

## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://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.

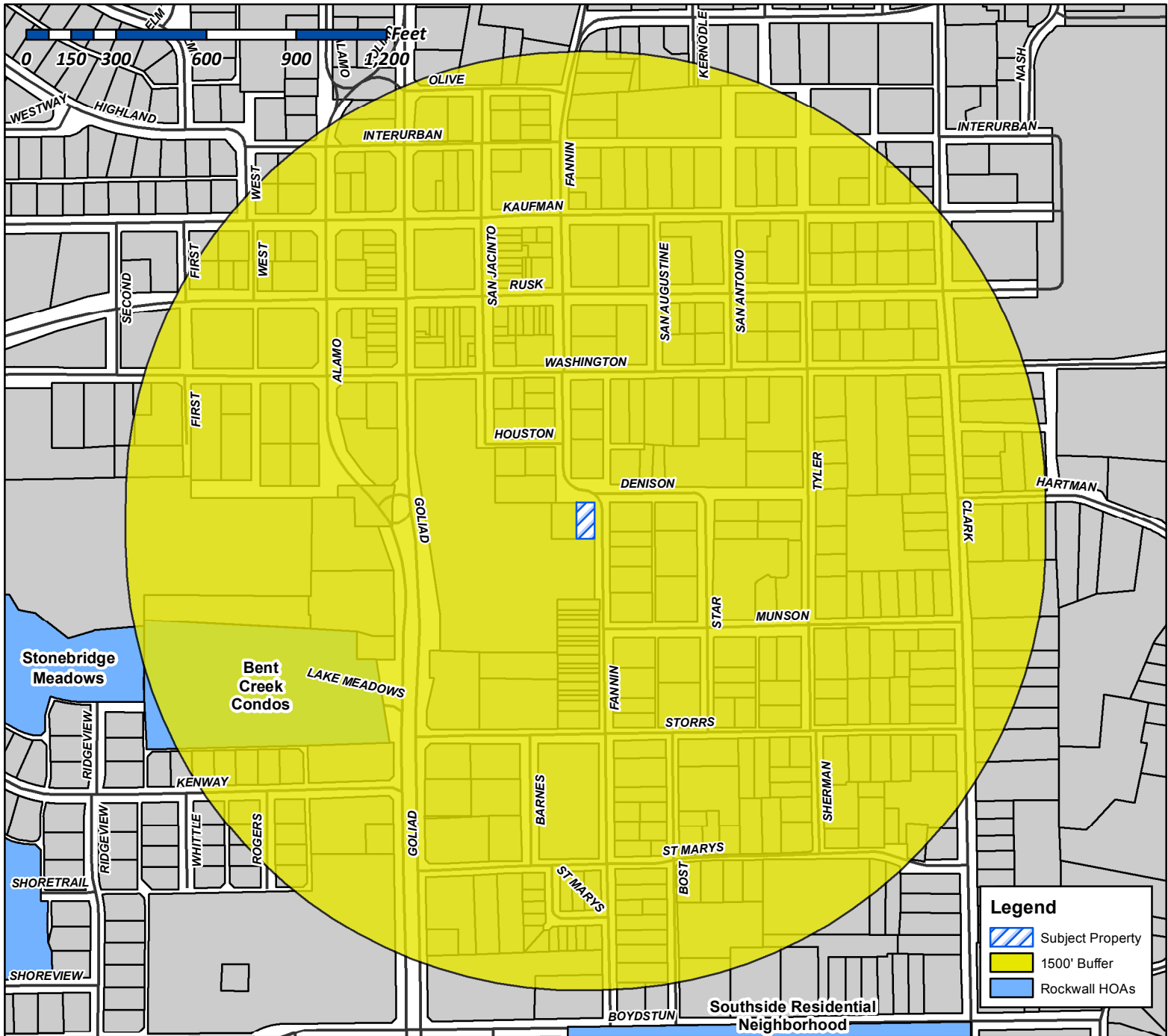




# City of Rockwall

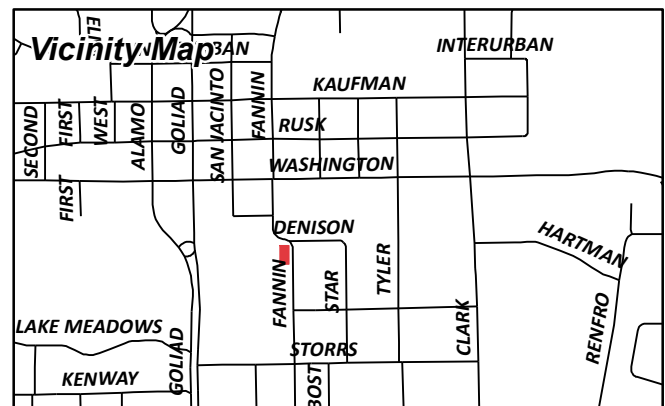
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**Case Number:** Z2017-041  
