

94-46-RP

Replat

APPLICATION AND FINAL PLAT CHECKLIST

Date Dec 20, 1994

Name of Proposed Development GOLIAD PLACE

Name of Developer ELOISE CULLUM

Address 722 So Goliad Rockwall Tx Phone 771-6371

Owner of Record Eloise Cullum

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

Name of Land Planner/Surveyor/Engineer PRECISE LAND SURVEYING/ Dan Short

Address 1860 LBJ FWY MESQUITE TX Phone 681-7071

Total Acreage 2.153 Acres Current Zoning Gen'l Retail

Number of Lots/Units 8

Repeat 8 lots into 1

Signed Eloise Cullum

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 of	Not
<u>Shown on Plat</u>	<u>Applicable</u>
_____	_____

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

200' of Property

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 lined 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 an 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 graded (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

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

Date: 12/20/94

Receipt No.: 033095

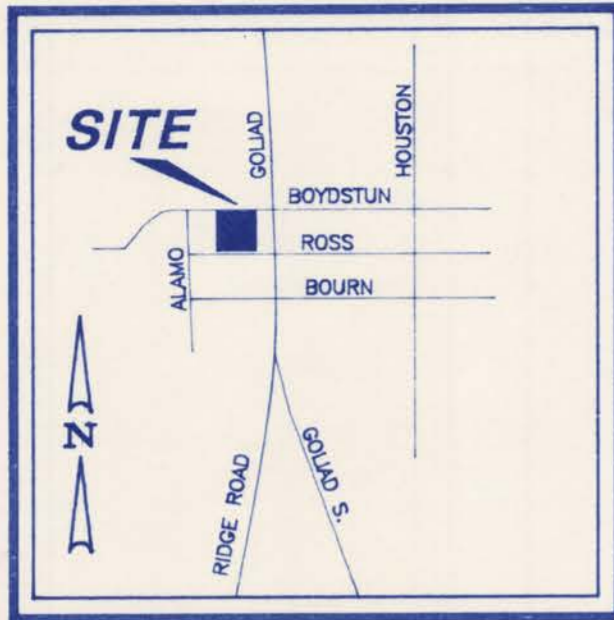
File No.: 94-46-RP

Fee: \$ 60.00



BOYDSTON AVENUE  
60' R.O.W.

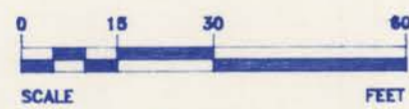
OWNERS CERTIFICATE



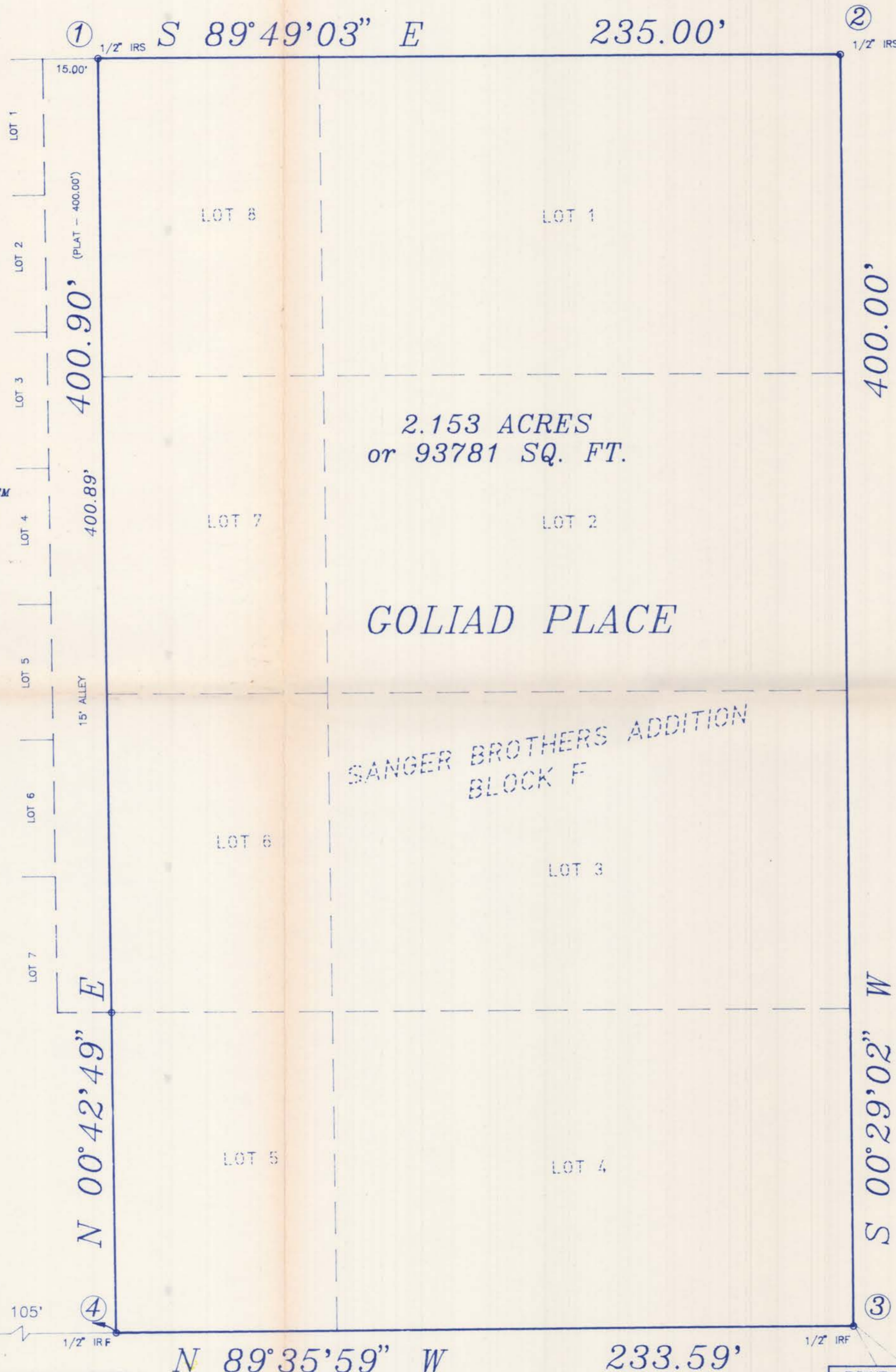
VICINITY MAP  
(NOT TO SCALE)

COORDINATE LIST		
NO.	NORTHING	EASTING
1	7,026,347.6781	2,594,402.0844
2	7,026,348.4264	2,594,637.0832
3	7,025,948.4407	2,594,640.4609
4	7,025,946.6400	2,594,407.2009

\*\* BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM



1" = 30'



STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, ELOISE CULLUM, BEING OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 1,2,3 AND 4, AND PART OF LOTS 5,6,7 AND 8, BLOCK F OF SANGER BROTHERS ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Q, PAGE 100 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF ROSS STREET AND THE WEST LINE OF GOLIAD STREET, ALSO BEING THE SOUTHEAST CORNER OF LOT 4, SAID ADDITION, A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE, N.89°35'59"W., 233.59 FEET ALONG THE NORTH LINE OF SAID ROSS STREET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE, N.00°42'49"E., LEAVING THE NORTH LINE OF SAID ROSS STREET AND PASSING THE SOUTHEAST CORNER OF A 15' ALLEY EASEMENT AT 100 FEET AND CONTINUING ALONG THE EAST LINE OF SAID 15' ALLEY EASEMENT FOR A TOTAL DISTANCE OF 400.90 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, BEING IN THE SOUTH LINE OF BOYDSTON AVENUE;

THENCE, S.89°49'03"E., 235.00 FEET ALONG THE SOUTH LINE OF SAID BOYDSTON AVENUE TO A 1/2 INCH IRON ROD SET, BEING IN THE WEST LINE OF SAID GOLIAD STREET;

THENCE, S.00°29'02" W., 400.00 FEET ALONG THE WEST LINE OF SAID GOLIAD STREET TO THE POINT OF BEGINNING AND CONTAINING 2.153 ACRES OR 93781 SQ. FT. OF LAND, MORE OR LESS.

BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ELOISE CULLUM, being owner of a tract of land does hereby adopt this plat designating the herein above described property as FINAL PLAT REPLAT OF GOLIAD PLACE ADDITION, City of Rockwall, Rockwall County, Texas, and hereby dedicate to the public use forever the streets, and alleys shown thereon, and hereby reserves the right-of-way and 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. 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, reconstruction, maintenance or efficiency of their respective system on any of the right-of-way and easement strips; any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems 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 grades on streets in this addition. A) The approval of a plat by the City of Rockwall, Rockwall County, Texas, 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 Rockwall, Rockwall County, Texas of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

OWNER ELOISE CULLUM

BY ELOISE CULLUM

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, a notary public, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Daniel A. Smith, 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.

