

APPLICATION AND FINAL PLAT CHECKLIST

Date 11-25-92

Name of Proposed Development Mason-Steel Addition

Name of Developer Kerry Mason - Joel Steel

Address 5611 Vinewood - Garland, Tex 75043 Phone 681-2552

Owner of Record Same

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Land Planner/Surveyor/Engineer Harold G. Evans

Address P.O. Box 28355, Dallas, Tex. 75228 Phone 328-8133

Total Acreage 23.5727 Current Zoning R-16

Number of Lots/Units 4

Signed [Signature]

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 Shown on Plat

Not 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: 11/25/92

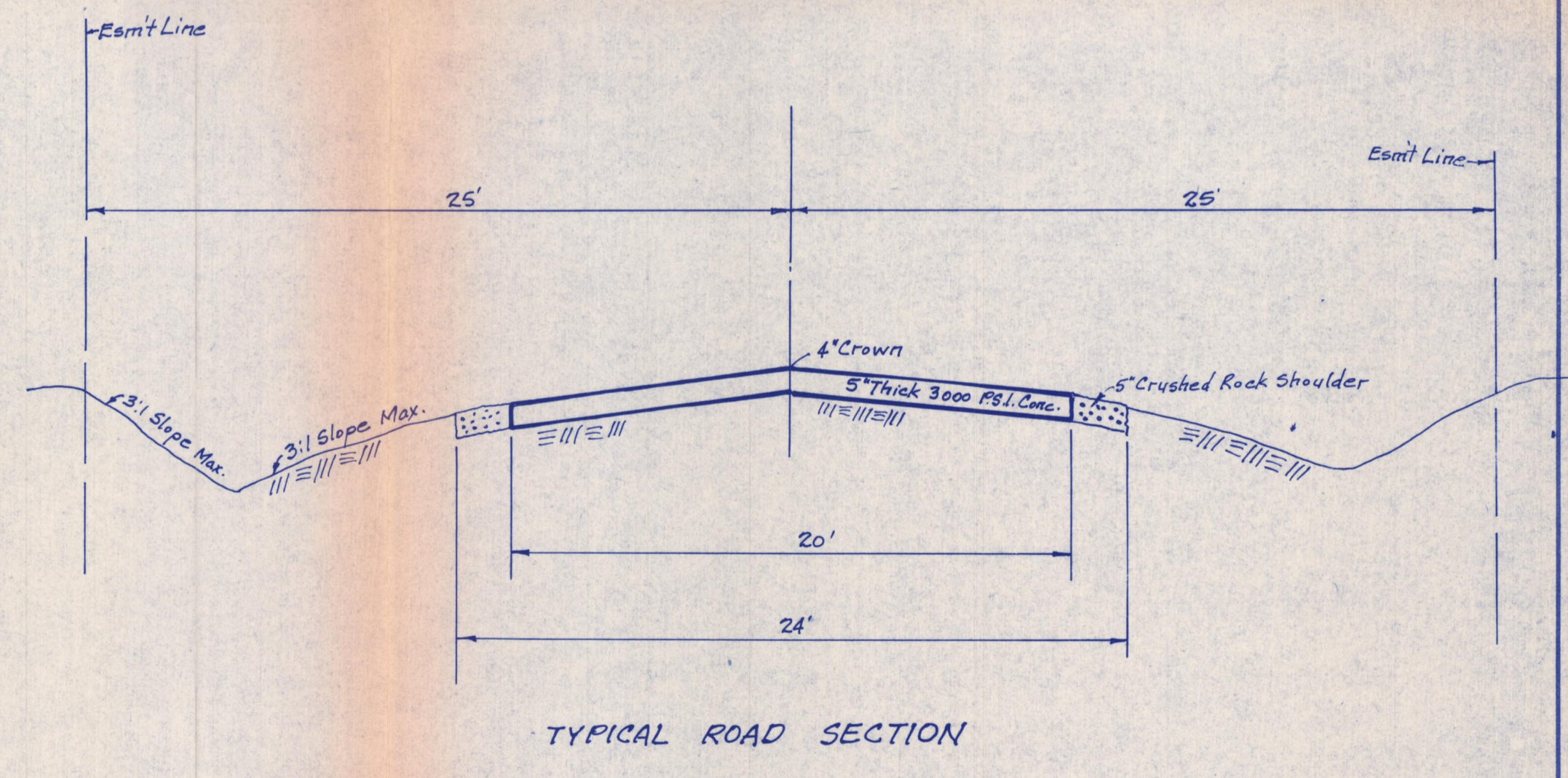
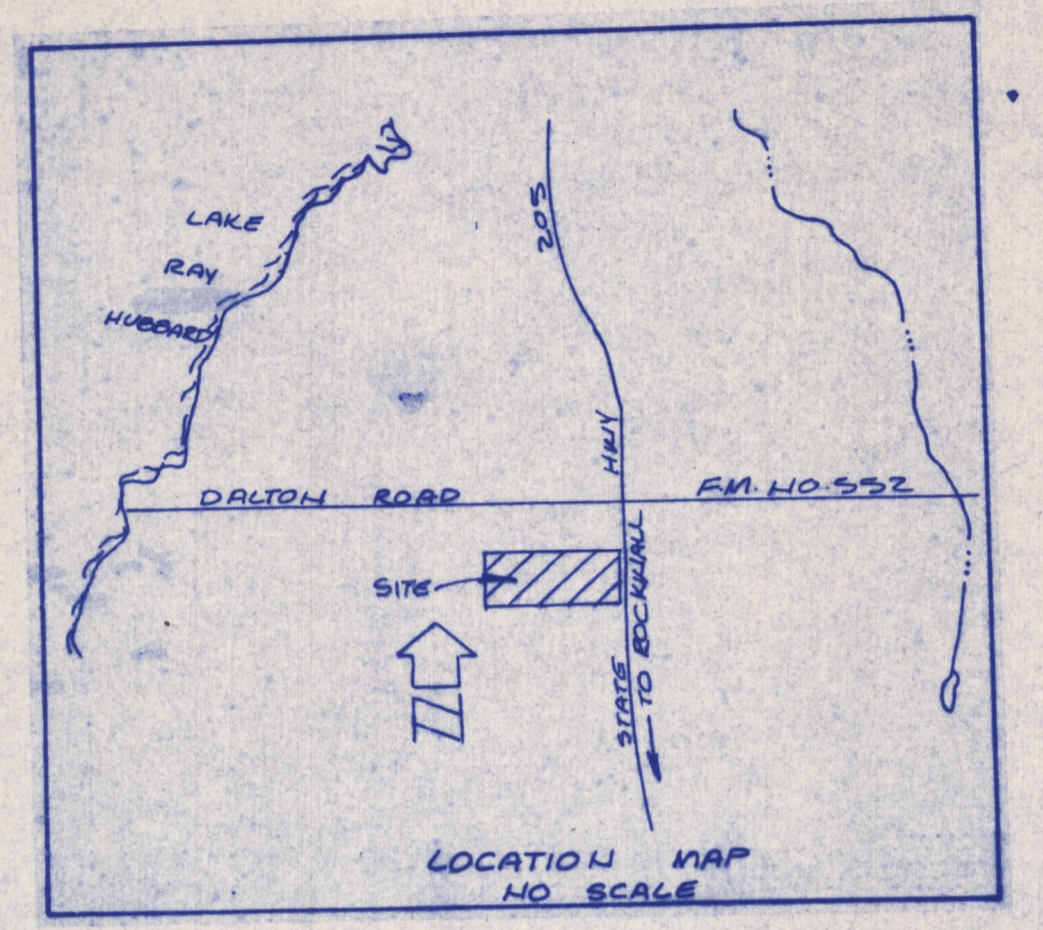
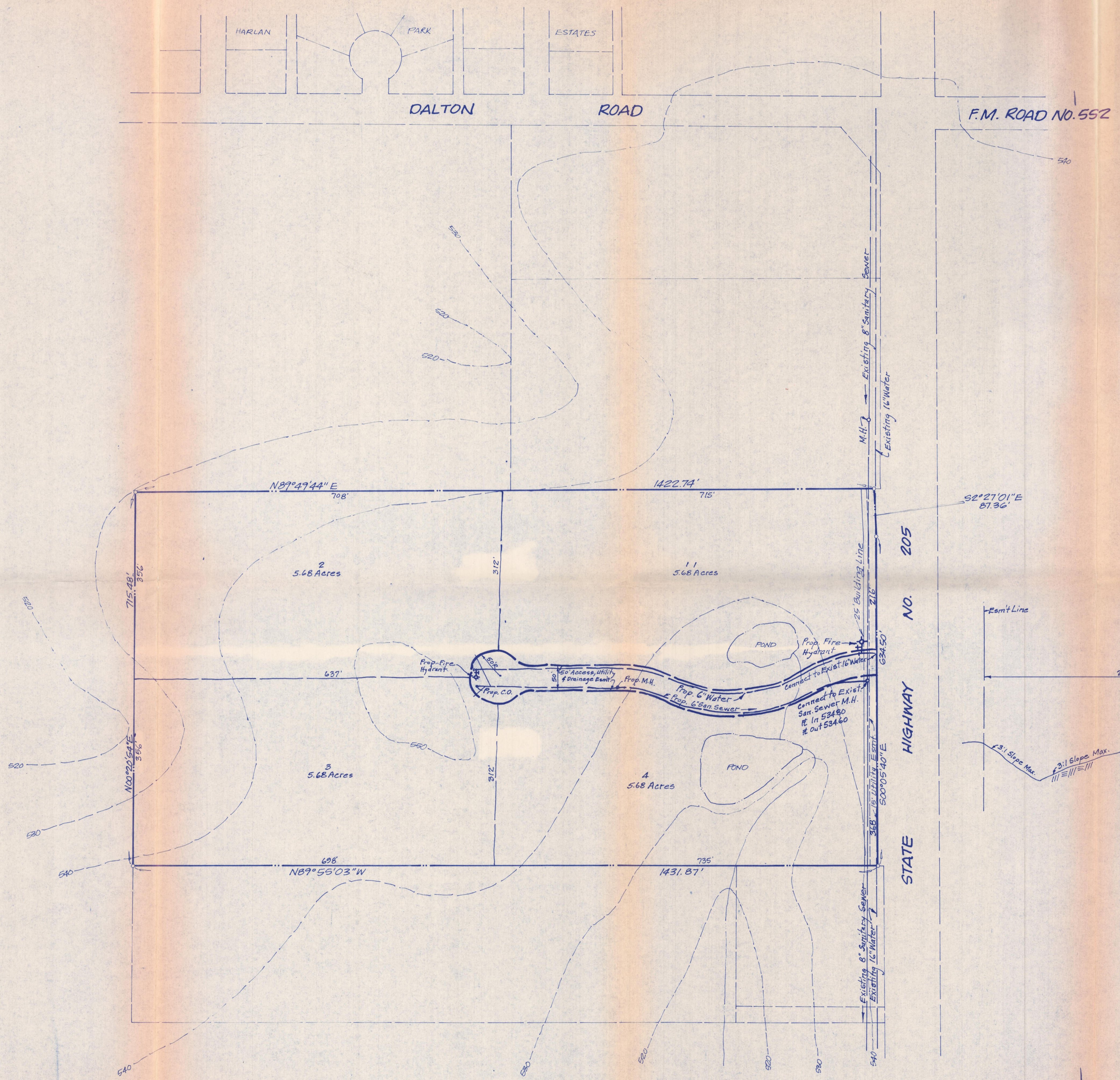
Receipt No.: 026559

