



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLANELEVATIONS/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 403 E. Kautman Rockwall, Tx 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ 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]

OWNER Carol A. Byrd APPLICANT same

CONTACT PERSON Carol A. Byrd CONTACT PERSON "

ADDRESS 707 Cullens ADDRESS "

CITY, STATE & ZIP Rockwall, Tx 75082 CITY, STATE & ZIP "

PHONE 214-912-7973 PHONE "

E-MAIL Carolannbyrd@gmail.com E-MAIL "

NOTARY VERIFICATION [REQUIRED]

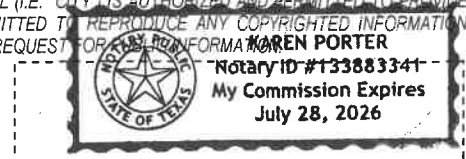
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carol A. Byrd [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 250.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF August, 2024 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."

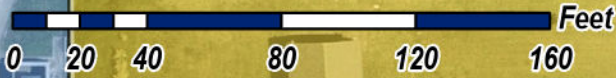
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF August, 2024.

OWNER'S SIGNATURE Carol A. Byrd

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Maren Porter




MY COMMISSION EXPIRES 07/28/2026



Z2024-040: Specific Use Permit (SUP) for Residential Infill at 403 E. Kaufman Street



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.

