



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22023-022

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: Parcel situated in David Harr Survey Abs 102

SUBDIVISION: 25.41 Cain Revocable Trust Property LOT: BLOCK:

GENERAL LOCATION: located east of W.D. Boom Add. adjacent to and south of s#16 centered between J. King Blvd, 3544

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	AG
PROPOSED ZONING	PD	PROPOSED USE	AG w/ lease for cell tower
ACREAGE	25.41	LOTS [CURRENT]	LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input checked="" type="checkbox"/> OWNER	Dwayne Cain	<input checked="" type="checkbox"/> APPLICANT	Douphrate & Assoc., Inc
CONTACT PERSON		CONTACT PERSON	Dub Douphrate
ADDRESS	305 Stonebridge Dr.	ADDRESS	2235 Ridge Rd
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214 533 8644	PHONE	972 742 2210
E-MAIL	dwaynecain25@outlook.com	E-MAIL	wldouphrate@douphrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dwayne Cain [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

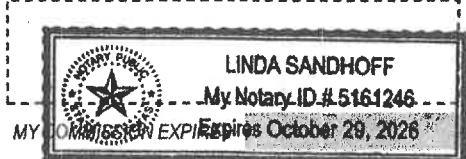
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

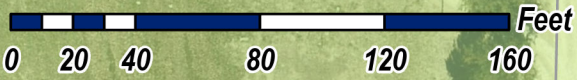
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF Feb. 2023

OWNER'S SIGNATURE

Dwayne Cain
Linda Sandhoff

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2023-022: Specific Use Permit for a Freestanding Commercial Antenna

AG

66

SF-1

PD-100

Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

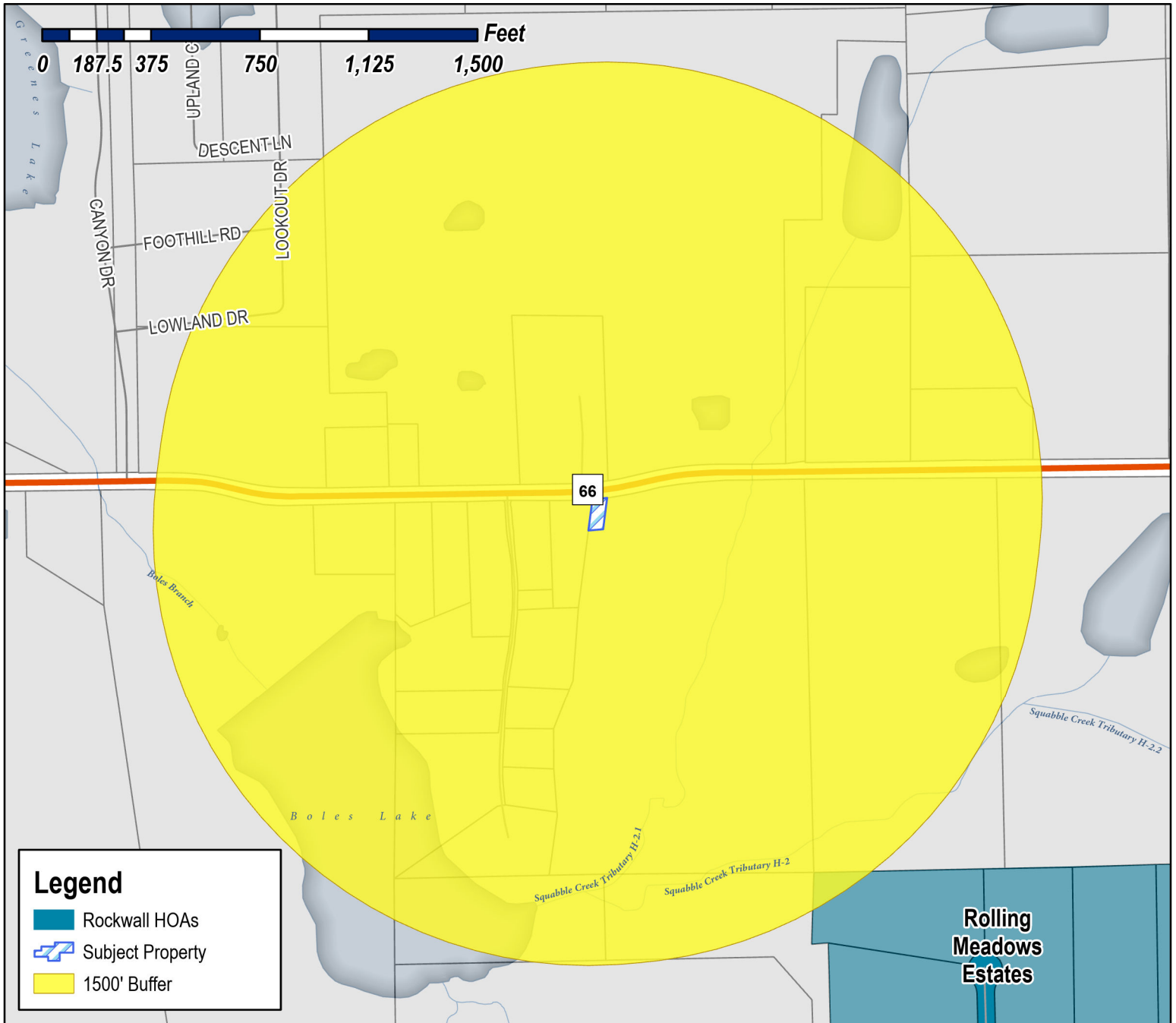




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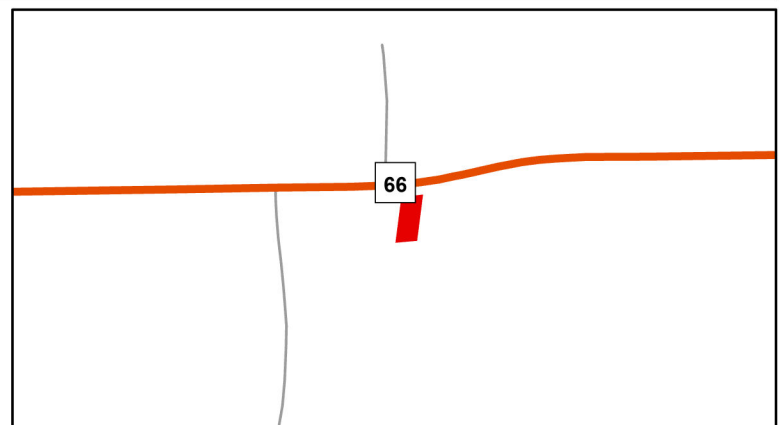
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Case Number: Z2023-022
Case Name: SUP for a Freestanding Commercial Antenna
Case Type: Zoning
Zoning: Planned Development District 100 (PD-100)
Case Address: Parcel between John King Blvd. & FM549

