

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-15 PLANNED DEVELOPMENT DISTRICT NUMBER 15 ON THE FOLLOWING DESCRIBED TRACT:

BEING a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being that certain tract of land conveyed to James Brown and Lavesta Lee Brown by deed recorded in Volume 70, Page 46, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for the South corner of said Brown tract and the East corner of that tract of land conveyed to Kirby Albright from Henry Beckman by deed recorded in Volume 83, Page 510, Deed Records, Rockwall County, Texas;

THENCE: North $45^{\circ} 50' 03''$ West a distance of 353.97 feet along the Northeast line of said Albright tract and the Southwest line of said Brown tract to an iron rod set in the Southeast line of a public road;

THENCE: North $45^{\circ} 03' 28''$ East along the Southeasterly line of said road a distance of 477.40 feet to an iron rod found for the North corner of said Brown tract and the West corner of a tract of land conveyed to Jerry W. Heflin;

THENCE: South $45^{\circ} 49' 52''$ East a distance of 352.82 feet along the Northeast line of said Brown tract and the Southwest line of said Heflin tract to an iron rod for a corner, said iron rod also being the North corner of a tract of land known as Chandlers Landing, said iron rod bears North $45^{\circ} 49' 52''$ West a distance of 18.92 feet from the South corner of said Heflin tract;

THENCE: South $44^{\circ} 55' 13''$ West along said Chandlers Landing Northwesterly line a distance of 477.36 feet to the Point of Beginning and Containing 168,687 Square Feet or 3.8725 Acres of Land.

ATTACHING THE APPROVED SITE PLAN AS EXHIBITS A, B, & C; PROVIDING FOR A THOROUGHFARE PHASING PLAN; 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-15" Planned Development District Number 15 on the following described property:

BEING a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being that certain tract of land conveyed to James Brown and Lavesta Lee Brown by deed recorded in Volume 70, Page 46, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for the South corner of said Brown tract and the East corner of that tract of land conveyed to Kirby Albright from Henry Beckman by deed recorded in Volume 83, Page 510, Deed Records, Rockwall County, Texas:

THENCE: North $45^{\circ}50'03''$ West a distance of 353.97 feet along the Northeast line of said Albright tract and the Southwest line of said Brown tract to an iron rod set in the Southeast line of a public road;

THENCE: North $45^{\circ}03'28''$ East along the Southeasterly line of said road a distance of 477.40 feet to an iron rod found for the North corner of said Brown tract and the West corner of a tract of land conveyed to Jerry W. Heflin;

THENCE: South $45^{\circ}49'52''$ East a distance of 352.82 feet along the Northeast line of said Brown tract and the Southwest line of said Heflin tract to an iron rod for a corner, said iron rod also being the North corner of a tract of land known as Chandlers Landing, said iron rod bears North $45^{\circ}49'52''$ West a distance of 18.92 feet from the South corner of said Heflin tract;

THENCE: South $44^{\circ}55'13''$ West along said Chandlers Landing Northwesterly line a distance of 477.36 feet to the Point of Beginning and Containing 168,687 Square Feet or 3.8725 Acres of Land.

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 15 shall be used only in the manner and for the purpose 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 Number 15 to the above described tract of land is subject to the following special conditions:

- a. The Site plans and drawings attached hereto as Exhibit "A", Exhibit "B" and Exhibit "C" and made a part hereof shall control the development of Planned Development District No. 15 and any and all such development shall be in strict accordance with such site plan.
- b. 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. The following standards for the development of Planned Development Number 15 shall be applicable in the enactment and approval of the comprehensive site plan and subsequent building or other permits, to-wit:

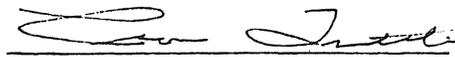
1. Uses shall be limited to single family condominium residential uses.
2. All roads, whether private or public, within the Planned Development area shall be constructed to City specifications and to the specified width on the site plan, Exhibit "A".
3. All building faces shall each consist of no less than 75% masonry. All side building faces shall consist of 100% masonry from the low gable plate to the foundation, or shall be constructed in accordance with drawing shown on Exhibit "B". For the purposes of this ordinance, masonry shall include glass, brick, and stone material.
4. Roofing material shall be of "timberline" composition shingles or equal.
5. Density shall not exceed 44 units in the total development.
6. Maximum height shall not exceed 34 feet from the lowest foundation level to the top of the roof.
7. The public road, as designated on Exhibit "C", shall be completed before building permits shall be issued. If the developer wishes to begin construction of the units prior to completion of the road, the funds required by an approved and executed contract for completion of the road shall be placed in escrow as surety to the City and designated as such or an irrevocable letter of credit approved by the City Attorney shall be submitted before building permits shall be issued. If the developer chooses the second alternative, the public road shall be completed prior to the issuance of occupancy permits.
8. The buildings placed on this tract shall be positioned in a perpendicular angle from the public road so that only the short side of the buildings face the road.

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.

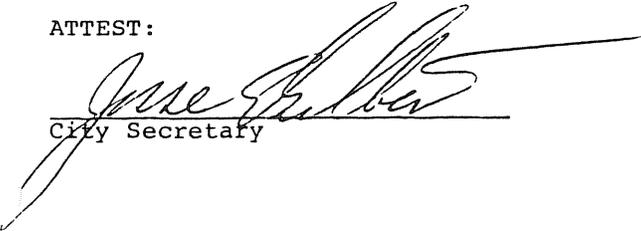
APPROVED AND ADOPTED this 1st day of February 1982.

APPROVED:

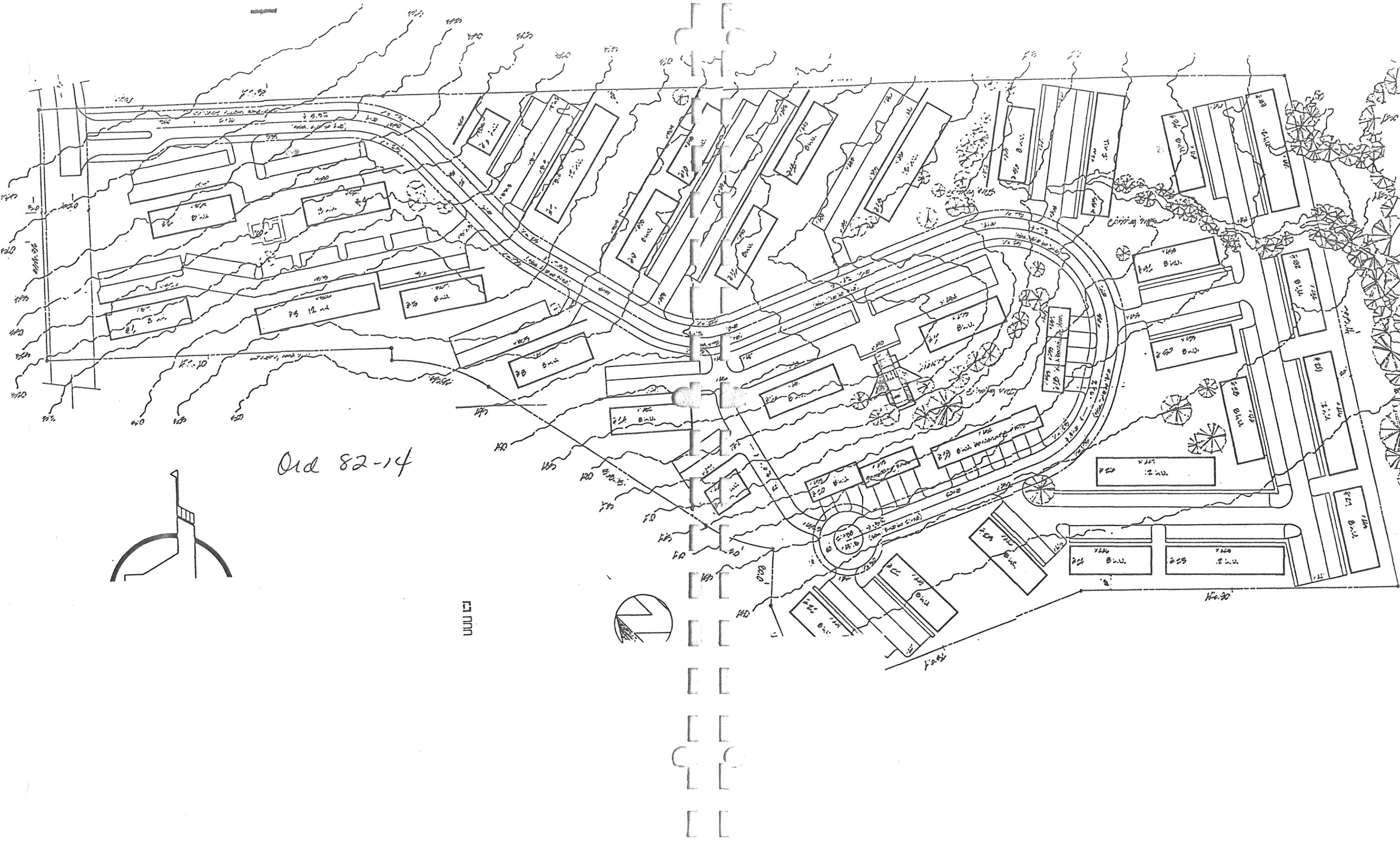


Mayor

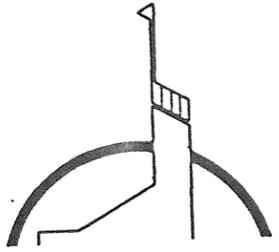
ATTEST:



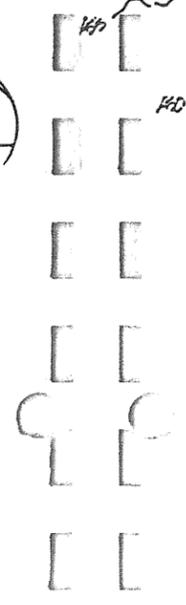
City Secretary



Old 82-14



PLAN



ORDINANCE NO. 83-19

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 82-14 TO INCLUDE THE FOLLOWING DESCRIBED TRACT OF LAND UNDER "PD-15" PLANNED DEVELOPMENT DISTRICT NO. 15: BEING A 20.00 ACRE TRACT OF LAND SITUATED IN THE E. TEAL SURVEY, ABSTRACT NO. 207, AND BEING PART OF A 55.106 ACRE TRACT OF LAND CONVEYED FROM HENRY BECKMAN TO KIRBY ALBIRGHT BY DEED DATED AUGUST 14, 1968, AND RECORDED IN VOLUME 83, PAGE 510, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THE ABOVE DESCRIBED 26.89 ACRE TRACT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE WEST CORNER OF THE ABOVE DESCRIBED 6.89 ACRE TRACT ON THE CITY OF DALLAS TAKE LINE FOR LAKE RAY HUBBARD, SAID POINT BEARS SOUTH $11^{\circ} 03' 39''$ WEST A DISTANCE OF 678.50 FEET AND SOUTH $23^{\circ} 45' 02''$ WEST A DISTANCE OF 6.10 FEET FROM THE NORTH CORNER OF SAID 55.106 ACRE TRACT AND THE NORTH CORNER OF SAID 26.89 ACRE TRACT; THENCE: SOUTH $66^{\circ} 14' 58''$ EAST A DISTANCE OF 146.20 FEET TO A POINT FOR A CORNER; THENCE: SOUTH $41^{\circ} 16' 05''$ EAST A DISTANCE OF 80.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $29^{\circ} 13' 16''$, A RADIUS OF 200.00 FEET, AND A CHORD THAT BEARS NORTH $63^{\circ} 20' 33''$ EAST A DISTANCE OF 100.90 FEET; THENCE: ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION AN ARC DISTANCE OF 102.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE: NORTH $77^{\circ} 57' 11''$ EAST A DISTANCE OF 368.15 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $33^{\circ} 47' 14''$ AND A RADIUS OF 230.49 FEET; THENCE: ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION AN ARC DISTANCE OF 135.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID BEING ON THE NORTHEAST LINE OF SAID 26.89 ACRE TRACT; THENCE: SOUTH $45^{\circ} 50' 03''$ EAST A DISTANCE OF 367.24 FEET TO THE EAST CORNER OF SAID 26.89 ACRE TRACT; THENCE: SOUTH $44^{\circ} 45' 56''$ WEST A DISTANCE OF 1271.91 FEET WITH THE SOUTHEAST LINE OF SAID 26.89 ACRE TRACT TO THE SOUTH CORNER OF 26.89 ACRE TRACT; THENCE: NORTH $56^{\circ} 45' 23''$ WEST A DISTANCE OF 733.44 FEET TO A POINT AT THE WEST CORNER OF SAID 26.89 ACRE TRACT AND ON THE CITY OF DALLAS TAKE LINE FOR LAKE RAY HUBBARD; THENCE: NORTH $46^{\circ} 27' 36''$ EAST A DISTANCE OF 446.90 FEET WITH SAID TAKE LINE TO AN ANGLE POINT ON SAID TAKE LINE; THENCE: NORTH $23^{\circ} 45' 02''$ EAST A DISTANCE OF 410.34 FEET CONTINUING WITH SAID TAKE LINE TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES OF LAND; PROVIDING AN APPROVED SITE PLAN; 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 notice 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 include the following described property under "PD-15" Planned Development District No. 15:

BEING a 20.00 acre tract of land situated in the E. Teal Survey, Abstract No. 207, and being part of a 55.106 acre tract of land conveyed from Henry Beckman to Kirby Albright by deed dated August 14, 1968, and recorded in Volume 83, Page 510, Deed Records, Rockwall County, Texas, and being a part of the above described 26.89 acre tract, and being more particularly described as follows:

BEGINNING at a point at the West corner of the above described 6.89 acre tract on the City of Dallas Take Line for Lake Ray Hubbard, said point bears South $11^{\circ} 03' 39''$ West a distance of 678.50 feet and South $23^{\circ} 45' 02''$ West a distance of 6.10 feet from the North corner of said 55.106 acre tract and the North Corner of said 26.89 acre tract;

THENCE: South $66^{\circ} 14' 58''$ East a distance of 146.20 feet to a point for a corner;

THENCE; South $41^{\circ} 16' 05''$ East a distance of 80.00 feet to the point of curvature of a circular curve to the Right having a central angle of $29^{\circ} 13' 16''$, a radius of 200.00 feet, and a chord that bears North $63^{\circ} 20' 33''$ East a distance of 100.90 feet;

THENCE: Along said curve in a Northeasterly direction an arc distance of 102.00 feet to the point of tangency of said curve;

THENCE: North $77^{\circ} 57' 11''$ East a distance of 368.15 feet to the Point of curvature of a circular curve to the Left having a central angle of $33^{\circ} 47' 14''$ and a radius of 230.49 feet;

THENCE: Along said curve in a Northeasterly direction an arc distance of 135.92 feet to the Point of tangency of said curve, said being on the Northeast line of said 26.89 acre tract;

THENCE: South 45° 50' 03" East a distance of 367.24 feet to the East corner of said 26.89 acre tract;

THENCE: South 44° 45' 56" West a distance of 1271.91 feet with the Southeast line of said 26.89 acre tract to the South corner of 26.89 acre tract;

THENCE: North 56° 45' 23" West a distance of 733.44 feet to a point at the West corner of said 26.89 acre tract and on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE: North 46° 27' 36" East a distance of 446.90 feet with said Take Line to an angle point on said Take Line;

THENCE: North 23° 45' 02" East a distance of 410.34 feet continuing with said Take Line to the Point of Beginning and containing 20.00 acres of land.

