, PAGE 188, VOLUME 803, PAGE 17 AND VOLUME 836, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING 42.085 ACRES OF LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207 AND THE M. J. BARKSDALE SURVEY, ABSTRACT No. 11, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF LAKE RIDGE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS SHOWN BY THE PLAT RECORDED IN CABINET 'A', SLIDE 10 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LENMAR DEVELOPMENT CORPORATION, RECORDED IN VOLUME 836, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN DEED TO LENMAR DEVELOPMENT CORPORATION, RECORDED IN VOLUME 748, PAGE 188 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS AND A PORTION OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEED TO ROCKWALL HARBOR JOINT VENTURE, RECORDED IN VOLUME 617, PAGE 106 AND VOLUME 803, PAGE 17 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN PLACE IN THE NORTH RIGHT-OF-WAY LINE OF SUMMER LEE DRIVE (A 60 FOOT WIDE RIGHT-OF-WAY), BEING IN THE CENTER OF AN OLD COUNTY ROAD, BEING THE MOST SOUTHERLY CORNER OF TRACT 2-A OF SAID LENMAR TRACT DESCRIBED IN DEEDS MENTIONED ABOVE,

THENCE ALONG THE SOUTHWEST BOUNDARY LINE OF SAID LENMAR TRACT AS FOLLOWS:

N 46°35'33"W, 192.82 FEET TO A 1/2" IRON ROD SET IN THE CENTER OF SAID OLD COUNTY ROAD, BEING THE MOST SOUTHERLY CORNER OF A CEMETERY,

N 36°27'56"E, 99.58 FEET TO A 2" IRON PIPE FOUND AT THE EAST CORNER OF SAID CEMETERY,

N 46°04'33"W, 45.39 FEET TO A 1/2" IRON ROD SET AT THE NORTH CORNER OF SAID CEMETERY,

S 44°07'48"W, 99.26 FEET TO A 1/2" IRON ROD SET IN THE CENTER OF SAID OLD COUNTY ROAD, BEING THE WEST CORNER OF SAID CEMETERY,

N 46°35'33"W, 622.18 FEET TO A 1/2" IRON ROD SET IN THE CENTER OF SAID OLD COUNTY ROAD, BEING THE NORTH CORNER OF A 4.0470 ACRE TRACT OF LAND DESCRIBED IN DEED TO LAKESIDE NATIONAL BANK, RECORDED IN VOLUME 406, PAGE 240 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS,

THENCE S 44°20'56"W ALONG THE CENTER OF SAID OLD COUNTY ROAD AND THE NORTHWEST BOUNDARY LINE OF SAID 4.0470 ACRE TRACT, AT 209.46 FEET PASS A 1/2" IRON ROD FOUND AT A CORNER OF SAID 4.0470 ACRE TRACT, CONTINUING ALONG THE CENTER OF SAID OLD COUNTY ROAD IN ALL 478.79 TO A 1/2" IRON ROD SET,

THENCE S 46°27'03"E, 10.15 FEET TO A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE (A 60 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTHEAST LINE OF SAID OLD COUNTY ROAD,

THENCE S 44°22'08"W, 60.01 FEET TO A 1/2" IRON ROD SET IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE,

THENCE N 46°27'03"W, 153.80 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE NORTHWESTERLY, 293.61 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 21°34'02" AND A CHORD BEARING N 35°40'02"W, 291.87 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE,

THENCE S 44°01'57"W, 467.20 FEET TO A 1/2" IRON ROD SET IN A SOUTHWEST BOUNDARY LINE OF SAID ROCKWALL HARBOR JOINT VENTURE TRACT AND THE NORTHEAST BOUNDARY LINE OF A 6.7891 ACRE TRACT DESCRIBED IN DEED TO HARBOR DEVELOPMENT CORPORATION, RECORDED IN VOLUME ____, PAGE ___ OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS,

THENCE N 46°28'49"W ALONG THE SOUTHWEST BOUNDARY LINE OF SAID ROCKWALL HARBOR JOINT VENTURE TRACT AND THE NORTHEAST BOUNDARY LINE OF SAID HARBOR DEVELOPMENT CORPORATION TRACT, 50.00 FEET TO A 1/2" IRON ROD SET,

THENCE N 44°01'57"E, 488.96 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT,

THENCE NORTHEASTERLY, 902.64 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 66°18'16" AND A CHORD BEARING N 12°15'42"E, 853.11 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE,

THENCE N 45°24'50"E, 372.87 FEET TO A 1/2" IRON ROD SET,

THENCE N 45°23'44"W, 121.84 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE NORTHWESTERLY, 134.16 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 11°18'15", A CHORD BEARING N 38°56'02"W, 133.94 FEET TO THE END OF SAID CURVE,

THENCE N 33°16'55"W, 54.17 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE NORTHWESTERLY, 132.62 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 12°15'20" AND A CHORD BEARING N 39°24'35"W, 132.36 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE,

THENCE N 45°32'14"W, 84.59 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE NORTHWESTERLY, 136.19 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 12°35'07" AND A CHORD BEARING N 51°49'48"W, 135.91 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE AND THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE NORTHWESTERLY, 337.94 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 28°28'29" AND A CHORD BEARING N 43°53'07"W, 334.48 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE,

THENCE N 29°38'53"W, 10.00 FEET TO A 1/2" IRON SET IN THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY No. 30, BEING THE NORTHWEST BOUNDARY LINE OF SAID ROCKWALL HARBOR JOINT VENTURE TRACT DESCRIBED IN DEED MENTIONED ABOVE,

THENCE N 60°21'07"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY No. 30 AND THE NORTHWEST BOUNDARY LINE OF SAID ROCKWALL HARBOR TRACT, 65.00 FEET TO A 1/2" IRON ROD SET AT THE NORTH CORNER OF SAID ROCKWALL HARBOR TRACT,

THENCE S 45°32'14"E ALONG THE NORTHEAST BOUNDARY LINE OF SAID ROCKWALL HARBOR TRACT, AT 5.39 FEET PASS A 1" IRON PIPE FOUND AT THE EAST CORNER OF A 1.1097 ACRE TRACT OF LAND DESCRIBED IN DEED TO MICHAEL A. STEPHENSON AND JOHN PATRICK, RECORDED IN VOLUME 642, PAGE 302 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AT 224.66 FEET PASS A 3/4" IRON ROD FOUND AT THE EAST CORNER OF SAID ROCKWALL HARBOR JOINT VENTURE TRACT RECORDED IN VOLUME 803, PAGE 17, AT 330.15 FEET PASS A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF SAID 1.1097 ACRE TRACT, CONTINUING IN ALL 863.84 FEET TO A 1/2" IRON SET AT THE MOST NORTHERLY EAST CORNER OF SAID ROCKWALL HARBOR JOINT VENTURE TRACT,

THENCE S 43°04'02"W ALONG A SOUTHEAST BOUNDARY LINE OF SAID ROCKWALL HARBOR JOINT VENTURE TRACT, 31.05 FEET TO A FOUND BOIS D'ARC STAKE AT A CORNER OF A 40 FOOT WIDE RIGHT-OF-WAY AS SHOWN BY THE PLAT OF SAID LAKE RIDGE ESTATES,

THENCE S 59°46'34"E ALONG THE NORTHEAST BOUNDARY LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY, 126.24 FEET TO A 1/2" IRON ROD SET,

THENCE S 45°24'50"W, 41.53 FEET TO A 1/2" IRON ROD SET IN THE SOUTHWEST LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY AND THE NORTHEAST BOUNDARY LINE OF SAID LENMAR TRACT,

THENCE ALONG THE SOUTHWEST LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY LINE AND THE NORTHEAST BOUNDARY LINE OF SAID LENMAR TRACT AS FOLLOWS:

S 59°47'01"E, 591.30 FEET TO A 1/2" IRON ROD FOUND,

N 72°39'11"E, 143.44 FEET TO A 1/2" IRON ROD FOUND,

S 75°45'16"E, 80.21 FEET TO A 1/2" IRON ROD FOUND,

S 66°47'33"E, 159.22 FEET TO A 5/8" IRON ROD FOUND,

N 78°40'26"E, 90.80 FEET TO A 1/2" IRON ROD SET,

S 64°11'02"E, 32.63 FEET TO A 1/2" IRON ROD SET,

S 20°33'58"W, 197.02 FEET TO A 1/2" IRON ROD SET,

THENCE S 45°36'32"E, 57.94 FEET TO A 1/2" IRON ROD SET IN THE NORTH BOUNDARY LINE OF SAID LENMAR TRACT,

THENCE S 75°14'39"E, 268.70 FEET TO A 1/2" IRON ROD FOUND AT A CORNER OF SAID LENMAR TRACT,

THENCE ALONG A SOUTHEAST BOUNDARY LINE OF SAID LENMAR TRACT AS FOLLOWS:

S 46°37'38"W, 227.79 FEET TO A 1/2" IRON ROD SET,

S 44°23'28"W, 523.44 FEET TO A 1/2" IRON ROD SET,

THENCE S 46°35'33"E, 580.03 FEET TO A 1/2" IRON ROD SET,

THENCE S 10°07'02"E, 45.47 FEET TO A 1/2" IRON ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE (A 60 FOOT WIDE RIGHT-OF-WAY),

THENCE SOUTHWESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE, 337.59 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 555.78 FEET, A CENTRAL ANGLE OF 34°48'09" AND A CHORD BEARING S 65°31'20"W, 332.42 FEET TO THE PLACE OF BEGINNING, CONTAINING 42.085 ACRES (1,833,222 SQUARE FEET) OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LENMAR DEVELOPMENT CORPORATION AND ROCKWALL HARBOR JOINT VENTURE ARE THE SOLE OWNERS OF SAID TRACT AND DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LAGO VISTA, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND DOES HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR TEXAS, AND DOES HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO PUBLIC INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THIS SUBDIVISION.

NO HOUSE, DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL SUCH TIME AS THE DEVELOPER HAS COMPLIED WITH ALL REQUIREMENTS OF THE PLATTING ORDINANCE OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, DRAINAGE STRUCTURES, AND STORM SEWERS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL.

IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY OF WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

BY LENMAR DEVELOPMENT CORPORATION'S EXECUTION OF THIS REPLAT, THE CITY OF ROCKWALL IS HEREBY RELEASED OF ANY LIABILITY BY LENMAR DEVELOPMENT CORPORATION FOR THE DISTURBANCE OR DISPLACEMENT, IF ANY, OF ANY GRAVES IN EITHER OR BOTH OF THE CEMETERIES NEAR, ADJACENT OR WITHIN THE SUBJECT PROPERTY THAT MAY OCCUR DURING THE CONSTRUCTION OF PUBLIC STREETS AND UTILITIES ON THE SUBJECT PROPERTY. ANY SUCH DISTURBANCE OR DISPLACEMENT OF ANY SUCH GRAVE(S) WOULD BE INCIDENTAL, ACCIDENTAL, INADVERTENT AND CERTAINLY NOT INTENTIONAL BY LENMAR DEVELOPMENT CORPORATION.

WITNESS BY HAND, AT _____, TEXAS, THIS THE _____ DAY OF _____, 1994.

LENMAR DEVELOPMENT CORPORATION
ROCKWALL HARBOR JOINT VENTURE

_____
REX ROBERTSON, PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 1994, BY REX ROBERTSON, PRESIDENT OF LENMAR DEVELOPMENT CORPORATION AND ROCKWALL HARBOR JOINT VENTURE ON BEHALF OF SAID CORPORATION.

_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, ULYS LANE, III, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

_____
ULYS LANE, III, R.P.L.S.
TEXAS REGISTRATION No. 2411

STATE OF TEXAS
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 1994, BY ULYS LANE, III.

_____
NOTARY PUBLIC

RECOMMENDED FOR FINAL APPROVAL

_____ DATE: _____

APPROVED

_____ DATE: _____ CHAIRMAN,
PLANNING & ZONING COMMISSION

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LAGO VISTA, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 1994.

_____ _____
MAYOR, CITY OF ROCKWALL CITY SECRETARY, CITY OF ROCKWALL

FINAL PLAT
LAGO VISTA

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING A REPLAT OF A PORTION OF LAKE RIDGE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND 10.707 ACRES OF UNPLATTED LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207 AND THE M. J. BARKSDALE SURVEY, ABSTRACT No. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

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SHEET 3 OF 3
DATE: 07-08-94
FILE: PLATIC
W.A. No. 93049

Slide A-10

FILED
8 day of May 19 61
Derwood Wimpee
Derwood Wimpee, Clerk of County Court,
Rockwall County, Texas
By 1-30-P.M.
Deputy

LAKE RIDGE ESTATES

EDWARD TEAL SURVEY - ABSTRACT NO. 207 - ROCKWALL CO., TEX.
SCALE 1" = 200'
DATE 5-20-61

J. H. BREWER, JR. LAND SURVEYOR BOX 251 DALLAS, TEXAS

GEORGE MOTON ESTATE
SLIDE A, PG. 47

8A
ISAAC BROWN
ADDITION

8A ISAAC BROWN
ADDITION

CEMETERY

LOT 26
LAKE RIDGE ESTATES
SLIDE "A", PAGE 10
P.R.R.C.T.

F. M. ROAD No. 740 (RIDGE ROAD)

CEMETERY ROAD

BOIS D' ARC
STAKE FND.

S 59°46'34"E
126.24

S 45°24'50"W
41.53

N 59°47'01"W
83.47

UNRECORDED
S.S. ES'MT.

15' S.S. ES'MT.
VOL. 556, PG. 30

316.66 S 43°04'02"W

ROCKWALL HARBOR JOINT VENTURE
VOL. 617, PG. 106

713.43 N 43°04'02"E

M. J. BARKSDALE SURVEY ABST. No. 11

E. TEAL SURVEY ABST. No. 207

325.06 S 43°04'02"W

40' WIDE
RIGHT-OF-WAY

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

TRACT 3
LENMAR DEVELOPMENT
VOL. 748, PG. 188

LAKE RIDGE ESTATES
SLIDE "A", PAGE 10
P.R.R.C.T.

1139.80 S 46°33'31"E

1000.76 N 46°30'56"W

TRACT 1 2.841 ACRES (123,744 SQ. FT.)

PLACE OF
BEGINNING
TRACT I

1/2" I.R.F.

N 46°31'32"W
40.00

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

TRACT I
LENMAR DEVELOPMENT
VOL. 748, PG. 188

LENMAR DEVELOPMENT
VOL. 836, PG. 214

TRACT 2
LENMAR DEVELOPMENT
VOL. 748, PG. 188

TRACT 2-A
LENMAR DEVELOPMENT
VOL. 748, PG. 188

TRACT 4
LENMAR DEVELOPMENT
VOL. 748, PG. 188

TRACT 5
LENMAR DEVELOPMENT
VOL. 748, PG. 188

TRACT 8
LENMAR DEVELOPMENT
VOL. 748, PG. 188

N 20°33'58"E
28.74

S 45°36'32"E
57.94

N 75°14'39"W
12.59

S 22°53'46"W
84.85

N 22°35'04"E
71.91

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

40' WIDE
RIGHT-OF-WAY

499.26 N 43°35'16"E

506.58 S 43°35'18"W

14' W.L. ES'MT.
VOL. 114, PG. 494

197.45 S 46°40'56"E

S 44°23'28"W
30.18

399.62 N 46°42'43"W

200.06 N 46°42'43"W

580.03 S 46°35'33"E

349.16 N 46°31'58"W

S 10°07'02"E
16.40

20' WIDE
RIGHT-OF-WAY

SUMMER LEE DRIVE
60'

D=02°04'20"
R=555.78
L=20.10
CH=S 49°09'26"W
20.10

OLD COUNTY ROAD
(A VARIABLE WIDTH R.O.W.)

N 43°24'27"E
20.00

S 46°35'33"E
65.48

S 44°07'48"W
20.00

N 44°07'48"E
325.64

S 44°07'48"W
325.60

CEMETERY

N 46°35'33"W
65.23

N 46°35'33"W
19.97

N 36°27'56"E
20.15

197.27 S 46°35'33"E

192.82 N 46°35'33"W

PLACE OF
BEGINNING
TRACT II
(1,307 SQ. FT.)

PLACE OF
BEGINNING
TRACT III
(3,900 SQ. FT.)

5/8" I.R.F.

ROCKWALL HARBOR JOINT VENTURE
VOL. 617, PG. 106

T.P. B.L. ES'MT.
VOL. 142, PG. 517

4.0470 ACRES
LAKESIDE NATIONAL BANK
VOL. 406, PG. 240

3.423 ACRES
TRACT I
PROVIDENCE TRUST Co. TTEE
FBO GEORGE R. ROLAND
MD PSP H 3585
VOL. 695, PG. 122

INGRESS & EGRESS EASEMENT
VOL. ----, PG. ----

60'
SUMMER LEE DRIVE

SIGNAL
RIDGE No. 1

NOTE: ALL PROPERTY CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY ARE 1/2" IRON ROD'S SET UNLESS OTHERWISE NOTED.

SCALE
0 100 200 300 400
SCALE: 1" = 100'

VACATION PLAT
OF A PORTION OF
LAKE RIDGE ESTATES

BEING 2.960 ACRES OF LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

OWNER:
CITY OF ROCKWALL
206 WEST RUSK
ROCKWALL, TEXAS 75087
(214) 771-7700

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700
3908 SOUTH FREEWAY FORT WORTH, TEXAS 76110 (817)926-0212

SHEET 1 OF 2
DATE: 06-23-94
FILE: VACATE1
W.A. No. 93049

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, THE CITY OF ROCKWALL, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF PUBLIC RIGHT-OF-WAY AS SHOWN BY THE PLAT OF LAKE RIDGE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, RECORDED IN CABINET 'A', PAGE 10 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT I

BEING 2.841 ACRES OF LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF PUBLIC RIGHT-OF-WAY AS SHOWN BY THE PLAT OF LAKE RIDGE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, RECORDED IN CABINET 'A', SLIDE 10 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN PLACE AT THE WEST CORNER OF LOT 1, LAKE RIDGE ESTATES, BEING A CORNER OF A TRACT OF LAND DESCRIBED AS TRACT I IN DEED TO LENMAR DEVELOPMENT CORPORATION, RECORDED IN VOLUME 748, PAGE 188 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, BEING A CORNER OF A 40 FOOT WIDE RIGHT-OF-WAY,

THENCE N 46°31'32"W, 40.00 FEET TO A 1/2" IRON ROD SET AT A CORNER OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE N 43°04'02"E, 713.43 FEET TO A FOUND BOIS D' ARC STAKE AT A CORNER OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE S 59°46'34"E, 126.24 FEET TO A 1/2" IRON ROD SET IN THE NORTH LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE S 45°24'50"W, 41.53 FEET TO A 1/2" IRON ROD SET IN THE SOUTH LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY, BEING THE NORTH BOUNDARY LINE OF LOT 20, LAKE RIDGE ESTATES,

THENCE N 59°47'01"W, 83.47 FEET TO A 1/2" IRON ROD SET AT A CORNER OF SAID 40 FOOT WIDE RIGHT-OF-WAY, BEING THE NORTH CORNER OF SAID LOT 20,

THENCE S 43°04'02"W, 316.66 FEET TO A 1/2" IRON ROD SET AT THE WEST CORNER OF SAID LOT 20, BEING A CORNER OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE S 46°33'31"E, 1139.80 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF LOT 15, LAKE RIDGE ESTATES, BEING A CORNER OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE N 43°35'16"E, 499.26 FEET TO A 1/2" IRON ROD FOUND AT A CORNER OF LOT 21, LAKE RIDGE ESTATES, BEING A CORNER OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE N 22°35'04"E, 71.91 FEET TO A 1/2" IRON ROD FOUND AT A CORNER OF SAID LOT 21, BEING A CORNER OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE N 20°33'58"E, 28.74 FEET TO A 1/2" IRON ROD SET IN THE EAST BOUNDARY LINE OF SAID LOT 21 AND THE WEST LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE S 45°36'32"E, 57.94 FEET TO A 1/2" IRON ROD SET IN THE NORTH BOUNDARY LINE OF LOT 22, LAKE RIDGE ESTATES, BEING IN THE SOUTH LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE N 75°14'39"W, 12.59 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 22, BEING A CORNER OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE S 22°53'46"W, 84.85 FEET TO A 1/2" IRON ROD FOUND AT A CORNER OF SAID LOT 22, BEING A CORNER OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE S 43°35'18"W, 506.58 FEET TO A 1/2" IRON ROD FOUND AT THE WEST CORNER OF LOT 14, LAKE RIDGE ESTATES, BEING A CORNER OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE S 46°40'56"E, 197.45 FEET TO AN IRON ROD FOUND AT THE SOUTH CORNER OF SAID LOT 14 AND THE WEST CORNER OF LOT 13, LAKE RIDGE ESTATES, BEING IN THE NORTHEAST LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE S 44°23'28"W, 30.18 FEET TO A 1/2" IRON ROD SET,

THENCE S 46°35'33"E, 580.03 FEET TO A 1/2" IRON ROD SET,

THENCE S 10°07'02"E, 16.40 FEET TO A 1/2" IRON ROD SET IN THE SOUTHWEST LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY, BEING THE NORTHEAST BOUNDARY LINE OF LOT 10, LAKE RIDGE ESTATES,

THENCE N 46°31'58"W, 349.16 FEET TO A 1/2" IRON ROD FOUND AT THE NORTH CORNER OF LOT 9, LAKE RIDGE ESTATES, BEING THE INTERSECTION OF THE SOUTHWEST LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY AND THE SOUTHEAST LINE OF A 20 FOOT WIDE RIGHT-OF-WAY,

THENCE S 44°07'48"W, 325.64 FEET TO A 1/2" IRON ROD SET AT THE WEST CORNER OF A CEMETERY, BEING A CORNER OF SAID 20 FOOT WIDE RIGHT-OF-WAY, LYING IN THE CENTER OF AN OLD COUNTY ROAD,

THENCE N 46°35'33"W ALONG THE CENTER OF SAID OLD COUNTY ROAD, 19.97 FEET TO A 1/2" IRON ROD SET AT THE SOUTH CORNER OF LOT 8, LAKE RIDGE ESTATES, BEING A CORNER OF SAID 20 FOOT WIDE RIGHT-OF-WAY,

THENCE N 44°07'48"E, 325.60 FEET TO A 1/2" IRON ROD FOUND AT THE EAST CORNER OF SAID LOT 8, BEING THE INTERSECTION OF THE NORTHWEST LINE OF SAID 20 FOOT WIDE RIGHT-OF-WAY AND THE SOUTHWEST LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE ALONG THE SOUTHWEST LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY AS FOLLOWS:

N 46°42'43"W, 399.62 FEET TO A 1/2" IRON ROD FOUND AT THE NORTH CORNER OF LOT 7 AND THE EAST CORNER OF LOT 6, LAKE RIDGE ESTATES,

N 46°42'43"W, 200.06 FEET TO A 1/2" IRON ROD FOUND AT THE NORTH CORNER OF SAID LOT 6, BEING THE EAST CORNER OF LOT 5,

N 46°30'56"W, 1000.76 FEET TO A 1/2" IRON ROD SET AT THE NORTH CORNER OF SAID LOT 1,

THENCE S 43°04'02"W, 325.06 FEET ALONG THE SOUTHEAST LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY LINE TO THE PLACE OF BEGINNING, CONTAINING 2.841 ACRES (123,744 SQUARE FEET) OF LAND.

TRACT II

BEING 1,307 SQUARE FEET OF LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF AN OLD COUNTY ROAD AN A PORTION OF LOT 8, LAKE RIDGE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS SHOWN BY THE PLAT RECORDED IN CABINET 'A', SLIDE 10 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, BEING ALSO A PORTION OF A TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO LENMAR DEVELOPMENT CORPORATION, RECORDED IN VOLUME 748, PAGE 188 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET AT THE INTERSECTION OF THE NORTHWEST LINE OF A 20 FOOT WIDE RIGHT-OF-WAY AND THE CENTER OF SAID OLD COUNTY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE SOUTH CORNER OF SAID LOT 8, LAKE RIDGE ESTATES, BEING A CORNER OF SAID LENMAR TRACT 2,

THENCE N 46°35'33"W ALONG THE CENTER OF SAID OLD COUNTY ROAD AND THE SOUTHWEST BOUNDARY LINE OF SAID LOT 8, 65.23 FEET TO A 1/2" IRON ROD SET,

THENCE N 43°24'27"E, 20.00 FEET TO A POINT IN THE NORTHEAST LINE OF SAID OLD COUNTY ROAD,

THENCE S 46°35'33"E ALONG THE NORTHEAST LINE OF SAID OLD COUNTY ROAD, 65.48 FEET TO A POINT IN THE NORTHWEST LINE OF SAID 20 FOOT WIDE RIGHT-OF-WAY,

THENCE S 44°07'48"W ALONG THE NORTHWEST LINE OF SAID 20 FOOT WIDE RIGHT-OF-WAY, 20.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 1,307 SQUARE FEET OF LAND.

TRACT III

BEING 3,900 SQUARE FEET OF LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF AN OLD COUNTY ROAD AN A PORTION OF LOT 9, LAKE RIDGE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS SHOWN BY THE PLAT RECORDED IN CABINET 'A', SLIDE 10 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, BEING ALSO A PORTION OF A TRACT OF LAND DESCRIBED AS TRACT 2-A IN DEED TO LENMAR DEVELOPMENT CORPORATION, RECORDED IN VOLUME 748, PAGE 188 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN PLACE AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF SUMMER LEE DRIVE (A 60 FOOT WIDE RIGHT-OF-WAY) AND THE CENTER OF SAID OLD COUNTY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), LYING IN THE SOUTHWEST BOUNDARY LINE OF SAID LOT 9, LAKE RIDGE ESTATES, BEING A CORNER OF SAID LENMAR TRACT 2-A,

THENCE N 46°35'33"W ALONG THE CENTER OF SAID OLD COUNTY ROAD AND THE SOUTHWEST BOUNDARY LINE OF SAID LOT 9, 192.82 FEET TO A 1/2" IRON ROD SET AT THE MOST SOUTHERLY WEST CORNER OF SAID LOT 9, BEING THE SOUTH CORNER OF A CEMETERY,

THENCE N 36°27'56"E ALONG THE SOUTHEAST BOUNDARY LINE OF SAID CEMETERY AND A NORTHWEST BOUNDARY LINE OF SAID LOT 9, 20.15 FEET TO A POINT IN THE NORTHEAST LINE OF SAID OLD COUNTY ROAD,

THENCE S 46°35'33"E ALONG THE NORTHEAST LINE OF SAID OLD COUNTY ROAD, 197.27 FEET TO THE INTERSECTION OF THE NORTHEAST LINE OF SAID OLD COUNTY ROAD AND THE WEST RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE,

THENCE SOUTHWESTERLY ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 555.78 FEET, A CENTRAL ANGLE OF 02°04'20" AND A CHORD BEARING S 49°09'26"W, 20.10 FEET TO THE PLACE OF BEGINNING, CONTAINING 3,900 SQUARE FEET OF LAND.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, ULYS LANE, III, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

_____

ULYS LANE, III, R.P.L.S.
TEXAS REGISTRATION No. 2411

STATE OF TEXAS
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 1994, BY ULYS LANE, III.

_____
NOTARY PUBLIC

RECOMMENDED FOR FINAL APPROVAL

_____ DATE:_____

APPROVED

_____ DATE:_____ CHAIRMAN,
PLANNING & ZONING COMMISSION

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING VACATION PLAT OF A PORTION OF LAKE RIDGE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 1994.

_____ _____
MAYOR, CITY OF ROCKWALL CITY SECRETARY, CITY OF ROCKWALL

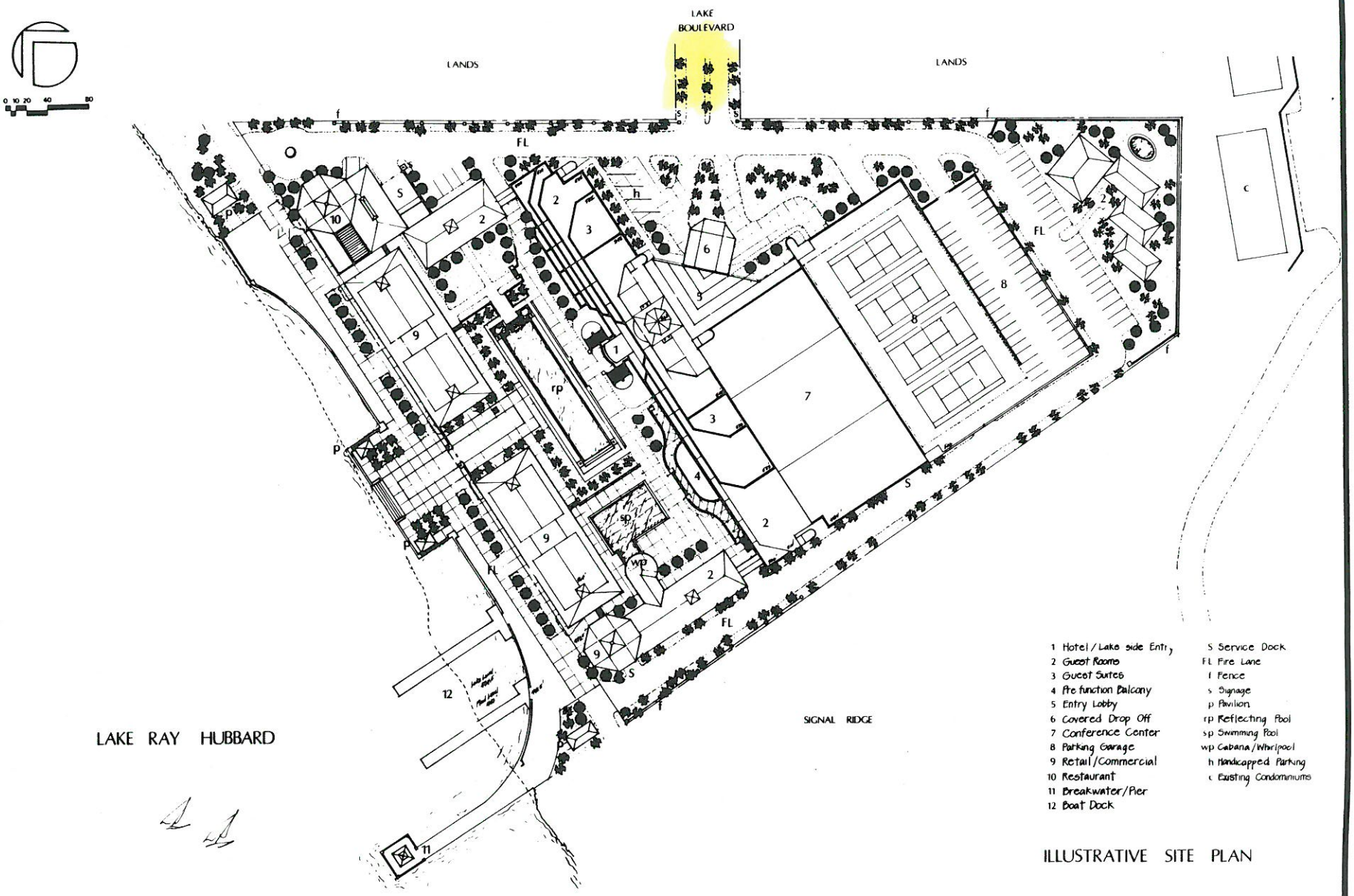
VACATION PLAT
OF A PORTION OF
LAKE RIDGE ESTATES

BEING 2.960 ACRES OF LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

OWNER:
CITY OF ROCKWALL
205 WEST RUSK
ROCKWALL, TEXAS 75087
(214) 771-7700

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700
3908 SOUTH FREEWAY FORT WORTH, TEXAS 76110 (817)926-0212

SHEET 2 OF 2 FILE: VACATE2
DATE: 06-23-94 W.A. No. 93049



ILLUSTRATIVE SITE PLAN

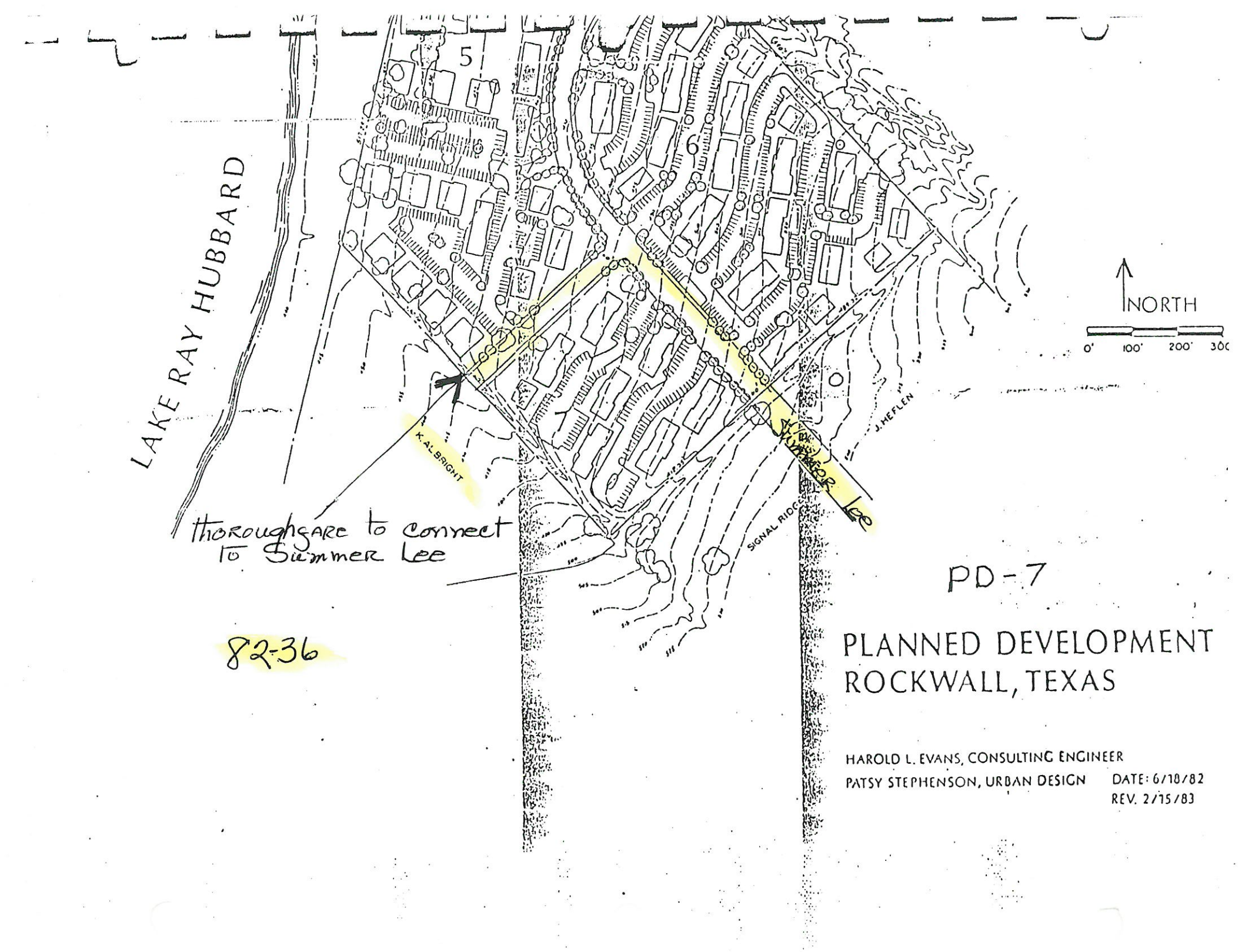
GLAD ASSOCIATES

PD22

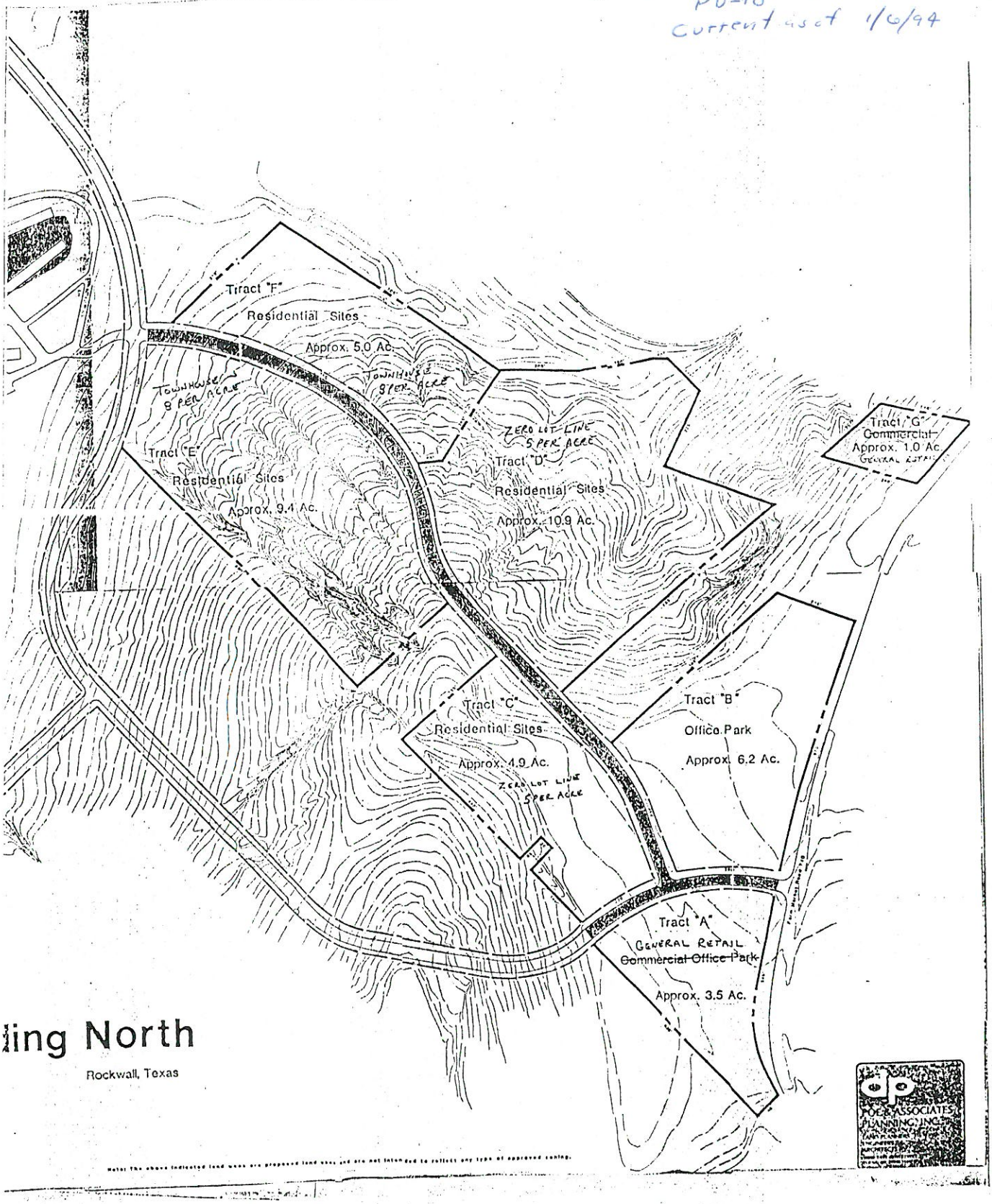
14301 MI

GLAD ASSOCIATES
Architecture + Planning

LAKE RAY HUBBARD HOTEL + CONFERENCE RESORT
Kirby Albright
Rockwall, Texas


LAKE RAY HUBBARD
5
6
K.ALBRIGHT
J.HEFLEN
SUMMER LEE
SIGNAL RIDGE
NORTH
0'
100'
200'
300
thoroughfare to connect to Summer Lee
82-36
PD-7
PLANNED DEVELOPMENT
ROCKWALL, TEXAS
HAROLD L. EVANS, CONSULTING ENGINEER
PATSY STEPHENSON, URBAN DESIGN
DATE: 6/10/82
REV. 2/15/83

PD-18
Current as of 1/6/94

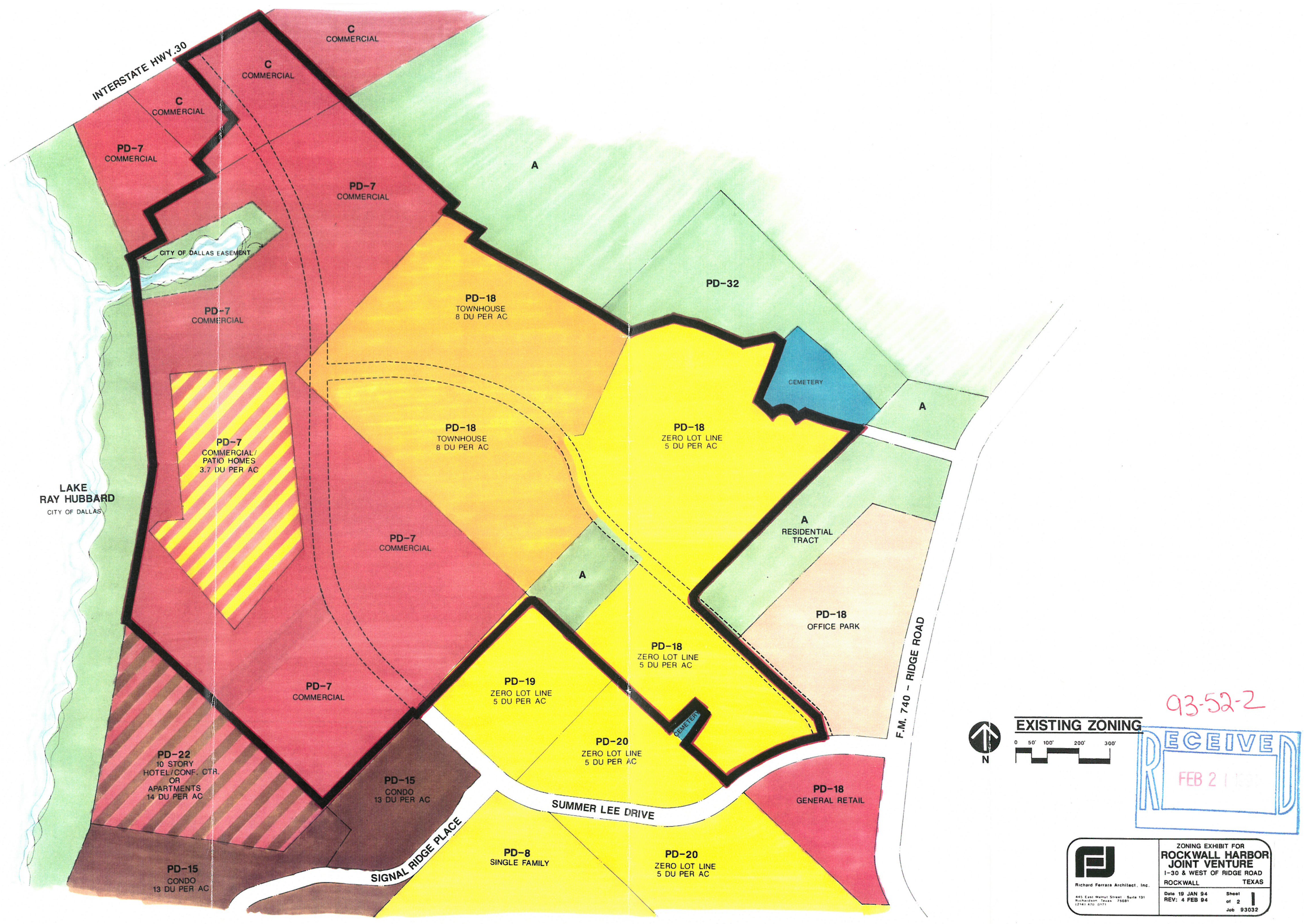


ling North

Rockwall, Texas

Note: The above indicated land uses are proposed land uses and are not intended to reflect any type of approved zoning.

Mira Vista



93-52-2

RECEIVED
FEB 2 1 1994

Richard Ferrara Architect, Inc.
445 East Walnut Street Suite 131
Richardson Texas 75081
(214) 470 0171

ZONING EXHIBIT FOR
ROCKWALL HARBOR JOINT VENTURE
I-30 & WEST OF RIDGE ROAD
ROCKWALL TEXAS

Date 19 JAN 94
REV: 4 FEB 94

Sheet 1 of 2

Job 93032

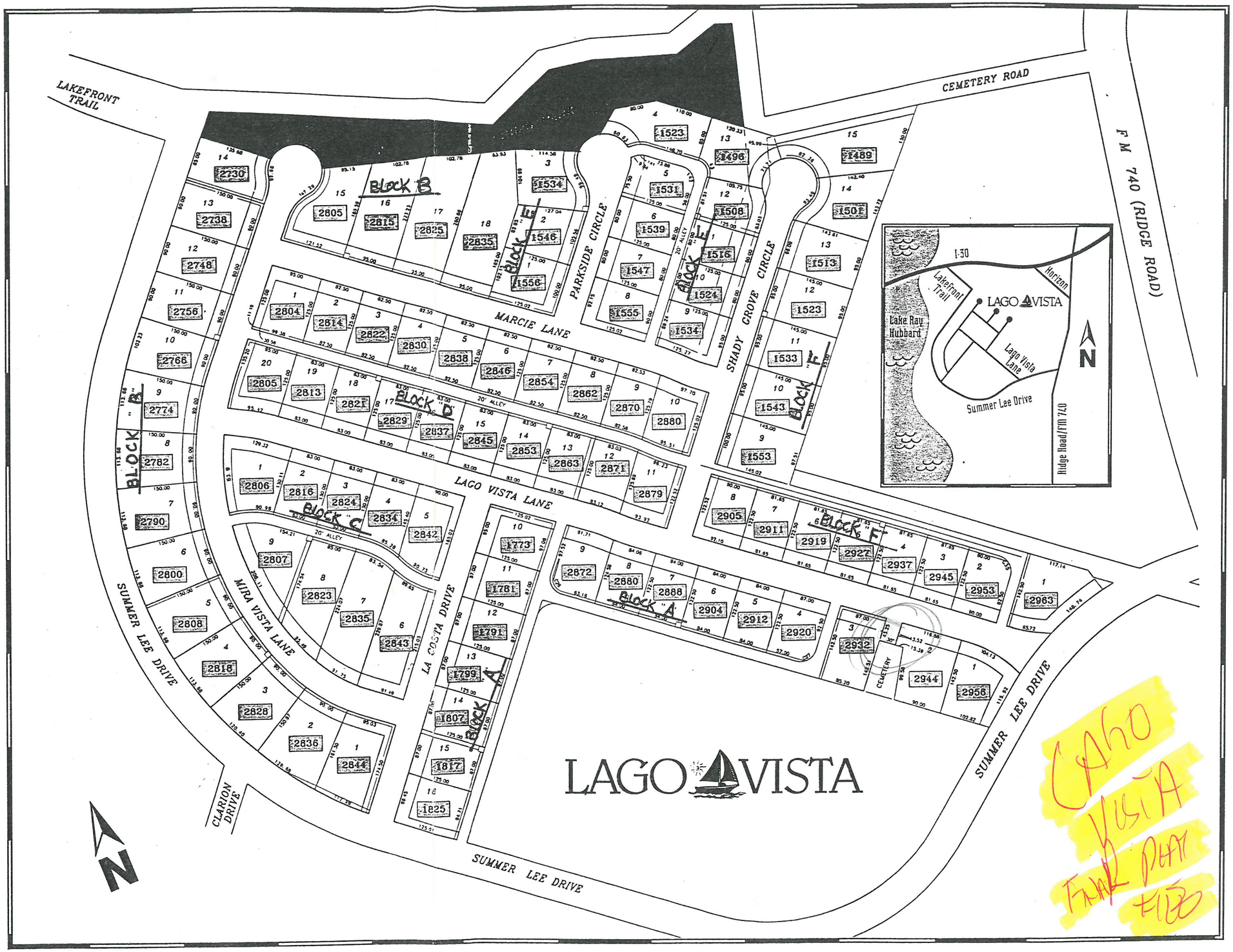
BUILDING DESIGN CRITERIA

ROCKWALL HARBOR JOINT VENTURE
I-30 & WEST OF RIDGE ROAD
ROCKWALL, TEXAS

Richard Ferrara Architect, Inc.
445 East Walnut Street - Suite 131
Richardson, Texas 75081
(214) 470-0171

Chart your course to a quiet, secluded lifestyle on the shores of Lake Ray Hubbard in Rockwall. Lago Vista, with custom homes from the $250's to $400's, offers resort-style living with a city view. From your lakeside home, you'll watch the sun descend behind the Dallas skyline, as you savor the privacy of this tranquil retreat. With only 91 lots, Lago Vista promises to be among the most exclusive and prestigious communities in Rockwall, and a showcase for the city's finest custom homebuilders. Just 20 minutes from downtown Dallas, Rockwall is fast-becoming the area's favorite alternative to big-city living. This lakeside community offers an array of water sports including fishing, skiing, sailing, and yachting. Lago Vista is located next to a new city park and is just down the shoreline from Chandler's Landing Yacht Club and Marina which offers 550 boat slips, tennis courts, a swimming pool and restaurant. Within the highly acclaimed Rockwall Independent School District, Lago Vista provides families with exceptional educational opportunities. With an average student-to-teacher ratio of 17-to-1, Rockwall schools offer students the chance to learn in a personal and attentive environment, which has resulted in consistently high test scores. Rockwall's residents enjoy easy access via I-30 to downtown Dallas and other major employment centers. Highway 66 provides access to Garland and northeast Dallas, and Highway 190 connects Rockwall to Richardson and Plano. Lot sizes in Lago Vista range from 10,000 to 20,000 square feet. For lot information, contact Rex Robertson at (214) 392-3800 or Larry Delzell at (214) 612-1622.

LAGO VISTA



LAGO VISTA

Block	Lot	Approx. Size in Square Feet	Price	Limited Time Only 20% Discount
A **	1	15,212	47,500	38,000 Sold
A **	2	14,604	47,500	38,000 CP
A	3	12,269	47,500	38,000
A	4	10,464	52,500	42,000
A	5	10,290	55,000	44,000
A	6	10,290	55,000	SOLD
A	7	10,290	55,000	44,000 CP
A	8	10,322	57,500	46,000 Sold
A	9	11,594	57,500	46,000 Sold
A	10	12,003	62,500	50,000 Sold
A	11	10,875	62,500	50,000
A	12	10,875	62,500	50,000
A	13	10,875	62,500	50,000
A	14	10,875	62,500	50,000
A	15	10,875	62,500	50,000
A	16	11,948	62,500	50,000 CP
B **	1	17,513	82,500	
B **	2	17,008	85,000	
B **	3	15,791	85,000	Sold
B **	4	15,276	82,500	Sold
B **	5	15,276	82,500	
B **	6	15,276	80,000	
B **	7	15,276	77,500	(not discounted) CP
B **	8	15,276	77,500	
B **	9	15,276	75,000	
B **	10	14,418	75,000	
B	11	13,500	72,500	
B	12	13,500	72,500	
B	13	13,500	70,000	
B	14	12,211	67,500	
B **	15	17,573	77,500	62,000
B **	16	19,416	82,500	66,000
B **	17	22,991	85,000	68,000
B **	18	24,528	85,000	68,000

** 25 lots are 1/3 acre or larger

C	**	1	15,085	70,000	56,000	
C		2	10,790	67,500	54,000	
C		3	10,790	67,500	54,000	
C		4	11,135	67,500	54,000	CP
C		5	14,161	70,000	56,000	
C	**	6	19,585	75,000	60,000	
C	**	7	19,905	77,500	62,000	
C	**	8	17,044	72,500	62,000	
C	**	9	15,462	65,000	52,000	
D		1	12,149	65,000	52,000	
D		2	10,312	65,000	52,000	
D		3	10,312	65,000	52,000	
D		4	10,312	65,000	52,000	
D		5	10,312	65,000	52,000	
D		6	10,312	65,000	52,000	
D		7	10,312	62,500	50,000	CP
D		8	10,312	62,500	50,000	
D		9	10,325	60,000	48,000	
D		10	12,090	57,500	46,000	
D		11	11,725	57,500	46,000	
D		12	10,387	60,000	48,000	
D		13	10,375	60,000	48,000	Sold
D		14	10,375	62,500	50,000	
D		15	10,375	62,500	50,000	
D		16	10,375	65,000	52,000	
D		17	10,375	65,000	52,000	
D		18	10,375	65,000	52,000	
D		19	10,375	65,000	52,000	
D		20	12,425	65,000	52,000	
E		1	12,634	70,000	56,000	
E		2	11,776	70,000	56,000	
E		3	13,268	75,000	60,000	
E	**	4	14,719	77,500	62,000	

** 25 lots are 1/3 acre or larger

E		5	10,533	67,500	54,000	
E		6	10,000	67,500	54,000	
E		7	10,000	67,500	54,000	
E		8	11,384	67,500	54,000	
E		9	11,591	62,500	50,000	
E		10	10,000	62,500	50,000	
E		11	10,000	62,500	50,000	
E		12	10,450	62,500	50,000	
E		13	13,480	70,000	56,000	
F	**	1	16,551	47,500	38,000	Sold
F		2	10,832	47,500	38,000	CP
F		3	10,002	47,500	38,000	
F		4	10,002	47,500	38,000	
F		5	10,002	47,500	38,000	Sold
F		6	10,002	52,500	42,000	
F		7	10,002	55,000	SOLD	
F		8	11,154	55,000	SOLD	
F		9	14,319	62,500	50,000	
F		10	13,775	62,500	50,000	
F		11	13,775	62,500	SOLD	
F		12	13,775	62,500	SOLD	
F		13	13,768	62,500	50,000	
F	**	14	14,842	67,500	54,000	
F	**	15	21,440	67,500	54,000	

DIANE LUBY
771-7410

VICKY CHESNA
771-7417

** 25 lots are 1/3 acre or larger

93-52

RIGHT-OF-WAY LANDSCAPE AND IRRIGATION AGREEMENT

STATE OF TEXAS)(
)(
COUNTY OF ROCKWALL)(

KNOW ALL MEN BY THESE PRESENTS:

THIS AGREEMENT is entered into this 24th day of OCTOBER, 1995, by and between the **CITY OF ROCKWALL, TEXAS,** a municipal Corporation (hereinafter referred to as "City"), and **LAGO VISTA PARTNERS, LTD.**, a Texas Limited Partnership (hereinafter referred to as "Developer"), both acting through their duly authorized officers and employees.

WITNESSETH:

WHEREAS, Developer will install certain landscaping and irrigation improvements in a portion of the right-of-way of Summer Lee Drive within the Lago Vista Addition, an addition to the City of Rockwall, Rockwall County, Texas, as shown on the attached drawing marked Exhibit "A" and made a part hereof, and

WHEREAS, City, under the terms and conditions set forth herein, is agreeable to Developer installing and maintaining the landscape and irrigation improvements (hereinafter called "Improvements") in that certain portion of right-of-way of Summer Lee Drive;

NOW, THEREFORE, for and in consideration of the covenants, obligations and undertakings to be performed by each of the parties to this Agreement, the said parties do hereby agree as follows:

1. Developer shall install and maintain the Improvements within that certain portion of the right-of-way of Summer Lee Drive within the Lago Vista Addition to the City of Rockwall, Texas, as shown on Exhibit "A".

2. Prior to installation of the Improvements, Developer shall submit seven (7) copies to the City of the complete plans and specifications for such improvements, which plans and specifications have been prepared by a landscape architect or a practicing professional in the field. The plans and specifications shall be drawn to a known scale, including dimensions and distances, and shall clearly indicate the location, type, size and description of all proposed landscape materials and total quantities. In addition, the plans and specifications shall clearly indicate the configuration, location, type, and total number of heads and controllers to be used in the irrigation system for all landscaped areas. Any signage, berms, walls, structures, or other improvements existing or to be

installed or constructed shall be shown on the plans and specifications. All such improvements or structures shall comply with all applicable ordinances of the City.

3. Upon submission of the plans and specifications, the City shall determine if the landscaping and irrigation proposed is of such quality as to improve and enhance the site and its surrounding areas as to be of minimal maintenance requirements. To this end, the City shall have the right to require such revisions to the original plans and specifications as are necessary to achieve the standards set out above.

Any installation of landscaping materials and/or irrigation facilities within rights-of-way under this agreement shall be in full compliance and accordance with the plans and specifications thereof approved by the City.

4. The primary landscaping materials to be used by the Developer shall be trees, grass and shrubbery.

5. The Developer shall furnish or cause to be furnished, at its expense, all labor, equipment, accessories and services necessary to install all landscaping materials and irrigation facilities in accordance with the approved plans and specifications.

6. The City shall inspect such installation and shall require such steps to be taken as are necessary to cause proper installation to be accomplished.

7. Upon completion of the installation to the satisfaction of the City, written confirmation thereof shall be furnished to the Developer.

8. Developer, its representatives, successors or assigns, at its sole expense, shall furnish all labor, materials, equipment, accessories and services, necessary to maintain irrigation equipment in proper working order, and all plant material installed under this Agreement in a healthy, vigorous growing condition, replacing any plant materials when and as it becomes damaged, unsightly or dead, for a period of two (2) years after delivery of the written confirmation mentioned in section 7 of this Agreement. Developer shall at its sole expense provide water for the purpose of irrigation. During this period, all landscaping materials and irrigation equipment shall be and remain the property of Developer.

9. After the written confirmation referred to above, and during the period of Developer's responsibility for maintenance, City shall periodically inspect the areas landscaped and irrigated under this Agreement, to determine that such areas are being properly maintained by the Developer. If, upon

such inspection, City finds that Developer is not properly maintaining such areas, City shall so notify Developer in writing, specifying the deficiencies. If Developer does not remedy such deficiencies within fifteen (15) days following receipt of such written notice, City shall have the option of performing the necessary maintenance work itself and billing Developer for all costs incurred whether by independent contract or by force account, or, the City shall in such case, have the sole option of removing unmaintained landscaping. Developer shall remit all payments to City under this Section within five (5) days of receipt of a statement from the City.

10. Prior to the conclusion of the two (2) year maintenance period, Developer, its representatives, successors, or assigns, upon written notice to the City, shall have the option to extend said period two (2) additional years. Sixty (60) days prior to the conclusion of the two (2) year maintenance term, Developer shall notify the Director of Public Services of the City in writing of its desire to extend the maintenance period for an additional two (2) year period upon the same terms and conditions as set forth herein, or of Developer's intention to terminate this agreement and end its maintenance responsibilities for the right-of-way. If no such extension option is exercised by the Developer, its representatives, successors or assigns, all such landscaping materials and irrigation equipment shall become the maintenance responsibility of the HOA upon expiration of the original term. If no HOA is established, City has the right to maintain or remove materials in the right-of-way.

11. Developer shall establish and provide all maintenance funds and maintenance bonds for the term of this Agreement or any extension thereof as are required under the regulations of the City.

12. Developer, its representatives, successors, or assigns hereby covenants and agrees that no claim. loss, cause of action, suit or other action for damages resulting from death or personal injury to any of the above, or damage to personal property belonging to any of the above, and based upon in any manner the landscaping, irrigation, and maintenance of the said right-of-way will ever be instituted by Developer, its representatives, successors or assigns against the City of Rockwall, its agents or employees.

13. Developer, its representatives, successors, or assigns hereby covenants and agrees to indemnify and hold the City of Rockwall, its officers, agents and employees harmless from and against any and all claims, losses, suits, causes of action or demands of any nature whatsoever attributable in any way to the installation and maintenance of the landscaping and irrigation equipment in said right-of-way arising during the term of this Agreement.

14. This Agreement and all requirements hereunder may be modified or amended only by

written instrument executed by the Developer and the City, their representatives, successors or assigns.

15. The laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of this Agreement, and Rockwall County shall be the exclusive venue for the bringing of any action to enforce the terms and conditions of the Agreement.