Date Saved: 4/14/2023

For Questions on this Case Call (972) 771-7745

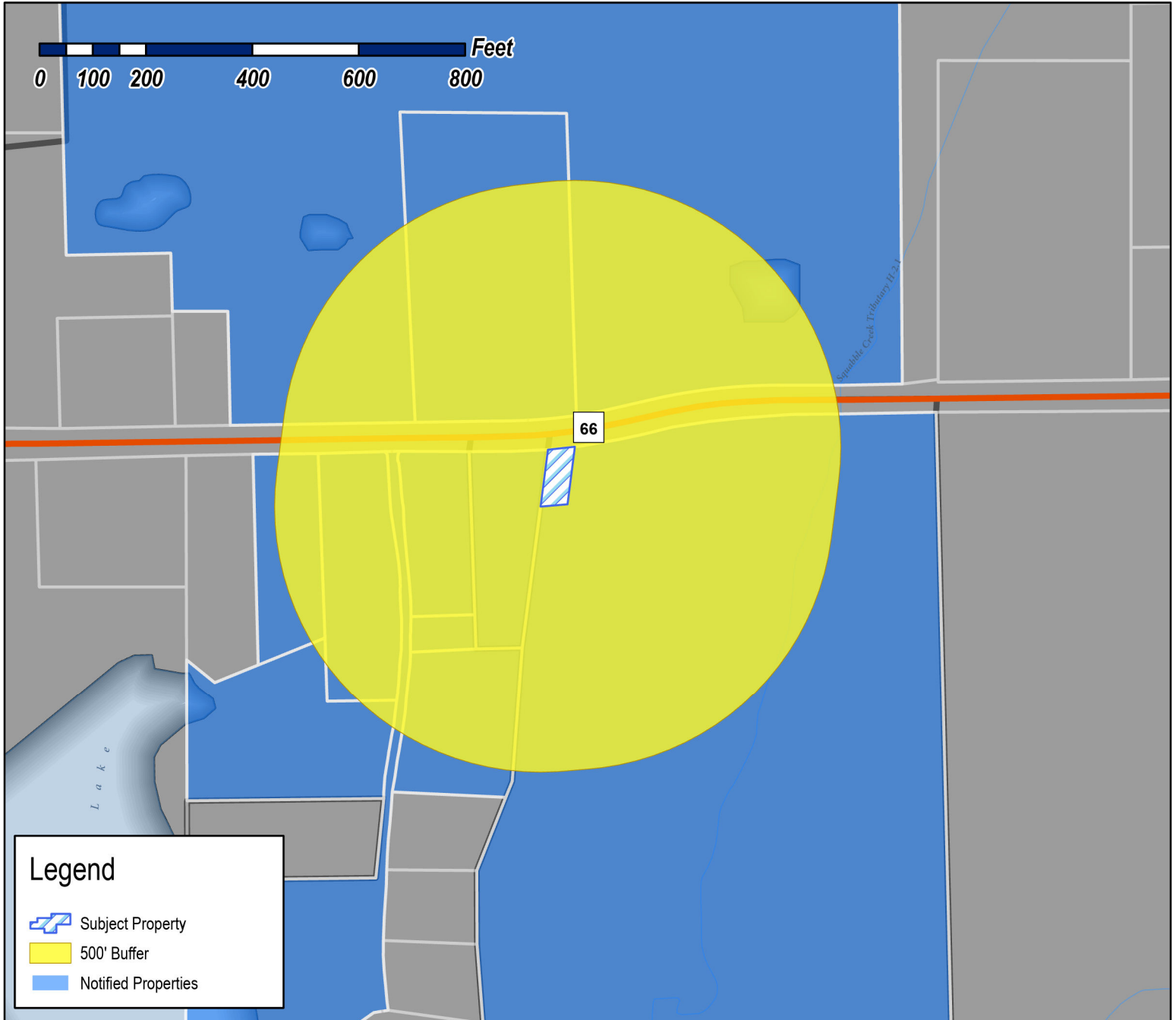




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Case Name: SUP for a Freestanding Commercial Antenna
Case Type: Zoning
Zoning: Planned Development District 100 (PD-100)
Case Address: Parcel between John King Blvd. & FM549

Date Saved: 4/14/2023

For Questions on this Case Call: (972) 771-7746



CONFIDENTIAL
152 HILL LN
ROCKWALL, TX 75087

COLLIER JUDY KAY AND
THERESA ROBBINS
1780 WILLIAMS ST
ROCKWALL, TX 75087

RATHER JACOB AND
NOAH MCILRATH
1790 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
1800 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
2294 E STATE HIGHWAY 66
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD
305 STONEBRIDGE DR
ROCKWALL, TX 75087

