

APPLICATION AND FINAL PLAT CHECKLIST

Date October 28, 1991

Name of Proposed Development Replat of Cain Properties No. 1

Name of Developer Ted Cain

Address 111 E. Kaufman St. Rockwall, Tx. Phone (214) 722-5404

Owner of Record Ted Cain

Address 111 E. Kaufman St. Rockwall, Tx. Phone (214) 722-5404

Name of Land Planner/Surveyor/Engineer Kurtz-Bedford Associates, Inc.

Address 1600 Promenade Center #1020 Phone (214) 690-3545  
Richardson, Texas 75080

Total Acreage 4.159 Acres Current Zoning \_\_\_\_\_

Number of Lots/Units 4

Signed *Ted Cain*  
*By: Duwayne Cain*

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 or                      Not  
Shown on Plat              Applicable

\_\_\_\_\_

\_\_\_\_\_

1. Title or name of development, written and graphic scale, north point, date of plat and key map

\_\_\_\_\_

\_\_\_\_\_

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

- |       |       |   |
|-------|-------|---|
| _____ | _____ | 3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark  |
| _____ | _____ | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines   |
| _____ | _____ | 5. If no engineering is provided show contours of 5 ft. intervals   |
| _____ | _____ | 6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground  |
| _____ | _____ | 7. Approved name and right-of-way width of each street, both within and adjacent to the development   |
| _____ | _____ | 8. Locations, dimensions and purposes of any easements or other rights-of-way   |
| _____ | _____ | 9. Identification of each lot or site and block by letter and number and building lines   |
| _____ | _____ | 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 |
| _____ | _____ | 11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development   |
| _____ | _____ | 12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)   |

\_\_\_\_\_

\_\_\_\_\_

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 grades (see wording)

\_\_\_\_\_

\_\_\_\_\_

14. Statement of developer responsibility for storm drainage improvements (see wording)

\_\_\_\_\_

\_\_\_\_\_

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

\_\_\_\_\_

\_\_\_\_\_

16. Space for signatures attesting approval of the plat (see wording)

\_\_\_\_\_

\_\_\_\_\_

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

\_\_\_\_\_

\_\_\_\_\_

18. Compliance with all special requirements developed in preliminary plat review

\_\_\_\_\_

\_\_\_\_\_

19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)

\_\_\_\_\_

\_\_\_\_\_

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.