16. City and Developer hereby acknowledge and agree that upon formation of a homeowners association (the "HOA") by Developer with the specific responsibility for, among other things, maintaining the common areas within the Lago Vista subdivision, Developer shall assign and delegate all of Developer's rights, duties, responsibilities and obligations under this Agreement to such HOA pursuant to an assignment and assumption agreement. City hereby agrees and acknowledges that upon such assignment, the City shall look solely to the HOA for, and Developer shall be forever released from, the payment and performance of all duties, obligations and liabilities hereunder.

17. Nothing in this agreement shall relieve the Developer, its representatives, successors, or assigns, or the HOA of the legal requirement to comply with the terms of the high weeds and grass ordinance for landscaping located on private property. Neither shall this agreement be constructed so as to require any special notification to the Developer, its representatives, successors, or assigns, or the HOA.

IN WITNESS HEREOF, the parties hereto have executed this Agreement the day and year first above written.

CITY OF ROCKWALL, TEXAS

By: _____

LAGO VISTA PARTNERS, LTD.
a Texas Limited Partnership
By: LenMar Development Corporation
a Texas Corporation
Its General Partner

By: _____
Rex F. Robertson
Its President

ACKNOWLEDGMENT

STATE OF TEXAS)(
)(
COUNTY OF ROCKWALL)(

BEFORE ME, The undersigned authority, on this day personally appeared Julie Couch, City Manager of the **CITY OF ROCKWALL, TEXAS,** a home-rule municipal corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same as the act and deed of the **CITY OF ROCKWALL, TEXAS**, for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of the office this the 24th day of October, 1995.

STACEY R. ROBBINS
Notary Public
State of Texas
My Comm. Exp. 02-27-99

Stacey R Robbins
Notary Public in and for the State of Texas

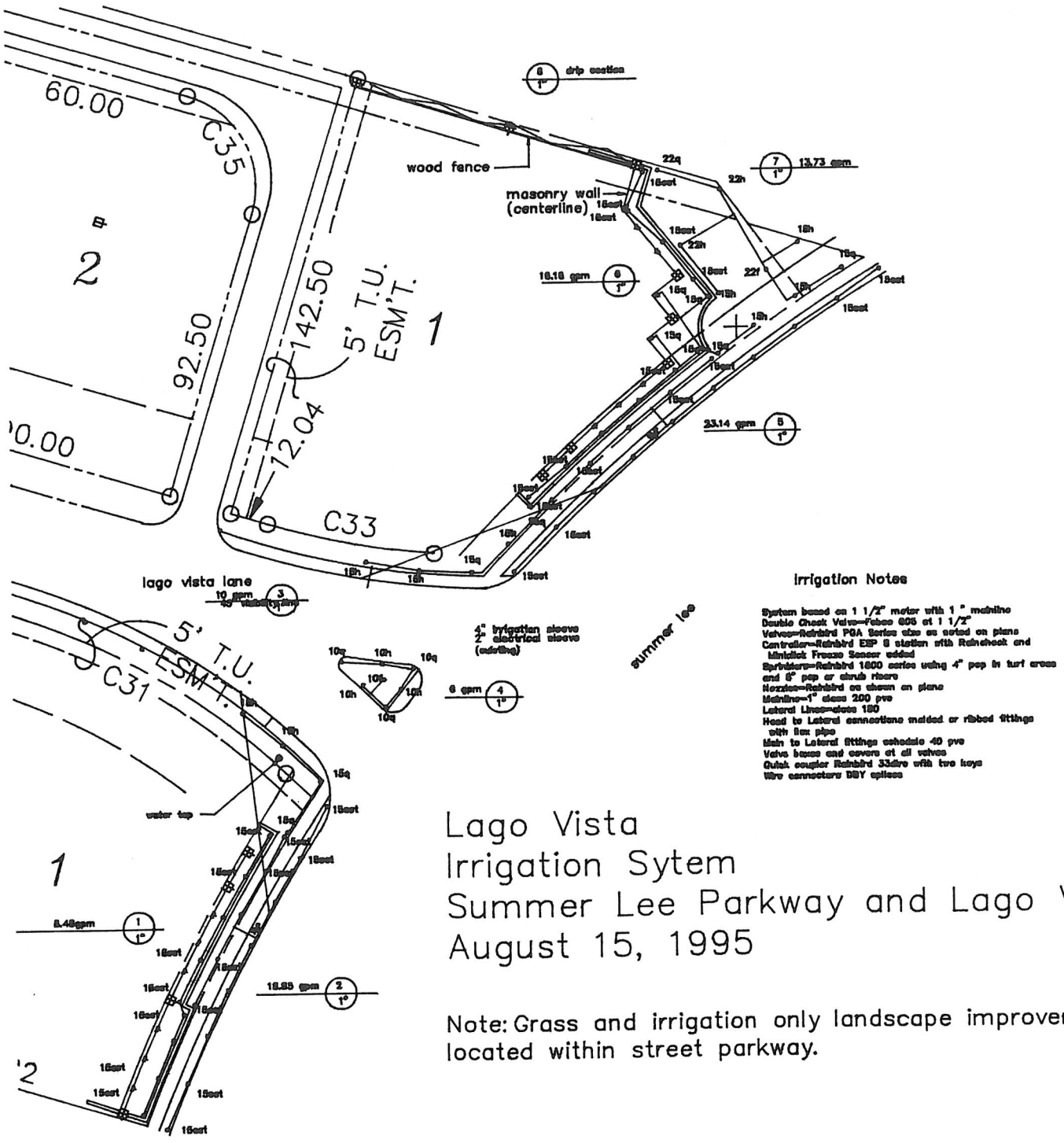
STATE OF TEXAS)(
)(
COUNTY OF Dallas)(

BEFORE ME, The undersigned authority, on this day personally appeared Rex F. Robertson, President of LenMar Development Corporation, general partner of **Lago Vista Partners, Ltd.**, a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is duly authorized to execute the foregoing instrument and that he/she executed the same as the act and deed of the **LAGO VISTA PARTNERS, LTD.** for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of the office this the 14 day of August, 1995.

DENISE M. ROBISON
MY COMMISSION EXPIRES
April 5, 1998

Denise M. Robison
Notary Public in and for the State of Texas



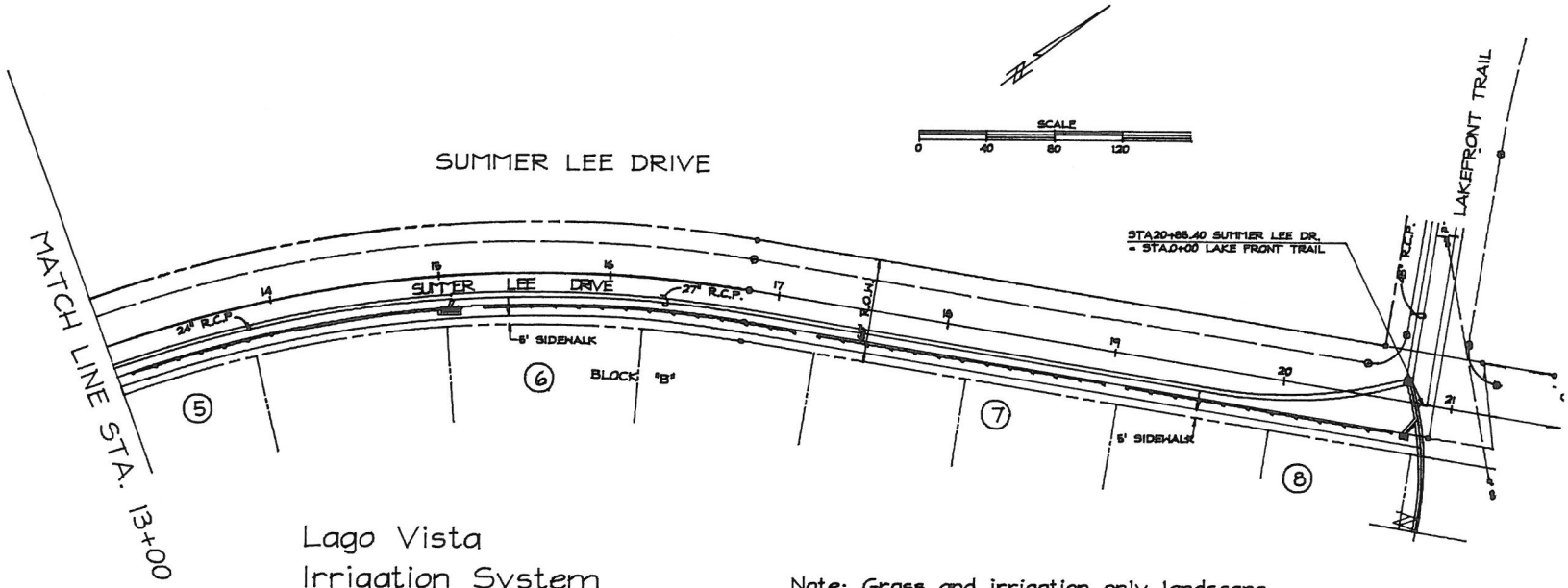
Irrigation Notes

System based on 1 1/2" meter with 1 " mainline
Double Check Valve=Febco 806 at 1 1/2"
Valves=Rainbird PGA Series size as noted on plans
Controller=Rainbird ESP 8 station with Rainchack and Miniclick Freeze Sensor added
Sprinklers=Rainbird 1800 series using 4" pop in turf areas and 6" pop or shrub risers
Nozzles=Rainbird as shown on plans
Mainline=1" class 200 pvc
Lateral Lines=class 160
Head to Lateral connections molded or ribbed fittings with flex pipe
Main to Lateral fittings schedule 40 pvc
Valve boxes and covers at all valves
Quick coupler Rainbird 33dlrc with two keys
Wire connectors DBY splices

Lago Vista
Irrigation Sytem
Summer Lee Parkway and Lago Vista
August 15, 1995

Note: Grass and irrigation only landscape improvements located within street parkway.

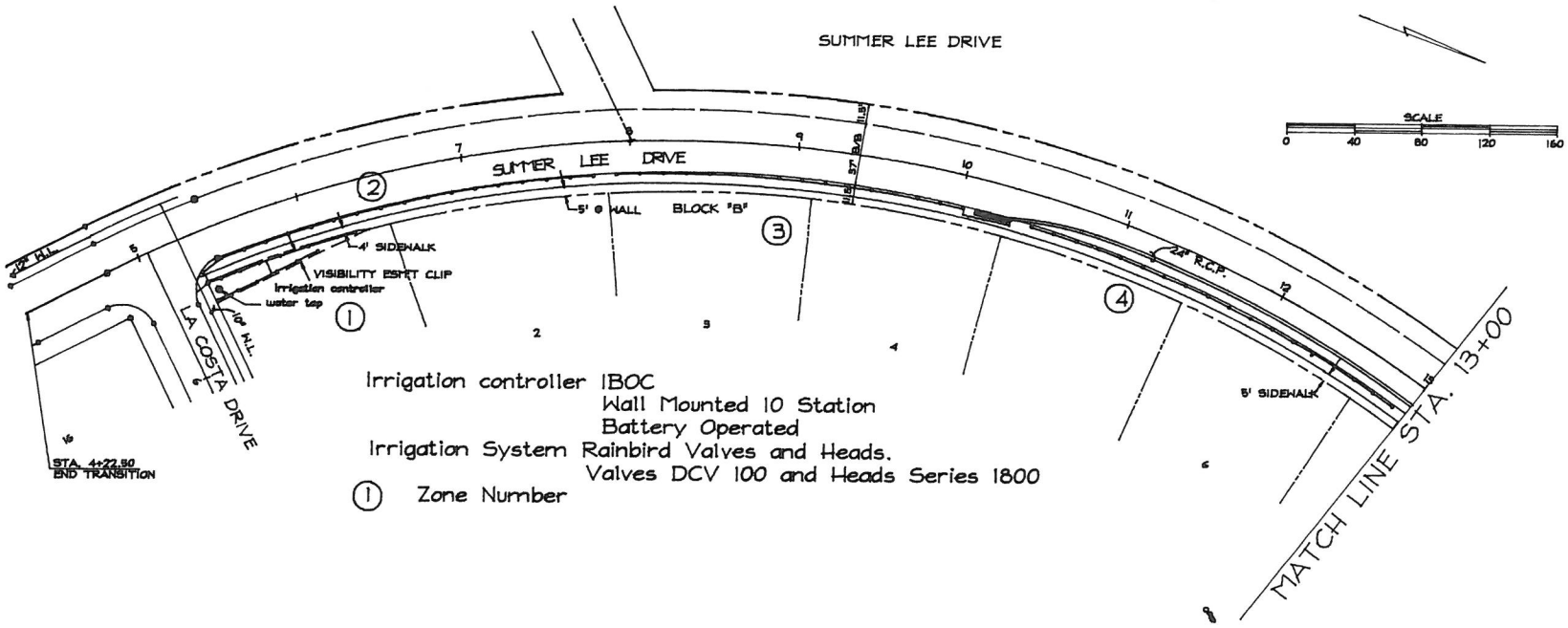
0 20 40
10 30
graphic scale



Lago Vista
Irrigation System
Summer Lee Parkway

August 15, 1995

Note: Grass and irrigation only landscape improvements located within street parkway.



Irrigation controller IBOC
Wall Mounted 10 Station
Battery Operated

Irrigation System Rainbird Valves and Heads.
Valves DCV 100 and Heads Series 1800

(1) Zone Number

RIGHT-OF-WAY LANDSCAPE AND IRRIGATION AGREEMENT

9352

STATE OF TEXAS)(
)(
COUNTY OF ROCKWALL)(

KNOW ALL MEN BY THESE PRESENTS:

THIS AGREEMENT is entered into this _____ day of _____, 19___, by and between the **CITY OF ROCKWALL, TEXAS,** a municipal Corporation (hereinafter referred to as "City"), and **LAGO VISTA PARTNERS, LTD.**, a Texas Limited Partnership (hereinafter referred to as "Developer"), both acting through their duly authorized officers and employees.

WITNESSETH:

WHEREAS, Developer will install certain landscaping and irrigation improvements in a portion of the right-of-way of Summer Lee Drive within the Lago Vista Addition, an addition to the City of Rockwall, Rockwall County, Texas, as shown on the attached drawing marked Exhibit "A" and made a part hereof, and

WHEREAS, City, under the terms and conditions set forth herein, is agreeable to Developer installing and maintaining the landscape and irrigation improvements (hereinafter called "Improvements") in that certain portion of right-of-way of Summer Lee Drive;

NOW, THEREFORE, for and in consideration of the covenants, obligations and undertakings to be performed by each of the parties to this Agreement, the said parties do hereby agree as follows:

1. Developer shall install and maintain the Improvements within that certain portion of the right-of-way of Summer Lee Drive within the Lago Vista Addition to the City of Rockwall, Texas, as shown on Exhibit "A".

2. Prior to installation of the Improvements, Developer shall submit seven (7) copies to the City of the complete plans and specifications for such improvements, which plans and

specifications have been prepared by a landscape architect or a practicing professional in the field. The plans and specifications shall be drawn to a known scale, including dimensions and distances, and shall clearly indicate the location, type, size and description of all proposed landscape materials and total quantities. In addition, the plans and specifications shall clearly indicate the configuration, location, type, and total number of heads and controllers to be used in the irrigation system for all landscaped areas. Any signage, berms, walls, structures, or other improvements existing or to be installed or constructed shall be shown on the plans and specifications. All such improvements or structures shall comply with all applicable ordinances of the City.

3. Upon submission of the plans and specifications, the City shall determine if the landscaping and irrigation proposed is of such quality as to improve and enhance the site and its surrounding areas as to be of minimal maintenance requirements. To this end, the City shall have the right to require such revisions to the original plans and specifications as are necessary to achieve the standards set out above.

Any installation of landscaping materials and/or irrigation facilities within rights-of-way under this agreement shall be in full compliance and accordance with the plans and specifications thereof approved by the City.

4 The primary landscaping materials to be used by the Developer shall be trees, grass and shrubbery.

5. The Developer shall furnish or cause to be furnished, at its expense, all labor, equipment, accessories and services necessary to install all landscaping materials and irrigation facilities in accordance with the approved plans and specifications.

6. The City shall inspect such installation and shall require such steps to be taken as are necessary to cause proper installation to be accomplished.

7. Upon completion of the installation to the satisfaction of the City, written confirmation thereof shall be furnished to the Developer.

8. Developer, its representatives, successors or assigns, at its sole expense, shall furnish all labor, materials, equipment, accessories and services, necessary to maintain irrigation equipment in proper working order, and all plant material installed under this Agreement in a healthy, vigorous growing condition, replacing any plant materials when and as it becomes damaged, unsightly or dead, for a period of two (2) years after delivery of the written confirmation mentioned in section 7 of this Agreement. Developer shall at its sole expense provide water for the purpose of irrigation. During this period, all landscaping materials and irrigation equipment shall be and remain the property of Developer.

9. After the written confirmation referred to above, and during the period of Developer's responsibility for maintenance, City shall periodically inspect the areas landscaped and irrigated under this Agreement, to determine that such areas are being properly maintained by the Developer. If, upon such inspection, City finds that Developer is not properly maintaining such areas, City shall so notify Developer in writing, specifying the deficiencies. If Developer does not remedy such deficiencies within fifteen (15) days following receipt of such written notice, City shall have the option of performing the necessary maintenance work itself and billing Developer for all costs incurred whether by independent contract or by force account. Developer shall remit all payments to City under this Section within five (5) days of receipt of a statement from the City.

OR, the City shall in such case have the unilateral option of removing non-native landscaping

10. Prior to the conclusion of the two (2) year maintenance period, Developer, its representatives, successors, or assigns, upon written notice to the City, shall have the option to extend said period two (2) additional years. Sixty (60) days prior to the conclusion of the two (2) year maintenance term, Developer shall notify the Director of ~~Parks and Recreation~~ Public Services of the City in writing of its desire to extend the maintenance period for an additional two (2) year period upon the same terms and conditions as set forth herein, or of Developer's intention to terminate this agreement and end its maintenance responsibilities for the right-of-way. If no such extension option is exercised by the Developer, its representatives, successors or assigns, all such landscaping materials and irrigation equipment shall become the property of the ~~City~~ MAINT. RESPONSIBILITY HOA upon expiration of the original term.

11. Developer shall establish and provide all maintenance funds and maintenance bonds

IF NO HOA IS ESTABLISHED CITY HAS RIGHT TO MAINTAIN OR REMOVE MATERIALS IN THE RIGHT-OF-WAY

for the term of this Agreement or any extension thereof as are required under the regulations of the City.

12. At the time of turning maintenance responsibilities over to the City, Developer, at its sole expense upon request of the City, shall furnish all labor, materials, equipment, accessories and services to insure irrigation equipment is in proper working order and to remove and replace any damaged or unwanted plant material to meet the City standards for low maintenance landscaping, and leave the areas in a condition acceptable to the City.

This Section applies to all aspects of the maintenance and all areas landscaped and irrigated under this Agreement, including specifically, but not limited to, replacement of damaged or dead landscaping materials and replacement or repair of irrigation equipment.

13. Developer, its representatives, successors, or assigns hereby covenants and agrees that no claim, loss, cause of action, suit or other action for damages resulting from death or personal injury to any of the above, or damage to personal property belonging to any of the above, and based upon in any manner the landscaping, irrigation, and maintenance of the said right-of-way will ever be instituted by Developer, its representatives, successors or assigns against the City of Rockwall, its agents or employees.

14. Developer, its representatives, successors, or assigns hereby covenants and agrees to indemnify and hold the City of Rockwall, its officers, agents and employees harmless from and against any and all claims, losses, suits, causes of action or demands of any nature whatsoever attributable in any way to the installation and maintenance of the landscaping and irrigation equipment in said right-of-way arising during the term of this Agreement.

15. This Agreement and all requirements hereunder may be modified or amended only by written instrument executed by the Developer and the City, their representatives, successors or assigns.

16. The laws of the State of Texas shall govern the interpretation, validity, performance,

and enforcement of this Agreement, and Rockwall County shall be the exclusive venue for the bringing of any action to enforce the terms and conditions of the Agreement.

17. City and Developer hereby acknowledge and agree that upon formation of a homeowners association (the "Association") by Developer with the specific responsibility for, among other things, maintaining the common areas within the Lago Vista subdivision, Developer may, at any time, assign and delegate all of Developer's rights, duties, responsibilities and obligations under this Agreement to such Association pursuant to an assignment and assumption agreement. City hereby agrees and acknowledges that upon such assignment, the City shall look solely to the Association for, and Developer shall be forever released from, the payment and performance of all duties, obligations and liabilities hereunder.

18. Nothing in this agreement shall relieve the ~~Owner~~ developer, the HOA, or the ~~Owner's~~ successors of the legal requirement to comply with the ordinances for landscaping and irrigation.

IN WITNESS HEREOF, the parties hereto have executed this Agreement the day and year first above written.

Shall this agreement be construed so as to require any special improvements not otherwise required by ordinance for landscaping located on private property. Nothing in this agreement shall

ACKNOWLEDGMENT

STATE OF TEXAS)(
)(
COUNTY OF ROCKWALL)(

BEFORE ME, The undersigned authority, on this day personally appeared _____, City Manager of the **CITY OF ROCKWALL, TEXAS**, a home-rule municipal corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same as the act and deed of the **CITY OF ROCKWALL, TEXAS**, for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of the office this the _____ day of _____, 1995.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS)(
)(
COUNTY OF _____)(

BEFORE ME, The undersigned authority, on this day personally appeared _____, _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is duly authorized to execute the foregoing instrument and that he/she executed the same as the act and deed of the **LAGO VISTA LIMITED PARTNERSHIP** for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of the office this the _____ day of _____, 1995.

_____
Notary Public in and for the State of Texas

LAGO VISTA FINAL PLAT FILE 93-52

CITY OF ROCKWALL

FACILITIES AGREEMENT

For the Lago Vista Development

THIS AGREEMENT entered into on the ____ day of _____, 19__, by and between the City of Rockwall, Texas, hereinafter known as the "CITY", and Lago Vista Partners, Ltd., whose address is 14755 Preston Road, Suite 830, Dallas, Tx. 75240, hereinafter known as the "DEVELOPER", witnesseth that:

WHEREAS, the Developer has requested the City to permit the platting and/or development of a tract of land known as Lago Vista Phase 1 Addition to the City of Rockwall; and,

WHEREAS, the City has approved such platting and/or development as being in compliance with all requirements of the Zoning Ordinance and Subdivision Regulations of the City, except as herein agreed upon; and

WHEREAS,the Developer, its vendors, grantees, assigns, successors, trustees and all others holding any interest now or in the future, agree and enter into this contract which shall operate as a covenant running with the land and be binding upon the Developer and its representatives;

NOW, THEREFORE, the City and Developer, in consideration of the mutual covenants and agreements contained herein do mutually agree as follows:

A. ZONING, PLATTING AND SITE PLANNING

All property owned by the Developer and located within the limits of the development shall be zoned and platted in accordance with the Zoning Ordinance and Subdivision Regulations of the City before any Building Permit will be issued. The Developer shall dedicate, at no cost to the City , all street rights-of-way, alleys, drainage easements, floodways, and other dedications as required by the City at the time of platting.

The Developer shall comply with all conditions included in the approval of the project. Specific conditions are as follows:

1. That the alley proposed along Chaparral Drive be screened, as approved by the City Engineer, to prevent drivers from crossing the alley to the gravel drive for access out to FM-740.

2. That the cemetery adjacent to the lots in the subdivision be mowed, cleaned and fenced by the developer in conjunction with the construction of the subdivision.

B. PUBLIC IMPROVEMENTS

All public improvements, including streets, utilities, drainage, sidewalks, street lighting, street signage, and all other required improvements, shall be provided by the Developer, at no cost to the City, unless otherwise provided herein, in accordance with the Subdivision Regulations of the City, and as approved by the City Engineer or his agent. Such improvements shall be installed within all applicable time frames in accordance with the Subdivision Regulations of the City unless otherwise approved herein. Engineering studies, plan/profile sheets, and other construction documents shall be provided for by the Developer at the time of platting as required by the Subdivision Regulations. Such plans shall be approved by the City Engineer or his agent prior to approval of a Final Plat. Construction of such improvements shall not be initiated until a preconstruction conference has been held regarding the proposed construction.

Construction of all public improvements shall be subject to routine review by the City Engineer or his agent to evaluate conformance with the construction plans and City standards and specifications. However, such review and evaluation shall not relieve the Developer, its engineer or agent of its obligations for the design, construction and maintenance of the improvements as set out in this Agreement and other relevant ordinances of the City. Any modification, review or evaluation by the City Engineer shall substantially conform to accepted engineering practices.

The Developer will be responsible for the installation of any required street lighting and for the cost of installation of all street name signs. All required street lighting shall be installed and the City shall be reimbursed for the cost of all street name signs prior to final acceptance of any public improvements, and the issuance of any Building Permits, unless otherwise provided herein.

Upon completion of construction of public improvements as required by this Agreement and as required by the Subdivision Regulations, the Developer shall deliver to the City a reproducible copy of as-built construction plans of the public improvements constructed or engineered by the Developer.

C. THOROUGHFARES

In conjunction with the platting and development of the Lago Vista Addition, the developer shall complete the following:

1. All required Rights-of-way shall be dedicated to the City at the time of platting.

2. All internal roads shall be fully constructed up to a maximum width of 48 feet of pavement in conjunction with construction of the development unless otherwise approved herein. Such construction shall be in accordance with the Subdivision Regulations, and plans shall be approved by the City Engineer or his agent prior to Final Plat approval.

3. The developer shall construct two lanes of Lakefront Trail extending from Summer Lee Drive to the I-30 service road and two lanes of Summer Lee Drive from its current point of termination to its intersection with Lakefront Trail in conjunction with the development of this subdivision.

4. The developer shall dedicate the right of way for a commercial street extending from Summer Lea Drive to PD-22, as shown on the approved final plat.

D. UTILITIES

1. Water - All required onsite and offsite water lines and other improvements shall be constructed by the Developer and accepted by the City prior to the issuance of any Building Permit, unless otherwise approved herein.

2. Sewer -

   a. All required onsite and offsite sewer lines and other improvements shall be constructed by the Developer and accepted by the City prior to the issuance of any Building Permit, unless otherwise approved herein.

   b. The developer shall escrow with the City a total of $18,941 for the developer's pro rata cost for the extension of a force main extending from the Signal Ridge lift station.

3. Drainage - All required onsite and offsite improvements shall be constructed by the Developer and accepted by the City prior to the issuance of any Building Permit, unless otherwise approved herein.

E. PARKS

The developer shall dedicate to the City a total of 2.169 acres for parkland purposes, as shown on the approved final plat. The developer shall also clear the parkland of underbrush as required by the City in conjunction with the development of the subdivision.

F. PUBLIC FACILITIES TO BE PROVIDED BY THE CITY

The City makes no guarantee that water supply or wastewater treatment capacity will be available at any particular time or place, it being fully understood by both parties hereto that the ability of the City to supply water and wastewater services is subject to the City's water and wastewater system capacity. The City shall be the sole judge of the availability of such capacity to supply such water and/or wastewater services, provided, however, that the City will use its best efforts to insure that said water supply and wastewater treatment capacity is available.

G. FEES TO BE PAID BY THE DEVELOPER

The Developer and subsequent subdividers within the Development hereby agree to pay the City all required fees, including impact fees, at the time specified in the applicable City ordinances.

H. MAINTENANCE

Prior to final acceptance of any public improvements, the Developer shall furnish to the City a good and sufficient maintenance bond in the amount of ten per cent (10%) of the contract price of such improvements, or in such amount as approved by the City, to indemnify the City against any repairs which may become necessary to any part of the construction work performed in connection with the subdivision and/or development, arising from defective workmanship or materials used therein, for a period of one (1) year from the date of final acceptance of such improvements.

I. WAIVER

The developer expressly acknowledges that by entering into this contract, the Developer, its successors, assigns, vendors, grantees, and/or trustees, shall never construe this contract as waiving any of the requirements of the Zoning Ordinance or Subdivision Regulations or any other ordinance of the City, except as herein agreed upon.

J. HOLD HARMLESS AGREEMENT

The Developer, its successors, assigns, vendors, grantees, and/or trustees do hereby agree to fully release, indemnify, and hold harmless the City from all claims, suits, judgments, and demands which have accrued or which may accrue because of such development.

K. AMENDMENTS

This Agreement may be changed or modified only with the written consent of the Developer and of the governing City Council of the City. Such modification may be requested by either party, but shall not in any event be effective unless and until approved by the City Council of the City.

L. REVOCATION

In the event the Developer fails to comply with any of the provisions of this Agreement, the City shall be authorized to cease issuance of any further Certificates of Occupancy or Building Permits on property owned by the Developer, and the City shall be further authorized to file this instrument in the Mechanic's Lien records of Rockwall County as Mechanic's Lien against the Developer's property; and in the alternative, the City shall be authorized to levy an assessment against the Developer's property for public improvements to be held as tax lien against the property by the City.

M. CONTINUITY

This Agreement shall be a covenant running with the land and shall be binding upon the Developer, its successors, heirs, assigns, grantees, trustees and/or representatives.

N. SEVERABILITY

The provisions of this Agreement are severable and, in the event any word, phrase, sentence, paragraph, section or other provision of this Agreement, or the application thereof to any person or circumstance, shall ever be determined by a court of competent jurisdiction to be invalid, illegal, or unenforceable for any reason, the remainder of this Agreement shall remain in full force and effect and the application thereof to any other person or circumstance shall not be affected thereby. The invalid, illegal or unenforceable provision shall be rewritten by the parties to this Agreement to accomplish the parties' original intent as nearly as possible.

O. TERMINATION AND RELEASE

Upon the satisfactory completion by the Developer and final acceptance by the City of all requirements of this Agreement, this Agreement shall terminate and the City will execute a release of covenant to the Developer, its assigns, successors, grantees, trustees and/or representatives and the City shall file said release in the Rockwall County Deed Records.

In Witness whereof, each of the parties hereto has caused this Agreement to be executed by its undersigned duly authorized representative as of the date hereinabove first mentioned.

LENMAR DEVELOPMENT CORP.

By:_____
Rex Robertson

CITY OF ROCKWALL

By:_____
Julie Couch

President

Date:_____

City Manager

Date:_____

THE STATE OF TEXAS)(

COUNTY OF ROCKWALL)(

This instrument was acknowledged before me on _____, 19___, by _____ of the City of Rockwall, Texas.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

My Commission Expires:

_____

_____
(Printed Name)

THE STATE OF TEXAS)(

COUNTY OF ROCKWALL)(

This instrument was acknowledged before me on _____, 19___, by _____ of the Lenmar Development Corp.

_____
NOTARY PUBLIC IN AND FOR

THE STATE OF TEXAS

My Commission Expires:

_____

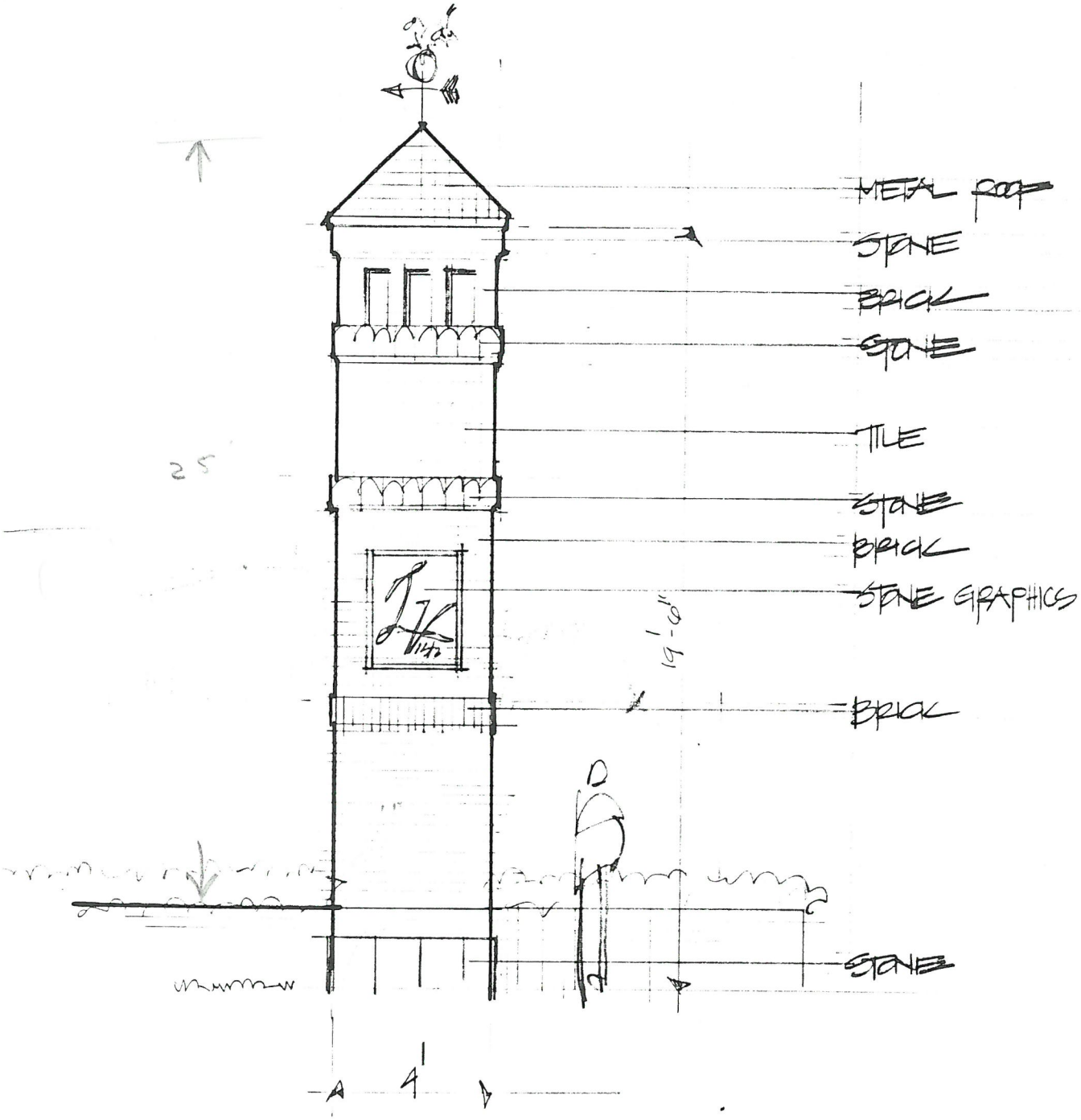
_____

(Printed Name)

93-52

Deuse

Lago Vista File

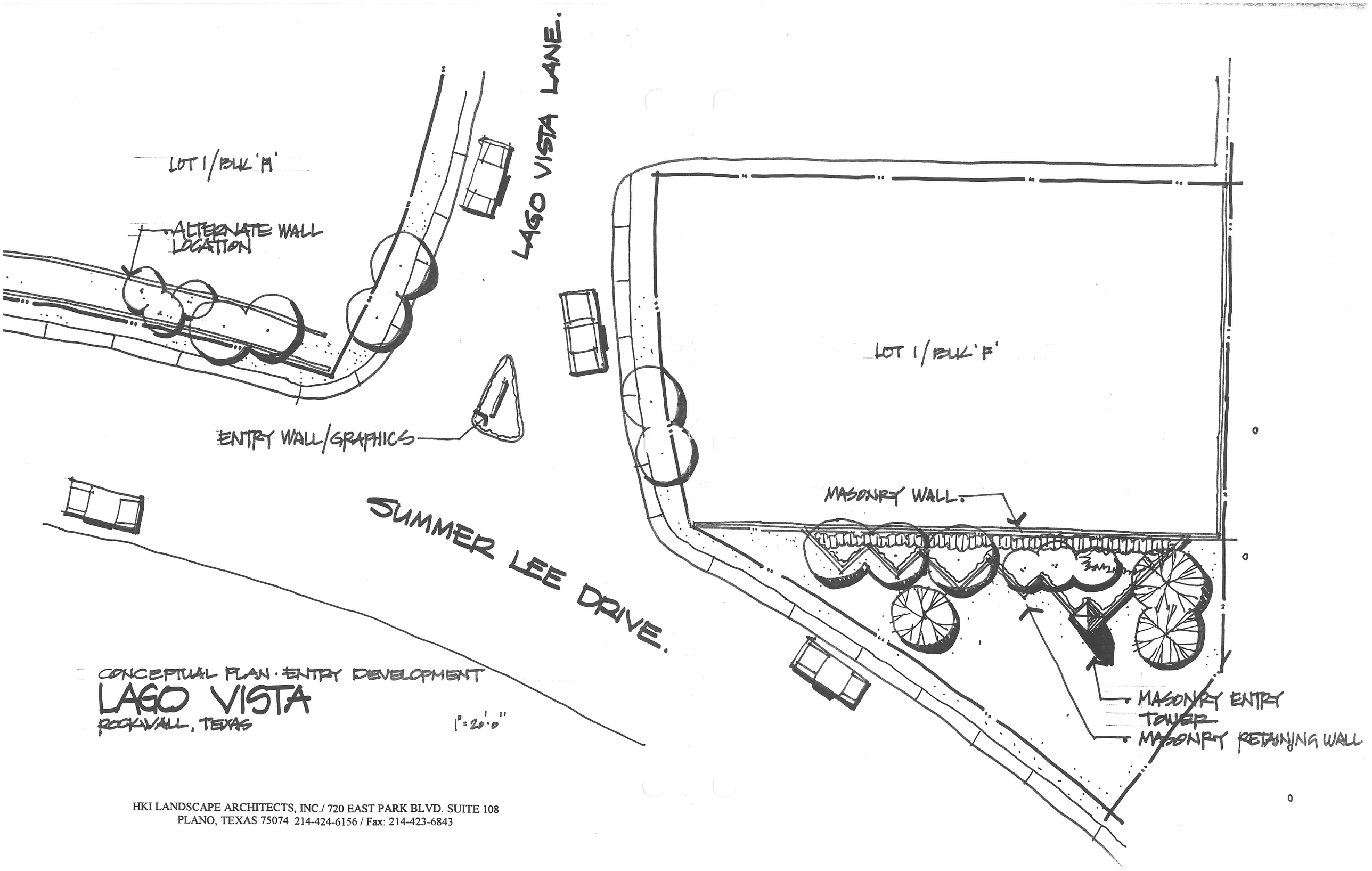


ENTRY FEATURE

LAGO VISTA

SCALE: 1/4"=1'-0"

HKI LANDSCAPE ARCHITECTS, INC. / 720 EAST PARK BLVD. SUITE 108
PLANO, TEXAS 75074 214-424-6156 / Fax: 214-423-6843



CONCEPTUAL PLAN · ENTRY DEVELOPMENT

LAGO VISTA

ROCKWALL, TEXAS

1" = 20'-0"

HKI LANDSCAPE ARCHITECTS, INC./ 720 EAST PARK BLVD. SUITE 108
PLANO, TEXAS 75074 214-424-6156 / Fax: 214-423-6843

LOT AREA SUMMARY

BLOCK "A"

LOT No.	AREA (SF)
1	15212
2	14604
3	12269
4	10464
5	10290
6	10290
7	10290
8	10322
9	11594
10	12003
11	10875
12	10875
13	10875
14	10875
15	10875
16	11948

BLOCK "B"

LOT No.	AREA (SF)
1	17513
2	17008
3	15791
4	15276
5	15276
6	15276
7	15276
8	15276
9	15276
10	14418
11	13500
12	13500
13	13500
14	12211
15	17573
16	19416
17	22991
18	24528

BLOCK "C"

LOT No.	AREA (SF)
1	15085
2	10790
3	10790
4	11135
5	14161
6	19585
7	19905
8	17044
9	15462

BLOCK "D"

LOT No.	AREA (SF)
1	12149
2	10312
3	10312
4	10312
5	10312
6	10312
7	10312
8	10312
9	10325
10	12090
11	11725
12	10387
13	10375
14	10375
15	10375
16	10375
17	10375
18	10375
19	10375
20	12425

BLOCK "E"

LOT No.	AREA (SF)
1	12634
2	11776
3	13268
4	14719
5	10533
6	10000
7	10000
8	11384
9	11591
10	10000
11	10000
12	10450
13	13480

BLOCK "F"

LOT No.	AREA (SF)
1	16551
2	10832
3	10002
4	10002
5	10002
6	10002
7	10002
8	11154
9	12361
10	12542
11	12542
12	12542
13	12542
14	11759
15	13478
16	17926

PARK DEDICATION

LOT No.	AREA (SF)
PARK	94465

93-52

WAIVER

On _____ the undersigned filed a final plat with the City of Rockwall for submission to the Planning and Zoning Commission and thereafter to the City Council of the City of Rockwall. The undersigned does hereby WAIVE any statutory or other requirement that the Planning and Zoning Commission and City Council consider and act upon this final plat within thirty (30) days from the filing date thereof.

DATED this 22nd day of December, 1994.

APPLICANT:

_____

By: Robert W Pope

Title Development Consultant, Lago Vista Addn.

REASONS FOR REQUEST

SUMMARY OF REQUEST

The purpose of this request is to permit the development of single family homes east of the proposed extension of Summer Lee Drive, as well as a variety of commercial, retail, restaurant, lodging and entertainment uses along the Interstate 30 frontage and overlooking Lake Ray Hubbard. The tract between Signal Ridge Place Condominiums and P.D. 22 (zoned for apartments or a 10 story hotel) is proposed for medium density housing. Tract 3A which is located between the planned commercial and the medium density residential will have an option of being developed for a continuation of either the commercial development or the residential. This determination will be made at the time of Comprehensive Site Plan approval.

EXISTING ZONING

As illustrated on the "Existing Zoning " exhibit, approximately one half of the property is currently zoned PD - 7, approximately 2.9 acres are zoned "C" commercial along I-30, and 1.5± acres of land are currently zoned Agriculture. The remaining 30.2 acres of this area of request encompasses the residential portions (Tracts B, C, D and E) of existing Planned Development District 18. P.D. 18 currently permits 79 zero lot line lots and 115 townhomes while P.D. 7 permits a variety of commercial uses as well as an option for 30 patio homes.

PROPOSED ZONING

Tract 1 is being requested for "conventional" single family lots, with a minimum lot size of 10,000 square feet. The Concept Plan generally illustrates the street and circulation patterns anticipated for this area. The density shall be a maximum of 3.8 dwelling units per acre. The development will generally be in accordance with the SF-10 regulations of the Comprehensive Zoning Ordinance, however, the regulations of base ordinance has been upgraded in the proposed Planned Development Conditions for; masonry, setbacks and lot frontages. It is anticipated that approximately 100 single family lots will be platted within this 38.8± acres.

Tract 3 is being requested for a variety of retail, commercial, entertainment and lodging uses. The specific uses and development regulations are being revised from the uses established in P.D. 7 to allow for a wider variety of retail uses as well as destination type entertainment uses while eliminating the potential for structures with non-masonry exteriors. The proposed conditions for Tract 3 also reflect a reduction of the height as currently permitted in P.D. 7 from 120 feet (with approval of City Council) to a maximum cap of 36 feet. This height limitation is salient for the preservation of the views of the lake from the properties to the northeast.

Medium density housing was deemed appropriate for Tract 2 given the surrounding zoning and development patterns coupled with the severe topography (slopes average 7 to 10%). This land configuration is well suited for multi-family, as the building pads are clustered, and the open spaces and amenities can take advantage of this unique topography. If the maximum density of 14 dwelling units per acre is pursued however, the development will be subject to stringent development regulations and the inclusion of various aesthetic amenities to assure a high quality residential development.

rev. 2/16/94

These site development requirements include: increased landscaping, meandering sidewalks, the screening of the parking areas from the streets, strict control of the placement and design of carports, and non-offensive site lighting. The aesthetics of the buildings has also been addressed in the P.D. Conditions; the enlarged unit volumes, balconies, increased roof slopes, masonry chimney exteriors, decorative windows and off-set building facades are all requirements. These building design criteria coupled with the site design criteria will produce a high quality, aesthetically pleasing residential development.

The proposed P.D. conditions also reflect a desire of the Signal Ridge Homeowners Association that additional setback and landscaping be provided along the common property line between their existing homes and the residential uses planned for our Tract 2. However, this provision will be subject to the retention of the "ingress and egress" easement along this property line, as shown on the Concept Plan, and that no other access is required to be provided between the subject property and P.D. 22.

Finally, Tract 3a is being zoned to permit either commercial or residential uses, depending on the market conditions and the surrounding development activities. A combination of commercial and residential uses will not be permitted. In the event that residential is developed on this property, it will be subject to all the provisions of the MF-15 District regulations as well as the site and building regulations as herein required for Tract 2. The commercial development will be in keeping with the development regulations as specified for Tract 3 of this ordinance.

PLANNED DEVELOPMENT DISTRICT
FOR
RESIDENTIAL, COMMERCIAL & PARK USES

This Planned Development District is subject to the following Special Conditions:

1. Planned Development District Number __ shall be developed generally in accordance with the Tract Map for said area, which is attached to and made a part hereof as Exhibit "A".

2. That all development of Tract 1 by this ordinance shall be in substantially in accordance with the Concept Plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such Concept Plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

3. Prior to the issuance of any building permit for Tract 2, Tract 3 or any part thereof (i.e. Tract 3a) in Planned Development District Number ____, a Comprehensive Site Plan of the development shall be filed with the City Council of the City and shall be approved by them 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 to create a reasonable transition to and protection of the adjacent property. Such approval of 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.

4. The area covered by the Planned Development District Number __ shall be divided into the approximate following number of acres for the following uses, and limited to the number of dwelling units as hereafter provided to-wit:

TRACT	GROSS ACRES	PROPOSED ZONING	MAXIMUM DU'S
1	38.8± ACRES	P.D. FOR SINGLE FAMILY DETACHED USES	100
2	5.1± ACRES	P.D. FOR MEDIUM DENSITY RESIDENTIAL USES	71
3	29.8± ACRES	P.D. FOR "C" USES	
3a	(9.7± ACRES MAXIMUM)	ALLOWING FOR MEDIUM DENSITY RESIDENTIAL USES	135 (MAX.)

rev. 2/16/94

TRACT 1

Approximately 38.8 acres of zoning classification of Planned Development Single Family to be developed under the SF - 10 District regulations of the Comprehensive Zoning Ordinance, except as modified herein:

A. Minimum lot frontage on a public street - 70 feet, measured at the front building setback line.

B. Minimum depth of front setback - 25 feet.

C. Minimum masonry exterior - exterior wall construction shall consist of a minimum of 75% masonry with no single elevation of any residence containing less than 50% of its exposed surface of masonry construction, as herein specified. This construction standard applies only to the first floor of the residential structure.

TRACT 2

Approximately 5.1 acres of zoning classification of Planned Development Medium Density Multi-Family Residential District developed under the MF-15 District regulations of the Comprehensive Zoning Ordinance, except as modified herein:

A. Permitted Uses

1. Zero Lot Line Residential as outlined in the City of Rockwall Comprehensive Zoning Ordinance under Section 2.5, not to exceed a total of 25 dwelling units.

2. All permitted uses in the MF-15 District, with a maximum of 71 dwelling units, subject to the criteria in B. and C. below:

B. Site Design Criteria

1. Site landscaping along all street frontages: A minimum landscape buffer strip of 15 feet shall be provided adjacent to Summer Lee Drive, exclusive of driveways and access ways at points of ingress and egress to the lot. This landscaped area shall contain, at the minimum, one large tree and three small trees and shrubs for each 50 linear feet of this landscape buffer strip.

2. Meandering Public Sidewalks: A 5 ft. wide, barrier-free meandering public sidewalks shall be provided along all street frontages. The sidewalk shall be designed to meander in such a way that it is located a minimum of 5 ft. from the

curb line and alternately to be within 5 ft. from the back of the landscape easement. This undulation should occur approximately every 300 feet of frontage. An appropriate public access easement shall be created when the sidewalk is on private property.

3. Parking Areas: A minimum of 25 percent of the required parking must be located under a roof. The parking areas shall be screened from public rights-of-way through building placement and/or the provision of garage doors, grade separations, landscaping, berming, or other acceptable screening technique.

4. Carports: In the event that carports are constructed, these structures shall not be located between the street frontages and the dwelling units. All carports must be constructed of materials which are architecturally compatible with the roof and trim of the main structure. Flat built-up roofs will be allowed only when all other materials meet the intent of this paragraph (i.e., prefabricated or other metal units are not considered compatible with brick, stone, and/or wood siding and trim).

5. Building Placement: Where three (3) or more buildings are within 100 feet of the street right-of-way and are parallel to the right-of-way having a footprint greater that four (4) units, one-third of these buildings must be turned in such that their lengths are a minimum of 45° to the street right-of-way. The remainder may be parallel to the street.

6. Exterior Lighting: Exterior lighting fixtures, whether attached to buildings or free-standing, shall be of harmonious design. A lighting plan, showing fixtures and lighting levels, shall be submitted to the City Plan Commission for its approval at the time of site plan review. In no event shall "area" lighting, other than "cut-off" type fixtures mounted 12 ft. or less above grade, be allowed to be mounted on a building wall.

C. Building Design Criteria

1. Masonry Requirements: Exterior walls of the entire main structure shall consist of a minimum of 75% masonry.

2. Maximum Height: The maximum height for any structure in this district shall be two stories or 36 ft.

3. Unit Volume: A minimum of 30% of the units shall have an interior volume which equals or exceeds 8.5 times the floor area.

4. Private Balcony with Roof: Each unit shall be provided with a private balcony a minimum of 32 sq. ft. in size and each "top floor" balcony shall have a roof of

the same materials as the roof of the main structure.

5. Windows: A minimum of 50% of the windows shall be multi-paned, curvilinear, arched, and/or enhanced with shutters or similar treatment or of a greenhouse style or combination of the above.

6. Roof Slope: The minimum roof slope shall be 6:12. This roof slope must be provided on a minimum of 80% of the footprint projection of the total unit roof areas of each individual structure.

7. Chimney Exteriors: All chimneys shall be covered with field applied masonry without wood trim, over prefabricated or field erected flues.

8. Staggered Wall Lines: There shall be a minimum four (4) foot offset between the relative front walls of any two (2) adjacent units for every four (4) unit footprints in the same building. Exterior balconies shall not qualify as an offset area.

D. Additional Provision

In the event that the "ingress and egress" easement along the southeastern property line of Tract 2, as shown on the Concept Plan, is retained and no other access is required to be provided between the subject property and P.D. 22 there shall be a minimum building setback from this property line of 70 feet. There shall also be a landscaped hedge of photenia planted along this common property line, to provide a visual buffer between these properties. This landscaping shall be installed at the time this easement is improved (paved). If this "ingress and egress easement" is relocated from this property line, then a side yard setback of 15 feet will be required and no additional landscaping will be provided.

TRACT 3

Approximately 29.8 acres of zoning classification of Planned Development Commercial District developed under the "C" District regulations of the Comprehensive Zoning Ordinance, except as modified herein:

A. Permitted Uses:

1. Any retail businesses, personal services, professional service, business, professional service, business services conducted completely enclosed building

except the following: lumberyards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing or storage.

2. Planned Shopping centers and neighborhood convenience centers

3. Office buildings and accessory uses

4. Restaurants, including accessory outdoor seating

5. Hotel, motel

6. Theaters and auditoriums

7. Paved parking lots, not including commercial parking lots

8. Fabrication of jewelry for sale on-premises

9. Marina

10. Other uses similar to above

11. Temporary on site construction offices limited to the period of construction upon approval of location and operation by the Building Official

12. Temporary concrete batching plant limited to the period of construction upon approval of location and operation by the Building Official

13. An accessory use customary related to a principal use authorized in this Planned Development District.

14. Zero Lot Line Residential as outlined in the City of Rockwall Comprehensive Zoning Ordinance under Section 2.5, not to exceed a total of 48 units (Tract 3A).

15. Medium Density Residential as outlined in the City of Rockwall Comprehensive Zoning Ordinance under Section 2.7, except as provided for in Tract 2 of this ordinance, not to exceed 135 units (Tract 3A only.)

Conditional Uses:

1. Amusement parks, commercial amusement or recreation developments, in accordance with all other applicable ordinances, and located more than 300 feet from any residentially zoned land.

2. Private club as an accessory to a general restaurant.

B. Maximum floor area ratio - .30 to 1

C. Maximum height of structures - 36 feet

D. Minimum masonry exterior - exterior wall construction shall consist of a minimum of 90% masonry materials, exclusive of doors, windows and architectural accent materials.

E. Additional Provision - At the time of approval of a *Development Site Plan*, a determination will be made as to if the property is to be developed for commercial ***or*** residential uses, a combination of commercial and residential uses on this tract is prohibited.

6. A request from Lenmar Development for an Amendment to "PD-7" and "PD-18", Planned Development Districts to provide for a change in approved land uses to include single family, zero lot line, multifamily, and commercial uses, and approval of a preliminary plan, approval of area requirements and special conditions on approximately 80 acres of land located south of I-30 and west of FM-740 and further described as follows:

LEGAL DESCRIPTION
PARK DEDICATION TRACT

BEING 2.237 acres of land located in the E. TEAL SURVEY, Abstract No. 207, Rockwall County, Texas, being a portion of a tract of land described as Tract 3 in deed to Lenmar Development Corporation, recorded in Volume 748, Page 188 of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set at the most Easterly corner of said Lenmar Tract 3 described in deed mentioned above, being at a bend in a Public Road (a 40 foot wide right-of-way);

THENCE S 20°33'58"W along the South boundary line of said Lenmar Tract No. 3 and the North right-of-way line of said Public Road (a 40 foot wide right-of-way), 197.84 feet to a point;

THENCE N 45°36'32"W, 57.73 feet to a point;

THENCE S 44°23'28"W, 28.25 feet to a point;

THENCE N 45°36'32"W, 124.00 feet to a point;

THENCE S 81°40'40"W, 34.19 feet to a Beginning of a non-tangent Curve to the Left;

THENCE NORTHWESTERLY, 130.68 feet along said non-tangent Curve to the Left, having a radius of 50.00 feet, a central angle of 149°44'48" and a chord bearing N 83°11'44"W, 96.54 feet to a point;

THENCE N 68°04'08"W, 488.76 feet to the Beginning of a non-tangent Curve to the Left;

THENCE NORTHWESTERLY, 128.34 feet along said non-tangent Curve to the Left, having a radius of 50.00 feet, a central angle of 147°03'49" and a chord bearing N 51°36'02"W, 95.90 feet to a point;

THENCE N 44°35'10"W, 135.68 feet to a point;

THENCE N 45°24'50"E, 50.48 feet to a point in the Northeast boundary line of said Lenmar Tract 3 and the Southwest right-of-way line of said Public Road (a 40 foot wide right-of-way);

THENCE along the Northeast boundary line of said Lenmar Tract 3 and the Southwest right-of-way line of said Public Road (a 40 foot wide right-of-way) as follows:

S 59°47'01"E, 529.13 feet to a 1/2" iron rod found;

N 72°39'11"E, 143.44 feet to a 1/2" iron rod found;

S 75°45'16"E, 80.21 feet to a 1/2" iron rod found;

S 66°47'33"E, 159.22 feet to a 5/8" iron rod found;

N 78°40'26"E, 90.80 feet to a 1/2" iron rod set;

S 64°11'02"E, 32.63 feet to the PLACE OF BEGINNING, containing 2.237 acres (97,457 square feet) of land.

LEGAL DESCRIPTION
SINGLE FAMILY RESIDENTIAL TRACT

BEING 36.640 acres of land located in the E. TEAL SURVEY, Abstract No. 207, Rockwall County, Texas, being a portion of Tracts 1 and 3 and all of Tracts 2, 2-A and 4 described in deed to Lenmar Development Corporation, recorded in Volume 748, Page 188, all that certain tract described in deed to Lenmar Development Corporation, recorded in Volume 836, Page 214 of the Deed Records of Rockwall County, Texas, a portion of that certain tract described in deed to Rockwall Harbor Joint Venture, recorded in Volume 617, Page 106 of the Deed Records of Rockwall County, Texas and a portion of those certain Public Roads as shown on the plat of Lake Ridge Estates, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Slide A-10 of the Plat Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set at the Northerly West corner of said Lenmar Tract 2-A, being a corner of an existing cemetery and lying in the Southeast right-of-way line of a Public Road (a 20 foot wide right-of-way);

THENCE S 44°07'48"W along the Northwest boundary line of said cemetery and the Southeast right-of-way line of said Public Road (a 20 foot wide right-of-way), 109.27 feet to a point in the center of another Public Road (a variable width right-of-way);

THENCE N 46°35'33"W along the center of said Public Road (a variable width right-of-way), 582.56 feet to the Beginning of a Curve to the Left;

THENCE SOUTHWESTERLY, 46.63 feet along said Curve to the Left, having a radius of 30.00 feet, a central angle of 89°03'28" and a chord bearing S 88°52'42"W, 42.08 feet to the End of said Curve, being in the Southeast right-of-way line of said Public Road (a variable width right-of-way);

THENCE S 44°21'07"W along the South right-of-way line of said Public Road (a variable width right-of-way), 469.31 feet to a point;

THENCE N 46°27'03"W, 154.22 feet to the Beginning of a Curve to the Right;

THENCE NORTHWESTERLY, 1202.51 feet along said Curve to the Right, having a radius of 750.00 feet, a central angle of 91°51'53" and a chord bearing N 00°31'06"W, 1077.78 feet to the End of said Curve to the Right;

THENCE N 45°24'50"E, 398.51 feet to a point;

THENCE S 44°35'10"E, 165.68 feet to the Beginning of a non-tangent Curve to the Right;

THENCE SOUTHEASTERLY, 128.34 feet along said non-tangent curve to the Right, having a radius of 50.00 feet, a central angle of 147°03'49" and a chord bearing S 51°36'02"E, 95.90 feet to a point;

THENCE S 68°04'08"E, 488.76 feet to the Beginning of a non-tangent Curve to the Right;

THENCE SOUTHEASTERLY, 130.68 feet along said non-tangent Curve to the Right, having a radius of 50.00 feet, a central angle of 149°44'48" and a chord bearing S 83°11'44"E, 96.54 feet to a point;

THENCE N 81°40'40"E, 34.19 feet to a point;

THENCE S 45°36'32"E, 124.00 feet to a point;

THENCE N 44°23'28"E, 28.25 feet to a point;

THENCE S 45°36'32"E, 120.10 feet to the Beginning of a non-tangent Curve to the Right;

THENCE SOUTHEASTERLY, 102.13 feet along said non-tangent Curve to the Right, having a radius of 50.00 feet, a central angle of 117°01'54" and a chord bearing S 80°37'47"E, 85.28 feet to a point;

THENCE N 67°53'10"E, 25.00 feet to a point;

THENCE S 75°14'39"E, 172.47 feet to a point;

THENCE S 46°37'38"W, at 23.55 feet pass a 1/2" iron rod found at the East corner of said Lenmar Tract 4, continuing along the Southeast boundary line of said Tract 4 in all 251.34 feet to a 1/2" iron rod set at a corner of said Tract 4;

THENCE S 44°23'28"W along the Southeast boundary line of said Tract 4, at 493.26 feet pass a 1/2" iron rod found at the South corner of said Tract 4, being in the Northeast right-of-way line of a Public Road (a 40 foot wide right-of-way), continuing in all 523.44 feet to a point in said Public Road;

THENCE S 46°35'33"E along said Public Road (a 40 foot wide right-of-way), 571.78 feet to a point;

THENCE S 15°29'40"E, 52.34 feet to a point in the North right-of-way line of Summer Lee Drive (a 60 foot wide right-of-way) and the South boundary line of said Lenmar Tract 2-A;

THENCE SOUTHWESTERLY along the North right-of-way line of said Summer Lee Drive (a 60 foot wide right-of-way) and the South boundary line of said Lenmar Tract 2-A, at 331.95 feet pass a 5/8" iron rod found at the South corner of said Lenmar Tract 2-A, continuing in all 347.62 feet along a Curve to the Left, having a radius of 555.78 feet, a central angle of 35°50'10" and a chord bearing S 65°00'19"W, 341.98 feet to a point in the center of a Public Road;

THENCE N 46°35'33"W along the center of said Public Road, 190.87 feet to a point;

THENCE N 36°27'56"E, at 10.07 feet pass a 1/2" iron rod set in the Northeast right-of-way line of said Public Road, being the most Westerly West corner of said Lenmar Tract 2-A and the South corner of a cemetery tract, continuing along the Southeast boundary line of said cemetery tract and a Northwest boundary line of said Lenmar Tract 2-A in all 109.65 feet to a 2" iron pipe found;

THENCE N 46°04'33"W along the Northeast boundary line of said cemetery tract and a Southwest boundary line of said Lenmar Tract 2-A, 45.39 feet to the PLACE OF BEGINNING, containing 36.640 acres (1,596,017 square feet) of land.