RYAN BILL K
330 VZ CR 2207
CANTON, TX 75103

MA MICHAEL D AND CAROLINE J G MOORE
725 DAVIS DR
ROCKWALL, TX 75087

RINKEVICH FAMILY LIVING TRUST
JOSEPH W RINKEVICH- TRUSTEE
740 DAVIS DR
ROCKWALL, TX 75087

RESIDENT
745 DAVIS DR
ROCKWALL, TX 75087

COOK SHERRY LYNN
760 DAVIS DRIVE
ROCKWALL, TX 75087

WIDBOOM ROBBY AND KYLIE
770 DAVIS DR
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR
ROCKWALL, TX 75087

RAINES SHERYL
PO BOX 412
ROCKWALL, TX 75087

April 12, 2023

Ryan Miller
Director of Planning
City of Rockwall, Texas

Re: Request for SUP to construct Cell Tower

Dear Ryan,

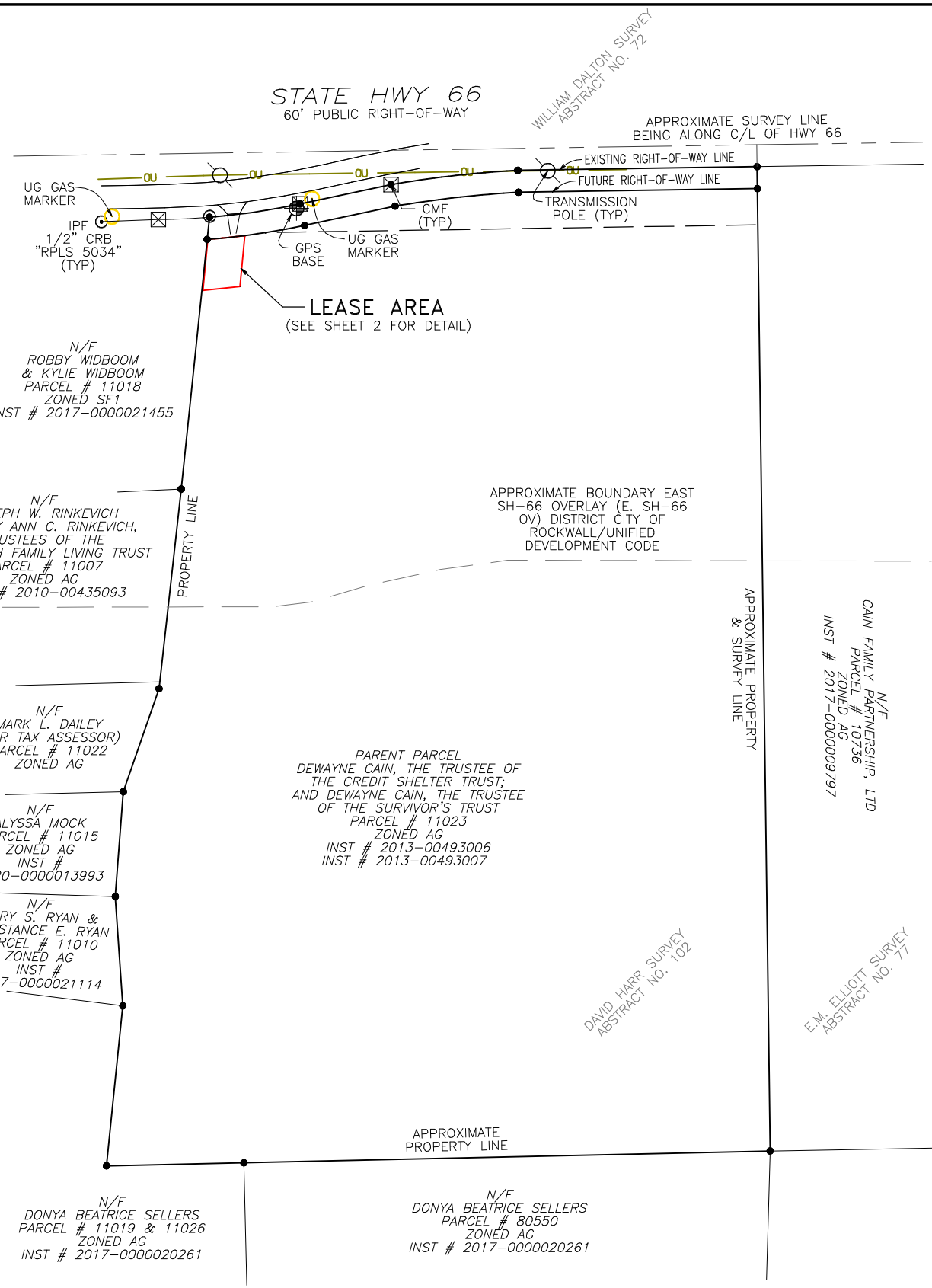
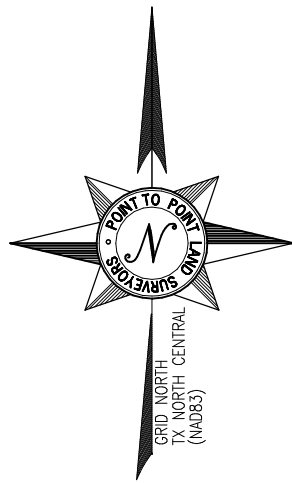
On behalf of Mr. Dewayne Cain, please allow this letter to serve as a formal request to obtain a Special Use Permit to construct a cell tower on the 25.41 Acre tract owned by Dewayne Cain listed under the 25.41 Cain Revocable Trust property located on SH 66 centered between John King Blvd and FM 3549 .

Should you have any questions regarding this request please let me know.

Sincerely,

W.L. Douphrate II

W.L. Douphrate II, P.E.



PARENT PARCEL

OWNER: DEWAYNE CAIN, THE TRUSTEE OF THE CREDIT SHELTER TRUST; AND DEWAYNE CAIN, THE TRUSTEE OF THE SURVIVOR'S TRUST
 SITE ADDRESS: 770 STATE HWY 66, ROCKWALL, TX 75087
 PARCEL ID: 11023
 AREA: 25.8700 ACRES (PER TAX ASSESSOR)
 ZONED: AG (PER CITY OF ROCKWALL GIS)
 ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS
 REFERENCE:
 INSTRUMENT NO. 2013-00493006
 INSTRUMENT NO. 2013-00493007

GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:
 POSITIONAL ACCURACY: 0.01 FEET (HORZ) 0.25 FEET (VERT)
 TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY
 TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE
 DATES OF SURVEY: 05/10/2022
 DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
 PUBLISHED / FIXED CONTROL USE: N/A
 GEOID MODEL: 18
 COMBINED GRID FACTOR(S): 0.99985127 CENTERED ON THE GPS BASE POINT AS SHOWN HEREON.
 CONVERGENCE ANGLE: 1.12934722"
 BENCHMARKS USED: DF8988, DF4385, DL9084