Page 4 of 4

Taken by: \_\_\_\_\_

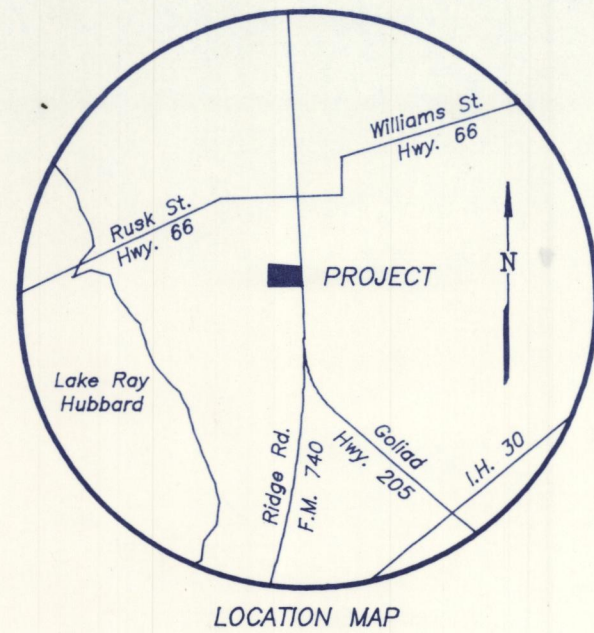
Date: 10/28/91

Receipt No.: \_\_\_\_\_

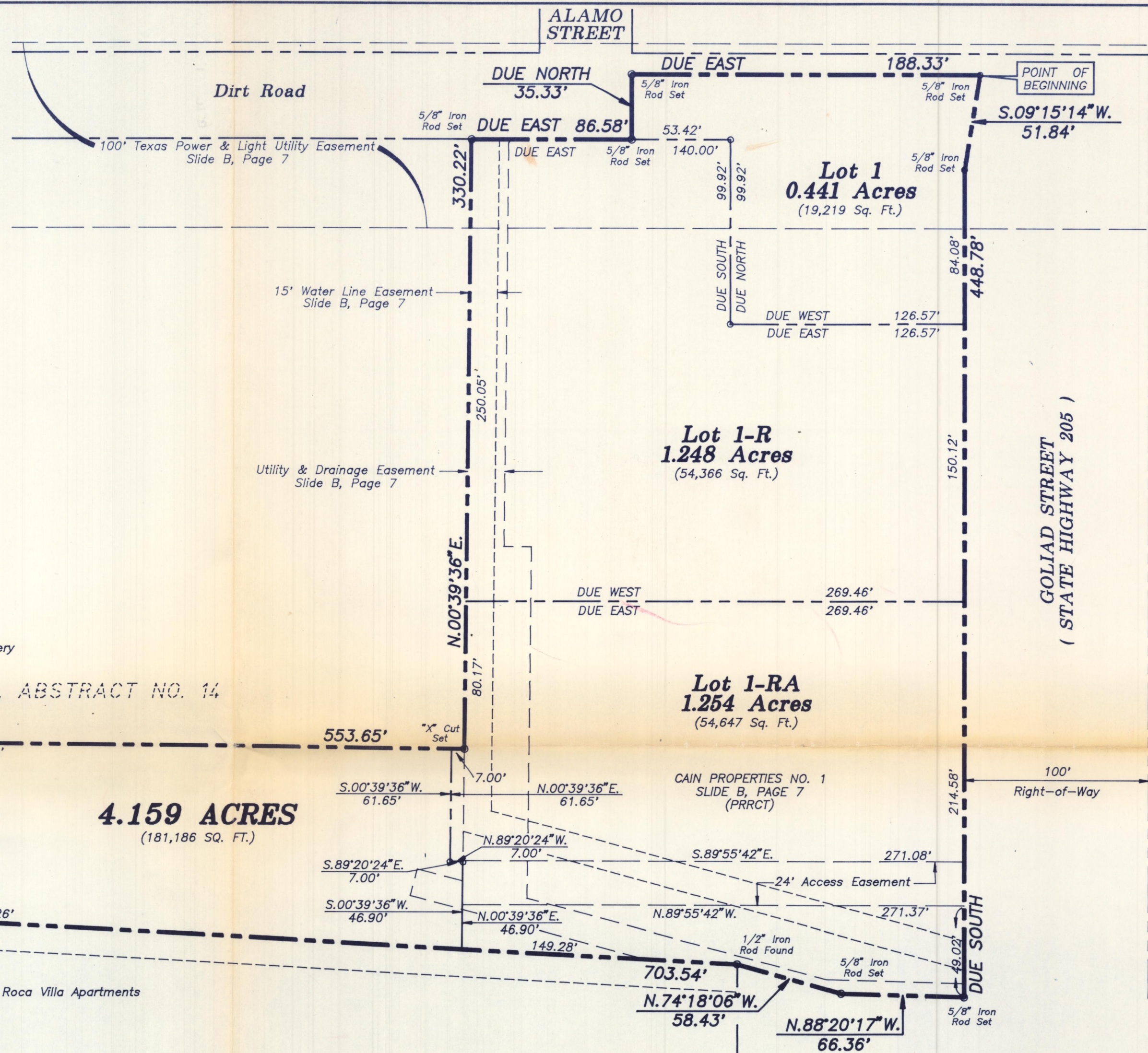
File No.: 91-47-FP

Fee: \_\_\_\_\_





LOCATION MAP



B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14

City of Rockwall Cemetery

**Lot 1-RB**  
1.216 Acres  
(52,954 Sq. Ft.)

**4.159 ACRES**  
(181,186 SQ. FT.)

**Lot 1-R**  
1.248 Acres  
(54,366 Sq. Ft.)

**Lot 1-RA**  
1.254 Acres  
(54,647 Sq. Ft.)

GOLIAD STREET  
( STATE HIGHWAY 205 )

**REPLAT**

**CAIN PROPERTIES NO. 1  
4.159 ACRES**

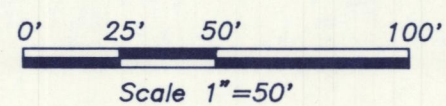
B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

DEVELOPER

Ted Cain  
111 E. Kaufman St.  
Rockwall, Texas 75087  
(214) 722-5404

ENGINEER/SURVEYOR

Kurtz-Bedford Associates, Inc.  
1800 Promenade Bank Tower, #1020  
Richardson, Texas 75080  
(214) 690-0833



**REPLAT  
CAIN PROPERTIES NO. 1  
4.159 ACRES**

B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Client : BONNET RESOURCES CORPORATION  
1717 MAIN STREET 8TH FLOOR  
DALLAS, TEXAS 75201

NO.	DATE	REVISION	APP.

**Kurtz • Bedford**  
Associates, Inc.

Consulting Engineers • Surveyors

1600 Promenade Center  
Suite 1020  
Richardson, Texas 75080  
Office : (214)690-0833  
Fax : (214)690-3743

Sheet	Scale : 1"=50' Date : Oct. 1991
1	Technician : L. Lueker
Of	Drawn By : L. Lueker
2	Checked By : A.J. Bedford
	File : GOLPLAT Book : Data Collector
	Project No. : 053-52-91-50

**OWNER'S CERTIFICATE**

STATE OF TEXAS )(  
COUNTY OF ROCKWALL )

WHEREAS, TED CAIN, BEING THE OWNER OF A TRACT OF LAND situated in the B.F. Boydston Survey, Abstract Number 14, in the City of Rockwall, Rockwall County, Texas and being all of Cain Properties No. 1, an addition to the City of Rockwall according to the plat recorded in Slide B, Page 7 of the Plat Records of Rockwall County, Texas (PRRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the northeast corner of said Cain Properties No. 1 and being located in the westerly right-of-way line of Goliad Street (State Highway 205) (a 100 feet wide right-of-way);

THENCE along the westerly right-of-way line of said Goliad Street (State Highway 205) as follows:

South 09°15'14" West a distance of 51.84 feet to a 5/8 inch iron rod set for corner;

DUE SOUTH a distance of 448.78 feet to a 5/8 inch iron rod set for the southeast corner of said Cain Properties No. 1;

THENCE departing the westerly right-of-way line of said Goliad Street (State Highway 205) and following the southerly line of said Cain Properties No. 1 as follows:

North 88°20'17" West a distance of 66.36 feet to a 5/8 inch iron rod set for corner;

North 74°18'06" West a distance of 58.43 feet to a 1/2 inch iron rod found for corner;

North 86°52'15" West a distance of 703.54 feet to a 5/8 inch iron rod set for the southwest corner of said Cain Properties No. 1;

THENCE North 00°44'02" East a distance of 84.29 feet to a 5/8 inch iron rod set for the most westerly northwest corner of said Cain Properties No. 1;

THENCE along the westerly line of said Cain Properties No. 1 as follows:

South 89°22'44" East a distance of 553.65 feet to a 5/8 inch iron rod set for corner;

North 00°39'36" East a distance of 330.22 feet to a 5/8 inch iron rod set for corner;

DUE EAST a distance of 86.58 feet to a 5/8 inch iron rod set for corner;

DUE NORTH a distance of 35.33 feet to a 5/8 inch iron rod set for the most northerly northwest corner of said Cain Properties No. 1;

THENCE along the northerly line of said Cain Properties No. 1 DUE EAST a distance of 188.33 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 4.159 acres or 181,186 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Ted Cain being the owner, does hereby adopt this plat designating the hereinabove described property as REPLAT OF CAIN PROPERTIES NO. 1, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, 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. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. 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 at all times have the right of ingress and 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 the subdivision. The developer and subdivision engineer shall bear total responsibility for storm drainage improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

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 Subdivision Regulations 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, water and sewer, drainage structures, storm sewers, and alleys, 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 street, 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 for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND at \_\_\_\_\_, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

By \_\_\_\_\_

Title \_\_\_\_\_

STATE OF TEXAS )(  
COUNTY OF ROCKWALL )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1991, by \_\_\_\_\_ the owner of the above described property.