File No.: 92-42-FP

Fee: \$ 138.00



\* \* I A \* \*



(SUBMISSION)

MASON - STEED ADDITION

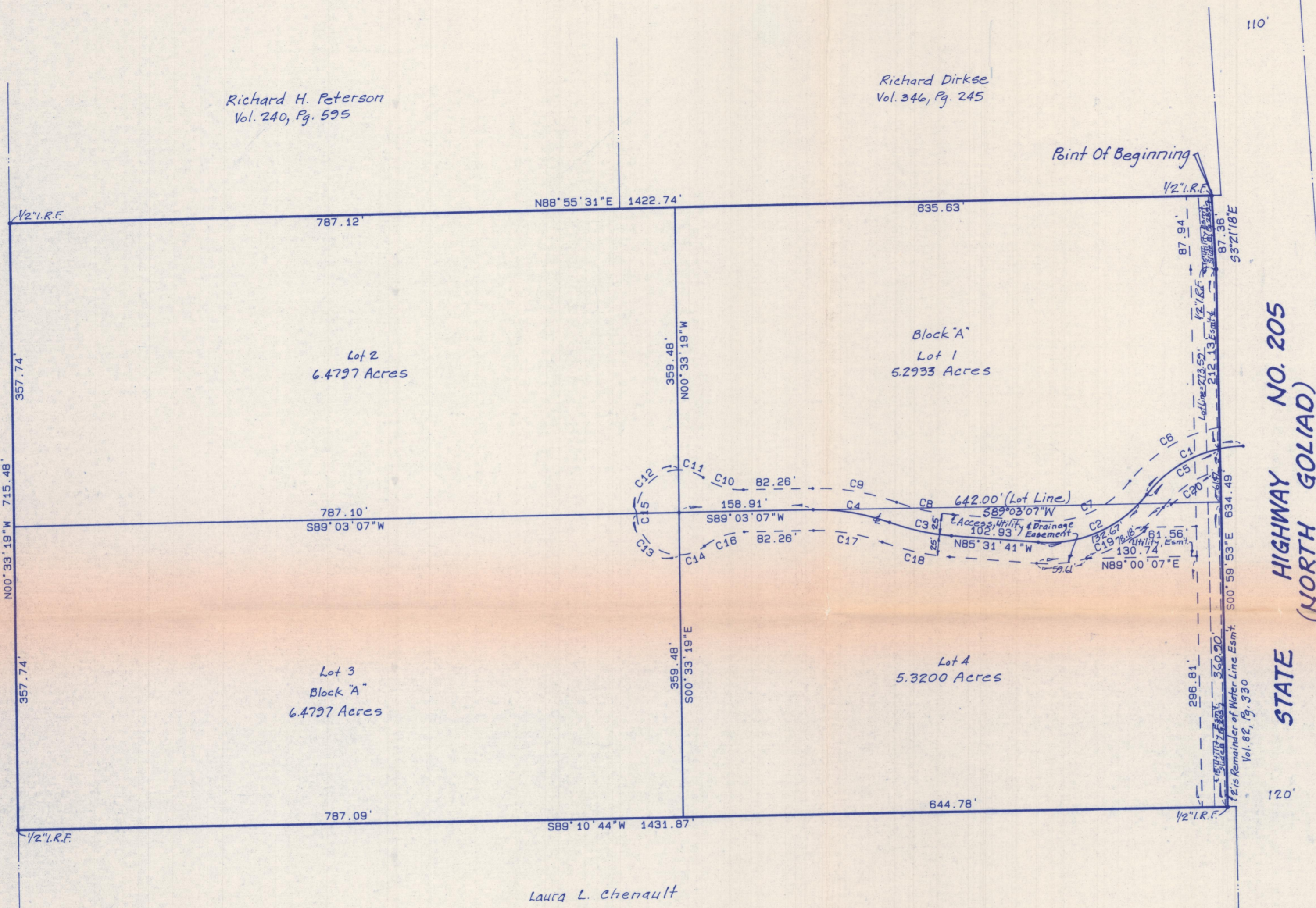
<p>HAROLD L. EVANS Consulting Engineer P. O. Box 28355 2331 Gus Thomasson Road, Suite 102 Dallas, Texas 75228 (214) 328-8133</p>				<p>SHEET NO. 9279</p>	
<p>PRELIMINARY PLAT</p>				<p>CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS</p>	
<p>W.G. DEWEESE SURVEY, ABSTRACT NO. 71</p>				<p>JOB NO. 9279</p>	
<p>REVISION DESCRIPTION</p>				<p>DATE SCALE DESIGN DRAWN</p>	
<p>8-05-92 1"=100' H.L.E. L.G.</p>				<p>Kerry Mason - 5611 Vinewood - Owners - Joe J. Stead - 5210 N. Central Exp. Suite 650 Garland, Texas 75043 Tel. 681-2552 Dallas, Texas 75206 - Tel. 691-0643</p>	