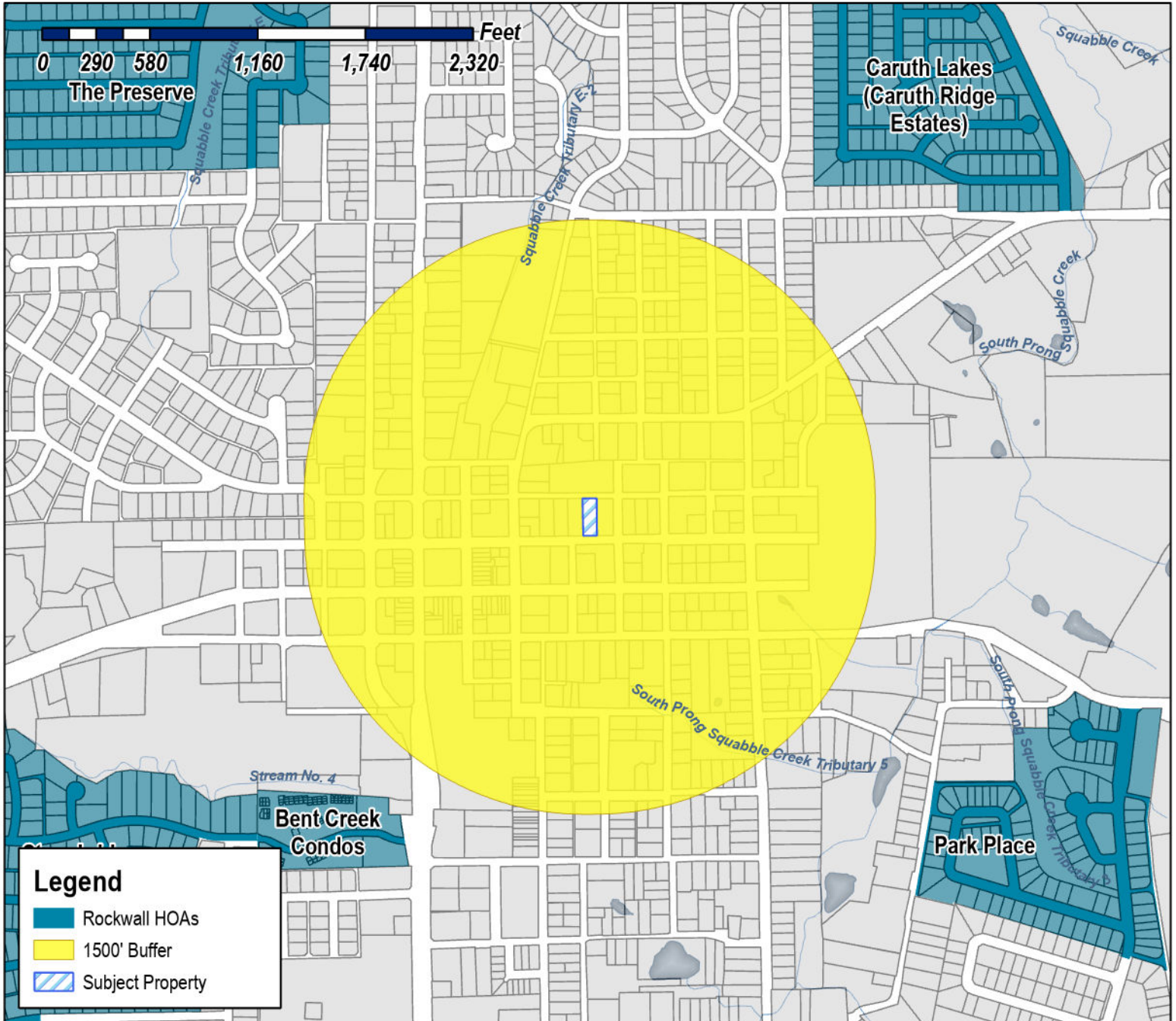




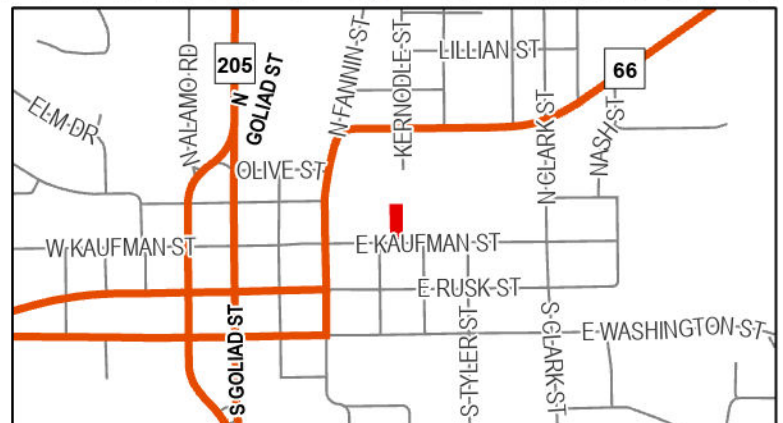
City of Rockwall

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Case Number: Z2024-040
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 403 E. Kaufman Street



Date Saved: 8/19/2024

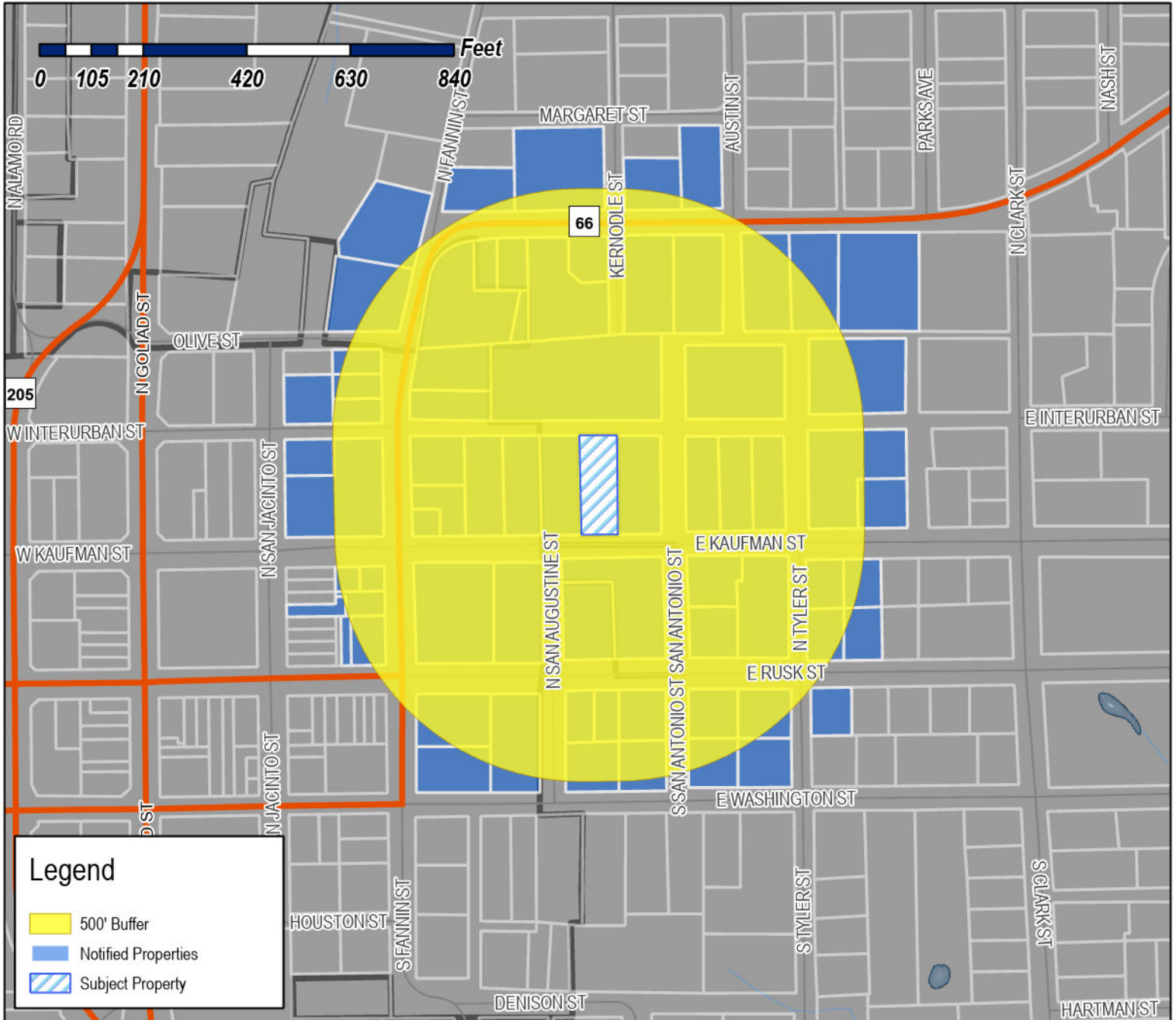
For Questions on this Case Call (972) 771-7745