**Case Name:** Zoning Change (MF-14 to DT)  
**Case Type:** Zoning  
**Zoning:** MF-14  
**Case Address:** 310 S. Fannin Street

**Date Created:** 08/21/2017  
**For Questions on this Case Call** (972) 771-7745

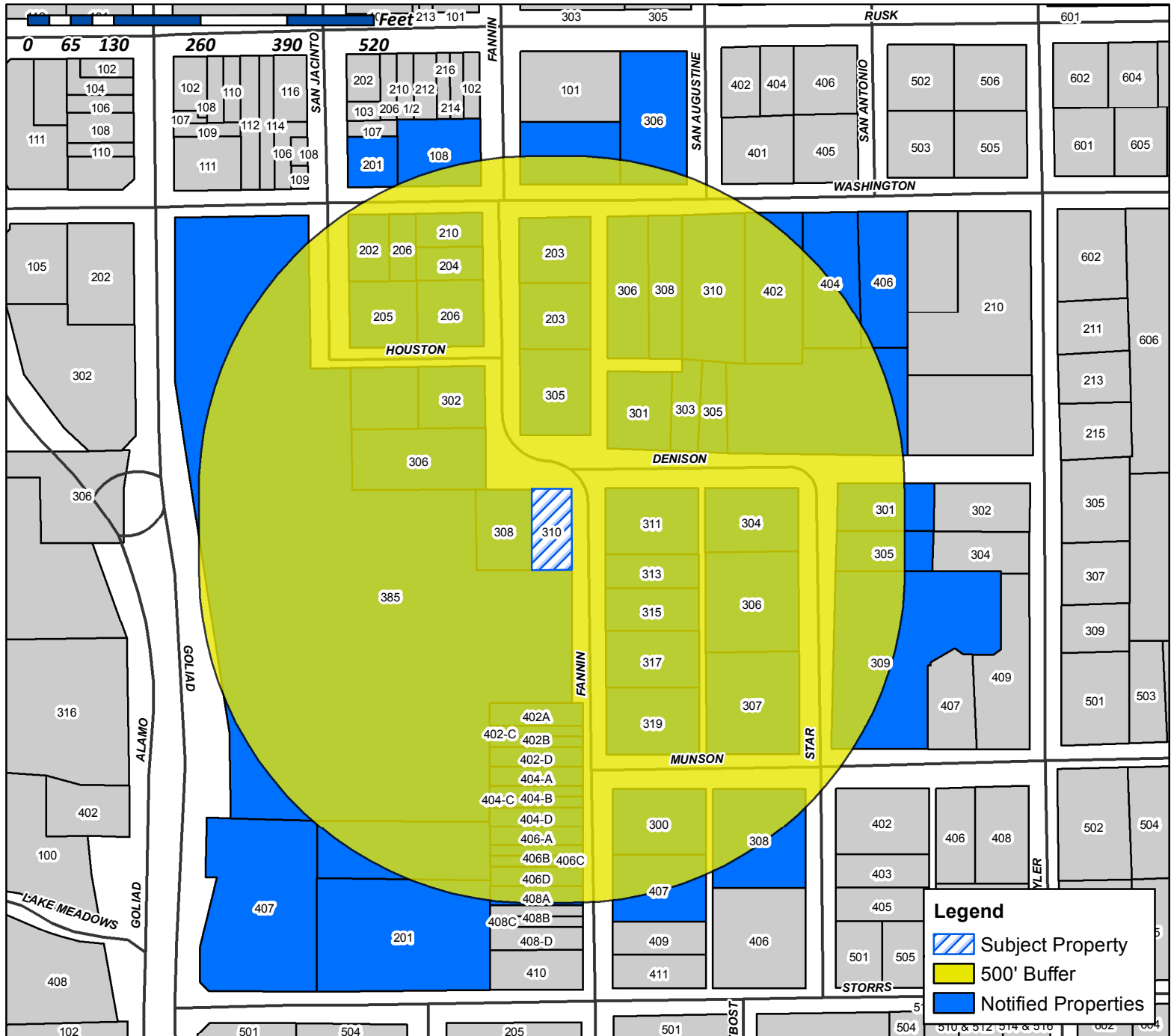
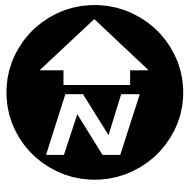