Daniel A. Smith, R.P.L.S. No. 4645

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, a notary public, on this day personally appeared Daniel A. Smith, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statement therein contained are true and correct. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

APPROVED

CITY MANGER

CHAIRMAN PLANNING AND ZONING COMMISSION

I hereby certify that the above foregoing FINAL PLAT REPLAT of GOLIAD PLACE ADDITION, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1994.

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 and 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, Texas.

Mayor, City of Rockwall, Texas

City Secretary, City of Rockwall, Texas

SCALE: 1"=30' DATE: 12/9/94 DRAWN: E.D. JOB #: 94-1947

PRECISE LAND SURVEYING, INC.

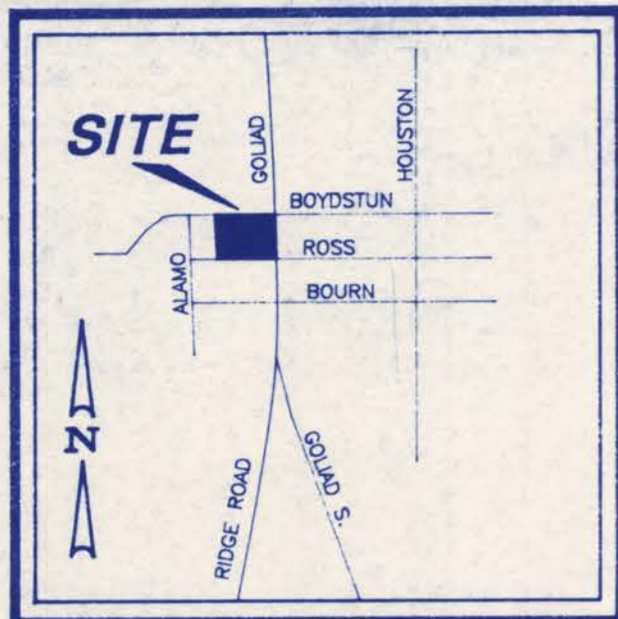
TOWN EAST TOWER  
18601 LBJ FRWY., SUITE 520  
MESQUITE, TEXAS 75150  
(214) 681-7072

File Copy

P2-46-RP

POINT OF BEGINNING

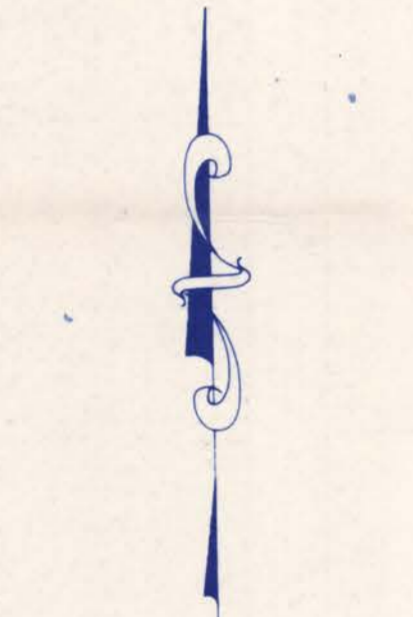
BOYDSTON AVENUE  
60' R.O.W.



VICINITY MAP  
(NOT TO SCALE)

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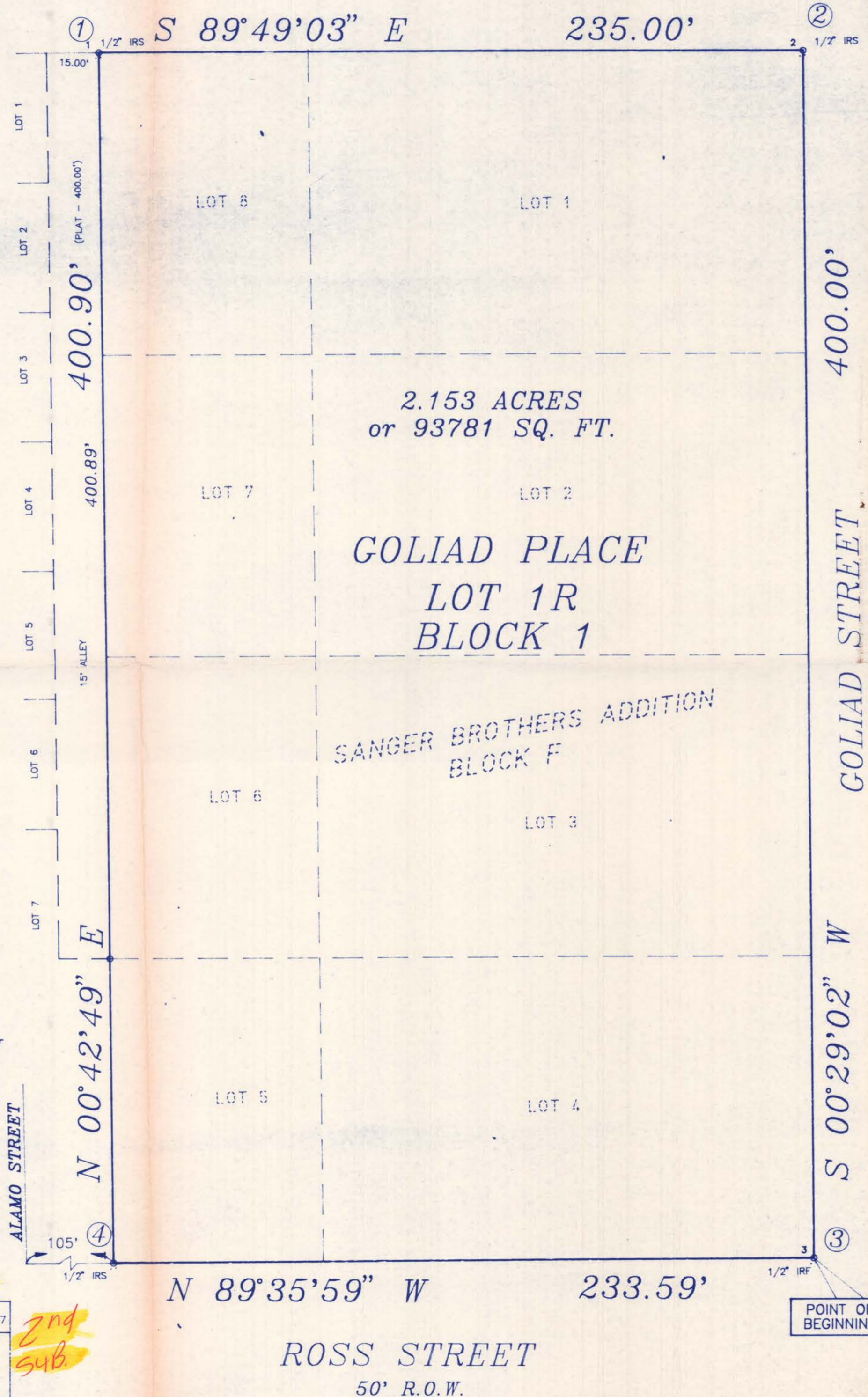
\*\* BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM



1" = 30'

GOLIAD PLACE ADDITION

LOT 1R, BEING A REPLAT  
OF THE SANGER BROTHERS  
ADDITION, BLOCK F, LOTS  
1-4 AND PART OF  
LOTS 5, 6, 7 AND 8.



OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, ELOISE CULLUM, BEING OWNER OF A TRACT OF LAND KNOWN AS GOLIAD PLACE ADDITION, BLOCK 1, LOT 1R, SITUATED IN THE CITY OF ROCKWALL, COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

GOLIAD PLACE ADDITION, BLOCK 1, LOT 1R, BEING A REPLAT OF LOTS 1,2,3 AND 4, AND PART OF LOTS 5, 6, 7 & 8, BLOCK F OF SANGER BROTHERS ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Q, PAGE 100 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF ROSS STREET AND THE WEST LINE OF GOLIAD STREET, ALSO BEING THE SOUTHEAST CORNER OF LOT 4, SAID ADDITION, A 1/2 INCH IRON ROD FOUND FOR CORNER;

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BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ELOISE CULLUM, being owner of a tract of land does hereby adopt this plat designating the herein above described property as REPLAT OF GOLIAD PLACE ADDITION, City of Rockwall, Rockwall County, Texas, and hereby dedicate to the public use forever the streets, and alleys shown thereon, and hereby reserves the right-of-way and 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. 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, reconstruction, maintenance or efficiency of their respective system on any of the right-of-way and easement strips; any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems 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 grades on streets in this addition. A) The approval of a plat by the City of Rockwall, Rockwall County, Texas, 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 Rockwall, Rockwall County, Texas of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS MY HAND, this 10th day of January 1995.