N/F ROBBY WIDBOOM & KYLIE WIDBOOM
 PARCEL # 11018
 ZONED SF1
 INST # 2017-0000021455

N/F JOSEPH W. RINKEVICH & MARY ANN C. RINKEVICH, TRUSTEES OF THE RINKEVICH FAMILY LIVING TRUST
 PARCEL # 11007
 ZONED AG
 INST # 2010-00435093

N/F MARK L. DAILEY (PER TAX ASSESSOR)
 PARCEL # 11022
 ZONED AG

N/F ALYSSA MOCK
 PARCEL # 11015
 ZONED AG
 INST # 2020-0000013993

N/F GARY S. RYAN & CONSTANCE E. RYAN
 PARCEL # 11010
 ZONED AG
 INST # 2017-0000021114

N/F DONYA BEATRICE SELLERS
 PARCEL # 11019 & 11026
 ZONED AG
 INST # 2017-0000020261

PARENT PARCEL
 DEWAYNE CAIN, THE TRUSTEE OF THE CREDIT SHELTER TRUST; AND DEWAYNE CAIN, THE TRUSTEE OF THE SURVIVOR'S TRUST
 PARCEL # 11023
 ZONED AG
 INST # 2013-00493006
 INST # 2013-00493007

N/F CAIN FAMILY PARTNERSHIP, LTD
 PARCEL # 10736
 ZONED AG
 INST # 2017-0000009797

DAVID HARR SURVEY
 ABSTRACT NO. 102

E.M. ELLIOTT SURVEY
 ABSTRACT NO. 77



VICINITY MAP
 NOT TO SCALE
GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF JACOBS TELECOMMUNICATIONS AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35 [DATE OF LAST FIELD VISIT: 05/10/2022]

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON TEXAS GRID NORTH (NAD 83) NORTH CENTRAL ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 48397C0045L DATED: 09/26/2008

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

TEXAS REGISTRATION NO. 10194197

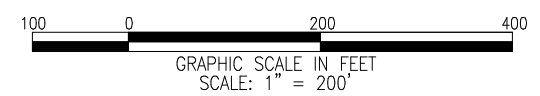
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION. THE HORIZONTAL DATUM (COORDINATES) ARE IN THE TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS, TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

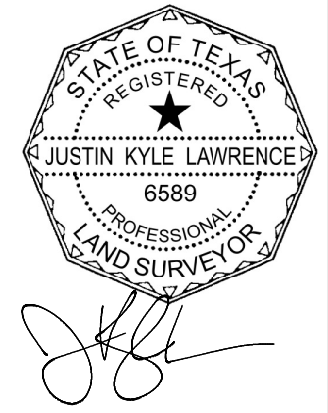
Justin Kyle Lawrence
 JUSTIN KYLE LAWRENCE
 TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6589
 DATE: 05/13/2022

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.



LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPF	IRON PIN FOUND
CRB	CAPPED REBAR
CMF	CONCRETE MONUMENT FOUND
TYP	TYPICAL
OU	OVERHEAD UTILITY
UG	UNDERGROUND
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT
BWF	BARBED WIRE FENCE



NO.	DATE	REVISION
1	3/23/23	LEASE AREA

* SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 100 Governors Trace, Ste. 103
 Peachtree City, GA 30269
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com
 Texas Registration No. 10194197



SPECIFIC PURPOSE SURVEY PREPARED FOR:



5449 BELLS FERRY ROAD,
 ACWORTH, GA 30102

DDL00380

DAVID HARR SURVEY,
 ABSTRACT 102,
 ROCKWALL COUNTY, TEXAS

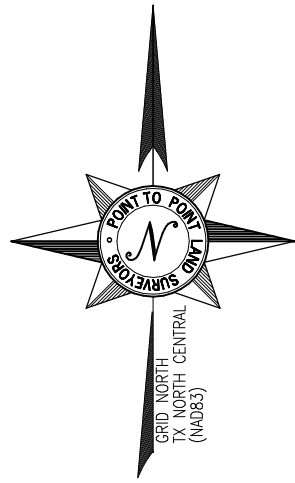
DRAWN BY: AJT
 CHECKED BY: JKL
 APPROVED: D. MILLER
 DATE: MAY 13, 2022
 P2P JOB #: 220743TX

SHEET:
1
 OF 3



[SURVEY NOT VALID WITHOUT SHEETS 2 & 3 OF 3]

E:\Vrebox (Point To Point)\P2P Current Jobs\2022\220743TX-00\00380\220743TX.rvt

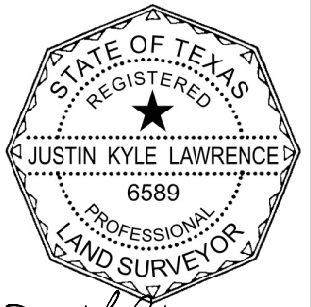


SITE INFORMATION

LEASE AREA = 3,489 SQUARE FEET (0.0801 ACRES)