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Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 403 E. Kaufman Street

Date Saved: 8/19/2024

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



RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
102 N FANNIN ST
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

WIMPEE JOE AND
BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 NORTH SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S
2146 HARRELL STREET
GREENVILLE, TX 75402

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

HILLTOP ESCAPES INC
2234 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
301 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
302 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL
WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
305 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

SHIPMAN CLAYTON AUSTIN
306 WILLIAMS ST
ROCKWALL, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
307 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST
DEBORAH C WINES - TRUSTEE
308 WILLIAMS ST
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 WILLIAMS ST
ROCKWALL, TX 75087

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

RESIDENT
310 WILLIAMS ST
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

GODINEZ RAUL K AND
MAGDALENA M GALVAN-DIAZ
401 E KAUFMAN ST
ROCKWALL, TX 75087

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
KATHERINE ROWE
401 EAST RUSK
ROCKWALL, TX 75087

RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

KNIGHT MOONEY VICKIE SUE
& HERMAN KNIGHT
403 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
404 E RUSK
ROCKWALL, TX 75087

RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

SALVADOR MARY PEARL
405 E WASHINGTON
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL
EDWARD
405 N FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
406 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, TX 75087

CM FANNIN I LP
4514 TRAVIS ST STE 326
DALLAS, TX 75205

RESIDENT
501 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
ROCKWALL, TX 75087

HERNANDEZ BLAS MEJIA AND ANA K
502 KERNODLE STREET
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E
502 WILLIAMS ST
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R
503 E KAUFMAN
ROCKWALL, TX 75087

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
504 PRESIDIO DR
ROCKWALL, TX 75087

CROW CAROL RICHARDSON
504 WILLIAMS
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C
510 WILLIAMS
ROCKWALL, TX 75087

ALTA VISTA BNB, LLC
519 E I30 PMB 422
ROCKWALL, TX 75087

CAIN CHAD
5705 ALLEN LN
ROWLETT, TX 75088

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

RASHELL NICOLE & JAKE
603 E RUSK ST
ROCKWALL, TX 75087

GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

SHIPMAN CLAY
742 RIDGE HOLLOW RD
HEATH, TX 75032

BRUCE LIVING TRUST
DANA GLENN BRUCE & JEANNE L BRUCE-
TRUSTEES
757 AVALON DR
HEATH, TX 75032

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE, 9E-L-01
ST. LOUIS, MO 63101

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

ROCKWALL ISD TR
FOR ROCKWALL TAXING ENTITIES
, 0

ROCK N' ROLL REALTY LLC
PO BOX 2571
ROCKWALL, TX 75087

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

RUTH DOWER LIVING TRUST DATED JUNE 3,
2014
RUTH DOWER TRUSTEE
PO BOX 871239
MESQUITE, TX 75187

GENERAL NOTES AND SPECIFICATIONS:

1. Comply with applicable building codes and related amendments.
2. Bring errors, omissions and inconsistencies in drawings or ambiguities between drawings and site construction conditions to attention of the Architect.
3. Notify Architect in event of discrepancies in contract documents.
4. Mechanical and landscape drawings by others.
5. Verify location of utilities serving site.