LEGAL DESCRIPTION
PATIO HOME TRACT

BEING 14.453 acres of land located in the E. TEAL SURVEY, Abstract No. 207 and the M. J. BARKSDALE SURVEY, Abstract No. 11, Rockwall County, Texas, being a portion of a tract of land described in deed to Rockwall Harbor Joint Venture, recorded in Volume 617, Page 106 of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the South corner of said Rockwall Harbor tract described in deed mentioned above, lying in the Northeast boundary line of a 6.7891 acre tract described in deed to Robert R. and Cecilia J. Hawk, recorded in Volume 776, Page 271 of the Deed Records of Rockwall County, Texas;

THENCE N 46°28'49"W along the Southwest boundary line of said Rockwall Harbor tract and the Northeast boundary line of said Hawk tract, 861.23 feet to a 1/2" iron rod found at the West corner of said Rockwall Harbor tract and the North corner of said Hawk tract;

THENCE along the Northwest boundary line of said Rockwall Harbor tract as follows:

N 10°22'39"E, 499.99 feet to a point;

N 04°52'35"W, 100.01 feet to a point;

THENCE N 87°06'54"E, 567.51 feet to a point in a non-tangent Curve to the Left;

THENCE SOUTHEASTERLY, 873.04 feet along said non-tangent Curve to the Left, having a radius of 750.00 feet, a central angle of 66°41'42" and a chord bearing of S 13°06'12"E, 824.57 feet to the End of said non-tangent Curve to the Left;

THENCE S 46°27'03"E, 135.50 feet to a point in a Southeast boundary line of said Rockwall Harbor tract;

THENCE S 44°18'07"W along a Southeast boundary line of said Rockwall Harbor tract, 442.40 feet to the PLACE OF BEGINNING, containing 14.453 acres (629,577 square feet) of land.

LEGAL DESCRIPTION
COMMERCIAL TRACT

BEING 20.518 acres of land located in the E. TEAL SURVEY, Abstract No. 207 and the M. J. BARKSDALE SURVEY, Abstract No. 11, Rockwall County, Texas, being a portion of a tract of land described in deed to Rockwall Harbor Joint Venture, recorded in Volume 617, Page 106, all of a tract of land described in deed to Rockwall Harbor Joint Venture, recorded in Volume 803, Page 17, a portion of two tracts of land described as Tracts 1 and 3 in deed to Lenmar Development Corporation, recorded in Volume 748, Page 188 of the Deed Records of Rockwall County, Texas and a portion of Public Roads as shown by the plat of Lake Ridge Estates, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Slide A-10 of the Plat Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the South corner of Lot 4, Block "A", Rockwall Harbor Phase One Addition, an addition to the City of Rockwall, Rockwall County, Texas, being a corner of said Rockwall Harbor tract described in deed mentioned above;

THENCE along the Southeast boundary line of said Lot 4, Block "A", Rockwall Harbor Phase One addition and the Northwest boundary line of said Rockwall Harbor tract as follows:

N 59°45'01"E, 121.76 feet to a point;

N 30°13'06"W, 96.35 feet to a point;

N 59°46'54"E, 238.17 feet to a point;

N 45°35'28"W, 67.69 feet to the South corner of a 1.225 acre tract of land described in deed to Rockwall Church on the Rock, Volume 176, Page 52 of the Deed Records of Rockwall County, Texas;

THENCE N 42°51'58"E, 176.29 feet to the East corner of said Rockwall Church, being a corner of said Rockwall Harbor tracts;

THENCE N 40°11'25"W, 255.20 feet to the North corner of said Rockwall Church, being a corner of said Rockwall Harbor tract, lying in the Southeast right-of-way line of Interstate Highway No. 30;

THENCE N 60°21'11"E along the Southeast right-of-way line of said Rockwall Harbor tract and a Northwest boundary line of said Rockwall Harbor tract, 283.66 feet to the North corner of said Rockwall Harbor tract;

THENCE along the northeast boundary line of said Rockwall Harbor tract as follows:

S 45°32'47"E, 224.65 feet to a 3/4" iron rod found;

S 45°32'03"E, 639.19 feet to a 1/2" iron rod set at most Northerly East corner of said Rockwall Harbor tract;

THENCE S 43°04'02"W along a Southeast boundary line of said Rockwall Harbor tract, 31.05 feet to a Bois D'Arc Stake at a bend in a Public Road (a 40 foot wide right-of-way);

THENCE S 59°46'34"E along the Northeast boundary line of said Public Road (a 40 foot wide right-of-way), 157.32 feet to a point;

THENCE S 45°24'50"W, 482.37 feet to the Beginning of a Curve to the Left;

THENCE SOUTHWESTERLY, 329.47 feet along said Curve to the Left, having a radius of 750.00 feet, a central angle of 25°10'11" and a chord bearing of S 32°49'45"W, 326.83 feet to a point;

THENCE S 87°06'54"W, 567.51 feet to a point in the Northwest boundary line of said Rockwall Harbor tract;

THENCE along the Northwest boundary line of said Rockwall Harbor tract as follows:

N 04°52'35"W, 439.48 feet to a 7/8" iron rod found;

N 08°06'53"W, 124.36 feet to a point;

N 22°26'54"W, 12.38 feet to the PLACE OF BEGINNING, containing 20.518 acres (893,776 square feet) of land.

7. Approval of an amendment to the General Retail Zoning District Classification to allow a Conditional Use to permit a maximum of 4 fuel pumps as an accessory to a permitted retail use.

8. A request from Duane Lites for approval of a front yard fence for a lot located on 601 Parks Avenue.

PD-7 State Savings (Lakefront South of I-30)
Ord. 73-47
Ord. 82-36 - Site Plan Revision
Ord. 87-11 - Revised Preliminary Plan
Ord. 88-30 - C.U.P. for Private Club(The Harbor)
Ord. 88-39 - C.U.P. Less than 100% Non Combustible(The Harbor)

FOR OFFICE USE ONLY

ORDINANCE NO. 73-47

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACT OF LAND A "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION ZONING FOR A COMBINATION OF NEIGHBORHOOD SERVICE, WATER RECREATION, SINGLE-FAMILY AND MULTIPLE-FAMILY USES, TO BE DESIGNATED AS PLANNED DEVELOPMENT DISTRICT NUMBER 7, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PLAT ATTACHED HERETO; 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 DECLARING AN EMERGENCY.

WHEREAS, The Planning and 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 due hearings and afforded a full and fair hearing to all property owners generally and to all persons 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 classification hereinafter set out, to-wit:

BEING a tract of land situated in the Edward Teal L & L Survey, Abstract No. 207, and the M. J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron stake in the Northwest line of the said Teal Survey, 2277.7 feet Southwest of the North corner of said Teal Survey, a point for corner;

THENCE, S. 45° 00' E, a distance of 1006.80 feet to a point for corner;

THENCE, S. 42° 42' W, a distance of 944.90 feet to a point for corner;

THENCE, N. 45° 00' W, a distance of 866.00 feet to a point on the Take Line of Lake Ray Hubbard a point for corner;

THENCE, along the Take Line of Lake Ray Hubbard the following:
N. 10° 52' E, a distance of 502.20 feet to a point for corner;
N. 4° 21' 10" W, a distance of 539.30 feet to a point for corner;
N 7° 35' 29" W, a distance of 124.36 feet to a point for corner;
N. 21° 15' W, a distance of 496.07 feet to a point on the Southeast line of Interstate Highway No. 30, a point for corner;

THENCE, N. 60° 23' 10" E, along the said Southeast line of Interstate Highway No. 30 a distance 209.95 feet to a point for corner;

THENCE S. 44° 30' E, leaving the said Southeast line of Interstate Highway 30 a distance of 250.00 feet to a point for corner;

THENCE, N. 61° 09' E, a distance of 485.96 feet to a point for corner;

THENCE, S. 44° 30' E, a distance of 611.00 feet to a point for corner;

THENCE, S. 44° 00' W, a distance of 760.00 feet to the PLACE OF BEGINNING, and containing 41.2 acres of land.

SECTION 2. The granting of the Planned Development District Number 7 to the above-described property is subject to the following Special Conditions:

(1) Planned Development District Number 7 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."

(2) That all development of property covered by this ordinance 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.

(3) Prior to the issuance of any building permit in Planned Development District Number 7, a Comprehensive Site Plan of the Development shall be filed with the City Council of the City and shall be approved by them 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 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.

(4) The area covered by the Planned Development District Number 7 shall be divided into the following uses, with the following number of acres, and limited to the number of dwelling units as hereafter provided, to-wit:

	Acres
Retail uses under Neighborhood Service District Restrictions	4.30
Marina under Water Recreation District Restrictions	5.85
Townhouses and Community Center (maximum density of 8 units per acre)	25.88
Multiple-Family (maximum density of 16 units per acre)	5.17
TOTAL:	41.20

SECTION 3. 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 4. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, by the granting of this zoning change.

SECTION 5. 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 6. Whereas, it appears that the above-described property requires classification as a Planned Development District in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance 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 12th day of November, 1973.

APPROVED:

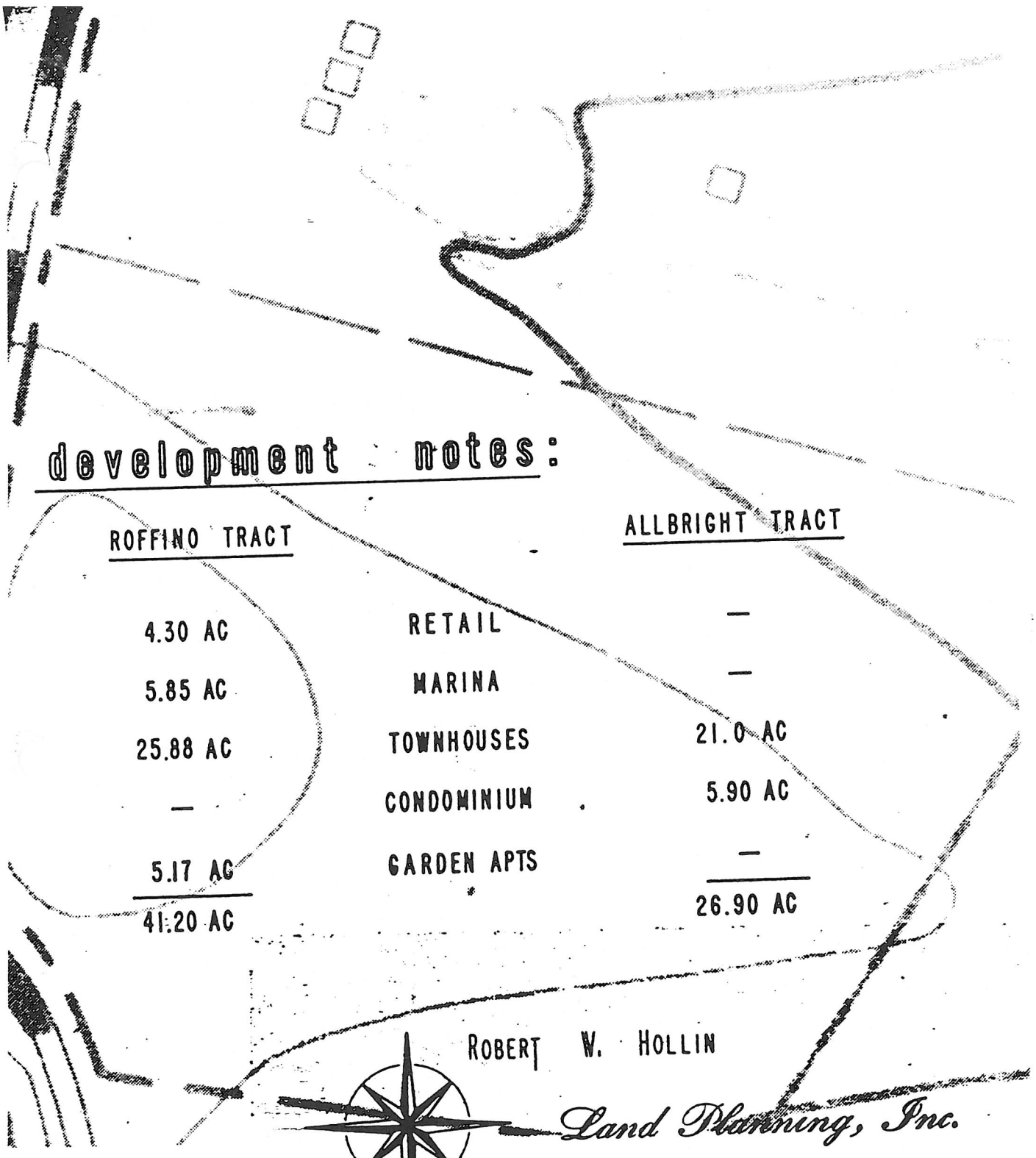
Harry L. Myers
MAYOR

APPROVED AS TO FORM:

CITY ATTORNEY

ATTEST:

Laura Williams
CITY SECRETARY



development notes:

ROFFINO TRACT		ALLBRIGHT TRACT
4.30 AC	RETAIL	—
5.85 AC	MARINA	—
25.88 AC	TOWNHOUSES	21.0 AC
—	CONDOMINIUM	5.90 AC
5.17 AC	GARDEN APTS	—
41.20 AC		26.90 AC

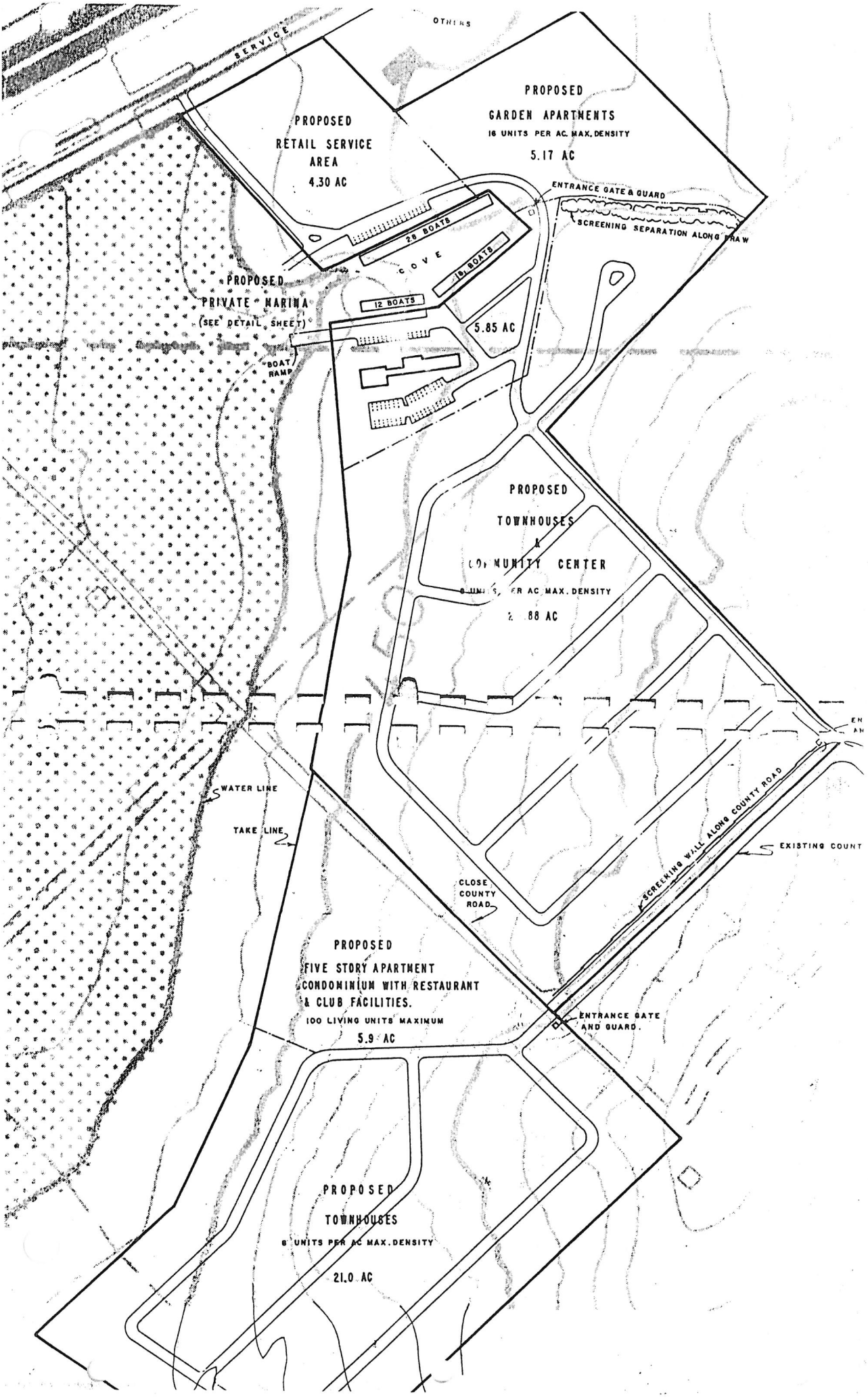
ROBERT W. HOLLIN

Land Planning, Inc.

EAST GRAND POST OFFICE BUILDING
ROOM 201 TAylor 3—4797
1106 GRAHAM STREET
POST OFFICE BOX 11172
DALLAS 23, TEXAS

MAY 1973

2066


SERVICE
OTHERS
PROPOSED
RETAIL SERVICE
AREA
4.30 AC
PROPOSED
GARDEN APARTMENTS
16 UNITS PER AC. MAX. DENSITY
5.17 AC
ENTRANCE GATE & GUARD
SCREENING SEPARATION ALONG DRAW
28 BOATS
COVE
18 BOATS
12 BOATS
PROPOSED
PRIVATE MARINA
(SEE DETAIL SHEET)
5.85 AC
BOAT RAMP
PROPOSED
TOWNHOUSES
&
COMMUNITY CENTER
8 UNITS PER AC MAX. DENSITY
7.88 AC
WATER LINE
TAKE LINE
CLOSE
COUNTY
ROAD
SCREENING WALL ALONG COUNTY ROAD
EXISTING COUNT
PROPOSED
FIVE STORY APARTMENT
CONDOMINIUM WITH RESTAURANT
& CLUB FACILITIES.
100 LIVING UNITS MAXIMUM
5.9 AC
ENTRANCE GATE
AND GUARD.
PROPOSED
TOWNHOUSES
8 UNITS PER AC MAX. DENSITY
21.0 AC

FOR OFFICE USE ONLY

ORDINANCE NO. 82-36

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE APPROVED SITE PLAN ON "PD-7" PLANNED DEVELOPMENT DISTRICT NUMBER 7; ATTACHING THE APPROVED SITE PLAN AS EXHIBIT "A"; 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 and 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 public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and 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, Texas, as heretofore amended, be, and the same is hereby, amended by amending the approved site plan for "PD-7" Planned Development District Number 7. That said amended site plan is attached hereto as Exhibit "A" and made a part hereof for all purposes.

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

SECTION 3. That Planned Development District Number 7 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the amendment of the approved site plan for Planned Development District Number 7 shall effect only the property shown thereon and said property shall be limited to the uses, density,

area, setback and other requirements set forth thereon, subject to the following special conditions:

(a) That the site plan attached hereto as Exhibit "A" and the development criteria attached hereto as Exhibit "B", and made a part hereof shall control the development of Planned Development District Number 7 and any and all such development shall be in strict accordance with such site plan and development criteria.

(b) No substantial change in development of "PD-7" shall be permitted except after obtaining approval of the change of such development through amendment of this site plan or other changes in the Comprehensive Zoning Ordinance applicable to Planned Development District No. 7 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

(c) All other area requirements for each use not specifically covered on the site plan attached as Exhibit "A" and the Development Criteria attached as Exhibit "B" shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.

(d) At the platting stage of any phase of development, a screening and landscaping plan may be required for submission and approval of the Planning and Zoning Commission and the City Council.

SECTION 4. 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 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 2nd day of August , 1982.

APPROVED:

Mayor

ATTEST:

City Secretary

EXHIBIT "B"

"PD-7" REVISED
DEVELOPMENT CRITERIA

	Multifamily/ Condominium Tracts	Retail Tract	Commercial Tracts	
			Along I-30	Other Locations
Minimum Unit Size	750 sq. ft.	-0-	-0-	-0-
Minimum Site Area	10,000 Sq. ft.	6,000 Sq. Ft.	1 Acre	10,000 sq. ft.
Minimum Site Frontage	60 ft.	60 ft.	100 ft.	60 ft.
Minimum Site Depth	100 ft.	100 ft.	200 ft.	10 ft.
Minimum Front Setback	25 ft.	20 ft.	½ width of existing or proposed ROW as shown on the adopted Thoroughfare Plan, whichever is greater	
Minimum Side Setback	10 ft., 1 story 15 ft. - all over	Internal - 0 ft., 10 ft. abutting a residential lot, corner lot - 15 ft.	Internal Lot - 0 ft., 10 ft. Abutting a residential lot Corner Lot - 15 ft.	
Minimum Rear Setback	10 ft.	0 ft., 10 ft. abutting a residential use	0 ft., 10 ft. abutting a residential use	
Distance Between Attached Buildings	Main to Main, Windows & Doors 20 ft.; Main to Main, No doors & Windows, 10 ft. Main to Accessory, 10 ft.	12 ft.	12 ft.	
Maximum Floor Area Ratio		2:1	2:1	
Maximum Total Coverage	40%	40%	50%	
Maximum Impervious Coverage	80%	90%	95%	
Maximum Height	2½ stories ~~or~~ 36'	3 stories	10 stories or ½ the distance to residential property, whichever is less	
Parking	1.5 spaces/ea efficiency & 1 bedroom; 2 spaces/ea 2 bedrooms; 2.5 spaces/ea 3 bedrooms & over	Parking requirements shall meet the requirements of the Comprehensive Zoning Ordinance for each use		
	Parking shall be allowed in the required yards			
Landscaping & Buffering	20% of lot area, 30% located in front yard. This can include private patio & entry areas, required yards & walkways	A landscaping plan shall be submitted for approval with an application for a build-permit.		

EXHIBIT B

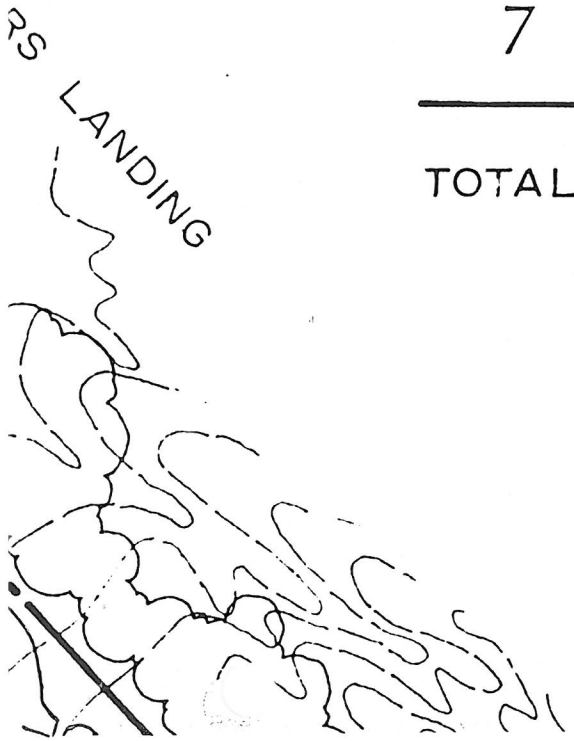
PLANNED DEVELOPMENT ZONING REQUEST

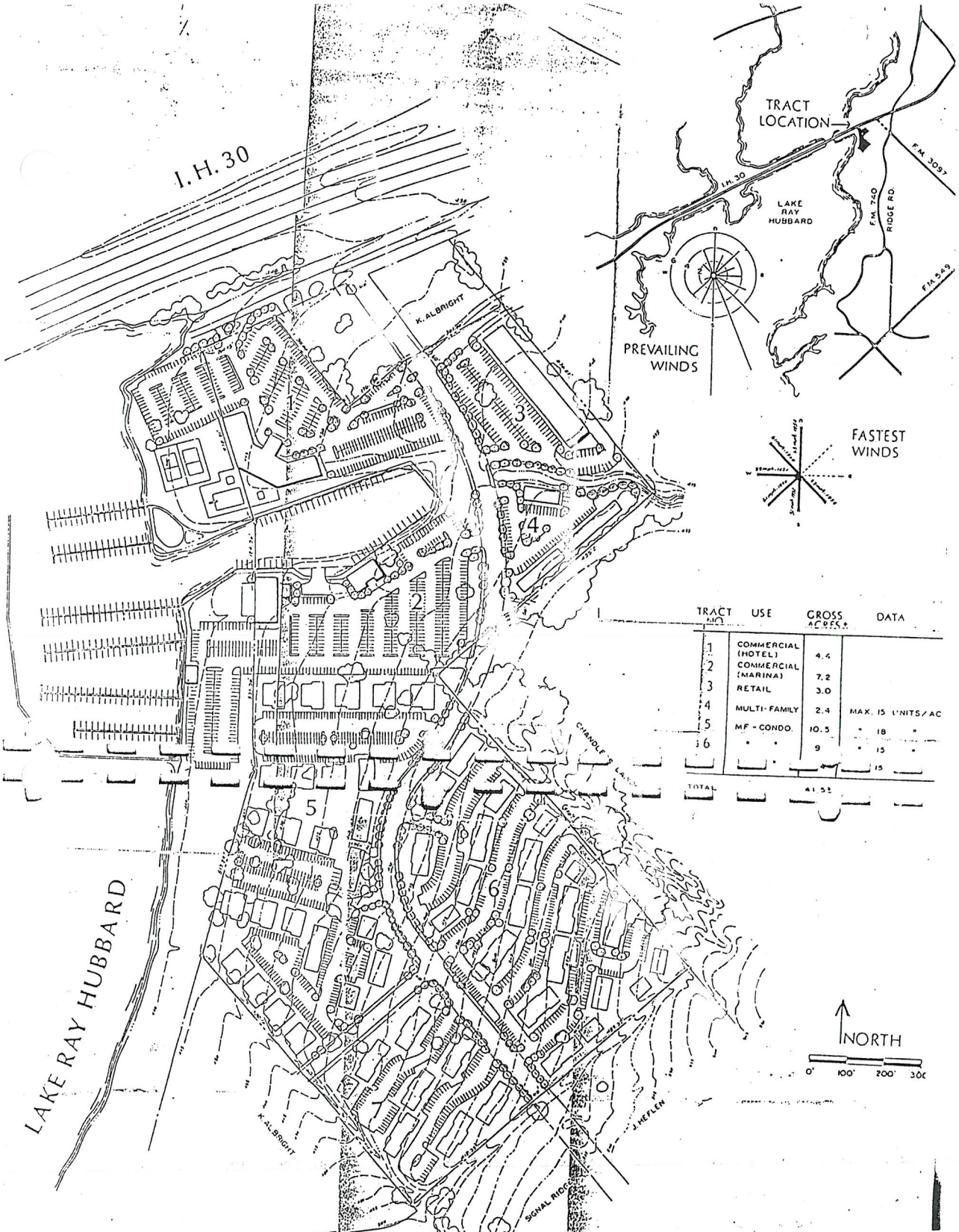
ROCKWALL, TEXAS

A.P. ROFFINO, DEVELOPER

TRACT NO.	USE	APPROX. ACREAGE	DATA
1.	Commercial	4.4	Hotel, Restaurant, Meeting Rooms, Shops, Offices, and/or Condo or Rental Units
2.	Commercial	7.2	Marina and Related Activities, Shops, Restaurant
3.	Retail	3.0	General Retail Uses
4.	Multi-Family	2.4	Condo or Rental Units 36 Units Maximum (15 Units per Acre)
5.	"	10.5	Condominium 188 Units Maximum (18 Units per Acre)
6.	"	9.6	Condominium 144 Units Maximum (15 Units per Acre)
7.	"	4.4	Condominium 66 Units Maximum (15 Units per Acre)
Total		41.5	

TRACT NO.	USE	GROSS ACRES±	DATA
1	COMMERCIAL (HOTEL)	4.4	
2	COMMERCIAL (MARINA)	7.2	
3	RETAIL	3.0	
4	MULTI-FAMILY	2.4	MAX. 15 UNITS/AC.
5	MF-CONDO.	10.5	" 18 "
6	" "	9.6	" 15 "
7	" "	4.4	" 15 "
TOTAL		41.5±	





TRACT NO.	USE	GROSS ACRES±	DATA
1	COMMERCIAL (HOTEL)	4.4	
2	COMMERCIAL (MARINA)	7.2	
3	RETAIL	3.0	
4	MULTI-FAMILY	2.4	MAX. 15 UNITS/AC
5	MF-CONDO.	10.5	" 18 "
6	" "	9	" 15 "
			15
	TOTAL	41.5±	

PD-7

PLANNED DEVELOPMENT
ROCKWALL, TEXAS

HAROLD L. EVANS, CONSULTING ENGINEER
PATSY STEPHENSON, URBAN DESIGN

DATE: 6/10/82
REV. 2/15/83

FOR OFFICE USE ONLY

ORDINANCE NO 87-11

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND ORDINANCE 82-36, SO AS TO AMEND THE APPROVED SITE PLAN ON "PD-7" PLANNED DEVELOPMENT DISTRICT NO. 7; ATTACHING THE APPROVED REVISIONS AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Planning and 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 public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and 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, Texas, and Ordinance 82-36 as heretofore amended, be, and the same is hereby amended by amending the approved site plan for "PD-7", Planned Development District No. 7, as it relates to approved land uses and approved development criteria. The site plan as approved in Ordinance 82-36 shall remain in effect only as it relates to the general locations of thoroughfares within the tract. That said amended site plan is attached hereto as Exhibit "A" and said amended development criteria is attached hereto as Exhibit "B" and made a part hereof for all purposes.

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

SECTION 3. That Planned Development District No. 7 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the amendment of the approved site plan for Planned Development District No. 7 shall affect only the property shown thereon and said property

EXHIBIT "B"

Tract A 33.65 acres of zoning classification of Planned Development Commercial with the permitted uses of the following:

A. Permitted Uses

1. Office Buildings and Accessory uses

2. Restaurants, including accessory outdoor seating

3. Hotel, motel

4. Paved parking lots, not including commercial parking lots

5. Temporary on site construction offices limited to the period of construction upon approval of location and operation by the Building Official

6. Temporary concrete batching plant limited to the period of construction upon approval of location and operation by the Building Official

7. Marina

8. Private club as an accessory to a general restaurant

9. New buildings with over 5,000 square feet, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials

10. Buildings with exterior walls with less than 90% masonry materials excluding overhead doors on walls without street frontage

B. No structure over 36 feet in height may be built unless specifically approved by the Planning and Zoning Commission and City Council. No structure may exceed the maximum height of 120 ft. except as otherwise addressed.

C. All commercial development shall meet the area requirements as set forth in the Commercial zoning district classification of the Comprehensive Zoning Ordinance.

EXHIBIT "B"

Tract B 8.15 Acres of Zoning classification of Planned Development - Commercial, with the permitted uses of the following:

A. Permitted Uses

1. Office buildings and accessory uses

2. Restaurants, including accessory outdoor seating

3. Hotel, motel

4. Paved parking lots, not including commercial parking lots

5. Temporary on site construction offices limited to the periodof construction upon approval of location and operation by the Building Official

6. Temporary concrete batching plant limited to the period of construction upon approval of location and operation by the Building Official

7. Zero Lot Line Residential as outlined in the City of Rockwall Comprehensive Zoning Ordinance under Section 25, not to exceed a total of 30 units

8. Marina

9. Private club as an accessory to a general restaurant

10. New buildings with over 5,000 square feet, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials

11. Buildings with exterior walls with less than 90% masonry materials excluding overhead doors on walls without street frontage

B. No structure over 36 feet in height may be built unless specifically approved by the Planning and Zoning Commission and CityCouncil. No structure may exceed the maximum height of 120 feet

C. Except as otherwise addressed, all commercial development shall meet the area requirements as set forth in the Commercial Zoning District classification of the Comprehensive Zoning Ordinance

shall be limited to the uses, density, area, setback and other requirements set forth thereon, subject to the following special conditions:

a. That the amended site plan attached hereto as Exhibit "A" and the development criteria attached hereto as Exhibit "B", and made a part hereof shall control the development of Planned Development District No. 7 and any and all such development shall be in strict accordance with such site plan and development criteria.

b. No substantial change in development of "PD-7" shall be permitted except after obtaining approval of the change of such development through amendment of this site plan or other changes in the Comprehensive Zoning Ordinance applicable to Planned Development District No. 7 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

c. All other area requirements for each use not specifically covered on the site plan attached as Exhibit "A" and the Development Criteria attached as Exhibit "B" shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.

d. At the platting stage of any phase of development, a screening and landscaping plan may be required for submission and approval of the Planning and Zoning Commission and the City Council.

SECTION 4. 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 One Thousand Dollars ($1,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 6th day of April, 1987.

ATTEST:

APPROVED

1st reading 3/16/87
2nd reading 4/6/87

FOR OFFICE USE ONLY

ORDINANCE NO. 88-30

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A PRIVATE CLUB ON A TRACT OF LAND DESCRIBED HEREIN; PROVIDING FOR CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a Conditional Use Permit for a private club has been requested by Michael Stephenson for a tract of land described as Lot 4, Block A, the Harbor, Phase 1; and

WHEREAS, the Planning and 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 public hearings and afforded a full and fair hearing to all property owners generally, and to all persons 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:

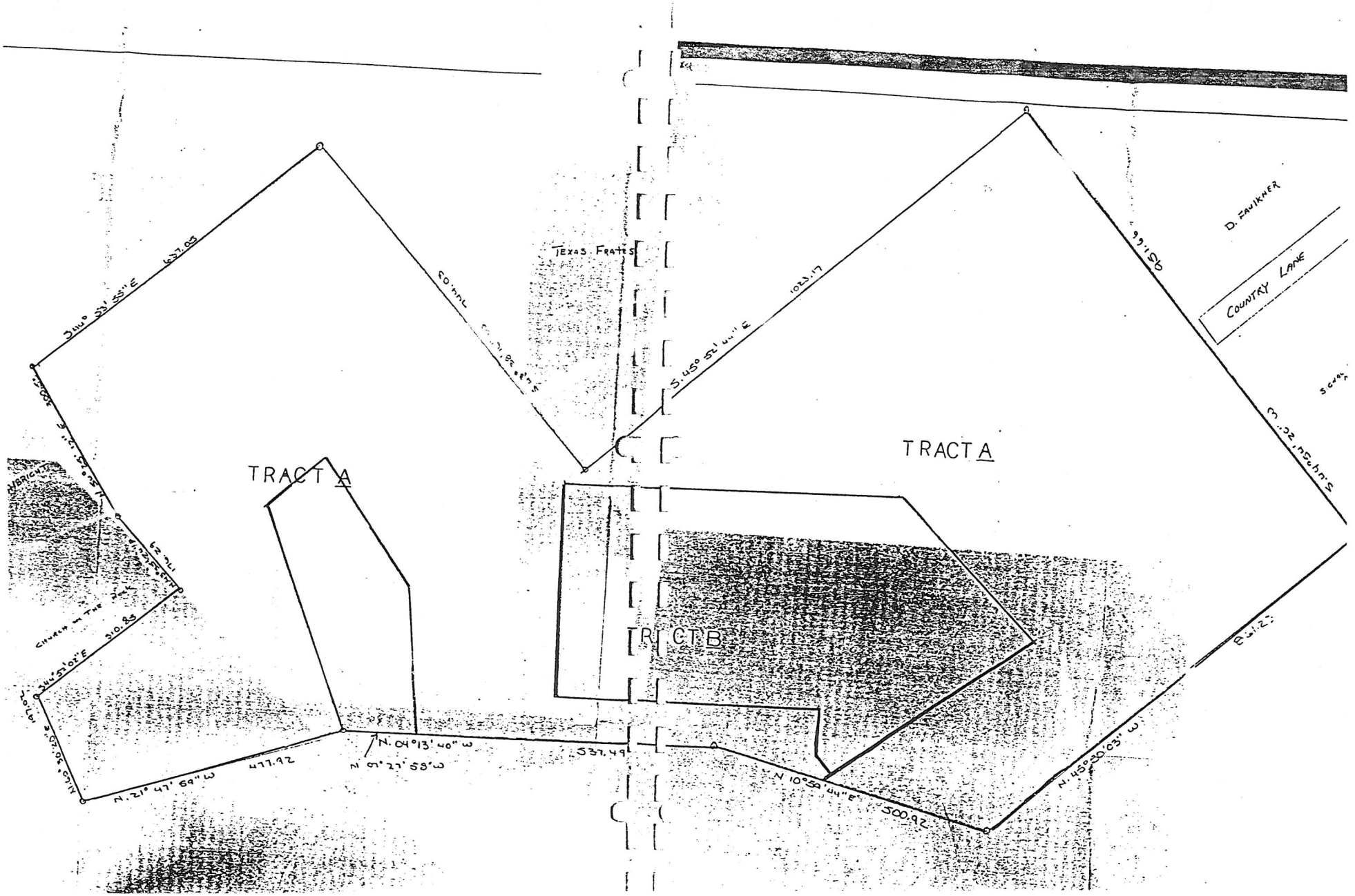
Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Conditional Use Permit for a private club as an accessory use to a restaurant for the property described as Lot 4, Block A, the Harbor, Phase 1.

Section 2. That the Conditional Use Permit shall conform to all requirements as set forth in the Comprehensive Zoning Ordinance and shall be subject to the following special conditions:

1. The private club shall meet all conditions for the issuance of private club permits set by the City Council in Ordinance No. 85-2, Ordinance No. 87-36, Ordinance No. 88-8 and any future regulatory ordinances adopted by the City.

Section 3. 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 4. That the above described tract of land shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.


TRACT A
TRACT A
TRACT B
D. FAULKNER
COUNTRY LANE
TEXAS FRATES
S. 45° 51' 44" E.
1023.17
S. 32, 15th St.
N. 21° 47' 59" W.
477.92
N. 04° 13' 40" W.
N. 9° 27' 58" W.
337.49
N. 10° 58' 44" E.
300.92
N. 45° 30' 03" W.
S. 44° 53' 01" E.
310.83
N. 45° 30' 03" W.

PD-18 Frates Property (West of FM-740, South of I-30)
Ord. 82-32
Ord. 85-23 - Preliminary Plan

FOR OFFICE USE ONLY

ORDINANCE NO. 82-32

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT "PD" PLANNED DEVELOPMENT DISTRICT NUMBER 18 ON THE FOLLOWING DESCRIBED TRACT: A TRACT OR PARCEL OF LAND SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207 CONTAINING APPROXIMATELY 39.559 ACRES AND FURTHER BEING DESCRIBED AS THE LAKE RIDGE ESTATES, A SUBDIVISION IN ROCKWALL COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 10, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF THE LAKE RIDGE ESTATES SUBDIVISION, INCLUDING ALL STREETS AND PUBLIC RIGHT-OF-WAYS, SAVE AND EXCEPT THE FOLLOWING: ALL OF LOT 6, LOT 13, LOT 23, LOT 26, LOT 28 AND THE EASTERN END OF LOT 22; ATTACHING THE APPROVED SITE PLAN AS EXHIBIT "A"; 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 and 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 public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and 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, Texas, as heretofore amended, be and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to grant "PD" Planned Development District Number 18 on the following described property:

> A tract or parcel of land situated in the Edward Teal Survey, Abstract No. 207 containing approximately 39.559 acres and further being described as the Lake Ridge Estates, a subdivision in Rockwall County, Texas, recorded in Volume 1, Page 10, Deed Records of Rockwall County, Texas, and more particularly described as follows:

PD-18

All of the Lake Ridge Estates Subdivision, including all streets and public right-of-ways, save and except the following:

All of Lot 6, Lot 13, Lot 23, Lot 26, Lot 28, and the eastern end of Lot 22

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

SECTION 3. That Planned Development District Number 18 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 18 to the above described tract of land is subject to the following special conditions:

A. Phase I

(1) The site plan attached hereto as Exhibit "A" and made a part hereof shall control the development of Phase I of Planned Development District No. 18 and any and all such development of Phase I shall be in strict accordance with such site plan.

(2) Phase I is approved for those non-residential uses allowed in the Office and General Retail Districts of the Comprehensive Zoning Ordinance.

(3) A six (6) foot solid masonry screening fence shall be erected along the westernmost property line as shown on the site plan "Exhibit A" to screen the commercial development from the existing single family structures.

(4) A drainage plan shall be submitted and approved by City engineers prior to the issuance of a building permit.

B. Balance of property under "PD-18

(1) Prior to the issuance of any building permit in Planned Development District No. 18, a comprehensive site plan of the development shall be filed with the Planning and Zoning Commission, and after appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final site plan, which shall be filed and included as Exhibit "B" and made a

part of this ordinance for all purposes. Such comprehensive site plan shall set forth in detail 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 so as to create a reasonable transition to and protection of the adjacent property.

(2) A list and description of proposed uses shall be submitted as a part of the comprehensive site plan and no building permit shall be issued until such uses are finally approved by the City Council.

(3) No building or other permits shall be issued by an officer, agent or employee of the City of Rockwall for development of the above described tract in "PD-18" unless and until a final comprehensive site plan and list of proposed uses shall have been finally approved by the City Council of the City of Rockwall and attached to and made a part of this ordinance as Exhibit "B".

C. All development of property covered by Planned Development District No. 18 shall be in accordance with the provision of this ordinance and the finally approved comprehensive site plan and list of approved uses, 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 changes and amendments to the Comprehensive Zoning Ordinance.

SECTION 4. 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 penalty of 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.

its passage and the publication of the caption as the law in such cases provides.

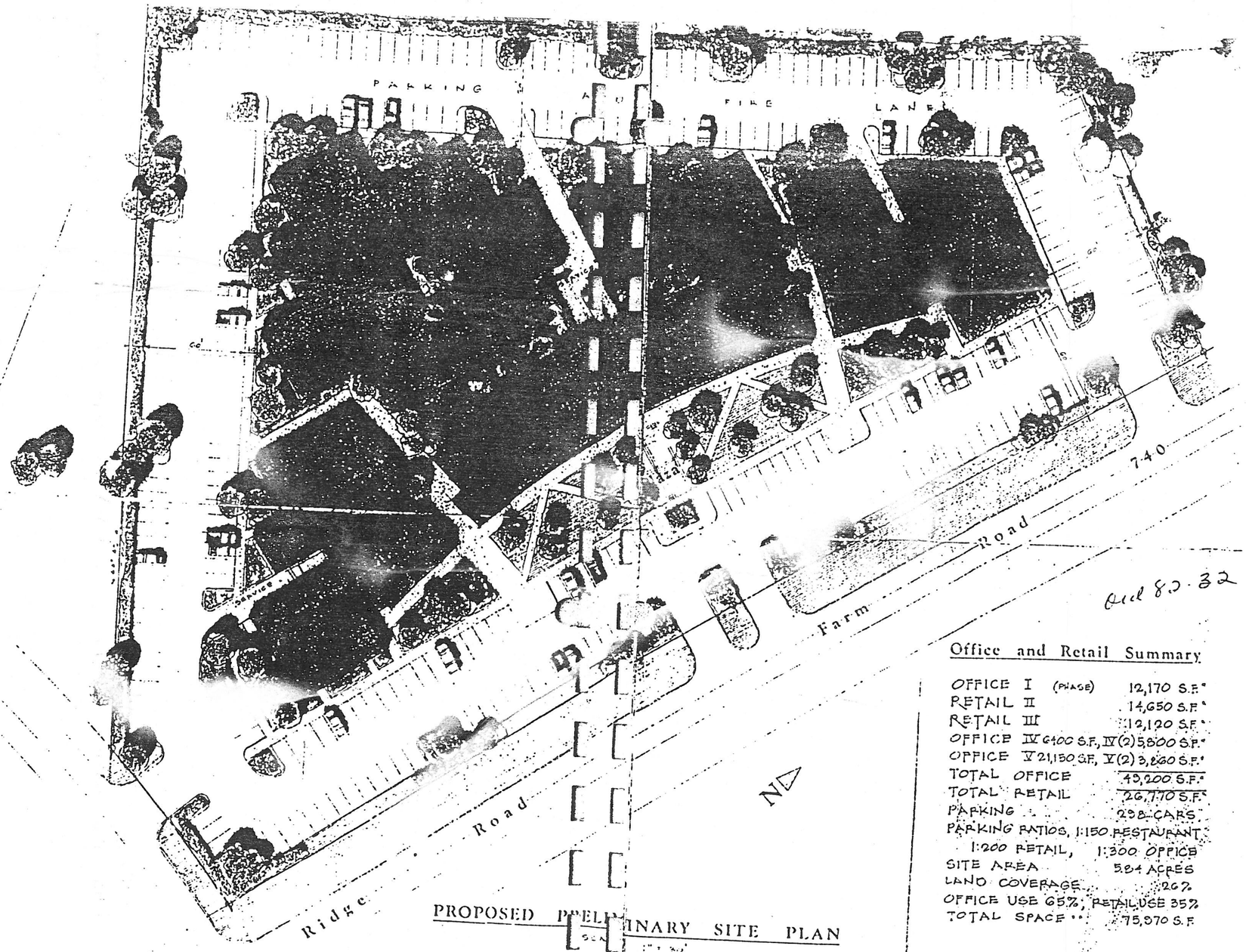
DULY PASSED by the City Council of the City of Rockwall, Texas, on the 6th day of July, 1982.

APPROVED:

Mayor

ATTEST:

City Secretary



Rec'd 8-3-82

PROPOSED PRELIMINARY SITE PLAN

Office and Retail Summary

OFFICE I (PHASE)	12,170 S.F.*
RETAIL II	14,650 S.F.*
RETAIL III	12,120 S.F.*
OFFICE IV 6400 S.F., IV(2) 5800 S.F.*	
OFFICE V 21,150 S.F., V(2) 3,280 S.F.*	
TOTAL OFFICE	45,200 S.F.*
TOTAL RETAIL	26,770 S.F.*
PARKING	238 CARS
PARKING RATIOS, 1:150 RESTAURANT, 1:200 RETAIL, 1:300 OFFICE	
SITE AREA	5.84 ACRES
LAND COVERAGE	20%
OFFICE USE 65%, RETAIL USE 35%	
TOTAL SPACE **	75,870 S.F.

OFFICE & RETAIL DEVELOPMENT FOR VIRGINIA CLARK

Adjacent to Chandlers Landing • Smith, Ekblad & Assoc. Inc. Arch./Engrs. • May 12, 1982 • Rockwall, Texas

PD-18

ORDINANCE NO. 85-23

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE AND APPROVE A PRELIMINARY PLAN FOR PD-18 ON LOTS 1 - 5, 7 - 11, 14 - 21, AND THE WESTERN END OF LOT 22, LAKE RIDGE ESTATES; PROVIDING SPECIAL CONDITIONS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and 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 public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and 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, Texas, as heretofore amended, be and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to approve a zoning change and preliminary plan for "PD" Planned Development District Number 18, Lots 1 - 5, 7 - 11, 14 - 21, and the western end of Lot 22, Lake Ridge Estates.

SECTION 2. That Planned Development District Number 18 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 18 to the above described tract of land is subject to the following special conditions:

A. Prior to the issuance of any building permit in Planned Development District No. 18 a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail 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 so as to create a reasonable transition to and protection of the adjacent property.

B. All development of property covered by Planned Development District No. 18 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, 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 changes and amendments to the Comprehensive Zoning Ordinance.

C. Development of Planned Development Number 18 shall be regulated by the requirements listed in Exhibit "B".

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS ($1,000) for

each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 4. If any section, subsection, sentence, phrase, paragraph, provision of this ordinance or the application of that section, subsection, sentence, phrase, paragraph, or provision to any person, firm, corporation, situation, circumstance is for any reason judged invalid, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of this ordinance or the application of any other section, subsection, sentence, phrase, paragraph or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section, subsection, sentence, phrase, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this 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 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 8th day of April, 1985.

ATTEST:

~~City~~ Secretary

APPROVED:

Mayor

First reading 4/1/85

Second reading 4/8/85

PRELIMINARY PLAN FOR PD-18

March 4, 1985

Area Requirement	Tract A	Tracts C & D	Tracts E & F
Use Allowed	General Retail	Zero Lot Line Detached	Townhouse
Acreage	3.5	15.8	14.4
Maximum Density	---	5.0	8.0
Minimum Lot Area	6,000 sq. ft.	4,000 sq. ft.	3,000 sq. ft.
No. Units Per Lot	---	1	1
Minimum Floor Area	---	800	800
Minimum Frontage	540 ft.	40 ft.	25 ft. & 30 ft.
Minimum Depth	230 ft.	100 ft.	100 ft.
Minimum Front Setback	20 ft.	Front Entry - 20 ft. Side or Rear - 15 ft.	Front Entry - 20 ft. Side or Rear - 15 ft.
Minimum Side Setback	With Fire Wall - 0 ft. Abut Street - 15 ft. Abut Residential - 20 ft.	0 ft. & 10 ft.	0 ft. & 5 ft.
Minimum Rear Setback	20 ft.	7 1/2 ft.	7 1/2 ft.
Minimum Noncombustible	100%	---	---
Minimum Masonry	90%	---	---
Maximum Building Coverage	40%	60%	60%
Minimum Landscaping	10%	10%	10%
Maximum Floor Area Ratio	2 to 1	---	---
Maximum Height	120 ft.	36 ft.	36 ft.
Minimum Separation	---	---	20 ft. every 250 ft.
Minimum Driveway	---	20 ft.	20 ft.
Maximum Number Attached	---	0	8 up to 250 ft.
Maximum Entrances	FM-740 - 1 per 200 ft. Summer Lee - 1 per 100 ft.	---	---
Buffer	6 ft. screen on South [illegible]est	---	---

Area Requirement	Tract A	Tracts C & D	Tracts E & F
Parking	Zoning Ordinance Requirement Based on Use	Front Entry - 2 1/2 Rear or Side Entry - 2	Front Entry - 2 1/2 Rear or Side Entry - 2
Garage	---	2 car	2 car

PRELIMINARY PLAN FOR PD-18

March 4, 1985

Area Requirement	Tract A	Tracts C & D	Tracts E & F
Use Allowed	General Retail	Zero Lot Line Detached	Townhouse
Acreage	3.5	15.8	14.4
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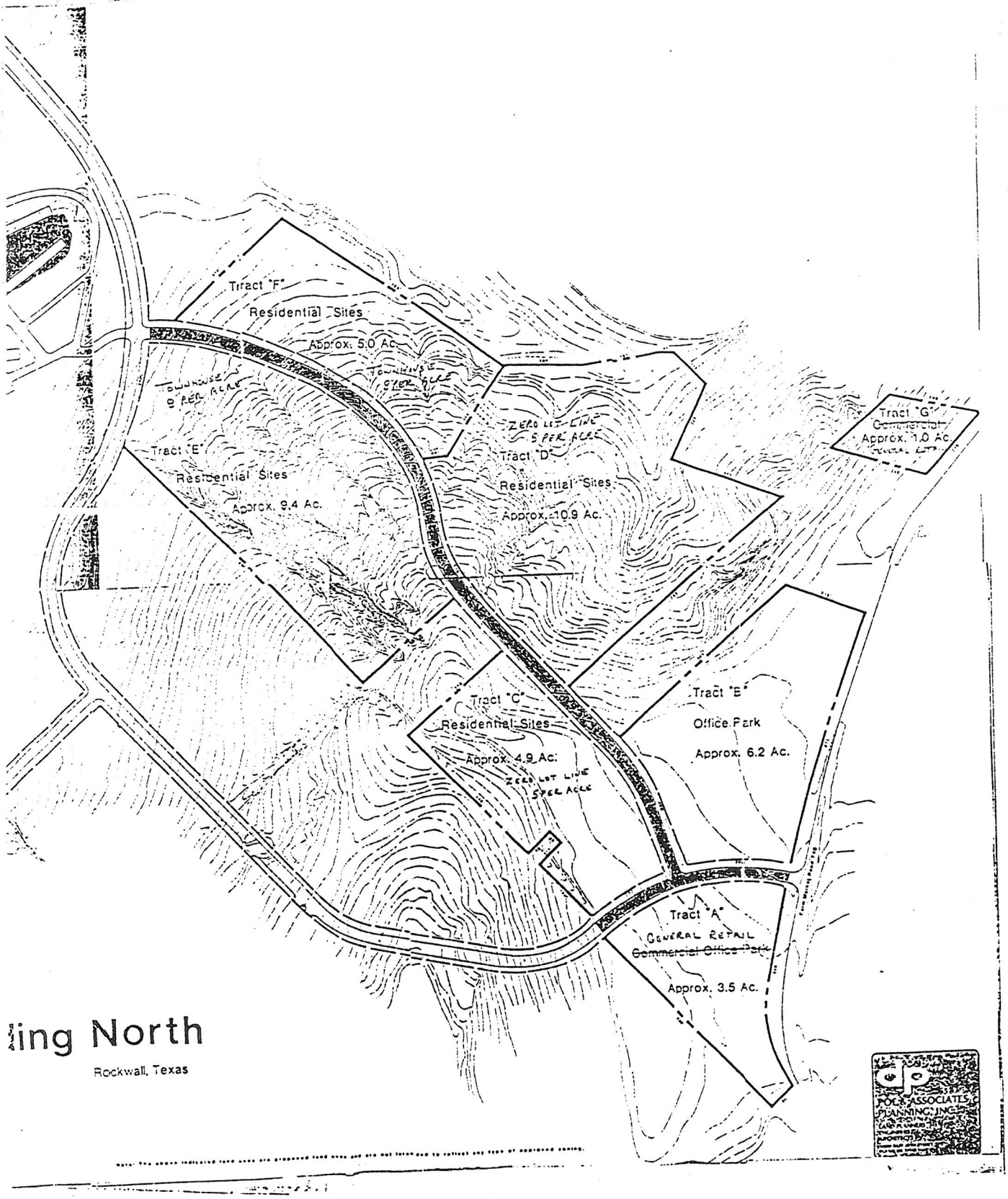
Minimum Lot Area	6,000 sq. ft.	4,000 sq. ft.	3,000 sq. ft.
No. Units Per Lot	---	1	1
Minimum Floor Area	---	800 sq. ft.	800 sq. ft.
Minimum Frontage	540 ft.	40 ft.	25 ft. & 30 ft.
Minimum Depth	230 ft.	100 ft.	100 ft.
Minimum Front Setback	20 ft.	Front Entry - 20 ft. Side or Rear - 15 ft.	Front Entry - 20 ft. Side or Rear - 15 ft.
Minimum Side Setback	With Fire Wall - 0 ft. Abut Street - 15 ft. Abut Residential - 20 ft.	0 ft. & 10 ft.	0 ft. & 5 ft.
Minimum Rear Setback	20 ft.	7 1/2 ft.	7 1/2 ft.
Minimum Noncombustible	100%	---	---
Minimum Masonry	90%	---	---
Maximum Building Coverage	40%	60%	60%
Minimum Landscaping	10%	10%	10%
Maximum Floor Area Ratio	2 to 1	---	---
Maximum Height	120 ft.	36 ft.	36 ft.
Minimum Separation	---	---	20 ft. every 250 ft.
Minimum Driveway	---	20 ft.	20 ft.
Maximum Number Attached	---	0	8 up to 250 ft.
Maximum Entrances	FM-740 - 1 per 200 ft. Summer Lee - 1 per 100 ft.	---	---
Buffer	6 ft. screen on South West	---	---

Area Requirement	Tract A	Tracts C & D	Tracts E & F
Parking	Zoning Ordinance Requirement Based on Use	Front Entry - 2 1/2 Rear or Side Entry - 2	Front Entry - 2 1/2 Rear or Side Entry - 2
Garage	---	2 car	2 car



ling North

Rockwall, Texas

Item (1)

PLAINTIFF'S EXHIBIT 1

AGREEMENT

THE STATE OF TEXAS)
)
COUNTY OF ROCKWALL)

This Agreement made by and among A. P. ROFFINO ("Roffino"), KIRBY ALBRIGHT ("Albright") and SIGNAL DEVELOPMENT COMPANY ("Signal") this 3rd day of May, 1982;

W I T N E S S E T H:

WHEREAS, the parties hereto are interested in the construction of a road from F.M. Road 740 to the south service road of Interstate 30, of a width required by and constructed to standards of the City of Rockwall; and

WHEREAS, the parties acknowledge that Roffino and Albright are desirous of having Segment I built to a width greater than that required for servicing Signal's needs and are agreeable to paying the additional cost thereof to construct such street ~~fifteen~~ SIXTEEN (16) feet wider to meet said requirement; and

WHEREAS, Signal has no interest to be served by the portions referred to as Segments II, III, and IV which are covered by this Agreement insofar as they relate to the other two parties; and

WHEREAS, it is contemplated that Signal will award the contract for the installation of Segment I; and

WHEREAS, the parties hereto desire to define their respective rights and obligations as relating to all other parties hereto and as to the other Segments as they relate to Roffino and Albright;

NOW, THEREFORE, in consideration of the premies and in further consideration of the mutual promises, covenants and conditions to be performed by the parties hereto, the parties hereto do hereby agree as follows:

1. Roffino, Albright and Signal do hereby agree to pay pro rata the construction costs of Segment I, including sur-

veying and engineering fees for preparing plans, specifications, bid documents, and construction staking associated with the construction of said roadway, as shown on Exhibit "A", identified as Segment I, which construction will commence ~~upon~~ AFTER the approval by the City of Rockwall of the plat and plans for Signal Ridge Development and the execution by all parties to this Agreement.

2. The contract will be awarded by Signal, and Albright agrees to pay and be responsible for the estimated cost of $22,679.12, representing 8.89% of the total cost; and Roffino agrees to pay the estimated cost of $68,042.96, representing 22.67% of the total cost. It is contemplated that the total cost of Segment I will aggregate the sum of $199,500.00, and the difference between the amounts committed to be paid by Roffino and Albright will be paid by Signal, although an estimated $42,000.00 of said balance represents funds advanced by Signal for the benefit of other interested parties for whom Signal is Acting. Attached hereto, marked Exhibit "B", is a detailed breakdown of said cost estimates, including cost estimates for Segments II, III and IV. The estimated contributions for such Segments are as follows:

	Estimated Cost		% of Total Cost	
Segment	Albright	Roffino	Albright	Roffino
I	$22,679.12	$68,042.96	8.89	26.67
II	13,125.00	39,375.00	25.0	75.0
III	28,875.00	9,625.00	75.0	25.0
IV	9,325.00	27,975.00	25.0	75.0
	$74,004.12	$145,017.96		

3. Construction of Segments II and III will commence on or before twelve (12) months after the date of completion and acceptance of the City of Rockwall of Segment I. Construction of Segment IV will occur concurrently with the construction of paving of Segment V.

4. Roffino represents to the other parties hereto that the funds covering Roffino's cost of Segment I are currently

held by ~~RepublicBank-Dallas~~, and will be funded pro rata as the progress payments are made and approved by the architect covering Roffino's share of the cost.

5. Albright represents that his share of the costs of Segment I are available and will be made on the same basis as the contributions to be paid by Roffino.

6. Signal warrants and represents that the balance of the funds needed to complete the cost of Segment I is available and will be paid pursuant to the terms of the construction contract. The performance by Signal of its obligations hereunder are to be guaranteed by Joe Zehr, provided, however, that if said guarantee is not delivered, then payment by Albright and Roffino will be made only upon completion of the construction and the acceptance thereof by the City of Rockwall as meeting the requirement.