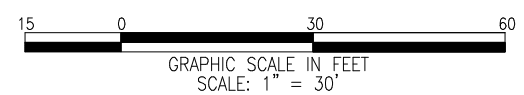
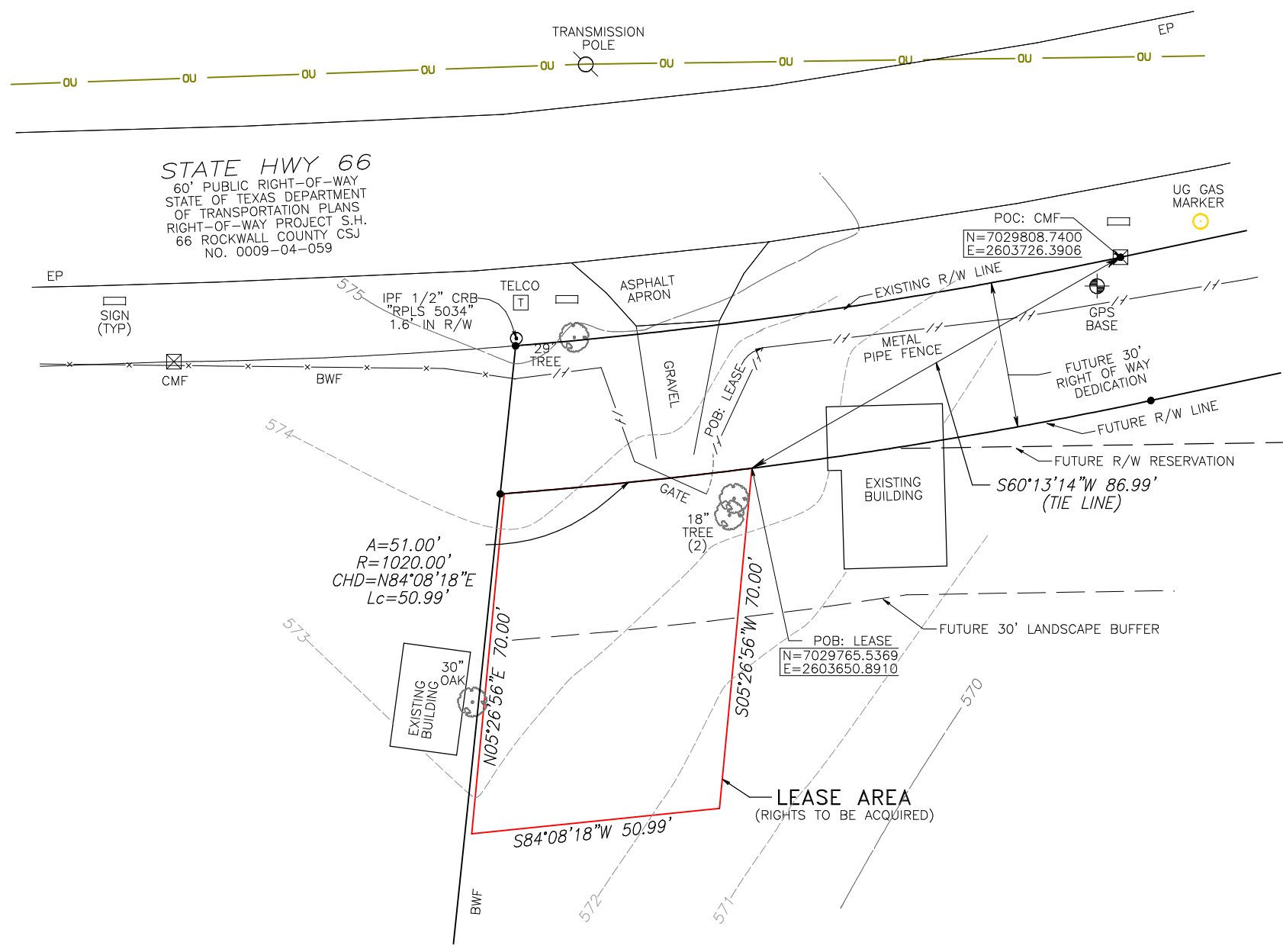
LATITUDE = 32°56'09.66" (NAD 83) (32.936017°)
 LONGITUDE = -96°25'46.66" (NAD 83) (-96.429628°)
 AT CENTER LEASE AREA

ELEVATION AT CENTER OF LEASE AREA = 573.0' A.M.S.L.



Justin Kyle Lawrence

NO.	DATE	REVISION
1	3/23/23	LEASE AREA



LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPF	IRON PIN FOUND
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 Texas Registration NO. 10194197



SPECIFIC PURPOSE SURVEY PREPARED FOR:

JACOBS
 5449 BELLS FERRY ROAD,
 ACWORTH, GA 30102

DDL00380

DAVID HARR SURVEY,
 ABSTRACT 102,
 ROCKWALL COUNTY, TEXAS

DRAWN BY: AJT
 CHECKED BY: JKL
 APPROVED: D. MILLER
 DATE: MAY 13, 2022
 P2P JOB #: 220743TX

SHEET:
2
 OF 3

SURVEY NOT VALID WITHOUT SHEETS 1 & 3 OF 3

E:\Dropbox (Point To Point)\P2P Current Jobs\2022\220743TX-DDL00380\220743TX.dwg

LEGAL DESCRIPTION SHEET

PARENT PARCEL

(PER FILE NO. UST70613)

TRACT 1: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, AND BEING IN THE DAVID HARR SURVEY, ABSTRACT NO. 102, AND BEING PART OF 43.0625 ACRE TRACT, DESCRIBED IN VOLUME 48, PAGE 440, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHEAST CORNER OF ABOVE MENTIONED TRACT ON SOUTH ROW OF HIGHWAY 66;

THENCE NORTH 86 DEGREES 51' 02" WEST, 359.56 FEET WITH ROW LINE TO POINT OF CURVE TO LEFT;

THENCE WITH CURVE LEFT 191.37 FEET TO POINT TANGENT;

THENCE SOUTH 80 DEGREES 32' 63" WEST, 84.75 FEET WITH SOUTH ROW LINE TO POINT OF CURVE TO RIGHT;

THENCE WITH CURVE RIGHT 128.58 FEET TO IRON POST FOR CORNER;

THENCE SOUTH 08 DEGREES 30' 45" WEST 493.08 FEET TO IRON STAKE FOR CORNER;

THENCE SOUTH 08 DEGREES 30' 00" WEST 150 FEET TO IRON STAKE FOR CORNER; THENCE SOUTH 08 DEGREES 30' 00" WEST 6.89 FEET TO IRON STAKE FOR CORNER; THENCE SOUTH 22 DEGREES 25' 36" WEST, 158.92 FEET TO IRON STAKE FOR CORNER;

THENCE SOUTH 04 DEGREES 42' 01" WEST 135 FEET TO IRON STAKE FOR CORNER; THENCE SOUTH 01 DEGREES 31' 12" EAST 150 FEET TO IRON STAKE FOR CORNER; THENCE SOUTH 08 DEGREES 26' 36" EAST 223.86 FEET TO IRON STAKE FOR CORNER; THENCE SOUTH 82 DEGREES 26' 36" EAST 931.52 FEET TO IRON STAKE FOR CORNER; THENCE NORTH 00 DEGREES 45' 25" EAST 1337.11 FEET TO IRON STAKE FOR CORNER AND POINT OF BEGINNING AND CONTAINING 25.867 ACRES OF LAND MORE OR LESS.