Shores Country Club, Inc.  
Vol. 539, Pg. 105

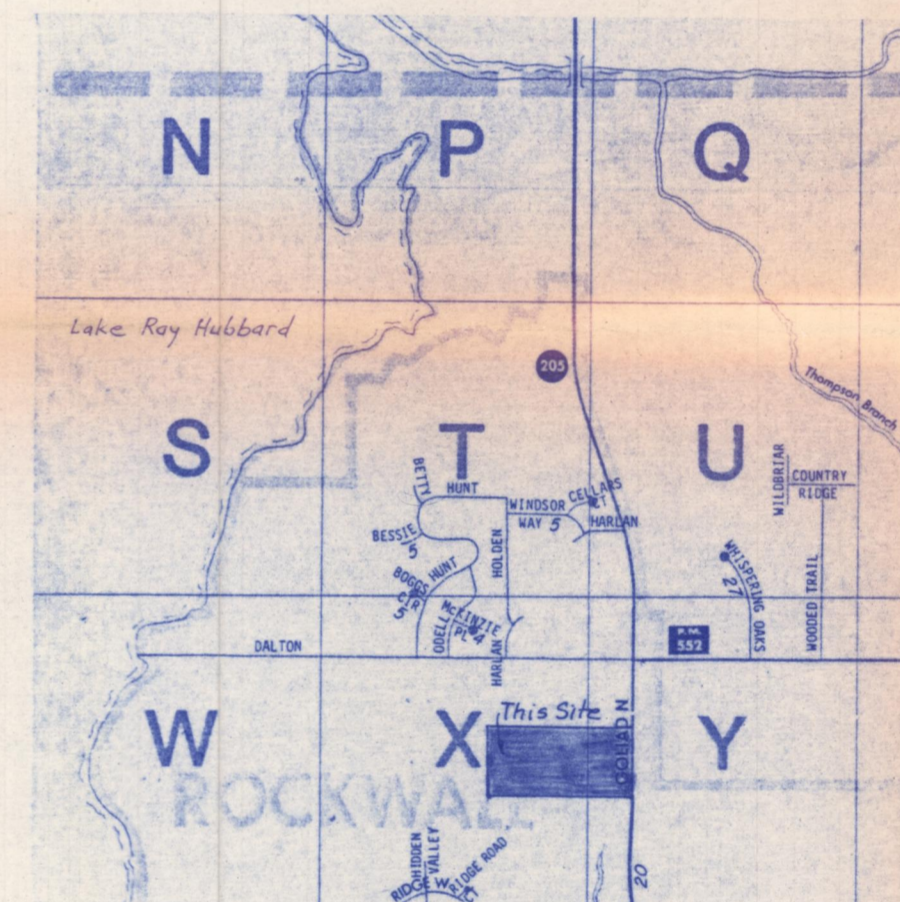
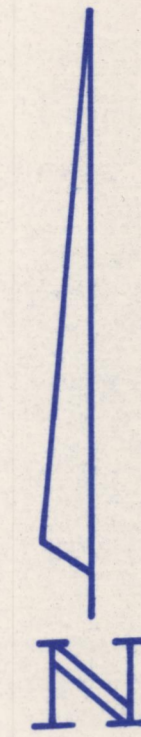
Richard H. Peterson  
Vol. 240, Pg. 595

Richard Dirkse  
Vol. 346, Pg. 245

Laura L. Chenault  
Vol. 527, Pg. 300



STATE HIGHWAY NO. 205  
(NORTH GOLIAD)



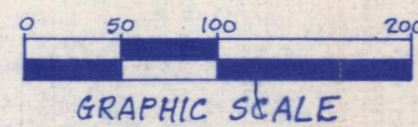
LOCATION MAP  
Scale: 1"=2,000'

CURVE TABLE

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S83°52'05"W	127.42	50°16'04"	150.00	131.60	70.37
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C10	N72°53'00"W	49.61	36°07'44"	80.00	50.45	26.09
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C12	S44°14'54"W	70.95	90°23'34"	50.00	78.88	50.34
C13	S45°45'06"W	70.47	89°36'26"	50.00	78.20	48.66
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C18	S77°40'51"W	81.92	15°41'40"	300.00	82.18	41.35
C19	N68°36'11"W	163.61	55°44'16"	175.00	170.24	92.54
C20	N57°30'49"E	80.48	37°33'32"	125.00	81.94	42.50

Surface Adjusted Coordinates

Pt. No.	Northing	Easting
1	7,040,637.1363	2,592,972.3627
2	7,040,549.9236	2,592,977.4754
3	7,039,915.5264	2,592,988.5273
4	7,039,895.0068	2,591,556.8044
5	7,040,610.4509	2,591,549.8705



**HAROLD L. EVANS**  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	10-12-92	9279

**MASON-STEED ADDITION**  
W.G. DEWEESE SURVEY, ABSTRACT NO. 71  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Kerry Mason ~ 5611 Vinewood ~ Owners ~ Joel J. Steed ~ 5610 No. Central Exp. Garland, Texas 75043, Tel. 681-2552. Suite 650-Dallas, Texas 75206, Tel. 691-0643.