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 the above described tract of land shall be used only in the manner and for the purpose authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, by including the above described tract of land under Ordinance 82-14 "PD-15" Planned Development District No. 15, subject to the following special conditions:

- A. The site plan attached hereto as Exhibit "A" and made a part hereof shall control the development of Planned Development District No. 15, and any and all such development shall be in strict accordance with such site plan.
- B. No substantial change in the development shall be permitted except after obtaining approval of the change in such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.
- C. The standards for development of the above described tract shall be the same as those outlined for the development of "PD-15" in Ordinance No. 82-14, Section III-C, 1 through 8.

SECTION 4. Any person, firm or corporation violating 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 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.

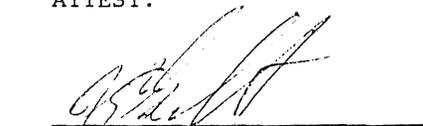
APPROVED AND ADOPTED this 4th day of April, 1983.

APPROVED:



Mayor

ATTEST:



City Secretary

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 82-14 TO INCLUDE THE FOLLOWING DESCRIBED TRACT OF LAND UNDER "PD-15" PLANNED DEVELOPMENT DISTRICT NO. 15: BEING A TRACT OF LAND SITUATED IN E. TEAL SURVEY, ABSTRACT NO. 207, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT 55.106 ACRE TRACT OF LAND CONVEYED FROM HENRY BECKMAN TO KIRBY ALBRIGHT BY DEED RECORDED IN VOLUME 83, PAGE 510, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD AT THE NORTH CORNER OF SAID 55.106 ACRE TRACT AND ON THE CITY OF DALLAS TAKE LINE FOR LAKE RAY HUBBARD; THENCE: SOUTH $11^{\circ} 03' 39''$ WEST A DISTANCE OF 665.00 FEET ALONG SAID TAKE LINE TO AN IRON ROD AT THE POINT OF BEGINNING; THENCE: SOUTH $80^{\circ} 39' 45''$ EAST A DISTANCE OF 403.83 FEET TRAVERSING SAID 55.106 ACRE TRACT TO AN IRON ROD ON THE NORTH LINE OF THAT 4.4158 ACRE TRACT OF LAND CONVEYED TO SIGNAL DEVELOPMENT CORPORATION BY DEED RECORDED IN VOLUME 170, PAGE 451, DEED RECORDS, ROCKWALL COUNTY, TEXAS; THENCE: ALONG THE NORTH LINES OF SAID 4.4158 ACRE TRACT AS FOLLOWS: SOUTH $77^{\circ} 57' 11''$ WEST A DISTANCE OF 129.63 FEET TO AN IRON ROD AT THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $29^{\circ} 13' 16''$ AND A RADIUS OF 200.00 FEET; ALONG SAID CURVE IN A SOUTHWESTERLY DIRECTION AN ARC DISTANCE OF 102.00 FEET TO AN IRON ROD FOR A CORNER; NORTH $41^{\circ} 16' 05''$ WEST A DISTANCE OF 80.00 FEET TO AN IRON ROD FOR A CORNER, AND NORTH $66^{\circ} 14' 58''$ WEST A DISTANCE OF 146.20 FEET TO AN IRON ROD AT THE NORTH CORNER OF SAID 4.4158 ACRE TRACT AND ON THE CITY OF DALLAS TAKE LINE; THENCE: NORTH $23^{\circ} 45' 02''$ EAST A DISTANCE OF 6.10 FEET TO AN IRON ROD AT AN ANGLE POINT; THENCE: NORTH $11^{\circ} 03' 39''$ EAST A DISTANCE OF 13.50 FEET CONTINUING ALONG SAID TAKE LINE TO THE POINT OF BEGINNING AND CONTAINING 19,009 SQUARE FEET OR 0.4364 ACRES OF LAND; AND TO EXCLUDE THE FOLLOWING DESCRIBED TRACT OF LAND FROM "PD-15" PLANNED DEVELOPMENT: BEGIN A TRACT OF LAND SITUATED IN THE E. TEAL SURVEY, ABSTRACT NO. 207, ROCKWALL COUNTY TEXAS, AND BEING A PART OF THAT 5.5842 ACRE TRACT OF LAND CONVEYED TO SIGNAL DEVELOPMENT CORPORATION BY DEED RECORDED IN VOLUME 159, PAGE 314, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND ALSO BEING A PART OF THAT 4.4158 ACRE TRACT OF LAND CONVEYED TO SIGNAL DEVELOPMENT CORPORATION BY DEED RECORDED IN VOLUME 170, PAGE 451 DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD AT THE NORTH CORNER OF THAT 55.106 ACRE TRACT CONVEYED FROM HENRY BECKMAN TO KIRBY ALBRIGHT BY DEED RECORDED IN VOLUME 83, PAGE 510, DEED RECORDS, ROCKWALL COUNTY, TEXAS; THENCE: SOUTH $45^{\circ} 50' 03''$ EAST A DISTANCE OF 866.27 FEET ALONG THE NORTHEAST LINE OF SAID 55.106 ACRE TRACT TO AN IRON ROD AT THE POINT OF BEGINNING, SAID IRON ROD BEING THE NORTH CORNER OF THE ABOVE MENTIONED 5.5842 ACRE TRACT; THENCE: SOUTH $45^{\circ} 50' 03''$ EAST A DISTANCE OF 13.27 FEET ALONG THE NORTHEAST LINE OF SAID 55.106 ACRE TRACT AND SAID 5.5842 ACRE TRACT TO AN IRON ROD AT 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: SOUTH $45^{\circ} 03' 28''$ WEST A DISTANCE OF 200.00 FEET TRAVERSING SAID 5.5842 ACRE TRACT TO AN IRON ROD FOR A CORNER; THENCE: NORTH $30^{\circ} 39' 45''$ WEST A DISTANCE OF 221.39 FEET TRAVERSING SAID 5.5842 ACRE TRACT AND THEN THE ABOVE MENTIONED 4.4158 ACRE TRACT TO AN IRON ROD ON THE NORTH LINE OF SAID 4.4158 ACRE TRACT; THENCE: NORTH $77^{\circ} 57' 11''$ EAST PASSING AT 155.91 FEET THE NORTHWEST CORNER OF SAID 5.5842 ACRE TRACT AND CONTINUING A TOTAL DISTANCE OF 238.52 FEET ALONG THE NORTH LINE OF SAID 5.5842 ACRE TRACT TO AN IRON ROD AT THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $33^{\circ} 47' 14''$ AND A RADIUS OF 230.49 FEET; THENCE: ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION AN ARC DISTANCE OF 135.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 14,505 SQUARE FEET OR 0.3353 ACRES OF LAND; PROVIDING AN APPROVED SITE PLAN; 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 notice 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 include the following described property under "PD-15" Planned Development District No. 15:

BEING a tract of land situated in E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 55.106 acre tract of land conveyed from Henry Beckman to Kirby Albright by deed recorded in Volume 83, Page 510, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod at the North corner of said 55.106 acre tract and on the City of Dallas take line for Lake Ray Hubbard;

THENCE: South $11^{\circ} 03' 39''$ West a distance of 665.00 feet along said take line to an iron rod at the Point of Beginning;

THENCE; South $80^{\circ} 39' 45''$ East a distance of 403.83 feet traversing said 55.106 acre tract to an iron rod on the North line of that 4.4158 acre tract of land conveyed to Signal Development Corporation by deed recorded in Volume 170, Page 451, Deed Records, Rockwall County, Texas;

THENCE: Along the North lines of said 4.4158 acre tract as follows:

South $77^{\circ} 57' 11''$ West a distance of 129.63 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of $29^{\circ} 13' 16''$ and a radius of 200.00 feet;

Along said curve in a Southwesterly direction an arc distance of 102.00 feet to an iron rod for a corner;

North $41^{\circ} 16' 05''$ West a distance of 80.00 feet to an iron rod for a corner, and North $66^{\circ} 14' 58''$ West a distance of 146.20 feet to an iron rod at the North corner of said 4.4158 acre tract and on the City of Dallas take line;

THENCE: North $23^{\circ} 45' 02''$ East a distance of 6.10 feet to an iron rod at an angle point;

THENCE: North $11^{\circ} 03' 39''$ East a distance of 13.50 feet continuing along said take line to the Point of Beginning and Containing 19,009 Square Feet or 0.4364 Acres of Land.