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY U.S. TITLE SOLUTIONS, REPORT DATE OF MARCH 4, 2022, SEARCH START DATE OF JANUARY 1, 1973, END DATE OF JANUARY 17, 2022, BEING FILE NO. UST70613, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

1. MORTGAGES, DEEDS OF TRUST AND UCCS

1. DEED OF TRUST MADE BY, CAIN REVOCABLE FAMILY TRUST, TO, ROBERT HAWK, TRUSTEE, DON R. STODGHILL, IN THE SUM OF \$210,000.00, DATED OCTOBER 23, 2008, RECORDED OCTOBER 27, 2008, IN INSTRUMENT NO: 2008-00407167.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL.]

3. COVENANTS AND RESTRICTIONS

3.1 RESTRICTIONS AS SET FORTH IN DEED 108/499 , DEED 110/148 HOWEVER PLEASE SEE MODIFICATION 121/862 DELETING SUCH RESTRICTIONS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL.]

4. EASEMENTS AND RIGHTS OF WAY

4.1 RIGHT OF WAY AGREEMENT BY J. DIANE FOLZENLOGEN AND BENNIE R. CLARK TO LONE STAR GAS, DATED OCTOBER 19, 1973, RECORDED JANUARY 15, 1974, IN BOOK 112, PAGE 88. NOTES: RIGHT OF WAY AND EASEMENT PURPOSES

[THIS ITEM MAY BE APPLICABLE TO THE PARENT PARCEL; HOWEVER, THE DISCRPTION IS VAGUE, AND THEREFORE, WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

4.2 EASEMENT BY J. DIANE FOLZENLOGEN AND BENNIE R. CLARK TO OWEN S. DAVIS AND H. RACHEL DAVIS, DATED MAY 11, 1973, RECORDED MAY 16, 1973, IN BOOK 108, PAGE 502. NOTES: WATER PIPE LINE PURPOSES

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL; HOWEVER, IT IS NOT PLOTTED HEREON BECAUSE THE DISCRPTION IS VAGUE, AND THEREFORE, WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DAVID HARR SURVEY, ABSTRACT NO. 102, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF THE LANDS OF DEWAYNE CAIN, THE TRUSTEE OF THE CREDIT SHELTER TRUST; AND DEWAYNE CAIN, THE TRUSTEE OF THE SURVIVOR'S TRUST, AS RECORDED IN INSTRUMENT NOS. 2013-00493006 AND 2013-00493007, ROCKWALL COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT FOUND ON THE SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 66 (HAVING A 60-FOOT PUBLIC RIGHT-OF-WAY), SAID MONUMENT HAVING A TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE VALUE OF N: 7029808.7400 E: 2603726.3906; THENCE RUNNING FOR A TIE LINE, SOUTH 60°13'14" WEST 86.99 FEET TO A POINT LOCATED ON THE SOUTH SIDE OF A FUTURE 30 FOOT WIDE RIGHT-OF-WAY DEDICATION LINE, SAID POINT HAVING A TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE VALUE OF N: 7029765.5369 E: 2603650.8910, AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING, SOUTH 05°26'56" WEST, 70.00 FEET TO A POINT;

THENCE, SOUTH 84°08'18" WEST, 50.99 FEET TO A POINT;

THENCE, NORTH 05°26'56" EAST, 70.00 FEET TO A POINT LOCATED ON THE AFORESAID SOUTH SIDE OF A FUTURE 30 FOOT WIDE RIGHT-OF-WAY DEDICATION LINE;

THENCE RUNNING WITH SAID DEDICATION LINE, 51.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1020.00 FEET AND BEING SCRIBED BY A CHORD BEARING NORTH 84°08'18" EAST, 50.99 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

BEARINGS BASED ON TEXAS GRID NORTH, NAD 83, NORTH CENTRAL ZONE.

SAID TRACT CONTAINS 0.0801 ACRES (3,489 SQUARE FEET), MORE OR LESS.



Justin Kyle Lawrence

NO.	DATE	REVISION
1	3/23/23	LEASE AREA

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS

100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com
Texas Registration NO. 10194197



SPECIFIC PURPOSE SURVEY
PREPARED FOR:

JACOBS

5449 BELLS FERRY ROAD,
ACWORTH, GA 30102

DDL00380

DAVID HARR SURVEY,
ABSTRACT 102,
ROCKWALL COUNTY, TEXAS

DRAWN BY: AJT	SHEET:
CHECKED BY: JKL	3
APPROVED: D. MILLER	
DATE: MAY 13, 2022	
P2P JOB #: 220743TX	OF 3

[SURVEY NOT VALID WITHOUT SHEETS 1 & 2 OF 3]

E:\Dropbox (Point To Point)\P2P Current Jobs\2022\220743TX-001\00380\220743TX.dwg



1801 VALLEY VIEW LANE
FARMER'S BRANCH, TX 75234



4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016

AT&T SITE NUMBER:
DDL00380

AT&T SITE NAME:
DDL00380

FA CODE:
15682026

PACE ID:
MRNTX075135

770 DAVIS DRIVE
ROCKWALL, TX 75087

NEW MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
LEA	04/12/2023	WHS	LEASE EXHIBIT	JK

**THIS DOCUMENT IS
PRELIMINARY IN
NATURE AND IS NOT
A FINAL, SIGNED AND
SEALED DOCUMENT**

BROADUS SERVICES
FIRM REGISTRATION #F-23339
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS, TX 76016