Notary Public \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning and Zoning Commission

Date \_\_\_\_\_

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1991.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

Mayor, City of Rockwall

City Secretary  
City of Rockwall

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

Austin J. Bedford  
Registered Professional Land Surveyor No. 4132  
Kurtz - Bedford Associates, Inc.  
1600 Promenade Bank Tower, Suite 1020  
Richardson, Texas 75080

STATE OF TEXAS )(  
COUNTY OF ROCKWALL )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1991, \_\_\_\_\_.

Notary Public \_\_\_\_\_

<b>REPLAT</b>	
<b>CAIN PROPERTIES NO. 1</b>	
<b>4.159 ACRES</b>	
B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
DEVELOPER Ted Cain 111 E. Kaufman St. Rockwall, Texas 75087 (214) 722-5404	ENGINEER/SURVEYOR Kurtz • Bedford Associates, Inc. 1600 Promenade Bank Tower, #1020 Richardson, Texas 75080 (214) 690-0833

Scale : 1"=50'	Date : Oct. 1991
Technician : L. Lueker	
Drawn By : L. Lueker	
Checked By : A.J. Bedford	
File : GOLPLAT Book : Data Collector	
Project No. : 053-52-91-50	

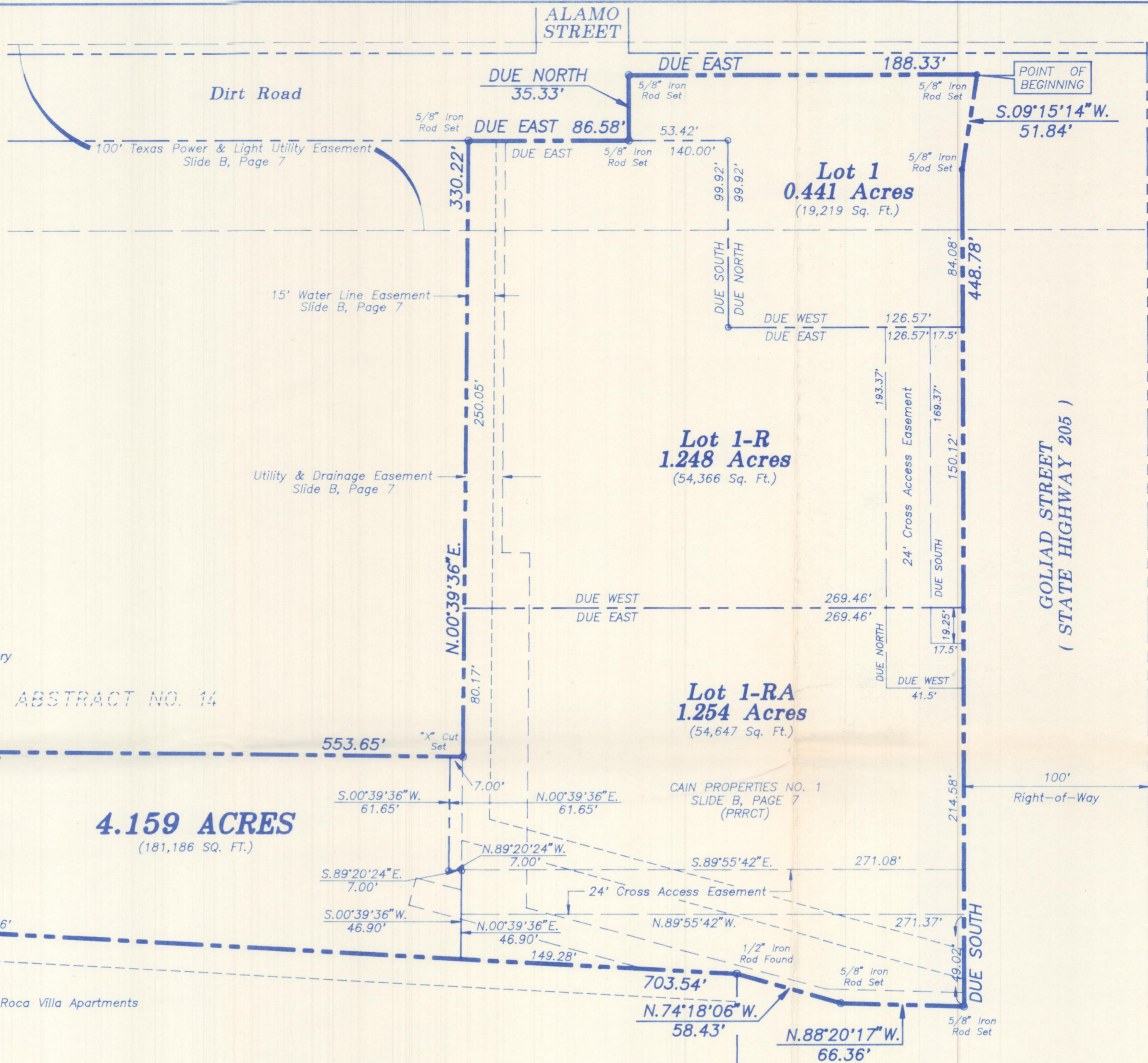
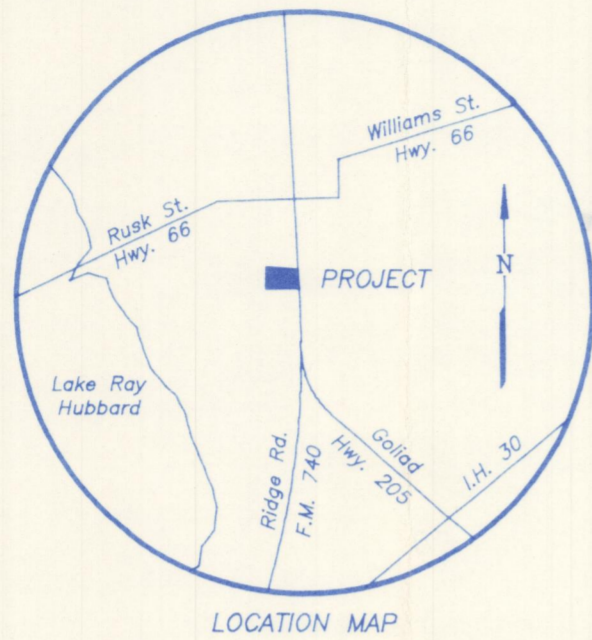
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CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Client : BONNET RESOURCES CORPORATION  
1717 MAIN STREET 8TH FLOOR  
DALLAS, TEXAS 75201