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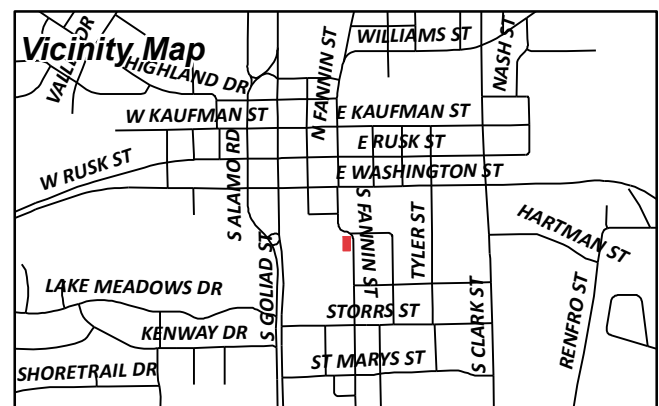
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SKY 306 E WASHINGTON SERIES LLC  
106 E RUSK SUITE 200  
ROCKWALL, TX 75087

CURRENT RESIDENT  
108 FANNIN ST  
ROCKWALL, TX 75087

RICKERSON CHARLES & VIRGINIA  
109 SAINT MARYS ST  
FATE, TX 75087

HOOKER ROBERT AND KELLIE  
13810 SHAVANO MIST  
SAN ANTONION, TX 78230

PRITCHARD GARY W & DONNA C  
1610 SHORES BLVD  
ROCKWALL, TX 75087

RAMOS MARTHA A  
163 SUMMERHILL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
201 STORRS ST  
ROCKWALL, TX 75087

ROBERSON RAY ETUX  
201 E WASHINGTON  
ROCKWALL, TX 75087

CURRENT RESIDENT  
202 E WASHINGTON  
ROCKWALL, TX 75087

SMITH IRIS  
203 S FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
204 S FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
205 S SAN JACINTO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
206 E WASHINGTON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
206 S FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
210 E WASHINGTON  
ROCKWALL, TX 75087

HARRIS RICHARD  
210 GLENN AVE  
ROCKWALL, TX 75087

COLLICHIO KIMBERLY ANN  
210 RAINBOW CIR  
ROCKWALL, TX 75032

EXODUS 314 INVESTMENTS LLC  
221 BLUE HERON LN  
HEATH, TX 75032

SPAMPINATO MICHELE AND KACI D  
300 MUNSON ST  
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA  
301 DENISON ST  
ROCKWALL, TX 75087

TUNMIRE EARL & PAT  
301 STAR ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
302 S FANNIN ST  
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA  
303 DENISON ST  
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX  
303 DENISON ST  
ROCKWALL, TX 75087

FIGUEROA ELIZABETH  
304 STAR STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
305 DENISON  
ROCKWALL, TX 75087

CURRENT RESIDENT  
305 STAR ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
305 S FANNIN ST  
ROCKWALL, TX 75087

RATH RICKY JOHN  
305 STAR ST  
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH  
306 E RUSK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
306 E WASHINGTON  
ROCKWALL, TX 75087

CURRENT RESIDENT  
306 S FANNIN ST  
ROCKWALL, TX 75087

SOTO AMADO C &  
306 STAR ST  
ROCKWALL, TX 75087

CONATSER JOHN L & CHERI L  
307 MUNSON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
308 E WASHINGTON  
ROCKWALL, TX 75087