OWNERS' CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS: Kerry Mason and Joel J. Steed are the owners of a tract of land situated in the W. G. Deweese Survey, Abstract No. 71, Rockwall County, Texas, and being all of Lot 1, Block A, Smith Addition, an addition to the City of Rockwall, recorded in Slide B, Page 289, Plat Records, Rockwall County, Texas, and all of Lot 1, Block A, Chenault Addition, an addition to the City of Rockwall, recorded in Slide B, Page 205, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the West line of State Highway 205, a variable width right-of-way, and at the Northeast corner of said Lot 1, Smith Addition;  
THENCE: South 3° 21' 18" East a distance of 87.36 feet with said West line to a 1/2" iron rod found at an angle point;  
THENCE: South 0° 59' 53" East with said West line, passing at 215.84 feet the Southeast corner of said lot and the Northeast corner of Lot 1, Chenault Addition, and continuing a total distance of 634.49 feet to a 1/2" iron rod found at the Southeast corner of said lot;  
THENCE: South 89° 10' 44" West a distance of 1431.87 feet with the South line of said Chenault Addition to a 1/2" iron rod found at the Southwest corner of said Chenault Addition;  
THENCE: North 0° 33' 19" West, passing at at 412.33 feet the Northwest corner of said addition and the Southwest corner of said Smith Addition and continuing a total distance of 715.48 feet to a 1/2" iron rod found at the Northwest corner of said Smith Addition;  
THENCE: North 88° 55' 31" East a distance of 1422.74 feet with the North line of said Smith Addition to the Point of Beginning and containing 23.5727 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Kerry Mason and Joel J. Steed do hereby adopt this plat, designating the hereinabove described property as Mason-Steed Addition, an addition to the City of Rockwall, Texas, and hereby dedicate for public use forever the street Right-of-Way shown hereon, and hereby reserves the easement strips shown on this plat for the purposes stated, and for the mutual use and accommodation of all utilities using or desiring to use the 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 the easement strips shown hereon; any public utility shall have the right of ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or any part of their respective systems without the necessity of, at any time, procuring the permission of anyone.

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

KERRY MASON

JOEL J. STEED

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1992 by Kerry Mason.

Notary Public

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1992 by Joel J. Steed.

Notary Public

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT I, Harold L. Evans, 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.

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1992, by Harold L. Evans.

Notary Public

APPROVED

Chairman, Planning and Zoning Commission

Date

I hereby certify that the above and foregoing Plat of Mason-Steed Subdivision was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1992.

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 the requirements of the Platting Ordinance of the City of Rockwall.

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

Mayor, City of Rockwall

City Secretary, City of Rockwall

2  
5

HAROLD L. EVANS  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
	10-12-92	9279

MASON-STEED ADDITION  
W.G. DEWEESE SURVEY, ABSTRACT NO. 71  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
Kerry Mason - 5611 Vinewood - Owners - Joel J. Steed - 5610 No. Central Exp. Suite  
Garland, Texas 75043, Tel. 681-2552 650-Dallas, Texas 75206 Tel. 691-0643





# CITY OF ROCKWALL

205 WEST RUSK

ROCKWALL, TEXAS 75087

PHONE NUMBER: 214/771-7700

FAX NUMBER: 214/771-7727

DATE: 12-7-92

NUMBER OF PAGES (INCLUDING COVER PAGE) 2

TO:

NAME: Joel Steed

COMPANY: \_\_\_\_\_

FAX NUMBER: 696-1509

FROM: HILDA CRANGLE

CITY OF ROCKWALL

MESSAGE (IF ANY):

After completion of form  
Please Return by FAX  
today. Fax: 771-7727

IF YOU DID NOT RECEIVE ALL PAGES, PLEASE CONTACT FAX OPERATOR:

NAME: Hilda

THANK YOU.

WAIVER

On November 12, 1992 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

APPLICANT:

\_\_\_\_\_

By: \_\_\_\_\_

Title \_\_\_\_\_

LAW OFFICE OF  
JOEL J. STEED  
ATTORNEY AND COUNSELOR AT LAW  
3910 N. CENTRAL EXPRESSWAY SUITE 950  
DALLAS, TEXAS 75206  
214-691-0643  
FAX 214-696-1509

FACSIMILIE MESSAGE TO:

*Wesley Crumley*  
*City of Rockwall*  
*20<sup>th</sup> W. Bush*  
*Rockwall TX 75087*

FACSIMILIE # *214/771-7727*

PAGES TO FOLLOW COVER SHEET: 1

CASE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WAIVER

On November 12, 1992 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 7 day of December, 1992.

APPLICANT:

Joel Steed

By: JOEL STEED

Title OWNER



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

November 24, 1992

Mr. Harold Evans  
Consulting Engineers  
P. O. Box 28355  
Dallas, Texas 75228

re: Final Plat - Mason Steed Addition

Dear Harold:

On Monday, December 7 the Rockwall City Council will consider approval of the final plat for the Mason Steed Addition. Before the Council can consider this request, we must receive a completed application form along with the filing fee prior to December 7.

Also, please forward nine copies of the plat to me prior to December 2.

If you have any questions please feel free to call.

Sincerely,

*Hilda Crangle*  
Hilda Crangle  
City Secretary

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

**Agenda Date:** November 12, 1992 **Agenda No:** IV. B.

**Agenda Item:** **P&Z 92-42-FP** - Discuss and Consider Recommending Approval of a Final Plat for Mason-Steed Addition

**Item Generated By:** Applicants, Mason-Steed

**Action Needed:** Consider approving the final plat.

**Background Information:**

Last month the Commission and Council approved the preliminary plat for this area and approved several variances to our subdivision requirements including the use of a street that does not meet the City's requirements. They requested a reduced paving standard from 6 inches of concrete to 5 inches, no alleys and no sidewalks. The City Council will consider approval of a facilities agreement in conjunction with the final plat which will contain the conditions outlined below:

1. That a facilities agreement be entered into at the time of final plat which would stipulate that should all or a portion of the subdivision be replatted into smaller lots that the streets, sidewalks, and alleys shall be constructed to City standards.
2. That a fire lane the full length of the private drive shall be provided and maintained by the property owners in the subdivision and no parking shall be allowed on the private street.
3. That 10 feet of right of way be dedicated along SH-205.