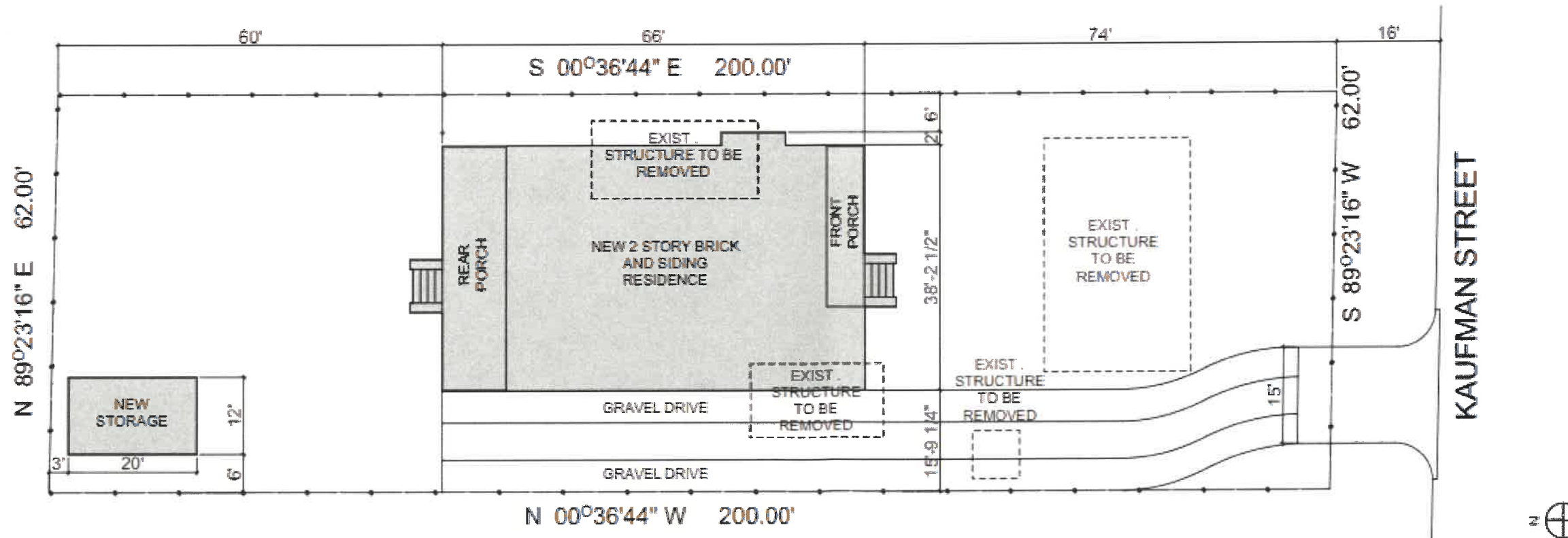
7. Location of HVAC units and water heaters, determined by others.
8. Vent clothes dryers to outside.
9. Run all roof vents behind front ridge.
10. Contractor to locate and coordinate placement of electrical fixtures and plumbing penetrations prior to placing ceiling joists.

FOR DIMENSIONING PURPOSES:

1. Do not scale drawings.
2. Verify dimensions, notify Architect of discrepancies.
3. All dimensions to face of stud or outside face of foundation unless otherwise indicated.

SQUARE FOOTAGES

A/C		NON A/C	
FIRST FLOOR	1,920 s.f.	FRONT PORCH	148 s.f.
SECOND FLOOR	353 s.f.	REAR PORCH	380 s.f.
TOTAL	2,273 s.f.	TOTAL NON A/C	528 s.f.