NO.	DATE	REVISION	APP.
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Consulting Engineers • Surveyors  
1600 Promenade Center  
Suite 1020  
Richardson, Texas 75080  
Office : (214)690-0833  
Fax : (214)690-3743



B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14

City of Rockwall Cemetery

5/8" Iron Rod Set  
S.89°22'44"E.  
N.00°44'02"E.  
84.29'  
5/8" Iron Rod Set  
N.86°52'15"W.  
Chow Dev. Co.  
Stonebridge Meadows Phase 4 Lot 1, Block J

**Lot 1-RB**  
**1.216 Acres**  
(52,954 Sq. Ft.)

**4.159 ACRES**  
(181,186 SQ. FT.)

**Lot 1-R**  
**1.248 Acres**  
(54,366 Sq. Ft.)

**Lot 1-RA**  
**1.254 Acres**  
(54,647 Sq. Ft.)

CAIN PROPERTIES NO. 1  
SLIDE B, PAGE 7  
(PRRT)



0' 25' 50' 100'  
Scale 1"=50'

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Office : (214) 690-0833  
Fax : (214) 690-3743



**OWNER'S CERTIFICATE**

STATE OF TEXAS )(  
COUNTY OF ROCKWALL )(  
)

WHEREAS, TED CAIN AND BANK ONE, TEXAS, N.A. ARE THE OWNERS OF A TRACT OF LAND situated in the B.F. Boydston Survey, Abstract Number 14, in the City of Rockwall, Rockwall County, Texas and being all of Cain Properties No. 1, an addition to the City of Rockwall according to the plat recorded in Slide B, Page 7 of the Plat Records of Rockwall County, Texas (PRRCT) and being more particularly described as follows:

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CONTAINING within these metes and bounds 4.159 acres or 181,186 square feet of land, more or less.

WITNESS MY HAND at \_\_\_\_\_, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

By \_\_\_\_\_

Title \_\_\_\_\_

STATE OF TEXAS )(  
COUNTY OF ROCKWALL )(  
)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1992, by \_\_\_\_\_ the owner of the above described property.

Notary Public \_\_\_\_\_

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Ted Cain and Bank One, Texas, N.A., being the owners, do hereby adopt this plat designating the hereinabove described property as REPLAT OF CAIN PROPERTIES NO. 1, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, 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. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. 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 at all times have the right of ingress and 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 the subdivision. The developer and subdivision engineer shall bear total responsibility for storm drainage improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely by storm drainage from the development.

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By \_\_\_\_\_

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**SURVEYOR'S CERTIFICATE**

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Austin J. Bedford  
Registered Professional Land Surveyor No. 4132  
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Said addition shall be subject to all requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

Mayor, City of Rockwall \_\_\_\_\_

City Secretary  
City of Rockwall \_\_\_\_\_

**RECOMMENDED FOR FINAL APPROVAL**

Chairman, Planning and Zoning Commission \_\_\_\_\_

Date \_\_\_\_\_

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CAIN PROPERTIES NO. 1  
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DEVELOPER

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ENGINEER/SURVEYOR

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CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS**

**Client : BONNET RESOURCES CORPORATION  
1717 MAIN STREET 8TH FLOOR  
DALLAS, TEXAS 75201**

**NO. DATE REVISION**

**APP.**

PLAT REVIEW

\*  Preliminary Plat

\*  Final Plat

\* Name of Proposed Subdivision Replat - Cain Properties No. 1

\* Location of Proposed Subdivision SA-205

\* Name of Subdivider Dwayne Cain

\* Date Submitted \_\_\_\_\_ Date of Review \_\_\_\_\_

\* Total Acreage \_\_\_\_\_ No. of Lots \_\_\_\_\_

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
* 1. Was the proper application submitted and checklist? (attach copy)			
* 2. Were the proper number of copies submitted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
* 3. Is scale 1" = 100' (Specify scale if different) Scale = _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
* 4. Is the subdivision name acceptable?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Comments:			

*cross access easement  
~~suby 1 & 2~~  
~~dedication of corner~~  
 typ on page 2*

Planning and Zoning

1. What is the proposed use? Commercial
2. What is the proposed density? N/A
3. What is the existing zoning? OK

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
4. Is the plan zoned properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Does the use conform to the Land Use Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is this tract taken out of a larger tract	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the development landlock another property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is this project subject to the provisions of the Concept Plan Ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Has a Concept Plan been provided and approved	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Does the plan conform to the Master Park Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance?			
a. Lot Size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Building Line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Buffering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Has the City Planner reviewed and commented on the plan? (If so, attach copy of Review)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

13. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?

\_\_\_\_\_

14. Comments:

*Needs CROSS access*

Yes                      No                      N/A

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?

*need some graded*

\_\_\_\_\_ ✓ \_\_\_\_\_

b. Is adequate right-of-way provided for any major thoroughfares or collectors?

*but corner*

✓ \_\_\_\_\_

c. Is any additional right-of-way provided for all streets and alleys?

\_\_\_\_\_ ✓ \_\_\_\_\_

d. Is any additional right-of-way required?

✓ \_\_\_\_\_

e. Is there adequate road access to the proposed project?

✓ \_\_\_\_\_

f. Will escrowing of funds or construction of sub-standard roads be required?

\_\_\_\_\_ ✓ \_\_\_\_\_

g. Do proposed streets and alleys align with adjacent right-of-way?

\_\_\_\_\_ ✓ ✓

h. Do the streets and alleys conform to City regulations and specifications?