OWNER ELOISE CULLUM

BY Eloise Cullum  
ELOISE CULLUM

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, a notary public, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ 1995.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Daniel A. Smith, 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.

Daniel A. Smith, R.P.V.S. No. 4645

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COUNTY OF ROCKWALL

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RECOMMENDED FOR FINAL APPROVAL

APPROVED

CITY MANGER

CHAIRMAN PLANNING AND ZONING COMMISSION

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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 and 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, Texas.

Mayor, City of Rockwall, Texas

City Secretary, City of Rockwall, Texas

SCALE: 1"=30' DATE: 12/9/94 DRAWN: E.D. JOB #: 94-1947

PRECISE LAND SURVEYING, INC.

TOWN EAST TOWER  
18601 LBJ FRWY., SUITE 520  
MESQUITE, TEXAS 75150  
(214) 881-7072

94-46 RP

2nd sub.

PLANNING AND ZONING REGULAR MEETING  
JANUARY 12, 1995

5

I. CALL TO ORDER

10 The meeting was called to order at 7:00 p.m. by Pat Friend with the following members present; Art Ruff, Van Ewing, David Hairston, Terry Raulston, and Ginger Baugh. Ross Ramsay was absent.

15

II. APPROVAL OF MINUTES FROM NOVEMBER 10, 1994 MEETING

Mr.Ruff made a motion to approve the minutes from the November 10,1994 meeting. Mr.Hairston seconded the motion. The motion was voted on and passed 4 in favor with Mr.Ewing and Mr.Friend abstaining.

20

III. PUBLIC HEARINGS

94-46-RP Hold Public Hearing and Consider Recommending Approval of a request from Eloise Cullum for a replat of 8 lots into 1 for Goliad Place located at 722 South Goliad.

25

Mr. Crolley outlined the request recommending approval.

Mr.Friend opened the public hearing.

30

Mrs.Eloise Cullum, applicant addressed the Commission requesting approval of the request.

Mr.Friend closed the public hearing.

35

After much discussion, Mr.Raulston made a motion to approve the from Eloise Cullum for a replat of 8 lots into 1 for Goliad Place located at 722 South Goliad.

Mrs.Baugh seconded the motion. The motion was voted on and passed unanimously.

40

PZ-94-47-RP Hold Public Hearing and Consider Recommending Approval of a request from Haag & Company for a replat of Lot 21, Block A of Chandlers Landing Phase 17.

Mr. Crolley informed the Commission that the applicant for the case was not present, but should arrive shortly. Mr.Crolley suggested that the Commission may want to move this request to the



end of the agenda.

Mr.Friend requested the case be moved to the end of the agenda.

5 **IV. SITE PLANS/PLATS**

10 **94-49-F Discuss and Consider Approval of a request from C & D Fence Company for a temporary front yard fence for a model home located at 1704 Baywatch.**

Mr.Crolley outlined the request recommending approval with the condition the fence will be removed when the home is no longer used as a model home.

15 After much discussion, Mr.Hairston made a motion to approve the request from C & D Fence Company for a temporary front yard fence for a model home located at 1704 Baywatch with the condition the fence is removed at time of final building inspection.

Mr.Ruff seconded the motion. The motion was voted on and passed unanimously.

20 **94-50-FP Discuss and Consider Approval of a request from Michael Willis for a Final Plat of the Willis Addition located on the west side of SH-205 and north side of Dalton Road.**

Mr.Crolley outlined the request recommending approval provided the following conditions are met;

25 1. A facilities agreement can be reached between the City and the applicant. In this agreement the City will waive the standard escrow requirements for Dalton Road and the extension of water line to the subject property. These standard requirements will be waived with the understanding that the applicant does not obligate the City to improve Dalton Road to typical City standards and the applicant understands fire protection capabilities may be reduced without the water line extended to his property.

30 2. In the event that the property is subdivided or replatted, standard escrow requirements for Dalton Road and the extension of a water line to the property will be required.

35 Mr.Michael Willis, applicant addressed the Commission requesting approval of the request.

40 After much discussion, Mr.Ewing made a motion to approve the from Michael Willis for a Final Plat of the Willis Addition located on the west side of SH-205 and north side of Dalton Road provided the following conditions are met;

1. A facilities agreement can be reached between the City and the applicant. In this agreement the City will waive the standard escrow requirements for Dalton Road and the extension of water line to the subject property. These standard requirements will be waived with the understanding

that the applicant does not obligate the City to improve Dalton Road to typical City standards and the applicant understands fire protection capabilities may be reduced without the water line extended to his property.

- 5 2. In the event that the property is subdivided or replatted, standard escrow requirements for Dalton Road and the extension of a water line to the property will be required.

Mr.Ruff seconded the motion. The motion was voted on and passed unanimously.

10 PZ-94-47-RP Hold Public Hearing and Consider Recommending Approval of a request from Haag & Company for a replat of Lot 21, Block A of Chandlers Landing Phase 17.

Mr.Crolley outlined the request recommending approval of the request provided the applicant installs a fire hydrant in the vicinity of lots 21A and 21B.

15 Mr.Friend opened the public hearing.

Neal Jones, applicant addressed the Commission requesting approval of the request.

- 20 Mr. Jones stated it was his intent to leave lot 21C undeveloped. Mr.Jones volunteered to show a 25 foot side set back from the north east property line to ensure the lot remains undeveloped.

Mr.Friend closed the public hearing.

- 25 After much discussion, Ginger Baugh made a motion to approve the request from Haag & Company for a replat of Lot 21, Block A of Chandlers Landing Phase 17 provided the following conditions are met;

- 30 1. The applicant installs a fire hydrant in the vicinity of lots 21A and 21B.  
2. The applicant shows a 25 foot side set back from the north east property line.

Mr.Raulston seconded the motion. The motion was voted on and passed unanimously.

35 V. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00 p.m.

40 ATTEST:

APPROVED:

\_\_\_\_\_  
Community Development Coordinator

\_\_\_\_\_  
Planning & Zoning Commission Chairman

01/12/95

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** January 16, 1995

**Agenda No.** V.B.

**Agenda Item:** PZ-94-46-RP Hold Public Hearing and Consider Approval of a Request from Eloise Cullum for a Replat of 8 Lots into 1 Lot for Goliad Place and Take Any Necessary Action

**Item Generated By:**

**Action Needed:**

**Background Information:**

**Attachments:**

1. Copy of Planning and Zoning Agenda Information

**Agenda Item:** PZ-94-46-RP: Goliad Place

**Item No.** V.B.

City of Rockwall  
Planning and Zoning Agenda

Agenda Date: January 12, 1995

Agenda Item: PZ 46-46-RP - Hold Public Hearing and Consider Recommending Approval of a Request from Eloise Cullum for a Replat of 8 Lots into 1 for Goliad Place Located at 722 S. Goliad.

Item Presented By: Eliose Cullum

Action Needed: Hold Public Hearing and Consider Recommending Approval of the Replat.

Background Information: Until recently these 8 lots were platted separately. The applicant now wishes to plat all of the lots into one lot. This replat will remove the existing lot lines that currently require the owner to request a variance from the Board of Adjustment each time a structure extends over a lot line. The applicant has made the corrections per the attached memo from Dan Boutwell.

Recommendation: Staff recommends approval of the request.