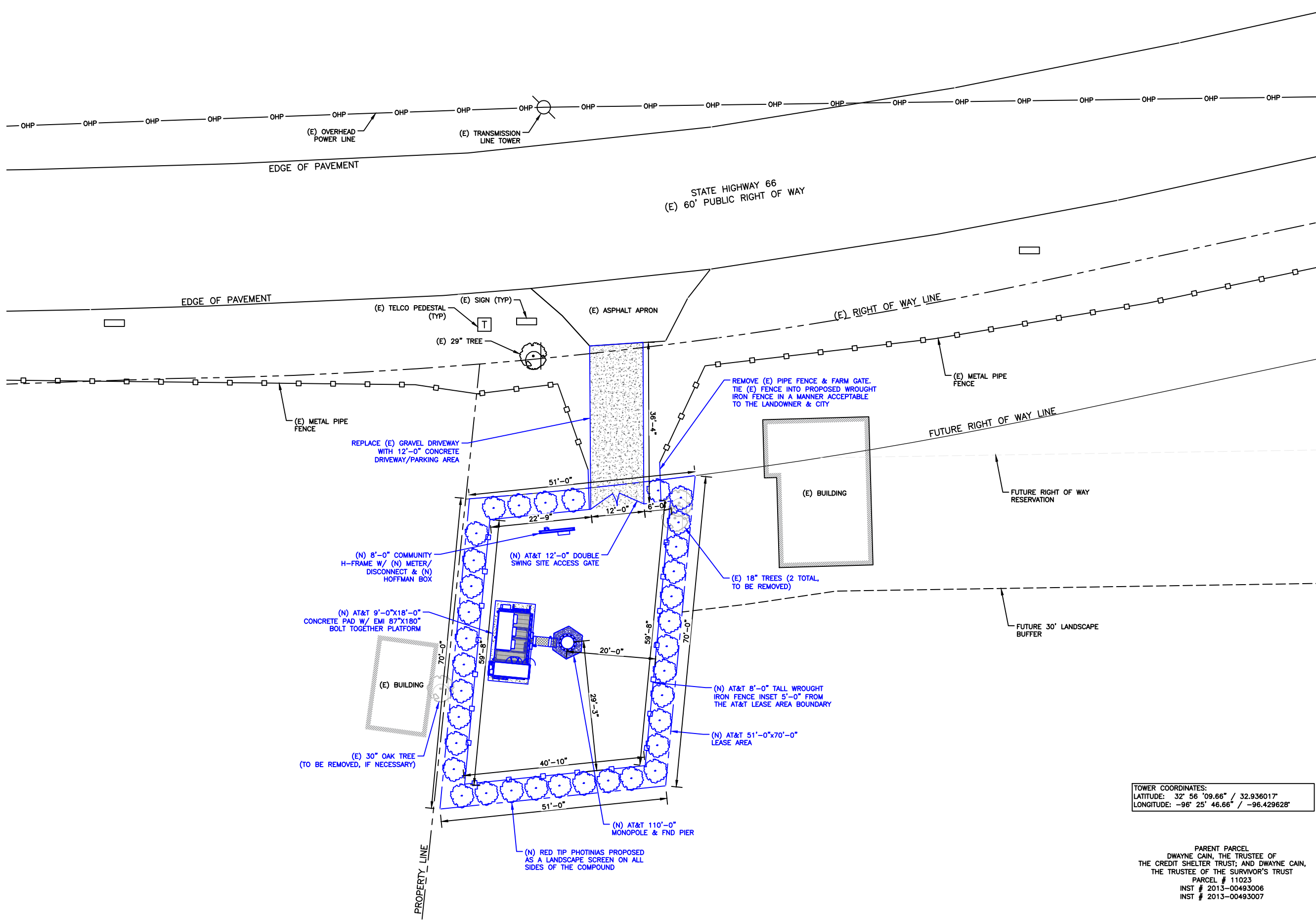
IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

SHEET NUMBER:

LE-1

REVISION:

LEA



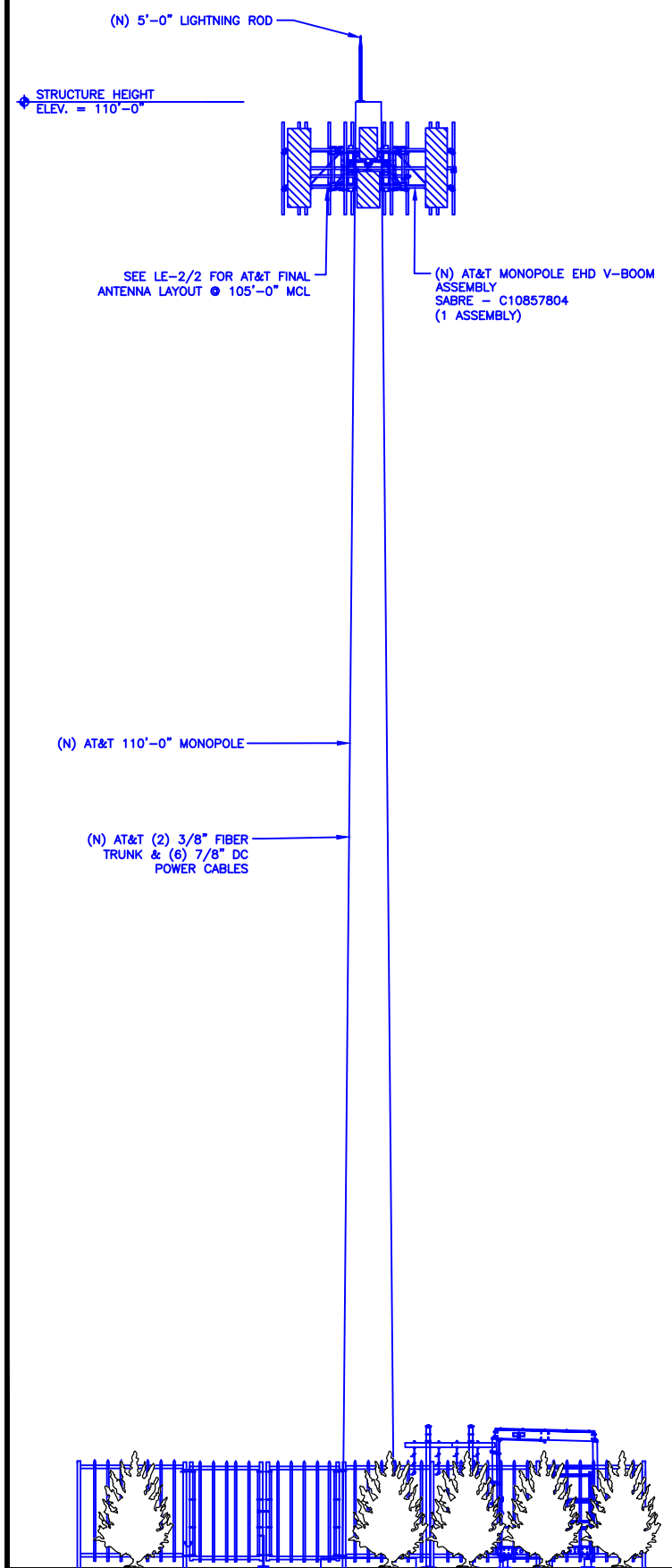
TOWER COORDINATES:
LATITUDE: 32° 56' 09.66" / 32.936017
LONGITUDE: -96° 25' 46.66" / -96.429628