The engineering is still being reviewed by the City Engineer and we would recommend approval subject to engineering approval and subject to the conditions established on the preliminary plat.

**Attachments:**

1. Final Plat

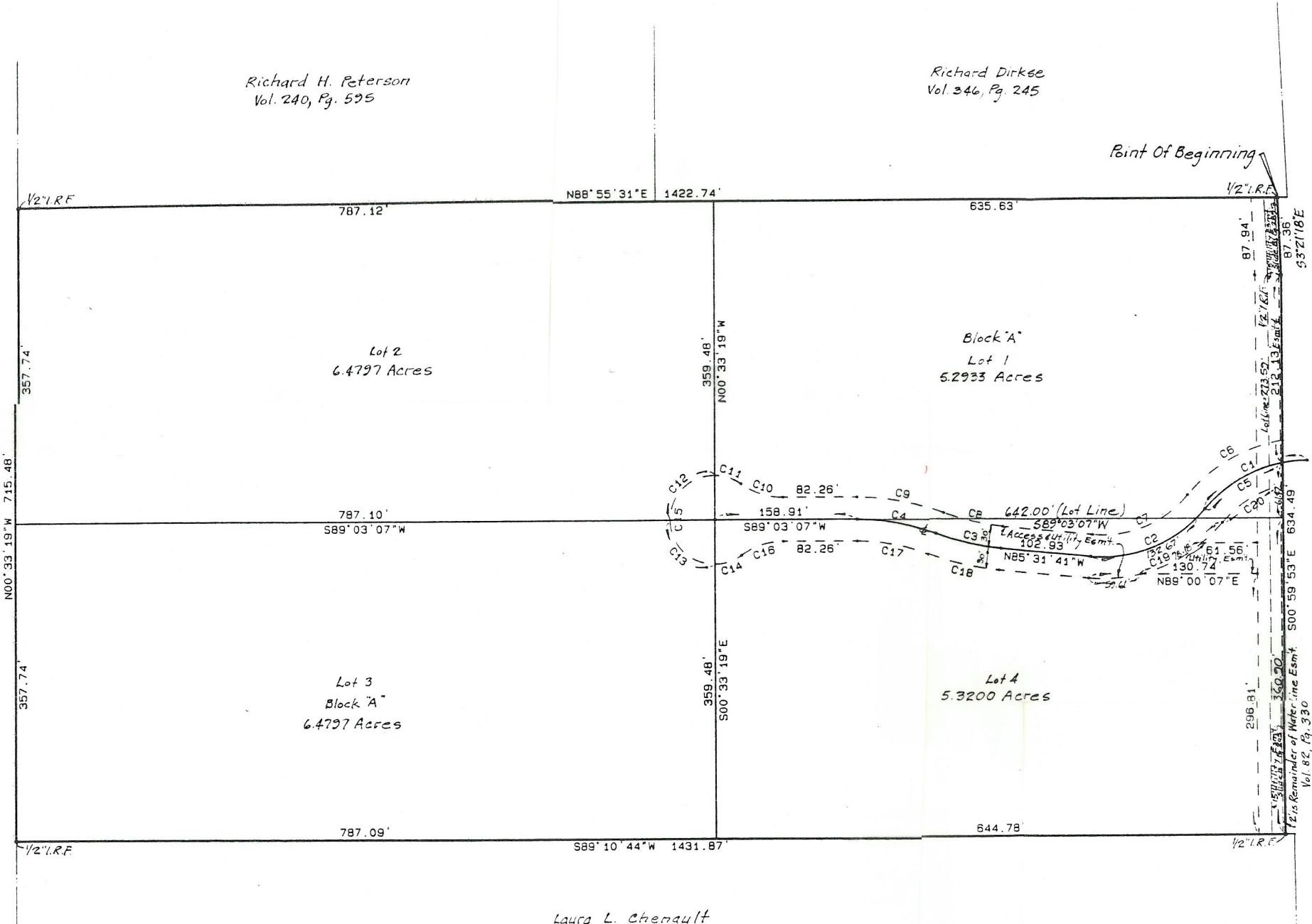
**Agenda Item:** Final Plat for the Mason-Steed Addition

**Item No:** IV. B.

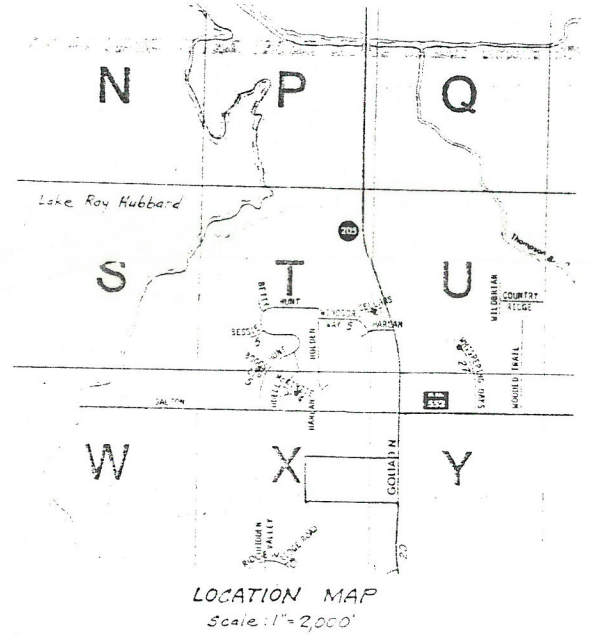
Shores Country Club, Inc.  
Vol. 539, Pg. 105