MCKINNEY TERRY W & LINDA A  
308 MUNSON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
308 S FANNIN ST  
ROCKWALL, TX 75087

ROGGENKAMP KAREN  
309 STAR ST  
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX  
310 E WASHINGTON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
310 S FANNIN ST  
ROCKWALL, TX 75087

CAFFEY MICHAEL M  
311 S FANNIN ST  
ROCKWALL, TX 75087

MAYS KATHERINE KAYE  
313 S FANNIN ST  
ROCKWALL, TX 75087

CULLINS JAMES & SHARON DAY  
315 S FANNIN  
ROCKWALL, TX 75087

DAY SHARON K  
315 S FANNIN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
317 S FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
319 S FANNIN ST  
ROCKWALL, TX 75087

KILPATRICK KENDRA  
402 E WASHINGTON ST  
ROCKWALL, TX 75087

LIGHTEL HELENA M  
402 S FANNIN ST APT A  
ROCKWALL, TX 75087

CECIL RENEE  
402 S FANNIN ST #C  
ROCKWALL, TX 75087

CURRENT RESIDENT  
402A S FANNIN ST  
ROCKWALL, TX 75087

RAMIREZ NANCY AND MARTIN JR  
402B S FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
402B S FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
402-C S FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
402-D S FANNIN ST  
ROCKWALL, TX 75087

COLSON BETTY  
404 E WASHINGTON  
ROCKWALL, TX 75087

IVIE VIRGINIA  
404 S FANNIN ST APT A  
ROCKWALL, TX 75087

DUFRAINE JANET  
404 S FANNIN ST APT C  
ROCKWALL, TX 75087

DAVIS BEVERLY  
404 SOUTH FANNIN STREET D  
ROCKWALL, TX 75087

CURRENT RESIDENT  
404-A S FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
404-B S FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
404-C S FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
404-D S FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
406 E WASHINGTON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
406-A S FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
406B S FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
406C S FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
406D S FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
407 S FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
407 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
408A S FANNIN ST  
ROCKWALL, TX 75087

WILLESS LADONA  
410 E COACHLIGHT TRL  
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE  
502 W RUSK ST  
ROCKWALL, TX 75087

WALKER TOM  
902 LAKE MEADOWS DR  
ROCKWALL, TX 75087

HUGHES THOMAS P  
PO BOX 1315  
ROCKWALL, TX 75087

LATHAM MARK  
PO BOX 1481  
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR  
PO BOX 1717  
ROCKWALL, TX 75087

TEXAS UTILITIES SERVICES INC  
PO BOX 219071  
DALLAS, TX 75221

PEOPLES BILLY W  
PO BOX 35  
ROCKWALL, TX 75087

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X  
X

ROCKWALL CITY HALL ADDITION  
LOT 1, BLOCK 1

BILLY W. PEOPLES  
CALLED 0.23 ACRE TRACT  
(VOL. 2152, PG. 47)

## LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- PLATTED LOT LINE
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- POINT OF REFERENCE
- FOUND IRON ROD
- POWER POLE
- WATER METER
- ELECTRIC METER
- GAS METER
- METER POLE
- SIGN
- (DEED) RECORDED ON DEED
- (F.M.) FIELD MEASURED

## GRAPHIC SCALE



FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 48397C 0040 L effective date of SEPTEMBER 26, 2008. Exact designations can only be determined by a Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

SURVEYOR'S NOTE:  
BASIS OF BEARING, RECORDED DEED (VOL. 6989, PG. 157) UNLESS OTHERWISE NOTED.

### Legal Description of the Land:

Being all that certain lot, tract or parcel of land, situated in B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being a part of Lots 1, 2 & 3, Block H, of EPPSTEIN ADDITION, an Addition to the city of Rockwall, Texas, according to the Plat thereof recorded in Volume L, Page 387 of the Deed Records of Rockwall county, Texas, and being all of that tract of land described in a Warranty Deed from Hollie Lee Seely to Eula Mae Parker & L.V. Parker, dated January 17, 1970 and being recorded in Volume 89, Page 457 of the Deed Records of Rockwall County, Texas.