7. Anything to the contrary herein notwithstanding, the obligations of all parties with respect to Signal shall become binding and fixed by the execution hereof; provided, however, that the obligations on the part of Albright and Roffino with respect to Segments II and III will be conditioned upon both Albright and Roffino establishing satisfactory evidence to each other of the ability to complete the paving of the two segments and that the funds therefor are available for purposes of paying the contractor to as to preclude any lien being established against the property by either Albright and/or Roffino.

IN WITNESS WHEREOF, the parties have executed this Agreement this 3rd day of May, 1982.

A. P. ROFFINO

KIRBY ALBRIGHT

SIGNAL DEVELOPMENT COMPANY

By: _____
Its: PRESIDENT

THE STATE OF TEXAS)
COUNTY OF Dallas)

BEFORE ME, the undersigned authority on this day personally appeared A. P. ROFFINO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and SEAL OF OFFICE, this 3rd day of May, 1982.

Lillian C. Radford
Notary Public, State of Texas

My Commission Expires:
2-28-85

LILLIAN C. RADFORD

THE STATE OF TEXAS)
COUNTY OF Dallas)

BEFORE ME, the undersigned authority on this day personally appeared KIRBY ALBRIGHT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and SEAL OF OFFICE, this 3rd day of May, 1982.

Lillian C. Radford
Notary Public, State of Texas

My Commission Expires:
2-28-85

LILLIAN C. RADFORD

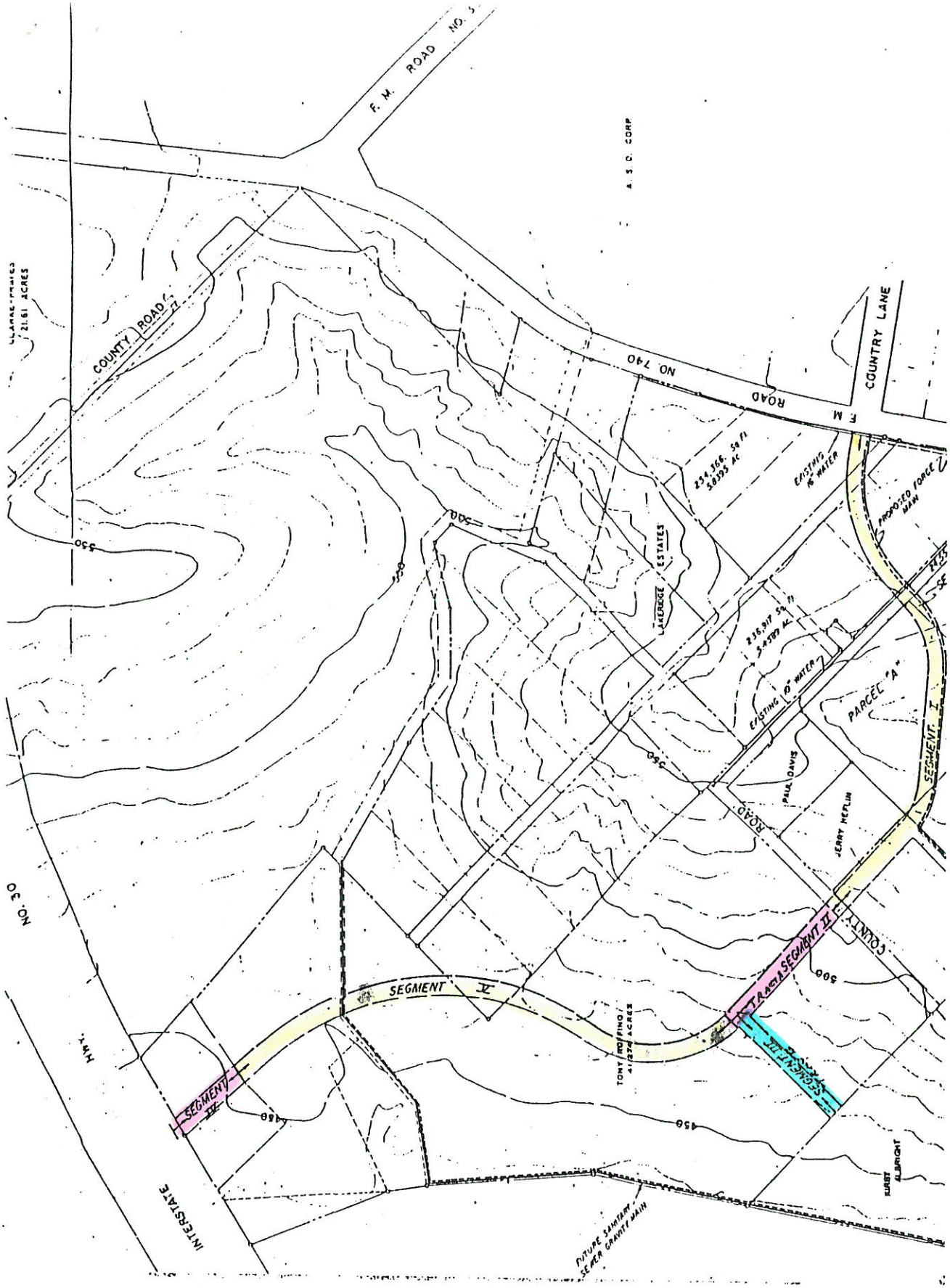

F. M. ROAD NO. 3
A. S. C. CORP
COUNTY ROAD
F M ROAD NO 740
COUNTRY LANE
LAKERIDGE ESTATES
EXISTING 8" WATER
PROPOSED FORCE MAIN
PARCEL "A"
SEGMENT I
EXISTING 12" WATER
PAUL DAVIS
JERRY HEFLIN
ROAD
COUNTY
SEGMENT II
TRACT
SEGMENT III
SEGMENT IV
SEGMENT V
TONY ROSPINO
41.234 ACRES
KURBY ALBRIGHT
INTERSTATE
HWY. NO. 30
FUTURE SANITARY SEWER GRAVITY MAIN

EXHIBIT B

COST ESTIMATE

ROAD TO SIGNAL AND OTHERS

I. FROM STATION 0+00 TO STATION 2+65

1.	Excavation	3,774	C.Y.	@	$ 1.00	$ 3,774.00	
2.	Lime Stab Sub-Grade	1,354.4	S.Y.	@	1.20	1,625.28	
3.	Lime	13.54	Tons	@	75.00	1,015.50	
4.	Concrete Pavement	1,325	S.Y.	@	15.00	20,537.50	
	SUB TOTAL						$ 26,

II. FROM STATION 2+65 TO STATION 4+79

1.	Excavation	3,000	C.Y.	@	$ 1.00	$ 3,000.00	
2.	Lime Stab Sub-Grade	1,094	S.Y.	@	1.20	1,312.80	
3.	Lime	10.94	Tons	@	75.00	820.50	
4.	Concrete Pavment	1,070	S.Y.	@	15.50	16,585.00	
	SUB TOTAL						$ 21,

III. FROM STATION 4+79 TO STATION 11+30 (651)

1.	Excavation	1,516	C.Y.	@	$ 1.00	$ 1,516.00	
2.	Compacted Fill	6,190	C.Y.	@	0.50	3,095.00	
3.	Lime Stab Base	3,327	S.Y.	@	1.20	3,992.40	
4.	Lime	33.27	Tons	@	75.00	2,495.25	
5.	Concrete Pavment	3,255	W.Y.	@	15.50	50,452.50	
6.	24" R.C.P.	94	L.F.	@	25.00	2,350.00	
7.	18" R.C.P.	96	L.F.	@	19.00	1,824.00	
8.	10' Curb Inlet	1	Each	@	1,250.00	1,250.00	
9.	3' Curb Inlet	1	Each	@	1,000.00	1,000.00	
10.	Type 'B" Headwalls	2	Each	@	800.00	1,600.00	
	SUB TOTAL						$ 69,3

IV. FROM STATION 11+30 TO STATION 16+82 (552')

1.	Excavation	1,800	C.Y.	@	$ 1.00	$ 1,800.00	
2.	Compacted Fill	794	C.Y.	@	0.50	397.00	
3.	Lime Stab Base	2,821	S.Y.	@	1.20	3,385.20	
4.	Lime	28.21	Tons	@	75.00	2,115.75	
5.	Concrete Pavement	2,788	S.Y.	@	15.50	43,214.00	
6.	18" C.M.P. with THD Headwalls	94	L.F.	@	25.00	2,350.00	
7.	12" Slotted Drain	40	L.F.	@	50.00	2,000.00	
8.	12" C.M.P.	110	L.F.	@	15.00	1,650.00	
	SUB TOTAL						$ 56,9

SUB TOTAL JOB	$175,1
Engineering	14,0
Contingencies 5%	9,5
TOTAL ESTIMATE	$199,3

EXHIBIT C

$\frac{\$199,500.00}{175,157.68} = 1.13898$

SECTION I	Total Cost with Engineering & Contingencies		$ 30,697
SECTION II	Ditto		24,736
SECTION III	"		79,248
SECTION IV	"		64,821
			$199,500

TONY ROFFINO

75% of Section I	.75 X $30,697.94	$23,023.45	
75% of $\frac{45-29}{45}$ of Sections II-IV	= .2667 X $168,802.06	45,019.51	
	SUB TOTAL		$ 68,042

KIRBY ALBRIGHT

25% of Section I	.25 X $30,697.94	$ 7,674.49	
25% of $\frac{45-29}{45}$ of Sections II-IV	= .08889 X $168,802.06	15,004.63	
	SUB TOTAL		$ 22,679

ALBRIGHT, BEAIRD, & OTHERS	27,000
ALBRIGHT, HARRIS, & OTHERS	15,000
SIGNAL	66,779
TOTAL	$199,500

I. SEGMENT II
FROM SIGNAL WEST PROPERTY LINE TO ALBRIGHT PROPERTY
473 FEET OF 45' PAVING
412 FEET OF 37' PAVING

45' WIDE ROAD

1.	Excavation	2,680	C.Y.	@	$ 1.00	$ 2,680.00	
2.	Lime Stab Sub-Base	2,418	S.Y.	@	1.20	2,901.60	
3.	Lime	24.2	Tons	@	75.00	1,815.00	
4.	Concrete Pavement	2,365	S.Y.	@	15.50	36,657.50	
	SUB TOTAL						$ 44,
	Engineering						3
	Contingencies						4,
	TOTAL ESTIMATE						$ 52
	ROFFINO 75%						$ 39,
	ALBRIGHT 25%						$ 13,

II. SEGMENT III

36' WIDE ROAD

1.	Excavation	2,625	C.Y.	@	$ 1.00	$ 2,625.00	
2.	Lime Stab Sub-Base	1,740	S.Y.	@	1.20	2,088.00	
3.	Lime	17.4	Tons	@	75.00	1,305.00	
4.	Concrete Pavement	1,694	S.Y.	@	15.50	26,257.00	
	SUB TOTAL						$ 32,
	Engineering						2.
	Contingencies						3,
	TOTAL ESTIMATE						$ 38,
	ALBRIGHT 75%						$ 28,
	ROFFINO 25%						$ 9,

III. SEGMENT IV
ACROSS ALBRIGHT PROPERTY TO SOUTH SERVICE ROAD IH-30 (260 L.F.)

1.	Excavation	1,000	C.Y.	@	$ 1.00	$ 1,000.00	
2.	Lime Stab Sub-Base	1,330	S.Y.	@	1.20	1,596.00	
3.	Lime	13.3	Tons	@	75.00	997.50	
4.	Concrete Pavement	1,300	S.Y.	@	15.50	20,150.00	
5.	Drainage					7,500.00	
	SUB TOTAL						$ 31,
	Engineering						2,
	Contingencies						3,
	TOTAL ESTIMATE						$ 37,

SEGMENT IV (Continued)

ROFFINO 75%		$ 27,
ALBRIGHT 25%		$ 9,

TOTAL ALBRIGHT (EXCLUDING ALBRIGHT PORTION OF BEAIRD-HARRIS PROPERTY

Section I-IV	$22,679.12	
From Signal West Property Line to Albright Property Line:		
45' Wide Paving	13,125.00	
36' Wide Paving	28,875.00	
	$64,679.12	
Across Albright Property at IH-30	9,325.00	
TOTAL ESTIMATE		$ 74,

TOTAL ROFFINO

Section I-IV	$68,042.96	
From Signal West Property Line to Albright Property Line:		
45' Wide Paving	39,375.00	
36' Wide Paving	9,625.00	
	$117,042.96	
Across Albright Property to IH-30	27,975.00	
TOTAL ESTIMATE		$145,

Item (2)

84130

EASEMENT AGREEMENT

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

THIS EASEMENT AGREEMENT ("Easement") is made and entered into as of this 15th day of January, 1988 by and between STATE FEDERAL SAVINGS AND LOAN ASSOCIATION OF LUBBOCK ("Grantor") and KIRBY ALBRIGHT ("Grantee").

WITNESSETH:

WHEREAS, Grantor is the exclusive record fee simple owner of that certain real property ("Grantor's Tract") in Rockwall County, Texas as more particularly described in Exhibit "A" attached hereto and made part hereof; and

WHEREAS, Grantee is the exclusive record fee simple owner of that certain real property ("Grantee's Tract") adjacent to the Property and more particularly described in Exhibit "B" attached hereto and made part hereof; and

WHEREAS, Grantee desires an easement across Grantor's Tract for access to Grantee's Tract, and Grantor is willing to grant such an easement subject to the terms and conditions herein stated.

NOW THEREFORE, in consideration of the payment to Grantor of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, Grantor, for itself, its successors and assigns, does hereby grant, transfer, convey and assign to Grantee, its successors and assigns, the following described easement, said easement being subject to the conditions and reservations set forth in this Easement:

1. Road Easement. Grantee, its successors and assigns, is hereby granted a non-exclusive, perpetual easement, right and privilege for vehicular ingress, egress and regress over and upon the portion of the Grantor's Tract more particularly described in Exhibit "C" attached hereto and made part hereof (said portion of the Grantor's Tract being hereinafter collectively called the "Easement Tract") to provide access to and from Grantee's Tract, and for purposes of the installation and operation of utilities below the surface of the Road (as that term is hereinafter defined).

2. Grantee's Construction. Grantee shall bear all responsibility for, and all costs and expenses relating to, the construction of the road (the "Road") contemplated by the grant of the easement herein, provided Grantor approves the plans and specifications for such construction, the contractor, and all aspects of the construction of the Road, which approval shall not be unreasonably withheld or delayed. The Road constructed by Grantee shall comply with the min/mum requirements of the City or County of Rockwall, Texas, to allow for dedication of the Road to, and acceptance by, the City or County of Rockwall, Texas, as applicable. Grantee shall not be permitted to commence construction of the Road until and unless Grantee has supplied

evidence reasonably satisfactory to Grantor that the construction of the Road can be completed and paid for without interruption and without the imposition of any liens against the Grantor's Tract or Grantee's rights hereunder. Grantee shall, once construction has commenced, pursue construction of the Road with diligence to completion. Grantor hereby places all persons on notice that Grantor does not consent to the imposition of any liens against Grantor's Property and any mechanics liens filed against Grantee applicable to construction of the Road shall apply only to Grantee's interest therein and hereunder. Grantee agrees to remove, bond around, or otherwise discharge any such lien within forty-five (45) days after its filing. If Grantee fails to remove, bond around, or otherwise discharge such lien, or if Grantee fails to proceed with diligence to complete construction of such Road, Grantor may do so after first delivering to Grantee written notice of Grantor's intention to do so and the expiration of fifteen (15) days after delivery of such notice. All costs incurred by Grantor in performing such acts shall be immediately repayable by Grantee, together with interest thereon at the maximum rate of interest permitted by applicable law until paid. If Grantee fails to pay such amounts, Grantor shall be permitted to file a lien against Grantee's Tract and may cause the judicial foreclosure of such lien if not repaid.

3. Grantor's Construction. If at any time, construction of the Road has not yet been commenced by Grantee, Grantor may, in connection with Grantor's development of the Property, construct the Road or any portion thereof at Grantee's cost and expense. Grantor may also complete the construction of the Road or any portion thereof at Grantee's cost and expense if Grantee has commenced construction of the Road but has not completed such construction within a reasonable time. The Road shall, at a minimum, be built in compliance with the requirements of the City or County of Rockwall, Texas to allow for dedication of the Road to, and acceptance of the Road by the City or County of Rockwall, Texas, as applicable. Grantee shall pay the costs incurred by Grantor in so constructing such Road, or portion thereof, within thirty (30) days after a receipt of an invoice therefor. If Grantee fails to pay such amounts, within such thirty (30) day period, such amounts shall bear interest at the maximum rate of interest permitted by applicable law until paid. If Grantee fails to pay such amounts, Grantor shall be permitted to file a lien against Grantee's Tract and may cause the judicial foreclosure of such lien if not repaid.

4. Grantee's Dedication. Provided Grantee has complied with the construction requirements set forth above, Grantee may dedicate the Road and/or the Easement Tract to the City or County of Rockwall, Texas, only if such dedication does not adversely affect the future dedication by Grantor of any proposed road or roads on the Grantor's Tract. Grantor agrees to reasonably cooperate and join in the dedications of such Road in accordance with the applicable requirements of the governmental authority. Such dedication of the Road and/or Easement Tract shall be at Grantee's sole cost and expense, it being expressly agreed that Grantor shall not be responsible for any such dedication costs, including, but not limited to, any front-foot or other assessments applicable thereto, all of which shall be paid by Grantee.

5. Grantor's Dedication. If at any time the Road and/or the Easement Tract has not yet been dedicated by Grantee, Grantor may dedicate all or any part of the Road

and/or the Easement Tract either by itself or as part of a larger road being dedicated by Grantor.

6. Grantor's Reservation. Grantor hereby reserves for itself, its successors and assigns, the right to use the Easement Tract for non-exclusive access to and from the Grantor's Tract. Additionally, Grantor hereby reserves for itself, its successors and assigns, the right to connect the Road to any other road or roads, whether dedicated or not, which Grantor, its successors and assigns may build on the Grantor's Tract, and, in connection with such additional road or roads, reserves the right to construct curb cuts, ramps, or other means of access to the Road.

7. Grantor's Right of Relocation. Grantor hereby reserves for itself, its successors and assigns, the right to relocate the Easement Tract within one (1) year of the date of this Easement so as to permit the future development of improvements on the Easement Tract and, in the event of future development, sale, lease, or other disposition of any portion of the Easement Tract, the portion thereof to be developed, sold, leased or otherwise disposed of shall be released from this Easement so long as, prior to any such release (i) there is recorded in the appropriate public records an amendment to this Easement describing another portion or portions of the Grantor's Tract providing access from at least one (1) publicly dedicated street to the Grantee's Tract; (ii) any substitute for the Easement Tract shall have been paved and otherwise improved so as to provide access to the Grantee's Tract in the same, or substantially the same, manner as was the Easement Tract at the time of such relocation; and (iii) any substitute for the Easement Tract must be free of any liens or encumbrances superior to the lien and operation of this Easement other than the lien of non-delinquent ad valorem taxes for the then current tax year of the taxing authority or authorities having jurisdiction over such property and such other matters of record as shall have been approved by the Grantee. Within one (1) year of the date of this Easement, Grantor shall have the right to relocate the easement herein granted as often as may be necessary to permit future development, sale, lease or other disposition of the real property then subject to this Easement (as same may have been amended from time to time) provided the requirements of the foregoing sentence hereof are met.

8. Maintenance. Until such time as the Road is dedicated and the grantee pursuant to such dedication assumes the responsibility for maintenance and repair thereof, Grantee, its successors and assigns shall maintain and repair the Road, wherever located, in a manner necessary to keep the Road in good condition and repair in a manner at least consistent with the initial construction of the Road, and in a manner which would allow acceptance of the Road by the City or County of Rockwall. If Grantee fails to perform such maintenance as required herein, and such failure continues for thirty (30) days after the date Grantor delivers written notice of such failure to Grantee, Grantor then shall have the right to perform such maintenance, and all such costs incurred by Grantor, together with interest at the maximum rate of interest permitted by applicable law until paid, shall become immediately due and payable. If Grantee fails to pay such amounts, Grantor shall be permitted to file a lien against Grantee's Tract and may cause the judicial foreclosure of such lien if not repaid.

9. Binding on Land. The Easement granted herein shall run with the fee and leasehold title, if applicable,

to the Grantee's Tract, and shall be for the use and benefit of Grantee, its successors and assigns.

10. No Dedication. Nothing herein shall create or be deemed to create any rights in the general public or any third party beneficiaries. Except as permitted herein, no dedication shall be made without the consent of Grantor.

11. Taxes and Assessments. Grantee shall be responsible for any and all taxes assessed on the Easement Tract, and any costs resulting from any assessments for the Road. If such taxes and/or assessments are not paid when due, Grantor may, on five (5) days' prior written notice to Grantee, pay the taxes and/or assessments in question and such amounts so paid shall be immediately repayable by Grantee and bear interest at the maximum rate of interest permitted by applicable law until paid. If Grantee fails to pay such amounts, Grantor shall be permitted to file a lien against Grantee's Tract and may cause the judicial foreclosure of such lien if not repaid.

12. Indemnification. Grantee hereby agrees to indemnify and hold Grantor harmless from and against any and all claims, damages, costs or liabilities to Grantor's Tract, the Easement Tract and/or any persons or property of any person which may occur by reason of or in connection with the construction, maintenance and/or use of the Easement Tract or any other entry upon or use of the Easement Tract by Grantee or its agents.

13. Mortgages and Transferability. Each party hereto may transfer or mortgage its property and its interest in the Easement, provided that all such transfers or mortgages shall be subordinate to this Easement.

14. Governing Law. This Easement shall be construed under the laws of the State of Texas.

15. Notices. Each notice, demand, request, consent, approval, disapproval or designation (all of which are herein referred to as a "Notice") that a party hereto is required or desires to give or make or communicate to the other party shall be in writing and shall be given by hand or mailed by certified United States Mail, postage prepaid, return receipt requested, and shall be deemed given if mailed in accordance with this Paragraph 15. on the earlier of receipt or three (3) days after deposit in the United States mail in accordance with this Paragraph 15., addressed in the case of Grantor to:

State Federal Savings and Loan
Association of Lubbock
16910 North Dallas Parkway
Suite 216
Dallas, Texas 75248
Attention: Mickey E. Lewis

with a copy to:

Baker & Botts
800 LTV Center
2001 Ross Avenue
Dallas, Texas 75201
Attention: Jonathan W. Dunley

and in the case of Grantee to:

Kirby Albright
[illegible] Freeway, Suite [illegible]
Dallas, Texas 75243

with a copy to:

Bird & Reneker
1100 Premier Place
5910 North Central Expressway
Dallas, Texas 75206
Attention: D. Ronald Reneker.

Either party may from time to time designate a different address by giving notice in the manner herein provided, such designation being effective under this paragraph from and after the day of receipt of notice thereof by the other party.

16. Amendment. No amendment hereof shall be effective unless such amendment is in writing, executed by the parties hereto or their respective successors or assigns, and their respective mortgagees, if applicable.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Easement as of the date first above written.

STATE FEDERAL SAVINGS AND LOAN ASSOCIATION OF LUBBOCK

By: [signature]
Name: _____
Its: _____

[signature]
KIRBY ALBRIGHT

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me this 15th day of JANUARY, 1988, by PAUL WALLACE, EXECUTIVE V.P. of State Federal Savings and Loan Association of Lubbock, a federal mutual savings and loan association, on behalf of said association.

[signature]
Notary Public in and for the State of Texas

JOANNE R. CRAMER
Name Printed

My Commission Expires:
8/19/91

VOL 3BE PAGE 210

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me this 8th day of JANUARY, 1988, by Kirby Albright.

Joanne B. Cramer
Notary Public in and for the State of Texas

JOANNE R. CRAMER
Name Printed

My Commission Expires:
6/19/91

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AER-382

EXHIBIT A

A tract of land containing 41.189 acres, more or less, situated in the M. J. Rockdale Survey, Abstract 11, and the Edward Teal Survey, Abstract 207, in Rockwall County, Texas, and being a part of a 98.20 acre tract conveyed to A. F. Roffino by Warranty Deed recorded in Volume 59, Page 201 of the Deed Records of Rockwall County, Texas, and being part of a 31.04 acre tract of land conveyed to Staley W. Hinds, Jr., by Warranty Deed recorded in Volume 71, Page 103 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the most Northerly East corner of the above mentioned 98.20 acre tract;

THENCE: South 43° 36' 16" West a distance of 744.03 feet generally along an old fence line and the most Northerly Southeast line of said 98.20 acre tract to an iron rod found for a corner;

THENCE: South 48° 32' 44" East a distance of 1023.17 feet along the most Southeasterly Northeast line of said 98.20 acre tract to an iron rod set for a corner at the most Southerly East corner of said 98.20 acre tract;

THENCE: South 44° 54' 32" West a distance of 981.06 feet along the center of a public road to an iron rod set for a corner at the South corner of said 98.20 acre tract and on the Northeast line of that 38.146 acre tract of land conveyed to Kirby Albright by Deed recorded in Volume 83, Page 110, Deed Records, Rockwall County, Texas;

THENCE: North 45° 58' 03" West a distance of 961.23 feet along said Northeast line and the Southwest line of said 98.20 acre tract to an iron rod set for a corner at the most Southerly West corner of said 98.20 acre tract and on the City of Dallas take line for Lake Ray Hubbard;

THENCE: North 16° 59' 44" East a distance of 900.92 feet along said take line to an iron pipe found for a corner;

THENCE: North 4° 13' 48" West along said take line a distance of 339.49 feet to a broken City of Dallas concrete monument found at the Southwest corner of that City of Dallas drainage easement recorded in Volume 83, Page 207, Deed Records, Rockwall County, Texas;

THENCE: North 7° 27' 39" West along said take line a distance of 124.34 feet to an iron rod set for a corner;

THENCE: North 21° 47' 39" West along said take line a distance of 477.93 feet to an iron rod found for a corner on the Southeast line of Interstate Highway No. 30;

THENCE: North 69° 39' 39" East a distance of 197.03 feet along said Southeast line to an iron rod found for a corner;

THENCE: South 44° 32' 02" East a distance of 310.95 feet to an iron rod found for a corner;

THENCE: North 43° 38' 24" East a distance of 176.29 feet to an iron rod found for a corner;

THENCE: North 54° 29' 13" East a distance of 309.33 feet to an iron rod found for a corner;

THENCE: South 44° 33' 39" East a distance of 637.05 feet to the Point of Beginning and containing 41.189 acres of land, more or less.

Exhibit "B"

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the E. Teal Survey, Abstract no. 207, Rockwall County, Texas, and being part of that 55.106 acre tract of land conveyed to Kirby Albright by deed recorded in Volume 83, Page 510, Deed Records, Rockwall County, Texas, and including that 0.3353 acre tract of land conveyed to Kirby Albright from Signal Development Corporation by deed recorded in Volume 177, Page 589, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the City of Dallas Take Line for Lake Ray Hubbard and at the North corner of said 55.106 acre tract;

THENCE: South 45° 30' 03" a distance of 879.54 feet along the Northeast line of said tract to an iron rod at the most Northerly West corner of Signal Ridge, an addition to the city of Rockwall, recorded in Slide B, Page 13, Plat Records, Rockwall County, Texas, and at the North corner of Signal Ridge No. 2, an addition to the city of Rockwall, recorded in Slide B, Page 73 Plat Records, Rockwall County, Texas and at the East corner of the above mentioned 0.3353 acre tract;

THENCE: South 45° 03' 28" West a distance of 200.00 feet along the Northwest line of Signal Ridge No. 2 and then a North line of Signal Ridge No. 3, an addition to the city of Rockwall, and along the Southeast line of said 0.3353 acre tract to an iron rod at the South corner of said 0.3353 acre tract;

THENCE: North 80° 39' 45" West along the North line of Signal Ridge No. 3 passing at 221.39 feet the West Corner of said 0.3353 acre tract and the East corner of that 0.4364 acre tract of land conveyed from Kirby Albright to Signal Development Corporation by deed recorded in Volume 177, Page 594, Deed Records, Rockwall County, Texas, and passing at 317.57 feet the Northwest corner of Signal Ridge No. 3 and the Northeast corner of Signal Ridge No. 4, an addition to the City of Rockwall, and continuing a total distance of 625.22 feet along the North line of Signal Ridge No. 4 to an iron rod at the Northwest corner of Signal Ridge No. 4 and the Northwest corner of said 0.4364 acre tract and on the above mentioned Take Line for Lake Ray Hubbard;

THENCE: North 11° 03' 39" East a distance of 665.00 feet along said Take Line to the Point of Beginning and containing 295,735 square feet or 6.7891 acres of land.

RECORD

EXHIBIT C

ACCESS EASEMENT

STATE OF TEXAS

COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 55.20 acre tract of land conveyed to A.P. Roffino as recorded in Volume 59, Page 383, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point in a public road at the South corner of said 55.20 acre tract on the Northeast line of that 55.105 acre tract of land conveyed to Kirby Albright by deed recorded in Volume 83, Page 510, Deed Records, Rockwall County, Texas, said point bears North 45° 50' 03" West a distance of 18.31 feet from the West corner of Signal Ridge, an addition to the City of Rockwall recorded in Slide B, Page 13, Plat Records, Rockwall County, Texas;

THENCE: North 45° 50' 03" West a distance of 61.69 feet with the Northeast line of said Albright tract and the Southwest line of said 55.20 acre tract to a point for a corner;

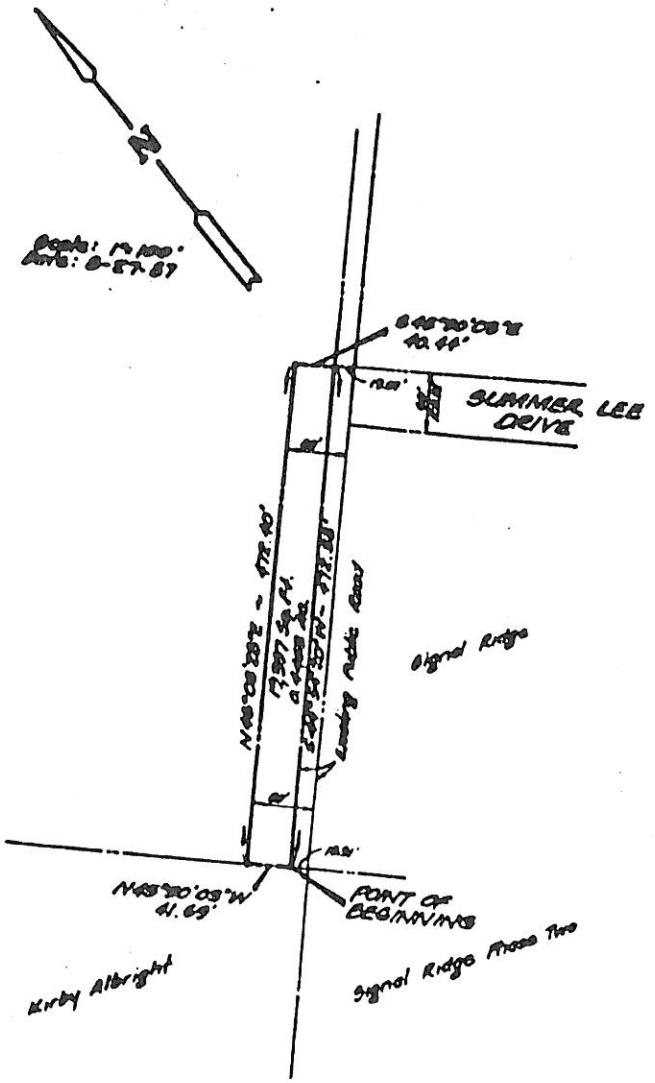
THENCE: North 45° 03' 28" East a distance of 472.40 feet, 60 feet Northwest of and parallel with the Northwest line of Signal Ridge to a point for a corner;

THENCE: South 45° 50' 03" East a distance of 40.44 feet to a point for a corner in a public road and on the Southwest line of said 55.20 acre tract, said point being at the intersection of the projected Northeast line of Summer Lee Drive, a 60 foot right-of-way as dedicated by plat of Signal Ridge with the Southeast line of said 55.20 acre tract;

THENCE: South 44° 54' 28" West a distance of 472.38 feet with said Southeast line and said public road to the Point of Beginning and Containing 19,397 Square Feet or 0.4453 Acres of Land.

Harold L. Evans & Associates/Consulting Engineers
August 27, 1987

Vol 382 Pg 214



ACCESS EASEMENT
E. TEAL SURVEY - ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FILED FOR RECORD 1st DAY OF February, A.D., 1988 at 9:00 A.M.
RECORDED 4th DAY OF February, A.D., 1988.
PAULETTE BURRIS, COUNTY CLERK, ROCKWALL COUNTY, TEXAS.
BY: Sandra Hall, DEPUTY

Item (3)

NO. 86-122

KIRBY ALBRIGHT, Plaintiff, VS. MARY THERESA ROFFINO, INDEPENDENT EXECUTRIX OF THE ESTATE OF A. P. ROFFINO, DECEASED, Defendant, VS. PEAK INVESTMENTS, INC., Third-Party Defendant.	§ § § § § § § § § § § § § § § §	IN THE DISTRICT COURT OF ROCKWALL COUNTY, TEXAS 354TH JUDICIAL DISTRICT

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Court makes the following Findings of Fact and Conclusions of Law in this action:

Findings of Fact

1. The parties to this action are KIRBY ALBRIGHT ("Albright"), Plaintiff, MARY THERESA ROFFINO, INDEPENDENT EXECUTRIX OF THE ESTATE OF A. P. ROFFINO, DECEASED (the "Executrix"), Defendant and Third-Party Plaintiff, and PEAK INVESTMENTS, INC. ("Peak"), Third-Party Defendant.

2. Albright is a resident of Rockwall County, Texas.

3. The Executrix is a resident of Dallas County, Texas.

7

4. Peak is a Texas corporation with its principal office in Rockwall County, Texas.

5. As of May 3, 1982, Albright, A. P. Roffino ("Roffino") and Signal Development Corporation ("Signal"), respectively, owned contiguous tracts of land in Rockwall County, Texas, which tracts are referred to herein as the "Albright Tract," the "Roffino Tract" and the "Signal Tract," respectively.

6. Prior to the events described below, the Albright Tract and the Roffino Tract were essentially landlocked with no ingress or egress to or from existing roads which was suitable to allow development of such Tracts.

7. On or about May 3, 1982, Albright, Roffino and Signal executed and entered into a written contract styled "Agreement" (the "Agreement").

8. The purpose of the Agreement was to provide for the dedication of rights-of-way and construction of a road from Farm Road 740 to the south service road of Interstate Highway 30, which road would cross the Signal Tract and the Roffino Tract and would benefit all three tracts.

9. In entering into the Agreement, the parties intended and agreed that Albright, Roffino and Signal, as appropriate, would dedicate the rights-of-way for the road; that the parties would obtain

right-of-way dedications from other affected landowners; that Albright, Roffino and Signal would pay their shares of the cost of constructing the road as set forth in the Agreement in accordance with a formula specified in the Agreement; and that the road would be constructed in five (5) segments, being Segments I, II, III, IV and V, with Segment I to be located primarily on the Signal Tract (with portions on several tracts owned by persons who were not parties to the Agreement) and to benefit the Signal and Roffino Tracts; Segments II, III and V to be located on the Roffino Tract and to benefit the Albright and Roffino Tracts; and Segment IV to be located on additional property owned by Albright and to benefit the Albright and Roffino Tracts, all as described in an exhibit to the Agreement.

10. Albright and Roffino also agreed that Roffino would pay the entire cost of Segment V, and that Segments II and III would be constructed after Segment I was completed and accepted by the City of Rockwall.

11. An implied term of the Agreement was that the parties would remain ready to perform their obligations under the Agreement and would take no action which would prevent or render impossible the performance of any party to the Agreement.

12. The Agreement did not provide that the obligations of the parties were assignable to third parties.

13. Segment I was dedicated and constructed as agreed by the parties.

14. The construction of Segment I provided the Roffino Tract with ingress and egress to and from Farm Road 740, relieved the Roffino Tract of its landlocked condition and resulted in a substantial benefit to the Roffino Tract and, therefore, to Roffino.

15. Albright contributed his share of the cost of constructing Segment I and (along with certain associates) dedicated a portion of the right-of-way for Segment I pursuant to the Agreement and in reliance on Roffino's agreement to perform his obligations relative to Segments II, III, IV and V.

16. Segment I was completed and accepted by the City of Rockwall on or about September 13, 1983.

17. Before Segment I was completed and accepted by the City of Rockwall, Roffino, without Albright's consent, sold the Roffino Tract (including the land on which Segments II, III and V were to be constructed) to Peak.

18. Peak simultaneously subdivided the Roffino Tract into numerous smaller tracts and sold same to other parties.

19. As a result of the transactions described in Findings of Fact Nos. 17 and 18, some eighteen (18) different parties became the owners of portions of the land on which Segments II, III and V were to be constructed.

20. In connection with the sale of the Roffino Tract to Peak, Roffino and Peak executed and entered into a written agreement under which Roffino purported to assign and Peak purported to assume Roffino's obligations under the Agreement, all without Albright's consent.

21. Roffino's act of selling the Roffino Tract to Peak as described above prevented Roffino from being able to perform the Agreement relative to Segments II, III and V, because after the sale Roffino was not able to dedicate the rights-of-way for Segments II, III, and V or to cause Segments II, III and V to be constructed.

22. After the sale of the Roffino Tract to Peak, Roffino renounced his obligations under the Agreement relative to Segments II, III, IV and V and asserted that the obligations belonged to Peak.

23. Roffino never performed his obligations under the Agreement relative to Segments II, III, IV and V.

24. Peak never performed the obligations under the Agreement which Roffino purported to assign and Peak purported to assume.

25. As a direct and proximate result of Roffino's actions, the rights-of-way for Segments II, III and V were not dedicated, Segments II, III, IV and V were not constructed, the Albright Tract remains essentially landlocked, and Albright has been deprived of the benefits he was entitled to receive under the Agreement.

8.

26. By selling the Roffino Tract under the circumstances described above and thereby preventing performance of the Agreement relative to Segments II, III, IV and V, Roffino breached the Agreement.

27. Roffino's breach was an ordinary breach or, alternatively, a breach by anticipatory repudiation.

28. Roffino's breach excused further performance or attempted performance under the Agreement by Albright.

29. Under the circumstances that existed after Roffino's breach of the Agreement, any further performance or attempted performance under the Agreement by Albright would have been futile.

30. Roffino's breach of the Agreement was a proximate cause of damages to Albright.

31. The amount of damages to Albright proximately caused by Roffino's breach of the Agreement was $76,975.00.

32. If Roffino had not breached the Agreement, the road would have been completed by January 1, 1986, at the latest.

33. Albright presented his claim(s) under the Agreement to Roffino or his duly authorized agent.

34. Roffino did not tender the just amount owed (or any other performance under the Agreement) within thirty (30) days of Albright's presentation of his claim(s) and has never made such a tender.

35. A reasonable fee for the services of Albright's attorneys in this action is $38,255.50 for services in the trial court; $12,000.00 in the event Albright prevails on an appeal to a Court of Appeals; $6,500.00 in the event Albright prevails on an application for writ of error which is not granted; and $1500.00 in the event Albright prevails on an application for writ or error which is granted.

36. Roffino died during the pendency of this action.

37. The Executrix is Roffino's personal representative and is sued in that capacity.

38. The Executrix did not prove any of her defenses by a preponderance of the evidence.

39. The Executrix did not prove her purported counterclaim by a preponderance of the evidence.

40. Peak did not perform the obligations under the Agreement which Roffino purported to assign and Peak purported to assume.

41. Peak's failure to perform the obligations under the Agreement which Roffino purported to assign and Peak purported to assume was a breach of the agreement between Roffino and Peak.

42. Peak's breach of the agreement between Roffino and Peak was a proximate cause of damages to Roffino (and ultimately to the Executrix).

43. The amount of damages to Roffino (and ultimately to the Executrix) proximately caused by Peak's breach of the agreement between Roffino and Peak is equal to the amount of damages and attorneys fees for which the Executrix is liable to Albright.

Conclusions of Law

1. The Court has jurisdiction of the parties and the subject matter of this action.

2. Venue is proper in this Court.

3. The Agreement is ambiguous.

4. Albright proved his claim(s) by a preponderance of the evidence.

5. The Executrix did not prove any of her defenses by a preponderance of the evidence.

6. The Executrix did not prove her counterclaim by a preponderance of the evidence.

7. The Executrix proved her third-party claim by a preponderance of the evidence.

8. The Executrix (in her representative capacity) and the Estate of Roffino are liable for Albright's claims in this action.

9. In connection with the main action, Albright is entitled to recover from the Executrix (in her representative capacity) and from the Estate of Roffino (a) the sum of $133,894.25 [comprised of $76,975.00 representing damages; $18,663.75, representing prejudgment

interest at the rate of six percent (6%) per annum from January 1, 1986, through January 15, 1990; and $38,255.50, representing attorneys' fees for services in the trial court, based on forty percent (40%) of the recovery], together with interest on such amount or the unpaid balance of same, as the case may be, at the rate of ten percent (10%) per annum from the date of Judgment until paid in full by Defendant; and (b) the additional sums of $12,000.00, representing attorneys' fees in the event Albright prevails on an appeal to a Court of Appeals; $6,500.00, representing attorneys' fees in the event Albright prevails on an application for writ of error to the Supreme Court which is not granted; and $1,500.00, representing attorneys' fees in the event Albright prevails on an application for writ of error to the Supreme Court which is granted, together with interest at the rate of ten percent (10%) per annum on such sums from the respective dates, if any, on which each becomes due until paid in full by the Executrix.

10. In connection with the counterclaim, the Executrix is not entitled to any relief.

11. In connection with the third-party action, the Executrix is entitled to recover from Peak a sum equal to the amount paid by the Executrix to Albright pursuant to the Corrected Judgment entered in this action together with interest on such amount or any portion of

12

same at the rate of ten percent (10%) per annum from the date(s), if any, on which same becomes due until paid in full by Peak.

12. All costs of court should be taxed against the Executrix and against the Estate of Roffino.

13. Execution and other appropriate writs should issue for the enforcement of the Corrected Judgment entered in this action upon request.

SIGNED this 28th day of FEBRUARY, 1990.

R Bennett
JUDGE

DRR338
Albright

RECORDED 3-12-90 INDEXED 3-12-90
VOL. 33 PAGE 3-12

754

Item (4)

NO. 86-122

KIRBY ALBRIGHT, Plaintiff VS. MARY THERESA ROFFINO, INDEPENDENT EXECUTRIX OF THE ESTATE OF A. P. ROFFINO, DECEASED, Defendant VS. PEAK INVESTMENTS, INC., Third-Party Defendant	*	IN THE DISTRICT COURT OF ROCKWALL COUNTY, TEXAS 354TH JUDICIAL DISTRICT

CORRECTED JUDGMENT

On November 21, 1989, the Court called this case for trial. Plaintiff and Defendant appeared in person and through counsel. Third-Party Defendant appeared through a corporate representative. All parties announced ready for trial. A jury was not requested by any party, and all matters of fact as well as law were submitted to the Court. Plaintiff and Defendant presented evidence and argument, rested and closed. Third-Party Defendant did not present evidence or argument and was deemed to have rested and closed. After considering the evidence and the arguments and briefs of counsel, the Court announced his decision and directed that judgment be entered in accordance therewith.

It is, accordingly, ORDERED, ADJUDGED and DECREED as follows:

1. In connection with the main action, Kirby Albright, Plaintiff, shall have and recover from Mary Theresa Roffino, Independent Executrix of the Estate of A. P. Roffino, Deceased, Defendant, and from said Estate, (a) the sum of $133,894.25 [comprised of $76,975.00 representing damages; $18,663.75, representing prejudgment interest at the rate of six percent (6%) per annum from January 1, 1986, through January 15, 1990; and $38,255.50, representing attorneys' fees for services in the trial court, based on forty percent (40%) of the recovery], together with interest on such amount or the unpaid balance of same, as the case may be, at the rate of ten percent (10%) per annum from the date of Judgment until paid in full by Defendant; and (b) the additional sums of $12,000.00, representing attorneys' fees in the event Plaintiff prevails on an appeal to a Court of Appeals; $6,500.00, representing attorneys' fees in the event Plaintiff prevails on an application for writ of error to the Supreme Court which is not granted; and $1,500.00, representing attorneys' fees in the event Plaintiff prevails on an application for writ of error to the Supreme Court which is granted, together with interest at the rate of ten percent (10%) per annum on such sums from the respective dates, if any, on which each becomes due until paid in full by Defendant.

2. In connection with the counterclaim, Mary Theresa Roffino, Independent Executrix of the Estate of A. P. Roffino, Deceased, Defendant, shall take nothing from Kirby Albright, Plaintiff.

3. In connection with the third-party action, Mary Theresa Roffino, Independent Executrix of the Estate of A. P. Roffino, Deceased, Defendant, shall have and recover from Peak Investments, Inc., Third-Party Defendant, a sum equal to the amount paid by Defendant to Plaintiff pursuant to Paragraph 1 of this Judgment, together with interest on such amount or any portion of same at the rate of ten percent (10%) per annum from the date(s), if any, on which same becomes due until paid in full by the Third-Party Defendant.

4. All costs of court are taxed against Mary Theresa Roffino, Independent Executrix of the Estate of A. P. Roffino, Deceased, Defendant, and against said Estate.

5. Execution and other appropriate writs shall issue for the enforcement of this Judgment upon request.

6. All relief not expressly granted herein is denied.

SIGNED this 8th day of FEBRUARY, 1990.

R Bosworth
JUDGE

Albright
DRR333

RECORDED 2-20-90 INDEXED 2-20-90
VOL. 32 PAGE 754-756

Item (5)

NO. 86-122

FILED FOR RECORD
ROCKWALL CO., TEXAS
1990 MAY -9 AM 11:09
MARY BECKT
DISTRICT CLERK
BY _____ DEPUTY

KIRBY ALBRIGHT, Plaintiff, VS. MARY THERESA ROFFINO, INDEPENDENT EXECUTRIX OF THE ESTATE OF A. P. ROFFINO, DECEASED, Defendant, VS. PEAK INVESTMENTS, INC., Third-Party Defendant.	§ § § § § § § § § § § § § § § §	IN THE DISTRICT COURT OF ROCKWALL COUNTY, TEXAS 354TH JUDICIAL DISTRICT

RELEASE OF JUDGMENT AND JUDGMENT LIEN

STATE OF TEXAS §
§
COUNTY OF DALLAS §

WHEREAS, On February 8, 1990, in the above-styled action, the Court signed a Corrected Judgment (the "Judgment") in favor of Kirby Albright, Plaintiff, and against Mary Theresa Roffino, Independent Executrix of the Estate of A. P. Roffino, Deceased, Defendant; and

WHEREAS, the Judgment has been fully paid and satisfied in all respects;

NOW, THEREFORE, I Kirby Albright, Plaintiff, hereby acknowledge payment and satisfaction of the Judgment and hereby release unto Mary Theresa Roffino, Independent Executrix of the Estate of A. P. Roffino, Deceased, the Judgment and any and all liens existing by reason of or

created by the Judgment, upon any property of the Estate of A. P. Roffino or of its Independent Executrix, Mary Theresa Roffino.

WITNESS my hand this 26TH day of April, 1990.

Kirby Albright
Plaintiff and Affiant

BEFORE ME, the undersigned Notary Public, on this day personally appeared Kirby Albright, known to me to be the person whose name was subscribed to the foregoing instrument as Plaintiff and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on the 26TH day of April, 1990, to certify which witness my hand and official seal.

[L.S.]

Ellen C. Lessem
Notary Public in and for the
State of Texas

My Commission Expires:

6/19/93

ELLEN C. LESSEM
[Printed or Typed Name of Notary]

LM110/g

KASMIR & KRAGE
ATTORNEYS AND COUNSELORS AT LAW
2001 BRYAN TOWER
SUITE 2700
DALLAS, TEXAS 75201-3059
214/969-7500
TELECOPIER
220-0230

FILED FOR RECORD
ROCKWALL CO., TEXAS
1990 MAY -9 AM 11:09
MARTY BEATY
DISTRICT CLERK
BY_____DEPUTY

May 8, 1990

Ms. Marty Beaty
District Clerk
Rockwall County Courthouse
Rusk & Goliad
Rockwall, Texas 75087

Re: Albright v. Roffino v. Peak Investments, Inc.; No. 86-122

Dear Ms. Beaty:

Enclosed for filing are an original and three copies of a Release of Judgment and Judgment Lien in the above-referenced case. Please return all unused file-marked copies to the undersigned in the stamped, self-addressed envelope enclosed for this purpose.

Thank you for your continued courtesies.

Sincerely,

Martin J. Sweeney

MJS:md
Enclosures

cc: Suzanne Bass, Esq.
Mr. David L. Roffino

5587K

№ 030117

CITY OF ROCKWALL
"THE NEW HORIZON"
Rockwall, Texas 75087-3628

(214) 771-7700

Cash Receipt

Name Ben Mar Dev. Corp Date 12-27-93

Mailing Address

Job Address PD7, PD18, & A Permit No.

Check ☒ 1159 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	06-3835	
Mechanical Permit	01-3610		Sewer Availability	07-3836	
Municipal Pool	01-3402		Meter Deposit	02-2201	
Zoning, Planning, B.O.A.	01-3411	890 -	Portable Meter Deposit	02-2311	
Subdivision Plats	01-3412		Misc. Income	02-3819	
Sign Permits	01-3628		NSF Check	02-1128	
Health Permits	01-3631		Meter Rent	02-3406	
Misc. Permits	01-3625		Marina Lease	08-3810	
Misc. Income	01-3819		Cemetery Receipts	10-3830	
Sale of Supplies	01-3807		PID	13-3828	
Recreation Fees	01-3401		Street	14-3828	
			Assessment-Ph#2	14-3830	
			Hotel/Motel Tax	15-3206	
TOTAL OF COLUMN		890 -	TOTAL OF COLUMN		
TOTAL DUE		890 -	Received by		

11/92 5000

93-52-FP

№ 031830

CITY OF ROCKWALL
"THE NEW HORIZON"
Rockwall, Texas 75087-3628

(214) 771-7700

Cash Receipt

Name Wier & Associates Date 6/28/94

Mailing Address

Job Address Final Plat Permit No.

Check ☒ 13931 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	06-3835	
Mechanical Permit	01-3610		Sewer Availability	07-3836	
Municipal Pool	01-3402		Meter Deposit	02-2201	
Zoning, Planning, B.O.A.	01-3411	123-	Portable Meter Deposit	02-2311	
Subdivision Plats	01-3412		Misc. Income	02-3819	
Sign Permits	01-3628		NSF Check	02-1128	
Health Permits	01-3631		Meter Rent	02-3406	
Misc. Permits	01-3625		Marina Lease	08-3810	
Misc. Income	01-3819		Cemetery Receipts	10-3830	
Sale of Supplies	01-3807		PID	13-3828	
Recreation Fees	01-3401		Street	14-3828	
			Assessment-Ph#2	14-3830	
			Hotel/Motel Tax	15-3206	
TOTAL OF COLUMN		123-	TOTAL OF COLUMN		
TOTAL DUE		123-	Received by		

11/92 5000

SIGNAL RIDGE

Feburary 10, 1994

Mr. Rex Robertson
MAHR Development Corp.
14755 Preston Road, Ste. 830
Dallas, Texas 75240

Dear Mr. Robertson:

The Signal Ridge Owners Association would like to strongly support your proposed Rockwall Harbor development that was presented to our homeowners this past Monday evening, February 7, 1994. We feel that our overall development is very positive for the City of Rockwall. We do have a few concerns that need to be addressed, solutions ageed upon incorporated in your plans, and the zoning and approvals granted by the City of Rockwall.

One of our concerns is the close proximity to Signal Ridge Condo units that you have proposed for your multi-family on tract 2. During our meeting with your consultants, it was brought out that Mr. Kirby Albright had a 40 foot ingress-egress easement located at the easterly end of your tract 2 adjacent to Signal Ridge. Our request is that this 40 foot easment be maintained in its current location as a heavily landscaped buffer area between your tract 2 and Signal Ridge. This to be accomplished knowning that some day in the future Mr. Albright may improve the easement as a private street for access to his approximately 6.7 acres of property. At the time that you develop your tract 2, we request that you conform to building setbacks from this easement as if it was a front yard along a City of Rockwall street. During your presentation it was discovered that there is ongoing discussion with Mr. Albright as to the location of his access easement. We are dead-set against any movement whatsoever of this easement from its current location and by copies of this letter, we are so informing the City of Rockwall. If, by chance, you should purchase the 6.7 acre property from Mr. Albright, we would like for you to re-zone to a usage that will compliment and be in harmony with your tract 2 and Signal Ridge

The Signal Ridge home owners also have a few concerns as to the amount of additional traffic your overall development will add to Summer Lee Drive. You may not be aware of the fact that many of our residents at Signal Ridge are elderly. We estimate that the current traffic count in front of Signal Ridge is less than 1,000 trips per 24 hour period. When your development is completed

during the next few years, your estimates indicate a traffic count exceeding 10,000 cars per 24 hour period. The Signal Ridge home owners request that you install or pay the City of Rockwall to install two new traffic lights with traffic sensors and left turn arrows. One traffic light to be installed at the intersection of Summer Lee and Signal Ridge Place and the other at the intersection of Summer Lee and Ridge Road (FM 740). We feel very strongly that these traffic lights are necessary for us to maintain the quality of access to and from our homes at Signal Ridge. In the not too distant furture, it surely will become a nightmare for us to leave and return to our homes, and the real possibility of being injured or killed because of the amount of traffic on Summer Lee at the intersections of Signal Ridge Place and especially at Ridge Road. The completion of IH-30 and the proposed re-routing of Summer Lee connecting to the IH-30 service road will make Summer Lee a loop around and the route of choice to avoid the intersection of IH-30 and Ridge Road by all who live south of IH-30 in Rockwall County.

The home owners hereby request that we again meet with your consultants, Mr. Robert Pope and Ms. Marcie Diamond, to review and agree upon the incorporation of our requests in your final zoning, land covenants and development plans. We also request that you provide us with a copy of your zoning request, site plans and covenants in advance of your next meeting with the City of Rockwall.

In summation, we feel that our requests are most reasonable and will prove beneficial to the existing and future development of this area of Rockwall. Please give me a call should you have any questions. Signal Ridge looks forward to working with you and supporting your development efforts.

Sincerely,

Pamella Payton

Pamella Payton
President
Signal Ridge Owners Association

cc: Signal Ridge Board of Directors:
Robert Pope, Robert W Pope & Association
Mascie Diamond, Richard Ferrara Architects
Alma Williams, Mayor of Rockwall
Julie Couch, Rockwall City Manager
George Hatfield, Mayor Pro-tem,Rockwall City council
Jack Pappa , City council
Dale Morgan , City council
Nell Welborn , City council
Bruce Oppermann, City council
Todd White , City council
James Greenwalt, Chairman of the Planning & Zoning
Pat Friend , Planning & Zoning
Dennis Mitchell , Planning & Zoning
Art Ruff , Planning & Zoning
Van Ewing , Planning & Zoning
Terry Raulston, Planning & Zoning
Ginger Vaught , Planning & Zoning

Richard Ferrara Architect, Inc.

February 11, 1994

Ms. Pamella Payton, President
Signal Ridge Homeowners Association
% Ms. Jeanne Fitzgerald
1000 Signal Ridge
Rockwall, Texas 75087

VIA FAX : 771-1201

Dear Ms. Payton,

Robert and I appreciated the opportunity to meet with you and the Signal Ridge Homeowners Association about our proposed rezoning request on behalf of Rockwall Harbor Joint Venture. We trust that the information we provided will help the Signal Ridge Homeowners understand our request.

The following is in response to some of the concerns expressed as that meeting:

- Traffic on and the extension of Summer Lee Drive
  - The extension of Summer Lee is on the City of Rockwall's Major Thoroughfare Plan and we, at this point, have no control it alignment and its eventual connection with the I-30 Service Road. However, we will work with the City to delay its construction as much as possible.
  - The proposed land uses in our zoning request will generate approximately one half the traffic than if the property was developed under the existing zoning.
  - We have preliminarily visited with the City about Traffic Control Devise at the intersection of Summer Lee and Signal Ridge Place. At this time the traffic generated from the existing developments in this area do not warrant the installation of a traffic control devise at this location. However, once the extension of Summer Lee is in place and the land in this immediate area is more fully developed, this issue can be revisited.

- Land Use Compatibility
  - This request includes the rezoning of the 5.1± acre tract, abutting Signal Ridge (Tract 2) from commercial to medium density housing, with a maximum density of 14 dwelling units per acre which is similar to the development patterns existing in Signal Ridge Place.
  - The existing commercial zoning district could be developed for restaurants, hotels, and offices, and these uses could potentially be developed as close as 20 feet to Buildings 3, 4 and 5 of Signal Ridge Place under the Commercial District regulations of the Zoning Ordinance.

445 East Walnut Street / Suite 131
Richardson, Texas 75081
214/470-0171

- In the event that the mutual access easement, as discussed at that meeting, is retained along the common property line between Tract 2 of the subject property and Signal Ridge Place, then a condition will be included in our zoning request that the minimum building setback from this property line will be 60 to 70 feet and that landscaping will be installed along this area to provide a visual screen between the two properties.

- Given that the existing buildings in Signal Ridge Place are located approximately 30 feet from this common property line, this restriction will result in a minimum separation between the proposed and existing housing of 90 to 100 feet. This compares favorably to the minimum building separation within Signal Ridge Place, whereas buildings are as close as 80± feet, face to face.

We are still in the process of formalizing the proposed Planned Development Conditions and Concept Site Plan. Once these are finalized we will send you a complete set which will be the same as our submission to the City of Rockwall. Again, we appreciate your assistance in this matter. Please feel free to contact either Robert Pope or me if you have any questions or would like additional information.

Sincerely,

Marcie Diamond

Marcie Diamond
Senior Planner

Richard Ferrara Architect, Inc.

February 16, 1994

Mr. Dub Douphrate
CITY OF ROCKWALL
205 W. Rusk
Rockwall, TX 75087

RE: ROCKWALL HARBOR J.V. - Project No. 93044

Dear Dub:

Attached are the revised documents for Rockwall Zoning File P & Z 93-52-Z:

(1) Reasons for Request (Revised 2/16/94)
(1) P.D. Conditions (Revised 2/16/94)
(1) Existing Zoning: 8 1/2 x 11
(1) Existing Zoning: 11 x 17
(1) Concept Plan: 8 1/2 x 11
(1) Concept Plan: 11 x 17
(12) Existing Zoning: 11 x 17 (Color)
(12) Existing Zoning: 30 x 42
(12) Concept Plan: 11 x 17 (Color)
(12) Concept Plan: 30 x 42

Please let me know if you have any questions or comments prior to the February 24, 1994 Planning and Zoning Workshop.

Sincerely,

Marcie Diamond

Attachments

cc: Robert Pope

445 East Walnut Street / Suite 131
Richardson, Texas 75081
214/470-0171
Fax: 214/680-2991

KIRBY ALBRIGHT

3221 Ridge Road, Rockwall, Texas 75087 (214) 771-3110

February 24, 1994

Mr. Rex P. Robertson, President
FORD ENTERPRISES, INC. - VENTURE MANAGER
Rockwall Harbor Joint-Venture
14755 Preston Road, Ste 830
Dallas, Texas 75240

Dear Mr. Robertson:

Re: My meeting with you and Mr. Pope, your Land Planner, on 2-10-94 and in response to your follow-up letter concerning the possible sale to me of 14 acres out of your PD 7.

I have decided not to pursue the possibility of buying additional land that would include the 1982 designated thoroughfare plan to serve PD22 for the following reasons:

1. Prior to the City approving the Development of Signal Ridge they required a thoroughfare plan that would serve the entire Hillside area.

2. They required that right-of-way dedication be delivered to the City and filed for record by the City.

3. Harold Evans, Consulting Engineer delivered the ROW that extended from where Summer Lee now ends to PD22.

4. An official or employee failed to file the document for record.

5. Because of this failure I have not been able to develop my property except as Condos or Apartments.

6. The existing 60' easement that I only obtained after litigation has never been approved by P&Z or the Council and is not acceptable for a Conference Center Hotel.