\_\_\_\_\_ ✓

- \* i. Are the street names acceptable? \_\_\_\_\_ ✓
- j. Is a traffic analysis needed? \_\_\_\_\_ ✓
- k. Comments:

2. Utilities

- a. Does the Plan conform to the Master Utility Plan? \_\_\_\_\_
- b. Are all lines sized adequately to handle development?
  - 1. Water \_\_\_\_\_
  - 2. Sewer \_\_\_\_\_
- c. Is additional line size needed to handle future development?
  - 1. Water \_\_\_\_\_
  - 2. Sewer \_\_\_\_\_
- d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development? \_\_\_\_\_
- e. Are all necessary easements provided? \_\_\_\_\_
- f. Do all easements have adequate access? \_\_\_\_\_
- g. Are any off site easements required? \_\_\_\_\_
- h. Have all appropriate agencies reviewed and approved plans?
  - 1. Electric \_\_\_\_\_
  - 2. Gas \_\_\_\_\_
  - 3. Telephone \_\_\_\_\_
  - 4. Cable \_\_\_\_\_

i. Does the drainage conform to City regulations and specifications?

\_\_\_\_\_

j. Do the water and sewer plans conform to City regulations and specifications?

\_\_\_\_\_

k. Is there adequate fire protection existing or planned?

\_\_\_\_\_

l. Comments:

General Requirements

1. Has the City Engineer reviewed and approved the plan?

\_\_\_\_\_

2. Does the final plat conform to the City's Flood Plain Regulations?

\_\_\_\_\_

3. Does the final plat conform to the preliminary plat as approved?

\_\_\_\_\_

4. Staff Comments:

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

TAX CERTIFICATE

Certificate # 4389

This certificate issued by the office of Rockwall County Appraisal District  
For the Taxing Entities: ROCKWALL ISD (SRW)  
CITY OF ROCKWALL (CRW)  
ROCKWALL CED (ERW)

For the Property Item: R14698  
Account #: 3200-0000-0001-00-0R  
CAIN PROP #1, LOT 1, ACRES 2.468

Owned by:  
CAIN TED  
111 E KAUFMAN  
ROCKWALL, TX 75087

This document is to certify that after a careful check of the tax records  
of this office the following current or delinquent taxes, penalties, and  
interest are due on the property for the taxing entity described above:

Entity	Year	Statement ID	Tax Due	Penalty & Interest
CRW	91	3894	\$655.18	\$0.00
ERW	91	3894	\$1,326.34	\$0.00
SRW	91	3894	\$876.98	\$0.00

Total tax due on All Bills if paid before 11/01/91: \$2,858.50

(If Applicable) The above described property has/is receiving special  
valuation based on its use. Additional rollback taxes which may  
become due based on the provisions of the special valuation are not  
indicated by this document.

This Certificate does not clear abuse of Granted Exemptions as defined  
in Section 11.43 of the Texas Property Tax Code Paragraph (i)

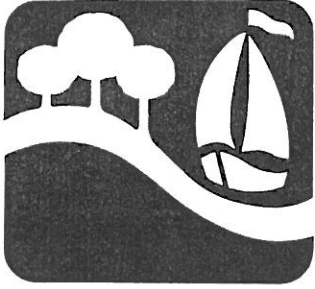
Signature of Authorized Officer of  
the Collecting Office



10-28-91  
Date of Issue

This Certificate was requested by CAIN





**CITY OF ROCKWALL**  
"THE NEW HORIZON"

December 11, 1991

Mr. Terry Whitaker  
Bedford and Associates  
1600 Promenade Bank Tower, Suite 1020  
Richardson, Texas 75080

Re: Replat of Cain Properties No. 1, Rockwall, Texas

Dear Mr. Whitaker:

On November 19, the Rockwall City Council approved the replat for Cain Properties No. 1 with the condition that the plat be revised to reflect both property owners and that the cross access easements be included. Attached is your sketch of the cross access easements. I have noted an addition across lot 1-RA as well to follow the existing drive that is in place. If you would make the changes and return two (2) sets of executed mylars to my office we can then execute our portion of the plat and file it with the County. The plat must be filed with the County within 120 days of approval or it is void.

If you have any questions regarding the plat don't hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch", written in black ink.

Julie Couch  
Assistant City Manager

hcc

attachment





Consulting Engineers - Surveyors  
 1600 Promenade Bank Tower, Suite 1020  
 Richardson, Texas 75080

TRANSMITTAL LETTER

To:	<i>The City of Rockwall</i>	Date	<i>01-14-92</i>
	<i>205 West Rusk</i>	Project Number	<i>053-52-91-50</i>
	<i>Rockwall, Tx. 75087-3628</i>	Data Code	
Attn:	<i>Ms. Julie Couch</i>	Routing	
Re:	<i>Replat - Cain Properties No. 1</i>		
We Are Sending You:		These Are Transmitted:	
<input type="checkbox"/>	Shop Drawings	<input type="checkbox"/>	As Requested
<input type="checkbox"/>	Original Drawings	<input type="checkbox"/>	For Your Use
<input checked="" type="checkbox"/>	Prints	<input checked="" type="checkbox"/>	For Review and Comment
<input type="checkbox"/>	Specifications		
<input type="checkbox"/>	Reports		

Number	Description
<i>2</i>	<i>Blue Line Copies</i>

Remarks

*Ms. Couch*

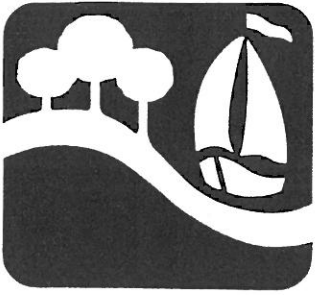
*Before I have the mylars signed, would you please review the plat to be sure there are no additional changes. Call me once you have reviewed the plat (690-3545).*

*Thanks,*

*Terry Whitaker*

Distribution	Prepared By

If enclosures are not as noted kindly notify us at once



*CC approved  
Nov. 18th*

**CITY OF ROCKWALL**  
"THE NEW HORIZON"

January 27, 1992

Mr. Terry Whitaker  
Kurtz, Bedford and Associates  
1600 Promenade Bank Tower, Suite 1020  
Richardson, Texas 75080

Dear Mr. Whitaker:

The revised plat for the Cain Properties No. 1 meets all of our requirements. Please return two executed mylars to my office. We will have them executed and will file one copy at the County Clerk's office.