01 SITE PLAN
SCALE: 1/8" = 1'-0"

New Construction For
403 E. KAUFMAN STREET
403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75082

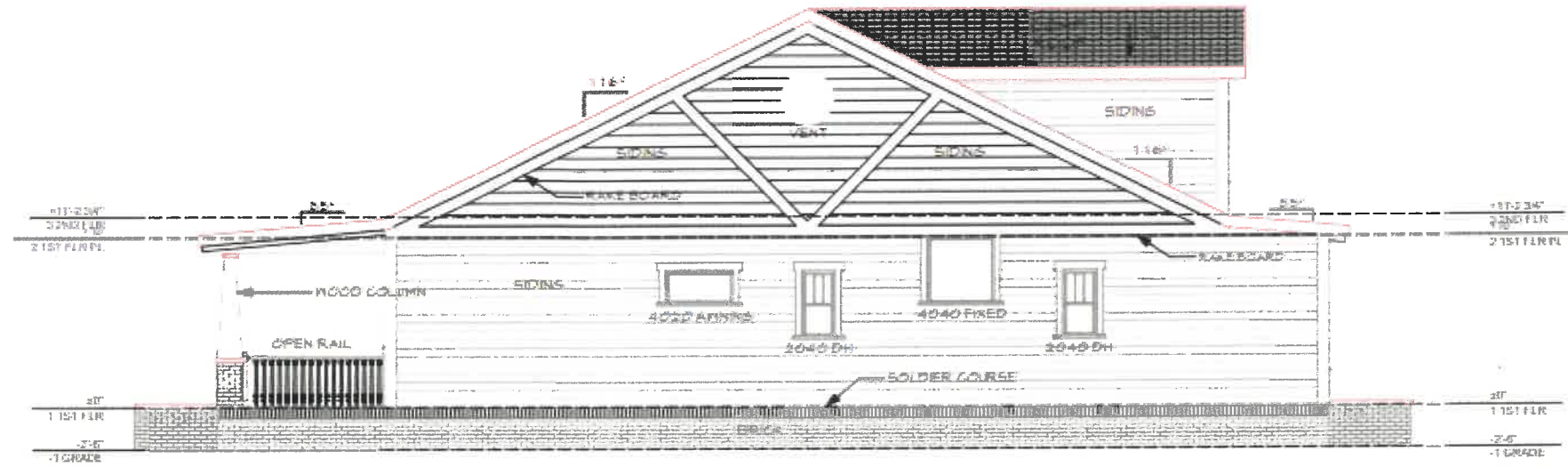
REVISED 10/28/2014
ASSOCIATES
R. E. KINDRED
ARCHITECT
P.L.L.C.
1011 KENNEDY BLVD. SUITE 1000
ROCKWALL, TEXAS 75087

PREPARED FOR: DESIGN/CONTRACTOR
NOT FOR CONSTRUCTION OR REGULATORY APPROVAL

DATE: 10/28/2014
JOB ADDRESS: 403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75082
DRAWN BY: R.E.K.
CHECKED BY: R.E.K.
SCALE: AS SHOWN

A 1.00

Project No. 1333204



02 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

New Construction For
403 E. KAUFMAN STREET
 403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75032