7. There will remain a 40' strip in the form of an old County Road prescriptive easement that will be adjacent to Signal Ridge.

8. I donated ROW for Summer Lee along the 2 tracts shown on your plat as being owned by Providence Trust Co.

9. I paid a substantial sum of money to pay for Summer Lee to be wider than a regular Residential street in order for it to serve my property (PD22).

10. You are now asking the City to change your zoning on PD 7.
Based on the above, I consider it unreasonable for anyone to suggest that I should be required to buy land that I do not need in order to obtain a satisfactory access to my property in order to develop it.

It is my opinion that the elected officials of Rockwall would like to see the mistake in not filing the ROW dedication corrected and for you to dedicate the ROW at the same time that you dedicate the ROW of Summer Lee for either PD 7 or PD 18.

Previous councils have approved this thoroughfare plan as evidenced by the site plan approvals in Ordinances 82-36 & 87-11.

Your granting this ROW dedication is in the public interest and general welfare of the City of Rockwall.

Your doing so will be appreciated.

Sincerely,

PZ #93-52-Z

MHR

mahr development corporation

M E M O R A N D U M

February 25, 1994

TO: Julie Couch

FROM: Rex Robertson RR

RE: Kirby Albright

The purpose of this memorandum is to provide you with pertinent information with respect to Mr. Albright's contention that a road should be placed through our water-front property in Rockwall to access his adjacent 6.7 acres. Enclosed for your review are the following Items:

(1) Agreement dated May 3, 1982, by and between Albright, A.P. Roffino and Signal Development Company;

(2) Easement Agreement dated January 13, 1988, by and between State Savings & Loan Association of Lubbock and Albright;

(3) Findings of Fact and Conclusions of Law dated February 28, 1990, with respect to the lawsuit filed by Albright against Mary Roffino, the executrix of the Estate of A.P. Roffino;

(4) Corrected Judgment dated February 8, 1990, with respect to the judgment awarded by the Court to Albright re: his lawsuit against Roffino; and

(5) Release of Judgment and Judgment Lien dated April 26, 1990, with respect to the payment and satisfaction of the judgment referenced in Item (4) above.

14755 Preston Road ■ Suite 830 ■ Dallas, Texas 75240 ■ (214) 392-3800 ■ FAX (214) 392-3826

The above-referenced documents can be summarized as follows. Item (1) was entered into by Albright, Roffino and Signal for the dedication of right-of-way and construction of a road from Ridge Road to the south service road of Interstate 30 (see Exhibit B attached thereto). Segment I (the existing completed portion) was completed in September of 1983 with the cost shared by all three parties to the agreement. Roffino was obligated to pay the entire cost of Segment V; Albright and Roffino agreed to share the projected cost of Segments II-IV as follows:

Segment	Total	Albright	Roffino
II	$ 52,500	$13,125	$39,375
III	38,500	28,875	9,625
IV	37,300	9,325	27,975
Total	$128,300	$51,325	$76,975

Before Segment I was completed and accepted by the City of Rockwall, Roffino sold the Roffino land to Peak Investments, Inc. Peak simultaneously subdivided the Roffino land and sold same to some 18 different parties whose purchase was financed by State Savings. Upon the subsequent default by the new owners, State Savings acquired the Roffino land through foreclosure. The majority of the Roffino land was eventually acquired by our group.

Subsequent to the foreclosure of the Roffino land, Albright pursued State Savings to honor Roffino's agreement with respect to Segments II-IV. State Savings refused but agreed to the existing 60 foot easement across our property to Albright's property. This easement agreement is reflected in Item (2). Please note that the easement agreement requires Albright to pay 100% of the cost of any street constructed across the easement.

Subsequent to the receipt of the easement from State Savings, Albright filed a lawsuit against Mary Roffino as executrix of the A.P. Roffino Estate (Mr. Roffino had since become deceased). The basis for the lawsuit was that Roffino had breached his agreement to dedicate right-of-way and share in the cost of Segments II-IV. In connection therewith, the Court awarded Albright a settlement of $133,894 comprised of the following:

Damages	$ 76,975
Prejudgment interest	18,664
Attorney fees	38,255
Total	$133,894

The $76,975 of damages is apparently Roffino's agreed-to share of the projected cost of Segments II-IV. The summary of the lawsuit is reflected in Item (3).

As reflected in Item (4), the Court granted a judgment to Albright equal to the $133,894 settlement awarded to Albright pursuant to his lawsuit against Roffino.

As reflected in Item (5), the judgment was, as of April 26, 1990, fully paid and satisfied in all respects.

In summary, Albright and Roffino had an agreement with respect to sharing the cost of Segments II-V. Upon Roffino's default, Kirby first pursued State Savings and obtained a 60 foot easement across our property to his property. Thereafter, Albright sued Roffino's surviving spouse and was awarded a $133,894 judgment which has since been fully paid and satisfied.

I have enclosed 14 additional copies of this memorandum along with copies of Items (1)-(5). Please distribute one set to each member of the City Council and Planning & Zoning Commission.

Thank you.

ALBRIGHT PROPERTIES
3221 RIDGE ROAD
ROCKWALL, TEXAS 75087

KIRBY ALBRIGHT
PRESIDENT

(214) 771-3110
FAX: (214) 722-3502

March 7, 1994

Re: Approved PD 7 Thoroughfare Plan

Chairman James Greenwalt, and
Members of Planning & Zoning Commission

Dear Sirs/Madame;

Enclosed is a copy of a letter that I wrote to Mr. Robertson concerning the need for them to comply with Rockwall's zoning ordinances.

It is obvious that his attempt to load the Commission down with copies of legal documents is to create a ***"smoke screen"*** as to the real issue.

If the Residents of Signal Ridge had understood that the 40 foot strip would remain, after the entrance to the Conference Center Hotel is constructed down the hill from them, they surely would not have wanted the road next to them. The entire 60' easement can be assigned to them as a **green belt!**

Leonard Texas Corporation & George J. Mahr loaned the money to purchase the FDIC note on the PD 7 property for 20% of the amount of the principal balance or 72¢ per square ft. in June 1991. The PD 7 ordinance was in place at the time of purchase and has not changed.

The ***"smoke screen"*** about the amount of money that I may have received from a lawsuit is not the issue. For the record, I received 44% of the amount suggested in Mr. Robertson's documents....this amounted to less than the amount of property taxes that I paid on this property (PD 22) from 1982 to 1993 when I could not sell or develop it because the entrance is not in a location acceptable to Hotels. My interest carry during those years was approximately $70,000 per year.

I especially call your attention to 3 ordinances that are a matter of record with the City and have not changed as regards to the thoroughfare plan.

1. 82-36 Site plan shows Summer Lee extending through PD 7 to PD 22.

2. 83-18 Site plan shows entrance through PD 7 at same location as 82-36.

3. 87-11 Site plan shows the same basic thoroughfare as 82-36 with the following in Section I of the ordinance.

"The Site plan as approved in Ordinance 82-36 shall remain in effect only as it relates to the general locations of thoroughfares within the Tract".

The issue comes down to:
Are wealthy developers exempt from Rockwall's zoning laws? Or...are our ordinances to be enforced only against the little developers who can not afford a large staff of Planner/Architects and Managers.

Please administer our laws fairly and just..... equal to all.

Sincerely,

Kirby Albright

KA/kah
Enclosures

BIRD & RENEKER
A PROFESSIONAL CORPORATION
LAWYERS
1100 PREMIER PLACE
5910 NORTH CENTRAL EXPRESSWAY
DALLAS, TEXAS 75206

TELEPHONE: (214) 373-7070
TELECOPIER: (214) 373-0106

March 8, 1994

Mayor Alma Williams
Rockwall City Council
Rockwall Planning and Zoning Commission
205 West Rusk
Rockwall, Texas 75087

Re: **KIRBY ALBRIGHT** -- PD22

Ladies and Gentlemen:

Kirby Albright is the owner of PD22 in Rockwall. Albright has been a client of mine from time to time over the years. I represented him in litigation against the Estate of Anthony Roffino and State Federal Savings and Loan Association of Lubbock relative to an agreement made in the early 1980's between Albright and Roffino to provide ingress and egress to Albright's property.

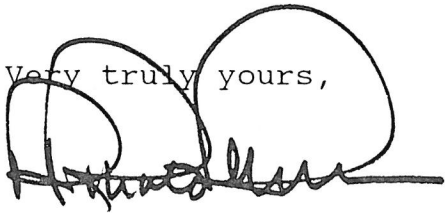
During the course of the litigation State Savings was placed in receivership. The Federal Deposit Insurance Corporation was appointed receiver for State Savings and defended State Savings' interests in the lawsuit. By operation of law, the agreement between Albright and Roffino which was the subject of the lawsuit was not enforceable against the FDIC. Because further litigation against the FDIC would have been expensive and most likely unsuccessful, Albright made a settlement with the FDIC. That settlement provided for an easement across the Roffino property to Albright's property. That easement, however, was not sufficient to support commercial use of Albright's property but was simply the best deal he could get under difficult circumstances.

Albright also obtained a money judgment against the Roffino Estate in the lawsuit. The Roffino Estate, however, threatened to appeal the judgment and keep the case tied up in court for another year or two. Under these circumstances, Albright elected to settle with the Roffino Estate as well. Albright's share of the settlement proceeds, after payment of attorneys fees and litigation expenses, was less than $60,000.

Albright has advised me that the current owner of the former Roffino tract is seeking to vacate the site plan which is currently in place and provides access to Albright's property. Albright has advised me that, in support of this application, the new owner of the Roffino tract is asserting or implying that Albright was somehow "made whole" in the Roffino Estate/State Savings litigation and should no longer be entitled to the access the current site plan provides. As should be apparent from the above narrative, Albright has in no way been "made whole" as a result of the Roffino Estate/State Savings litigation. Accordingly, in my view, it would be extremely unfair for the site plan which provides access to Albright's property to be vacated at this time.

If you need any additional information about the Roffino Estate/State Savings litigation or related matters, please let me know.

Very truly yours,



D. Ronald Reneker

DRR/pb

cc: Mr. Kirby Albright

\wp51\Albright\P&ZComm.Ltr

ALPITCO, INC
2255 Ridge Road, Suite 208
Rockwall, Texas 75087

March 17, 1994

Rockwall City Council
Rockwall, Texas

Dear Council Members:

The purpose of this letter is to authorize Mr. Ben Parks to speak on our behalf regarding the traffic study in the Lenmar Development. We currently own approximately 6.8 acres in the Signal Ridge Development and have some concerns which we would like for Mr. Parks to address at your scheduled meeting.

Thank you in advance for your consideration in this matter.

Sincerely,

ALPITCO, INC.

Gregory D. Tudor, CFP
Secretary

MEMORANDUM

TO: Honorable Mayor Williams, and Members of the Rockwall City Council

DATE: March 21, 1994

FROM: Ben Parks

COPIES: Alpitco, Inc.

SUBJECT: Zoning Request by Lenmar Development Corporation

You members of the Rockwall City Council have a wonderful opportunity to render a decision which will influence orderly growth, *traffic flow* and development for the immediate use as well as the long term enjoyment with easy *ingress* and *egress* to attractive area in our city....which is highly visual from East bound Interstate 30.

Ridge Road (FM 740) is already traffic burdened and by adding the volume of cars as outlined in tonight's agenda....it behooves the Council to make a definitive judgement *tonight* to get these developers to commit the ROW and completion of Summer Lee from Ridge Road through all of this vacant land and collect it into the service road of I-30 which is under construction at this time.

We respectfully request your vote to resolve this Summer Lee problem once and for all .....*tonight*.

BEN PARKS COMPANY • P. O. BOX 50905 • DALLAS, TEXAS 75250

(214) 741-2222

WIER & ASSOCIATES, INC.
ENGINEERING
SURVEYING
LAND PLANNING

March 25, 1994

Mr. Dub Douphrate
City Engineer
City of Rockwall
205 West Rusk
Rockwall, TX 75087

214/771-7700

RE: W&A #93-049; **PROPOSED MIRA VISTA ADDITION**;
Rockwall, Texas

Dear Mr. Douphrate:

Please find attached the information listed below for submittal of a Preliminary Plat on proposed Mira Vista Addition.

1. One (1) Plat application and checklist.
2. Twenty (20) folded copies of the Preliminary Plat drawings.
3. Application fee in the amount of $535.00.

We elected to prepare a second sheet to the Preliminary Plat which demonstrates the changes to existing public right-of-ways which will be altered concurrent to the final plat. We propose to construct 25' of the full pavement width on Summerlee Drive adjacent to the development north of proposed Vista Ridge Drive. The remainder of the pavement section is proposed to be built concurrent to development of the adjacent properties west of the roadway.

Please contact us if there is any additional information that you will need for this Preliminary Plat submittal.

Very truly yours,

ULYS LANE III, P.E., R.P.L.S.
Executive Vice President

UTL:ckw

Enclosures: As noted above

cc: Mr. Robert Pope
Mr. Rex Robertson

JOHN P. WIER, P.E., R.P.L.S. • ULYS LANE III, P.E., R.P.L.S.
ASSOCIATES: J. REA STEVENSON, P.E. • RONALD W. COOMBS

4300 BELTWAY PLACE, SUITE 130 ARLINGTON, TEXAS 76018-1097 METRO (817) 467-7700 FAX (817) 465-7482
3908 SOUTH FREEWAY FORT WORTH, TEXAS 76110-6398 (817) 926-0212 FAX (817) 926-9347

Rockwall Harbor Joint Venture
14755 Preston Road, Suite 830
Dallas, Texas 75240

93-52

April 6, 1994

Via Facsimile (214/722-3502)
Mr. Kirby Albright
3221 Ridge Road
Rockwall, Texas 75087

Re: Access to your approximately 6.8 acres of land in Rockwall, Texas, zoned PD-22 (see attached Exhibit "A")

Dear Mr. Albright:

The purpose of this letter is to set forth in writing our agreement with respect to the above-referenced matter. In connection with the rezoning of PD-7 and PD-18, the City Council of Rockwall will require Rockwall Harbor Joint Venture ("RHJV") and/or LenMar Development Corporation ("LenMar") to dedicate to the City of Rockwall right-of-way to (i) extend Summer Lee Drive to the south service road of Interstate 30 along the approximate lay-out as shown on the attached Exhibit "A" and (ii) provide access from Summer Lee Drive to your property along the approximate lay-out as shown on the attached Exhibit "A".

In connection with our dedication to the City of Rockwall of the above-referenced rights-of-way and in consideration of the benefit to be derived by you from such dedication, you agree to the following:

(1) The ingress/egress easement as recorded in Volume 382, Page 205 of the real property records of Rockwall County, Texas will be officially abandoned by you, Albright Properties and/or your successors and assigns at no cost to RHJV, LenMar and/or their successors and assigns and such abandonment shall be in a form acceptable to RHJV and shall be recorded in the real property records of Rockwall County, Texas at or prior to the dedication of the rights-of-way referenced herein; and

(2) The street which will provide access from Summer Lee Drive to your property across the dedicated right-of-way will be built to city of Rockwall standards and will be constructed at no cost to RHJV, LenMar and/or their successors or assigns, [redacted] this Agreement shall be recorded in the real property records of Rockwall County, Texas at or prior to the dedication of the related right-of-way. K.A. RFR

Please acknowledge your agreement with and acceptance of the terms and conditions set forth in this letter agreement by executing a copy where indicated below and returning to the undersigned via facsimile at (214) 392-3826.

Very truly yours,

ROCKWALL HARBOR JOINT VENTURE

By: Ford Enterprises, Inc.
Its: Venture Manager

By: Rex F. Robertson
Its: President

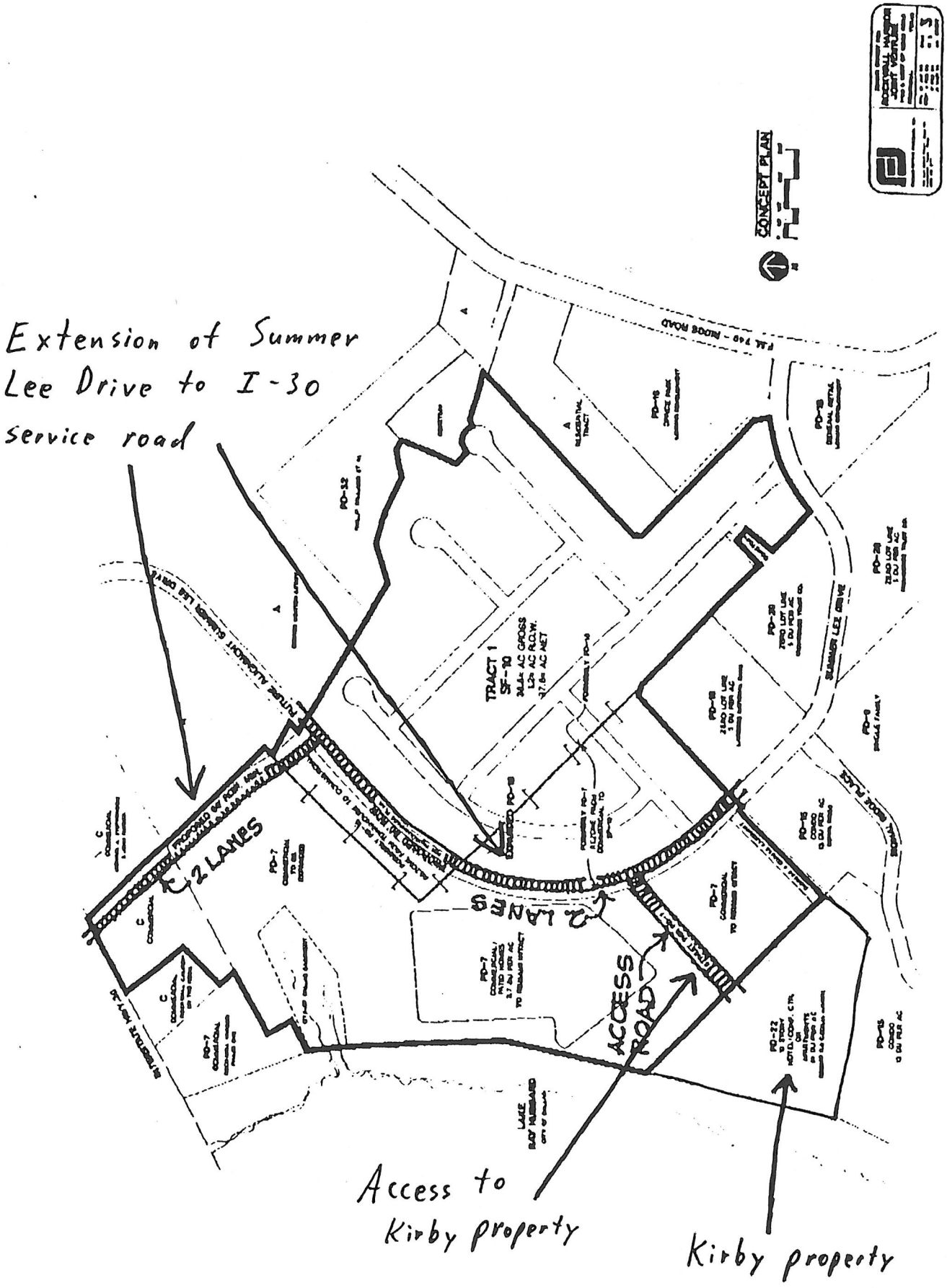
RFR/dr

Agreed to and accepted:

Kirby Albright

4-6-94
Date

Exhibit "A"


CONCEPT PLAN
Extension of Summer Lee Drive to I-30 service road
TRACT 1
SF-10
2 LANES
2 LANES
ACCESS ROAD
Access to Kirby property
Kirby property

PRG planning resources group
P.O. Box 370
Burleson, Tx., 76028
Tele: (817) 457-1107

MEMORANDUM

TO: Dub Douphrate, P.E.

FROM: Dan C. Boutwell, AICP

SUBJECT: P&Z 93-52-PP - Preliminary Plat of Mira Vista

DATE: April 11, 1994

Background

This preliminary is contains PD 18 and a portion of PD 7, which were recently amended. The preliminary proposes to develop 92 single family lots at a minimum lot size of 10,000 square feet, with the majority being substantially larger than that.

Comments

We have reviewed the above referenced application and provide the following comments and recommendations:

1. The applicant has previously indicated that two streets, which intersect with Summer Lee Drive, will eventually be provided. These two streets should be dedicated at this time and included in this subdivision. These streets are:

   a. located in the vicinity of the intersection of Vista Ridge Drive and Summer Lee, and serving the Albright property.

   b. and at the northernmost corner of the subdivision in the vicinity of lot 14, block "B", providing access to I-30 frontage road.

2. The applicant has indicated an area designated for park dedication. This area should be designated as "open space". The park board will determine if this area is acceptable to be included within the park system, prior to time of final platting.

3. The applicant is proposing to incorporate and abandon existing public right-of-way with this final platting. This is an acceptable action and is consistent with the the approved street system as indicated in the amended PDs. However, the applicant should provide documentation that adjacent property owners (Lakeside National Bank and Mr. George R. Roland), which are affected by this action, are in agreement with this action.

4. With the exception of the above listed items, the preliminary is in agreement with the approved layout of streets and lots as presented in the amended PDs.

93-52-PP

ROBERT W. POPE & ASSOCIATES
4011 WEST PLANO PARKWAY
SUITE 104
PLANO, TEXAS 75093
(214)964-8801

April 13, 1994

Planning and Zoning Commission
City of Rockwall
205 West Rusk
Rockwall, Texas 75087

Re: Proposed Mira Vista Addition

Dear Commissioners:

At your last work session, there was some concern voiced regarding the impact of the proposed development on the adjoining properties. Following that meeting we authorized our engineers to prepare sketches showing two alternatives for development of the property into patio home lots as currently zoned. We submitted these sketches to representatives of both owners for their review. Due to time constraints, Lakeside National Bank has not been able to review the drawings and give us their input; they have indicated they should have a response by early next week.

It appears that we may be able to have the issue resolved prior to your next work session. Please, therefore, accept this letter as our request that you table action on the plan until your April 28 work session. We request that, should we reach agreement with our neighbors prior to that meeting, you schedule the item for formal approval at that time.

Thank you for your consideration of this request.

Sincerely,

Robert W. Pope

cc: Rex Robertson
Kirby Albright
Lyn McCreary

ROBERT W. POPE & ASSOCIATES
4011 WEST PLANO PARKWAY
SUITE 104
PLANO, TEXAS 75093
(214)964-8801

April 13, 1994

Honorable Mayor and City Council
City of Rockwall
205 West Rusk
Rockwall, Texas 75087

Re: Zoning Case 93-52

Dear Mayor and Council:

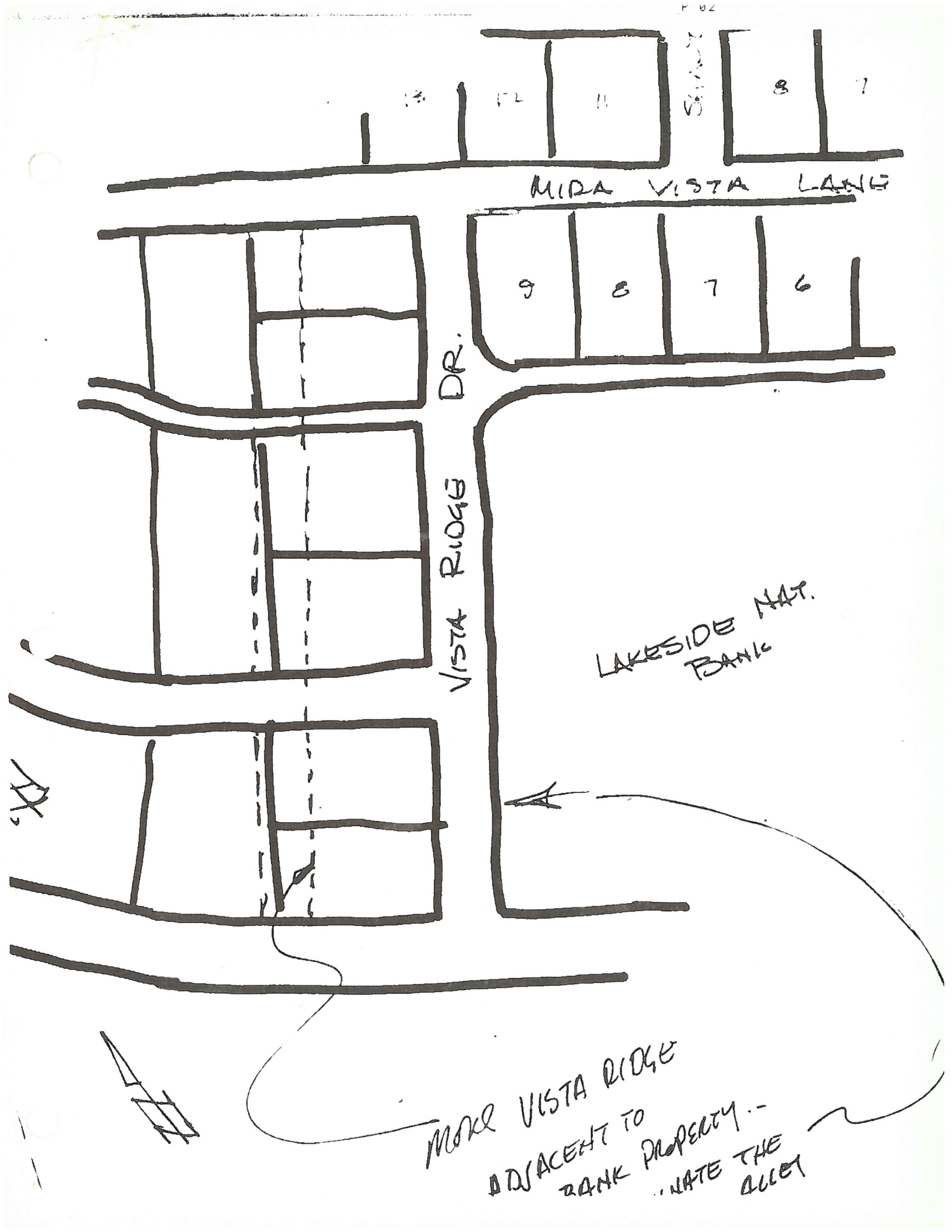
Please accept this letter as our request for the Council to table the second reading of the ordinance adopting the subject zoning until your May 2, 1994 meeting. This delay will allow us to complete discussions with Lakeside National Bank, an adjoining property owner, regarding development plans for the site.

Thank you for your consideration of this request.

Sincerely,

Robert W. Pope

cc: Rex Robertson


13
12
11
10
9
8
7
MIRA VISTA LANE
9
8
7
6
DR.
VISTA RIDGE
LAKESIDE NAT. BANK
MOVE VISTA RIDGE
ADJACENT TO
BANK PROPERTY--
.NATE THE
ALLEY

To: City of Rockwall

Re: Lenmar Development Co. plat for the Mira Vista Addition.

As owners of the 3.423 acres that is adjacent to the development we are in agreement with their plan.

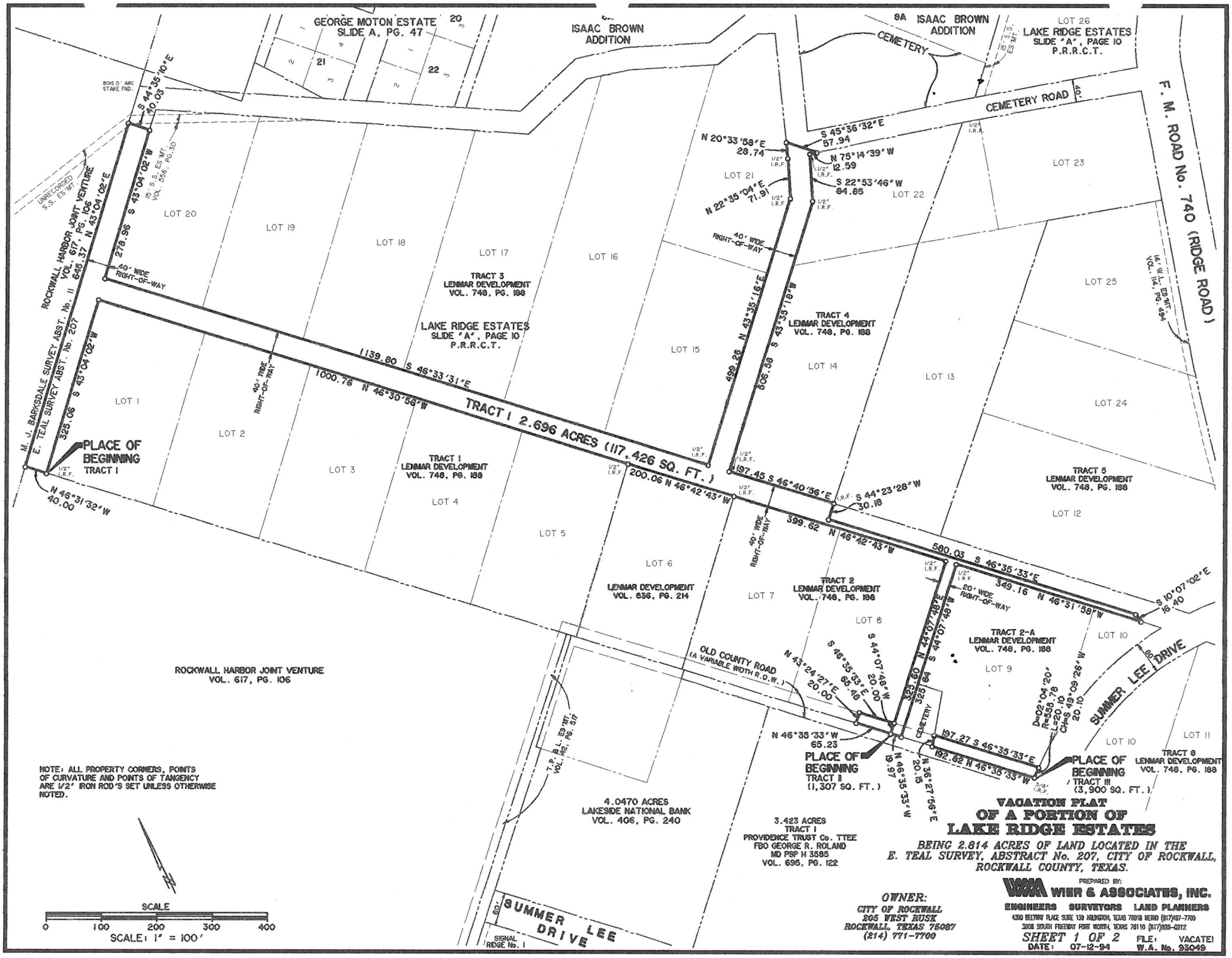
It is our understanding that they will pay for paving the 20 ' alley that will replace the 40 ' old County road.

Providence Trust Co.

by: George R. Roland 5/2/94
George R. Roland

Albright Construction Co.

5-2-94
by: Kirby Albright


GEORGE MOTON ESTATE
SLIDE A, PG. 47
ISAAC BROWN ADDITION
9A ISAAC BROWN ADDITION
CEMETERY
LOT 26
LAKE RIDGE ESTATES
SLIDE "A", PAGE 10
P.R.R.C.T.
CEMETERY ROAD
40'
F. M. ROAD No. 740 (RIDGE ROAD)
BOIS D' ARC STAKE FND.
S 14°35'10"E
20.03
UNRECORDED S.S. ES MT.
15' S.S. ES MT. VOL. 556, PG. 30
ROCKWALL HARBOR JOINT VENTURE
VOL. 617, PG. 106
M. J. BARKSDALE SURVEY ABST. No. II
E. TEAL SURVEY ABST. No. 207
S 43°04'02"W
645.37
N 43°04'02"E
278.96
40' WIDE RIGHT-OF-WAY
LOT 20
LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
TRACT 3
LENMAR DEVELOPMENT
VOL. 748, PG. 188
LAKE RIDGE ESTATES
SLIDE "A", PAGE 10
P.R.R.C.T.
TRACT 4
LENMAR DEVELOPMENT
VOL. 748, PG. 188
TRACT 5
LENMAR DEVELOPMENT
VOL. 748, PG. 188
TRACT 1
LENMAR DEVELOPMENT
VOL. 748, PG. 188
TRACT 2
LENMAR DEVELOPMENT
VOL. 748, PG. 188
TRACT 2-A
LENMAR DEVELOPMENT
VOL. 748, PG. 188
TRACT 8
LENMAR DEVELOPMENT
VOL. 748, PG. 188
LENMAR DEVELOPMENT
VOL. 836, PG. 214
ROCKWALL HARBOR JOINT VENTURE
VOL. 617, PG. 106
TRACT I 2.696 ACRES (117,426 SQ. FT.)
1139.80 S 46°33'31"E
1000.76 N 46°30'56"W
325.06 S 43°04'02"W
PLACE OF BEGINNING TRACT I
N 46°31'32"W 40.00
200.06 N 46°42'43"W
399.62 N 46°42'43"W
197.45 S 46°40'56"E
S 44°23'28"W 30.18
580.03 S 46°35'33"E
349.16 N 46°31'58"W
S 10°07'02"E 16.40
499.26 N 43°35'16"E
506.38 S 43°33'18"W
N 20°33'58"E 28.74
S 45°36'32"E 57.94
N 75°14'39"W 12.59
S 22°53'46"W 84.85
N 22°35'04"E 71.91
40' WIDE RIGHT-OF-WAY
OLD COUNTY ROAD
(A VARIABLE WIDTH R.O.W.)
N 43°24'27"E 20.00
S 46°35'33"E 65.45
S 44°07'48"W 20.00
N 44°07'48"E
S 44°07'48"W
325.64
N 46°35'33"W 65.23
PLACE OF BEGINNING TRACT II (1,307 SQ. FT.)
N 46°35'33"W 19.97
N 36°27'56"E 20.15
197.27 S 46°35'33"E
192.82 N 46°35'33"W
PLACE OF BEGINNING TRACT III (3,900 SQ. FT.)
D=02°04'20" R=555.78 L=20.10 CH=S 49°09'26"W 20.10
SUMMER LEE DRIVE
60'
SIGNAL RIDGE No. 1
T.P.R.R.C. ES MT. VOL. 82, PG. 517
4.0470 ACRES
LAKESIDE NATIONAL BANK
VOL. 406, PG. 240
3.423 ACRES
TRACT I
PROVIDENCE TRUST Co. TTEE
FBO GEORGE R. ROLAND
MD PSP H 3595
VOL. 695, PG. 122
NOTE: ALL PROPERTY CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY ARE 1/2" IRON ROD'S SET UNLESS OTHERWISE NOTED.
SCALE
0 100 200 300 400
SCALE: 1" = 100'
VACATION PLAT
OF A PORTION OF
LAKE RIDGE ESTATES
BEING 2.814 ACRES OF LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.
OWNER:
CITY OF ROCKWALL
205 WEST RUSK
ROCKWALL, TEXAS 75087
(214) 771-7700
PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
4300 BELTWAY PLACE SUITE 139 ARLINGTON, TEXAS 76018 METRO (817)467-7700
3008 SOUTH FREEWAY FORT WORTH, TEXAS 76110 (817)926-0212
SHEET 1 OF 2
DATE: 07-12-94
FILE: VACATE!
W.A. No. 93049

FAX MEMO

93-52

ROBERT W. POPE & ASSOCIATES
4011 W. PLANO PARKWAY
SUITE 104
PLANO, TEXAS 75093
(214)964-8801 - FAX (214)596-6547

To: Bill Crolley
DATE: May 31, 1995
RE: Lago Vista Landscape Agreement

Per your request, I have prepared the attached draft of the "Right-of-Way Landscape and Irrigation Agreement" for the subject project. This document is based on the one used by the City of Plano for similar installations. In order to expedite the approval process, I am circulating the draft to Rex Robertson and his attorney, Jerry Quast for simultaneous review.

Since we hope to begin installation of the landscaping immediately. we would appreciate anything you can do to expedite the process.

Please let me know if you have any questions.

cc: Rex Robertson
Jerry Quast
Alan Abe

RIGHT-OF-WAY LANDSCAPE AND IRRIGATION AGREEMENT

STATE OF TEXAS)(
)(
COUNTY OF ROCKWALL)(

KNOW ALL MEN BY THESE PRESENTS:

THIS AGREEMENT is entered into this _____ day of _____, 19___, by and between the **CITY OF ROCKWALL, TEXAS,** a municipal Corporation (hereinafter referred to as "City"), and **LAGO VISTA PARTNERS, LTD.**, a Texas Limited Partnership (hereinafter referred to as "Developer"), both acting through their duly authorized officers and employees.

WITNESSETH:

WHEREAS, Developer will install certain landscaping and irrigation improvements in a portion of the right-of-way of Summer Lee Drive within the Lago Vista Addition, an addition to the City of Rockwall, Rockwall County, Texas, as shown on the attached drawing marked Exhibit "A" and made a part hereof, and

WHEREAS, City, under the terms and conditions set forth herein, is agreeable to Developer installing and maintaining the landscape and irrigation improvements (hereinafter called "Improvements") in that certain portion of right-of-way of Summer Lee Drive;

NOW, THEREFORE, for and in consideration of the covenants, obligations and undertakings to be performed by each of the parties to this Agreement, the said parties do hereby agree as follows:

1. Developer shall install and maintain the Improvements within that certain portion of the right-of-way of Summer Lee Drive within the Lago Vista Addition to the City of Rockwall, Texas, as shown on Exhibit "A".

2. Prior to installation of the Improvements, Developer shall submit seven (7) copies to the City of the complete plans and specifications for such improvements, which plans and specifications have been prepared by a landscape architect or a practicing professional in the field. The plans and

specifications shall be drawn to a known scale, including dimensions and distances, and shall clearly indicate the location, type, size and description of all proposed landscape materials and total quantities. In addition, the plans and specifications shall clearly indicate the configuration, location, type, and total number of heads and controllers to be used in the irrigation system for all landscaped areas. Any signage, berms, walls, structures, or other improvements existing or to be installed or constructed shall be shown on the plans and specifications. All such improvements or structures shall comply with all applicable ordinances of the City.

3. Upon submission of the plans and specifications, the City shall determine if the landscaping and irrigation proposed is of such quality as to improve and enhance the site and its surrounding areas as to be of minimal maintenance requirements. To this end, the City shall have the right to require such revisions to the original plans and specifications as are necessary to achieve the standards set out above.

Any installation of landscaping materials and/or irrigation facilities within rights-of-way under this agreement shall be in full compliance and accordance with the plans and specifications thereof approved by the City.

4. The primary landscaping materials to be used by the Developer shall be trees, grass and shrubbery.

5. The Developer shall furnish or cause to be furnished, at its expense, all labor, equipment, accessories and services necessary to install all landscaping materials and irrigation facilities in accordance with the approved plans and specifications.

6. The City shall inspect such installation and shall require such steps to be taken as are necessary to cause proper installation to be accomplished.

7. Upon completion of the installation to the satisfaction of the City, written confirmation thereof shall be furnished to the Developer.

8. Developer, its representatives, successors or assigns, at its sole expense, shall furnish all

labor, materials, equipment, accessories and services, necessary to maintain irrigation equipment in proper working order, and all plant material installed under this Agreement in a healthy, vigorous growing condition, replacing any plant materials when and as it becomes damaged, unsightly or dead, for a period of two (2) years after delivery of the written confirmation mentioned in section 7 of this Agreement. Developer shall at its sole expense provide water for the purpose of irrigation. During this period, all landscaping materials and irrigation equipment shall be and remain the property of Developer.

9. After the written confirmation referred to above, and during the period of Developer's responsibility for maintenance, City shall periodically inspect the areas landscaped and irrigated under this Agreement, to determine that such areas are being properly maintained by the Developer. If, upon such inspection, City finds that Developer is not properly maintaining such areas, City shall so notify Developer in writing, specifying the deficiencies. If Developer does not remedy such deficiencies within fifteen (15) days following receipt of such written notice, City shall have the option of performing the necessary maintenance work itself and billing Developer for all costs incurred whether by independent contract or by force account. Developer shall remit all payments to City under this Section within five (5) days of receipt of a statement from the City.

10. Prior to the conclusion of the two (2) year maintenance period, Developer, its representatives, successors, or assigns, upon written notice to the City, shall have the option to extend said period two (2) additional years. Sixty (60) days prior to the conclusion of the two (2) year maintenance term, Developer shall notify the Director of Parks and Recreation of the City in writing of its desire to extend the maintenance period for an additional two (2) year period upon the same terms and conditions as set forth herein, or of Developer's intention to terminate this agreement and end its maintenance responsibilities for the right-of-way. If no such extension option is exercised by the Developer, its representatives, successors or assigns, all such landscaping materials and irrigation equipment shall become the property of the City upon expiration of the original term.

11. Developer shall establish and provide all maintenance funds and maintenance bonds for the term of this Agreement or any extension thereof as are required under the regulations of the City.

12. At the time of turning maintenance responsibilities over to the City, Developer, at its sole

expense upon request of the City, shall furnish all labor, materials, equipment, accessories and services to insure irrigation equipment is in proper working order and to remove and replace any damaged or unwanted plant material to meet the City standards for low maintenance landscaping, and leave the areas in a condition acceptable to the City.

This Section applies to all aspects of the maintenance and all areas landscaped and irrigated under this Agreement, including specifically, but not limited to, replacement of damaged or dead landscaping materials and replacement or repair of irrigation equipment.

13. Developer, its representatives, successors, or assigns hereby covenants and agrees that no claim, loss, cause of action, suit or other action for damages resulting from death or personal injury to any of the above, or damage to personal property belonging to any of the above, and based upon in any manner the landscaping, irrigation, and maintenance of the said right-of-way will ever be instituted by Developer, its representatives, successors or assigns against the City of Rockwall, its agents or employees.

14. Developer, its representatives, successors, or assigns hereby covenants and agrees to indemnify and hold the City of Rockwall, its officers, agents and employees harmless from and against any and all claims, losses, suits, causes of action or demands of any nature whatsoever attributable in any way to the installation and maintenance of the landscaping and irrigation equipment in said right-of-way arising during the term of this Agreement.

15. This Agreement and all requirements hereunder may be modified or amended only by written instrument executed by the Developer and the City, their representatives, successors or assigns.

16. The laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of this Agreement, and Rockwall County shall be the exclusive venue for the bringing of any action to enforce the terms and conditions of the Agreement.

IN WITNESS HEREOF, the parties hereto have executed this Agreement the day and year first above written.

CITY OF ROCKWALL, TEXAS

By: _____

LAGO VISTA PARTNERS, LTD.
a Texas Limited Partnership

By: _____
Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS)(
)(
COUNTY OF ROCKWALL)(

BEFORE ME, The undersigned authority, on this day personally appeared _____, City Manager of the **CITY OF ROCKWALL, TEXAS,** a home-rule municipal corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same as the act and deed of the **CITY OF ROCKWALL, TEXAS**, for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of the office this the _____ day of _____, 1995.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS)(
)(
COUNTY OF _____)(

BEFORE ME, The undersigned authority, on this day personally appeared _____, _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is duly authorized to execute the foregoing instrument and that he/she executed the same as the act and deed of the **LAGO VISTA LIMITED PARTNERSHIP** for the purposes and consideration therein expressed and in the capacity therein stated.

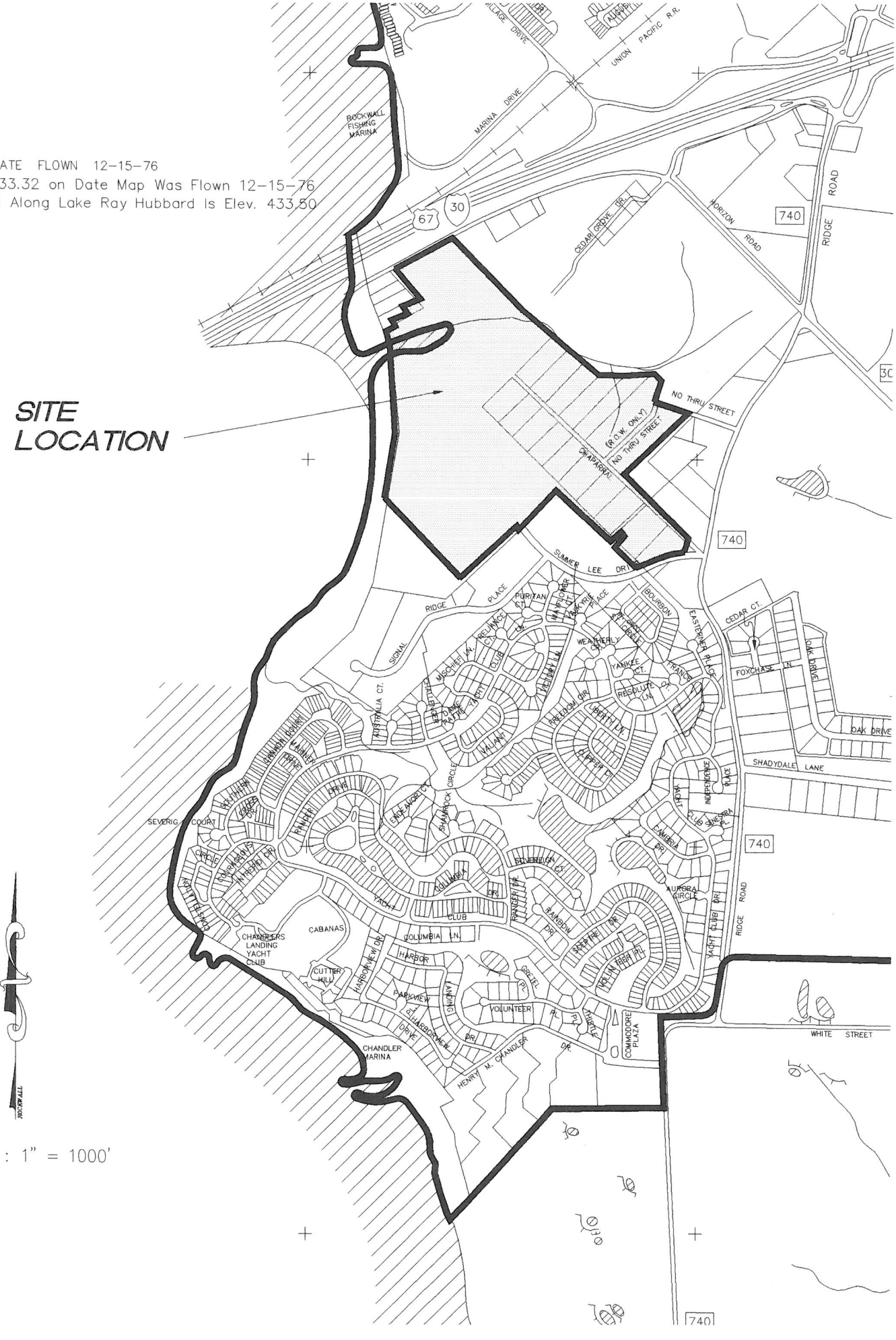
GIVEN under my hand and seal of the office this the _____ day of _____, 1995.

_____
Notary Public in and for the State of Texas

DATE FLOWN 12-15-76

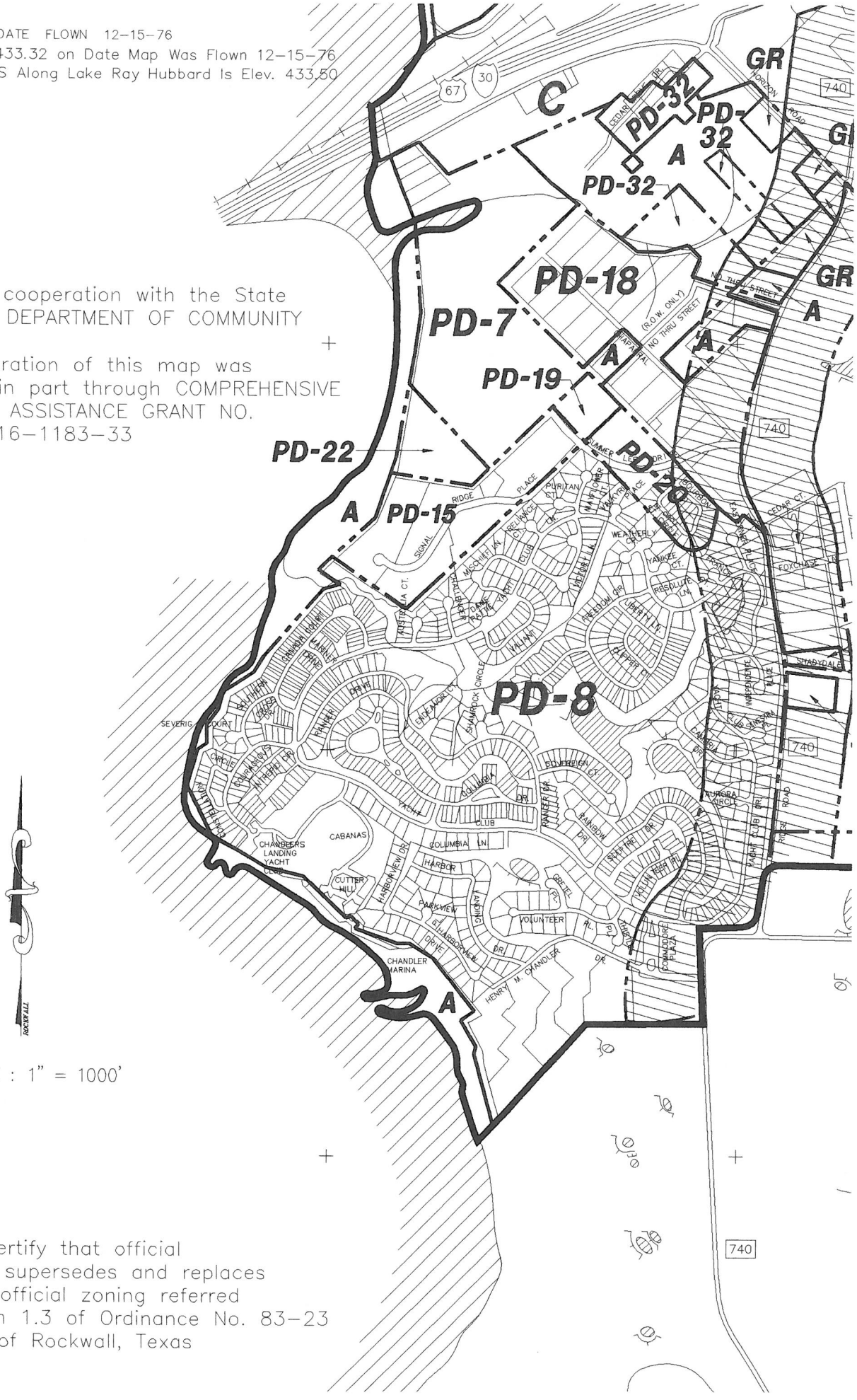
Line Elev. At 433.32 on Date Map Was Flown 12-15-76

'ALL CITY LIMITS Along Lake Ray Hubbard Is Elev. 433.50



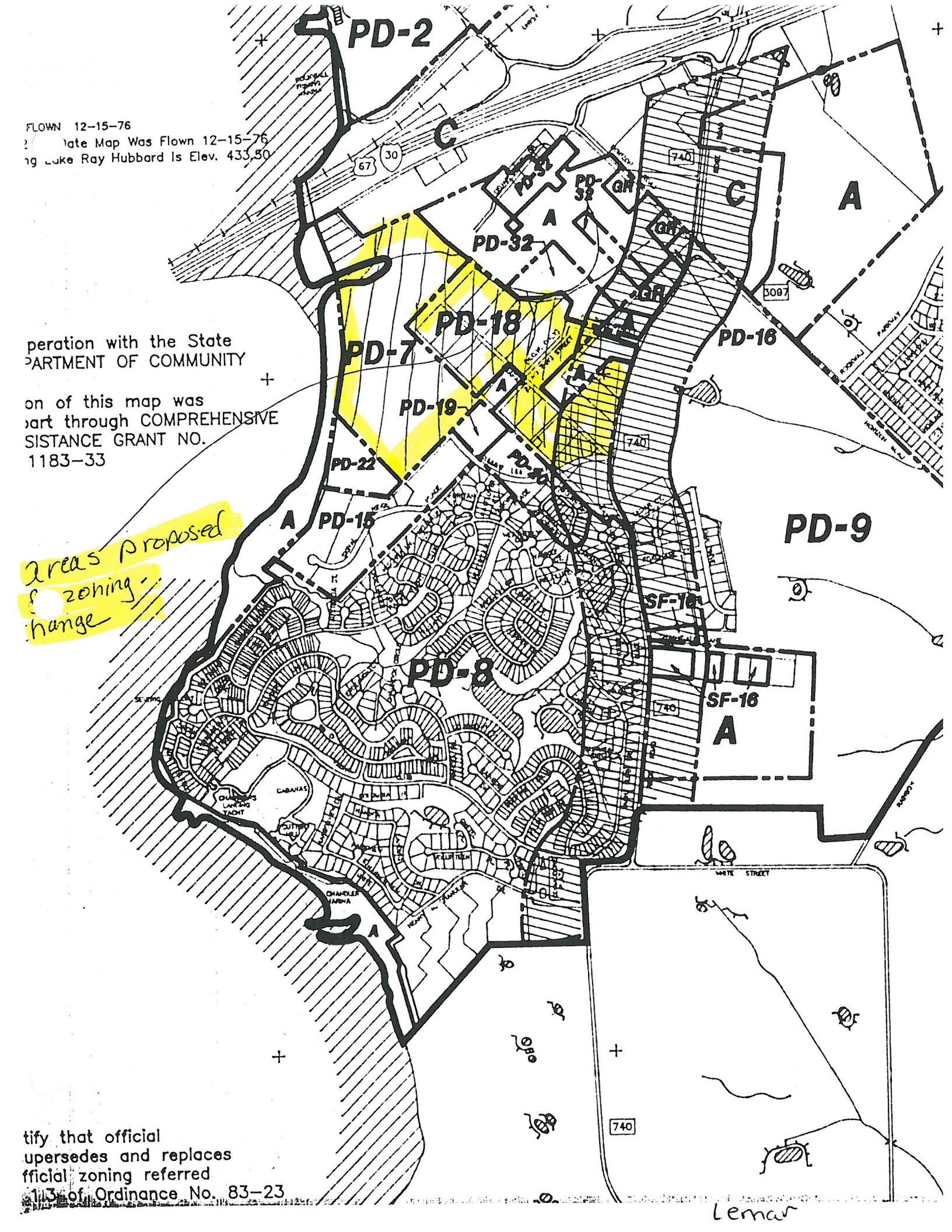
SCALE : 1" = 1000'

DATE FLOWN 12-15-76
Shore Line Elev. At 433.32 on Date Map Was Flown 12-15-76
ROCKWALL CITY LIMITS Along Lake Ray Hubbard Is Elev. 433.50



Prepared cooperation with the State of TEXAS DEPARTMENT OF COMMUNITY AFFAIRS.
the preparation of this map was financed in part through COMPREHENSIVE PLANNING ASSISTANCE GRANT NO. TX -06-16-1183-33

This is to certify that official zoning map supersedes and replaces the original official zoning referred to in Section 1.3 of Ordinance No. 83-23 of the City of Rockwall, Texas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SISTANCE GRANT NO.
1183-33
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PD-18
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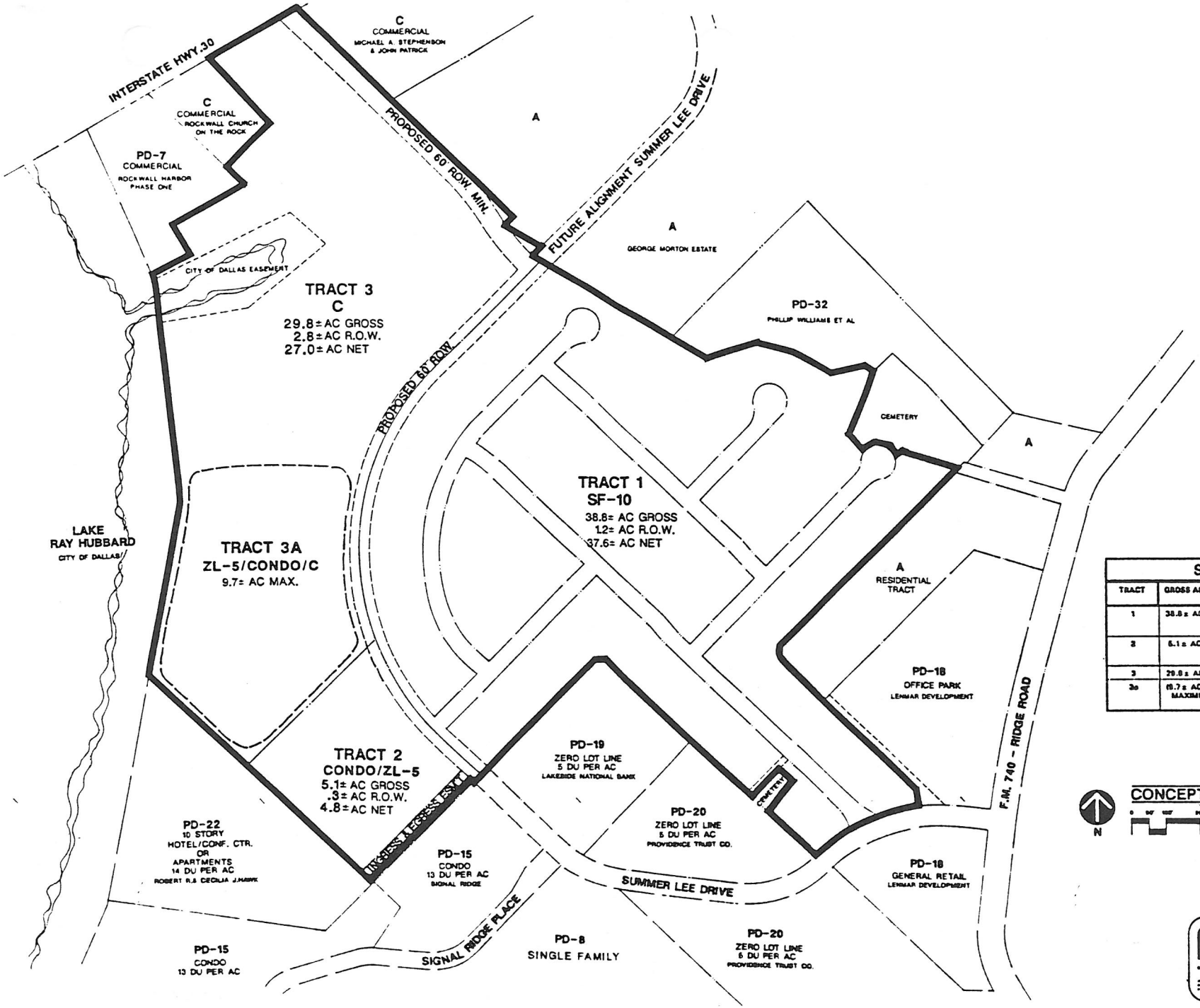


SITE DATA

TRACT	GROSS ACRES	PROPOSED ZONING	MAXIMUM DU'S
1	38.8± ACRES	P.D. FOR SINGLE FAMILY DETACHED USES	100
2	6.1± ACRES	P.D. FOR MEDIUM DENSITY RESIDENTIAL USES	71
3	29.8± ACRES	P.D. FOR "C" USES	
3a	(9.7± ACRES MAXIMUM)	ALLOWING FOR MEDIUM DENSITY RESIDENTIAL USES	135 (MAX.)

N

CONCEPT PLAN

ZONING EXHIBIT FOR
ROCKWALL HARBOR JOINT VENTURE
I-30 & WEST OF RIDGE ROAD
ROCKWALL, TEXAS

REV:4 FEB 94
17 FEB 94

2 2

AGENDA
PLANNING AND ZONING COMMISSION
WORK SESSION
CITY HALL
205 WEST RUSK
FEBRUARY 28,1994
7:00 P.M.