As you are aware, this plat will become void if not filed at the Courthouse within 120 days of the final approval by Council. If you have any questions don't hesitate to give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Couch", written in a cursive style.

Julie Couch  
Assistant City Manager

hcc

**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** November 14, 1991

**Agenda No:** IV. A.

**Agenda Item:** **P&Z 91-47-FP** - Discuss and Consider Recommending Approval of a Request from Dewayne Cain for a Replat of Cain Properties No. 1 Addition located on SH-205

**Item Generated By:** Applicant, Dewayne Cain

**Action Needed:** Discuss and consider approving the replat.

**Background Information:**

We have received a request for a replat for this addition located on Goliad, which is currently platted as a single lot subdivision. Mr. Cain has sold the developed portion of the property and he wishes to create several lots to separate out the sold lot. We have requested that they provide cross access easements from lot 1-R to lot 1-RA so that future development can access SH-205 if a median is constructed, as shown on the State's current plans. No additional right of way is needed on Goliad based on the State's current plans for widening. The plat meets our minimum requirements and we recommend approval with the following conditions:

1. That cross access easements are added between Lot 1-R and Lot 1-RA as specified.
2. That the declarations page be amended to reflect both current property owners for signature.

**Attachments:**

1. Location Map
2. Plat

**Agenda Item:** Replat of the Cain Addition

**Item No:** IV. A.

PD-5

SF-10

SF-10

S-3

S-5

GR

A

C

2F

MF-15

SF-7

CBD

*Both Properties Replat*

SF-7

GR

GR

GR

MF-15

MF-15

SF-7

SF-7

2F

SF-7

2F

PD-12

PD-21

HC

SF-7

GR

PD-30

HC

MF

LI

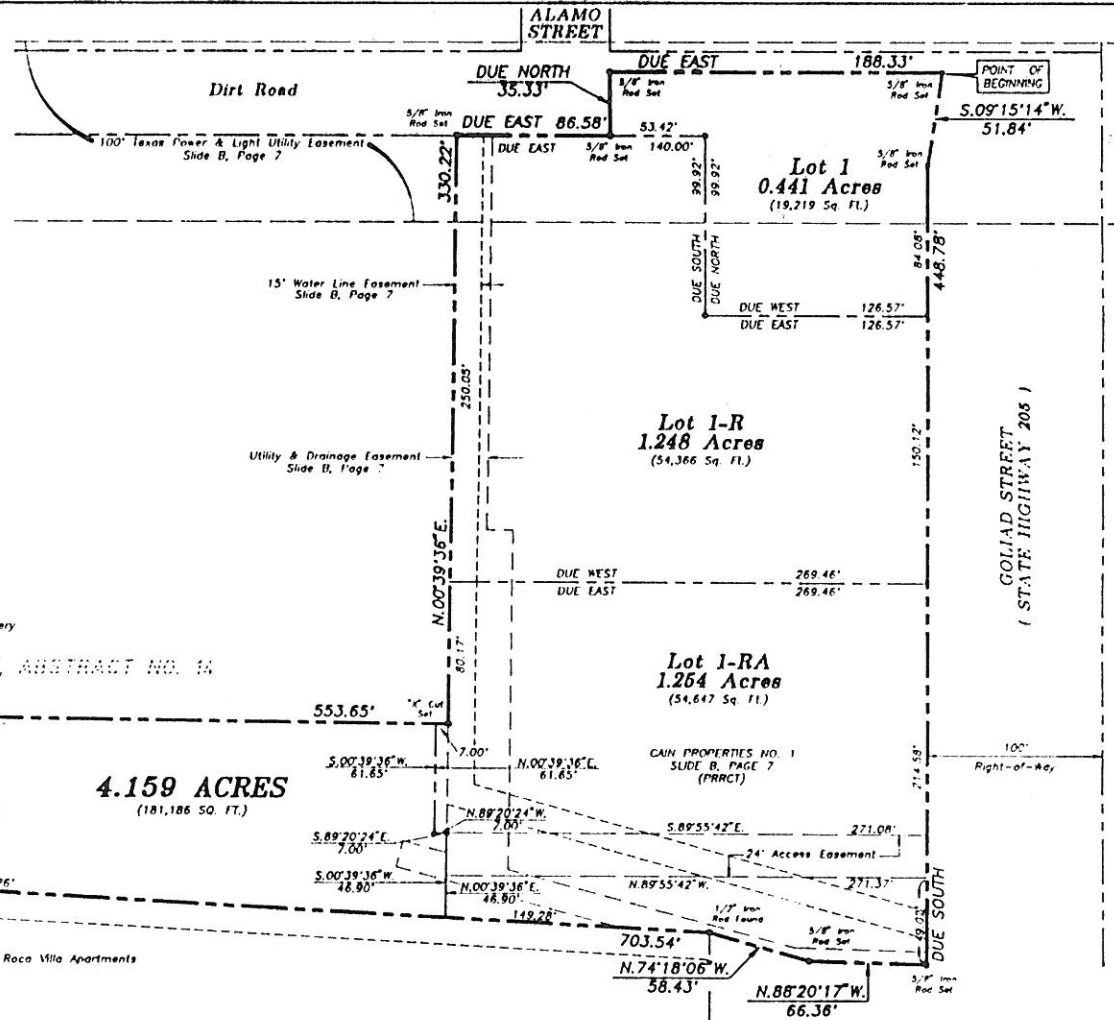
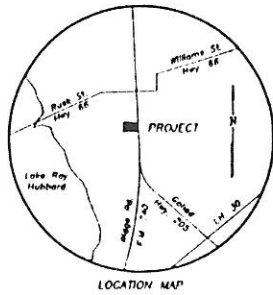
A

A

197

WALK ROADSIDE PARK

SCALE 1" = 100'