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to FIDELITY NATIONAL TITLE INSURANCE COMPANY

and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: MARK LATHAM  
Address: 310 S. FANNIN ST. GF No. 12-0148897

Legal Description of the Land:  
SEE ABOVE.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

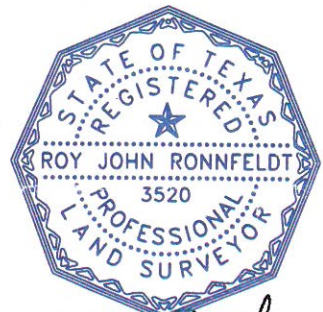
PROPERTY PHOTOGRAPH:

FILE COPY



## FINAL "AS-BUILT" SURVEY

|              |            |     |          |      |
|--------------|------------|-----|----------|------|
| JOB NO.:     | 1301013208 | NO. | REVISION | DATE |
| DATE:        | 01/11/13   |     |          |      |
| DRAWN BY:    | MN/AF      |     |          |      |
| APPROVED BY: | RJR        |     |          |      |



Roy John Ronnfeldt  
ROY JOHN RONNFELDT, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 3520



## METES & BOUNDS DESCRIPTION

OF A 0.17 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING OUT OF THE B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, AND 3, BLOCK "H", EPPSTEIN ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "L", PAGE 387, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM HALLIE LEE SEELY TO EULA MAE PARKER AND L.V. PARKER DATED JANUARY 17, 1970 AND RECORDED IN VOLUME 89, PAGE 457, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS CONVEYED FROM JIM PRAYTOR AND WIFE, STEPHANIE PRAYTOR TO DEUTSCHE BANK NATIONAL TRUST COMPANY BY SUBSTITUTE TRUSTEE'S DEED RECORDED IN VOLUME 6989, PAGE 157, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a found 1/2" iron rod with cap at the intersection of the southerly R.O.W. line of S. Fannin St. (a 50' Public R.O.W.) and the westerly R.O.W. of S. Fannin St. (per plat – Rose St., a 50' Public R.O.W.) for the northeast corner of the herein described tract;

**THENCE** along and with the westerly R.O.W. of said Fannin St., South 01°55'34" East, a distance of 120.23 feet to a set 1/2" iron rod for the southeast corner of the herein described tract, the northeast corner of Lot 1, Block 1, Rockwall City Hall Addition, as recorded in Vol. "E", Pg. 93, Plat Records of Rockwall County, Texas;

**THENCE** along and with the northerly boundary line of said Rockwall City Hall Addition, South 89°25'12" West, a distance of 61.69 feet (called South 88°55'06" West, a distance of 62.00 feet) to a found 1/2" iron rod with cap for the southwest corner of the herein described tract, the southeast corner of a called 0.23 acre tract as conveyed to Billy W. Peoples in Vol. 2152, Pg. 47, Deed Records of Rockwall County, Texas;

**THENCE** along and with the easterly boundary of said Peoples Tract, North 01°44'30" West, a distance of 120.44 feet (called North 01°36'22" West, a distance of 120.98 feet) to a point of reference in the southerly R.O.W. line of said S. Fannin St. from which a found 1/2" iron rod bears North 01°44'30" West, a distance of 0.09 feet for the northwest corner of the herein described tract, the northeast corner of said Peoples Tract;

**THENCE** along and with the said R.O.W., North 89°37'51" East, a distance of 61.31 feet (called North 89°37'51" East, a distance of 61.34 feet) to the **POINT OF BEGINNING** and containing 0.17 acres, more or less.