I. CALL TO ORDER

II. WORK SESSION ITEMS

P&Z-93-52-Z	Amendment to "PD-7" and "PD-18" from LENMAR Development Corp.
P&Z-94-4-Z	Zoning change from "A" to "LI" from Van Walker
P&Z-94-5-Z	Amendment to "PD-14" from Monty Oakley
P&Z-93-39-CUP/SP	CUP and Site Plan for Tom Shirey
P&Z-54-PP/Z/FP	Zoning change from "C" to "SF-10" and Final Plat for Harlan Park Phase II
	Discuss and Consider amendment to the Thoroughfare Plan
P&Z-93-43-FP	Final Plat for Caruth Lake Development
P&Z-94-6-RP	Replat in Chandlers Landing for Joetta Welch

AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY OF ROCKWALL
CITY HALL
205 WEST RUSK
FEBRUARY 28,1994
7:00 P.M.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

III. PUBLIC HEARINGS

A. 93-46-Z Hold Public Hearing and Consider Recommending Approval for a request from MAHR Development for a change in zoning from PD-11, Planned Development and SF-10, Single Family District Classification to Planned Development Classification for single family uses and approval of a preliminary plan and area requirements on a tract of land containing approximately 145 acres located east of north Lakeshore and south of Alamo Road.

B. 93-53-F Hold Public Hearing and Consider Recommending Approval for a request from Duane Lites for a front yard fence for property located at 601 Parks Ave.

C. 94-1-Z Hold Public Hearing and Consider Recommending Approval of a Request from Thomas Haack for a change in Zoning from Agricultural to Light Industrial for property located at south side of I-30 service road west of Hwy 549 and approval of a Site Plan and Preliminary Plat.

D. 94-1-Z Hold Public Hearing and Consider Recommending Approval of a Request from Los Prados Development Company for a Zoning Change from Multi-Family 15 to Single Family 7 for property located on the south side of Yellowjacket Lane, north west of SH-205 and approval of a Concept Plan.

E. 94-3-CUP Hold Public Hearing and Consider Recommending Approval of a Request from Kerry Mason for a Conditional Use Permit for an accessory building in excess of 225 square feet for a tract of land located west of SH-205 and south of Dalton Road.

IV. ACTION ITEMS

A. Discuss and Consider Amendment to the Thoroughfare Plan regarding Alamo Road.

B. 93-43-FP Discuss and Consider Recommending Approval of a Request from Caruth Lake Development for a Final Plat for Village of Caruth Lake located north of Harris Heights Addition and east of SH-205.

V. WORK SESSION

A. 93-52-Z Amendment to PD-7 and PD-18 from LENMAR Development Corp.

B. 94-4-Z Zoning change from "A" to "LI" from Van Walker

C. 94-5-Z Amendment to "PD-14" from Monty Oakley

D. 93-39-CUP/SP CUP and Site Plan for Tom Shirey

E. 93-54-PP/Z/FP Zoning change from "C" to "SF-10" and Final Plat for Harlan Park

F. 94-6-RP Replat in Chandlers Landing for Joetta Welch

VI. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (214) 771-7700 or FAX (214) 771-7727 for further information.

Posted this 25th day of February, 1994 at 5:00 p.m. by Denise LaRue

AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY OF ROCKWALL
CITY HALL
205 W RUSK
February 10,,1994
7:00 P.M.

I. **Call To Order**

II. **Approval of Minutes**

III. **Public Hearing**

93-46-Z Hold Public Hearing and Consider Recommending Approval for a request from MAHR Development for a change in zoning from PD-11, Planned Development and SF-10, Single Family District Classification to Planned Development Classification for single family uses and approval of a preliminary plan and area requirements on a tract of land containing approximately 145 acres located east of North Lakeshore and south of Alamo Road.

93-53-F Hold Public Hearing and Consider Recommending Approval for a request from Duane Lites for a Front Yard Fence for property located at 601 Parks Ave.

94-1-Z Hold Public Hearing and Consider Recommending Approval for a request from Thomas Haack for a Change in zoning from Agriculture to Light Industrial for property located at South side I-30 service road west of Hwy 549 and approval of a Site Plan and Preliminary Plat

94-2-Z Hold Public Hearing and Consider Recommending Approval from Los Prados Development Company for a Zoning Change from Multi-Family 15 to Single Family 7 for property located on the south side of Yellow Jacket Lane, north west of SH-205 and approval of a Concept Plan

94-3-CUP Hold Public Hearing and Consider Recommending Approval from Kerry Mason for Conditional Use Permit for an accessory building in excess of 225 square feet for a tract of land located west of SH-205 and south of Dalton Road

IV. **Action Items**

93-43-FP Discuss and Consider Recommending Approval of a Request from Caruth Development Corp. for a Final Plat for Villages of Caruth Lake located north of Harris Heights Addition and East of SH-205.

V. **Adjournment**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (214) 771-7700 or FAX (214) 771-7727 for further information.

Posted this 7th day of February,1994 at 4:00 p.m. by Denise LaRue

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: March 10, 1994 **Agenda No:** III. A.

Agenda Item: P&Z 93-52-Z - Hold Public Hearing and Consider Recommending Approval for a Request from LENMAR Development Corp. for an Amendment to PD-7 and PD-18 to Provide for a Change in Approved Land Uses to Include Single Family, Zero Lot Line, Multifamily Condominiums, and Commercial Uses and Approval of a Preliminary Plan, Area Requirements, and Special Conditions on approximately 80 acres on Land Located South of I-30 and West of FM-740

Item Generated By: Applicant, Lenmar Development

Action Needed: Hold public hearing and take any necessary action.

Background Information: The applicant has requested a change in zoning to amend PD-7 and PD-18 to combine those into one PD along with a commercial tract located along the I-30 Service Road. The request contains the following items:

1. To change the land use east of Summer Lea Drive, which contains a portion of PD-18 and a portion of PD-7, from Zero Lot Line, Townhouse, and Commercial to Single Family development meeting the SF-10 standards. This area contain approximately 38.8 acres.

2. To change the land use on the west side of Summer Lea Drive adjacent to the Signal Ridge development, which is currently PD-7 and zoned for Commercial uses, to Zero Lot Line/Condominium development. This tract, which contains approximately 5.1 acres, would be developed as either zero lot line meeting the City's zero lot line standards, or condominium not exceeding 14 units per acre and meeting the restrictions of both the current multifamily district and the conditions proposed by the applicant in terms of design. The adjacent Signal Ridge development is constructed to a density of approximately 13 units per acre.

3. To change the land use on the west side of Summer Lea Drive adjacent to the above tract, which is currently PD-7 and zoned for Commercial uses, to Zero Lot Line/Condominium development or commercial uses. This tract, which contains approximately 9.7 acres, would be developed as either zero lot line meeting the City's zero lot line standards, condominium not exceeding 14 units per acre and meeting the restrictions of both the current multifamily district and the conditions proposed by the applicant in terms of design, or as commercial development.

4. To amend the current approved road layout, which was approved as a part of the approval of PD-7, to relocate a proposed commercial street from its current location between the two tracts identified as tract 2 and tract 3A to the existing road easement adjacent to Signal Ridge. When the road was originally approved it was designed to provide access to PD-22 and subsequently, the Council approved a site plan for a hotel/conference center on PD-22 with the access as approved in PD-7. Included in the packet are a number of documents submitted by both the applicant and the owner of PD-22 in regard to legal action that has occurred in the past on this road. The planning decision that needs to be made is whether or not to keep the road in its current location or to approve the request to move the road next to Signal Ridge.

   From a planning standpoint the road in its current location provides a good separation from the possible mix of uses that are proposed in this area. It also conforms to the existing site plan that is approved for PD-22. We see no overriding justification from the developer as to a reason for relocating the road. Summer Lea is shown to follow the alignment that was previously approved by the City Council with the access to the Service road occurring east of the new off ramp.

The application is very thorough in terms of identifying the conditions and area requirements that would be met and we have no specific recommended changes to those conditions. The proposed land uses, if approved, are

PLANNING AND ZONING COMMISSION
Regular Meeting Minutes
March 10,1994

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m by James Greenwalt with the following members present; Art Ruff, Ross Ramsey, Van Ewing, Pat Friend, Terry Raulston, and Ginger Baugh.

II. PUBLIC HEARINGS

93-52-Z HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL FOR A REQUEST FROM LENMAR DEVELOPMENT CORP. FOR AN AMENDMENT TO PD-7 AND PD-18 TO PROVIDE FOR A CHANGE IN APPROVED LAND USES TO INCLUDE SINGLE FAMILY, ZERO LOT LINE, MULTI-FAMILY CONDOMINIUMS, AND COMMERCIAL USES AND APPROVAL OF A PRELIMINARY PLAN, AREA REQUIREMENTS, AND SPECIAL CONDITIONS ON APPROXIMATELY 80 ACRES OF LAND LOCATED SOUTH OF I-30 AND WEST OF FM-740

The Chairman opened the public hearing.

Robert Pope, Richard Ferrara, and Mary Diamond representing Lenmar Development had originally requested approval to amend Pd-7 and PD-18 to combine those into one PD along with a commercial tract located along I-30 Service Road. Mr. Pope requested to withdraw the request for tracts 2,3, and 3A at this time and continue only with tract 1 for the single family development for 10,000 square foot lots.

Don Brown, 3135 Bourbon Street Circle asked question about the multi-family zoning.

Lee Wilson, owner of a tract of land asked about the existing road to this property.

Kirby Albright, 2125 Ridge Road explained a memorandum he wrote to Mahr Development Corp. on February 25,1994 regarding entrance onto PD-22.

The public meeting was closed.

After much discussion, Mr. Friend made a motion to approve the request from LENMAR Development Corp. for an amendment of PD-7 and PD-18 only for Tract 1, to be changed to single family as requested by the developer, with no changes to be made to the portion of PD-7 west of Summer Lee listed as tract 2,3, and 3A.

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

94-5-Z HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM MONTY OAKLEY FOR AN AMENDMENT TO THE PD-14 PLANNED DEVELOPMENT DISTRICT TO ALLOW A PART TIME RESIDENCY AS AN ACCESSORY TO A PERMITTED USE LOCATED AT 1300 ROCKWALL PARKWAY.

The Chairman opened the public hearing.

Mr.Douphrate recommended denial of the request due to the fact that PD-14 does not allow part time residential as an accessory use.

The applicant was not present. Mr.Ewing made a motion to table to continue the public hearing until the next regularly scheduled meeting. Mr.Ruff seconded the motion. The motion was voted on and passed unanimously.

93-39-CUP/SP HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM TOM SHIREY FOR CONDITIONAL USE PERMIT TO ALLOW A MAXIMUM OF OUR DISPENSERS AS AN ACCESSORY TO A PERMITTED RETAIL USE ON A TRACT OF LAND LOCATED AT SH-205 AND FM-552, AND APPROVAL OF A SITE PLAN.

The Chairman opened the public hearing.

Mr. Douphrate outlined the request and recommended approval of the Conditional Use Permit and Site Plan.

There being no one else to speak, the public hearing was closed.

After much discussion Mr.Ruff made a motion to approve the request from Tom Shirey for a Conditional Use Permit to allow a maximum of four dispensers as an accessory for a permitted retail use and a site plan for property located at SH-205 and FM-552. Mr.Raulston seconded the motion. The motion was voted on passed unanimously.

93-54-PP/Z/FP HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM JOE HOLT FOR A CHANGE IN ZONING FROM "GR" GENERAL RETAIL TO "SF-10" RESIDENTIAL DISTRICT CLASSIFICATION ON A TRACT OF LAND LOCATED NORTH OF DALTON ROAD AND WEST OF SH-205, AND CONSIDER APPROVAL OF A FINAL PLAT FOR HARLAN PARK, PHASE II.

The Chairman opened the public hearing.

Mr. Douphrate outlined the request and recommended approval of the request for zoning change and approval of the final plat provided the engineering plans are revised in accordance with Staff's review comments.

The Chairman closed the public hearing.

Mr. Friend made a motion to table action until the next scheduled meeting.

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

94-6-RP HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM JOETTA WELCH AND DUNCAN CURRIE FOR A REPLAT OF LOTS 1-R AND 2-R, BLOCK A OF 18-1 OF CHANDLERS LANDING TO COMBINE TWO LOTS INTO ONE.

The Chairman opened the public hearing.

Mr.Douphrate outlined the request and recommended approval.

Jim Stuwart, builder addressed the Commission and explained that the applicants which to combine the lots to build a home.

There being no one else to speak the public hearing was closed.

Mr.Friend made a motion to approve the request from Joetta Welch and Duncan Currie for a replat of lots 1-R and 2-R, block A of 18-1 Chandlers Landing to combine two lots into one. Mr.Ramsey seconded the motion. The motion was voted on and passed unanimously.

III. ACTION ITEMS

94-1-Z/PP/SP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A SITE PLAN/PRELIMINARY PLAT FOR THOMAS HAACK ON A TRACT OF LAND LOCATED SOUTHSIDE OF I-30 SERVICE ROAD AND WEST OF HWY 549.

Mr.Douphrate outlined the request and recommended approval with the conditions.

Mark Smith, Attorney for the applicant addressed the Commission to answer questions and explain the applicants intention for this request. He indicated plans at this time are to plat only tract I with a right-of-way dedication along the east boundary line and enter into a facilities agreement to defer construction of the concrete street improvements until such time as the street may be constructed. He indicated that they wanted to use the right of way as a driveway, paving it with gravel for a period of 2 years and then upgrading to City driveway standards. The existing tract would be replatted and combined as one lot with the rear parcel.

After much discussion Mr.Greenwalt made a motion to recommend approval of the request from Thomas Haack for a site plan and preliminary plat for a tract of land located on the southside I-30 service road and west of Hwy 549 with a variance to allow a gravel drive as temporary access to the rear building which will be removed when the concrete/asphalt drive is constructed not to exceed 2 years form the date the property is replatted. The property owner will escrow

25% of the cost to improve one-half of the collector when the city deems the construction of the commercial collector is warranted. Mr.Friend seconded the motion. The motion was voted on and passed unanimously.

IV. ADJOURNMENT

There being no further business to come before the commission the meeting was adjourned.

APPROVED: ATTEST:

Planning And Zoning Commission Minutes
April 14,1994

I. CALL TO ORDER

The meeting was called to order by Jim Greenwalt at 7:00 p.m with the following members present; Art Ruff, Ross Ramsey, Terry Raulston, Ginger Baugh, and Van Ewing. Pat Friend was absent.

II. CONSIDER APPROVAL OF MINUTES OF FEBRUARY 28, AND MARCH 10,1994

Mr.Ruff made a motion to approve the minutes for February, and March, 1994.
Mr. Raulston seconded the motion. The motion was voted on and passed unanimously.

III. PUBLIC HEARINGS/ZONING CASES

P&Z-94-2-Z/SP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM LOS PRADOS DEVELOPMENT FOR A ZONING CHANGE FROM MULTI-FAMILY-15 TO SINGLE FAMILY-7 AND CONSIDER RECOMMENDING APPROVAL OF A CONCEPT PLAN FOR PROPERTY LOCATED ON THE NORTH SIDE OF YELLOWJACKET LANE, WEST OF SH-205.

Mr. Douphrate outlined the request, recommending approval of the Zoning change.

After much discussion, Mr. Ramsey made a motion to approve the request from Los Prados Development for a Zoning change from Multi-Family-15 to Single Family-7 for property located on the north side of Yellowjacket Lane, west of SH-205.

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

After much discussion Mr. Ewing made a motion to approve the request from Los Prados for a Concept Plan for property located on the north side of Yellowjacket, west of SH-205.

Mrs. Baugh seconded the motion. The motion was voted on and passed 5 to 1 with Mr. Ruff opposed.

P&Z-93-54-Z/FP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM JOE HOLT FOR A ZONING CHANGE FROM GENERAL RETAIL TO SINGLE FAMILY-10 AND CONSIDER RECOMMENDING APPROVAL OF A FINAL PLAT FOR HARLAN PARK, PHASE II.

Mr. Douphrate explained to the Commission that the applicant has requested approval to table this request until the next meeting in order to have adequate ownership documentation to submit to the Commission.

Mr. Greenwalt made a motion to table consideration of the request for a zoning change from General Retail to Single Family-10 and approval for a final plat for property located north of FM-552 and west of SH-205 until the next work session.

Mr. Ramsey seconded the motion to table the request until the next work session. The motion was voted on and passed unanimously.

P&Z-94-8-PP CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM WHITTLE DEVELOPMENT CORPORATION FOR A PRELIMINARY PLAT ON FOX CHASE PHASE III, LOCATED SOUTH OF I-30 AND EAST OF FM-740.

Mr. Douphrate outlined the request and recommended approval.

After much discussion Mr. Ramsey made a motion to approve the request from Whittle Development Corporation for a preliminary plat on Fox Chase Phase III, located south of I-30 and east of FM-740.

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

P&Z-52-PP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM LENMAR DEVELOPMENT CO. FOR A PRELIMINARY PLAT FOR THE MIRA VISTA ADDITION, A 40 ACRE SUB-DIVISION LOCATED SOUTH OF I-30 AND WEST OF FM-749.

Mr. Douphrate explained to the Commission that the applicant was still working with the owners on the street and alley layout and that they had requested that you this item be tabled until the next work session.

Mr. Ewing made a motion to approve the tabling of the request until the next work session.

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

P&Z-93-38-FP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM SHEPHERD PLACE HOMES FOR A FINAL PLAT FOR WINDMILL RIDGE PHASE 3B, FOR A 22 ACRE SUBDIVISION LOCATED WITHIN PD-13, EAST OF FM-3097.

Mr. Douphrate outlined the request and recommended approval of the final plat provided the engineering plans are corrected in accordance with the comments outlined by the City Engineer and that the plat be revised by adding the necessary drainage and utility easements previously noted on the plan review.

After much discussion Mr.Ewing made a motion to approve the Request from Shepherd Place Homes for a Final Plat for Windmill Ridge, Phase 3B, for a 22 acre subdivision located within

PD-13, east of FM-3097, provided the engineering plans and plat are corrected in accordance with the comments outlined by the City Engineer.

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

IV. ADJOURNMENT

There being no further business the meeting was adjourned at 9:00 p.m.

ATTEST:

Community Development Coordinator

APPROVED:

Planning & Zoning Commission Chairman

City of Rockwall
Planning and Zoning Agenda

Agenda Date: April 28, 1994

Agenda Item: P&Z 93-52-PP - Discuss and Consider Recommending Approval of a Request From LENMAR Development Co., for a Preliminary Plat for the MIRA Vista Addition, a 40 Acre Subdivision Located South of I-30 and West of FM-740.

Item Presented By: Applicant, LENMAR Development Co.

Action Needed: Discuss and Consider recommendation for Approval.

Background Information: The applicant withdrew his application from the April 14, 1994 agenda in order to revise a portion of the plat's boundary. Please recall their original submittal encroached onto a portion of PD-19 without consent of the property owner, Lakeside National Bank. Submitted herein is a revised layout which eliminates any encroachment onto the PD-19 tract. I met with Mr. Lynn McCreary, President of Lakeside National Bank, on Tuesday, April 26, 1994. He stated this layout is acceptable but would consider a through alley along the west property line provided that the only encroachment to occur would be in the 30' radius area in the northwest corner of the 4.0 acre tract.

The plat as presented provides access to the north cemetery through Shady Oaks Circle. Since this cemetery is still active it would be most desirable to retain the current access to the cemetery by use of Cemetery Road. Lot 16 will need to be revised by shifting the north property line outside of Cemetery Road. The length of Shady Oaks Circle will need to be reduced.

The applicant will need to provide the legal descriptions necessary for the abandonment of the Lake Ridge Estates right-of-way prior to submitting the final plat. The applicant must also provide, as part of the final plat, the right-of-way dedications which were required by the Council when the zoning was amended for both PD-7 and 18. These two dedications are listed below:

1. A 50' right-of-way which will be in conformance with the original site plan approved and adopted under Ordinance 82-36.

2. Right-of-way for the commercial collector indicated on the concept plan and connecting the IH-30 service road with Summer Lee.

As mentioned in the previous memorandum, the Park Board is reviewing the proposed park land dedication and will provide their recommendation to the Council at a later time.

Recommendation: Staff recommends approval of the preliminary plat provided the following conditions are met:

1. The applicant maintain a 40' right-of-way for Cemetery Road.

2. The applicant provide screening between the proposed alley and Lots 12 & 13 of Lake Ridge Estates.

3. The offsite right-of-way dedications be provided with the final plat submittal.

4. The legal description be provided to staff for abandonment of the existing Lake Ridge Estates right-of-way

5. Allow the developer to provide a through alley layout along the west side of PD-19 causing a corner clip encroachment onto PD-19. Lakeside National Bank in turn will dedicate this corner clip as public right-of-way.

Attachments: None

Agenda Item: P&Z 93-52-PP

AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY HALL
205 WEST RUSK
July 14, 1994
7:00 P.M.

I CALL TO ORDER

II APPROVAL OF MINUTES FOR JUNE 9,1994

III PUBLIC HEARINGS

PZ-93-14-CUP Hold Public Hearing and Consider Recommending Approval of a Request for a Conditional Use Permit request from Ci Ci's Pizza to allow video arcade machines as a commercial amusement use at property located at 1103 Ridge Road.

PZ-93-52-FP Hold Public Hearing and Consider Recommending Approval of a Request from LENMAR Development Co. for a vacation of a portion of Lakeridge Estates and discuss and Consider Approval of a Final Plat for Lago Vista Addition, a 40 acre subdivision located west of FM-740.

IV REVIEW OF SELECTED PD's

A. Review Planned Development Number 14 and Consider Necessary Action

B. Review Planned Development Number 15 and Consider Necessary Action

C. Review Planned Development Number 16 and Consider Necessary Action

D. Review Planned Development Number 17 and Consider Necessary Action

E. Review Planned Development Number 29 and Consider Necessary Action

F. Review Planned Development Number 32 and Consider Necessary Action

V Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (214) 771-7700 or FAX (214) 771-7727 for further information.

Posted this 11th day of July, 1994 at 5:00 p.m by Denise LaRue

City of Rockwall
Planning and Zoning Agenda

Agenda Date: July 14, 1994

Agenda Item: P&Z 93-52-FP Hold Public Hearing and Consider recommending approval of a request from LENMAR Development Company for a vacation of a portion of Lake Ridge Estates and Discuss and Consider Approval of a Final Plat for Lago Vista Addition, a 40-acre subdivision located west of FM-740.

Item Presented By: Applicant, LENMAR Development Co.

Action Needed: Discuss and Consider recommendations for Approval.

Background Information:

The developer has modified the plat so that all of the conditions outlined in the preliminary review have been implemented with exception to the corner right-of-way clip located on PD-19.

I contacted Mr. Lynn McCreary on Tuesday to see if he had executed the easement prepared and submitted to him by the Developer's engineer. Mr. McCreary informed me that the property was now under contract and he has therefore elected not to sign the easement. The prospective buyer of the property has a 90-day time period to purchase or abstain on the purchase of the property. Mr. Pope representing LENMAR was also notified on Tuesday of Mr. McCreary's position on this issue.

We have scheduled this agenda item to be submitted to the Council on August 1, 1994. Mr. Pope in the meantime will be contacting the prospective buyer of this PD-19 property to try to resolve this matter.

The Developer will also be required to escrow a portion of the funds required to upgrade the Signal Ridge Lift Station which will serve this development once completed.

Recommendation: Staff recommends approval of the final plat provided the following conditions are met:

1. The Developer enter into a facilities agreement outlining a) the pro-rata funds required to upgrade the Signal Ridge Lift Station and b) requirements to screen the proposed alley from Lots 12 &13 of Lake Ridge Estates.

2. The Developer provide to staff an executed easement from the owner of the PD-19 tract prior to submission of plat to Council.

3. The Developer's Engineer revise the engineering plans according to the comments outlined by the City Engineer.

Attachments:

Agenda Item: P&Z 93-52-FP

PRG planning resources group urban planning consultants

MEMORANDUM

TO: Dub Douphrate, P.E.

FROM: Dan C. Boutwell, AICP

SUBJECT: PZ 93-52-FP (Lago Vista Addition)

DATE: July 12, 1994

The applicant is requesting approval of a final plat of Lago Vista Addition. The submitted final plat is in agreement with the previously approved preliminary plat. A number of questions and comments were provided at the time of preliminary platting. However, the applicant has appropriately addressed all of these questions and comments. This Final Plat is in compliance with the Subdivision Regulations for the City of Rockwall, and we would recommend approval of the Plat as submitted.

If you have any comments or questions please do not hesitate to contact me.

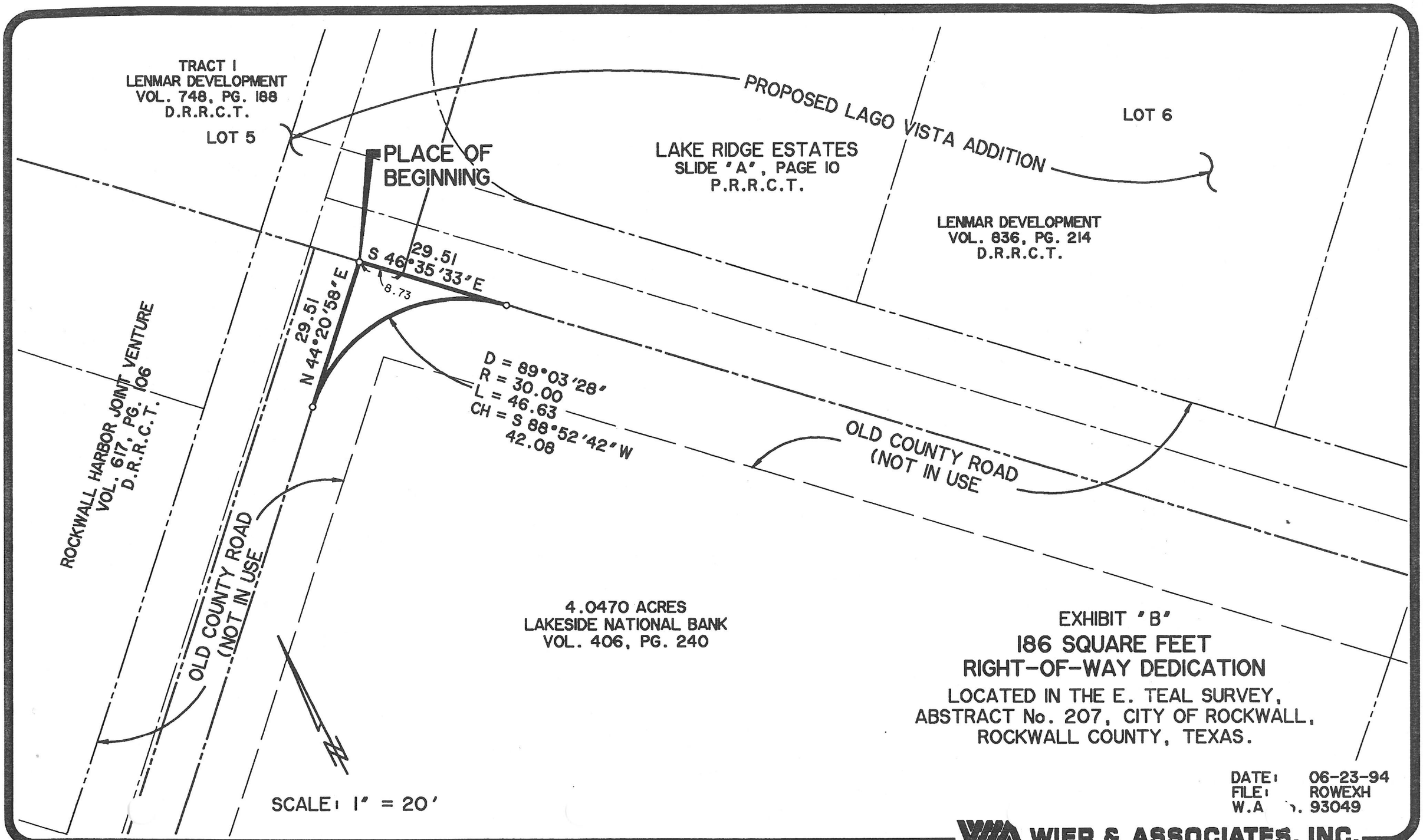


EXHIBIT "B"

186 SQUARE FEET
RIGHT-OF-WAY DEDICATION

LOCATED IN THE E. TEAL SURVEY,
ABSTRACT No. 207, CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS.

DATE: 06-23-94
FILE: ROWEXH
W.A [illegible]. 93049

WIER & ASSOCIATES, INC.

PLANNING AND ZONING COMMISSION MINUTES
JULY 14,1994

I. CALL TO ORDER

The meeting was called to order by Jim Greenwalt at 7:00 p.m with the following members present; Pat Friend, Terry Raulston, Ginger Baugh, Art Ruff, Ross Ramsay, and Van Ewing.

II. PUBLIC HEARINGS/ZONING CASES

PZ-94-14-CUP HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FOR A CONDITIONAL USE PERMIT REQUEST FROM CI CI'S PIZZA TO ALLOW VIDEO ARCADE MACHINES AS A COMMERCIAL AMUSEMENT USE AT PROPERTY LOCATED AT 1103 RIDGE ROAD.

Mr. Douphrate outlined the request, recommending approval of the Conditional Use Permit.

After much discussion, Mr.Ramsay made a motion to approve the request from CiCi's Pizza to allow video arcade machines as a commercial amusement use with the condition the noise making video machines are kept in a separate room and the conditional use permit will be reviewed in 1 year for property located at 1103 Ridge Road.

Mr.Raulston seconded the motion, the motion was voted on and passed 6 to 1 with Mr.Greenwalt against.

PZ-93-52-FP HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM LENMAR DEVELOPMENT CO. FOR A VACATION OF A PORTION OF LAKE RIDGE ESTATES AND DISCUSS AND CONSIDER APPROVAL OF A FINAL PLAT FOR LAGO VISTA ADDITION, A 40 ACRE SUBDIVISION LOCATED WEST OF FM-740.

Mr. Douphrate outlined the request, recommending approval of a request from LENMAR Development Company for a vacation of a portion of Lake Ridge Estates and approval of a Final Plat for Lago Vista Addition, a 40 acre subdivision located west of FM-740.

After much discussion Van Ewing made a motion to approve the request from LENMAR Development Company for a vacation of a portion of Lake Ridge Estates and a Final Plat for

Lago Vista Addition, a 40 acre subdivision located west of FM-740 with the following conditions; A. The developer enter into a facilities agreement outlining the pro-rata funds required to upgrade the Signal Ridge Lift Station and requirements to screen the proposed alley from Lots 12 & 13 of Lake Ridge Estates. B. The Developer provide to staff an executed Right-of-Way from the owner of the PD-19 tract prior to submission of the plat to Council or Lots 3 thru 16 , being Block A be included into the second phase of the development. C. The Developer's Engineer revise the engineering plans according to the comments outlined by the City Engineer.

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

IV REVIEW OF SELECTED PD's

REVIEW PLANNED DEVELOPMENT NUMBER 14 AND CONSIDER NECESSARY ACTION

After much discussion Mr.Ramsay made a motion to make no changes to PD-14. Mr.Ewing seconded the motion. The motion was voted on and passed unanimously.

REVIEW PLANNED DEVELOPMENT NUMBER 15 AND CONSIDER NECESSARY ACTION

After much discussion Mr.Ewing made a motion to make no changes to PD-15. Mr.Raulston seconded the motion. The motion was voted on and passed unanimously.

REVIEW PLANNED DEVELOPMENT NUMBER 16 AND CONSIDER NECESSARY ACTION

After much discussion Mr.Ewing made a motion to make no change to PD-16. Mrs. Baugh seconded the motion. The motion was voted on and passed unanimously.

REVIEW PLANNED DEVELOPMENT NUMBER 17 AND CONSIDER NECESSARY ACTION

After much discussion, Mr.Greenwalt made a motion to make no changes to PD-17. Mr. Ruff seconded the motion, the motion was voted on and passed unanimously.

REVIEW PLANNED DEVELOPMENT NUMBER 29 AND CONSIDER NECESSARY ACTION

After much discussion, Mr. Friend made a motion to make no changes to PD-29. Mr.Ruff seconded the motion, the motion was voted on and passed unanimously.

REVIEW PLANNED DEVELOPMENT NUMBER 32 AND CONSIDER NECESSARY ACTION

After much discussion, Mr.Ramsay made a motion to make no changes to PD-32. Mr.Ruff

seconded the motion, the motion was voted on and passed 5 to 2 with Mr.Raulston and Mr. Greenwalt against.

V. ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 8:20 p.m.

ATTEST: APPROVED:

Community Development Coordinator

Planning & Zoning Commission Chairman

93-52-2

MINUTES OF THE ROCKWALL CITY COUNCIL
MARCH 21, 1994

Call to Order

Mayor Pro-Tem George Hatfield called the meeting to order at 7:00 p.m. with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, Bruce Oppermann, and Nell Welborn. Mayor Alma Williams was absent.

Consent Agenda

a) **Approval of Minutes of March 7, and March 14, 1994**

b) **P&Z 94-1-Z Consider Approval of an Ordinance Granting a Zoning Change from "A" Agricultural to "LI" Light Industrial for Property Located on South Side of IH-30 Service Road West of Hwy. 549 (2nd reading)**

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "A" AGRICULTURAL ZONING CLASSIFICATION TO "LI" LIGHT INDUSTRIAL ZONING CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

c) **P&Z 94-3-CUP Consider Approval of an Ordinance Granting a Conditional Use Permit for an Accessory Building Exceeding 2325 Sq. Feet for a Tract of Land Located West of SH-205 and South of Dalton Road (2nd reading)**

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE EXCEEDING 225 SQUARE FEET IN A RESIDENTIAL ZONING CLASSIFICATION ON THE PROPERTY DESCRIBED AS LOT 2, BLOCK A, MASON-STEED ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

d) **P&Z 93-46-Z Consider Approval of an Ordinance Granting a Zoning Change from "PD-11" Planned Development 11 and "SF-10" Single-Family 10 District Classifications to "PD" Planned Development Classification for Single Family Uses for Property Located East of N. Lakeshore and South of Alamo Road (1st reading)**

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-11" PLANNED DEVELOPMENT NO. 11 AND "SF-10" SINGLE FAMILY DISTRICT CLASSIFICATION TO "PD- " PLANNED DEVELOPMENT NUMBER ; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Welborn pulled the minutes of March 7 and item D) for clarification and separate consideration.

Oppermann made a motion to approve the remaining consent items White seconded the motion. Couch read the necessary captions. The motion was voted on and passed unanimously.

Following Council discussion, Welborn made a motion to approve the minutes of March 7, 1994. Morgan seconded the motion which passed unanimously.

Welborn made a motion to approve item d) on the consent agenda regarding MAHR Development. Oppermann seconded the motion. Couch read the caption. A call for votes resulted in a passed item with Morgan and White voting against.

Appointments/Public Hearings/Plats/Plans

Appointment with Representative of TSI Regarding Status and Continuation of the SH-205 Contract, Billings, and Take Any Necessary Action

Brian Tehan of TSI addressed the Council regarding the Lakeshore/Summit Ridge project, the current ownership status of TSI, and his proposal for completing the SH-205 contract. He introduced the new group composition of TSI and reviewed the experience of the firm.

Following a lengthy discussion with Council, White made a motion to terminate the contract with TSI. Oppermann seconded the motion.

After further discussion, White amended the motion to delay termination of the contract until completion of Phase II, as outline in the contract, regarding SH-205 alternatives. Oppermann seconded the motion which passed unanimously.

Appointment with Carla Satterfield Regarding Amending the City Code to Allow for Pot-bellied Pigs Within the City Limits and Take Any Necessary Action

Carla Satterfield addressed Council regarding amending the City Animal Code to allow pot-bellied pigs within the City Limits.

James Greenwalt, 209 Tanya Dr., expressed his concern over the possible impact this would have on allowing more livestock/exotic animals in a residential area in the future.

Council discussed the item and Pappa made a motion to table this issue until City staff could further research such an amendment. White seconded the motion which passed unanimously.

Appointment with Chairman of the Planning and Zoning Commission

James Greenwalt reviewed items before Council under Planning & Zoning recommendations.

P&Z 93-52-Z Hold a Public Hearing and Consider Granting a Request to Amend "PD-7" and "PD-18" Planned Development Districts to Provide for a Change in Approved Land Uses to Include Single Family, Zero Lot Line, Multi-Family, Condominiums, and Commercial Use and Approval of a Preliminary Plan, Area Requirements, and Special Conditions on Approximately 80 Acres of Land Located South of IH-30 and West of FM-740 Requested by LENMAR Development Co.

Hatfield opened the public hearing. James Greenwalt, Planning and Zoning Chairman, reviewed the recommendation that only applied to the area relating to Single-Family Use.

Robert Pope, representing MAHR Development, reviewed the request of MAHR Development before Council. Marcy Diamond and Richard Farrar, representatives of the architectural firm assisted in the presentation.

Kirby Albright, 3221 Ridge Road, with Christopher McHaney, of Choice Hotels and Gregory Deal, of Habitat Hotel Group addressed Council regarding Summer Lee access to IH-30.

Don Brown, 3145 Bourbon St., addressed Council regarding concerns on adding more traffic to Ridge Road by approving zoning for Multi-Family and Condominums without consideration for another traffic route away from Ridge Road.

Lee Bolen, 3141 Bourbon St., addressed Council regarding concerns of adding approximately 500 units in an area with only one entrance/exit onto an already congested roadway.

Pat Luby, expressed approval of the Single-Family request.

Robert Jolly, 3135 Bourbon St. expressed concern over Planning and Zoning Commission's recommendation to only examine a portion of a request which would impact a whole community.

Mike Carrancejie, 1205 Signal Ridge, representing Signal Ridge Homeowner's Assoc., expressed approval of Single Family Zoning request. He expressed concerns over 1) traffic congestion in the area and recommended signalization and 2) the destruction of the lake view with development backed up to present day landscape buffer.

Hatfield closed public hearing.

Welborn made a motion to approve an amendment on a portion of PD-7 and PD-18 to change the land use from zero lot line and townhouse to Single Family as requested by the applicant, contingent on a two-lane access being built to IH-30 and a dedication of a ROW providing access to PD-22, as shown on the approved PD-7 site plan. Morgan seconded the motion. The motion passed unanimously.

P&Z 93-39-CUP/SP Hold a Public Hearing and Consider Approval of an Ordinance Granting a Conditional Use Permit to Allow a Maximum of Four (4) Fuel Dispensers as an Accessory to a Permitted Retail Use on a Tract of Land Located at SH-205 and FM-552 (1st reading) and Approval of a Site Plan

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MAXIMUM OF 4 FUEL PUMPS AS AN ACCESSORY TO A PERMITTED RETAIL USE IN A GENERAL RETAIL ZONING CLASSIFICATION ON THE PROPERTY DESCRIBED AS LOT 1, BLOCK A, HILLCREST CENTER ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Pro-Tem Hatfield opened the public hearing. Tom Shirey, the applicant, addressed the Council regarding the approval of the request. Since no one else appeared the public hearing was closed. White made a motion to approve the conditional use permit as stated. Oppermann seconded the motion which passed unanimously.

P&Z 94-6-RP Hold a Public Hearing and Consider Approval of a Replat of Lots 1-R and 2-R, Block 18-1, Chandlers Landing to Combine Two Lots as One Requested by Joetta Welch and Duncan Currie

Public hearing opened by Mayor Pro-Tem Hatfield. Jim Stewart, representing the applicants, requested approval of the request. There being no one else to address the Council, the public hearing was closed. Oppermann made a motion to approve the replat. Welborn seconded the motion. The motion passed unanimously.

Discuss and Consider Approval of a Site Plan/Preliminary Plat for a Tract of Land Located South of IH-30 and East of SH-205 Requested by Thomas Haack

Mark Smith, representative for Thomas Haack, addressed Council regarding approval of the request. Pappa made a motion to approve a site plan/preliminary plat with the condition that the developer enter into a facilities agreement with the City outlining right-of-way and street improvement requirements. Oppermann seconded the motion. A call for votes resulted in the following:

Ayes: Morgan, Pappa, White, Hatfield, and Oppermann
Against: Welborn

City Manager's Report

Couch indicated to Council that the water tower construction bid opening was forthcoming with a probable award of bid at next regular meeting. She also indicated that the ballfield lighting bids were currently being accepted with a completion schedule aimed for the fall.

Council was informed that the process for approving franchise renewal for the cable company was being developed.

Action/Discussion Items

Discuss and Consider the Approval of the Installation of a Computer Network System for the Service Center and Take Any Necessary Action

Couch indicated to Council that the current budget contained funds for extending the network system to the Service Center. Following Council discussion, Welborn made a motion to defer action until the next regular meeting in order for staff to furnish itemized prices and verify costs with other suppliers. Morgan seconded the motion which passed unanimously.

Hold Executive Session Under Sections 551.074 and 551.071 of the V.A.C.S.

The Council convened into executive session at 10:45 p.m. to discuss a) personnel regarding appointment to the Capital Improvement Program Task Force, b) personnel regarding appointment to the Economic Development Commission, c) personnel regarding appointment of Council Member, d) personnel regarding appointment of presiding election judge and alternate for general election and e) litigation regarding Whitman vs. City of Rockwall.

Take Any Necessary Action as a Result of the Executive Session

The Council reconvened into regular session at 11:20 p.m. Mayor Pro-Tem Hatfield announced that no action would be taken on items a), b), c) and e). Oppermann made a motion to appoint Travis Rhoades as the Presiding Election Judge and Martin Parks as the Alternate Election Judge for the General Election to be held on May 7, 1994. Morgan seconded the motion. The motion was voted on and passed unanimously.

Adjournment

93-52-Z

MINUTES OF THE ROCKWALL CITY COUNCIL
APRIL 4, 1994

Call to Order

Mayor Alma Williams called the meeting to order at 7:00 p.m. with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, Bruce Oppermann, George Hatfield and Nell Welborn.

Open Forum

Mayor Williams opened the floor to the public. No one appeared before Council. Mayor Williams closed the forum.

Consent Agenda

a) **Approval of Minutes of March 21, 1994**

b) **P&Z 93-46-Z Consider Approval of an Ordinance Granting a Zoning Change from "PD-11" Planned Development 11 and "SF-10" Single-Family 10 District Classifications to "PD" Planned Development Classification for Single Family Uses for Property Located East of N. Lakeshore and South of Alamo Road (2nd reading)**

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-11" PLANNED DEVELOPMENT NO. 11 AND "SF-10" SINGLE FAMILY DISTRICT CLASSIFICATION TO "PD-41" PLANNED DEVELOPMENT NUMBER 41; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

c) **P&Z 93-39-CUP Consider Approval of an Ordinance Granting a Conditional Use Permit to Allow a Maximum of Four (4) Fuel Dispensers as an Accessory to a Permitted Retail Use on a Tract of Land Located at SH-205 and FM-552 (2nd reading)**

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MAXIMUM OF 4 FUEL PUMPS AS AN ACCESSORY TO A PERMITTED RETAIL USE IN A GENERAL RETAIL ZONING CLASSIFICATION ON THE PROPERTY DESCRIBED AS LOT 1, BLOCK A, HILLCREST CENTER ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING

FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

Welborn made a motion to approve the all items on the consent agenda. Oppermann seconded the motion. The motion passed with all voting for approval except for Mayor Williams who abstained.

Appointments/Plats/Plans

Appointment with Rockwall Chamber of Commerce Representative Regarding Annual Contract and Take Any Necessary Action

Tom Manskey of the Rockwall Chamber of Commerce appeared before Council. He requested approval of an agreement with the City for the use of hotel/motel funds. Manskey reviewed some of the items suggested for funding in the upcoming year.

Welborn made a motion to table this item until the next regular meeting for clarification from the City Attorney regarding use of the funds for certain items and the submission of the quarterly report for the previous contract. Morgan seconded the motion which passed unanimously.

Appointment with Lakefest Representative Regarding Annual Lakefest Planning and Take Any Necessary Action

Tom Manskey, representing the Lakefest Committee), updated Council on Lakefest planning. He indicated to Council that the organization was preparing to incorporate as a non-profit organization. This would involve a name change from Lakefest to 4thfest which would center planned activities for the July 4th holiday. Manskey commented that 4thfest would focus on a one-day event which would be highlighted by a firework demonstration.

P&Z 94-1-FP/PP Discuss and Consider Approval of a Final Plat/Replat for the KHD Addition Located on a Tract of Land South of IH-30 and East of SH-205 and Approval of a Facilities Agreement

Item pulled from agenda by applicant.

Action/Discussion Items

P&Z 93-52-Z Consider Approval of an Ordinance Granting a Request from LENMAR Development to Amend a portion of "PD-7" and "PD-18" Planned Development Districts and an Ordinance Granting a Zoning Change to Provide for a Change in Approved Land Uses from Agricultural, Zero Lot Line and Townhouse to Single Family (1st reading)

Hatfield made a motion to approve an ordinance amending a portion of "PD-7" and "PD-8" Planned Development Districts and an ordinance granting a zoning change to provide for a change to provide for a change in approved land uses from agricultural, zero lot line and townhouse to single-family with the conditions as outlined in the ordinances and as added by the City Manager. Welborn seconded the motion. Couch read the captions. The motion passed unanimously.

Discuss and Consider Approval of an Agreement Terminating the Current FBO Agreement and Take Any Necessary Action Regarding Future Airport Operations

Couch indicated to Council that the current FBO, Bill Ray, has requested termination of the existing contract at the Airport. The City would temporarily take over management of the Airport until a new FBO could be secured. A resolution was included to adopt current hangar rates which were now active. Welborn made a motion to authorize the City Manager to enter into a release of termination agreement with the current FBO and to approve the resolution for the rates to be set at the airport. Pappa seconded the motion which passed unanimously.

Discuss and Consider Authorizing Certain Improvements to the Rockwall Airport Runway

Couch summarized the airport improvements requested for the airport in order to extend the life of the runways for 3 to 4 years. Hatfield reviewed the budget revenue/expenditures for the airport. Welborn made a motion to authorize $53,549.70 to do the overlay work with city staff and to transfer any unobligated portion of funds budgeted to the airport improvments to the general street maintenance budget for general repairs. Hatfield seconded the motion. Following Council discussion, the motion was voted on and passed unanimously. Mayor Williams recognized Sam Chenault from the audience. Mr. Chenault requested an appearance before Council. He indicated to Council that he represented a local resident who has expressed an interest in purchasing the airport from the City. He requested an appointment at a later date to discuss the possibility.

Discuss and Consider Entering Into a Contract with North Texas Municipal Water District Regarding Industrial Pretreatment Program

Crowley outlined the pretreatment program with the Council. After Council discussion, Hatfield made a motion to enter into the industrial pretreatment program as recommended by staff. Pappa seconded the motion which passed unanimously.

Discuss and Consider Entering Into a Contract with Roy Hance and Rockwall County Regarding Downtown Parking Site

Couch outlined the terms of the contract with the Hances' and Rockwall County to Council regarding downtown parking. White made a motion to enter into the Interlocal Agreement with Rockwall County and also to enter into the parking lot lease with the Hances'. Oppermann seconded the motion. The motion passed unanimously.

Discuss and Consider Authorizing Solicitation of Proposals for Land Use Plan Update

Couch reviewed the request for proposal for the land use plan update including impact fees, land uses, etc. White requested an inclusion of ownership information on the firms submitting proposals on this and all future proposals. Welborn made a motion to authorize the City Manager to proceed with requesting proposals from outside consultants as outlined in the recommendation. White seconded the motion and it passed unanimously.

Discuss Revision of City's Code of Ethics for Non-Employees and Take Any Necessary Action

Councilmember White provided a draft copy of the revised City's Code of Ethics for Non-Employees to the Council. Following a brief discussion, it was Council's consensus to delay action on this item until a later date.

Discuss and Consider Award of Bid for Water Tower Construction

Couch reviewed with Council the recommendation for construction of the water tower, which would include awarding the bid to the low bidder with two options being deferred, the lighting and logo, until a later date. Frank Rasor of Chiang, Patel & Associates reviewed the bids with Council. He recommended the bid be awarded to the low bidder, Landmark Structures, Inc.. Phil Yearby of Chiang, Patel & Associates spoke to Council regarding the security system and the trench safety program addressed in the bid proposal. Following Council discussion, Hatfield made a motion to award the contract with the alternates, as recommended by the staff, with exception of tower lighting and logo painting to the low-bidder, Landmark Structures, Inc.. The motion was seconded by Morgan and passed unanimously.

Discuss and Consider Award of Bid for Service Center Computer Network System Installation

Couch reviewed the price estimate received by Lantel Systems. Following Council review, Welborn made a motion to award the bid to Lantel Systems. Morgan seconded. The motion passed unanimously.

Hear Comments, Discuss and Consider Award of Bid for Janitorial Service

Gloria Owen, Metroplex Maid, appeared before Council regarding clarification of the bid specifications regarding workman's compensation and liability coverage by the bidders. Couch indicated to Council that follow-up research revealed that the low-bidder, Omni systems, had met all specifications that could be applicable to him as a sole proprietor business.

Omni System representative addressed the Council regarding their qualifications to fulfill the contract and answered questions of the Council.

Welborn made a motion to award the bid to the low bidder, Omni Systems. Hatfield seconded. A call for votes resulted in the following:

Ayes: Morgan, Pappa, White, Williams, Hatfield and Welborn
Abstention: Oppermann

Discuss and Consider Award of Bid for Bi-Annual Contract of Hot-Mix Asphalt

Hatfield made a motion to award the bid for hot-mix asphalt to low bidders, Gohmann Asphalt and APAC Texas, Inc.. White seconded the motion which passed unanimously.

Discuss and Consider Award of Bid for Extended Cab Pickup Truck for Animal Control

White made a motion to award the bid to the low bidder, Classic Chevrolet. Oppermann seconded the motion. The motion passed unanimously.

Hold Executive Session Under Sections 551.074, 551.072 and 551.071 of the V.A.C.S.

The Council convened into executive session at 8:51 p.m. to discuss a) personnel regarding appointment to the Capital Improvement Program Task Force, b) personnel regarding appointment to the Economic Development Commission, c) personnel regarding appointment of Council Member, d) personnel regarding appointment to Board of Adjustment, e) personnel regarding appointment to North Texas Municipal Water District, f) land acquisition regarding future expansion and g) litigation regarding Whitman vs. City of Rockwall.

Take Any Necessary Action as a Result of the Executive Session

The Council reconvened into regular session at 9:20 p.m. Morgan made a motion to appoint Larry Parks to the North Texas Municipal Water District Board of Directors. White seconded the motion which passed unanimously. Mayor Williams indicated that no other action would be necessary as a result of the executive session.

Adjournment

The meeting adjourned at 9:25 p.m.

APPROVED:

Alma K. Williams
Mayor

ATTEST:

Rita Jones
City Secretary

93-52-Z

MINUTES OF THE ROCKWALL CITY COUNCIL
MAY 2, 1994

Call to Order

Mayor Alma Williams called the meeting to order at 7:00 p.m. with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, George Hatfield and Nell Welborn. Invocation was lead by Jack Pappa. Girl Scout Troop #1528 conducted the pledge of allegiance.

Swearing In of New Council Member Bob Wilson

New councilmember Bob Wilson was sworn in by Mayor Williams to fill the unexpired term of Place 3 and took his place.

Open Forum

Mayor Williams opened the public forum. Since no one appeared before Council wishing to speak, the mayor closed the public forum.

Consent Agenda

a) **Approval of Minutes of April 11 and April 18, 1994**

b) **P&Z 93-52-Z Consider Approval of Ordinances Amending a Portion of "PD-7" and "PD-18" Planned Development Districts to amend the Approved Land Uses from Agricultural, Zero Lot Line and Townhouse and Commercial to Single Family (2nd reading)**

Ordinance No. 94-17

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 87-11 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN LAND USE DESIGNATION FROM COMMERCIAL LAND USE DESIGNATION TO SINGLE FAMILY DETACHED LAND USE DESIGNATION AND AMEND THE PRELIMINARY PLAN FOR A PORTION OF PD-7, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 85-23 OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CHANGE IN LAND USE DESIGNATION FROM AGRICULTURAL, TOWNHOUSE, AND ZERO LOT LINE TO SINGLE FAMILY DETACHED LAND USE DESIGNATION AND AMEND THE PRELIMINARY PLAN FOR A PORTION OF PD-18, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Welborn made a motion to approve all items on the consent agenda. Pappa seconded the motion. Couch read the captions. The motion passed with the following votes cast:

Ayes: Morgan, Pappa, Williams, Hatfield, Welborn
Abstention: White, Wilson

Appointments/Plats/Plans

Appointment with Rockwall County Committee on Aging Representative Regarding Annual Contract and Take Any Necessary Action

Couch outlined the funding request from the Committee on Aging. John Foster, Chairman of the Rockwall County Committee on Aging, was present to answer questions. Hatfield made a motion to authorize the execution of the contract in the amount of $2,160 with the Rockwall County Committee on Aging . The motion was seconded by Morgan and passed unanimously.

Appointment with Chairman of the Planning and Zoning Commission

Couch informed Council that the Planning and Zoning Commission Chairman would not be able to attend the meeting. She informed Council that she and Dub Douphrate were present to answer questions.

P&Z 94-2-Z/SP Hold a Public Hearing and Consider a Request from Los Prados Development for Approval of an Ordinance Granting a Zoning Change from "MF-15" Multi-Family 15 to "SF-7" Single Family 7 District Classification (1st reading) and Consider Approval of a Concept Plan for Property Located on the North Side of Yellowjacket Lane, West of SH-205 and Take Any Necessary Action

Couch outlined the two requests of the applicant regarding the change of zoning and the concept plan request. She outlined the fact that the current land use plan does not reflect the proposed use. She indicated that amendment of the plan could be considered at the time the plan is updated, which is scheduled to begin this summer. She also explained that in conjunction with

the concept plan application, the proposed developers requested a partial waiver regarding alley construction along a portion of the development due to natural drainage and topography of the area. Mayor Williams opened the public hearing. Brad Myers of Carter & Burgess, representative of Los Prados Development, addressed the Council and requested approval of the zoning change from multi-family to single family district classification. He indicated that the concept plan would include preserving the trees and open area in the heavily wooded flood plain. He outlined that during the platting process, the wooded area would either be dedicated to the city as parkland or incorporated into the individual lot development as applicable. He emphasized that the request for a partial waiver on alley construction was due to the natural vegetation and topography of the area.

Bob Shelton, Los Prados Development, answered questions of homesite pricing and proposed builders in the area. As there was no one else wishing to address the Council, the public hearing was closed.

Morgan made a motion to approve the change in zoning from Multi-Family 15 to Single Family 7 for property located on the north side of Yellowjacket Lane, west of SH-205 and to grant approval of the concept plan as presented. The motion was seconded by Pappa. The motion was voted on and passed unanimously.

P&Z 93-52-PP Discuss and Consider Approval of a Request from LENMAR Development Co. for a Preliminary Plat for the Mira Vista Addition, a 40-acre Subdivision Located South of IH-30 and West of FM-740 and Take Any Necessary Action

Couch outlined the request submitted by LENMAR Development and clarified the issue regarding encroachment rights on adjacent land owned by Lakeside National Bank. She indicated that an agreement had been reached by all parties concerned.

Following a lengthy Council discussion, Welborn made a motion to approve the preliminary plat for the Mira Vista Addition subject to the following conditions: 1) a dedication of right-of-way from the vicinity of Vista Ridge and Summer Lea to serve "PD-22"; 2) a dedication of right-of-way and construction of a two-lane minimum roadway from the northern most corner of the subdivision near Lot 14, Block F be provided to access IH-30 service road; 3) a dedication of open space to be considered as parkland subject to acceptance by the Park and Recreation Board; 4) that the 40' cemetery road right-of-way from FM-740 be maintained, that screening between Lots 1-6, Block F and the existing roadway be provided between those lots and the Wilson property; 5) the applicant identify what public right-of-way is to be abandoned and what is to be incorporated into this preliminary plat; 6) the alley adjacent to Lakeside Bank property be constructed and a written agreement attained from Lakeside Bank and other property owners; and 7) the applicant include a written statement releasing the city from liability on the cemetery and that the developer clean up and fence in the cemetery property adjacent to the development contingent on the written permission from the caretakers or cemetery owners. The motion was seconded by White and passed unanimously.

Action/Discussion Items

Discuss and Consider Amending the Code to Allow Pot-Bellied Pigs Within the City Limits and Take Any Necessary Action

White made a motion to direct city staff to redefine the livestock definition and to specifically define pot-bellied pigs within the existing code in order to allow pot-bellied pigs within the city limits. After some discussion, Chief Watkins addressed Council and amended the recommendation submitted by staff to read, "No swine shall be considered a Potbellied Pig if it's weight exceeds 95 pounds". Following this amendment, White amended his motion to reflect the change in definition. Pappa seconded the motion. The motion was voted on and passed unanimously.

Discuss and Consider Entering Into a Contract with Chiang, Patel & Associates Regarding Design and Construction for Supplemental Water Treatment Facilities and Take Any Necessary Action

Couch reviewed the ammoniation process requested for the supplemental water treatment facilities. She indicated to Council that staff had concerns regarding the level of THM maintained in the current water system and the impact the upcoming warmer summer months could have on this situation. Councilmember Hatfield discussed with Council the recent meeting he held with Congressman Ralph Hall in regards to this unfunded federal mandate. He stated that Congressman Hall recommended meeting with the EPA to discuss the situation and to have the ability to retest. Morgan made a motion to table any action on this item until after a meeting with the EPA has been conducted and a report submitted to Council for additional consideration. The motion was seconded by Wilson. The motion was voted on and passed unanimously.

Discuss and Consider Recommendation of Parks & Recreation Board to Participate in the Operating Expense for a Friday night Open-Gym Program and Take Any Necessary Action

Crowley outlined the recommendation of the Park and Recreation Board. He indicated that due to the pivotal age of the group that may be in need of recreational alternatives, the open-gym program would be provided at the middle school and would involve youth entering and/or leaving the 6th, 7th, and 8th grades. The program's staff would include a school district employee, a volunteer parent, and a police officer. Crowley notified Council that the agreement would provide funding not to exceed $1,000 for the summer implementation of this program. After Council discussion, Morgan made a motion to approve the Park Board recommendation to participate in the open-gym program and to fund the program in an amount not to exceed $1,000. Wilson seconded the motion. Following Council discussion, the Mayor asked for a call of votes. The motion passed unanimously.

Discuss and Consider Award of Bid for Annual Mowing Contract and Take Any Necessary Action

Couch recommended the bid be awarded to the low bidder, Insta Lawns. Welborn made a motion to approve the bid as submitted and award the contract to Insta Lawns as recommended by staff. Morgan seconded the motion. The motion was voted on and passed unanimously.

Discuss and Consider Approval of a Contract with the 4thfest Committee for Participation in Funding of a 4thfest Event in Rockwall and Take Any Necessary Action

Couch indicated to Council that the City was still in the process of finalizing the contract for the funding of $5,000 and the continuation of the program. It was noted that the $5,000 were funds accumulated by the program. Couch stated that this item would be placed on a future agenda when the contract is completed.

Hold Executive Session Under Section 551.072 of the Texas Government Code

The Council convened into executive session at 8:31 p.m. to discuss land acquisition for future expansion.

Take Any Necessary Action as a Result of the Executive Session

The Council reconvened into regular session at 8:50 p.m. Mayor Williams announced that no action would be taken on as a result of executive session.

Adjournment

The meeting adjourned at 8:55 p.m.

APPROVED:

Alma K. Williams
Mayor

ATTEST:

Rita Rose
City Secretary

93-52-FP

MINUTES OF THE ROCKWALL CITY COUNCIL
AUGUST 1, 1994

Call to Order

Mayor Alma Williams called the meeting to order at 7:00 p.m. with the following Council Members present: Dale Morgan, Pat Luby, Todd White, Bob Wilson, George Hatfield and Nell Welborn. Invocation and pledge of allegiance was lead by Pat Luby.

Open Forum

Mayor Williams announced open forum. No one appeared to speak before Council. Mayor Williams closed the forum.