B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14

**Lot 1-RB**  
1.216 Acres  
(52,954 Sq. Ft.)

**4.159 ACRES**  
(181,186 SQ. FT.)

**Lot 1-RA**  
1.264 Acres  
(54,647 Sq. Ft.)

**REPLAT**  
**CAIN PROPERTIES NO. 1**  
**4.159 ACRES**

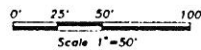
B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

DEVELOPER

Ted Cain  
111 E. Kaufman St.  
Rockwall, Texas 75087  
(214) 727-5404

ENGINEER/SURVEYOR

Kurtz-Bodford Associates, Inc.  
1800 Promenade Bank Tower, #1020  
Richardson, Texas 75080  
(214) 690-0833



Sheet	Scale : 1"=50'	Date : Oct 1991
1	Technician : L. Lueker	
Of	Drawn By : L. Lueker	
2	Checked By : A.J. Bedford	
	File : COLPLAT Book : Data Collector	
	Project No. : 053-52-91-50	

**REPLAT**  
**CAIN PROPERTIES NO. 1**  
**4.159 ACRES**

B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Client : BONNET RESOURCES CORPORATION  
1717 MAIN STREET 8TH FLOOR  
DALLAS, TEXAS 75201

NO.	DATE	REVISION

APP.	REVISION

**Kurtz-Bodford**  
Associates, Inc.  
Consulting Engineers-Surveyors  
1800 Promenade Center  
Suite 1020  
Richardson, Texas 75080  
Office : (214) 690-0833  
Fax : (214) 690-3743

**MINUTES OF THE PLANNING AND ZONING COMMISSION**

November 14, 1991

**CALL TO ORDER**

5

Vice Chairman Jim Greenwalt called the meeting to order with the following Commission members present: Dale Morgan, Robert Wilson, and Carl Mastronardi. Jim Flinchum and Nell Welborn were absent.

10

**MINUTES OF OCTOBER 10, 1991**

The Commission first considered approval of the minutes of October 10, 1991. There being no changes Wilson made a motion to approve the minutes as published. Morgan seconded the motion. The motion carried unanimously.

15

**P&Z 91-46-CUP PUBLIC HEARING AND REQUEST FROM DOUG PATTERSON FOR A CONDITIONAL USE PERMIT FOR A COMMERCIAL AMUSEMENT TO BE LOCATED IN THE RIDGE ROAD SHOPPING CENTER**

20

Couch outlined the application and her recommendations. She indicated that the applicant wanted to open a commercial amusement in the Ridge Road Shopping Center. She indicated that he had requested approval of a 2,000 seat occupancy for this location and that this level of occupancy would not be permitted with the existing amount of parking. She reviewed a list of proposed conditions that the Commission could consider if approval were contemplated. Doug Patterson reviewed his request with the Commission and requested a 2000 seat occupancy for the location instead of the 1140 recommended limit. He stated that he believed the sound from his operation would be self contained in the building. There being no one else to speak the Chairman closed the public hearing.

25

30

There was considerable discussion regarding the application and the impact it would have on the surrounding property. Wilson made a motion to recommend approval subject to the limitation of 1140 seats, as recommended by Couch, and that any time after four months from Council approval the owner may request review of occupancy limit. Morgan seconded the motion. The motion failed with Greenwalt and Mastronardi opposed and Wilson and Morgan for. Greenwalt then made a motion to recommend denial. The motion failed for lack of second. Mastronardi then made a motion to table action until the next worksession and to direct staff to notify property owners within 200 feet of the entire shopping center. Morgan seconded the motion. The motion was voted on and passed unanimously.

35

40

**P&Z 91-42-Z PUBLIC HEARING AND REQUEST FOR CHANGE IN ZONING FROM "LI" TO "HC" ON A TRACT OF LAND LOCATED ON KRISTY LANE**

45

The Chairman opened the public hearing. Couch reviewed the request with the Commission, indicating that HC zoning is already present adjacent to this site. The applicant, Mike Spurling, then addressed the Commission regarding the application. There being no one else to address the Commission the public hearing was closed. Mastronardi then made a motion



to recommend approval. Morgan seconded the motion. Wilson confirmed that no notices were returned. The motion was voted on and passed unanimously.

50 **P&Z 91-45-CUP PUBLIC HEARING AND REQUEST FROM MICHAEL PRESS FOR CUP FOR AUTOMOTIVE REPAIR FACILITY TO BE LOCATED ON SH-276**

55 Couch outlined the request and recommended certain conditions for the Commission to consider including no outside storage other than vehicles to be worked on and limiting the use to a transmission repair facility. The Chairman opened the public hearing. Mike Press, 405 E Heath, outlined his request. There being no one else to address the Commission the public hearing was closed. Mastronardi confirmed that cars waiting to be repaired were not considered outside storage. Morgan made a motion to recommend approval with conditions as recommended. Mastronardi seconded the motion. The motion carried unanimously.

60 **P&Z 91-47-FP REPLAT OF CAIN PROPERTIES NO.1 ON SH-205**

65 Couch outlined the request and recommended approval with the conditions that cross access easements between lots as well as dual signature lines be added to the plat. Morgan made a motion to recommend approval of the request with the two conditions. Mastronardi seconded the motion, which carried unanimously.

**P&Z 91-48-PP PRELIMINARY PLAT FOR TWO LOTS ON HEATH STREET**

70 Couch outlined the request explaining that the applicant was requesting a waiver to the escrow requirements. She indicated that the plat conformed to previous conditions established for such waivers. After some discussion Mastronardi made a motion to approve the preliminary plat subject to Board of Adjustment approval of the lot depth and waiving escrow requirements. Wilson seconded the motion, which carried unanimously.

75 There being no further business the meeting was adjourned.

Signed:

80

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

85

Attest:

90

\_\_\_\_\_  
Deputy City Secretary

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** November 18, 1991 **Agenda No:** VI. A.