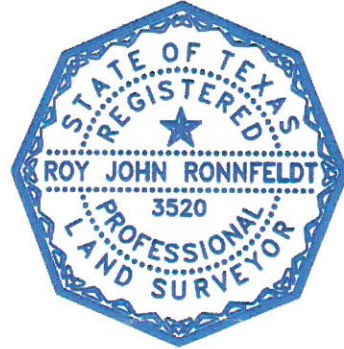
STATE OF TEXAS       §

January 15, 2013

COUNTY OF BEXAR   §

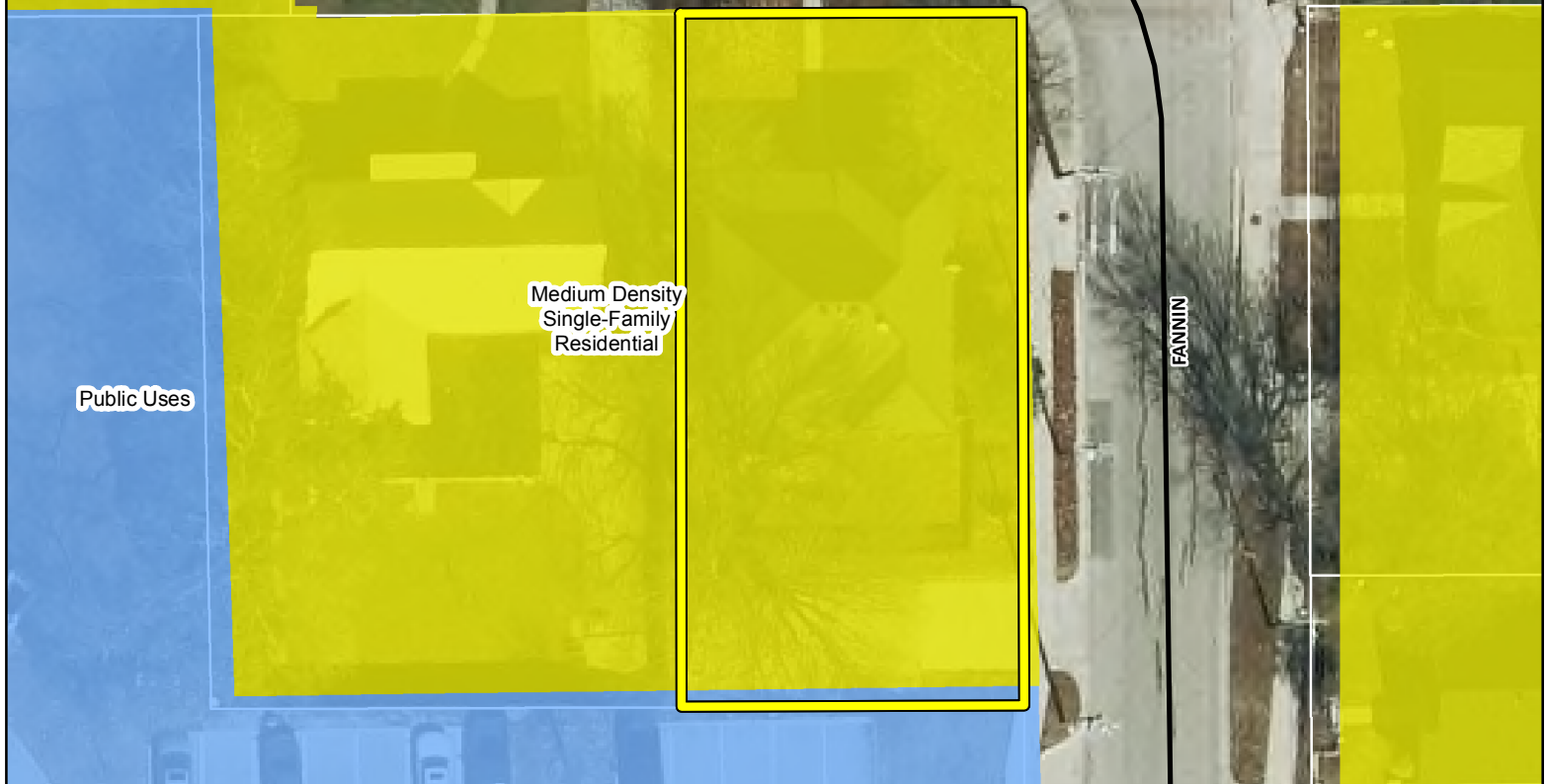
It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

  
\_\_\_\_\_  
Roy John Ronnfeldt,  
Registered Professional Land Surveyor  
Registration No. 3520