Attachments: 1. Memorandum from Dan Boutwell, AICP

Agenda Item: PZ 46-46-RP

Replat

City of Rockwall (3/87)

APPLICATION AND FINAL PLAT CHECKLIST

Date Dec 20, 1994

Name of Proposed Development GOLIAD PLACE

Name of Developer ELOISE CULLUM

Address 722 So Goliad Rockwall Tx Phone 771-6371

Owner of Record Eloise Cullum

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

Name of Land Planner/Surveyor/Engineer PRECISE LAND SURVEYING/ Dan Short

Address 1860 LBJ FWY MESQUITE TX Phone 681-7071

Total Acreage 2.153 Acres Current Zoning Gen'l Retail

Number of Lots/Units 8

Repeat 8 lots into 1

Signed Eloise Cullum

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 of	Not
<u>Shown on Plat</u>	<u>Applicable</u>

_____	_____
-------	-------

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

200' of Property





planning resources group

P. O. Box 370  
Burleson, Tx., 76028  
Tel: (817) 457-1107**MEMORANDUM**

**TO:** Bill Crowley  
**FROM:** Dan C. Boutwell, AICP  
**SUBJECT:** P&Z 94-46-RP (Goliad Place)  
**DATE:** January 8, 1995

The applicant is requesting approval of a Replat. This plat is a one lot subdivision, which is the combination of six existing lots. The replat will permit the property to continue to be developed under one ownership without requesting a variance from the ZBA each time a structure extends over a lot line. We offer the following comments and recommendations:

1. The applicant should change the references on the plat from "Final Plat Replat" to "Replat".
2. The applicant should reference the name of the proposed subdivision in the Owner's Certificate.
3. The Vicinity Map incorrectly shows the relationship of the subdivision with Goliad Street.
4. The applicant does not have a title block on the replat drawing.
5. The applicant should show a lot and block on the plat drawing, Lot 1R - Block 1, would be appropriate.

With the exception of the above reference comment, the final plat is in compliance with the Subdivision Regulations of the City of Rockwall. However, compliance with these comments does not relieve the applicant or his/her agent from complying with all the regulations for the development of land in the City of Rockwall.

# MINUTES OF THE ROCKWALL CITY COUNCIL JANUARY 16, 1995

5 **Call to Order**

Mayor Alma Williams called the meeting to order at 7:00 p.m. with the following Council Members present: George Hatfield, Pat Luby, Dale Morgan, Nell Welborn, Todd White, and Bob Wilson. Invocation and Pledge of Allegiance were lead by Bob Wilson.

10

## Consent Agenda

15 a) **Approval of Minutes of January 9, 1995**

Welborn moved for the approval of the minutes. The motion was seconded by White, with the following vote:

20 Ayes: Hatfield, Morgan, Welborn, White  
Abstentions: Luby, Wilson

## Appointments/Plats/Plans/Public Hearings

25 **Appointment with Planning and Zoning Chairman**

Pat Friend, Chairman of the Planning and Zoning Commission, came forward and stated that he was available for questions.

30 **PZ-94-46-RP Hold Public Hearing and Consider Approval of a Request from Eloise Cullum for a Replat of 8 Lots into 1 Lot for Goliad Place and Take Any Necessary Action**

35 Bill Crolley, City Planner, commented on the request. He stated that the request was for a replat of 8 lots into 1 lot of the Goliad Place addition located at 722 S. Goliad which contained 2.1 acres. He stated that the replat would remove existing lot lines that currently required the owner to request a variance from the Board of Adjustments each time a structure extended over a lot line. Crolley stated that twenty-two notices were sent out, and none were returned. He stated that staff and the Planning and Zoning Commission recommended approval of the request. Williams opened the public hearing. Eloise Cullum came forward to address the Council and stated that she was available for questions. Williams closed the public hearing. White moved  
40 for the approval of the request for a replat of Goliad Place. The motion was seconded by Luby, and it passed unanimously.



4 **PZ-94-47-RP Hold Public Hearing and Consider Approval of a Request from Hagg and Company for a Replat of Lot 21, Block A of Chandlers Landing Phase 17 and Take Any Necessary Action**

50 Crolley stated that the request was for a replat of Lot 21, Block A of Chandler Landing Phase 17 which contained 1.08 acres. He stated that the applicant had recently had a zoning request on this lot for a zoning change; however, Crolley stated that with this application there was no request for a change in zoning. He stated that the request was to replat lot 21 into three lots. Crolley reported that the lots met the PD standards for the zoning. He stated that the applicant was requesting that the replat be allowed so that lots 21A, 21B, and 21C could be developed. Crolley reported that fourteen notices were sent out pertaining to the request and that only one notice was returned which opposed the request. He stated that staff and the Planning and Zoning Commission recommended approval of the request with the condition that a fire hydrant be installed in the vicinity of lots 21A and 21B and that the applicant show a 25 feet set back from the northeast property line on lot 21C. Morgan requested information regarding the nature of the objection. Crolley stated that the person did not want the replat to increase the number of lots in Chandlers and did not want to see any trees torn down. Williams opened the public hearing. Michael Moscarello came forward to address the Council. He stated that he was in favor of the request. Mr. Friend commented that there would be no development of lot 21C. Welborn requested clarification regarding previous action taken by the Council, and stated that the only action the Council was considering was for a replat and that would require no change in zoning. Williams closed the public hearing. Morgan moved for approval of the request for a replat of Lot 21, Block A in Chandlers Landing Phase 17 with the provision that a fire hydrant be installed as directed and that the applicant show a 25 feet side set back on 21C. The motion was seconded by Pat Luby, and it passed unanimously.

70 **PZ-94-49-F Discuss and Consider Approval of a Request from C & D Fence Company for a Temporary Front Yard Fence for a Model Home Located at 1704 Baywatch and Take Any Necessary Action**

75 Crolley reported that the request was for a temporary front yard fence for a model home located at 1704 Baywatch. He stated that the applicant was requesting approval of the request. Crolley commented that it was a standard practice for Centex to install a fence around their model homes. Crolley reported that the fence met the City's minimum requirement. He stated that two notices were sent out regarding the property and none were returned. He stated that staff and the Planning and Zoning Commission recommended approval of the requests provided that the front yard fence be removed at the time of the final building inspection. Hatfield moved that the request for a temporary front yard fence be approved. The motion was seconded by Bob Wilson, and it passed unanimously.

85 **PZ-94-50-FP Discuss and Consider Approval of a Request from Michael Willis for a Final Plat of the Willis Addition located on the West side of SH-205 and North side of Dalton Road and Take Any Necessary Action**

90 Crolley commented that the request was for a final plat of the Willis Addition located on the West side of SH-205 and North side of Dalton Road. He stated that the plat contained 23.8 acres and that the owner was proposing to construct one single family home on the property. Crolley stated that the owner was requesting a waiver to the standard requirements for escrowing money for Dalton Road and extending the 8" water line to his property. Crolley stated that staff had reviewed the request and recommended approval providing that a facilities agreement could be reached between the City and the applicant. This agreement states that in the event the property is subdivided or replatted that the standard escrow requirements for Dalton Road and the extension of a water line meeting the City's subdivision requirements would be required. 95 Crolley stated that the Planning and Zoning Commission recommended approval of the request with the same conditions. Welborn commented that there was precedence for taking such action, and she pointed out that there would be a dedication of one-half of the right-of-way shown on the final plat. Welborn moved for the approval of the request subject to the recommended conditions. The motion was seconded by Hatfield. White addressed a question to the applicant and requested that the applicant verify that he understood the portion of the facilities agreement pertaining to fire protection. White requested Mr. Willis to verify that he understood that by entering into the agreement he forfeited all rights to sue the City in connection with fire protection. 100 Mr. Willis stated that he understood the language of the agreement. Following Council discussion, the motion passed unanimously. 105

**PZ-94-42-PP Discuss and Consider Approval of a Request from Mahr Development Corp. for a Preliminary Plat for Hillcrest Shores Addition Phase II and Take Any Necessary Action**

110 Crolley commented that the request was for approval of a preliminary plat of the Hillcrest Shores Addition Phase II located west of North Lakeshore Drive and north of Bayhills drive. Crolley stated that the request was tabled at a previous City Council meeting. He reported that the subdivision was located in PD-11 and that the lot sizes for the preliminary plat are 10,000 square feet minimum. Crolley reported that there were 113 lots within the development. He stated that staff and the Planning and Zoning Commission had recommended approval of the request provided that a traffic engineering study be prepared on North Lakeshore Drive regarding the safety of the road with the addition of the proposed lots. Crolley stated that the applicant had agreed to the study and that work on the study was underway. Mr. Pope, a representative of Mahr was present to answer any questions. Welborn asked when the traffic engineering report would be available. Mr. Pope stated that it was expected that study would be completed before the final plat was submitted to the Planning and Zoning Commission. 115 Welborn requested information regarding access to the take-line and greenbelt area off of Lakewood Lane. Mr. Pope stated that there was access to the take-line and that the owners would be notified of such access. 120 125

Hatfield requested information regarding the tree preservation ordinance. Couch commented that the Planning and Zoning Commission was working on the ordinance. She stated that a meeting had been held with local developers to receive input and ideas on various issues. Couch stated that a draft would be available at the next planning and zoning workshop for review with submission to the Council in the near future. White moved for approval of the request for a 130

preliminary plat for Phase II of Hillcrest Shores. White commented that he was concerned about the traffic on North Lakeshore Drive. The motion was seconded by Luby, and it passed unanimously.