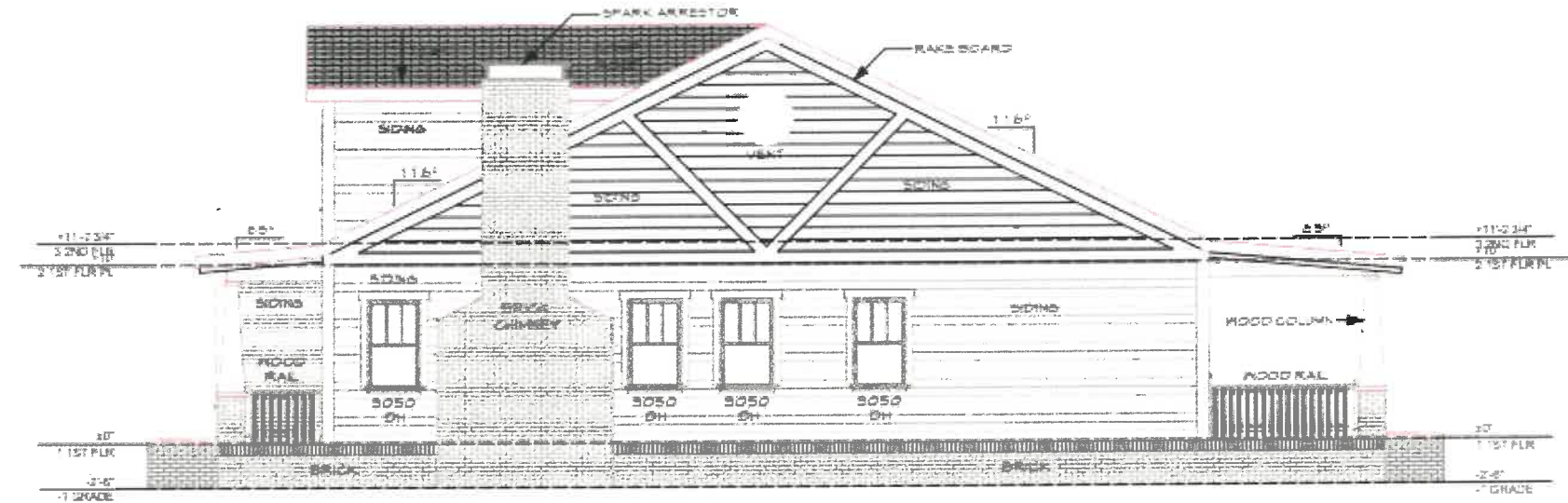
ASSOCIATES
R. E. KINDRED
 ARCHITECT

PREPARED BY: R.E.K.
 DATE: 11/11/2017
 PROJECT NO.: 17001
 SHEET NO.: A 1.02
 TOTAL SHEETS: 10

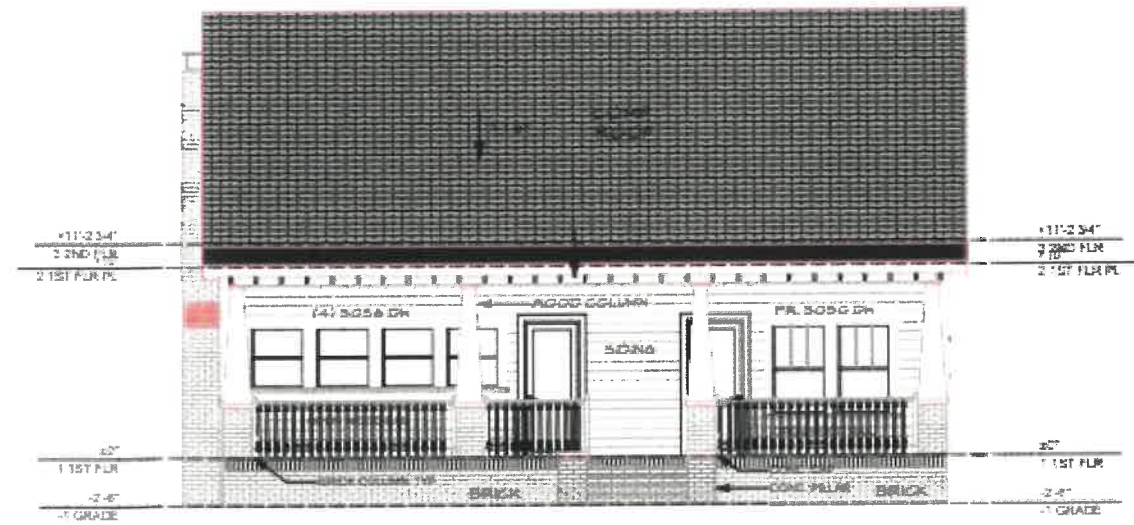
THIS DRAWING IS THE PROPERTY OF R. E. KINDRED ARCHITECTS AND ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF R. E. KINDRED ARCHITECTS AND ASSOCIATES IS STRICTLY PROHIBITED.

DRAWN BY: R.E.K.
 CHECKED BY: R.E.K.
 SCALE: AS SHOWN

A 1.02
 Sheet Number
 Plotter On: 11/11/2017



03 SECTION C
SCALE: 1/4" = 1'-0"



01 REAR ELEVATION
SCALE: 1/4" = 1'-0"

Revised

New Construction For
403 E. KAUFMAN STREET
403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75032

REGISTERED ARCHITECT
R. E. KINDRED
ARCHITECT
P.O. Box 12000, Rockwall, TX 75087

REGISTRATION NO. 14929
STATE OF TEXAS
EXPIRES 12/31/2024

Date: 07-23-24

Project No: 24-001

Checked By: R.E.K.

