



City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

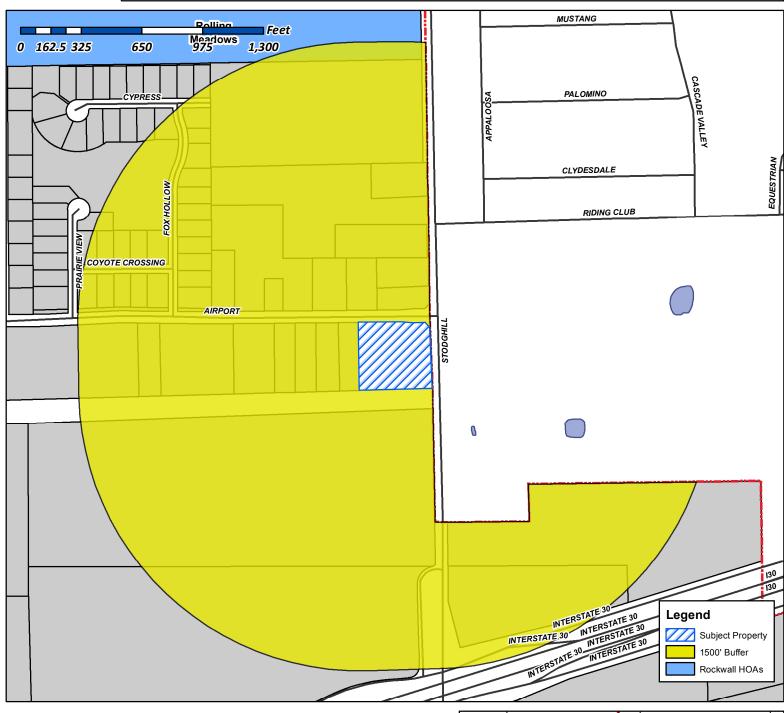




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Case Number: Z2017-013

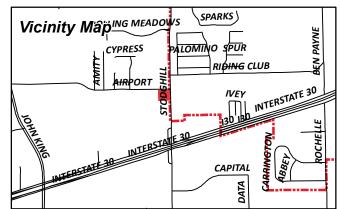
Case Name: SUP for 2180 Airport Road

Case Type: SUP Zoning: SFE-1.5

Case Address: 2180 Airport Road

Date Created: 04/11/2017

For Questions on this Case Call (972) 771-7745

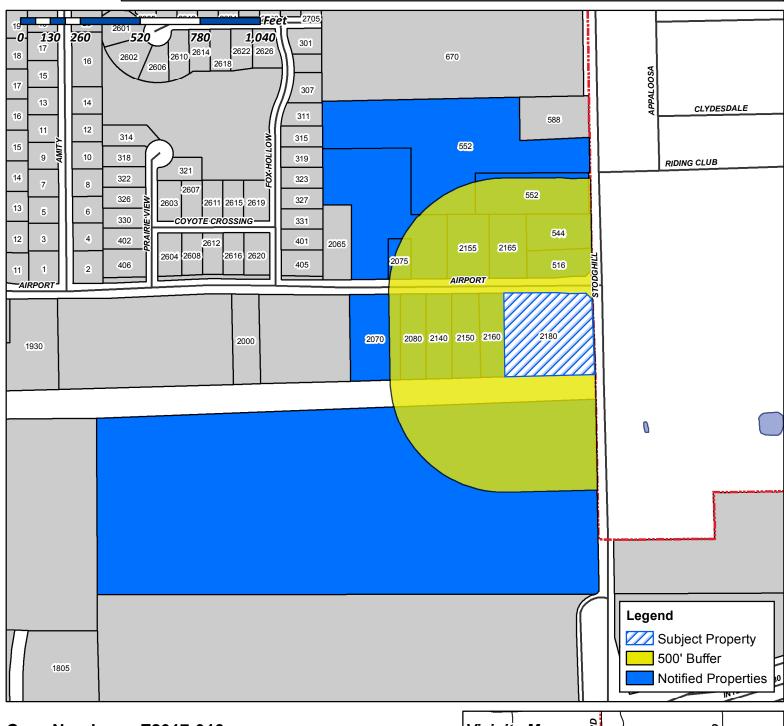




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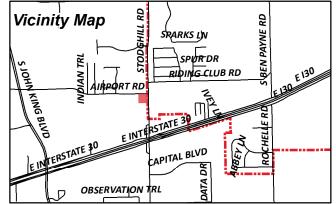
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CURRENT RESIDENT FM3549 STODGHILL RD ROCKWALL, TX 75087 DEVOLL JAMES DAVID &
JUDY KAY LARSON
1721 BRIAROAKS DR
FLOWER MOUND, TX 75028