Richard H. Peterson  
Vol. 240, Pg. 595

Richard Dirkee  
Vol. 346, Pg. 245



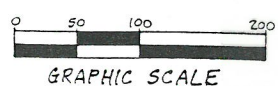
STATE HIGHWAY NO. 205  
(NORTH GOLIAD)



Laura L. Chenault  
Vol. 527, Pg. 300

CURVE TABLE

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S63°52'05\"W	127.42	50°16'04\"	150.00	131.60	70.37
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C5	S58°35'10\"W	101.88	39°42'14\"	150.00	103.94	54.16
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SCALE	DATE	JOB NO.
1\"/>		

**MASON-STEED ADDITION**  
W.G. DEWEESE SURVEY, ABSTRACT NO. 71  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Kerry Mason - 5611 Vinewood - Owners - Joel J. Steed 5610 No Central Exp



**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** November 16, 1992

**Agenda No:** VI. B.

**Agenda Item:** **P&Z 92-42-FP** - Discuss and Consider Approval of a Final Plat for Mason-Steed Addition

**Item Generated By:** Applicants, Mason-Steed

**Action Needed:** Consider approving the final plat.

**Background Information:**

Last month the Commission and Council approved the preliminary plat for this area and approved several variances to our subdivision requirements including the use of a street that does not meet the City's requirements. They requested a reduced paving standard from 6 inches of concrete to 5 inches, no alleys and no sidewalks. It was discussed at the preliminary plat that a facilities agreement would be considered at the time of the final plat that would outline the conditions approved with the preliminary plat. Those conditions are outlined below:

1. That a facilities agreement be entered into at the time of final plat which would stipulate that should all or a portion of the subdivision be replatted into smaller lots that the streets, sidewalks, and alleys shall be constructed to City standards.
2. That a fire lane the full length of the private drive shall be provided and maintained by the property owners in the subdivision and no parking shall be allowed on the private street.
3. That 10 feet of right of way be dedicated along SH-205.
4. That a provision be included in the facilities agreement by which the developers acknowledge that the platted area is in area being considered for the future construction of SH-190.

The engineering is still being reviewed by the City Engineer and we would recommend approval subject to engineering approval and subject to the conditions established on the preliminary plat.

The Commission will consider this item at their meeting on Thursday and we will forward their recommendation to you on Friday.

**Attachments:**

1. Final Plat
2. Facilities Agreement

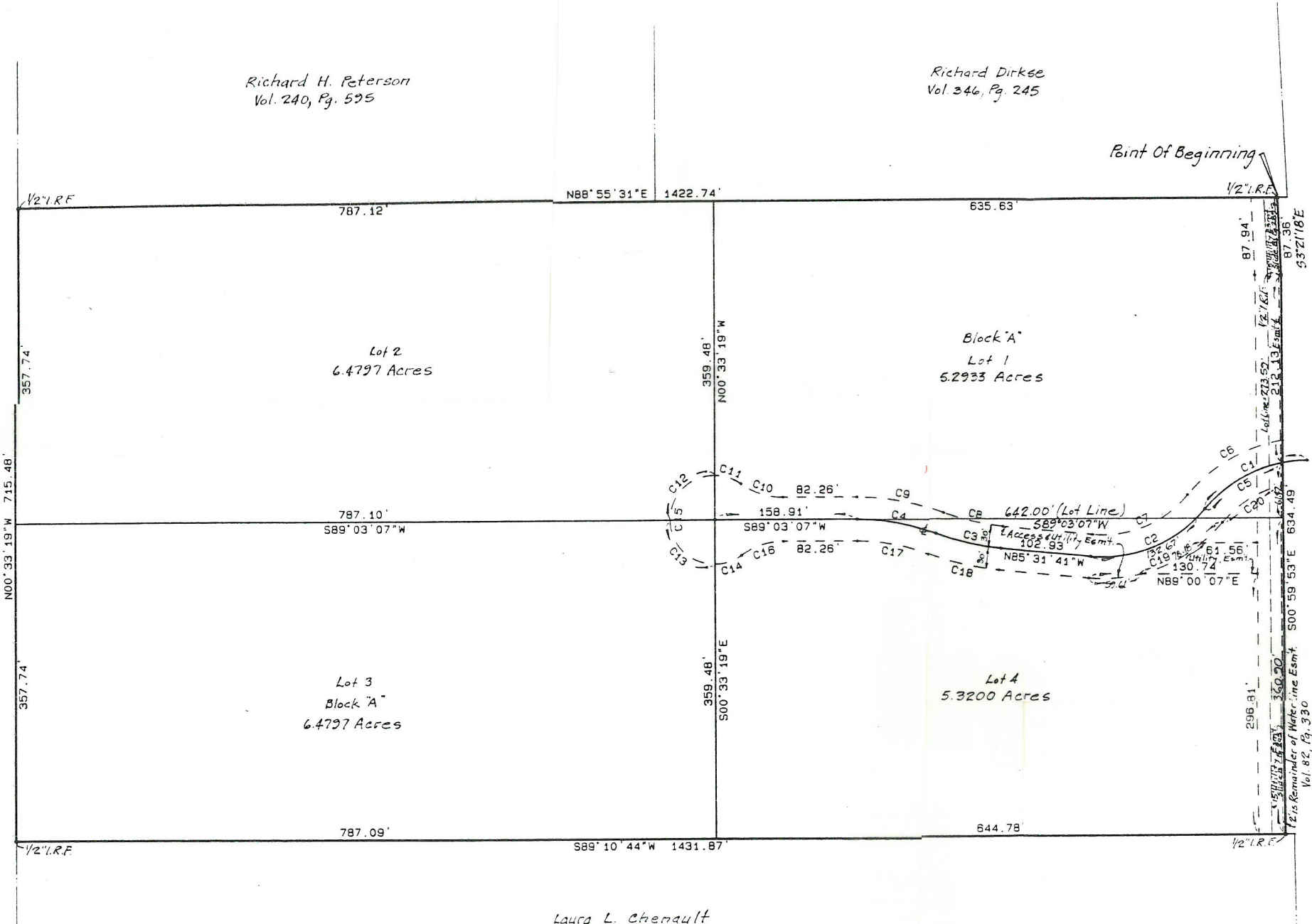
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Shores Country Club, Inc.  
Vol. 539, Pg. 105