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### **City Manager's Report**

Couch reported on the construction at I-30. She stated that Granite Construction had indicated that the FM-740 intersection, I-30, and the services roads would be operational within the next few weeks. She stated that traffic at the intersection was still significant during the evening hours, and the State would be sharing the costs to keep two officers at the intersection from 4 P.M. to 6 P.M. each day during the next couple of weeks.

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Couch reported that the Planning and Zoning Commission was moving forward in developing recommendations for a tree preservation ordinance. She stated that a meeting had been held with the developers and builders to obtain their input and that a draft document would be available for review within the next several weeks. She commented that upon final revision of the draft, the draft should be ready for submission to the City Council. Couch that the Planning and Zoning Commission had covered many of the issues that some cities had not dealt with effectively.

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Couch stated that a number of monthly reports were included in the packet. She commented that the monthly budget report was included as was a copy of the investment report which outlined how the city's funds were currently invested. She reported that 163 home permits had been issued in 1994 and that it is anticipated that the number might increase significantly during 1995 dependent upon interest rates. She commented on the evaluation report regarding the recent citizen's policy academy and stated that the responses received were very positive. She stated that those who have gone through the academy have had good things to say about it and that Sergeant Garrett had put together a fine program.

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White requested clarification regarding the police department statistics, and he requested information pertaining to the increase in the number of assaults. Chief Watkins reported that this was affected by the increase in the number of calls for family violence which are included in the number of assaults. The Chief indicated that there has been an increase in the report of family violence.

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Welborn requested information regarding the collection of revenues from RCH debt service. Couch reported that in some cases a lag occurs, but RCH was billed on a monthly basis. Couch indicated that she did not anticipate a problem in receiving these funds.

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## Action/Discussion

175 **Discuss and Consider Adoption of First Reading of an Ordinance of the City Council of the City of Rockwall, Texas Authorizing the Issuance and Sale of City of Rockwall, Texas General Obligation Bonds, Series 1995; in the Aggregate Principal Amount of \$4,300,000; Levying a Tax in Payment Thereof; Awarding the Sale Thereof; Approving the Official Statement; and Enacting Other Provisions Relating to the Subject**

180 Couch stated that this was the first reading on the ordinance to issue the bonds. She stated that the second reading and actual bond sale would be on February 6, 1995. She reported that the bonds would be rated prior to the second reading. Hatfield moved that the first reading on the ordinance to issue general obligation bonds be approved. Motion was seconded by Morgan,  
185 caption was read by Couch.

### ORDINANCE NO. 95-1

190 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS  
AUTHORIZING THE ISSUANCE AND SALE OF CITY OF ROCKWALL, TEXAS GENERAL  
OBLIGATION BONDS, SERIES 1995, IN THE AGGREGATE PRINCIPAL AMOUNT OF  
\$4,300,000; LEVYING A TAX IN PAYMENT THEREOF; AWARDING THE SALE THEREOF;  
195 APPROVING THE OFFICIAL STATEMENT; AND ENACTING OTHER PROVISIONS  
RELATING TO THE SUBJECT

The motion passed unanimously.

**Discuss and Consider an Ordinance Amending the City's Personnel Policies to include a Family and Medical Leave Policy and Take Any Necessary Action**

200 Couch reviewed the recommended change to the policy, which is intended to bring the City's policy into conformance with the federal requirements for unpaid family and medical leave available for employees. Couch reported that it was consistent with federal policy and recommended that it be approved. White requested that the policy be clarified by adding  
205 additional language defining spouse and parent. Morgan requested that the ordinance include the official name of the legislation. Following further Council discuss, Hatfield moved to table the item so that additional language could be added and several points clarified. The motion was seconded by Todd White, and it passed unanimously.

210 **Discuss and Consider Awarding a Bid for a Plotter and Take Any Necessary Action**

Couch stated that the plotter was included in this year's budget and that this plotter would replace the plotter in the engineering department. She stated that the budgeted amount was \$8,000. She stated that the City recommended that the purchase be made through Midwest  
215 Architects who had a low quote of \$7,600. Morgan asked if Midwest Architects was a dealer for Hewlett Packard and if Hewlett Packard had been contacted to get a listing of recommended dealers. Couch stated in both cases they were. Morgan moved that the bid for the Hewlett

Packard DesignJet plotter be awarded to Midwest Architects for \$7,600. The motion was seconded by Bob Wilson, and it passed unanimously.

**Discuss Draft Recommendations of City of Dallas Lake Ray Hubbard Study and Take Any Necessary Action**

Couch reported that she and Councilmember Morgan had attended the last meeting of the Lake Cities Coalition, which included the City of Dallas, and the consultants working with Dallas. Couch stated that the City of Dallas provided members of the Coalition with a draft of the report and their draft recommendations before submitting them to the City of Dallas. Couch stated that at the meeting they had an opportunity to review the recommendations and were able to ask questions. She stated that once input had been received from members of the Coalition they would be finalizing the report and submitting it to the City of Dallas on a formal basis. Once submitted to the City of Dallas Water Utilities department, it would be forwarded to the City Manager's office and on to the Dallas City Council.

Couch stated that a considerable amount of background information and research into the existing conditions of the lake had taken place. She reported that the consultants analyzed the existing agreements with the cities surrounding the lake and that they had research state and federal law. Couch commented that the last several chapters of the report discussed the various recommendations and the policy issues identified. Couch summarized these recommendations. She stated that they had identified three possible sites for development by the City of Dallas, and those were parcels of land owned by the City of Dallas and located within their city limits. She also stated that they had identified four possible park expansion locations, none of which were located in Rockwall.

Couch reported that they were planning to recommend that certain shorelines in residential and commercial areas be leased to the adjacent property owners. She commented that they had not indicated what the lease price would be nor had they developed any details on how this would be accomplished. Couch stated that the details would be developed within the implementation plan.

Couch stated that if the recommendations were accepted by the City of Dallas City Council, Dallas would then need to prepare an implementation plan. Couch stated that they also recommended that boat launch fees be collected to assist in raising revenues to pay for some of the costs associated with managing the lake. Also included in the report was a discussion of three scenarios for the continued operation of the lake. The three scenarios included the creation of a central authority, the use of interlocal agreements, or the continuation of Dallas Water Utilities as the manager and operator of the lake. Couch stated that a central authority would complicate the issue more. She discussed the ramification of each of the scenarios and suggested that Rockwall's interest would be best served through the use of an interlocal agreement with the adjacent cities so that responsibilities could be shared. She stated that the Council might want to indicate to the City of Dallas that the City of Rockwall would like to be involved in the development of the implementation plan.

265 Welborn requested information regarding who would control the building and development  
standard for property located on the lake. Couch commented that some discussion had been held  
and that in the case of boat docks the structures would be in both the City of Dallas and the  
adjacent city. She stated that it would require a great deal of cooperation, coordination and  
some standardization of any type of development. Couch commented that there would be some  
additional tax value by the leasehold improvements, and she indicated that Dallas had not yet  
performed any projections to show what would be added to the tax rolls. Welborn requested  
270 information on what the affect on the percentages of sales taxes would be if the marinas leases  
were renegotiated. Couch commented she did not know and that none of this could occur unless  
the City was willing to work with them on the existing leases. Welborn requested information  
regarding how the boat launch fees would be administered. Couch commented that a permit  
would be required. Welborn commented on the creation of a central authority and stated that  
she would not be in favor of it if it created additional taxing. Couch commented that the  
275 specifics had not been discussed and that she was concerned that additional jurisdictional layers  
would make operation more complicated.

280 Wilson requested information regarding the proposal and clarification about the creation of  
beaches. Couch commented that was one of the issues up for discussion. Wilson stated that he  
was concerned that allowing swimming would not preserve the quality of the drinking water.  
Couch commented that they did not feel that it would create a significant impact if the areas  
were limited. Wilson stated that the interlocal agreement appears to give cities control over  
those items which are of concern to them with the City of Dallas still retaining those other rights  
and responsibilities which are not of major concern to the communities involved.

28. Luby stated that he was opposed to residential development of the shoreline. Couch commented  
that incentives might be offered to try to get the property owners to lease the take-line. She  
commented that they have not recommended that the take line be sold. Luby stated that he did  
not want to see the shoreline ruined by adding structures. Couch indicated that the cities would  
290 have control over what was built on the land through zoning control.