SCHUELER BARBARA JEAN AND MARK SCHUELER 2070 AIRPORT ROAD ROCKWALL, TX 75087

EPTON JEREMY L 2075 AIRPORT RD ROCKWALL, TX 75087 STANDLEY VEANETA TRUSTEE
OF THE VEANETA B STANDLEY FAMILY TR
2080 AIRPORT RD
ROCKWALL, TX 75087

GRIFFIN PATTY C & J T 2140 AIRPORT RD ROCKWALL, TX 75087

CURRENT RESIDENT 2150 AIRPORT RD ROCKWALL, TX 75087 CURRENT RESIDENT 2155 AIRPORT RD ROCKWALL, TX 75087 PUCKETT DONNA MAY & MIKE 2160 AIRPORT RD ROCKWALL, TX 75087

CURRENT RESIDENT 2165 AIRPORT RD ROCKWALL, TX 75087 SPEARMAN MAHLON A & SHELLY S 2180 AIRPORT RD ROCKWALL, TX 75087 JUNOD HELEN M 516 FM 3549 STODGHILL RD ROCKWALL, TX 75087

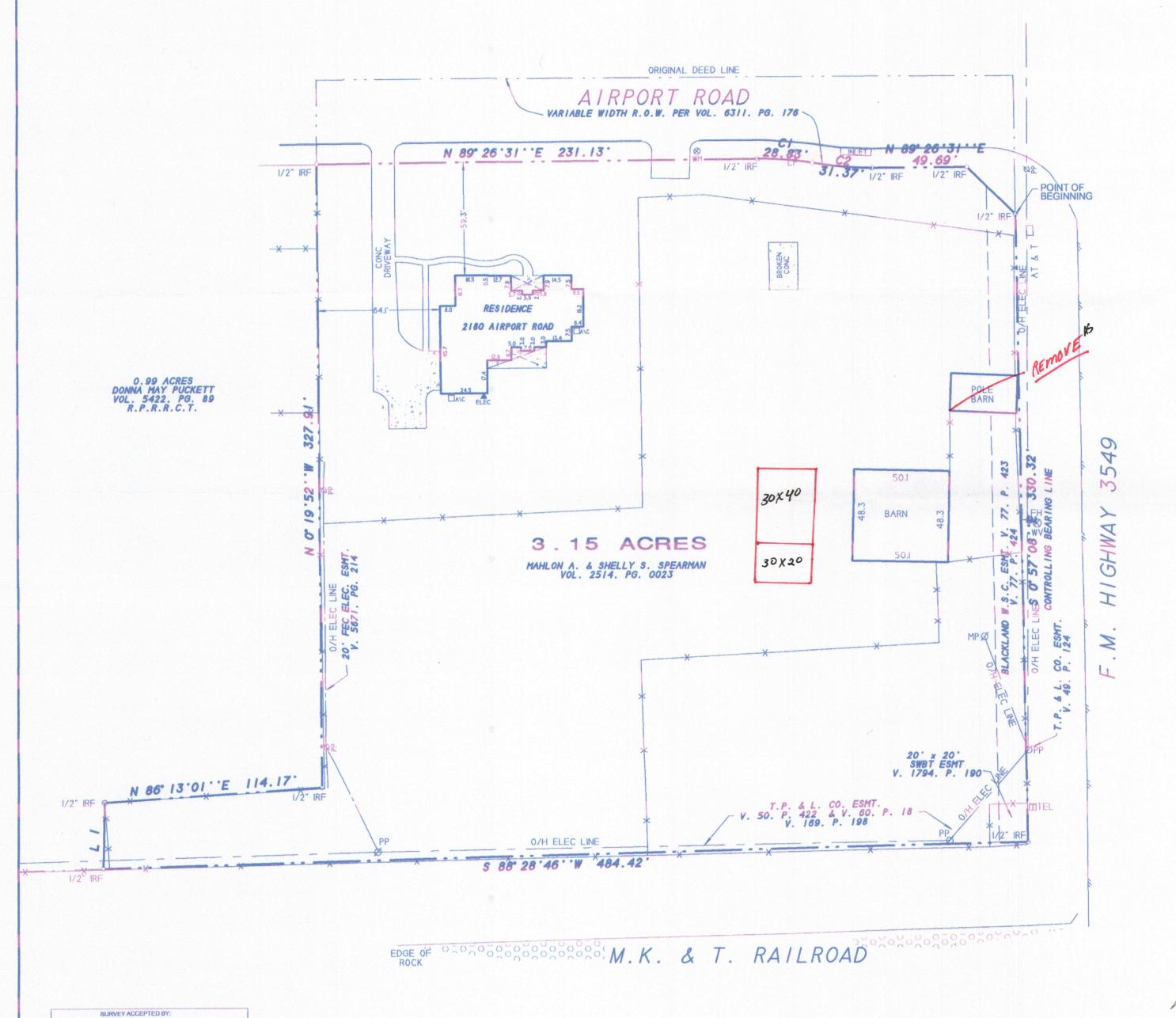
CURRENT RESIDENT 544 FM3549 STODGHILL RD ROCKWALL, TX 75087 CURRENT RESIDENT
552 FM3549 STODGHILL RD
ROCKWALL, TX 75087