Created By: R.E.K.

Sheet Number:

A 1.03

Vertical text on the left margin.



LEGEND

- | | |
|---------------------------------|-----------------------------------|
| ○ 1/2" ROD FOUND | □ FENCE POST FOR CORNER |
| ⊙ 1/2" ROD SET | CM CONTROLLING MONUMENT |
| ○ 1-1/2" PIPE FOUND | AC AIR CONDITIONER |
| ⊕ 1" ROD FOUND | PE POOL EQUIPMENT |
| ⊕ 1" PIPE FOUND | ● POWER POLE |
| T TRANSFORMER PAD | △ OVERHEAD ELECTRIC |
| ■ COLUMN | — RJ — IRON FENCE |
| ▲ UNDERGROUND ELECTRIC | — X — BARBED WIRE |
| — ONP — OVERHEAD ELECTRIC POWER | — OES — OVERHEAD ELECTRIC SERVICE |
| — CHAIN LINK | — WOOD FENCE 0.5' WIDE TYPICAL |
| — DOUBLE SIDED WOOD FENCE | |
| | □ EDGE OF ASPHALT |
| | □ EDGE OF GRAVEL |
| | □ STONE |
| | □ CONCRETE |
| | □ COVERED AREA |
| | □ BRICK |

EXCEPTIONS:

NOTES:
 BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Allegiance Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: _____ Accepted by: _____
 Purchaser
 Purchaser

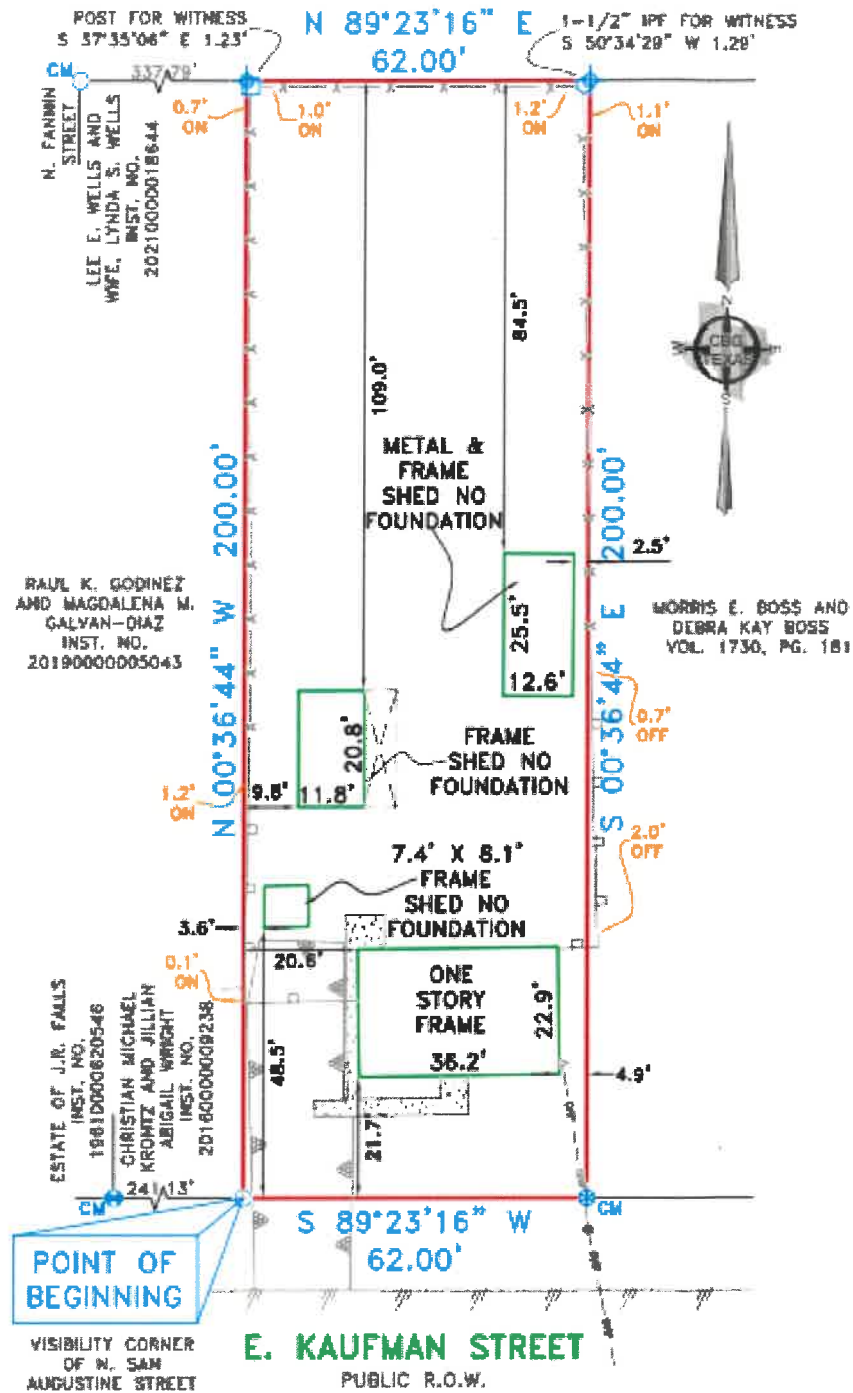
Drawn By: WRV
 Scale: 1" = 30'
 Date: 05/17/2024
 GF NO.: ALG-1705-3017052400350-JJ
 Job No. 2407462