PARENT PARCEL
DWAYNE CAIN, THE TRUSTEE OF
THE CREDIT SHELTER TRUST; AND DWAYNE CAIN,
THE TRUSTEE OF THE SURVIVOR'S TRUST
PARCEL # 11023
INST # 2013-00493006
INST # 2013-00493007

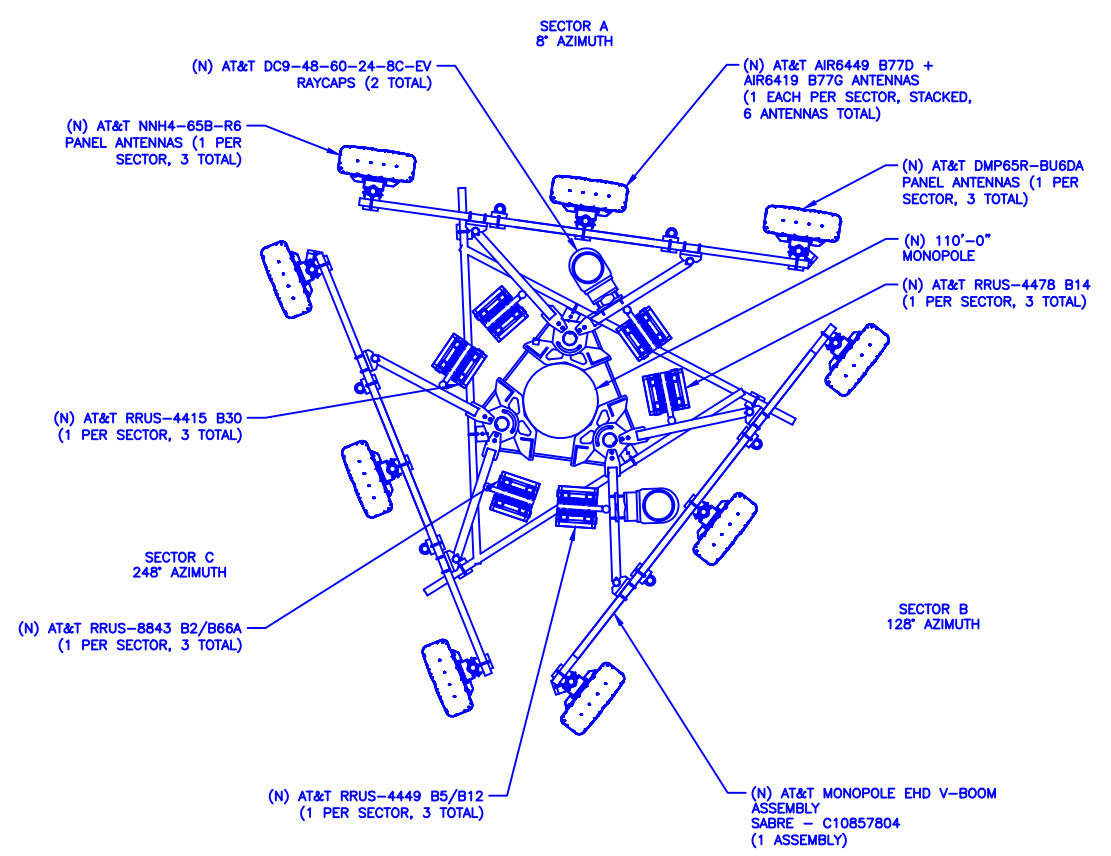
1 OVERALL SITE PLAN
SCALE: 3/32"=1'-0" (FULL SIZE)
3/84"=1'-0" (11x17)



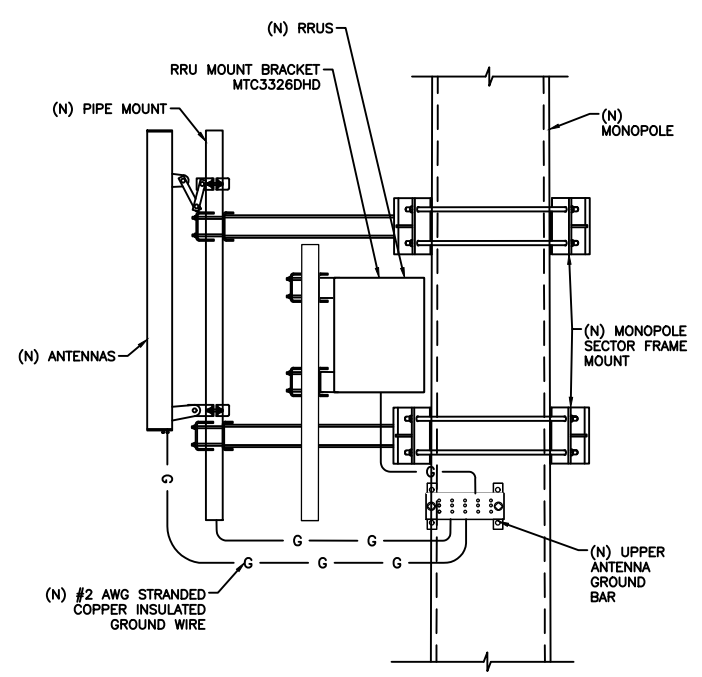
AT&T EQUIPMENT
 ANTENNA CL: 105'-0"
 MOUNT CL: 105'-0"



1 FINAL NORTH (FROM HWY 66) TOWER ELEVATION
 SCALE: NOT TO SCALE



2 FINAL ANTENNA LAYOUT
 SCALE: NOT TO SCALE



3 ANTENNA/RRU MOUNT DIAGRAM
 SCALE: NOT TO SCALE



1801 VALLEY VIEW LANE
 FARMER'S BRANCH, TX 75234



4 COUNTRY PLACE CIRCLE
 DALWORTHINGTON GARDENS
 TEXAS 76016

AT&T SITE NUMBER:
DDL00380

AT&T SITE NAME:
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SHEET NUMBER: REVISION:

LE-2 LEA