SECTION 2. 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 exclude the following described property under "PD-15" Planned Development No. 15:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 5.5842 acre tract of land conveyed to Signal Development Corporation by deed recorded in Volume 159, Page 314, Deed Records, Rockwall County, Texas, and also being a part of that 4.4158 acre tract of land conveyed to Signal Development Corporation by deed recorded in Volume 170, Page 451, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod at the North corner of that 55.106 acre tract conveyed from Henry Beckman to Kirby Albright by deed recorded in Volume 83, Page 510, Deed Records, Rockwall County, Texas,

THENCE: South $45^{\circ} 50' 03''$ East a distance of 866.27 feet along the Northeast line of said 55.106 acre tract to an iron rod at the Point of Beginning, said iron rod being the North corner of the above mentioned 5.5842 acre tract;

THENCE; South $45^{\circ} 50' 03''$ East a distance of 13.27 feet along the Northeast line of said 55.106 acre tract and said 5.5842 acre tract to an iron rod at 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: South $45^{\circ} 03' 28''$ West a distance of 200.00 feet traversing said 5.5842 acre tract to an iron rod for a corner;

THENCE: North $30^{\circ} 39' 45''$ West a distance of 221.39 feet traversing said 5.5842 acre tract and then the above mentioned 4.4158 acre tract to an iron rod on the North line of said 4.4158 acre tract.

THENCE: North $77^{\circ} 57' 11''$ East passing at 155.91 feet the Northwest corner of said 5.5842 acre tract and continuing a total distance of 238.52 feet along the North line of said 5.5842 acre tract to an iron rod at the point of curvature of a circular curve to the left having a central angle of $33^{\circ} 47' 14''$ and a radius of 230.49 feet.

THENCE; Along said curve in a Northeasterly direction an arc distance of 135.92 feet to the Point of Beginning and Containing 14,505 Square Feet or 0.3353 Acres of Land;

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 in Section 1 shall be used only in the manner and for the purpose authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, by including the above described tract of land in Section 1 under Ordinance 82-14 "PD-15" Planned Development District No. 15, subject to the following special conditions:

a. The site plan attached hereto as Exhibit "A" and made a part hereof shall control the development of Planned Development District No. 15, and any and all such development shall be in strict accordance with such site plan.

b. No substantial change in the development shall be permitted except after obtaining approval of the change in such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

c. The standards for development of the above described tract shall be the same as those outlined for the development of "PD-15" in Ordinance No. 82-14, Section III-C, 1 through 8.

SECTION 4. Any person, firm or corporation violating 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 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.

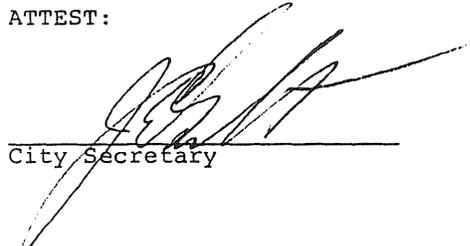
APPROVED AND ADOPTED this 5th day of December, 1983

APPROVED:



Mayor

ATTEST:



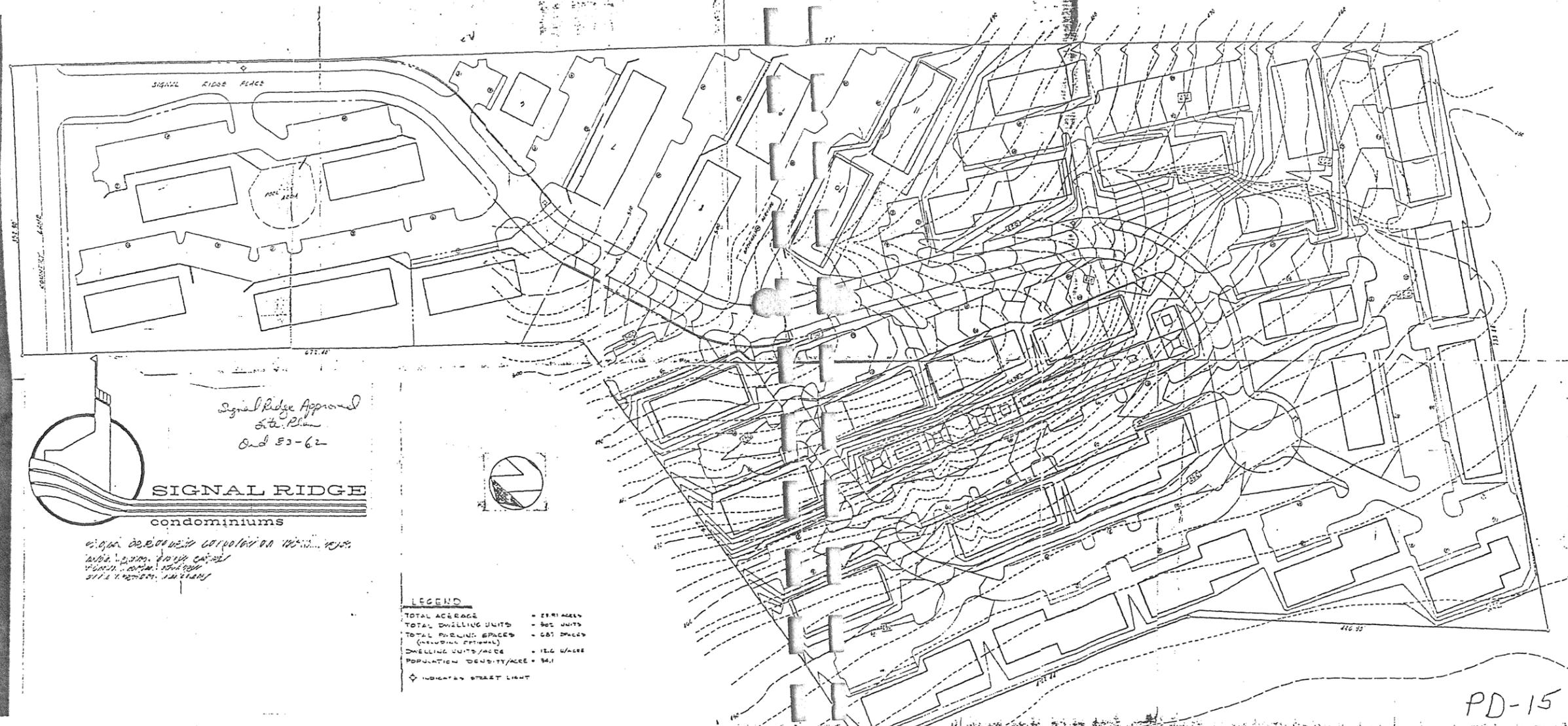
City Secretary

Old 83-42

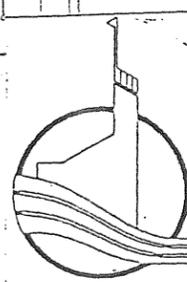
LEGEND

TOTAL ACERAGE = 23.91 ACRES
TOTAL DWELLING UNITS = 302 UNITS
TOTAL PARKING SPACES = 687 SPACES
(INCLUDING OPTIONAL)
DWELLING UNITS/ACRE = 12.6 U/ACRE
POPULATION DENSITY/ACRE = 34.1

⊙ INDICATES STREET LIGHT



SIGNAL RIDGE PLACE



Signal Ridge Approved
Site Plan
Ord 53-62

SIGNAL RIDGE
condominiums

Signal Ridge Condominiums Corporation
1000 Signal Ridge Place
Signal Ridge, Ontario
M1S 1A1

- LEGEND**
- TOTAL ACRESAGE = 28.1 ACRES
 - TOTAL DWELLING UNITS = 302 UNITS
 - TOTAL PARKING SPACES (INCLUDING OPTIONAL) = 687 SPACES
 - DWELLING UNITS/ACRE = 10.8 UNITS/ACRE
 - POPULATION DENSITY/ACRE = 34.1
 - ◇ INDICATES STREET LIGHT

PD-15