295 White commented that the City's efforts should be concentrated on how the lake will be  
governed and stated that the creation of a central authority would cause additional hardship for  
the City. White stated that the City should oppose the creation of such an entity. White  
requested clarification regarding what was meant by tax revenues to fund participation in lake  
management. Couch commented that Dallas was looking for ways to generate revenues obtained  
through utilization of the lake either from adjacent properties or the water itself and to use these  
funds to maintain the lake itself. Dallas envisions that an interlocal agreement would allow for  
joint participation in the management of facilities and the funding of them.

300 Morgan commented on the three proposals for lake management. He stated that he felt that the  
consultants favored the interlocal agreement concept. He stated that he believed that the Lake  
Cities Coalition would become more involved, and that they had voted to oppose the central  
authority idea.

305 Hatfield commented on the idea of the central authority and stated that he would not be interested in participating. Couch commented that the interlocal agreements would outline jurisdiction and enforcement standards.

310 Williams stated that a letter needed to be sent to Dallas to address the City's position. She stated that the letter should reflect that Rockwall was in favor of the interlocal agreement concept. Additionally, the letter should state that further information was needed before a position could be taken in regards to the development of the shoreline. The letter should also state that the City of Rockwall would like to be involved in the development of an implementation plan. Following additional discussion and agreement that the Mayor should send such a letter, Williams commented that she believed that the Coalition had allowed the City to have a voice in the master plan process.

315 **Adjournment**

320 Mayor Williams adjourned the meeting at 8:10 p.m.

APPROVED:

325

\_\_\_\_\_  
Mayor

330 ATTEST:

335 \_\_\_\_\_  
City Secretary

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CITY OF ROCKWALL
"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold public hearing on Thursday, January 12, 1995 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the City Council will hold public hearing on Monday, January 16, 1995 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Eloise Cullum for a Replat of lots being lots 1, 2, 3, 4, 5, 6, 7 and 8, Block F into 1 lot located at 722 South Goliad also known as Goliad Place. See Attached

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below by January 5, 1995.

Handwritten signature of Denise LaRue

Denise LaRue, Community Development Coordinator

Case No. PZ-94-46-RP

I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

- 1.
2.
3.

Signature

Address





94-46-RP

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTI
PID: R16359 (21018) 3616-000B-0006-00-OR CERVINE JAMES L P O BOX 1295 ROCKWALL, TEXAS 75087	ESTATES OF COAST ROYALE #2 LOT 6 BLK B SITUS: 1611 CAPE HATTERAS PLACE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R16360 (56382) 3616-000B-0007-00-OR NOBLE DAVID DUDLEY & LESLIE AN 2413 FAIRVIEW DR PLANO, TX 75075	ESTATES OF COAST ROYALE #2 LOT 7 BLK B ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R16361 (27043) 3616-000B-0008-00-OR VAN GURP, JO HANNES C/O OBIE VELDMAN P.O. BOX 2297 CORNICANA, TX 75110	ESTATES OF COAST ROYALE #2 LOT 8 BLK B ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R33101 (13824) 3667-0000-0000-00-OR FIRST BAPTIST CHURCH 608 S GOLIAD ROCKWALL, TX 75087	FIRST BAPTIST CHURCH ADDN, ACRES 7.7877 SITUS: 608 GOLIAD ST ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	** EXEMPT
PID: R16515 (15494) 3670-0000-0000-00-OR FIRST UNITED METHODIST CHURCH 1408 S GOLIAD ROCKWALL, TX 75087	B J T LEWIS AB 255 5.000 AC EXEMPT SITUS: 1408 S GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	** EXEMPT
PID: R16516 (27493) 3680-0000-0000-00-OR FIRST PRESBYTERIAN CHURCH ROCKWALL, TEXAS, INC P O BOX 692 ROCKWALL, TX 75087	FIRST UNION PRESBYTERIAN CHURCH OF ROCKWALL 2.730 AC EXEMPT SITUS: EXEMPT ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	** EXEMPT
PID: R16517 (15496) 3690-0000-0022-E0-OR CITY OF ROCKWALL 201 E WASHINGTON ROCKWALL, TX 75087	F & M LOT PT OF 20 & 22 EXEMPT SITUS: EXEMPT ENTS: GRW, SRW, CRW LAND SPTB: C1	** EXEMPT

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTION
PID: R13990 (13577) 3040-0000-0001-00-OR RATHMELL MARDELL H 701 S ALAMO ROCKWALL, TX 75087	AMACHRIS PLACE LOT 1 701 ALAMO  SITUS: 701 ALAMO ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	0A \$ 30, TOT \$ 30,
PID: R13991 (13578) 3040-0000-0002-00-OR JORDAN T. A. MRS 703 S ALAMO ROCKWALL, TEXAS 75087	AMACHRIS PLACE LOT 2 703 S ALAMO  SITUS: 703 S ALAMO ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	0A \$ 30, TOT \$ 30,
PID: R13992 (52153) 3040-0000-0003-00-OR VILLAREAL STELLA C 705 S ALAMO ROCKWALL, TX 75087	AMACHRIS PLACE LOT 3 705 ALAMO  SITUS: 705 S ALAMO ROCKWALL, TX 75087 ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	0A \$ 30, TOT \$ 30,
PID: R13993 (50817) 3040-0000-0004-00-OR SQUIRES HENRY AND HAZEL P O BOX 73 ROCKWALL, TX 75087	AMACHRIS PLACE LOT 4 707 ALAMO  SITUS: 707 ALAMO ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	0A \$ 30, TOT \$ 30,
PID: R13994 (19678) 3040-0000-0005-00-OR CULLUM ELOISE 709 S ALAMO ROCKWALL, TX 75087	AMACHRIS PLACE LOT 5 709 ALAMO  SITUS: 709 ALAMO ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	0A \$ 30, TOT \$ 30,
PID: R13995 (13582) 3040-0000-0006-00-OR FRAZIER SYLVIA 1404 E THIRD AVE DURANGO, CO 81301	AMACHRIS PLACE LOT 6 711 ALAMO  SITUS: 711 ALAMO ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R13996 (13582) 3040-0000-0007-00-OR FRAZIER SYLVIA 1404 E THIRD AVE DURANGO, CO 81301	AMACHRIS PLACE LOT 7 713 ALAMO  SITUS: 713 ALAMO ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R13997 (13583) 3050-0009-0001-00-OR CAIN JAMES D 815 N ALAMO ROCKWALL, TX 75087	AMICK LOT A-B BLK 9 & PT 10 0.502 AC. 815 N ALAMO  SITUS: 815 N ALAMO ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 F2900 - LOMAS MORTGAGE USA, #	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIO
PID: R17218 (16061) 3890-0009-0094-00-OR MILLER FRANK 220 ALTA VISTA ROCKWALL, TX 75087	HIGHLAND HILLS LOT G4 BLK G ALTA VISTA  SITUS: ALTA VISTA ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R17899 (16597) 3940-000A-0001-00-OR MOSER DEV & TECON ENTERPRISES P O BOX 1076 ROCKWALL, TEXAS 75087	HIGH RIDGE ESTATES LOT 1 BLK A  ENTS: GRW, SRW, CRW LAND SPTB: 01	
PID: R17900 (16593) 3940-000A-0002-00-OR MILLS CHARLES O 706 ALAMO ROCKWALL, TX 75087	HIGH RIDGE ESTATES LOT 2 BLK A  ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R17901 (16594) 3940-000A-0003-00-OR MILLS CHARLES O 706 S ALAMO ST ROCKWALL, TX 75087	HIGH RIDGE ESTATES LOT 3,4 BLK A 706 ALAMO  SITUS: 706 S ALAMO ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 - ,# 407200-082-05	
PID: R17902 (16595) 3940-000A-0005-00-OR MERRIMAN RICHARD CHARLES ET UX 710 ALAMO ROCKWALL, TX 75087	HIGH RIDGE ESTATES LOT 5 BLK A 710 ALAMO  SITUS: 710 ALAMO ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R17903 (16596) 3940-000A-0006-00-OR MERRIMAN R C ET UX 710 S ALAMO ST ROCKWALL, TX 75087	HIGH RIDGE ESTATES LOT 6 BLK A  ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R17904 (16597) 3940-000A-0007-00-OR MOSER DEV & TECON ENTERPRISES P O BOX 1076 ROCKWALL, TEXAS 75087	HIGH RIDGE ESTATES LOT 7 BLK A ALAMO ST  SITUS: ALAMO ST ENTS: GRW, SRW, CRW LAND SPTB: 01	
PID: R17905 (16597) 3940-000A-0008-00-OR MOSER DEV & TECON ENTERPRISES P O BOX 1076 ROCKWALL, TEXAS 75087	HIGH RIDGE ESTATES LOT 8 BLK A ALAMO ST  SITUS: ALAMO ST ENTS: GRW, SRW, CRW LAND SPTB: 01	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIO
PID: R17906 (16597) 3940-000A-0009-00-OR MOSEY DEV & TECOM ENTERPRISES P O BOX 1076 ROCKWALL, TEXAS 75087	HIGH RIDGE ESTATES LOT 9 BLK A ALAMO ST  SITUS: ALAMO ST ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R17907 (16598) 3940-000A-0010-00-OR FREEDMAN RANDALL L 703 FOREST TRACE ROCKWALL, TX 75087	HIGH RIDGE ESTATES LOT 10 BLK A  SITUS: 703 FOREST TRACE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 T6533 - MELLON MORTGAGE CO - DE.#	
PID: R17908 (16598) 3940-000A-0011-00-OR FREEDMAN RANDALL L 703 FOREST TRACE ROCKWALL, TX 75087	HIGH RIDGE ESTATES LOT 11 BLK A  SITUS: 703 FOREST TRACE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 T6533 - MELLON MORTGAGE CO - DE.#	
PID: R17909 (16599) 3940-000A-0012-00-OR POEI TIONG S 707 FOREST TRACE ROCKWALL, TX 75087	HIGH RIDGE ESTATES LOT 12 BLK A  SITUS: 707 FOREST TRACE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	DA \$ 30. TOT \$ 30.
PID: R17910 (16600) 3940-000A-0013-00-OR POEI TIONG SIE 707 FOREST TRACE ROCKWALL, TX 75087	HIGH RIDGE ESTATES LOT 13 BLK A  ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R17911 (16601) 3940-000A-0014-00-OR JENNINGS CHARLES R ETUX 711 FOREST TRACE ROCKWALL, TX 75087	HIGH RIDGE ESTATES LOT 14 BLK A FOREST TRACE  SITUS: 711 FOREST TRACE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R17912 (53117) 3940-000A-0015-00-OR BELL DOROTHY E 713 FOREST TRACE ROCKWALL, TX 75087	HIGH RIDGE ESTATES LOT 15 BLK A FOREST TRACE  SITUS: 713 FOREST TRACE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R17913 (53114) 3940-000A-0016-00-OR BLAINE EMILIE S 715 FOREST TRACE ROCKWALL, TX 75087	HIGHRIDGE EST, BLOCK A, LOT 16  SITUS: 715 FOREST TRACE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	DA \$ 30. TOT \$ 30.