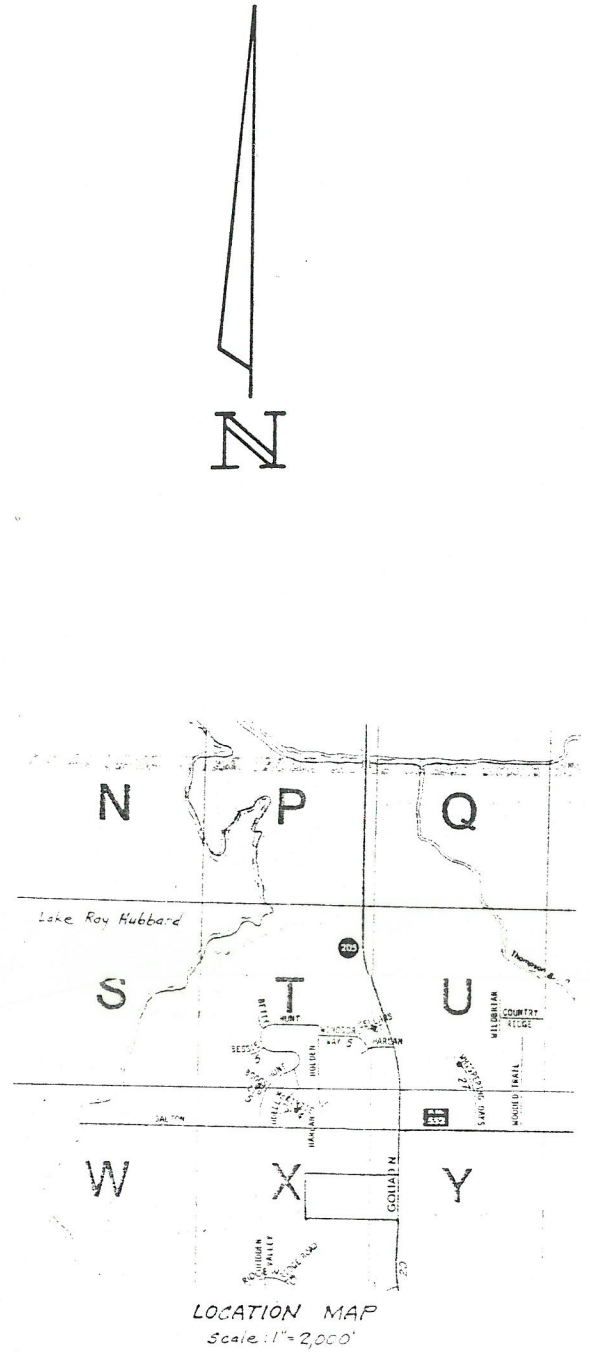
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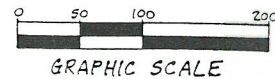
Laura L. Chenault  
Vol. 527, Pg. 300

110'  
120'  
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C9	N80°23'27"W	100.77	21°06'52"	275.00	101.34	51.25
C10	N72°53'00"W	49.61	36°07'44"	80.00	50.45	26.09
C11	N72°41'14"W	30.68	35°44'11"	50.00	31.19	16.12
C12	S44°14'54"W	70.95	90°23'34"	50.00	78.88	50.34
C13	S45°45'06"E	70.47	89°36'26"	50.00	78.20	49.66
C14	N71°11'02"E	31.33	36°31'18"	50.00	31.87	16.50
C15	S00°56'53"E	80.77	252°15'28"	50.00	220.14	88.49
C16	N70°59'15"E	49.61	36°07'44"	80.00	50.45	26.09
C17	S80°23'27"E	82.45	21°06'52"	225.00	82.92	41.93
C18	S77°40'51"E	81.92	15°41'40"	300.00	82.18	41.35
C19	N66°36'11"E	163.61	55°44'16"	175.00	170.24	92.54
C20	N57°30'49"E	80.48	37°33'32"	125.00	81.94	42.50



HAROLD L. EVANS  
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DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	10-12-92	9279

MASON-STEED ADDITION  
W.G. DEWEESE SURVEY, ABSTRACT NO. 71  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Kerry Mason - 5611 Vinewood - Owners - Joel J. Steed 5610 No Central Exp