CBG SURVEYING TEXAS LLC
 419 Century Plaza Dr., Ste. 210
 Houston, TX 77073
 P 214.348.9485
 F 214.348.2216
 Firm No. 10194280
 www.cbgtllc.com



E. INTERURBAN STREET

PUBLIC R.O.W.



403 E. Kaufman Street

Being a tract of land situated in the Benjamin F. Boydston Survey, Abstract No. 14, Rockwall County, Texas, some being a tract of land conveyed to Vickie Sue Knight-Mooney, by deed recorded in Volume 306, Page 180, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron rod found for corner, said corner being in the North line of East Kaufman Street (Public Right-of-Way), same being the Southeast corner of that tract of land conveyed to Raul K. Godinez and Magdalena M. Galvan-Diaz, by deed recorded in Instrument No. 2019000005043, Deed Records of Rockwall County, Texas, from which a 1 Inch Iron rod found at the southern common corner of that tract of land conveyed to J.R. Falls, by deed recorded in Instrument No. 19610000620546, Deed Records of Rockwall County, Texas, and that tract of land conveyed to Christian Michael Krantz and Jillian Abigail Wright, by deed recorded in Instrument No. 201600009238, Deed Records of Rockwall County, Texas, bears South 89 degrees 23 minutes 16 seconds West, a distance of 241.13 feet;

THENCE North 00 degrees 36 minutes 44 seconds West, along the East line of said Godinez/Galvan-Diaz Tract, a distance of 200.00 feet to a point for corner, said corner being in the South line of East Interurban Street (Public Right-of-Way), from which a 1/2 Inch Iron rod found for witness at the Northwest corner of that tract of land conveyed to Lee E. Wells and wife, Lynda S. Wells, by deed recorded in Instrument No. 2021000018644, Deed Records of Rockwall County, Texas, bears South 89 degrees 23 minutes 16 seconds West, a distance of 337.79 feet, and from which a post found for witness bears South 37 degrees 35 minutes 06 seconds East, a distance of 1.23 feet;

THENCE North 89 degrees 23 minutes 16 seconds East, along the South line of said East Interurban Street, a distance of 62.00 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to Morris E. Boss and Debra Kay Boss, by deed recorded in Volume 1730, Page 181, Deed Records of Rockwall County, Texas, from which a 1-1/2 Inch Iron pipe found for witness bears South 50 degrees 34 minutes 29 seconds East, a distance of 1.29 feet;

THENCE South 00 degrees 36 minutes 44 seconds East, along the West line of said Boss tract, a distance of 200.00 feet to a 1 Inch Iron pipe found for corner, said corner being in the North line of said East Kaufman Street, same being the Southwest corner of said Boss Tract;

THENCE South 89 degree 23 minutes 16 seconds West, along the North line of said East Kaufman Street, a distance of 82.00 feet to the POINT OF BEGINNING and containing 12,400.00 square feet or 0.28 acres of land.



FRONT VIEW



FRONT VIEW



RIGHT SIDE VIEW



LEFT SIDE VIEW



REAR VIEW