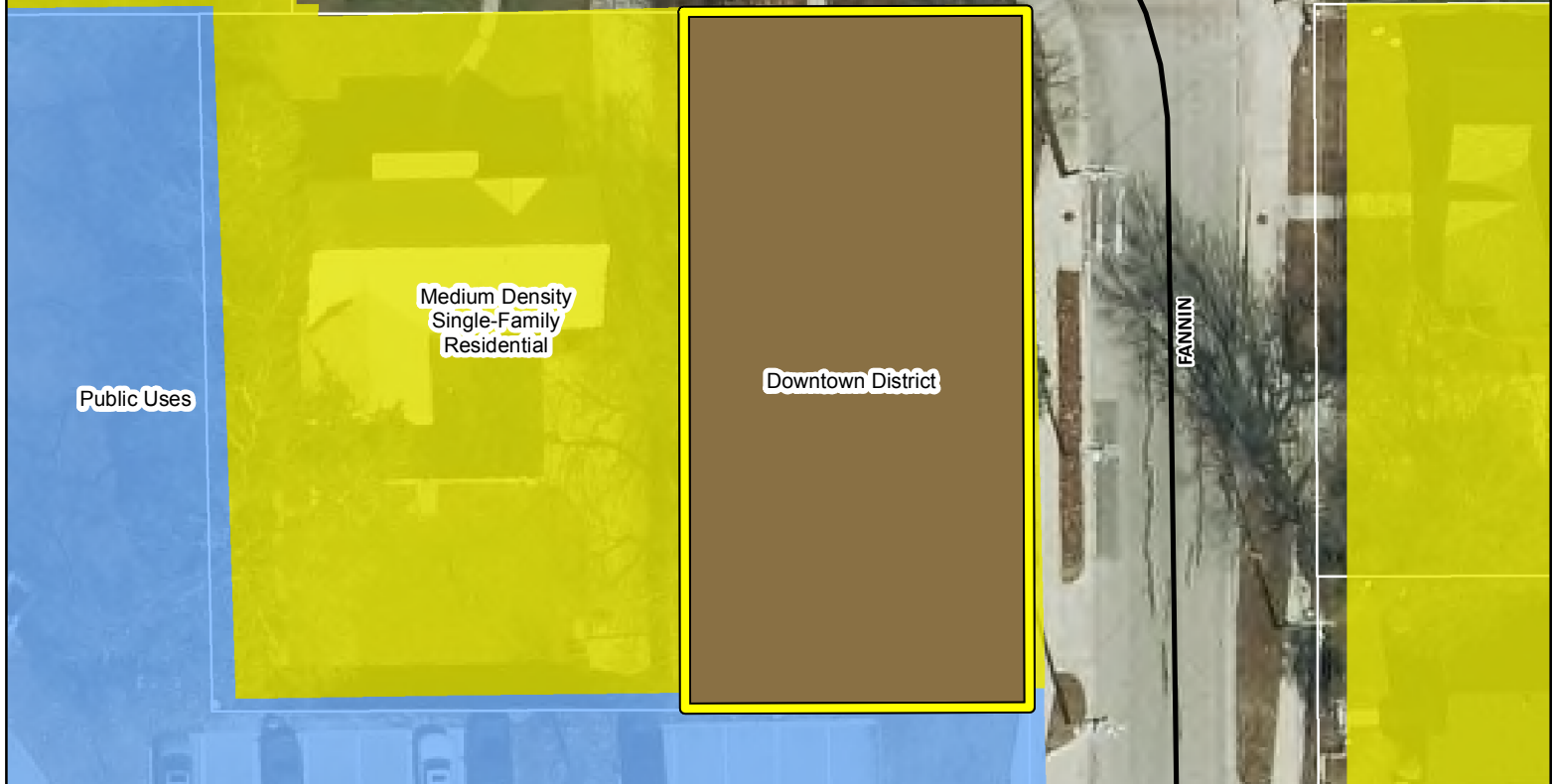
**CURRENT FUTURE LAND USE MAP DESIGNATION:  
MEDIUM DENSITY RESIDENTIAL**

0 10 20 40 60 80 Feet



**PROPOSED FUTURE LAND USE MAP DESIGNATION:  
DOWNTOWN DISTRICT**

0 10 20 40 60 80 Feet



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