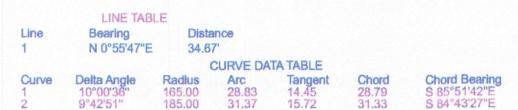
ROCKWALL 549 I-30 PARTNERS LP 8750 N CENTRAL EXPWY 0 DALLAS, TX 75231

THREE SISTERS LIVING TRUST
JEANETTE LENORA FAIN CORNELIUS AND
PATTY C GRIFFIN CO TRUSTEES 0
ROCKWALL, TX 75087

BOOZE BONNIE MAE PO BOX 304 FATE, TX 75132 PEOPLES BILLY W PO BOX 35 ROCKWALL, TX 75087

MAYNARD VON & CAROLYM PO BOX 838 FATE, TX 75132





DESCRIPTION

All that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of a 3.51 acres tract of land as described in a Warranty deed from John Stanley Springer to Mahlon A. Spearman and Shelly R. Spearman, dated April 29, 2002 and being recorded in Volume 2514, Page 23 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south right-of-way line Airport Road at its intersection with the west right-of-way line of F.M. Highway 3549, said point being at the southeast corner of a 0.382 acres tract of land as described in a Warranty deed to the City of Rockwall, Texas, as recorded in Volume 6311, Page 176 of the Official Public Records of Rockwall County, Texas, and being in the east boundary of said 3.51 acres tract;

THENCE S. 00 deg. 57 min. 08 sec. E. along said right-of-way line, a distance of 330.32 feet to a 1/2" iron rod found for comer in the north right-of-way line of M.K. & T. Railroad;

THENCE S. 88 deg. 28 min. 46 sec. W. along said north right-of-way line of M.K. & T. Railroad, a distance of 484.42 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 55 min. 47 sec. E. a distance of 34.67 feet to a 1/2" iron rod found for corner;

THENCE N. 86 deg. 13 min. 01 sec. E. a distance of 114.17 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for comer;

THENCE N. 00 deg. 19 min. 52 sec. W. a distance of 327.91 feet to a 1/2" iron rod found for corner in the south right-of-way line of Airport Road;

THENCE along the south right-of-way line of Airport Road the following:

N. 89 deg. 26 min. 31 sec. E. a distance of 231.13 feet to a 1/2" iron rod found for corner;

In an easterly direction along a curve to the right having a central angle of 10 deg. 00 min. 36 sec., a radius of 165.00 feet, a tangent of 14.45 feet, a chord of S. 85 deg. 51 min. 42 sec. E., 28.79 feet, and an arc distance of 28.83 feet to a 1/2" iron rod found for corner;

In an easterly direction along a curve to the left having a central angle of 09 deg. 42 min. 51 sec., a radius of 185.00 feet, a tangent of 15.72 feet, a chord of S. 84 deg. 43 min. 27 sec. E., 31.33 feet, and an arc distance of 31.37 feet to a 1/2" iron rod found for corner;

N. 89 deg. 26 min. 31 sec. E. a distance of 49.69 feet to a 1/2" iron rod found for corner;

S. 45 deg. 47 min. 56 sec. E. a distance of 35.50 feet to the POINT OF BEGINNING and containing

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 2514, PG. 23, R.P.R.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for RANGER TITLE COMPANY, TITLE RESOURCES GUARANTY COMPANY, ALLIANCE BANK, ANDREW SPEARMAN and SHELLY SPEARMAN at 2180 AIRPORT ROAD, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 23rd day of December, 2015.





Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com