OWNER NAME AND ADDRESS

PROPERTY DESCRIPTION

EXEMPTION

PID: R17944 (16629)  
3940-000B-0015-00-OR  
RODGERS JACK  
710 BOYDSTUN  
ROCKWALL, TX 75087

HIGH RIDGE ESTATES LOT 15 BLK B  
  
SITUS: 710 BOYDSTON  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1  
T1083 - BANC ONE MTC CORP, #

DA \$ 30.  
TOT \$ 30.

PID: R17945 (16630)  
3940-000B-0016-00-OR  
MCKEE DAVID R ET UX  
P O BOX 652  
ROCKWALL, TX 75087

HIGH RIDGE ESTATES LOT 16 BLK B  
  
SITUS: 712 BOYDSTON  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1  
T2532 - BANCOKLAHOMA MORTGAGE C. #

PID: R17946 (50266)  
3940-000B-0017-00-OR  
MOORE JAMES L ETUX  
714 S BOYDSTUN AVE  
ROCKWALL, TX 75087-4165

HIGHRIDGE EST, BLOCK B, LOT 17, 714  
S BOYDSTUN  
  
SITUS: 714 S BOYDSTUN AVE  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R17947 (57881)  
3940-000C-0001-00-OR  
CREEKMORE BOB & MEREDITH  
1108 SIGNAL RIDGE  
ROCKWALL, TX 75087

HIGH RIDGE ESTATES LOT 1 BLK C  
BOYDSTUN  
  
SITUS: BOYDSTUN  
ENTS: GRW, SRW, CRW  
LAND SPTB: C1

PID: R17948 (53056)  
3940-000C-0002-00-OR  
FRANKS GARY KEITH & REBEKKAH M  
206 BOYDSTUN  
ROCKWALL, TX 75087

HIGH RIDGE ESTATES LOT 2 BLK C  
BOYDSTUN AVE  
  
SITUS: 206 BOYDSTUN AVE  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1

PID: R17949 (48536)  
3940-000C-0003-00-OR  
CHAMBERS JOHN JR ETUX  
204 BOYDSTUN AVE  
ROCKWALL, TX 75087

HIGH RIDGE ESTATES LOT 3 BLK C  
BOYDSTUN AVE  
  
SITUS: 204 BOYDSTUN AVE  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1  
00130 - COUNTRYWIDE FUNDING COR, #

PID: R17950 (41491)  
3940-000C-0004-00-OR  
MARAK ALFRED M JR ET UX  
202 W BOYDSTUN  
ROCKWALL, TX 75087

HIGH RIDGE ESTATES LOT 4 BLK C  
BOYDSTUN AVE  
  
SITUS: 202 BOYDSTUN AVE  
ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1  
T2763 - STRATFORD MORTGAGE, #

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIO
PID: R21951 (19663) 4900-000C-0003-A0-OR WILLIAMS SHIRLEY B ETAL 706 DAVEY CROCKETT ROCKWALL, TX 75087	SANGER, BLOCK C, LOT NW 66' OF 3, 706 DAVEY CROCKETT  SITUS: 706 DAVEY CROCKETT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 F3900 - PLATTE VALLEY FUNDING L.#	
PID: R21952 (19664) 4900-000C-0003-B0-OR WILLIAMS EDDIE ETUX NANCY 707 SAM HOUSTON ROCKWALL, TX 75087	SANGER, BLOCK C, LOT W/2 OF S 33.3' OF 3 & W/2 OF S 33.3' OF 4  SITUS: 707 SAM HOUSTON ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	DA* \$ 24 TOT \$ 24
PID: R21953 (19666) 4900-000C-0003-C0-OR HEARD ANDERSON 710 DAVEY CROCKETT ROCKWALL, TX 75087	SANGER LOT E/2 OF S 33.3 OF 3 & E/2 OF 33.3 FT OF 4 BLK C  SITUS: BLK C ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R21954 (19666) 4900-000C-0004-A0-OR HEARD ANDERSON 710 DAVEY CROCKETT ROCKWALL, TX 75087	SANGER LOT S 66' OF 4 BLK C 710 DAVE CROCKETT  SITUS: 710 DAVEY CROCKETT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	DA* \$ 22 TOT \$ 22
PID: R21955 (19667) 4900-000C-000A-00-OR WHITE O W 304 ROCKBROOK ROCKWALL, TX 75087	SANGER LOT A-1 & 2 PT BLK C  SITUS: 703 SAM HOUSTON ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R21956 (19668) 4900-000D-0001-00-OR U S HOUSING AUTHORITY 802 N GOLIAD ROCKWALL, TX 75087	SANGER LOT 1, 2, 3, 4 BLK D EXEMPT  SITUS: EXEMPT ENTS: GRW, SRW, CRW LAND SPTB: B1, IMP. SPTB: B1	** EXEMPT
PID: R21957 (19669) 4900-000E-0001-A0-OR ELLIS RICHARD M 104 S SAN JACINTO ROCKWALL, TX 75087	SANGER LOT W PT 1 BLK E GOLIAD ST  SITUS: 703 S GOLIAD ST ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R21958 (49139) 4900-000E-0001-B0-OR DANIELS BENNIE A GLORIA 1100 ASPEN COURT ROCKWALL, TEXAS 75087	SANGER LOT E PT 1 BLK E  SITUS: 104 BOYDSTUN ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1 00050 - AMERICAN NATIONAL BANK, #	

OWNER NAME AND ADDRESS

PROPERTY DESCRIPTION

EXEMPT:

PID: R21959 (56575)  
4900-000E-0002-A0-OR

MARGOLESE VANA  
070 E MOLNY  
3021 LAKE SIDE DR  
ROCKWALL, TX 75087

SANGER LOT 2 BLK E

SITUS: 705 S GOLIAD  
ENTS: GRW, SRW, CRW  
LAND SPTB: F1, IMP. SPTB: F1  
00580 - TEXAS HERITAGE SAVINGS ,#

PID: R21960 (19672)  
4900-000E-0002-B0-OR

MILLER FRANK  
711 S GOLIAD  
ROCKWALL, TX 75087

SANGER LOT PT OF 2, 3 BLK E

ENTS: GRW, SRW, CRW  
LAND SPTB: C1

PID: R21961 (19673)  
4900-000E-0004-00-OR

MILLER FRANK R  
711 S GOLIAD  
ROCKWALL, TX 75087

SANGER LOT 4 BLK E

SITUS: 711 S GOLIAD  
ENTS: GRW, SRW, CRW  
LAND SPTB: F1, IMP. SPTB: F1

PID: R21962 (19678)  
4900-000F-0001-00-OR

CULLUM ELOISE  
709 S ALAMO  
ROCKWALL, TX 75087

SANGER, BLOCK F, LOT 1

SITUS: 702/702A S GOLIAD  
ENTS: GRW, SRW, CRW  
LAND SPTB: F1, IMP. SPTB: F1

PID: R21963 (19678)  
4900-000F-0002-00-OR

CULLUM ELOISE  
709 S ALAMO  
ROCKWALL, TX 75087

SANGER, BLOCK F, LOT 2

SITUS: 704C & 706 S GOLIAD  
ENTS: GRW, SRW, CRW  
LAND SPTB: F1, IMP. SPTB: F1

PID: R21964 (19678)  
4900-000F-0003-00-OR

CULLUM ELOISE  
709 S ALAMO  
ROCKWALL, TX 75087

SANGER, BLOCK F, LOT 3

SITUS: 708 S GOLIAD  
ENTS: GRW, SRW, CRW  
LAND SPTB: F1, IMP. SPTB: F1  
- ,# 20-105557-2

PID: R21965 (19678)  
4900-000F-0004-00-OR

CULLUM ELOISE  
709 S ALAMO  
ROCKWALL, TX 75087

SANGER, BLOCK F, LOT 4

SITUS: 710, 712 A & B S GOLIAD  
ENTS: GRW, SRW, CRW  
LAND SPTB: F1, IMP. SPTB: F1  
- ,# 84-101029

PID: R21966 (13582)  
4900-000F-0005-A0-OR

FRAZIER SYLVIA  
1404 E THIRD AVE  
DURANGO, CO 81301

SANGER, BLOCK F, LOT W 105' OF LOT  
5

ENTS: GRW, SRW, CRW  
LAND SPTB: A1, IMP. SPTB: A1



OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTI
PID: R21996 (33422) 4900-000K-0004-80-OR BATRES MARIA DEL R 202 BOURN AVE ROCKWALL, TEXAS 75087	SANGER, BLOCK K, LOT PT OF 4  ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R21997 (19706) 4900-000K-0004-00-OR MOTON R T 203 E BOURN AVE ROCKWALL, TX 75087	SANGER LOT E 40' OF W PT OF 4 BLK K OA* \$ 29 SITUS: 203 E BOURN AVE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 TOT \$ 29	
PID: R21998 (26776) 4900-000L-0001-00-OR MORLEY AL B 801 S GOLIAD ROCKWALL, TX 75087	SANGER, BLOCK L, LOT PT 1  SITUS: 801 S GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R26904 (22314) 4900-000L-0001-AG-OR CLARK JUDY A 408 BREEZY HILL ROCKWALL, TX 75087	SANGER, BLOCK L, LOT 1 PT  SITUS: 102 E ROSS ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R21999 (56461) 4900-000L-0002-00-OR CREW JACK 5031 N GALLOWAY MESQUITE, TX 75150	SANGER LOT 2 BLK L GOLIAD ST  SITUS: GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: C2	
PID: R22000 (56461) 4900-000L-0003-00-OR CREW JACK 5031 N GALLOWAY MESQUITE, TX 75150	SANGER LOT 3 BLK L 809 GOLIAD  SITUS: 809 GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R22001 (19710) 4900-000L-0004-00-OR GARDNER DONALD L 12 PARK CENTRAL DR ROCKWALL, TX 75087	SANGER, BLOCK L, LOT 4  SITUS: 811 S GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R22002 (56619) 4900-000M-0001-00-OR PRUITT STEVIE & DEBRA ANN HICK 8014 LUNA COURT ROWLETT, TX 75088	SANGER, BLOCK M, LOT 1  SITUS: 802 S GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIO
PID: R21996 (33422) 4900-000K-0004-80-OR BATRES MARIA DEL R 202 BOURN AVE ROCKWALL, TEXAS 75087	SANGER, BLOCK K, LOT PT OF 4 ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R21997 (19706) 4900-000K-0004-00-OR MOTON R T 203 E BOURN AVE ROCKWALL, TX 75087	SANGER LOT E 40' OF W PT OF 4 BLK K DA* \$ 29, TOT \$ 29, SITUS: 203 E BOURN AVE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R21998 (26776) 4900-000L-0001-00-OR MORLEY AL S 801 S GOLIAD ROCKWALL, TX 75087	SANGER, BLOCK L, LOT PT 1 SITUS: 801 S GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R26904 (22314) 4900-000L-0001-A0-OR CLARK JUDY A 408 BREEZY HILL ROCKWALL, TX 75087	SANGER, BLOCK L, LOT 1 PT SITUS: 102 E ROSS ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R21999 (56461) 4900-000L-0002-00-OR CREW JACK 5031 N GALLOWAY MESQUITE, TX 75150	SANGER LOT 2 BLK L GOLIAD ST SITUS: GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: C2	
PID: R22000 (56461) 4900-000L-0003-00-OR CREW JACK 5031 N GALLOWAY MESQUITE, TX 75150	SANGER LOT 3 BLK L 809 GOLIAD SITUS: 809 GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R22001 (19710) 4900-000L-0004-00-OR GARDNER DONALD L 12 PARK CENTRAL DR ROCKWALL, TX 75087	SANGER, BLOCK L, LOT 4 SITUS: 811 S GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R22002 (56619) 4900-000M-0001-00-OR PRUITT STEVIE & DEBRA ANN HICK 8014 LUNA COURT ROWLETT, TX 75088	SANGER, BLOCK M, LOT 1 SITUS: 802 S GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT:
PID: R22003 (19712) 4500-000M-0002-00-OR FALLS C W 1216 SMIRL DR ROCKWALL, TX 75087	SANGER LOT 2 BLK M GOLIAD  SITUS: GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R22004 (19712) 4900-000M-0003-A0-OR FALLS C W 1216 SMIRL DR ROCKWALL, TX 75087	SANGER LOT PT 3 BLK M GOLIAD  SITUS: GOLIAD ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R22005 (15733) 4900-000M-0003-B0-OR CAIN TED 206 ROCKBROOK ROCKWALL, TX 75087	SANGER LOT PT OF 3 & 4 BLK M GOLIAD ST  SITUS: 812 GOLIAD ST ENTS: GRW, SRW, CRW LAND SPTB: F1, IMP. SPTB: F1	
PID: R22006 (30184) 4900-000M-0003-C0-OR WILLESS JAMES LEON JR 393 HERSCHEL ST PAUL, MN 55104	SANGER BLK M LOTS 5, 6, 7, 8 & 57' STRIP OFF W ENDS OF LOTS 3 AND 4  SITUS: ALAMO ST ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R22137 (19838) 4940-000A-0001-00-OR PETERS JIM P O BOX 190934 DALLAS, TX 75219-0934	SHOREVIEW ESTATES LOT 1 BLK A 303 & 305 SHOREVIEW  SITUS: 303 & 305 SHOREVIEW ENTS: GRW, SRW, CRW LAND SPTB: B2, IMP. SPTB: B2	
PID: R22138 (49046) 4940-000A-0002-00-OR EASON FRANCES LEATH #7 EAST SHORE RD ROCKWALL, TX 75087	SHOREVIEW ESTATES LOT 2 BLK A 307 & 309 SHOREVIEW  SITUS: 307 & 309 SHOREVIEW ENTS: GRW, SRW, CRW LAND SPTB: B2, IMP. SPTB: B2	
PID: R22139 (57990) 4940-000A-0003-00-OR WALDROP BUFORD D & KATHERINE A 403 SHOREVIEW DR ROCKWALL, TX 75087	SHOREVIEW ESTATES LOT 3 BLK W PART A 403 SHOREVIEW  SITUS: 403 SHOREVIEW ENTS: GRW, SRW, CRW LAND SPTB: B2, IMP. SPTB: B2	
PID: R22140 (19841) 4940-000A-0003-A0-OR LANDFRIED JOHN E ET UX 401 SHOREVIEW ROCKWALL, TX 75087	SHOREVIEW ESTATES LOT 3 BLK E PART A 401 SHOREVIEW  SITUS: 401 SHOREVIEW ENTS: GRW, SRW, CRW LAND SPTB: B2, IMP. SPTB: B2	DA \$ 30 TOT \$ 30

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