Consent Agenda

a) Approval of Minutes of July 18, 1994

b) P&Z 94-13-CUP Consider Approval of an Ordinance Granting a Conditional Use Permit Request from CiCi's Pizza to Allow Video Arcade Machines as a Commercial Amusement Use at Property Located at 1103 Ridge Road (2nd reading)

Couch read the caption of the ordinance. White made a motion to approve the consent agenda. Luby seconded the motion. The motion passed unanimously.

Appointments/Plans

Appointment with Planning and Zoning Commission Chairman

Pat Friend, Vice-Chairman, Planning and Zoning Commission addressed the Council and was available to answer questions.

P&Z 93-52-FP Discuss and Consider Approval of an Ordinance Abandoning Certain Roadways within the Lake Ridge Estates Subdivision (1st reading) and Consider Vacating a Portion of Lake Ridge Estates and Approval of a Final Plat for Lago Vista Addition, a 40-acre Subdivision Located West of FM-740 and Take Any Necessary Action

Ordinance No. 94-25

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS ABANDONING A PORTION OF THE RIGHT-OF-WAY WITHIN LAKE RIDGE ESTATES SUBDIVISION; PROVIDING THAT SUCH ABANDONMENT SHALL BE ALL THE INTEREST WHICH THE CITY MAY LEGALLY AND LAWFULLY ABANDON; PROVIDING THAT SAID ORDINANCE SHALL CONSTITUTE A QUITCLAIM DEED THAT MAY RECORDED WITH THE COUNTY CLERK OF ROCKWALL

COUNTY, TEXAS; AND PROVIDING FOR AN EFFECTIVE DATE.

Luby excused himself from the room citing a conflict of interest in the matter. Mayor Williams opened discussion and consideration on this item. Couch reviewed the request with Council and outlined Planning & Zoning recommendations for the approval of the final plat. She also indicated that the facilities agreement would be prepared and presented for consideration at the next regular Council meeting. Robert Pope, representing the applicant, reviewed the request before Council and answered questions.

With a recommendation that wording be stipulated to clearly define that a two-lane commercial street connecting Summer Lea Drive to IH-30 service road would be built in conjunction with the first phase of this development, Welborn made a motion to approve the final plat for Lago Vista Development subject to the following recommendations: 1) the developer enter into a facilities agreement outlining a) the pro-rata funds required to upgrade the Signal Ridge Lift Station and b) requirements to screen the proposed alley from Lots 12 & 13 of Lake Ridge Estates, c) that the cemetery adjacent to the lots in the subdivision be cleaned up and fenced by the developer, and d) that the park land dedicated to the City shall be cleared by the developer as required by the City as part of the development; 2) the developer's engineer is to revise the engineering plans according to the comments outlined by the City Engineer and to approve an ordinance abandoning certain roadways within the Lake Ridge Estates Subdivision. Morgan seconded the motion. Couch read the caption of the ordinance. The motion passed unanimously with the absence of Pat Luby.

Action/Discussion Items

Discuss and Consider Approval of an Ordinance Approving Economic Development Service Rider ED; General Service Competitive Pricing Rate GC; Wholesale Power Competitive Pricing Rate WPC; and Environmental Technology Service Rider ET Filed by Texas Utilities Electric Company for the Furnishing of Electricity and Electric Service within the City of Rockwall (1st reading) and Take Any Necessary Action

Couch commented on the TU request to adopt certain tariff changes to be used for economic development efforts and outlined the changes to the ordinance that had been recommended by the coalition of cities. Welborn made a motion to approve the ordinance approving the tariff changes. Hatfield seconded the motion. Couch read the motion. Cindy Tayem, representative of TU Electric, addressed Council and requested approval of the ordinance. The motion passed unanimously.

Discuss and Consider Appointment of Auditors and Take Any Necessary Action

Couch outlined the audit process used by the City. She recommended the firm of Weaver and Tidwell be appointed auditors for the 1993-'94 Annual Audit. She pointed out that thiswould be the second year of a maximum three-year contract under ther City's Charter. Following Council discussion, Hatfield made a motion to award the audit process to Weaver and Tidwell.

The motion was seconded by Morgan and passed unanimously.

Discuss and Consider Participation in Appeal Process Regarding TU Rate Case Docket #11375 and Take Any Necessary Action

Couch reviewed the TU rate case appeal and recommended that the City participate in the appeal. White made a motion to authorize the City Manager to participate in the appeal process regarding TU rate case docket number 11375. Luby seconded the motion which passed unanimously.

Hold Executive Session Under Section 551.074 of the Texas Government Code

The Council convened into executive session at 7:19 p.m. to discuss a) personnel regarding appointments to City Boards and Commissions and b) City Manager's Evaluation

The Council reconvened into regular session at 8:40 p.m. Welborn made a motion to appoint Bob Wilson to the Fire Department Pension Board. White seconded the motion which passed unanimously with the absence of Wilson. White made a motion to appoint the following persons to City Boards and Commissions as listed:

Architectural Review Board -	Claudette Hatfield, Lynn Broyles
Board of Adjustment/Sign Board -	Richard Strauss
Construction Advisory & Appeal Board -	Chuck Hansen, David Honea, Jeff Grinnan, Lynn Broyles
Economic Development Planning Commission -	Fred Self, Bob Holliman, Ron Coleson, Charles Johnson, Gary Martin
Parks & Recreation Board -	Maurice Waggoner, Phil Bishop
Planning & Zoning Commission -	Art Ruff, Pat Fried, Van Ewing

Morgan seconded the motion. The motion passed unanimously.

Adjournment

The meeting adjourned at 8:50 p.m.

APPROVED:

Mayor

ATTEST:

City Secretary

93-52-FP

MINUTES OF THE ROCKWALL CITY COUNCIL
AUGUST 15, 1994

Call to Order

Mayor Alma Williams called the meeting to order at 7:00 p.m. with the following Council Members present: Dale Morgan, Pat Luby, Todd White, Bob Wilson, and George Hatfield. Nell Welborn was absent. Invocation and pledge of allegiance was lead by Todd White.

Award Presentation

Mayor Williams presented Brian Alford, James Ryan, Blake Starr, and Jason Todd with Mayor's Certificates of Recognition for obtaining the Eagle Rank in Boy Scouting.

Consent Agenda

a) **Approval of Minutes of August 1, 1994**

b) **P&Z 93-52-FP Discuss and Consider Approval of an Ordinance Abandoning Certain Roadways within the Lake Ridge Estates Subdivision (2nd reading)**

c) **Discuss and Consider Scheduling the First Council Meeting in September to Tuesday, September 6, 1994**

White made a motion to approve the consent agenda. Luby seconded the motion. Couch read the necessary caption. The motion passed unanimously.

Appointments/Plans

Appointment with Economic Development Planning Commission Regarding Presentation of Report and Take Any Necessary Action

Bob Holliman, Chairman of the EDPC, addressed Council and introduced the members of the commission. Mssrs. Coleson and Mishler presented the history of economic development planning efforts for the City. Ms. Barstow and Mr. Moscarello outlined the process used by the current Economic Development Planning Commission in developing their recommendations and described the background of the membership. Mr. Wight examined the need for economic development planning for the city. Mssrs. Lofland and Self presented recommendations which

consisted of the following three phases: 1) to conduct an economic development summit led by a professional facilitator, 2) to develop a vision for economic development for the City, and 3) to formulate the strategic and implementation plan to provide economic development. Mr. Martin summarized the presentation and requested that the Council approve the funding for Phase 1 and 2 at this time with funding for Phase 3 to be decided upon after the completion of Phases 1 and 2.

After considerable discussion, Hatfield made a motion to approve Phase I and Phase II of the recommendation. Morgan seconded the motion. Following Council discussion, the motion passed unanimously.

Hear from Reed-Stowe Regarding Lone Star Gas Rate Increase and Consider Approval of an Ordinance Granting a Rate Increase for Lone Star Gas and Take Any Necessary Action

Lone Star Gas requested a delay in order to review the information submitted by Reed-Stowe Company. Morgan made a motion to table this item to the next regular meeting. The motion was seconded by White. The motion passed unanimously.

Appointment with Rick Horton of D.R. Horton, Inc. Requesting a Sign Variance and Take Any Necessary Action

White exited the room citing a potential conflict of interest. Rick Horton addressed Council seeking a sign variance in the Caruth Lake subdivision due the hardship of visibility and attractiveness of the sign if placed at ground level. Mr. Horton requested the sign be extended 6' above the set standard. Morgan made a motion to grant a variance of 3½' in height for a period not to exceed eighteen (18) months. The motion died for lack of a second. Wilson made a motion to deny the request for the sign variance. Luby seconded the motion which passed unanimously. Councilmember White returned to the meeting.

Appointment with Wyatt Company to Present a Report Regarding Self-Insurance Funding and Take Any Necessary Action

Andy Koren, representative of Wyatt Company, presented a report regarding the status of the self-insurance fund. He indicated that the fund, as projected, will in fact perform better than projected originally based on data that has been generated since the initiation of the self-insurance program. He also indicated that the fund should be able to support the addition of other types of insurance, should the City consider such action.

Appointment with Planning and Zoning Commission Chairman

Pat Friend addressed Council and made himself available to answer questions.

<u>P&Z 94-16-PP/Z</u> Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Homeplace to Amend PD-3 Changing the Land Use from "MF" Multi-

Family and "C" Commercial and "A" Agricultural to "SF-7" and "SF-10" Single Family (1st reading); Approval of a Preliminary Plat for 75 Lots in the Shores Addition and Take Any Necessary Action

Mayor Williams announced that this item would be passed with no action taken.

PZ 93-30-Z Hold Public Hearing and Consider Approval of an Ordinance Amending the Setback Requirements for PD-11 Located South of Alamo Road and North of North Hills Drive and Take Any Necessary Action

Couch reviewed the standards established under planned developments and explained the area zoning restrictions which were adopted. She also outlined the request of the developer. Mayor Williams opened the public hearing.

Applicant, Robert Pope, representing Hillcrest Shores, Ltd. and Centex Homes, addressed Council and requested amending the setback requirements for "PD-11". No one else appeared for the public hearing. Mayor Williams closed the hearing.

After discussion, Wilson made a motion to approve an ordinance granting a setback of 20' for a single story structure and 25' for a two-story structure, and to proceed with public hearings to consider amending the general setback requirement ordinance. Luby seconded the motion. Couch read the caption. The motion passed unanimously.

PZ 94-9-Z Hold Public Hearing and Consider Approval of an Ordinance Granting a Zoning Change from "2F" Duplex to "C" Commercial District Classification for Property Located at 607 St. Marys from Scott Stark and Take Any Necessary Action

Couch commented on the case regarding lack of proper notification to appropriate property owners when the case was originally heard and approved. She indicated that Planning & Zoning Commission had reheard the case and had recommended approval of the request. Mayor Williams opened the public hearing.

Applicant, Scott Stark, of 607 St. Marys, requested approval of the change. Since no one else appeared before Council, Mayor Williams closed the public hearing.

Hatfield made a motion to approve the zoning change from "2F" to "C". The motion was seconded by Morgan. Following Council discussion and the reading of the caption, the motion passed by a votes of 5-1 with White voting against due to the screening requirement waiver.

PZ 94-12-FP Consider Approval of a Final Plat of 86 Lots of Chandlers Landing Phase 15 in the Chandlers Landing Addition and Take Any Necessary Action

Couch outlined the preliminary plat previously approved. She indicated that the Chandlers Landing Homeowners Association had expressed their concern regarding the width of the

proposed streets. She pointed out that the streets were in compliance with current City standards. She indicated that Planning and Zoning recommended approval of the final plat with the condition that the developer enter into a facilities agreement. Applicant, Richard Hogis addressed Council and requested approval of the final plat. White made a motion to approve the final plat for 86 lots of Chandlers Landing Phase 15 providing the following conditions: 1) the developer enters into a facilities agreement outlining the escrow requirements for the improvements to existing lift station and force main facilities, 2) the final engineering is approved by the City Engineer and 3) that all roadways be labeled on the plat as emergency and public access easements. The motion was seconded by Wilson and passed unanimously.

PZ 94-15-FP Consider Approval of a Final Plat for 8 Lots in Lofland Lake Estates Located North of FM-1139 and East of FM-549 and Take Any Necessary Action

Couch explained the final plat was being presented to the City due to its location within the extra-territorial jurisdiction of the City. She indicated that the property was not located within the city limits. Applicant, Max Schield, appeared before Council to seek approval of the request. Following general Council discussion, Hatfield made a motion to approve the final plat. Luby seconded the motion and passed unanimously.

City Manager's Report

Couch reported to Council that the City had met with two representatives of the consulting team hired by the City of Dallas to develop recommendations for Lake Ray Hubbard Update Plan. She informed Council that the time was now appropriate to invite the Dallas representatives to meet with Council in order to emphasis the City's desire to be involved in the developmental process. Secondly, she provided a copy of the citizen survey form which will be distributed throughout Rockwall to Council for their review and/or comments. In addition, Council was provided a quarterly budget report for consideration.

Action/Discussion Items

Discuss and Consider Upcoming Bond Election and Take Any Necessary Action

Williams informed Council that Greg Caffarel volunteered to head a citizen committee to support the proposed upcoming bond election. She indicated that the group had held one meeting which she had attended and that they had recommended delaying the bond election until a route for SH-205 could be finalized by the Council. She also indicated that Mr. Morris with the North Texas Council of Government had stated that they would have information regarding the modeling on the alternatives submitted by the City within thirty days; therefore, she suggested that any decision relating to scheduling a bond election be postponed until after this additional information could be received and reviewed. She suggested that the bond election could possibly be scheduled for December 3.

Report on Status of Rockwall Housing Finance Corporation and the Financing of The Meadows Project and Take Any Necessary Action

David Elkins reported to Council that an organizational meeting of the Rockwall Housing Finance Corporation was held with all appointees present. He indicated that background material was provided and reviewed in addition to the approval of corporate articles, by-laws, officer elections, and other corporate requirements. Couch informed Council that the financing documents were in draft form at the present time and that an extension period for finalizing this project had been granted until November 1. She indicated that the necessary paperwork was near completion. Margo Nielsen with the Rockwall Housing Development Corporation also briefed the Council on the status of the appraisals and the title work on the project. Councilmember White requested that this item be on each agenda until it is finalized.

Discuss and Consider Bid Award for Concrete Repair and Maintenance

Couch recommended additional concrete repair and maintenance work be awarded to Silver Creek Construction, the apparent low bidder. White made a motion to award the bid to Silver Creek Construction. The motion was seconded by Morgan and passed unanimously.

Discuss and Consider the 1994-'95 Annual Budget Revisions and Take Any Necessary Action

Couch outlined revisions to the 1994-'95 annual budget and indicated an additional request had been made by the Historical Society and the Agency on Aging. Following Council discussion regarding possible budget revisions and public hearing schedule, it was the consensus of Council that the budget would be considered for approval at the next regular Council meeting.

Discuss and Consider the Need for New Noise Ordinance and Take Any Necessary Action

Morgan commented to Council that he had initiated the request to consider controlling some of the loud noise generated by automobiles and radios as they drive on City streets. He indicated that the City of Austin had adopted such an ordinance. Staff was instructed to review some ordinances of area cities and to provide Council with a recommendation at a later date.

Discuss and Consider Contract of Award to Lantel Systems, Inc. Regarding the Installation of a Local Area Network for the Police Department

Couch reviewed with Council the network to be installed in the police department which had been previously discussed during the budget worksession. Hatfield made a motion to award the contract to Lantel Systems, Inc. in the amount of $13,584. Luby seconded the motion which passed unanimously.

Discuss and Consider the Appointment of Ad Hoc Committee or Study Group to Evaluate Operational Cost Savings and/or Improved City Services Regarding Privatization or Private

Contracting and Take Any Necessary Action

Morgan reviewed his request to consider appointing a committee to review privatization of City services. Staff was instructed to proceed with the development of a resolution to form a task force or committee to study and evaluate operational cost savings and/or improved City services through privatization.

Discuss and Consider Award of Bids for Drainage Improvements

Couch reviewed drainage improvements bids and recommended East Texas Construction, as the apparent low bidder. White made a motion to award the bid to East Texas Construction. Wilson seconded the motion which passed unanimously.

Discuss and Consider Approval of the Median Improvement Program

Stacey Robbins, Personnel Specialist, presented an overview of the Median Improvement Program. She indicated that the program overall would cost the City approximately $41,000.00 for the installation of irrigation; however, this cost would be expended over a period of years when each phase was initiated in the program. She indicated that the first phase may be the Northshore islands because irrigation was already installed. She also explained that the goal of the program was not only to enhance the natural surroundings of the city, but to involve the community in a major role in providing maintenance and upkeep to the medians.

There was discussion regarding funding for the cost of the irrigation installation. It was also pointed out by Council that Yellowjacket should receive a high priority due to the visibility of those islands. It was the consensus of the Council that recycling funds should be used for this purpose. The report was accepted by the Council.

Hold Executive Session Under Sections 551.071 and 551.074 of the Texas Government Code

The Council convened into executive session at 9:30 p.m. to discuss a) personnel regarding appointments to City Boards and Commissions, b) potential litigation regarding employee termination, c) potential litigation regarding road construction and d) City Manager's Evaluation and Take Any Necessary Action as a Result of the Executive Session

The Council reconvened into regular session at 10:35 p.m.. White made a motion to appoint the following:

Architectural Review Board	-	Bob Clements, Dan Branter
Board of Adjustment		
Full Member	-	Ted Sansom, Bill Hensel
Alternate	-	Clayton Fox, Michael Brown

City Health Officer	-	David Lensch
Construction Advisory Board	-	Jim Goellner, Greg Cullen
Eco. Dev. Plan. Comm.	-	George Roland
Parks & Recreation Board	-	Melanie Bowman, Charles Wilson
Planning & Zoning Comm.	-	David Hairston

Hatfield seconded the motion which passed unanimously. Mayor Williams announced that no further action would be taken on as a result of executive session.

Adjournment

The meeting adjourned at 10:40 p.m.

APPROVED:

Alma K. Williams
Mayor

ATTEST:

Stacy R Robbins
City Secretary

ORDINANCE NO 87-11

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND ORDINANCE 82-36, SO AS TO AMEND THE APPROVED SITE PLAN ON "PD-7" PLANNED DEVELOPMENT DISTRICT NO. 7; ATTACHING THE APPROVED REVISIONS AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Planning and 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 public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and 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, Texas, and Ordinance 82-36 as heretofore amended, be, and the same is hereby amended by amending the approved site plan for "PD-7", Planned Development District No. 7, as it relates to approved land uses and approved development criteria. The site plan as approved in Ordinance 82-36 shall remain in effect only as it relates to the general locations of thoroughfares within the tract. That said amended site plan is attached hereto as Exhibit "A" and said amended development criteria is attached hereto as Exhibit "B" and made a part hereof for all purposes.

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

SECTION 3. That Planned Development District No. 7 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the amendment of the approved site plan for Planned Development District No. 7 shall affect only the property shown thereon and said property

shall be limited to the uses, density, area, setback and other requirements set forth thereon, subject to the following special conditions:

a. That the amended site plan attached hereto as Exhibit "A" and the development criteria attached hereto as Exhibit "B", and made a part hereof shall control the development of Planned Development District No. 7 and any and all such development shall be in strict accordance with such site plan and development criteria.

b. No substantial change in development of "PD-7" shall be permitted except after obtaining approval of the change of such development through amendment of this site plan or other changes in the Comprehensive Zoning Ordinance applicable to Planned Development District No. 7 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

c. All other area requirements for each use not specifically covered on the site plan attached as Exhibit "A" and the Development Criteria attached as Exhibit "B" shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.

d. At the platting stage of any phase of development, a screening and landscaping plan may be required for submission and approval of the Planning and Zoning Commission and the City Council.

SECTION 4. 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 One Thousand Dollars ($1,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

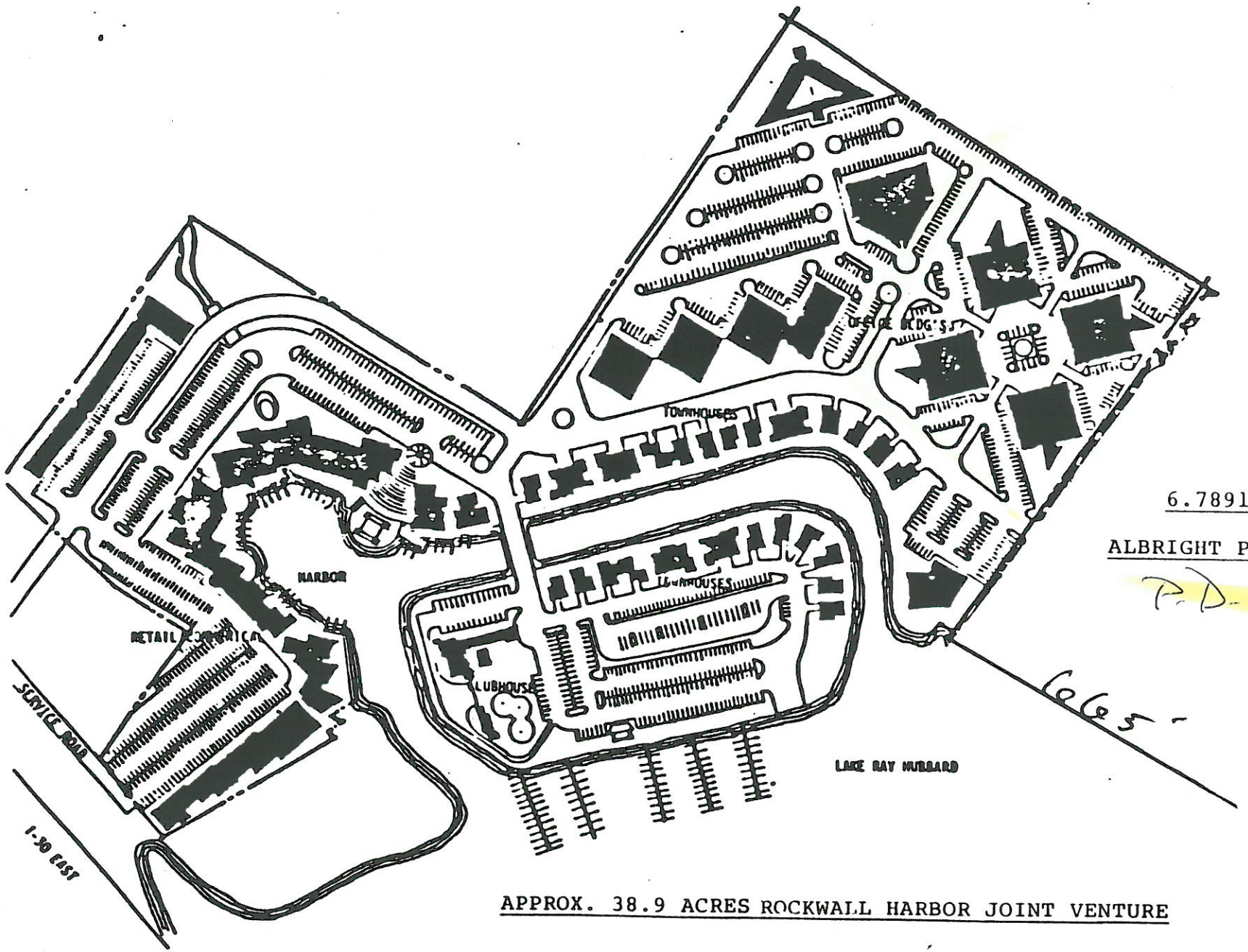
DULY PASSED by the City Council of the City of Rockwall, Texas, on the 6th day of April, 1987.

ATTEST:

APPROVED

1st reading 3/16/87
2nd reading 4/6/87

87-11



6.7891 ACRES

ALBRIGHT PROPERTY

PD-22

APPROX. 38.9 ACRES ROCKWALL HARBOR JOINT VENTURE

EXHIBIT "B"

Tract A 33.65 acres of zoning classification of Planned Development Commercial with the permitted uses of the following:

A. Permitted Uses

1. Office Buildings and Accessory uses

2. Restaurants, including accessory outdoor seating

3. Hotel, motel

4. Paved parking lots, not including commercial parking lots

5. Temporary on site construction offices limited to the period of construction upon approval of location and operation by the Building Official

6. Temporary concrete batching plant limited to the period of construction upon approval of location and operation by the Building Official

7. Marina

8. Private club as an accessory to a general restaurant

9. New buildings with over 5,000 square feet, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials

10. Buildings with exterior walls with less than 90% masonry materials excluding overhead doors on walls without street frontage

B. No structure over 36 feet in height may be built unless specifically approved by the Planning and Zoning Commission and City Council. No structure may exceed the maximum height of 120 ft. except as otherwise addressed.

C. All commercial development shall meet the area requirements as set forth in the Commercial zoning district classification of the Comprehensive Zoning Ordinance.

EXHIBIT "B"

Tract B 8.15 Acres of Zoning classification of Planned Development - Commercial, with the permitted uses of the following:

A. Permitted Uses

1. Office buildings and accessory uses

2. Restaurants, including accessory outdoor seating

3. Hotel, motel

4. Paved parking lots, not including commercial parking lots

5. Temporary on site construction offices limited to the periodof construction upon approval of location and operation by the Building Official

6. Temporary concrete batching plant limited to the period of construction upon approval of location and operation by the Building Official

7. Zero Lot Line Residential as outlined in the City of Rockwall Comprehensive Zoning Ordinance under Section 25, not to exceed a total of 30 units

8. Marina

9. Private club as an accessory to a general restaurant

10. New buildings with over 5,000 square feet, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials

11. Buildings with exterior walls with less than 90% masonry materials excluding overhead doors on walls without street frontage

B. No structure over 36 feet in height may be built unless specifically approved by the Planning and Zoning Commission and CityCouncil. No structure may exceed the maximum height of 120 feet

C. Except as otherwise addressed, all commercial development shall meet the area requirements as set forth in the Commercial Zoning District classification of the Comprehensive Zoning Ordinance

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, January 13, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, and the Rockwall City Council will hold a public hearing on Monday, January 17, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Lenmar Development Corporation for an Amendment to "PD-7" and "PD-18", Planned Development Districts to provide for a change in approved land uses to include single family, zero lot line, multi-family, and commercial uses, and approval of a preliminary plan, approval of area requirements and special conditions on approximately 80 aces of land located south of I-30 and west of FM-740 and further described on the attached Exhibit "A". Attached is a copy of the purposed zoning plan and location map. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

Denise LaRue

Denise LaRue, Community Development Coordinator

Case No. PZ 93-52-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below _____

1.

2.

3.

Signature _____

Address _____

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, January 13, 1994 at 7:00 P.M., and the Rockwall City Council will hold a public hearing on Monday, January 17, 1994 at 7:00 P.M.in City Hall, 205 West Rusk, Rockwall Texas to consider the following requests:

1. A request from Kirby Albright for a change in zoning from "A", Agricultural to "PD", Planned Development for single family uses, and approval of a preliminary plan and area requirements for a 23 acre tract of land located on the east side of FM-740 south of Shadydale Lane and further described as follows:

2. A request from MAHR Development for a change in zoning from "PD-11", Planned Development No. 11 and "SF-10", Single Family District Classification to "PD" Planned Development Classification for single family uses, and approval of a preliminary plan and area requirements on a tract of land containing approximately 145 acres located east of North Lakeshore Drive and south of Alamo Road and further described as follows:

3. A request from the Rockwall Independent School District for approval of a Conditional Use Permit for an elementary school location located on Dalton Drive west of SH-205 and further described as follows:

4. A request from Aline McElroy Wood for a change in zoning from "A" Agricultural to "LI" light Industrial District Classification on a tract of land located on the north side of I-30 east of Industrial Drive and further described as follows:

5. A request from Walker Rowe for a Conditional Use Permit for guest/servants quarters in a single family zoning district for 1110 Vail Court and further described as Block F, Lot 26 of the Pinncale Addition.

6. A request from Lenmar Development for an Amendment to "PD-7" and "PD-18", Planned Development Districts to provide for a change in approved land uses to include single family, zero lot line, multifamily, and commercial uses, and approval of a preliminary plan, approval of area requirements and special conditions on approximately 80 acres of land located south of I-30 and west of FM-740 and further described as follows:

7. Approval of an amendment to the General Retail Zoning District Classification to allow a Conditional Use to permit a maximum of 4 fuel pumps as an accessory to a permitted retail use.

8. A request from Duane Lites for approval of a front yard fence for a lot located on 601 Parks Avenue.

CITY OF ROCKWALL

"THE NEW HORIZON"

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Denise LaRue

Denise LaRue, Community Development Coordinator

Case No. PZ 93-52-Z

I am in favor of the request for the reasons listed below ✓

I am opposed to the request for the reasons listed below _____

1. Prefer multi usage
2. Growth of community
3.

Signature Gale Conway

Address 1123 Signal Ridge Place

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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Denise LaRue

Denise LaRue, Community Development Coordinator

Case No. PZ 93-52-Z

I am in favor of the request for the reasons listed below ✓ If request are meet

I am opposed to the request for the reasons listed below _____

If 1. no apts. are wilted like across the Lake

If 2. Condo. are owned not rented or leased

If 3. A signal light is installed at 740 - Ridge Rd + Summer Lee Rd

Signature Mae Wagner

Address 3123 Bourbon St. cir.

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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Denise LaRue

Denise LaRue, Community Development Coordinator

Case No. PZ 93-52-Z

I am in favor of the request for the reasons listed below ✓ (1) I'd much rather have homes behind Signal Ridge than Hotels & Businesses

I am opposed to the request for the reasons listed below _____

1. (2) NO Freeway Ramp Exit
2. Please !!!
3. (3) Please consider rezoning for Homes & Family Dwelling for a safer neighborhood

Signature Lynda L. Eastland

Address 902 Signal Ridge Pl. Rockwall, Tx

L.E.

(Sorry this is messy — I was in the car)

205 West Rusk Rockwall, Texas 75087 (214) 771-7700

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a Hearing on Thursday March 10, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the Rockwall City Council will hold Public Hearing on Monday March 21, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas to consider the following requests:

1. A request from LENMAR Development Corporation for an amendment to "PD-7" and "PD-18" Planned Development Districts to provide for a change in approval land uses to include single family, zero lot line, multifamily, condominium, and commercial use, and approval of a preliminary plan, area requirements, and special conditions on approximately 80 acres of land located south of I-30 and west of FM-740, further described as follows:

2. A request from Van Walker for a change in zoning from "A" Agricultural to "LI" Light Industrial District Classification on a tract of land located on the south side of IH-30 and east of SH-205, further described as follows:

3. A request from Monty Oakley for an amendment to PD-14 Planned Development District to allow for a part time residency as an accessary to a permitted use located at 1300 Rockwall Parkway, further described as lot 1, block B, Rockwall Business Park East, Phase II.

4. A request from Tom Shirey for a Conditional Use permit to allow a maximum of 4 fuel dispensers as a accessory to a permitted retail use on a tract of land located at SH-205 and FM 552 and further described as lot 1, block A of the Hillcrest Center Addition.

5. A request from Joe Holt for a change in zoning from "GR" General Retail to "SF-10" residential district classification on a tract of land located north of Dalton Road and west of SH-205, further described as follows:

6. A request from Joetta Welch and Duncan Currie for a replat of lots 1-R and 2-R, Block A, Phase 18-1, Chandlers Landing to combine the lots.

Case No. PZ 93-52-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. CRIME RATE will INCREASE
2. TRAFFIC SITUATION IS ALREADY BAD ENOUGH ON SUMMER LEE AND RIDGE ROAD
3. NOT ENOUGH TRAFFIC LIGHTS ON RIDGE ROAD NOW TO HANDLE THE TRAFFIC SITUATIONS

Signature Barbara E. Wood

Address 1507 SIGNAL RIDGE PLACE
ROCKWALL, TEXAS 75087

205 West Rusk .ockwall, Texas 75087 (214) 771-77)

Case No. PZ 93-52-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. MAXIMUM DENSITY MEANS APARTMENTS
2. APARTMENTS MEAN CROWDING, CRIME, LOSS OF PROPERTY VALUE FOR NEARBY CONDOS + HOMES
3. FUTURE SLUMS

Signature Ronald C. [illegible]

Address 974 SIGNAL RIDGE PLACE
ROCKWALL, TX 75087

205 West Rusk Rockwall, Texas 75087 (214) 771-77)

Case No. PZ 93-52-Z

I am in favor of the request for the reasons listed below ✓

I am opposed to the request for the reasons listed below _____

1. Economic development
2. Need additional residential opportunities
3. Increased retail choices

Signature J. Van Hemert

Address Bourbon Street
Signal Ridge

205 West Rusk Rockwall, Texas 75087 (214) 771-7700

Case No. PZ 93-52-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below _____

1.

2.

3.

Signature _____

Address Hammer Properties
12720 Hillcrest Rd. #1080
Dallas, TX 75230

205 West Rusk Rockwall, Texas 75087 (214) 771-7700

Case No. PZ 93-52-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1.

2.

3.

Signature Betty V Elder

Address 1571 Signal Ridge Pl
Rockwall, TX 75087

Case No. PZ 93-52-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. Destroy the aesthetics
2. Destroy the quiet / invade privacy
3. Plenty of commercial ventures in Rockwall as it is.
4. Further Overcrowd Elementary School ~~still further~~.

Signature Susanna L. Terry

Address 913 Signal Ridge Place
Rockwall TX 75087

Case No. PZ 93-52-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below X

1. Traffic - Traffic - 740 cannot handle the load now!!
2. Summer Lee congestion - Difficult to access 740 now.
3. Do you realize this development could add approx. 10% to the population of Rockwall in an area that is VERY crowded now!! It would ruin the livability in this area.

Signature W. R Brown

Address 814 Signal Ridge Place
Rockwall, TX

205 West Rusk Rockwall, Texas 75087 (214) 771-7700

Case No. PZ 93-52-Z

I am in favor of the request for the reasons listed below ✓

I am opposed to the request for the reasons listed below _____

1. Sensible Planning
2. Area of Green Belt will Benifit All
3.

Signature Albert H. Erkan

Address 3107 Bourbon St Garland

205 West Rusk Rockwall, Texas 75087 (214) 771-7700

Case No. PZ 93-52-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. Heavy and faster traffic will make streets less safe for joggers, walkers, children.
2. Loss of lake view will cause drop in the property values and desirability of my home.
3. I would like to see the lake front developed into a park area that all can enjoy instead of being used by some greedy investors.

Signature Lillian Lucas

Address 901 Signal Ridge Rockwall 2f

205 West Rusk Rockwall, Texas 75087 (214) 771-7700

Case No. PZ 93-52-Z

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below ✓

1. WE DON'T WANT ANY COMMERCIAL SOUTH OF INLET
2. ZERO LOT LINE DWELLINGS ARE ABHORRENT & REPUGNANT
3. THERE'S TOO MUCH CHANGING OF ZONING PLANS

Signature [signature]

Address 918 SIGNAL RIDGE

205 West Rusk Rockwall, Texas 75087 (214) 771-7

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

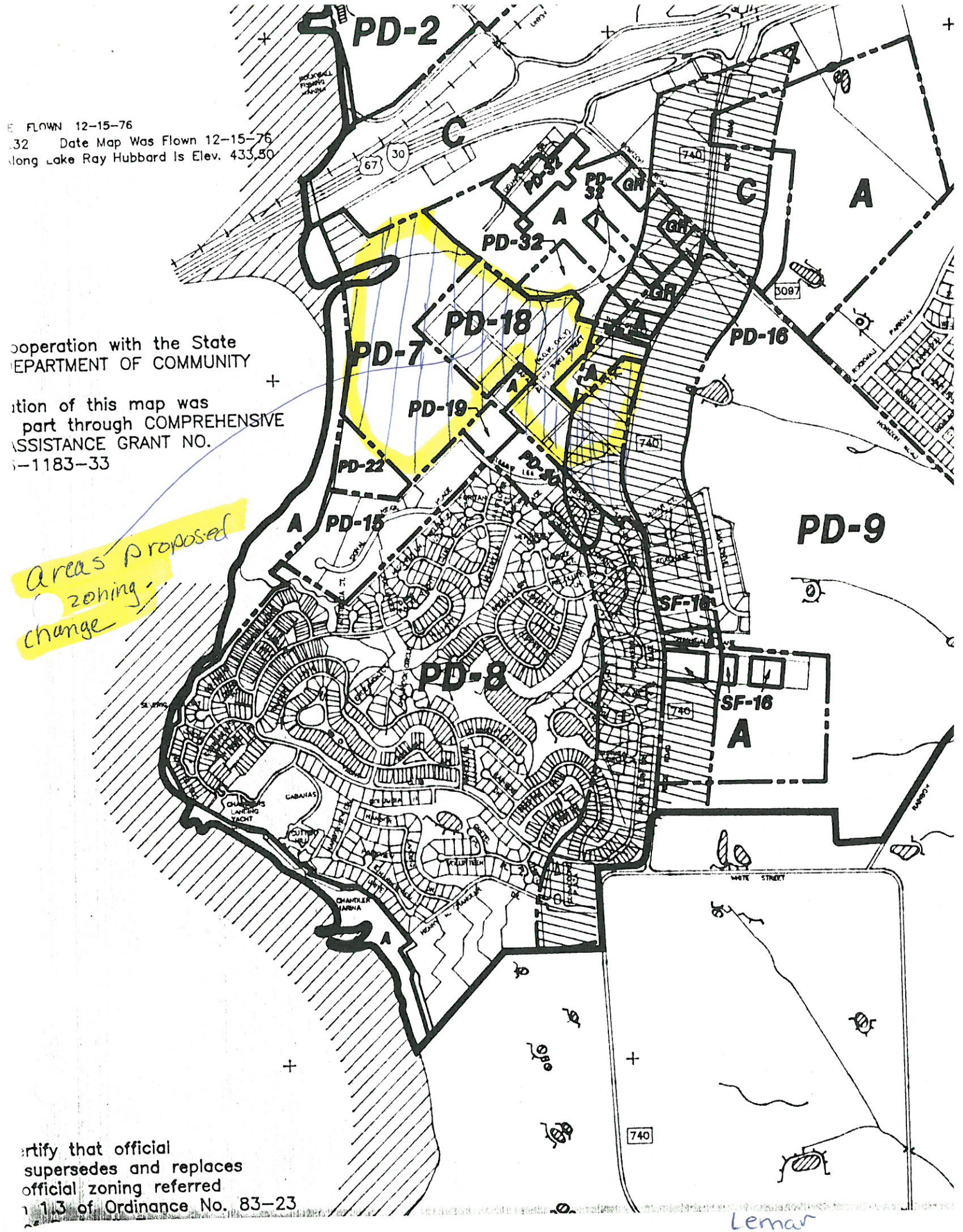
The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, March 10,1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall,Texas and the City Council will hold Public Hearings on Monday, March 21,1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall,Texas to consider approval of a request from LENMAR Development Corp. for an Amendment to "PD-7" and "PD-18" Planned Development District to provide for a change in approved land uses to include single;e family, zero lot line, multi-family, condominiums, and commercial use, and approval of a preliminary plan, area requirements, and special conditions on approximately 80 acres of land located south of I-30 and west of FM-740, further described as *(see attachment)*

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

Denise LaRue

Denise LaRue, Community Development Coordinator

- - - -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long Lake Ray Hubbard Is Elev. 433.50
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EPARTMENT OF COMMUNITY
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-1183-33
Areas proposed
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LABANAS
CHANDLER LANDING YACHT
CHANDLER MARINA
WHITE STREET
rtify that official
supersedes and replaces
official zoning referred
1.3 of Ordinance No. 83-23
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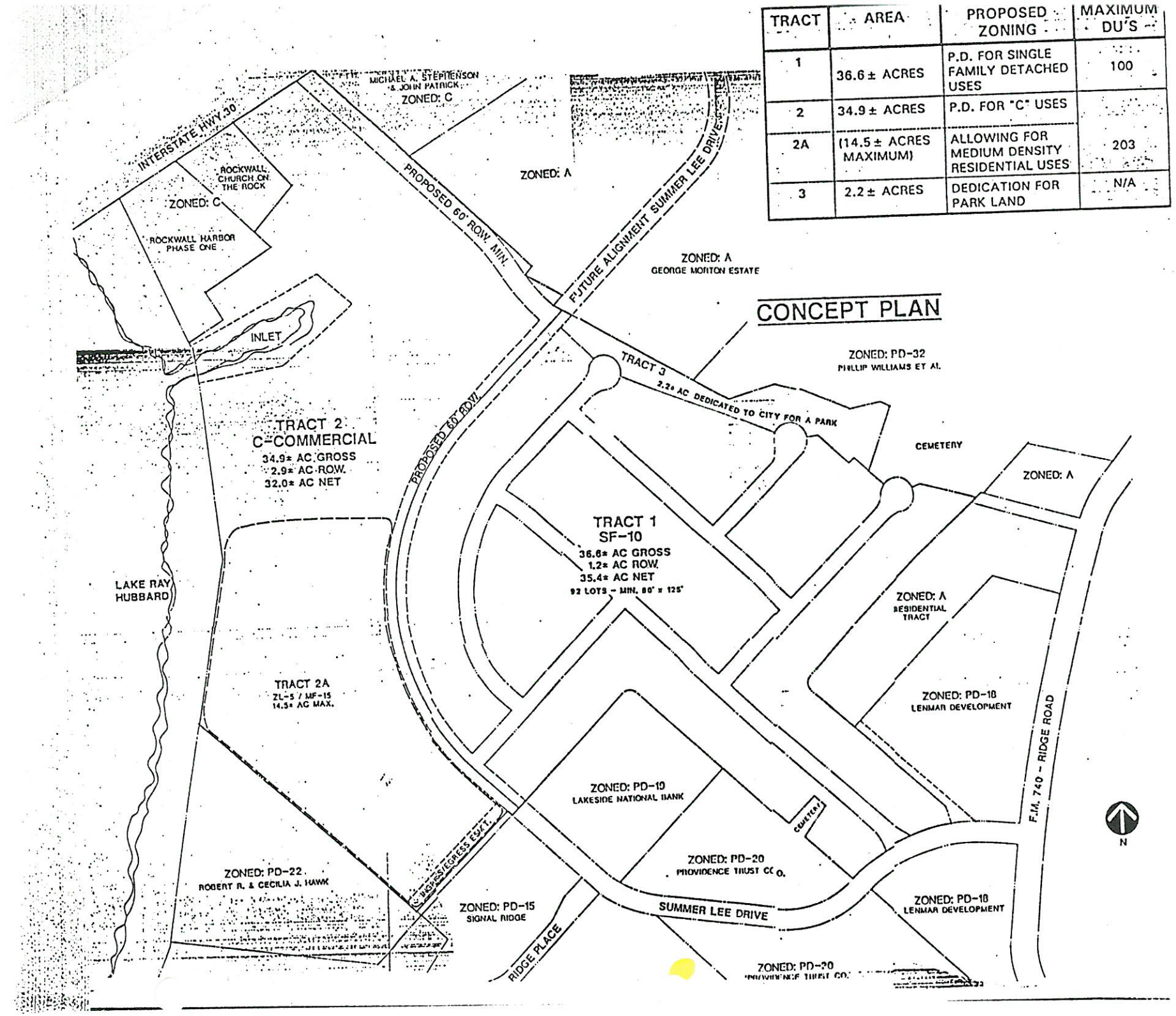

TRACT	AREA	PROPOSED ZONING	MAXIMUM DU'S
1	36.6 ± ACRES	P.D. FOR SINGLE FAMILY DETACHED USES	100
2	34.9 ± ACRES	P.D. FOR "C" USES	
2A	(14.5 ± ACRES MAXIMUM)	ALLOWING FOR MEDIUM DENSITY RESIDENTIAL USES	203
3	2.2 ± ACRES	DEDICATION FOR PARK LAND	N/A

LEGAL DESCRIPTION
PARK DEDICATION TRACT

BEING 2.237 acres of land located in the E. TEAL SURVEY, Abstract No. 207, Rockwall County, Texas, being a portion of a tract of land described as Tract 3 in deed to Lenmar Development Corporation, recorded in Volume 748, Page 188 of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set at the most Easterly corner of said Lenmar Tract 3 described in deed mentioned above, being at a bend in a Public Road (a 40 foot wide right-of-way);

THENCE S 20°33'58"W along the South boundary line of said Lenmar Tract No. 3 and the North right-of-way line of said Public Road (a 40 foot wide right-of-way), 197.84 feet to a point;

THENCE N 45°36'32"W, 57.73 feet to a point;

THENCE S 44°23'28"W, 28.25 feet to a point;

THENCE N 45°36'32"W, 124.00 feet to a point;

THENCE S 81°40'40"W, 34.19 feet to a Beginning of a non-tangent Curve to the Left;

THENCE NORTHWESTERLY, 130.68 feet along said non-tangent Curve to the Left, having a radius of 50.00 feet, a central angle of 149°44'48" and a chord bearing N 83°11'44"W, 96.54 feet to a point;

THENCE N 68°04'08"W, 488.76 feet to the Beginning of a non-tangent Curve to the Left;

THENCE NORTHWESTERLY, 128.34 feet along said non-tangent Curve to the Left, having a radius of 50.00 feet, a central angle of 147°03'49" and a chord bearing N 51°36'02"W, 95.90 feet to a point;

THENCE N 44°35'10"W, 135.68 feet to a point;

THENCE N 45°24'50"E, 50.48 feet to a point in the Northeast boundary line of said Lenmar Tract 3 and the Southwest right-of-way line of said Public Road (a 40 foot wide right-of-way);

THENCE along the Northeast boundary line of said Lenmar Tract 3 and the Southwest right-of-way line of said Public Road (a 40 foot wide right-of-way) as follows:

S 59°47'01"E, 529.13 feet to a 1/2" iron rod found;

N 72°39'11"E, 143.44 feet to a 1/2" iron rod found;

S 75°45'16"E, 80.21 feet to a 1/2" iron rod found;

S 66°47'33"E, 159.22 feet to a 5/8" iron rod found;

N 78°40'26"E, 90.80 feet to a 1/2" iron rod set;

S 64°11'02"E, 32.63 feet to the PLACE OF BEGINNING, containing 2.237 acres (97,457 square feet) of land.

LEGAL DESCRIPTION
SINGLE FAMILY RESIDENTIAL TRACT

BEING 36.640 acres of land located in the E. TEAL SURVEY, Abstract No. 207, Rockwall County, Texas, being a portion of Tracts 1 and 3 and all of Tracts 2, 2-A and 4 described in deed to Lenmar Development Corporation, recorded in Volume 748, Page 188, all that certain tract described in deed to Lenmar Development Corporation, recorded in Volume 836, Page 214 of the Deed Records of Rockwall County, Texas, a portion of that certain tract described in deed to Rockwall Harbor Joint Venture, recorded in Volume 617, Page 106 of the Deed Records of Rockwall County, Texas and a portion of those certain Public Roads as shown on the plat of Lake Ridge Estates, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Slide A-10 of the Plat Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set at the Northerly West corner of said Lenmar Tract 2-A, being a corner of an existing cemetery and lying in the Southeast right-of-way line of a Public Road (a 20 foot wide right-of-way);

THENCE S 44°07'48"W along the Northwest boundary line of said cemetery and the Southeast right-of-way line of said Public Road (a 20 foot wide right-of-way), 109.27 feet to a point in the center of another Public Road (a variable width right-of-way);

THENCE N 46°35'33"W along the center of said Public Road (a variable width right-of-way), 582.56 feet to the Beginning of a Curve to the Left;

THENCE SOUTHWESTERLY, 46.63 feet along said Curve to the Left, having a radius of 30.00 feet, a central angle of 89°03'28" and a chord bearing S 88°52'42"W, 42.08 feet to the End of said Curve, being in the Southeast right-of-way line of said Public Road (a variable width right-of-way);

THENCE S 44°21'07"W along the South right-of-way line of said Public Road (a variable width right-of-way), 469.31 feet to a point;

THENCE N 46°27'03"W, 154.22 feet to the Beginning of a Curve to the Right;

THENCE NORTHWESTERLY, 1202.51 feet along said Curve to the Right, having a radius of 750.00 feet, a central angle of 91°51'53" and a chord bearing N 00°31'06"W, 1077.78 feet to the End of said Curve to the Right;

THENCE N 45°24'50"E, 398.51 feet to a point;

THENCE S 44°35'10"E, 165.68 feet to the Beginning of a non-tangent Curve to the Right;

THENCE SOUTHEASTERLY, 128.34 feet along said non-tangent curve to the Right, having a radius of 50.00 feet, a central angle of 147°03'49" and a chord bearing S 51°36'02"E, 95.90 feet to a point;

THENCE S 68°04'08"E, 488.76 feet to the Beginning of a non-tangent Curve to the Right;

THENCE SOUTHEASTERLY, 130.68 feet along said non-tangent Curve to the Right, having a radius of 50.00 feet, a central angle of 149°44'48" and a chord bearing S 83°11'44"E, 96.54 feet to a point;

THENCE N 81°40'40"E, 34.19 feet to a point;

THENCE S 45°36'32"E, 124.00 feet to a point;

THENCE N 44°23'28"E, 28.25 feet to a point;

THENCE S 45°36'32"E, 120.10 feet to the Beginning of a non-tangent Curve to the Right;

THENCE SOUTHEASTERLY, 102.13 feet along said non-tangent Curve to the Right, having a radius of 50.00 feet, a central angle of 117°01'54" and a chord bearing S 80°37'47"E, 85.28 feet to a point;

THENCE N 67°53'10"E, 25.00 feet to a point;

THENCE S 75°14'39"E, 172.47 feet to a point;

THENCE S 46°37'38"W, at 23.55 feet pass a 1/2" iron rod found at the East corner of said Lenmar Tract 4, continuing along the Southeast boundary line of said Tract 4 in all 251.34 feet to a 1/2" iron rod set at a corner of said Tract 4;

THENCE S 44°23'28"W along the Southeast boundary line of said Tract 4, at 493.26 feet pass a 1/2" iron rod found at the South corner of said Tract 4, being in the Northeast right-of-way line of a Public Road (a 40 foot wide right-of-way), continuing in all 523.44 feet to a point in said Public Road;

THENCE S 46°35'33"E along said Public Road (a 40 foot wide right-of-way), 571.78 feet to a point;

THENCE S 15°29'40"E, 52.34 feet to a point in the North right-of-way line of Summer Lee Drive (a 60 foot wide right-of-way) and the South boundary line of said Lenmar Tract 2-A;

THENCE SOUTHWESTERLY along the North right-of-way line of said Summer Lee Drive (a 60 foot wide right-of-way) and the South boundary line of said Lenmar Tract 2-A, at 331.95 feet pass a 5/8" iron rod found at the South corner of said Lenmar Tract 2-A, continuing in all 347.62 feet along a Curve to the Left, having a radius of 555.78 feet, a central angle of 35°50'10" and a chord bearing S 65°00'19"W, 341.98 feet to a point in the center of a Public Road;

THENCE N 46°35'33"W along the center of said Public Road, 190.87 feet to a point;

THENCE N 36°27'56"E, at 10.07 feet pass a 1/2" iron rod set in the Northeast right-of-way line of said Public Road, being the most Westerly West corner of said Lenmar Tract 2-A and the South corner of a cemetery tract, continuing along the Southeast boundary line of said cemetery tract and a Northwest boundary line of said Lenmar Tract 2-A in all 109.65 feet to a 2" iron pipe found;

THENCE N 46°04'33"W along the Northeast boundary line of said cemetery tract and a Southwest boundary line of said Lenmar Tract 2-A, 45.39 feet to the PLACE OF BEGINNING, containing 36.640 acres (1,596,017 square feet) of land.

LEGAL DESCRIPTION
PATIO HOME TRACT

BEING 14.453 acres of land located in the E. TEAL SURVEY, Abstract No. 207 and the M. J. BARKSDALE SURVEY, Abstract No. 11, Rockwall County, Texas, being a portion of a tract of land described in deed to Rockwall Harbor Joint Venture, recorded in Volume 617, Page 106 of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the South corner of said Rockwall Harbor tract described in deed mentioned above, lying in the Northeast boundary line of a 6.7891 acre tract described in deed to Robert R. and Cecilia J. Hawk, recorded in Volume 776, Page 271 of the Deed Records of Rockwall County, Texas;

THENCE N 46°28'49"W along the Southwest boundary line of said Rockwall Harbor tract and the Northeast boundary line of said Hawk tract, 861.23 feet to a 1/2" iron rod found at the West corner of said Rockwall Harbor tract and the North corner of said Hawk tract;

THENCE along the Northwest boundary line of said Rockwall Harbor tract as follows:

N 10°22'39"E, 499.99 feet to a point;

N 04°52'35"W, 100.01 feet to a point;

THENCE N 87°06'54"E, 567.51 feet to a point in a non-tangent Curve to the Left;

THENCE SOUTHEASTERLY, 873.04 feet along said non-tangent Curve to the Left, having a radius of 750.00 feet, a central angle of 66°41'42" and a chord bearing of S 13°06'12"E, 824.57 feet to the End of said non-tangent Curve to the Left;

THENCE S 46°27'03"E, 135.50 feet to a point in a Southeast boundary line of said Rockwall Harbor tract;

THENCE S 44°18'07"W along a Southeast boundary line of said Rockwall Harbor tract, 442.40 feet to the PLACE OF BEGINNING, containing 14.453 acres (629,577 square feet) of land.

LEGAL DESCRIPTION
COMMERCIAL TRACT

BEING 20.518 acres of land located in the E. TEAL SURVEY, Abstract No. 207 and the M. J. BARKSDALE SURVEY, Abstract No. 11, Rockwall County, Texas, being a portion of a tract of land described in deed to Rockwall Harbor Joint Venture, recorded in Volume 617, Page 106, all of a tract of land described in deed to Rockwall Harbor Joint Venture, recorded in Volume 803, Page 17, a portion of two tracts of land described as Tracts 1 and 3 in deed to Lenmar Development Corporation, recorded in Volume 748, Page 188 of the Deed Records of Rockwall County, Texas and a portion of Public Roads as shown by the plat of Lake Ridge Estates, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Slide A-10 of the Plat Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the South corner of Lot 4, Block "A", Rockwall Harbor Phase One Addition, an addition to the City of Rockwall, Rockwall County, Texas, being a corner of said Rockwall Harbor tract described in deed mentioned above;

THENCE along the Southeast boundary line of said Lot 4, Block "A", Rockwall Harbor Phase One addition and the Northwest boundary line of said Rockwall Harbor tract as follows:

N 59°45'01"E, 121.76 feet to a point;

N 30°13'06"W, 96.35 feet to a point;

N 59°46'54"E, 238.17 feet to a point;

N 45°35'28"W, 67.69 feet to the South corner of a 1.225 acre tract of land described in deed to Rockwall Church on the Rock, Volume 176, Page 52 of the Deed Records of Rockwall County, Texas;

THENCE N 42°51'58"E, 176.29 feet to the East corner of said Rockwall Church, being a corner of said Rockwall Harbor tracts;

THENCE N 40°11'25"W, 255.20 feet to the North corner of said Rockwall Church, being a corner of said Rockwall Harbor tract, lying in the Southeast right-of-way line of Interstate Highway No. 30;

THENCE N 60°21'11"E along the Southeast right-of-way line of said Rockwall Harbor tract and a Northwest boundary line of said Rockwall Harbor tract, 283.66 feet to the North corner of said Rockwall Harbor tract;

THENCE along the northeast boundary line of said Rockwall Harbor tract as follows:

S 45°32'47"E, 224.65 feet to a 3/4" iron rod found;

S 45°32'03"E, 639.19 feet to a 1/2" iron rod set at most Northerly East corner of said Rockwall Harbor tract;

THENCE S 43°04'02"W along a Southeast boundary line of said Rockwall Harbor tract, 31.05 feet to a Bois D'Arc Stake at a bend in a Public Road (a 40 foot wide right-of-way);

THENCE S 59°46'34"E along the Northeast boundary line of said Public Road (a 40 foot wide right-of-way), 157.32 feet to a point;

THENCE S 45°24'50"W, 482.37 feet to the Beginning of a Curve to the Left;

THENCE SOUTHWESTERLY, 329.47 feet along said Curve to the Left, having a radius of 750.00 feet, a central angle of 25°10'11" and a chord bearing of S 32°49'45"W, 326.83 feet to a point;

THENCE S 87°06'54"W, 567.51 feet to a point in the Northwest boundary line of said Rockwall Harbor tract;

THENCE along the Northwest boundary line of said Rockwall Harbor tract as follows:

N 04°52'35"W, 439.48 feet to a 7/8" iron rod found;

N 08°06'53"W, 124.36 feet to a point;

N 22°26'54"W, 12.38 feet to the PLACE OF BEGINNING, containing 20.518 acres (893,776 square feet) of land.

CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, March 10,1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall,Texas and the City Council will hold Public Hearings on Monday, March 21,1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall,Texas to consider approval of a request from LENMAR Development Corp. for an Amendment to "PD-7" and "PD-18" Planned Development District to provide for a change in approved land uses to include single;e family, zero lot line, multi-family, condominiums, and commercial use, and approval of a preliminary plan, area requirements, and special conditions on approximately 80 acres of land located south of I-30 and west of FM-740, further described as *(see attachment)*

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

Denise LaRue

Denise LaRue, Community Development Coordinator

- - - -

MESQUITE, TX 75150

R32102 (51029) FOXCHASE PH 1, BLOCK A, LOT 8
3713-000A-0008-00-OR
FOX CHASE DEVELOPMENT CORP SITUS: OAK DR
P O BOX 369 LAND SPTB: 01
ROCKWALL, TX 75087

R32103 (50869) FOXCHASE PH 1, BLOCK B, LOT 1
3713-000B-0001-00-OR
GOELLNER HOMES INC SITUS: 2701 CEDAR CT
5308 YACHT CLUB LAND SPTB: A1, IMP.SPTB: A1
ROCKWALL, TX 75087

Diagonal Ridge Area

Rockwall County Appraisal District A C A D S Y S T E M
THE SOFTWARE GROUP, INC. 1993 PRELIMINARY ROLL FOR:

OWNER NAME AND ADDRESS PROPERTY DESCRIPTION EXEMPTIO

R32104 (53124) FOXCHASE PH 1, BLOCK B, LOT 2
3713-000B-0002-00-OR
ESTES JACK D & DELORES E SITUS: 2703 CEDAR CT
814 DENNIS ST LAND SPTB: A1, IMP.SPTB: A1
CAMDEN, AR 71701

R32105 (51029) FOXCHASE PH 1, BLOCK B, LOT 3
3713-000B-0003-00-OR
FOX CHASE DEVELOPMENT CORP SITUS: CEDAR COURT
P O BOX 369 LAND SPTB: 01
ROCKWALL, TX 75087

R32106 (43378) FOXCHASE PH 1, BLOCK B, LOT 4
3713-000B-0004-00-OR
GOELLNER CUSTOM HOMES INC SITUS: 2707 CEDAR COURT
5308 YACHT CLUB LAND SPTB: A1, IMP.SPTB: A1
ROCKWALL, TX 75087

R32107 (29231) FOXCHASE PH 1, BLOCK B, LOT 5
3713-000B-0005-00-OR
GOELLNER GARY & LINDA SITUS: 2709 CEDAR COURT
5 CYPRESS COURT LAND SPTB: A1, IMP.SPTB: A1
ROCKWALL, TEXAS 75087

R32108 (51030) FOXCHASE PH 1, BLOCK B, LOT 6
3713-000B-0006-00-OR
MITCHELL ROGER D & JONI J SITUS: 2711 CEDAR COURT
2711 CEDAR CT LAND SPTB: A1, IMP.SPTB: A1
ROCKWALL, TX 75087 T2169 - COLONIAL MORTGAGE CORP,#

R32109 (51029) FOXCHASE PH 1, BLOCK B, LOT 7
3713-000B-0007-00-OR
FOX CHASE DEVELOPMENT CORP SITUS: CEDAR COURT
P O BOX 369 LAND SPTB: 01
ROCKWALL, TX 75087

R32110 (52824) FOXCHASE PH 1, BLOCK B, LOT 8
3713-000B-0008-00-OR
PORTER WILLIAM E & DIANE R SITUS: 2715 CEDAR COURT
2715 CEDAR COURT LAND SPTB: A1, IMP.SPTB: A1
ROCKWALL, TX 75087

R32111 (51029) FOXCHASE PH 1, BLOCK B, LOT 9
3713-000B-0009-00-OR
FOX CHASE DEVELOPMENT CORP SITUS: OAK DRIVE
P O BOX 369 LAND SPTB: 01
ROCKWALL, TX 75087

R32112 (51029) FOXCHASE PH 1, BLOCK B, LOT 10
3713-000B-0010-00-OR
FOX CHASE DEVELOPMENT CORP SITUS: OAK DRIVE
P O BOX 369 LAND SPTB: 01
ROCKWALL, TX 75087

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIO
R27927 (52564) 3362-000A-0032-00-0R CAMLAND LTD 2828 WOODSIDE ST DALLAS, TX 75204	CHANDLERS LANDING #19, BLOCK A, LOT 32 SITUS: FRANCE CT LAND SPTB: C1	
R27928 (49541) 3362-000A-0033-00-0R NEWMAN DONALD T & PAULA S 104 FRANCE ROCKWALL, TX 75087	CHANDLERS LANDING #19, BLOCK A, LOT 33 SITUS: 104 FRANCE CT LAND SPTB: A1, IMP.SPTB: A1 00385 - LIBERTY LENDING SERVICE,#	
R27929 (51538) 3362-000A-0034-00-0R CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 102 TULSA, OK 74136	CHANDLERS LANDING #19, BLOCK A, LOT 34 SITUS: FRANCE CT LAND SPTB: 01	
R27930 (50992) 3362-000A-0035-00-0R REQUARTH TERRANCE J & JULI 101 EASTERNER PLACE ROCKWALL, TX 75087	CHANDLERS LANDING #19, BLOCK A, LOT 35 SITUS: 101 EASTERNER PL LAND SPTB: A1, IMP.SPTB: A1	
R27931 (51512) 3362-000A-0036-00-0R BRIDGES JAMES PATRICK & TONJA 103 EASTERNER ROCKWALL, TX 75087	CHANDLERS LANDING #19, BLOCK A, LOT 36 SITUS: 103 EASTERNER PL LAND SPTB: A1, IMP.SPTB: A1	
R27932 (51514) 3362-000A-0037-00-0R MARTIN ROY A & MICHAEL M 105 EASTERNER ROCKWALL, TX 75087	CHANDLERS LANDING #19, BLOCK A, LOT 37 SITUS: 105 EASTERNER PL LAND SPTB: A1, IMP.SPTB: A1 T2194 - CORINTHIAN MORTGAGE COR,#	
R27933 (52250) 3362-000A-0038-00-0R YANKE MARK S & MAUREEN P 107 EASTERNER PL ROCKWALL, TX 75087	CHANDLERS LANDING #19, BLOCK A, LOT 38 SITUS: 107 EASTERNER PL LAND SPTB: A1, IMP.SPTB: A1 T2169 - COLONIAL MORTGAGE CORP,#	
R27934 (48517) 3362-000A-0039-00-0R FRATES DEVELOPMENT CO 1323 EAST 71ST ST STE 100 TULSA, OK 74136	CHANDLERS LANDING #19, BLOCK A, LOT 39 SITUS: EASTERNER PL LAND SPTB: C1	

12169 - COLONIAL MORTGAGE CORP,#

R27934 (48517) 3362-000A-0039-00-OR FRATES DEVELOPMENT CO 1323 EAST 71ST ST STE 100 TULSA, OK 74136	CHANDLERS LANDING #19, BLOCK A, LOT 39 SITUS: EASTERNER PL LAND SPTB: C1

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTION
R27935 (50974) 3362-000A-0040-00-OR CIMARRON FEDERAL S&L/RTC P O BOX 1067 TAHLEQUAH, OK 74465-1067	CHANDLERS LANDING #19, BLOCK A, LOT 40 SITUS: EASTERNER PL LAND SPTB: C1	
R27936 (53122) 3362-000A-0041-00-OR HARTSELL JAY 2609 PIONEER RD MESQUITE, TX 75181	CHANDLERS LANDING #19, BLOCK A, LOT 41 SITUS: EASTERNER PL LAND SPTB: C1	
R27937 (53122) 3362-000A-0042-00-OR HARTSELL JAY 2609 PIONEER RD MESQUITE, TX 75181	CHANDLERS LANDING #19, BLOCK A, LOT 42 SITUS: EASTERNER PL LAND SPTB: C1	
R27938 (53122) 3362-000A-0043-00-OR HARTSELL JAY 2609 PIONEER RD MESQUITE, TX 75181	CHANDLERS LANDING #19, BLOCK A, LOT 43 SITUS: EASTERNER PL LAND SPTB: C1	
R27939 (53122) 3362-000A-0044-00-OR HARTSELL JAY 2609 PIONEER RD MESQUITE, TX 75181	CHANDLERS LANDING #19, BLOCK A, LOT 44 SITUS: EASTERNER PL LAND SPTB: C1	
R27940 (53122) 3362-000A-0045-00-OR HARTSELL JAY 2609 PIONEER RD MESQUITE, TX 75181	CHANDLERS LANDING #19, BLOCK A, LOT 45 SITUS: EASTERNER PL LAND SPTB: C1	
R27941 (16652) 3362-000B-0001-00-OR JACKSON IRVIN R JR ETUX 714 RIDGE VIEW DR ROCKWALL, TX 75087	CHANDLERS LANDING #19, BLOCK B, LOT 1 SITUS: YACHT CLUB DR LAND SPTB: C1	
R27942 (52736) 3362-000B-0002-00-OR COLLEY GENE C & PAULA M 8104 YACHT CLUB DR ROCKWALL, TX 75087	CHANDLERS LANDING #19, BLOCK B, LOT 2 SITUS: 5104 YACHT CLUB DR LAND SPTB: A1, IMP.SPTB: A1	
R27943 (49545) 3362-000B-0003-00-OR ZANETTI SANTE R 5208 YACHT CLUB ROCKWALL, TX 75087	CHANDLERS LANDING #19, BLOCK B, LOT 3 SITUS: YACHT CLUB DR LAND SPTB: C1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTI
R10153 (52958) 0009-0000-0001-00-0R HURDLE MELVIN C & BRUCE TAYLOR 307 PECAN DR FORNEY, TX 75126	A0009 WM BLEVINS, TRACT 1, ACRES 36.01 LAND SPTB: D4	
R10154 (10146) 0009-0000-0002-00-0R THOMAS ROBERT H P O BOX 1076 ROCKWALL, TX 75087	WM BLEVINS & J SMITH SURVEYS AB 9 & 200 1.00 AC LAND SPTB: C1	
R10157 (50189) 0011-0000-0001-00-0R CULPEPPER CATTLE & CATERING CO 303 I-30 EAST ROCKWALL, TX 75087	A0011 M J BARKSDALE, TRACT 1, ACRES 5.036 LAND SPTB: D4	
R10158 (10168) 0011-0000-0001-01-0R FAULKNER D L 1785 E I-30 GARLAND, TX 75043	A0011 M J BARKSDALE, TRACT 1-01, (PT OF .811 AC TR) LAND SPTB: C1	
R10159 (10168) 0011-0000-0001-02-0R FAULKNER D L 1785 E I-30 GARLAND, TX 75043	A0011 M J BARKSDALE, TRACT 1-02, (PT OF .811 AC TR) LAND SPTB: C1	
R29345 (10481) 0011-0000-0001-03-0R MOORE M E JR % DOUG MORGAN & CO 9696 SKILLMAN STE 280 LB 37 DALLAS, TX 75243	A0011 M J BARKSDALE, TRACT 1-3, ACRES 3.53 SITUS: IH-30 LAND SPTB: D4	
R10161 (52943) 0011-0000-0003-00-0R THE GAB FAMILY TRUST P O BOX 994 ROCKWALL, TX 75087	A0011 M J BARKSDALE, TRACT 3, ACRES 1.653 LAND SPTB: C1	
R10163 (40817) 0011-0000-0005-00-0R DOUGLASS WILLIAM DALE 7178 ROLLING FORK DALLAS, TX 75227	A0011 M J BARKSDALE, TRACT 5, ACRES 5 LAND SPTB: C2	
R10166 (33280) 0011-0000-0007-00-0R MRA ASSET HOLDING CO, INC C/O TELECOM CORP 1545 W MOCKINGBIRD LN #7000 DALLAS, TX 75235	M J BARKSDALE & E TEAL AB 11 TR 7 0.250 AC LAND SPTB: C1	

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.
A C A D S Y S T E
1993 PRELIMINARY ROLL FOR:

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
R10167 (10158) 0011-0000-0009-00-0R FAULKNER PAMELA	A0011 M J BARKSDALE, TRACT 9, ACRES .50	

R10163 (40817) 0011-0000-0005-00-OR DOUGLASS WILLIAM DALE 7178 ROLLING FORK DALLAS, TX 75227	A0011 M J BARKSDALE, TRACT 5, ACRES 3 LAND SPTB: C2
R10166 (33280) 0011-0000-0007-00-OR MRA ASSET HOLDING CO, INC C/O TELECOM CORP 1545 W MOCKINGBIRD LN #7000 DALLAS, TX 75235	M J BARKSDALE & E TEAL AB 11 TR 7 0.250 AC LAND SPTB: C1

Rockwall County Appraisal District — A C A D S Y S T E M
THE SOFTWARE GROUP, INC. — 1993 PRELIMINARY ROLL FOR: (

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTION
R10167 (10158) 0011-0000-0009-00-OR FAULKNER PAMELA 1785 E I-30 GARLAND, TX 75043	A0011 M J BARKSDALE, TRACT 9, ACRES .50 SITUS: HILLTOP DR LAND SPTB: C1	
R10168 (50189) 0011-0000-0011-00-OR CULPEPPER CATTLE & CATERING CO 303 I-30 EAST ROCKWALL, TX 75087	A0011 M J BARKSDALE, TRACT 11, ACRES .25 SITUS: HILLTOP DR LAND SPTB: A1, IMP. SPTB: A1	
R10169 (51127) 0011-0000-0012-00-OR ROCKWALL HARBOR JOINT VENTURE %FORD ENTERPRISES, INC 14755 PRESTON RD STE 830 DALLAS, TX 75240	A0011 M J BARKSDALE, TRACT 12, ACRES 38.6477 SITUS: LAKE RAY HUBBARD LAND SPTB: D4	
R10170 (10161) 0011-0000-0013-00-OR CULPEPPER/SPATEX JV %GARY SHULTZ 13740 NEUTRON RD DALLAS, TX 75244-4412	M J BARKSDALE AB 11 TR 13 0.366 AC SERVICE RD TO I-30 SITUS: SERVICE RD TO I-30 LAND SPTB: C2	
R10171 (10161) 0011-0000-0014-00-OR CULPEPPER/SPATEX JV %GARY SHULTZ 13740 NEUTRON RD DALLAS, TX 75244-4412	A0011 M J BARKSDALE, TRACT 14, ACRES .763 SITUS: HILLTOP DR LAND SPTB: C2	
R10172 (30044) 0011-0000-0015-00-OR WILLIS MICHAEL J ETUX JOHNNIE 301 WOODED TR ROCKWALL, TX 75087	A0011 M J BARKSDALE, TRACT 15, ACRES .545 LAND SPTB: C1	
R10173 (10163) 0011-0000-0016-00-OR CHURCH ON THE ROCK P O BOX 880 ROCKWALL, TX 75087	M J BARKSDALE AB 11 TR 16 1.210 AC SERVICE RD SITUS: SERVICE RD LAND SPTB: F1, IMP. SPTB: F1	
R10174 (22890) 0011-0000-0016-01-OR REDDEN B W TRUSTEE P O BOX 270699 DALLAS, TEXAS 75227	A0011 M J BARKSDALE, TRACT 16-01, ACRES 1.5883, SERVICE RD S/S SITUS: SERVICE RD LAND SPTB: D4	
R10176 (49121) 0011-0000-0017-00-OR SHARP BILLY E 3620 HILTON DR MESQUITE, TX 75150	A0011 M J BARKSDALE, TRACT 17, ACRES .293 SITUS: 311 E I-30 LAND SPTB: F1, IMP. SPTB: F1	

R12318 (52819) 0187-0000-0023-00-OR HICKMAN P & JAMES W CECIL 128 CARPENTER LOOP BONHAM, TX 75418	A0187 J STRICKLAND, TRACT 23, ACRES 29.06 LAND SPTB: E1, IMP. SPTB: E1	

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y S T E M
1993 PRELIMINARY ROLL FOR: (CRW

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIONS
R12337 (34841) 0187-0000-0037-00-OR ROCKWALL NORTH SHORE JOINT VEN WILLIAM E JOHNSON III 5956 SHERRY LN STE 705 DALLAS, TX 75225	A0187 J STRICKLAND, TRACT 37, ACRES 34.589 LAND SPTB: D1	
R12541 (12279) 0200-0000-0003-00-OR EMBREY ENTERPRISES INC TRST BOX 830277 RICHARDSON, TX 75083-0277	J SMITH AB 200 TR 3 59.009 AC LAND SPTB: D4	
R12543 (12281) 0200-0000-0003-02-OR CENTENNIAL HOMES INC 5720 LBJ FRWY #610 DALLAS, TX 75240	J SMITH AB 200 TR 3-2 22.137 AC LAND SPTB: D4	
R12547 (52839) 0200-0000-0011-00-OR STEGER O L, JR ESTATE C/O O L STEGER III 504 W RUSK ROCKWALL, TX 75087	A0200 J SMITH, TRACT 11, ACRES 69.306 LAND SPTB: D1	
R12636 (12361) 0207-0000-0003-01-OR NO TEXAS MUNICIPAL WATER DIST PO DRAWER C WYLIE, TX 75098	A0207 E TEAL, TRACT 3-1, ACRES 5.68, EXEMPT SITUS: EXEMPT LAND SPTB: D4	** EXEMPT **
R12637 (27292) 0207-0000-0004-00-OR WHITTLE DEVELOPMENT INC P.O. BOX 369 ROCKWALL, TX 75087	A0207 E TEAL, TRACT 4, ACRES 81.606, (PT OF 83.471 AC TR) SITUS: FM 740 & FM 3097 LAND SPTB: D1	
R29488 (51677) 0207-0000-0004-04-OR NORTH TEXAS MUNICIPAL WATER DI P O BOX 2408 WYLIE, TX 75098	A0207 E TEAL, TRACT 4-4, ACRES 5 SITUS: FM 3097 LAND SPTB: D4	** EXEMPT **
R33367 (50814) 0207-0000-0004-09-OR SCHLUMBERGER TECHNOLOGY CORP ATTN: J LEITCH; SCHLUMBERGER LTD 227 PARK AVENUE NEW YORK, NY 10172	A0207 E TEAL, TRACT 4-9, ACRES 6.455 LAND SPTB: D1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIC
R33368 (50814) 0207-0000-0004-10-OR SCHLUMBERGER TECHNOLOGY CORP ATTN: J LEITCH; SCHLUMBERGER LTD 227 PARK AVENUE NEW YORK, NY 10172	A0207 E TEAL, TRACT 4-10, ACRES 46.167, (PT OF 58.301 AC TR) LAND SPTB: D1	
R33369 (50814) 0207-0000-0004-11-OR SCHLUMBERGER TECHNOLOGY CORP ATTN: J LEITCH; SCHLUMBERGER LTD 227 PARK AVENUE NEW YORK, NY 10172	A0207 E TEAL, TRACT 4-11, ACRES 12.134, (PT OF 58.301 AC TR) LAND SPTB: D1	
R33370 (50814) 0207-0000-0004-12-OR SCHLUMBERGER TECHNOLOGY CORP ATTN: J LEITCH; SCHLUMBERGER LTD 227 PARK AVENUE NEW YORK, NY 10172	A0207 E TEAL, TRACT 4-12, ACRES 34.592 LAND SPTB: D4	
R33624 (17369) 0207-0000-0004-13-OR WHITTLE ROBERT S ETUX P O BOX 369 ROCKWALL, TX 75087	A0207 E TEAL, TRACT 4-13, ACRES 4.457 LAND SPTB: D1	
R33625 (51582) 0207-0000-0004-14-OR RAINY DAY INVESTMENT CORP 5430 LBJ FREEWAY, STE 1070 DALLAS, TX 75240	A0207 E TEAL, BLOCK 4-14, ACRES .517 LAND SPTB: C1	
R33631 (51699) 0207-0000-0004-15-OR RESOLUTION TRUST CORPORATION RECEIVER/VALLEY SAVINGS BANK F P O BOX 5885 DENVER, CO 80217-5885	A0207 E TEAL, TRACT 4-15, ACRES 43.009 LAND SPTB: D1	
R33824 (32712) 0207-0000-0004-16-OR TEXAS BANK OF GARLAND N A 1919 SOUTH SHILOH GARLAND, TX 75042	A0207 E TEAL, TRACT 4-16, ACRES 4.421 LAND SPTB: C3	
R12640 (12364) 0207-0000-0006-01-OR ALBRIGHT KIRBY 519 INTERSTATE 30 #127 ROCKWALL, TX 75087	A0207 E TEAL, TRACT 6-01, ACRES 6.789, (PT OF 27.039 AC TR) LAND SPTB: D4	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIO
R12717 (22457) 0207-0000-0064-01-OR LAKESIDE NATIONAL BANK P O BOX 9 ROCKWALL, TX 75087	A0207 E TEAL, TRACT 64-01, ACRES .042, (PT OF 4.042 AC TR) LAND SPTB: C2	
R12718 (22457) 0207-0000-0064-02-OR LAKESIDE NATIONAL BANK P O BOX 9 ROCKWALL, TX 75087	A0207 E TEAL, TRACT 64-02, ACRES 2, (PT OF 4.042 AC TR) LAND SPTB: C1	
R12719 (22457) 0207-0000-0064-03-OR LAKESIDE NATIONAL BANK P O BOX 9 ROCKWALL, TX 75087	A0207 E TEAL, TRACT 64-03, ACRES 1, (PT OF 4.042 AC TR) LAND SPTB: C1	
R12720 (53198) 0207-0000-0064-04-OR PROVIDENCE TRUST CO TTEE FBO GEORGE R ROLAND MD PSP H3585 P O BOX 809009 DALLAS, TX 75380	A0207 E TEAL, TRACT 64-04, ACRES 4.643, UNDIVIDED INTEREST 60% LAND SPTB: D4	
R29181 (22457) 0207-0000-0064-05-OR LAKESIDE NATIONAL BANK P O BOX 9 ROCKWALL, TX 75087	A0207 E TEAL, TRACT 64-5, ACRES 1, (PT OF 4.042 AC TR) LAND SPTB: C1	
R33852 (53199) 0207-0000-0064-06-OR THE ROLAND FAMILY LTD PTRNSHIP 3231 RIDGE ROAD ROCKWALL, TX 75087	A0207 E TEAL, TRACT 64-6, ACRES 4.643, UNDIVIDED INTEREST 20% LAND SPTB: D4	
R33853 (52691) 0207-0000-0064-07-OR ALBRIGHT CONSTRUCTION CO 9535 FOREST LANE SUITE 100 DALLAS, TX 75243	A0207 E TEAL, TRACT 64-7, ACRES 4.643, UNDIVIDED INTEREST 20% LAND SPTB: D4	
R33753 (52340) 0207-0000-0104-00-1R ROLAND FAMILY LIMITED PARTNERS 3231 RIDGE RD ROCKWALL, TX 75087	A0207 E TEAL, TRACT 104 (CRW), ACRES 4.015, (PT OF 15.349 AC TR) (FKA R12803) LAND SPTB: D1	
R12830 (12532) 0207-0000-0130-00-OR SANDKNOP LES T GRADING INC 2306 RIDGE RD ROCKWALL, TX 75087	E TEAL AB 207 TR 130 0.623 AC LAND SPTB: C1	

ROCKWALL, TX 75087

R18910 (29640) 4200-000E-0008-00-OR GRUEDER DOUGLAS ETUX 1512 LAKESHORE DR ROCKWALL, TEXAS 75087	LAKE RAY HUBBARD EST, BLOCK E, LOT 8 SITUS: 1512 LAKESHORE DR LAND SPTB: A1, IMP.SPTB: A1 00310 - GUARDIAN MORTGAGE CO IN,#	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIONS
R18911 (27555) 4200-000E-0009-00-OR ALLMAN ROBERT L ETUX 4037 FARMOUTH DR LOS ANGELES, CA 90027	LAKE RAY HUBBARD ESTATES LOT 9 BLK E 1514 LAKESHORE DR SITUS: 1514 LAKESHORE DR LAND SPTB: A1, IMP.SPTB: A1 00480 - NVR MORTGAGE,#	
R18912 (17376) 4200-000E-0010-00-OR KELLY LOUISE N 1516 LAKESHORE DR ROCKWALL, TX 75087	LAKE RAY HUBBARD ESTATES LOT 10 BLK E 1516 LAKESHORE DR SITUS: 1516 LAKESHORE DR LAND SPTB: A1, IMP.SPTB: A1	OA $ 30,0 TOT $ 30,0
R30813 (53286) 4210-0000-0001-00-OR LENMAR DEVELOPMENT CORP 14755 PRESTON RD STE 830 DALLAS, TX 75240	LAKERIDGE EST, LOT 1, ACRES 1.4922 LAND SPTB: C1	
R30814 (53286) 4210-0000-0002-00-OR LENMAR DEVELOPMENT CORP 14755 PRESTON RD STE 830 DALLAS, TX 75240	LAKERIDGE EST, LOT 2, ACRES 1.4922 LAND SPTB: C1	
R30815 (53286) 4210-0000-0003-00-OR LENMAR DEVELOPMENT CORP 14755 PRESTON RD STE 830 DALLAS, TX 75240	LAKERIDGE EST, LOT 3, ACRES 1.4922 LAND SPTB: C1	
R30816 (53286) 4210-0000-0004-00-OR LENMAR DEVELOPMENT CORP 14755 PRESTON RD STE 830 DALLAS, TX 75240	LAKERIDGE EST, LOT 4, ACRES 1.4922 LAND SPTB: C1	
R30817 (53286) 4210-0000-0005-00-OR LENMAR DEVELOPMENT CORP 14755 PRESTON RD STE 830 DALLAS, TX 75240	LAKERIDGE EST, LOT 5, ACRES 1.4922 LAND SPTB: C1	
R18913 (17377) 4210-0000-0006-00-OR NEIL MARY RUE 6418 CHEVY CHASE DALLAS, TX 75225	LAKE RIDGE ESTATES LOT 6 1.500 AC LAND SPTB: C1	
R30818 (53286) 4210-0000-0007-00-OR LENMAR DEVELOPMENT CORP 14755 PRESTON RD STE 830 DALLAS, TX 75240	LAKERIDGE EST, LOT 7, ACRES 1.4922 LAND SPTB: C1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEM
R30819 (53286) 4210-0000-0008-00-0R LENMAR DEVELOPMENT CORP 14755 PRESTON RD STE 830 DALLAS, TX 75240	LAKERIDGE EST, LOT 8, ACRES 1.4922 LAND SPTB: C1	
R30820 (53286) 4210-0000-0009-00-0R LENMAR DEVELOPMENT CORP 14755 PRESTON RD STE 830 DALLAS, TX 75240	LAKERIDGE EST, LOT 9, ACRES 1.7769 LAND SPTB: C1	
R30821 (53286) 4210-0000-0010-00-0R LENMAR DEVELOPMENT CORP 14755 PRESTON RD STE 830 DALLAS, TX 75240	LAKERIDGE EST, LOT 10, ACRES 1.4922 LAND SPTB: C1	
R30822 (53286) 4210-0000-0011-00-0R LENMAR DEVELOPMENT CORP 14755 PRESTON RD STE 830 DALLAS, TX 75240	LAKERIDGE EST, LOT 11, ACRES 2.1291 LAND SPTB: C1	
R30823 (53286) 4210-0000-0012-00-0R LENMAR DEVELOPMENT CORP 14755 PRESTON RD STE 830 DALLAS, TX 75240	LAKERIDGE EST, LOT 12, ACRES 2.9337 LAND SPTB: C1	
R18914 (17378) 4210-0000-0013-00-0R WILSON I L 400 CHAPARRAL LANE ROCKWALL, TX 75087	LAKE RIDGE ESTATES LOT 13 2.500 AC LAND SPTB: A1, IMP.SPTB: A1	OA $ TOT $
R30824 (53286) 4210-0000-0014-00-0R LENMAR DEVELOPMENT CORP 14755 PRESTON RD STE 830 DALLAS, TX 75240	LAKERIDGE EST, LOT 14, ACRES 1.8021 LAND SPTB: C1	
R30825 (53286) 4210-0000-0015-00-0R LENMAR DEVELOPMENT CORP 14755 PRESTON RD STE 830 DALLAS, TX 75240	LAKERIDGE EST, LOT 15, ACRES 1.6529 LAND SPTB: C1	
R30826 (53286) 4210-0000-0016-00-0R LENMAR DEVELOPMENT CORP 14755 PRESTON RD STE 830 DALLAS, TX 75240	LAKERIDGE EST, LOT 16, ACRES 2.8025 LAND SPTB: C1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEM
R18916 (17379) 4210-0000-0026-00-0R HUGHES F P 8107 SAN LEANDRO DR DALLAS, TX 75218	LAKERIDGE EST, LOT 26, ACRES 1.33 SITUS: 2930 SOUTH RIDGE RD ROCKWALL, TX 75087 LAND SPTB: A1, IMP. SPTB: A1	
R18917 (49397) 4210-0000-0027-00-0R DAN-CAT INC. 1624 MARIAH BAY CIRCLE HEATH, TX 75087	LAKERIDGE EST, LOT 27, ACRES .607 LAND SPTB: C1	
R18918 (49830) 4210-0000-0028-00-0R HAMMER PROPERTIES, TRUSTEE 12720 HILLCREST RD SUITE 1080 DALLAS, TX 75230	LAKERIDGE EST, LOT 28, ACRES 1.383 LAND SPTB: C1	
R18919 (13906) 4210-0000-0028-A0-0R WILLIAMS H L 411 VALLEY DR ROCKWALL, TX 75087	LAKERIDGE EST, LOT PT 28, ACRES 0.283 LAND SPTB: C1	
R18920 (17382) 4220-000A-0001-00-0R MCCALL ROBERT F 222 LAKEVIEW DR ROCKWALL, TX 75087	LAKE RIDGE PARK LOT 1 BLK A SITUS: 222 LAKEVIEW DR LAND SPTB: A1, IMP. SPTB: A1	OA TOT
R18921 (52022) 4220-000A-0002-00-0R DEFAZIO RODERICK S & MARGARET 220 LAKEVIEW DR ROCKWALL, TX 75087	LAKE RIDGE PARK LOT 2 BLK A SITUS: 220 LAKEVIEW LAND SPTB: A1, IMP. SPTB: A1 F3000 - LOMAS THREE,#	
R18922 (48901) 4220-000A-0003-00-0R BOWMAN JUDITH ARLENE 218 LAKEVIEW ROCKWALL, TEXAS 75087	LAKERIDGE PARK LOT 3 BLK A SITUS: 218 LAKEVIEW DR LAND SPTB: A1, IMP. SPTB: A1	
R18923 (30097) 4220-000A-0004-00-0R ABDELRAZIK MOHAMMED A 216 LAKEVIEW ROCKWALL, TX 75087	LAKERIDGE PARK LOT 4 BLK A SITUS: 216 LAKEVIEW LAND SPTB: A1, IMP. SPTB: A1 T2771 - SUNBELT NATIONAL MORTGA,#	
R18924 (53026) 4220-000A-0005-00-0R BOLTON FEL & MARY 214 LAKEVIEW DR ROCKWALL, TX 75087	LAKE RIDGE PARK LOT 5 BLK A SITUS: 214 LAKEVIEW DR LAND SPTB: A1, IMP. SPTB: A1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMF
R16949 (31880) 3836-000A-0001-00-0R THREE-H REALTY PARTNERS P O BOX 591 ROCKWALL, TX 75087	RICHARD HARRIS #3, BLOCK A, LOT 1 SITUS: 707 HARTMAN LAND SPTB: A1, IMP. SPTB: A1 00410 - LOMAS MORTGAGE USA, #	
R16950 (31880) 3836-000A-0002-00-0R THREE-H REALTY PARTNERS P O BOX 591 ROCKWALL, TX 75087	RICHARD HARRIS #3, BLOCK A, LOT 2 SITUS: 705 HARTMAN LAND SPTB: A1, IMP. SPTB: A1	
R16951 (15846) 3837-000A-0001-00-0R HARRIS RICHARD P O BOX 459 ROCKWALL, TX 75087	RICHARD HARRIS #4, BLOCK A, LOT 1, ACRES 0.254 SITUS: 402 S GOLIAD LAND SPTB: F1, IMP. SPTB: F1	
R29873 (31714) 3838-000A-0001-00-0R WIMPEE JANIE K 801 E HEATH ST ROCKWALL, TX 75087	RICHARD HARRIS SUBD #5, BLOCK A, LOT 1 LAND SPTB: C1	
R16952 (15847) 3839-000A-0001-00-0R PILARC HORST ET UX 1130 INTERSTATE 30 ROCKWALL, TX 75087	HARRISON SUBD LOT 1 BLK A 2.169 AC SITUS: 1130 IH 30 LAND SPTB: F1, IMP. SPTB: F1	
R29874 (31714) 3841-000A-0001-00-0R WIMPEE JANIE K 801 E HEATH ST ROCKWALL, TX 75087	RICHARD HARRIS SUBD #6, BLOCK A, LOT 1 LAND SPTB: A1, IMP. SPTB: A1	
R28724 (10153) 3855-000A-0001-00-0R STEPHENSON MICHAEL A 1215 WENTWOOD IRVING, TX 75061	HENRY AFRICA SUBD, BLOCK A, LOT 1, ACRES 2.354, (FKA R28724,R10160) SITUS: 303 INTERSTATE 30 LAND SPTB: F1, IMP. SPTB: F1 - ,# 0314750	
R17029 (52246) 3860-000A-0001-00-0R BOWLES WILLIAM F & JOY L 7100 ODELL AVE ROCKWALL, TX 75087	HERITAGE HEIGHTS LOT 1 BLK A ODELL AVE SITUS: 7100 ODELL AVE LAND SPTB: A1, IMP. SPTB: A1 T2771 - SUNBELT NATIONAL MORTGA, #	
R17030 (15920) 3860-000A-0002-00-0R SUMNERS MR E 7102 ODELL ROCKWALL, TX 75087	HERITAGE HEIGHTS LOT 2 BLK A MCKINZIE PLACE SITUS: MCKINZIE PLACE LAND SPTB: A1, IMP. SPTB: A1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
R14513 (14008) 3160-0000-005A-00-OR DOUGLASS WILLIAM D ETUX ETAL 7446 E GRAND AVE DALLAS, TX 75214	ISAAC BROWN, LOT 5A, ACRES 2.38 LAND SPTB: C1	
R33633 (13999) 3160-0000-006A-00-OR WILLIAMS PHILIP A & W DOUGLAS 6503 RIDGECREST #F DALLAS, TEXAS 75231	ISAAC BROWN, LOT 6A, ACRES 2.38 LAND SPTB: C1	
R14514 (14009) 3160-0000-007A-00-OR WILLIAMS PHILIP ETAL 6503 RIDGECREST #F DALLAS, TEXAS 75231	ISAAC BROWN, LOT 7A, ACRES 2.38 LAND SPTB: C1	
R33634 (14009) 3160-0000-008A-00-OR WILLIAMS PHILIP ETAL 6503 RIDGECREST #F DALLAS, TEXAS 75231	ISAAC BROWN, LOT 8A, ACRES 2.38 LAND SPTB: C1	
R14604 (31035) 3170-0000-0ALL-00-OR PAPPAS NELL 807 THROCKMORTON ROCKWALL, TEXAS 75087	BUFFINGTON, LOT ALL, ACRES 0.21 LAND SPTB: A1, IMP. SPTB: A1	
R32086 (32712) 3173-000A-0001-00-OR TEXAS BANK OF GARLAND N A 1919 SOUTH SHILOH GARLAND, TX 75042	BUFFALO CREEK SHOPPING VILLAGE #2, BLOCK A, LOT 1 SITUS: FM 740 LAND SPTB: D1	
R14608 (14035) 3180-0000-0ALL-00-OR CENLAND ASSOC LIMITED PRTNSHP C/O TAX DEPARTMENT #24632 P. O. BOX 711 DALLAS, TX 75221	BURGAMY ADDN LAND SPTB: F1, IMP. SPTB: F1	
R14698 (15733) 3200-0000-0001-00-OR CAIN TED 206 ROCKBROOK ROCKWALL, TX 75087	CAIN PROPERTIES #1 (REPLAT), LOT 1, ACRES .441 LAND SPTB: F1, IMP. SPTB: F1	
R14699 (52726) 3200-0000-0001-A0-OR LEWIS NAPOLEON P O BOX 496 ROWLETT, TX 75088	CAIN PROPERTIES #1 (REPLAT), LOT 1RA, ACRES 1.254 LAND SPTB: F1, IMP. SPTB: F1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTI
R14513 (14008) 3160-0000-005A-00-OR DOUGLASS WILLIAM D ETUX ETAL 7446 E GRAND AVE DALLAS, TX 75214	ISAAC BROWN, LOT 5A, ACRES 2.38 LAND SPTB: C1	
R33633 (13999) 3160-0000-006A-00-OR WILLIAMS PHILIP A & W DOUGLAS 6503 RIDGECREST #F DALLAS, TEXAS 75231	ISAAC BROWN, LOT 6A, ACRES 2.38 LAND SPTB: C1	
R14514 (14009) 3160-0000-007A-00-OR WILLIAMS PHILIP ETAL 6503 RIDGECREST #F DALLAS, TEXAS 75231	ISAAC BROWN, LOT 7A, ACRES 2.38 LAND SPTB: C1	
R33634 (14009) 3160-0000-008A-00-OR WILLIAMS PHILIP ETAL 6503 RIDGECREST #F DALLAS, TEXAS 75231	ISAAC BROWN, LOT 8A, ACRES 2.38 LAND SPTB: C1	
R14604 (31035) 3170-0000-0ALL-00-OR PAPPAS NELL 807 THROCKMORTON ROCKWALL, TEXAS 75087	BUFFINGTON, LOT ALL, ACRES 0.21 LAND SPTB: A1, IMP.SPTB: A1	
R32086 (32712) 3173-000A-0001-00-OR TEXAS BANK OF GARLAND N A 1919 SOUTH SHILOH GARLAND, TX 75042	BUFFALO CREEK SHOPPING VILLAGE #2, BLOCK A, LOT 1 SITUS: FM 740 LAND SPTB: D1	
R14608 (14035) 3180-0000-0ALL-00-OR CENLAND ASSOC LIMITED PRTNSHP C/O TAX DEPARTMENT #24632 P.O. BOX 711 DALLAS, TX 75221	BURGAMY ADDN LAND SPTB: F1, IMP.SPTB: F1	
R14698 (15733) 3200-0000-0001-00-OR CAIN TED 206 ROCKBROOK ROCKWALL, TX 75087	CAIN PROPERTIES #1 (REPLAT), LOT 1, ACRES .441 LAND SPTB: F1, IMP.SPTB: F1	
R14699 (52726) 3200-0000-0001-A0-OR LEWIS NAPOLEON P O BOX 496 ROWLETT, TX 75088	CAIN PROPERTIES #1 (REPLAT), LOT 1RA, ACRES 1.254 LAND SPTB: F1, IMP.SPTB: F1	

R21374 (51459) 4811-0007-0237-00-OR MCCAFFITY JERRY & HUDSON MEAD 702 BEVERLY LONGVIEW, TX 75601	ROCCA VILLA (BENT CREEK CONDO)UNIT 237 BLDG 7 1.0525% 237 LAKE MEADOWS DR SITUS: 237 LAKE MEADOWS DR LAND SPTB: A1, IMP.SPTB: A1	
R21375 (51459) 4811-0007-0238-00-OR MCCAFFITY JERRY & HUDSON MEAD 702 BEVERLY LONGVIEW, TX 75601	ROCCA VILLA (BENT CREEK CONDO)UNIT 238 BLDG 7 1.3147% 238 LAKE MEADOWS DR SITUS: 238 LAKE MEADOWS DR LAND SPTB: A1, IMP.SPTB: A1	

Rockwall County Appraisal District
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A C A D S Y S T E M
1993 PRELIMINARY ROLL FOR: (CI

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIONS
R21376 (51459) 4811-0007-0336-00-OR MCCAFFITY JERRY & HUDSON MEAD 702 BEVERLY LONGVIEW, TX 75601	ROCCA VILLA (BENT CREEK CONDO)UNIT 336 BLDG 7 1.0525% 336 LAKE MEADOWS DR SITUS: 336 LAKE MEADOWS DR LAND SPTB: A1, IMP.SPTB: A1	
R21377 (51776) 4811-0007-0337-00-OR LEIS DORVIN D 202 LALO ST KAHULUI, HI 96732-2928	ROCCA VILLA (BENT CREEK CONDO)UNIT 337 BLDG 7 1.0525% 337 LAKE MEADOWS DR SITUS: 337 LAKE MEADOWS DR LAND SPTB: A1, IMP.SPTB: A1	
R21378 (19317) 4811-0007-0338-00-OR HOWARD LEROY ETAL 3106 COUNTRY CLUB ROAD GARLAND, TX 75043	ROCCA VILLA (BENT CREEK CONDO)UNIT 338 BLDG 7 1.3147% 338 LAKE MEADOWS DR SITUS: 338 LAKE MEADOWS DR LAND SPTB: A1, IMP.SPTB: A1	
R21379 (19318) 4811-1351-0000-00-OR BENT CREEK CONDOMINIUMS FIRST GARLAND SAVINGS 111 N GLENBROOK DR GARLAND, TX 75040-6223	ROCCA VILLA (BENT CREEK CONDO)TR 1 & 2 IMP ONLY IMP.SPTB: F1	
R32139 (50788) 4819-000A-0001-00-OR ARKOMA BASIN EXPLORATION CO 203 E I-30 ROCKWALL, TX 75087	ROCKWALL HARBOR PHASE ONE, BLOCK A, LOT 1 LAND SPTB: C1, IMP.SPTB: F1	
R32140 (52851) 4819-000A-0002-00-OR ROCKWALL HARBOR CORP I C/O ARKOMA BASIN 203 E I-30 ROCKWALL, TX 75087	ROCKWALL HARBOR PHASE ONE, BLOCK A, LOT 2 SITUS: 205 INTERSTATE 30 LAND SPTB: F1, IMP.SPTB: F1	
R32141 (34702) 4819-000A-0003-00-OR ARKOMA BASIN EXPLORATION CO 203 E I-30 ROCKWALL, TX 75087	ROCKWALL HARBOR PHASE ONE, BLOCK A, LOT 3 SITUS: 203 E I-30 LAND SPTB: F1, IMP.SPTB: F1	
R32142 (33684) 4819-000A-0004-00-OR ROCKWALL HARBOR CORP I P O BOX 369 ROCKWALL, TX 75087	ROCKWALL HARBOR PHASE ONE, BLOCK A, LOT 4 SITUS: 309 E I-30 LAND SPTB: F1, IMP.SPTB: F1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIO
R19961 (53293) 4470-000A-0003-00-OR LOCATION PLUS, INC P O BOX 121 ROCKWALL, TX 75087	MUNICIPAL IND PARK, BLOCK A, LOT 3, ACRES 2.16 LAND SPTB: C1	
R19962 (28558) 4470-000A-0004-00-OR ROCKWALL INDUSTRIAL EAST C/O KEN ANDREWS & CO P O BOX 489 SEAGOVILLE, TX 75159	MUNICIPAL INDUSTRIAL PARK LOT 4 BLK A 2.660 AC SITUS: 2.660 AC LAND SPTB: C1	
R19963 (33400) 4470-000B-0001-00-OR MISSION CABLE COMPANY 1873 S BELLAIRE ST STE 1550 DENVER, CO 80222-4348	MUNICIPAL IND PARK, BLOCK B, LOT 1, ACRES 0.931 LAND SPTB: F1, IMP.SPTB: F1	
R19964 (33400) 4470-000B-0002-00-OR MISSION CABLE COMPANY 1873 S BELLAIRE ST STE 1550 DENVER, CO 80222-4348	MUNICIPAL IND PARK, BLOCK B, LOT 2, ACRES 0.655 LAND SPTB: C1	
R19965 (18131) 4472-0000-0001-00-OR CITY OF ROCKWALL 205 W RUSK ROCKWALL, TX 75087	MUNICIPAL PARK ADDN LOT 1 29.883 AC ** EXEMP EXEMPT SITUS: EXEMPT LAND SPTB: D1, IMP.SPTB: M4	
R33104 (50529) 4475-000A-0001-00-OR MURPHY JOSEPH D JR 1624 MARIAH BAY CIR ROCKWALL, TX 75087	MURPHY PLAZA, BLOCK A, LOT 1 SITUS: 2910 RIDGE RD LAND SPTB: F1, IMP.SPTB: F1	
R29863 (49431) 4497-0000-0001-00-OR SCHNELL DONALD D & PATRICIA A 115 E HEATH ST ROCKWALL, TX 75087	MCLEAN/MOORE ADDITION, LOT 1 SITUS: 115 E HEATH LAND SPTB: A1, IMP.SPTB: A1 T2936 - U S MORTGAGE CORP,#	
R29864 (53007) 4497-0000-0002-00-OR FEDERAL DEPOSIT INSURANCE CORP RCVR INDEPENDENT BANK-ROCKWALL P O BOX 809049 DALLAS, TX 75380	MCLEAN/MOORE ADDITION, LOT 2 SITUS: 117 E HEATH LAND SPTB: A1, IMP.SPTB: A1	
R20202 (29879) 4505-000A-0001-00-OR MCFARLAND BILLY RAY & FRANCES 401 BOYDSTUN [illegible]	NANCY D SUBD LOT 1 0.257 AC SITUS: 401 BOYDSTUN LAND SPTB: A1, IMP.SPTB: A1 00050 - AMERICAN NATIONAL BANK,#	

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A C A D S Y S T E
1993 PRELIMINARY ROLL FOR:

OWNER NAME AND ADDRESS | PROPERTY DESCRIPTION | EXEMPTI

R20203 (29880)
NANCY D SUBD LOT 2 0.206 AC 403 E

CULPEPPER /SPATEX JV %GARY SHULTZ 13740 NEUTRON RD DALLAS, TX 75244-4412	LAND SPTB: C1
R19953 (18121) 4460-0019-0001-00-OR FIELDS LULA & IOLA ROLLINS C/O NORMA WRIGHT 5210 HOLLOW BEND LN GARLAND, TX 75043	MOTON S/D LOT 1,2,3 & 4 BLK 19 LAND SPTB: C1

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIONS
R19954 (18094) 4460-0020-0001-00-OR CULPEPPER /SPATEX JV %GARY SHULTZ 13740 NEUTRON RD DALLAS, TX 75244-4412	MOTON S/D LOT 1 & 4 BLK 20 LAND SPTB: C1	
R19955 (18094) 4460-0020-0002-00-OR CULPEPPER /SPATEX JV %GARY SHULTZ 13740 NEUTRON RD DALLAS, TX 75244-4412	MOTON S/D LOT 2 BLK 20 LAND SPTB: C1	
R19956 (18094) 4460-0020-0003-00-OR CULPEPPER /SPATEX JV %GARY SHULTZ 13740 NEUTRON RD DALLAS, TX 75244-4412	MOTON S/D LOT 3 BLK 20 LAND SPTB: C1	
R19957 (18124) 4460-0021-0001-00-OR DOCKERY ALMETRA 32042 ARYA COURT UNION CITY, CA 94587	MOTON S/D LOT 1,2,3 & 4 BLK 21 LAND SPTB: C1	
R19958 (27038) 4460-0022-0001-00-OR CULPEPPER/SPATEX JV % GARY SHULTZ 13740 NEUTRON RD DALLAS, TX 75244-4412	MOTON S/D LOT 1,2 & 3 BLK 22 LAND SPTB: C1	
R31602 (31993) 4465-000A-0001-00-OR METZGER DAIRIES INC 5400 S LAMAR ST DALLAS, TX 75215	MR M ADDITION, BLOCK A, LOT 1, ACRES 1.0138 SITUS: 2901 RIDGE RD LAND SPTB: F1, IMP.SPTB: F1	
R19959 (28558) 4470-000A-0001-00-OR ROCKWALL INDUSTRIAL EAST C/O KEN ANDREWS & CO P O BOX 489 SEAGOVILLE, TX 75159	MUNICIPAL INDUSTRIAL PARK LOT 1 BLK A 2.560 AC SITUS: 2.560 AC LAND SPTB: C1	
R19960 (53293) 4470-000A-0002-00-OR LOCATION PLUS, INC P O BOX 121 ROCKWALL, TX 75087	MUNICIPAL IND PARK, BLOCK A, LOT 2, ACRES 2.44 LAND SPTB: F2, IMP.SPTB: F2	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIO
R19946 (18115) 4460-0015-0001-00-OR FIELDS LULA & IOLA ROLLINS C/O NORMA WRIGHT 5210 HOLLOW BEND LN GARLAND, TX 75043	MOTON S/D LOT 1,2,3 & 4 BLK 15 LAND SPTB: C1	
R19947 (18116) 4460-0016-0001-00-OR CULPEPPER/SPATEX JV %GARY SHULTZ 13740 NEUTRON RD DALLAS, TX 75244-4412	MOTON S/D LOT 1,2,3 & 4 BLK 16 LAND SPTB: C1	
R19948 (18116) 4460-0017-0001-00-OR CULPEPPER/SPATEX JV %GARY SHULTZ 13740 NEUTRON RD DALLAS, TX 75244-4412	MOTON S/D LOT 1,2,3 & 4 BLK 17 LAND SPTB: C1	
R19949 (18117) 4460-0018-0001-00-OR CAIN DOYLE RT 3 BOX 251 MINEOLA, TX 75773	MOTON S/D LOT 1 BLK 18 LAND SPTB: C1	
R19950 (18118) 4460-0018-0002-00-OR CAIN DOYLE E RT 3 BOX 251 MINEOLA, TX 75773	MOTON S/D LOT 2 BLK 18 LAND SPTB: C1	
R19951 (18119) 4460-0018-0003-00-OR GIDDINGS ESTELLA 10914 MCCREE RD DALLAS, TX 75238	MOTON S/D LOT 3 BLK 18 LAND SPTB: C1	
R19952 (18094) 4460-0018-0004-00-OR CULPEPPER /SPATEX JV %GARY SHULTZ 13740 NEUTRON RD DALLAS, TX 75244-4412	MOTON S/D LOT 4 BLK 18 LAND SPTB: C1	
R19953 (18121) 4460-0019-0001-00-OR FIELDS LULA & IOLA ROLLINS C/O NORMA WRIGHT 5210 HOLLOW BEND LN GARLAND, TX 75043	MOTON S/D LOT 1,2,3 & 4 BLK 19 LAND SPTB: C1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIO
R20682 (51393)	OAK CREEK LOT 5B BLK B	

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.
A C A D S Y S T E
1993 PRELIMINARY ROLL FOR:

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
R20700 (51393) 4600-000B-0014-B0-OR CAIN DEWAYNE/KENNETH DEJARNETT 812 S GOLIAD ROCKWALL, TX 75087	OAK CREEK LOT 14B BLK B LAND SPTB: C1	
R20701 (51393) 4600-000B-0015-A0-OR CAIN DEWAYNE/KENNETH DEJARNETT 812 S GOLIAD ROCKWALL, TX 75087	OAK CREEK LOT 15A BLK B LAND SPTB: C1	
R20702 (51393) 4600-000B-0015-B0-OR CAIN DEWAYNE/KENNETH DEJARNETT 812 S GOLIAD ROCKWALL, TX 75087	OAK CREEK LOT 15B BLK B LAND SPTB: C1	
R20703 (51296) 4605-0000-0000-00-OR ORLEANS ON THE LAKE HOMEOWNERS P O BOX 1141 ROCKWALL, TX 75087	ORLEANS ON THE LAKE PARK AREA .394 AC LAND SPTB: A1, IMP.SPTB: A1	
R20704 (50478) 4605-000A-0001-00-OR MEEKS TIMOTHY M ETUX 3101 BOURBON ST CIRCLE ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 1 SITUS: 3101 BOURBON STREET CIR LAND SPTB: A1, IMP.SPTB: A1 T2015 - SEARS MORTGAGE CORP,#	
R20705 (49859) 4605-000A-0002-00-OR HOGUE BOBBY 2 PINTAIL POINT ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 2 LAND SPTB: C1	
R20706 (49667) 4605-000A-0003-00-OR PUCKETT DOROTHEA 1410 S GOLIAD ST #107 ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 3 SITUS: 3105 BOURBON ST CIR LAND SPTB: A1, IMP.SPTB: A1	
R20707 (52358) 4605-000A-0004-00-OR ERKAN AHMET H & WINSOME 3107 BOURBON ST ROCKWALL, TX 75087	ORLEANS ON THE LAKE LOT 4 BLK A SITUS: 3107 BOURBON STREET LAND SPTB: A1, IMP.SPTB: A1 F4850 - US BANCORP MORTGAGE CO,#	
R20708 (51301) 4605-000A-0005-00-OR PEADEN SPURGEON T & WANDA J 3109 BOURBON ST CIRCLE ROCKWALL, TX 75087	ORLEANS ON THE LAKE LOT 5 BLK A SITUS: 3109 BOURBON STREET CIR LAND SPTB: A1, IMP.SPTB: A1 T1083 - BANC ONE MTG CORP,#	

ROCKWALL, TX 75087

R20707 (52358) 4605-000A-0004-00-OR ERKAN AHMET H & WINSOME 3107 BOURBON ST ROCKWALL, TX 75087	ORLEANS ON THE LAKE LOT 4 BLK A SITUS: 3107 BOURBON STREET LAND SPTB: A1, IMP.SPTB: A1 F4850 - US BANCORP MORTGAGE CO,#
R20708 (51301) 4605-000A-0005-00-OR PEADEN SPURGEON T & WANDA J 3109 BOURBON ST CIRCLE ROCKWALL, TX 75087	ORLEANS ON THE LAKE LOT 5 BLK A SITUS: 3109 BOURBON STREET CIR LAND SPTB: A1, IMP.SPTB: A1 T1083 - BANC ONE MTG CORP,#

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y S T E M
1993 PRELIMINARY ROLL FOR:

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION EXEMPTIO
R20709 (34648) 4605-000A-0006-00-OR TYRA JERRYE 3111 BOURBON ST CR ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 6 SITUS: 3111 BOURBON STREET CIR LAND SPTB: A1, IMP.SPTB: A1 00220 - EMPIRE OF AMERICA REALT,#
R20710 (34648) 4605-000A-0007-00-OR TYRA JERRYE 3111 BOURBON ST CR ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 7 LAND SPTB: C1
R20711 (34648) 4605-000A-0008-00-OR TYRA JERRYE 3111 BOURBON ST CR ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 8 LAND SPTB: C1
R20712 (53128) 4605-000A-0009-00-OR PETTY JOSEPH J & JENNIFER E 3117 BOURBON STREET CIR ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 9 SITUS: 3117 BOURBON ST LAND SPTB: A1, IMP.SPTB: A1
R20713 (53095) 4605-000A-0010-00-OR PADGETT WILLIAM CARL 3119 BOURBON STREET CIR ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 10 SITUS: 3119 BOURBON ST LAND SPTB: A1, IMP.SPTB: A1 00200 - DOVENMUEHLE MORTGAGE IN,#
R20714 (52916) 4605-000A-0011-00-OR LEWIS C SCOTT P O BOX 1206 ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 11 LAND SPTB: C1
R20715 (29691) 4605-000A-0012-00-OR WAGNER A J ETUX 3123 BOURBON ST CR ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 12 SITUS: 3123 BOURBON ST LAND SPTB: A1, IMP.SPTB: A1
R20716 (51288) 4605-000A-0013-00-OR LOCATION PLUS INC 2012 INDUSTRIAL ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 13 SITUS: 3125 BOURBON STREET CIR LAND SPTB: A1, IMP.SPTB: A1
R20717 (34670) 4605-000A-0014-00-OR NORDLAND PAUL SIGVALD ETUX 3127 BOURBON ST CIRCLE ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 14 SITUS: 3127 BOURBON ST CIR LAND SPTB: A1, IMP.SPTB: A1 T8607 - CITICORP MORTGAGE INC,#

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTI
R20718 (51303) 4605-000A-0015-00-0R WILLIAMS LARRY D & TERESA A 485 ARBOL VERDE ST CARPINTERIA, CA 93013	ORLEANS ON THE LAKE, BLOCK A, LOT 15 SITUS: 3129 BOURBON ST LAND SPTB: A1, IMP. SPTB: A1 00280 - FLEET MORTGAGE CORP,#	
R20719 (51304) 4605-000A-0016-00-0R DOLLOFF WILLIAM H & KAREN F 3131 BOURBON ST ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 16 SITUS: 3131 BOURBON STREET LAND SPTB: A1, IMP. SPTB: A1 F2600 - INDEPENDENCE ONE MTG CO,#	
R20720 (33078) 4605-000A-0017-00-0R HATFIELD INGRID 3133 BOURBON ST ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 17 SITUS: 3133 BOURBON STREET CIR LAND SPTB: A1, IMP. SPTB: A1 T3250 - AMWEST SAVINGS ASSOCIAT,#	
R20721 (31838) 4605-000A-0018-00-0R JOLLEY EDWIN R III/VICTORIA 3135 BOURBON ST CIR ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 18 SITUS: 3135 BOURBON ST CIR LAND SPTB: A1, IMP. SPTB: A1	
R20722 (53253) 4605-000A-0019-00-0R SHIPLEY EVERETT R & MIKE G 5614 CAMBRIA DR ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 19 LAND SPTB: C1	
R20723 (50914) 4605-000A-0020-00-0R WILLIAMS JOHN F ETUX BETTY J 3139 BOURBON STREET CIRCLE ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 20 SITUS: 3139 BOURBON ST LAND SPTB: A1, IMP. SPTB: A1	
R20724 (51308) 4605-000A-0021-00-0R BOLIN DORSE LEON & ANNA W 3141 BOURBON ST CIRCLE ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 21 SITUS: 3141 BOURBON STREET CIR LAND SPTB: A1, IMP. SPTB: A1 F4100 - PRUDENTIAL HOME MTG/AME,#	
R20725 (51309) 4605-000A-0022-00-0R POOLE CAROL A 3143 BOURBON ST CIRCLE ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 22 SITUS: 3143 BOURBON STREET CIR LAND SPTB: A1, IMP. SPTB: A1 F3000 - LOMAS THREE,#	

3141 BOURBON ST CIRCLE ROCKWALL, TX 75087	SITUS: 3141 BOURBON STREET CIR LAND SPTB: A1, IMP. SPTB: A1 F4100 - PRUDENTIAL HOME MTG/AME,#
R20725 (51309) 4605-000A-0022-00-OR POOLE CAROL A 3143 BOURBON ST CIRCLE ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 22 SITUS: 3143 BOURBON STREET CIR LAND SPTB: A1, IMP. SPTB: A1 F3000 - LOMAS THREE,#

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y S T E M
1993 PRELIMINARY ROLL FOR: (

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTION
R20726 (51312) 4605-000A-0023-00-OR BROWN DONALD & JAYNE T 3145 BOURBON ST CIRCLE ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 23 SITUS: 3145 BOURBON STREET LAND SPTB: A1, IMP. SPTB: A1	
R20727 (51313) 4605-000A-0024-00-OR WILLIAMS LARRY D & TERESA 485 ARBOR VERDE CARPINTERIA, CA 93013	ORLEANS ON THE LAKE, BLOCK A, LOT 24 LAND SPTB: C1	
R20728 (49564) 4605-000A-0025-00-OR GRIFFIN DAVID L ET UX 3149 BOURBON STREET CIR ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 25 SITUS: 3149 BOURBON STREET LAND SPTB: A1, IMP. SPTB: A1 F4000 - PRINCIPAL MUTUAL LIFE I,#	
R20729 (48718) 4605-000A-0026-00-OR BOWEN JAMES F RT 4 BOX 565B ROCKWALL, TEXAS 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 26 LAND SPTB: C1	
R20730 (34121) 4605-000A-0027-00-OR CAROTHERS R B, III 3153 BOURBON ST ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 27 SITUS: 3153 BOURBON STREET LAND SPTB: A1, IMP. SPTB: A1	
R20731 (48719) 4605-000A-0028-00-OR SMITH MELVA JO & R T BULLOCK 3155 BOURBON STREET CIRCLE ROCKWALL, TEXAS 75087	ORLEANS ON THE LAKE, BLOCK A, LOT 28 SITUS: 3155 BOURBON ST CIR LAND SPTB: A1, IMP. SPTB: A1 T2334 - A MORTGAGE COMPANY,#	
R20732 (30455) 4605-000B-0001-00-OR HENSLEY BARBARA P O BOX 398 ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK B, LOT 1-R, (REPLAT) SITUS: 3104 BOURBON STREET LAND SPTB: A1, IMP. SPTB: A1 00050 - AMERICAN NATIONAL BANK,#	
R20733 (51639) 4605-000B-0002-00-OR LAMB FLOYD C & EDITH M RT 6 BOX 1750 MT PLEASANT, TX 75455	ORLEANS ON THE LAKE, BLOCK B, LOT 2-R, (REPLAT) LAND SPTB: C1	
R20735 (52916) 4605-000B-0004-00-OR LEWIS C SCOTT P O BOX 1206 ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK B, LOT 4 SITUS: 3110 BOURBON ST CIR LAND SPTB: A1, IMP. SPTB: A1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
R20736 (53131) 4605-000B-0005-00-0R MIKE REID CUSTOM HOMES, INC P O BOX 1162 ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK B, LOT 5 SITUS: 3112 BOURBON ST LAND SPTB: A1, IMP. SPTB: A1	
R20737 (52916) 4605-000B-0006-00-0R LEWIS C SCOTT P O BOX 1206 ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK B, LOT 6 SITUS: 3114 BOURBON ST CIR LAND SPTB: A1, IMP. SPTB: A1	
R20738 (53253) 4605-000B-0007-00-0R SHIPLEY EVERETT R & MIKE G 5614 CAMBRIA DR ROCKWALL, TX 75087	ORLEANS ON THE LAKE LOT 7 BLK B LAND SPTB: C1	
R20739 (53253) 4605-000B-0008-00-0R SHIPLEY EVERETT R & MIKE G 5614 CAMBRIA DR ROCKWALL, TX 75087	ORLEANS ON THE LAKE LOT 8 BLK B LAND SPTB: C1	
R20740 (53253) 4605-000B-0009-00-0R SHIPLEY EVERETT R & MIKE G 5614 CAMBRIA DR ROCKWALL, TX 75087	ORLEANS ON THE LAKE LOT 9 BLK B LAND SPTB: C1	
R20741 (53253) 4605-000B-0010-00-0R SHIPLEY EVERETT R & MIKE G 5614 CAMBRIA DR ROCKWALL, TX 75087	ORLEANS ON THE LAKE LOT 10 BLK B LAND SPTB: C1	
R20742 (50088) 4605-000B-0011-00-0R VALENZUELA THOMAS ETUX 1027 SIGNAL RIDGE ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK B, LOT 11 LAND SPTB: C1	
R20743 (51922) 4605-000B-0012-00-0R ZACEK SANDRA M 3150 BOURBON STREET ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK B, LOT 12 SITUS: 3150 BOURBON STREET CIR LAND SPTB: A1, IMP. SPTB: A1 F2600 - INDEPENDENCE ONE MTG CO,#	
R20744 (50175) 4605-000B-0013-00-0R KERBO JERRY M ETUX 3152 BOURBON ST CIRCLE ROCKWALL, TX 75087	ORLEANS ON THE LAKE, BLOCK B, LOT 13 SITUS: 3152 BOURBON STREET CIR LAND SPTB: A1, IMP. SPTB: A1 T2190 - NATIONSBANC MORTGAGE CO,#	