**Agenda Item:** **P&Z 91-47-FP** - Discuss and Consider Approval of a Request from Dewayne Cain for a Replat of Cain Properties No. 1 Addition located on SH-205

**Item Generated By:** Applicant, Dewayne Cain

**Action Needed:** Discuss and consider approving the replat.

**Background Information:**

We have received a request for a replat for this addition located on Goliad, which is currently platted as a single lot subdivision. Mr. Cain has sold the developed portion of the property and he wishes to create several lots to separate out the sold lot. We have requested that they provide cross access easements from lot 1-R to lot 1-RA so that future development can access SH-205 if a median is constructed, as shown on the State's current plans. No additional right of way is needed on Goliad based on the State's current plans for widening. The plat meets our minimum requirements and we recommend approval with the following conditions:

1. That cross access easements are added between Lot 1-R and Lot 1-RA as specified.
2. That the declarations page be amended to reflect both current property owners for signature.

The Commission will consider this request on Thursday night. We will forward their recommendations to you on Friday.

**Attachments:**

1. Location Map
2. Plat

**Agenda Item:** Replat of the Cain Addition

**Item No:** VI. A.

PD-5

SF-10

SF-10

A

S-3

S-5

A

C

2F

GR

MF-15

SF-7

CBD

*Call Properties Dept*

SF-7

GR

GR

GR

MF-15

MF-15

A

SF-7

2F

SF-7

2F

C

C

PD-12

PD-21

HC

LI

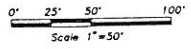
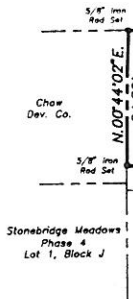
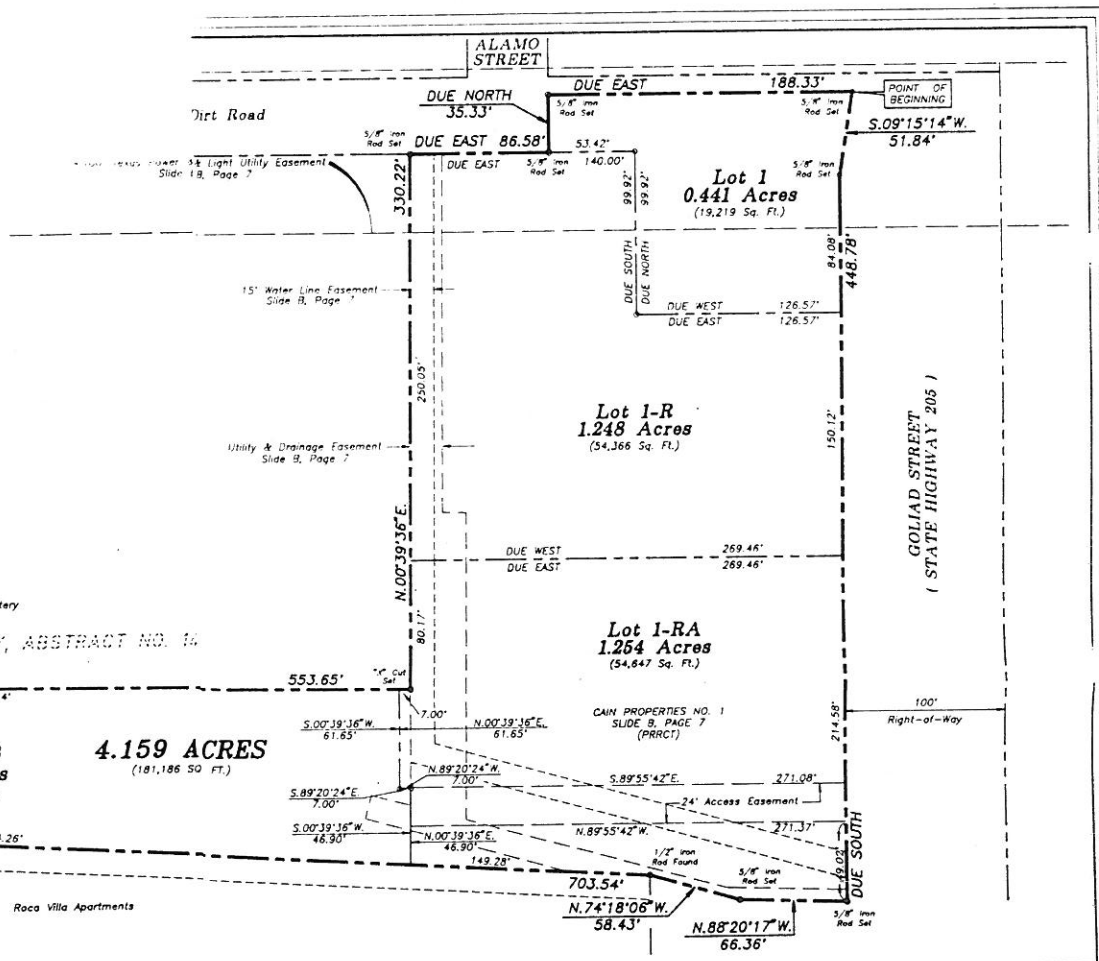
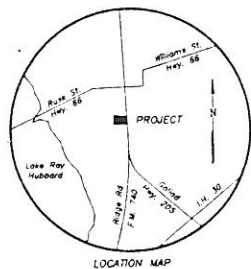
GR

PD-30

SF-7

HC

MF



<b>REPLAT</b>	
<b>CAIN PROPERTIES NO. 1</b>	
<b>4.159 ACRES</b>	
B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
DEVELOPER Ted Cain 111 E. Kaufman St. Rockwall, Texas 75087 (214) 722-5404	ENGINEER/SURVEYOR Kurtz-Bedford Associates, Inc. 1600 Promenade Bank Tower, #1020 Richardson, Texas 75080 (214) 690-0833

Scale : 1"=50'	Date : Oct. 1991
Author : L. Lueker	
Drawn By : L. Lueker	
Checked By : A.J. Bedford	
File : REPLAT Book : Data Collector	

**REPLAT**  
**CAIN PROPERTIES NO. 1**  
**4.159 ACRES**

B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
Client : BONNET RESOURCES CORPORATION 1717 MAIN STREET 8TH FLOOR DALLAS, TEXAS 75201	


<b>Kurtz · Bedford</b>	
<b>Associates, Inc.</b>	
Consulting Engineers · Surveyors	
1600 Promenade Center Suite 1020 Richardson, Texas 75080	Office : (214) 690-0833 Fax : (214) 690-3743